

Minutes of the Salem City Planning & Zoning Commission meeting held on June 13, 2012 in the Council Chambers.

Meeting convened at 7:07 p.m.

Conducting: Shelley Hendrickson

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| PRESENT: | Shelley Hendrickson | Rod Christensen |
| | Brian Warren | Steve Quesenberry |
| | Robert Frampton | Attorney Jason Sant |
| | Bruce Ward, City Engineer | Becky Warner, Secretary |

APPROVAL OF MINUTES

MOTION BY Brian to approve the minutes of May 9, 2012. Seconded by Bob; Vote Affirmative, 5-0.

DISCUSSION ON COMMERCIAL ZONES

Last month the Board was asked to read through the three commercial zones so they could be discussed tonight. Jason said they needed ideas so that they could put together a draft ordinance for the commercial areas.

Shelley stated that she was concerned that there wasn't a buffer between commercial and residential areas along the highway in the current zones. A couple of options were discussed such as high density or a commercial office zone.

Bob said we need to make sure that they have adequate off street parking. Many of the businesses in town do not have enough parking. It was suggested that the parking requirements be based on usage rather than square footage of the building.

It was discussed that there is very little difference between the C-1 and C-2 zones so that is one thing that should change. It was suggested that the C-1 zone be general commercial; C-2 zone be a buffer for residential; and the C-3 (shopping center) zone require a lot of property to develop. It was also discussed that architectural standards be incorporated. This may be a good time to look at the industrial zone also and maybe do more light industrial along 460 West.

Jason said they would start working on a draft with these suggestions.

MOTION BY Shelley to adjourn Planning & Zoning Commission meeting. Seconded by Steve; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting was adjourned at 7:35 p.m.