

Minutes of the Salem City Planning & Zoning Commission meeting held on July 11, 2012 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Brian Warren	Shelley Hendrickson
	Rod Christensen	Robert Frampton
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Brad Black
	Jim Black	Brant Tuttle

Shelley welcomed everyone to the Planning & Zoning Commission meeting.

#### APPROVAL OF MINUTES

MOTION BY Rod to approve the minutes of June 13, 2012. Seconded by Brian; Vote Affirmative, 3-0.

#### BRANT TUTTLE – PRELIMINARY PLAT APPROVAL FOR 1-LOT SUBDIVISION

Bruce explained that this was part of a proposed subdivision that was put on hold and now they want to do just one lot. The utilities are already there but they will need to extend the power. The road is already there but the curb, gutter and sidewalk are only on the north side of the street so that will need to be put in on the south side. There is a fire hydrant but a new streetlight will need to be installed. They will do a hard surface temporary turn around on the west end on 440 South. They will put a fence around it so that the remaining property can still be used as pasture. Because the remaining property is flood irrigated, a berm will need to be installed to keep the water from flooding the new house.

There may be a connector's agreement that will need to be paid to Dave Grant. Brant said they would need to talk to Dave about that.

MOTION BY Rod to approve the preliminary plat for a 1-lot subdivision at approximately 435 W. 440 S. Seconded by Brian; Vote Affirmative, 4-0.

It was mentioned at the Development Review Committee meeting that they can't develop this subdivision 1 lot at a time without installing the road; at some point the road at 440 South will need to go through to 550 West.

#### COMMERCIAL ZONES

Jason went over the draft copy of the commercial zones. Some things have been added, some deleted and two new zones were created. He asked the Board to look at section 14-14-030, uses permitted with conditions. He also wanted them to look at the setbacks in the zones and see if there were any other permitted uses they wanted to add.

(Brian left at 7:35 p.m.)

There was a discussion about having architectural standards for the C-3 zone. The proposed C-O, commercial office zone is a possible buffer between residential and commercial zones. Parking was also discussed. It was suggested that maybe a table be created and the number of spaces required be determined by the use of the building.

Jason also suggested that maybe they look at some light industrial uses to be a buffer between the commercial and industrial zones.

Motion by Shelley to adjourn Planning & Zoning Commission meeting. Seconded by Robert; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting was adjourned at 8:00 p.m.