

Minutes of the Salem City Planning & Zoning Commission meeting held on September 12, 2012 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

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

Shelley welcomed everyone to the Planning and Zoning meeting.

MOTION BY Robert to approve the minutes of July 11, 2012. Seconded by Rod; Vote Affirmative, 5-0.

PUBLIC HEARING – COMMERCIAL ZONES

The Planning Commission and City Council had met in a special work session and there were several changes that needed to be done.

MOTION BY Brian to open the public hearing. Seconded by Robert; Vote Affirmative, 5-0.

MOTION BY Robert to continue the public hearing on the commercial zones until the November meeting with the recommendation to have another work session with the City Council before then. Seconded by Steve; Vote Affirmative, 5-0.

CAMILLA SIMONSEN – PRELIMINARY FOR PLAT D OF COUNTRY VIEW LANE

Bruce showed the location of subdivision on the map and explained that when plat C was done, they ran the sewer line through the neighbors' property to 750 East. The water line does not loop yet but the fire flow is adequate. However, there are a couple of major issues with this plat. The first one is that Rocky Mountain Power has a main distribution line that runs through this property. There is a 30-foot easement with this power line which does affect a couple of the lots. Because these are larger lots, there is still plenty of room to build houses and not interfere with the easement. No livable structures can be built in the easement and they can't have any landscaping over 12 feet high. It was suggested that a note be put on the plat making potential buyers aware of the power line easement through the property. The other issue is another access road. Because of the elevation and slope of this property, it would take a lot of excavating to do a temporary turn around. The recommendation is to do an emergency access road along the utility easement through Cobblestone's property. The city would like to have 2 travel lanes which would be 22 feet of road. In trying to make the construction of this road more economical, it was decided to construct it with a mixture of e fill, road base and rotomill material with a 1-inch asphalt overlay. When the next developer comes in, this road will be completely

removed. It won't be the best road in town but it will be sufficient. The manholes will be lowered to the grade of the temporary road and it was recommended that signs be put at both ends of the road stating that it is a limited access road. Street lights will not be required along this roadway at this time.

MOTION BY Robert to approve the preliminary for Country View Lane Plat D with the conditions recommended by DRC and adding a note to the plat about the power line that runs across some of the lots. Seconded by Brian; Vote Affirmative, 5-0.

MOTION BY Bob to adjourn Planning & Zoning meeting. Seconded by Brian; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting was adjourned at 7:40 p.m.