

Minutes of the Salem City Planning & Zoning Commission meeting held on April 10, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Kelly Peterson

PRESENT:	Kelly Peterson	Robert Palfreyman
	Karen Weight	Jon Ward (Arr. 7:35 p.m.)
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	William Burk
	Aaron Cook	Shawn Allred
	Heather Allred	Brady Cox
	Brett Pedersen	Shirleen Bennett
	Dennis Jensen	Barbara Jensen
	Brant Tuttle	Vic Arnold
	Robert Nelson	

#### APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of March 13, 2019. Seconded by Karen; Vote Affirmative, 3-0.

#### PUBLIC HEARING

MOTION BY Karen to open the public hearing. Seconded by Bob; Vote Affirmative, 3-0.

#### NELSON / EARL ZONE CHANGE

Bruce explained that Cornaby's are not going to be growing raspberries anymore and are selling their property located at 671 W. Canal Rd. Last month Ryan Johnson requested a zone change from R-15 to R-12 and it was granted. It was determined at that time, if the two parcels to the east were also re-zoned to R-12, it would be easier to line up the roads. This is the request for those 2 parcels owned by Robert Nelson and Robert Earl. The Board had been concerned about so many off-set roads onto Canal Road and with all property owners working together, this solves that problem.

Brett Pedersen, an adjacent property owner, asked if the roads would be smaller because the lots are smaller. Bruce explained the City's right of way is the same but the new standards require less asphalt with wider sidewalks and planter strips.

MOTION BY Bob to close the public hearing. Seconded by Karen; Vote Affirmative, 3-0.

MOTION BY Karen to recommend approval of the zone change request for Robert Nelson and Robert Earl on 12.74 acres of property located at approximately 650 W. Canal Road from R-15 to R-12. Seconded by Bob; Vote Affirmative, 3-0.

#### DENNIS JENSEN – PRELIMINARY PLAT APPROVAL

Dennis Jensen has submitted a preliminary plat for his property located at 706 E. 600 S. and the property located in Autumn Hills Plat F located at 734 E. 600 S. Bruce explained this subdivision meets the standards of an R-15 subdivision. Dennis will need to bury the power lines and open up the road at 600 South. He will also need to pipe all of the irrigation ditches. These are large lots and will have limited animal rights.

Dennis stated he didn't think he should have to bury the power line on 600 South because it would only effect a couple of lots. Bruce said Clark Crook, Salem City Power Superintendent, could make that determination but prefers to have it underground.

MOTION BY Karen to recommend approval of the preliminary plat of Autumn Hills Plat G for Dennis Jensen. Seconded by Bob; Vote Affirmative, 3-0.

BRANT TUTTLE – SITE PLAN FOR SALEM COMMERCIAL

Mr. Tuttle was representing Chad Peterson, who owns the property located at 89 E. SR 198, in presenting the site plan for a four unit commercial building. The existing house will be torn down, the drainage will be retained on site, proposed parking meets the requirements, there will be a vision barrier fence between the commercial and residential areas. The first proposed site plan had the dumpster location along the highway, they have moved it to be back by the east side of the building. Aspen Dermatology plans to occupy the largest unit and they are negotiating with a couple of other possible tenants.

MOTION BY Karen to approve the site plan for the Salem Commercial building located at 89 E. SR 198. Seconded by Bob; Vote Affirmative, 3-0.

SHAWN ALLRED – SITE PLAN FOR COMMERCIAL BUILDING

Mr. Allred has purchased the commercial building located at 195 W. SR 198 and he would like to open a drive thru soda business at that location. The flow of traffic is the biggest concern for this business because it is right next to Salem Elementary School. Karen, who is a crossing guard at that corner, expressed her concern about cars backing out onto 200 West. Chief James had expressed that same concern and had asked them to close the entrance onto that street during the times kids are coming to and leaving school. At those times, the traffic will go through the back lot to exit onto Center Street.

Bruce explained the current City ordinance does not allow drive thru windows in the C-2 Zone, however, there are 4 current businesses in that zone that have them. It has been suggest to do a text amendment to the C-2 Zone to make them all compliant. They will need to do some landscaping but can't have any tall plants along the streets. The fence along the school property will remain the same but they will replace the other fencing. The Development Review Committee recommended that a business license not be issued until all of the exterior and interior remodeling is completed.

MOTION BY Kelly to approve the site plan for Shawn Allred for a drive thru soda business at 195 W. SR 198 with the conditions stated by DRC and a recommendation to the City Council to make a text amendment to the C-2 zone regarding drive thru windows. Seconded by Jon; Vote Affirmative, 4-0.

MOTION BY Bob to adjourn Planning & Zoning Commission meeting. Seconded by Karen; Vote affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 7:45 p.m.