

Minutes of the Salem City Planning & Zoning Commission meeting held on September 12, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Kelly Peterson	Jon Ward
	Karen Weight	Bruce Ward, City Engineer
	Attorney Jason Sant	Becky Warner, Secretary
	Cliff Hales	Brad Hales
	Ryder Hales	

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of July 11, 2018. Seconded by Jon; Vote Affirmative, 3-0.

CLIFF HALES – PRELIMINARY APPROVAL FOR DEER HOLLOW

Bruce explained this is a typical R-15 subdivision with 15,000 square foot lots and 100 foot frontages. All but three of the lots are larger than the required 15,000 square feet. Cliff will build his side of 1280 South to match what the Harvest Ridge development has done on the north side. 500 East is already half way installed so Cliff will complete that road along his property. All of the utilities are present so there is no issue with them. Bruce explained that the DRC suggested giving a variance on the length of the cul-de-sac from 400 feet to 440 feet because of the ridge that runs through this property. It makes more sense to put the road at the bottom of the ridge instead of excavating it.

MOTION BY Kelly to approve the preliminary plat for the Deer Hollow Subdivision located at 1280 South 500 East with the waiver on the length of the cul-de-sac. Seconded by Jon; Vote Affirmative, 3-0.

MOTION BY Karen to adjourn Planning & Zoning Commission meeting. Seconded by Jon; Vote Affirmative, 3-0.

Planning & Zoning Commission meeting adjourned at 7:05 p.m.