

Minutes of the Salem City Planning & Zoning Commission meeting held on December 4, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Doug Johnson	Jon Ward
	Robert Palfreyman	Kelly Peterson (via phone)
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Janice Carson
	Natalie Hutchinson	Collette Johnson
	Quaid Hutchinson	

APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of November 13, 2019. Seconded by Doug; Vote Affirmative, 4-0.

PUBLIC HEARING

MOTION BY Bob to open the public hearing. Seconded by Jon; Vote Affirmative, 4-0.

MODERATE INCOME HOUSING

Jason explained the State requires every city to have an affordable housing element to their General Plan. The State gets in numbers for the population and median household income then the cities need to come up with an action plan. Jason went through the proposed moderate income housing section along with the action the City is taking and plans to take.

MOTION BY Jon to close the Public Hearing. Seconded by Doug; Vote Affirmative, 4-0.

MOTION BY Doug to recommend approving the Moderate Income Housing element for Salem City's General Plan. Seconded by Kelly; Vote Affirmative, 4-0.

JCTN MANAGEMENT – SITE PLAN APPROVAL

Bruce explained that JCTN Management has submitted a site plan for a commercial building at approximately 625 N. SR 198. One unit will be a "FIIZ" soda shop but the tenant of the other unit has yet to be determined. The DRC had recommended a couple of things like removing the large trees from the intersection of 640 N. and SR 198; adding a grease trap; adding outside lighting and addressing the traffic flow for the two drive thru windows. They had submitted an updated plan addressing these issues.

MOTION BY Jon to approve the site plan for the "FIIZ" soda shop based on the updated plan widening the drive thru on the northwest corner, adding the lighting and changing the landscaping plan. Seconded by Bob; Vote Affirmative, 4-0.

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

Planning & Zoning Commission meeting adjourned at 7:30 p.m.