

Minutes of the Salem City Planning & Zoning Commission meeting held on December 5, 2018 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Kelly Peterson

PRESENT:	Kelly Peterson	Robert Palfreyman
	Tina Fluehe	Bruce Ward, City Engineer
	Becky Warner, Secretary	Brandon Kirk
	Israel Patterson	

APPROVAL OF MINUTES

MOTION BY Bob to approve the minutes of November 15, 2018 as written. Seconded by Tina; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Bob to open the Public Hearing. Seconded by Tina; Vote Affirmative, 3-0.

PATTERSON ELITE BUILDERS – ZONE CHANGE REQUEST

Bruce explained that Patterson Elite Builders have purchased part of the property located at 1711 N. 460 W. and would like to change the zone from R-10 to R-8. He stated about the only differences in the R-10 and R-8 zones are the lot sizes and the frontages. This development will be all single family. Bruce pointed out on the map the uses surrounding this parcel such as Olson's Greenhouse, Salem Park condos, the City substation and shops. Patterson's had originally proposed higher density, but it wasn't well received so now they are asking for R-8. Bruce explained that the R-8 zone does not require and green space or trails. The Board agreed it fits with the area and didn't see any problem with the zone change.

MOTION BY Bob to close the Public Hearing. Seconded by Tina; Vote Affirmative, 3-0.

MOTION BY Tina to recommend approving the zone change request for Patterson's Elite Builders from R-10 to R-8. Seconded by Bob; Vote affirmative 3-0.

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

Planning & Zoning Commission meeting adjourned at 7:15 p.m.