

Minutes of the Salem City Planning & Zoning Commission meeting held on February 10, 2016 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Seth Sorensen

PRESENT:	Tina Fluehe	Seth Sorensen
	Karen Weight	Bruce Ward, Forsgren Engineering
	Becky Warner, Secretary	Ann Eves
	Jaron Wilkinson	Doug Johnson

APPROVAL OF MINUTES

Since Seth was the only member that was at the last meeting, the approval of the minutes was tabled until next month.

ANN EVES – PRELIMINARY PLAT APPROVAL H CARLSON SUBDIVISION

Ann explained that she was representing her mother, Helen Carlson, with this request. Helen owns a little over 7 acres of property located at 1154 S. 500 E. She would like to sell the existing house and outbuildings so she wants to divide the property into 2 parcels. Lot #1 would be the about and acre with the existing buildings and the remaining property will remain in greenbelt. All of the improvements are installed along the frontage of the property and the house has been connected to the city sewer and water. Bruce stated that it meets all of the subdivision standards, it just needs to go through the process.

MOTION BY Karen to approve the H Carlson Subdivision as presented. Seconded by Tina; Vote Affirmative, 3-0.

DOUG JOHNSON – SUBDIVISION AT 201 S. & 209 S. 500 E.

Bruce explained that this is a unique situation; Doug and his family own two houses located at 201 South and 209 South 500 E. and currently they are both on one lot. The Johnsons would like to divide the property so that each house is on its own lot. The new lots will be non-conforming in the R-10 zone but they will be less non-conforming on their own lots. The Development Review Committee had discussed possibly changing the zone in the area to R-8 so one of the lots would be conforming but it doesn't really benefit anyone by doing that. DRC also recommended that the improvements on the south side of 200 South not be required until the Johnsons develop their property to the east.

Even though the lots are non-conforming, they can be sold but it will limit any additions that can be made to the houses. The setbacks are so tight that they wouldn't be able to do much anyway.

MOTION BY Karen to accept the D Johnson subdivision as presented with the understanding that any future improvements to the property will need city approval. Seconded by Tina; Vote Affirmative, 3-0.

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

Planning & Zoning Commission Meeting was adjourned at 7:20 p.m.