

Minutes of the Salem City Planning & Zoning Commission meeting held on July 13, 2016 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Tina Fluehe	Shelley Hendrickson
	Karen Weight	Robert Palfreyman
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Andrade Christensen
	Ben Smith	

APPROVAL OF MINUTES

MOTION BY Shelley to approve the minutes of June 8, 2016. Seconded by Tina; Vote Affirmative, 4-0.

APPROVE PRELIMINARY PLAT RANCH MEADOWS PLAT D

Before this item was discussed, Jason explained the difference between legislative and administrative matters to the Board. This item is administrative because it meets the zoning & subdivision requirements. This development is in Tina's back yard so she has some concerns with it. Bob stated his brother owns the property of this proposed subdivision so he would not be commenting or voting on this item.

Bruce said this is the third time we have seen a preliminary plat for this property; one was for a higher density, one lower density and this is a standard R-15 subdivision. It meets all of the requirements for the zone. The temporary turn around on 710 East will be gone and the road will go through from 400 North to 180 North. The road is on an angle because there is a high pressure gas line that runs through the property. Questar Gas will need to review the plat and sign the mylar before the final plat can be recorded.

MOTION BY Shelley to approve the preliminary plat for Ranch Meadows Plat D. Seconded by Karen; Vote Affirmative, 3-0.

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