

Minutes of the Salem City Planning & Zoning Commission meeting held on October 12, 2016 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Reid Nelson
	Karen Weight	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Dean Ingram	

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of September 14, 2016. Seconded by Karen; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Karen to open the public hearing. Seconded by Reid; Vote Affirmative, 3-0.

DEAN INGRAM – ZONE CHANGE

Dean is purchasing the Selman property at approximately 100 E. 1320 S.; it is currently zoned A-1 and he is requesting that it be rezoned to R-15 so he can develop it. He stated that these will be larger lots with high end homes. There was concern about building too close to the Highline Canal. The canal has a 200 foot right-of-way and Dean is aware of their restrictions. The City will not require a fence along the canal but Dean stated he would probably install one when he develops the property.

Karen asked about leaving the property zoned A-1. Dean said if he can't get the zone change, he will not buy it.

MOTION BY Reid to close the public hearing. Seconded by Karen; Vote Affirmative, 3-0.

Shelley stated she didn't have a problem with the zone change because it meets our General Plan for the area and most of the surrounding property is already zoned R-15.

Karen voiced her concerns about the zone change because of the growth to our city. This would put traffic from 32 more houses onto 300 West which is already a busy street. Shelley stated that if Karen is concerned about the General Plan for this area, maybe we should look at it again.

Reid stated he did not have a problem with the change because that is what the General Plan is for this area.

MOTION BY Reid to recommend approval of the zone change on the Selman property from A-1 to R-15. Seconded by Shelley; Vote: Reid, Aye; Shelley, Aye; Karen, Nay (she would like the property to remain in the A-1 zone)

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

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