MINUTES OF MEETING OF
WASHINGTON COUNTY PLAN COMMISSION
Held June 2, 2014 at 7:00 p.m.
Council Chambers—City Hall Building

The meeting was called to order at 7:00 p.m. by President David Hoar. Danielle Walker led the audience in the Pledge of Allegiance and Jerry McClellan offered prayer. Secretary/Attorney Thomas E. Scifres took roll call. Present were all nine (9) members, Attorney Thomas E. Scifres, and Building Commissioner Travis Elliott. Minutes from the May meeting were approved upon the motion of Phil Marshall, seconded by Jerry McClellan, which unanimously carried.

The first order of business was the Proposed Airport Overlay Ordinance. Corey Harper, the chief engineer on the Salem Municipal Airport expansion project, explained that there are two primary components to the ordinance: a height restriction component and a noise sensitive area component. Mr. Harper reported that he had done some training with City officials as well as general provisions with County Building Commissioner Travis Elliott. Mr. Harper proceeded to review the Ordinance, explaining the yellow area on the map indicates the noise sensitive area, which is 3,000 feet wide and one (1) nautical mile beyond each end of the runway and the red area highlights the height restricted area. Attorney Scifres then read a small wording change he had made to the Ordinance based upon Mr. Harper's review. Upon the motion of Adam Dufour, seconded by Jerry McClellan, and carried by unanimous vote (9-0), the changes to the Ordinance were approved. By unanimous vote (9-0), this matter was set for public hearing, July 7, 2014 at 7:15 p.m.

The next order of business was the changes made to the Zoning Ordinance. Adam Dufour announced that he had added a substantive requirement that a Neighbor Notification Letter be sent. He also had reformatted some of the section numbering. Upon reviewing those changes, Danielle Walker pointed out that the word "of" needed to be added to the last sentence of 701.2.3.2. Subject to these changes, Adam Dufour made the motion that the ordinance be approved and set for public hearing, the motion was seconded by Scott Maudlin and carried unanimously (9-0).

Adam Dufour then advised he had made additional changes to the permit application/checklist and a sample Neighbor Notification Letter, which he presented to the Commission. Those items were unanimously approved upon the motion of Adam Dufour, and seconded Phil Marshall.

The first order of new business was discussion of vacating a plat located in the Griffin-Wright subdivision. Simon Davis, owner of the platted property, located at 8675 Big John Road, appeared before the Commission. Mr. Davis stated that he had purchased the property in 2009, containing twenty-three (23) parcels (73 acres total), that the property had been platted by the previous owner, and requested that the plat be vacated. Attorney Scifres asked if there had been any lots sold or public roads constructed. Mr. Davis stated that there had not been any lots sold nor roads constructed. Jeff Souder then made the motion to approve vacating the plat, seconded by Phil Marshall and signature thereon by President Hoar outside the meeting. Attorney Scifres advised of

the statutory process to vacate a plat and suggested legal counsel, as certain filings needed to be made prior to actual approval.

David Hoar then presented a letter from Chris Strathow inquiring as to the maximum residential density in Zone R (Rural Zones). It was the consensus of the Plan Commission that there is no "maximum density."

President Hoar then recognized new member, Roy Dick, and welcomed him to his first meeting. Attorney Scifres stated he would prepare a copy of the Citizen's Planner's Guide for Mr. Dick.

There being no further business and upon motion by Jeff Souder, seconded by Adam Dufour, and carried by unanimous vote (9-0), the meeting was adjourned.

David Hoar, President

Danielle Walker, Vice-President

Jerry McClellan

Adam DuFour

Phillip Marshall

Jeff Souder

Ervin Day

Scott Maudlin

Roy M. Dick

COMMISSION ATTORNEY

Thomas E. Scifres