

Minutes of the Salem City Planning & Zoning Commission meeting held on October 9, 2013 in the Council Chamber.

Meeting convened at 7:05 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Reid Nelson
	Attorney Jason Sant	Bruce Ward, City Engineer
	Attorney Junior Baker	Mayor Randy Brailsford
	Councilmembers:	
	Craig Warren	Sid Jorgensen
	Sterling Rees	Aaron Cloward
	Becky Warner, Secretary	

There were not enough Planning & Zoning members in attendance to approve the minutes so they will be voted on at the next meeting.

This meeting was a special work session with the City Council to discuss curb and gutter installation in the older part of the city. The current ordinance does not require curb & gutter in a certain area but it is not very clear. The purpose of this meeting was to decide how the ordinance needs to be re-written so that there is not any confusion as to the requirements.

Mayor Brailsford asked Craig to talk about the new storm water regulations that the city will need to comply with. Craig explained that the City has now been designated as MS4 which means we have very strict rules that we will need to follow. He and Bruce had attended meetings concerning these requirements. The state is requiring the city to have a storm water ordinance that can be enforced and it has to be specific to Salem, it can't be copied from another city. Craig stated that the State is not against curb and gutter but it does prefer that the water discharge naturally. The Canal Company is looking at abandoning some of the irrigation ditches in town so the city may be able to use them for storm water. There was also discussion about directing the water into the landscaped areas of the road right-of-way. Street cleaning will need to be done on a regular basis the gutters will need to be kept free of debris. The City will probably need to hire someone just to monitor the storm water, especially the outfalls into the pond.

After discussion some of the new regulations for storm water, the installation of curb and gutter was discussed. Everyone agreed that all new subdivisions should be required to put in curb and gutter. State law defines a subdivision as one split of any property; which brings up the problem with curb & gutter in the older part of town. The pros and cons to installing curb & gutter one house at a time were discussed. The installation of curb & gutter looks nicer, makes the roads last longer and separates the vehicles and pedestrians. Having curb & gutter in front of only one or two houses on a block causes problems with drainage and sometimes causes problems with the elevation of the improvements with the property next to it. Special improvement districts and bonding for the improvements were discussed. The question tonight was how to change the

current ordinance so that it is clear. After more discussion it was decided to require curb & gutter whenever a new house is built – no exceptions. Junior will draft a new ordinance to be voted on next month.

The Mayor mentioned that he would like the Planning & Zoning members to attend the City Council Work Session next week at 6:00 p.m. Some developers are coming to present a master planned project “Summer Spring” and he wants this Board to be in on it from the start.

The Planning & Zoning / City Council work session ended at 8:30 p.m.