

Minutes of the Salem City Planning & Zoning Commission meeting held on February 12, 2014 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Reid Nelson
	Rod Christensen	Brian Warren
	Robert Frampton	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Julie Smith	John Dester
	Brent Moser	

Shelley welcomed everyone to the Planning & Zoning meeting.

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of December 4, 2013. Seconded by Rod; Vote Affirmative, 4-0.

PUBLIC HEARING – TEXT AMENDMENT

MOTION BY Rod to open the public hearing. Seconded by Brian; Vote Affirmative, 4-0.

Georgetown Development had met with the Development Review Committee a couple of times about doing a townhouse project at approximately 700 North 150 East. They would like to change the zone to Mixed Use for this project but first they were asking for a text amendment to the residential parking requirements. The current ordinance states “Each residential unit shall have a minimum of two (2) parking spaces, one of which must be in a fully enclosed garage.” All of the other requirements in the Mixed Use Zone are “meant to be a guideline” but the parking requirements do not state that. They would like to amend it to say “Parking requirements are intended to be a guideline and are subject to the approval of the City Council. The guidelines for parking are that each residential unit shall have a minimum of 2.25 parking spaces, one of which should be a fully enclosed garage. Covered parking may be approved on a limited basis by the City Council.” Bruce turned the time over to John Dester to show his proposed project so the board could understand what brought about this request for a text amendment.

John stated this proposed project is about 9 acres between the Lifehouse Dance Studio and the new Junior High School. He showed how this development would have a park down the middle of the project plus large enough parks on each corner to put a pavilion or a playground. However, in order to get all of this open space, they would need to do some units with covered parking. He showed pictures of some of the projects that he has done and explained that they try to make the carports blend into the architectural design of the buildings. They can build these units for about \$10,000 less than ones with garages.

Brent Moser, who built the townhomes across the street, said he likes the architecture of this project. Having a row of garages isn't always a good thing. A lot of the people who live in the existing townhomes don't use their garages for parking anyway, they park in their driveways.

John was asked about the covered parking stalls. He said all spaces are 9 feet wide and they try to design the carports so that the poles do not take up the parking spaces. The roofs are metal and sloped so that the snow melts off of them. They only put a few spaces under each carport to help minimize their appearance.

MOTION BY Reid to close the Public Hearing. Seconded by Rod; Vote Affirmative, 5-0.

Shelley asked the Board for their comments.

Reid said he likes the flexibility that the amendment gives.

Bob said he thinks that they need to plan more parking.

It was stated that this project is between a commercial area and the Junior High School all of which have a lot of parking. John stated that they did a parking study and they discovered that only 1.5 parking spaces per unit is all that is really needed but the 2.5 gives extra spaces for guests.

Shelley stated that she thinks that there should be a trade off for approving the covered parking either more open space, upgraded architecture, or upgraded building materials etc. After some discussion, the following recommendation was agreed upon.

"Each residential unit shall have a minimum of 2 ½ parking spaces, one of which must be a fully enclosed garage. Limited exceptions to the parking requirements may be approved based on project enhancements or additional amenities."

MOTION BY Reid to approve a text amendment to the Mixed Use Zone regarding the residential parking requirements as stated. Seconded by Bob; Vote Affirmative, 5-0.

SIDE SETBACK REQUIREMENT

A few months ago, Steve & Gina Griffiths had approached the city about allowing an exception to the side setback requirement on a corner lot. That proposed amendment was denied but the City Council wanted Planning & Zoning to possibly consider changing the side setback for everyone. After some discussion, it was decided that there wasn't a good reason to consider changing the requirements at this time. The Board was unanimous in this decision.

MOTION BY Bob to adjourn Planning & Zoning Commission meeting. Seconded by Reid; Vote Affirmative, 5-0.

Planning & Zoning Commission meeting adjourned at 8:10 p.m.