

Minutes of the Salem City Planning & Zoning Commission meeting held on April 9, 2014 in the Council Chambers.

Meeting convened at 7:15 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Reid Nelson
	Robert Frampton	Rod Christensen
	Bruce Ward, City Engineer	Attorney Jason Sant
	Becky Warner, Secretary	

APPROVAL OF MINUTES

MOTION BY Reid to approve the minutes of March 12, 2014. Seconded by Bob; Vote Affirmative, 4-0.

Rod excused himself from the board

ROD CHRISTENSEN – TWIN HOME

Rod explained that he has purchased a lot across from the ball park on Center Street to build a twin home. Because the city doesn't allow duplexes to be built anymore, he needs to divide this property into 2 lots. He purchased additional property from the neighbor in order to have a lot large enough for a twin home. The existing house was left on a conforming lot. These units will be single story, with 2 bedrooms and 1 bathroom and can be rented or sold separately.

The utilities are all present for this twin home but there is some question as to what improvements he will need to install. The current ordinance would require him to only install sidewalk but there is a proposed ordinance that would require him to also install curb & gutter. The proposed ordinance has been discussed for months and has been tabled because a decision could not be made. The City Council will be making a decision next week at their meeting. If the new ordinance passes, Rod will be required to install all of the improvements, if not, only sidewalk will be required.

MOTION BY Bob to approve the twin home subdivision for Rod Christensen with the condition that he complies with the Council's decision on the improvements. Seconded by Reid; Vote Affirmative, 3-0.

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

Planning & Zoning Commission meeting adjourned at 7:25 p.m.