

Minutes of the Salem City Planning & Zoning Commission meeting held on January 15, 2020 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Jon Ward	Karen Weight
	Robert Palfreyman	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Rob McNeel	David Malone
	John Dester	William Burk
	Linda Grange	Brandon Wall

#### APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of December 4, 2019. Seconded by Bob; Vote Affirmative, 3-0.

#### PUBLIC HEARING

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

#### ORDINANCE AMENDING SPECIAL EXCEPTIONS TO IMPACT FEES

When the City approved the Affordable Housing element to the General Plan a few months ago, it was brought up that part of the ordinance referred to a repealed item. This ordinance would once again allow the City to waive impact fees for lots designated as “affordable housing lots.”

#### ORDINANCE MAKING ACCESSORY DWELLING UNITS PERMITTED

The City is working towards meeting the State’s Affordable Housing requirements. Jason read through some of the requirements such as only one ADU per lot; home must be owner occupied, home must maintain appearance of a single family dwelling and 4 off street parking spaces are required. Bruce commented the garage should not be counted in the number of parking spaces. It was brought up that some people have large accessory buildings on their property that could also be used as an ADU. Bill Burk commented his daughter is adding an ADU to her home in Pleasant Grove and the size allowed is determined by the square footage of the lot. Bruce said the setbacks also limit the size of the building. It was decided to table this item to give the Board more time to do some research on this subject and when the entire board could be at the meeting.

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

MOTION BY Karen to table the ordinance on accessory dwelling units. Seconded by Jon; Vote Affirmative, 3-0.

MOTION BY Karen to recommend approval of the ordinance amending special exceptions to impact fees. Seconded by Bob; Vote Affirmative, 3-0.

#### ROB McNEEL – PRELIMINARY FOR SALEM VILLAGE

Bruce explained that we approved the zone change and development agreement on this property a couple of months ago. Rob has complied with everything the development agreement required him to do. The Development Review Committee reviewed this plat and recommended approval subject to

meeting all of the construction and development standards and conditions of the development agreement.

MOTION BY Bob to recommend approval of the preliminary plat for Salem Village. Seconded by Jon; Vote Affirmative, 3-0.

#### JOHN DESTER – SALEM PARK TOWNHOME DISCUSSION

Bruce explained this property is behind where Brett Penrod and David Malone are going to build their industrial park and storage units. At first they considered using it for RV or equipment storage but then they approached John about expanding his townhomes into this property. John explained this laid out really well as an addition and they were able to put in more parking and neighborhood amenities. They would also like to do some boardwalks over some of the wetlands to continue what is being done in the first phases of Salem Park. DRC was very favorable towards this project and really liked the fact there would be another access out of the project onto 460 West.

Bruce explained for this to happen, there needs to be a zone change from I-1 to MPD and it needs to be incorporated into the Salem Park Master Plan Development. This would require a preliminary plat revision and amending the Development Agreement. The Board felt like this was a great use of this property.

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

Planning & Zoning Commission meeting was adjourned at 8:15 p.m.