

Minutes of the Salem City Planning & Zoning Commission meeting held on March 11, 2020 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Doug Johnson	Jon Ward
	Kelly Peterson	Karen Weight
	Robert Palfreyman	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Mike Hatch	

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of February 12, 2020. Seconded by Kelly; Vote Affirmative, 5-0.

PUBLIC HEARING

MOTION BY Karen to open the public hearing. Seconded by Bob; Vote Affirmative, 5-0.

MIKE HATCH – ZONE CHANGE AT 1635 N. 770 W. FROM R-10 TO R-5

The public hearing on this item was continued from last month. Bruce explained that Mr. Hatch had met with the City Council last week for direction on his project. He wanted to do private roads in his project but staff had wanted him to change them to public roads. Also, he had presented a couple of concepts one with just townhomes and the other a mix of single family and townhomes. The City Council had liked the mixed concept with public roads. After meeting with the Development Review Committee last week, they came up with the concept that was presented tonight. Bruce went through the revised Development Agreement, which included changing all of the roads to public and establishing a HOA to be responsible for the common areas in the townhome areas. There will be a wall around the project and the amenities will be negotiated with Matt Marziale, Recreation Director. There was a discussion about the driveway of the existing home coming out onto 770 West where no other driveways will be allowed. Several options were discussed including tearing the house down. This can be discussed with the preliminary plat approval.

JOHN DESTER – ZONE CHANGE AND PRELIMINARY PLAT REVISION

Mr. Dester was not ready for this meeting so this item will be taken off until they are ready to proceed.

MOTION BY Kelly to approve Mike Hatch's request for a zone change on the property located at 1635 N. 770 W. from R-10 to R-5 with the changes to the Development Agreement and the concept plan. Seconded by Jon; Vote Affirmative, 4-1 (Karen voted Nay)

ACCESSORY UNIT DWELLINGS

This item was tabled from a January. The ordinance allowing accessory dwelling units as a permitted use in certain zoning districts would not allow separate dwellings on a parcel, it would be either a mother-in-law apartment or a finished basement. Residents who are renting out a portion of their home must register with the City and a building permit is required to finish a basement for a separate dwelling. In January when this ordinance was first discussed, the Board felt like the 4 off-street parking

spaces that were required should not include the garage. Also they wanted to add a number 6 under item I to say meet all building & fire codes. People who are renting out accessory dwelling units are required to register with the City. Anyone not complying with that requirement could be charged with a code violation.

MOTION BY Kelly to recommend the Ordinance Making Accessory Dwelling Units Permitted Uses in Certain Zoning Districts with the additions that were discussed. Seconded by Doug; Vote Affirmative, 5-0.

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

Planning & Zoning Commission meeting was adjourned at 7:45 p.m.