

Minutes of the Salem City Planning & Zoning Commission meeting held on March 13, 2019 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Jon Ward

PRESENT:	Jon Ward	Kelly Peterson
	Robert Palfreyman	Karen Weight
	Doug Johnson	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	William Burk	Mayor Kurt Christensen

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of February 13, 2019. Seconded by Bob; Vote Affirmative 4-0.

TEXT AMENDMENTS TO R-5 ZONE

This item was tabled from last month. The City Council had discussed it at their meeting on February 20th and parking is still a big concern. Bruce showed pictures different townhome developments in Spanish Fork to illustrate the parking problems and why the Council wants 2 car garages with 25 foot driveways. Mayor Christensen also showed pictures that he had just taken of a development and all of the parking issues. He stated the city needs to make rules for the big developments that are being proposed.

Bruce went through the proposed changes. The Board was ok with the change about the adjacent property needing to be zoned the same to be counted toward acreage used to contain amenities. Bruce pointed out that some lots sizes and finished living space needed to be changed because they weren't feasible. After a discussion, it was decided to recommend that all units have 2 car garages and a minimum of a 25 foot driveway from the building to the sidewalk along with curb, gutter and sidewalk on both sides of the street. The height restriction was changed to three stories of enclosed living space instead of 30 feet, in case someone wants to do units will taller ceilings. It was agreed to leave the "clustering" item in the requirements because the Council can approve each development's design.

MOTION BY Kelly to recommend approval the text amendments to the R-5 Zone with regards to modifying driveways and clustering. Seconded by Bob; Vote Affirmative, 5-0.

Jason instructed the Board members that they should disclose any relationship or association with projects that come before them.

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

Planning & Zoning Commission meeting was adjourned at 7:55 p.m.