

Minutes of the Salem City Planning & Zoning Commission meeting held on October 10, 2018 in the Council Chambers.

Meeting convened at 7:05 p.m.

Conducting: Kelly Peterson / Jon Ward

PRESENT:	Kelly Peterson	Tina Fluehe
	Karen Weight	Jon Ward (arr. 7:15 p.m.)
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	Bill Burk
	Ben Burk	Jace Hancock
	Saige Glazier	

APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes September 12, 2018. Seconded by Tina; Vote Affirmative, 3-0.

PUBLIC HEARING

MOTION BY Karen to open the Public Hearing. Seconded by Tina; Vote Affirmative, 3-0.

Ordinance Amending Subdivision Ordinance

Bruce explained the City has encountered some situations lately that have brought about the need to make the requirements of the subdivision standards absolutely clear. Our current ordinance states that new developments were required to hook onto Salem City utilities but this amendment makes sure there is no question about it.

Bill Burk asked if the City could deny a subdivision if they couldn't connect to all of the City's utilities. Yes, that is part of the requirements. He asked if they could install septic tanks. If it is a subdivision, they can't have septic tanks.

Kelly turned the meeting over to Jon.

COMMERCIAL CURB & GUTTER

Bruce explained the City already has a requirement for new commercial buildings to install curb & gutter, this amendment pertains only to remodeling. In the proposed amendment, the Board suggested the work "and" be changed to "or" in the sentence "...with an expansion of working space OR having a cost greater than \$30,000.00...."

Bill Burk asked about the pros and cons of installing curb & gutter.

Bruce said the cons are it creates storm water and it needs some place to go, which is why we need a storm drain system. The pros are it has nice clean lines so it looks nicer, it prevents erosion along the side of the asphalt, and keeps gravel and debris from washing across the street.

R-5 ZONE AMENDMENTS

The amendments to the R-5 zone first came up when someone brought a concept plan to the City and it had 3000 square foot, single family lots. As the concept was discussed, it was determined that size of lot

does not work with the setback requirements. The lot size, minimum frontage and setbacks were discussed.

One of the City Council members questioned if there was a maximum number of units that could be built on any one acre. This was brought up because another concept was brought in for 5 acres of property. On 2 acres, was an existing house and the developers wanted to put the density for the 5 acres on the remaining 3 acres. It was suggested that a statement be added that the acreage for single family units be excluded from the amount of property used to determine the density of a project.

Ben Burks stated he owns a townhome in the Water's Edge development in Vineyard and parking is a huge issue there. The current ordinance requires a minimum of 50% of the townhomes have a 2 car garage and the remaining must have a 1 car garage and off-street parking for an additional 1 ½ cars per unit. The Board liked having 2 car garages and if they have a driveway, that could count as their off street parking. If they don't have driveways, have 2 additional spaces must be provided per unit. It was decided the driveway must be at least 20 feet deep to be considered as off-street parking.

In paragraph K, the sentence "in the sole and absolute discretion of the City Council" needs to be removed.

MOTION BY Kelly to close the public hearing. Seconded by Karen; Vote Affirmative, 4-0.

AMENDMENT TO SUBDIVISION ORDINANCE

MOTION BY Kelly to approve the Ordinance making amendments to the Subdivision Ordinance concerning Development Standards. Seconded by Jon; Vote Affirmative, 4-0.

COMMERCIAL CURB & GUTTER

MOTION BY Kelly to approve the amendment to the Commercial Curb & Gutter requirements with regards to remodeling with changing the word "and" to "or" in the first sentence. Seconded by Karen; Vote Affirmative, 4-0.

AMENDMENTS TO THE R-5 ZONE

MOTION BY Jon to recommend the following amendments to the R-5 Zone: Single family residence lots must be a minimum of 5000 square feet with a minimum of a 55 foot frontage; side setbacks are 5 feet on one side and 10 feet on the other; the rear setback is 15 feet with the exception of a covered, non-enclosed patio may have a 5 foot rear setback; townhomes must provide an additional 2 off street parking spaces per unit. If a unit has at least a 20 foot deep driveway in front of a 2 car garage, that could count as the off street parking; the 9 units per acre density may not include the acreage used for single family units to determine the number of units allowed; and remove the statement "in the sole and absolute discretion of the City Council" from paragraph K. Seconded by Karen; Vote Affirmative 4-0.

MOTION BY Karen to adjourn Planning & Zoning Commission meeting. Seconded by Jon; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 8:45 p.m.