



Planning & Zoning Agenda

Date: Wednesday, March 10, 2021

Time: 7:00 pm

Location: City Office Building, Council Chambers located at 30 West 100 South

Commissioners attending: Jon Ward, Kelly Peterson, Jim Simons, David Stringfellow and Paul Taylor.

Staff attending: Bruce Ward, Ryan Selee, Walter Bird, and Ted Barnett

Others in attendance: Dan Herzog, Bill Burk, and George Rasband.

Via Zoom: Kate Peterson (T-Mobile)

6:00 pm Work Session

T-Mobile Mobile Sales Trailer request discussion. This is a marketing campaign by T-Mobile they have a truck that they will park at Stan's Drive In. The back of the truck opens up and has a ramp that people can then come into the truck to buy products and sign up for service. This is a two week campaign but if it is successful they may want to come back and maybe move to other locations. DRC recommended approval for a year. They requested notification of leaving and location changes. Jon Ward asked about inspections needed for the business license and any safety inspections that may be needed. Bruce Ward answered that that was discussed in DRC and Vaughn Pickle had advised that it's not necessary because it is mobile like a food truck. They follow the same guidelines as food trucks.

Discussion on Ordinance Amending Title 14 –Lot Averaging took place. Bruce Ward went over the red line proposed changes to the text of the codes and the reasoning behind the changes. He stated that topography, easements, etc. may cause a lot to be just short of the needed square footage or the needed frontage. This averaging allows for a little flexibility so that they can stay in the zone instead of adjusting all the other lots. The idea isn't to change the nature of the zone, it is to allow the flexibility to honor the Zoning Codes. Dan Herzog from Arive Homes answered questions by commissioners. Commissioners went through the math of the 25% restriction to see if there are any situations that would give higher density or that could manipulate the integrity of the zones. Commissioners want to offer the flexibility but want to maintain the integrity of the zones.

Salem City Power Electrical Requirements & Standards Manual discussion. Ted Barnett was here to answer any questions. Kelly Peterson brought up a safety concern with opening liabilities for the city, if we start lighting trails. Bruce Ward said that this standards manual does not require lighting on specific trails and that it just sets the



standard lights that need to be used. Ted stated that it was just to specify what needed to be used. The suggestion to edit the manual to state “when trail lighting is required” should help clarify. It was also suggested that the Trail Standards could give specifics as to which trails need lighting and what is required.

7:00 pm Regular Meeting

Jon Ward welcomed everyone to Planning and Zoning.

1. Approve minutes from February 10, 2021

Motion was made by Kelly Peterson to approve the minutes from February 10, 2021. The motion was seconded by Jim Simons. All voted in favor.

Paul Taylor made motion to move into Public Hearing. Kelly Peterson seconded the motion and all voted in favor.

2. Public Hearing –Ordinance Amending Title 14 of the Salem City Municipal Code Related to Average Density in the R-1-8, R-1-10, R-1-12, and R-1-15 Zones.

Bruce Ward gave the public in attendance a summary of this amendment and how staff came up with the proposed changes. He told them that topography, angles, water ways, roads, and utility easements make creating perfect parcels difficult and this was created to offer some flexibility while maintaining the integrity of the zones. He explained it allows for R-10s to allow up to 25% of the lots to drop down to an R-8, in the R-12 up to 25% could drop down to R-10 and in the R-15 up to 25% could drop to R-12.

Bill Burk asked if the average base density changes or if it has to be maintained. Bruce answered that the base density does not change. The zone density has to be maintained.

Dan Herzog with Arive Homes informed the public that as a developer they have concerns with the limitations that are put in by the 25%. It basically allows for such a small amount to be approved that it won’t decrease the number of zone change requests made by developers. His suggestion was to increase the percentage but add in a square footage minimum. He gave the example of in the R-15 it requires 15,000 square feet instead of 25% we increase to 30-40% but it needs to be above 13,000 square feet. That way it is not such a big window between an R-15 and R-12. He feels this gives more flexibility.



Motion to recommend approval of the Ordinance Amending Title 14 of the Salem City Municipal Code Related to Average Density in the R-1-8, R-1-10, R-1-12, and R-1-15 Zones, with the redline amendments, was made by Kelly Peterson. The motion was seconded by Jon Ward. All voted in favor.

3. Public Hearing –Salem City Power Electrical Requirements & Standards Manual

Ted Barnett with the power department stated that they have been updating the old electrical and power standards. They have added more detail to help builders and developers to know what is required in Salem. This clarifies for contractors the requirements for new construction which was missing from our old standards. Our old standard didn't differentiate between commercial and residential requirements. It also adds drawings with more detail which was suggested by contractors. It clarifies what is the developer's responsibility and what the city will provide. Dark Sky compliance is a major improvement in the standards as well. Ted showed examples of what the updated dark sky compliant street and road lights look like.

Dan Herzog was the only public comment. He said thank you as a developer they appreciate that it makes their job easier to know what is needed and required.

Motion to move out of public hearing was made by Kelly Peterson and seconded by Paul Taylor. All voted in favor.

Motion to recommend approval the Salem City Power Electrical Requirements and Standards Manual with the street light edits was made by Jon Ward. Jim Simons seconded the motion. All voted in favor.

4. T-Mobile Mobile Sales Trailer request.

Kate Peterson representing T-Mobile participated via Zoom. She stated that they are proposing a branded T-Mobile truck be parked on the east side of the parking lot. It is a paneled truck that opens up allowing customers to walk up to the truck and purchase any items they would at T-Mobile stores. They would do it for two weeks and if it is successful they would like to come back and possibly at different locations. Jon Ward asked about how security would be addressed. Kate answered that it would only be on site between 12:00 pm and 7:00 pm Tuesday through Saturday. It then goes to a secure location off site. It is completely self-contained and non-permanent. Kelly Peterson brought up that safety could become an issue if there is people walking through the drive thru.



Kelly Peterson made motion to recommend approval of the T-Mobile Mobile Sales request for the calendar year of 2021. Paul Taylor seconded the motion. All voted in favor of the motion.

Kelly Peterson motioned to adjourn the meeting. Paul Taylor seconded the motion.