



CITY OF SALEM PLANNING BOARD

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Report to City Council

April 22, 2016

At its meeting on April 21, 2016 the Planning Board voted to recommend approval of amending the City of Salem Zoning Ordinance Section 10.0, Definition of a Tasting Room by deleting:

“A tasting room may not be greater than thirty-three (33) percent of the main building’s gross square footage” and replacing it with:

“A tasting room may not be greater than fifty (50) percent of the main building’s gross square footage. An exterior seasonal tasting area, e.g. patio or deck, shall not be included in calculating the tasting room’s square footage for purposes of zoning compliance; however, the square footage of seasonal tasting areas is applicable to building, sanitary and other relevant codes.”

The Planning Board voted, Seven (7) in favor (Mr. Veno, Ms. Yale, Mr. Rieder, Ms. Hamilton, Mr. Mataragas, Mr. Griset and Mr. Koretz) and none opposed, to recommend the proposed zoning amendment as it was referred to the Planning Board from the City Council.

In making this recommendation, the Planning Board unanimously recognizes that this is an evolving issue, and notes the following for future consideration by the City Council:

1. The definition of the “main building” should be clarified. Specifically the board recommends that in a case in which there are multiple buildings on one site, cumulative gross square footage of all buildings on the site shall be used to calculate the percentage.
2. The percentage requirements are likely to be unnecessary given other regulatory oversight. The Planning Board urges the City Council to consider eliminating the percentage requirement in the future.

If you have any questions regarding this matter, please feel free to contact Lynn Duncan, Director of Planning & Community Development, at 978-619-5685.

Yours truly,

Matt Veno / tv

Matt Veno, Vice Chair

CC: Cheryl LaPointe, City Clerk