

Minutes of the Salem City Planning & Zoning Commission meeting held on April 8, 2015 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Robert Palfreyman	Seth Sorensen
	Shelley Hendrickson	Brian Warren
	Reid Nelson	Karen Weight
	Attorney Jason Sant	Bruce Ward, Engineer
	Becky Warner, Secretary	Julie Smith
	Jared West	Paul Washburn
	John Dester	Sandra Steere
	Debbie Dester	Karyn Beesley

#### APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of March 11, 2015 as written. Seconded by Seth; Vote Affirmative, 5-0.

#### GEORGETOWN DEVELOPMENT – MASTER PLAN APPROVAL

Julie Smith explained that they had met with the Development Review Committee a couple of weeks ago and John had taken the comments and incorporated them into the new plans. He has added a pavilion to the center park and replaced one of the gazebos with a pergola.

Shelley stated that this is not what was envisioned for a Mixed Use development but this is basically an extension of a previously approved project that failed. If we approve this project, we are not setting a precedence because it is not a new project. With a new project, we would require more.

Jason stated that the choices are really limited because it is a continuance of a failed project.

Julie said that the existing commercial at South Valley Plaza is included in the commercial area for this project.

Bob stated that he has a real concern about the live/work units. He has checked out several units around the county and there are a lot of empty stores. John asked if he had a better idea for what to put in the commercial area. Shelley asked if the live/work units have garages. John said they do; they are large 2 car garages and are rear loading. Shelley said she agrees with Bob's comments and that will be relevant to future mixed use developments.

Reid asked why they changed the zone to Mixed Use instead of leaving it in the townhome zone. Julie explained that the first phase of this project was out of compliance with the density and changing the zone to mixed use was the best way to fix the problem and complete the development.

Shelley said the Board needed to look at the total project size and see if the amenities justify the density and the car ports instead of garages. She doesn't feel like the architecture, fencing and "no 2 homes

alike” are amenities. Seth agreed that fencing is not an amenity. John stated that it is not the fencing but it is the fact that they all have a private back yard space. He has done surveys in some of the other development that he has done to see why they chose to live there and one of the biggest things is the fenced back yards. Architecture is also very important to a lot of people.

They were asked the size of the park down the middle. It is about 75 feet x 350 feet. They have added a pavilion in part of that space that has picnic tables and grills. The pergola and gazebo will have benches and there is a walking path around the whole project. There are two playgrounds for different age groups. Karen asked about somewhere for the teenagers to play. The central park is large enough but would be hard to play football or Frisbee with all of the landscaping. John said this development is not large enough for a club house or a swimming pool. There needs to be at least 130 units to justify something like that. He stated that they have four times the amount of open space than is required by our ordinance.

There was a discussion about the garages. John stated that he doesn’t like to drive through a development and see nothing but garage doors out front. He likes to have grass in front of the units. A lot of people use their garages for storage and park out on the streets. Giving some of the unit’s carports, helps with the affordability of the units.

The exterior of the units was discussed. John said they like to use some brick, stone and vinyl siding. The siding they use requires little or no maintenance and still looks good after several years. Where the backs are visible, they put shutters on the windows to break up the look so you don’t have a solid wall of vinyl siding. Bruce mentioned that Dave Johnson voted against approval in the DRC meeting because he didn’t like the vinyl siding but has since visited some of John’s projects and has changed his mind. Bruce read the motion from the DRC meeting.

Jason stated that the Board needed to vote on this item one way or another tonight so they could proceed to City Council. The development agreement is in the process of being completed.

Shelley asked if everyone was ok with the phasing plan. They were. John said that his purchase agreement with the seller dictates the order that a phase goes in so there will be no skipping phases.

Reid said that since this is a continuation of a failed project and there are limited options, he would make a motion to recommend approval of the Georgetown Master Plan Development with the recommendations stated at DRC regarding the drainage and pavilion and is outlined in the book presentation. He also recommended that the Planning Commission be able to read the draft of the development agreement before it passed by City Council. Seconded by Seth; Vote Affirmative, 5-0 (this was a roll call vote and was unanimous)

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

Planning & Zoning Commission meeting was adjourned at 8:05 p.m.