

Minutes of the Salem City Planning & Zoning Commission meeting held May 8, 2013 in the Council Chambers.

Meeting convened: 6:35 p.m.

Conducting: Rod Christensen

PRESENT:	Reid Nelson	Mark Johnson
	Brian Warren	Rod Christensen
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Jim Whitmore	Tyler Roberts
	Jared Weston	

APPROVAL OF MINUTES

MOTION BY Brian to approve the minutes of April 10, 2013. Seconded by Reid; Vote Affirmative, 4-0.

PUBLIC HEARING

MOTION BY Reid to open the public hearing. Seconded by Mark; Vote Affirmative, 4-0.

JIM WHITMORE – ZONE CHANGE

Jim explained that the Salem Park Planned Unit Development was approved several years ago but before they could finish the first phase, the economy “tanked”. He didn’t expect the economy to recover quite so quickly and now he has sold all of the smaller lots that are developed. When Jim started to proceed with the next phase, he found out that the approval had expired and the PUD ordinance had been eliminated. He would like to develop 18 more lots while they go through the process for the Master Planned Development but in order to do that, they need to change the zone from R-15 to R-8. The approval process for a Master Plan Development takes several months and a zone change would allow them to start right away. The R-8 lots are about the same size as the existing lots and a little larger than some of them. He explained that with this next phase, they will also put in the parking lot for a future park.

Tyler Roberts stated that he has been involved with this project from the beginning. It is approximately 108 acres with 50 acres of dedicated open space, most of that being wetlands. He introduced Jared Weston with Atlas Engineering who is working with them on the Master Plan for this area. Tyler explained that when he was working for CW Management, they invested a lot into this project. They put up money for the new power substation, installed a main water line along Woodland Hills Drive then west to this project and installed a sewer pump station.

Tyler said they are ready to move ahead with the Master Plan including parks and a trail system. The new master plan design has changed slightly because of new mitigation on the wetlands and they have decided to incorporate more single family homes and fewer condos and townhomes. These 18 lots would be incorporated into the Master Plan Development. They are also planning to have a storage area in the triangle piece that is at the northwest corner of their property.

Jim said that in the phase that is already developed, there is a pond with larger lots around it. They are putting in the trail system around the pond as these lots are built on.

Jim was asked about the size of the lots in the proposed zone change area. He said that some of the lots are actually larger than they were originally approved. Rod asked how they got approval for such small lots in the R-15 zone to begin with. Bruce explained that the project was approved as a PUD and with the amenities that they planned to do, they got bonus points allowing them to have smaller lots; a total of about 300 units. He also explained that the Master Plan is an overlay zone and be done in any zone. The restrictive covenants of the subdivision will address the aesthetics and size of the houses and wetlands issues even if there is a zone change.

MOTION BY Mark to approve the rezone of 18 lots from R-15 to R-8 with the condition that they install the parking lot for the park with this phase. There was no second.

Shelley arrived at 7:30 p.m. and expressed her concern about changing the zone for these lots. She felt like approving this zone change would go against the process that is in place for approving Master Plan Developments.

Mark withdrew his motion.

MOTION BY Reid to recommend approval for the zone change since the lots are in general compliance with the original PUD approval and that they must be included in the Master Plan Development also with the condition that the parking lot is installed. Seconded by Rod; Vote Affirmative 4-1 (Shelley voted nay)

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

Meeting adjourned at 7:35 p.m.