

Minutes of the Salem City Planning & Zoning Commission meeting held on July 16, 2013 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Robert Frampton

PRESENT:	Mark Johnson	Rod Christensen
	Robert Frampton	Brian Warren
	Attorney Jason Sant	Becky Warner, Secretary
	Jim Whitmore	

This meeting was originally scheduled to be held on July 10, 2013 but because there was not a quorum, this special meeting was held. Bob welcomed everyone to the meeting.

APPROVAL OF MINUTES

MOTION BY Rod to approve the minutes of June 12, 2013. Seconded by Brian; Vote Affirmative, 4-0.

JIM WHITMORE – PRELIMINARY PLAT APPROVAL

Jim Whitmore was asking for preliminary plat approval for Salem Park Phase 1A-2. This is the same property that was approved for a zone change to R-8 a couple of months ago. Bruce had indicated some items that needed to be corrected and they have already taken care of them except for the water line size and they are still working with Bruce on that. The Master Plan for this development has already been submitted so they are ready to proceed.

MOTION BY Mark to approve the preliminary plat approval of Salem Park Phase 1A-2. Seconded by Brian; Vote Affirmative, 4-0.

PUBLIC HEARING

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

ZONE CHANGE ON CHRUCH PROPERTY

The City is purchasing .44 acres of property just west of the Loafer View Recreation Complex from the LDS Church. The zone on this property needs to be changed from R-10 to Public Facility because it will be owned by the city. The city plans to do a parking lot which will be used jointly by the City and the Church. There was no discussion.

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

Jason pointed out that there is a reverter clause in the contract that states that if the City does not complete the parking lot by October 2014, the property goes back to the Church.

MOTION BY Rod to approve the zone change on the property being purchased from the Church from R-10 to Public Facility. Seconded by Brian; Vote Affirmative, 4-0.

APPROVAL OF PRELIMINARY PLAT FOR CHURCH PROPERTY

Along with the zone change, there needs to be a subdivision of the property which requires a plat map. Everyone felt like this will be a win / win situation for the City & the Church.

MOTION BY Brian to approve the preliminary subdivision plat for church property at approximately 550 E. Salem Canal Road. Seconded by Rod; Vote Affirmative, 4-0.

MOTION BY Rod to adjourn Planning & Zoning Commission Meeting. Seconded by Mark; Vote Affirmative, 4-0.

Planning & Zoning Commission meeting was adjourned at 7:20 p.m.