

Minutes of the Salem City Planning & Zoning Commission meeting held on April 13, 2016 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Shelley Hendrickson

PRESENT:	Shelley Hendrickson	Seth Sorensen
	Tina Fluehe	Reid Nelson
	Robert Palfreyman	Karen Weight
	Bruce Ward, Forsgren Engineering	Attorney Jason Sant
	Becky Warner, Secretary	Tyler Roberts
	Jim Whitmore	Tyler Brown
	Steven Bate	

APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of March 9, 2016. Seconded by Reid; Vote Affirmative, 5-0.

SALEM PARK DEVELOPMENT AGREEMENT

This item was on the agenda last month but the Board wanted to review it more before it was discussed. They went through the agreement and discussed several items.

In section 2.1.4, the amenities per phase do not match the exhibits, so that needs to be corrected.

The HOA for the condos was discussed. Tyler said they would maintain it until the units are at 75-80% occupancy and then turn it over to the owners.

In section 3.2.1.3, it was suggested to eliminate exhibit D on the landscape plan and change it to the detailed landscaping plan will be turned in with each final plat. Exhibit E needs to be in color not black & white.

The clubhouse in the condo amenities needs to include restrooms and changing areas. Also, no occupancy permits will be granted in the second condo building until the clubhouse, tot lot, and landscaped area are constructed. The clubhouse, tot lot & landscaping shall be bonded for with the final plat for the 2nd condo building.

The parking lot for Park A shall contain 29 spaces and the pavilion, landscaping and improvements shall be bonded for and constructed with the phase of single family homes following construction of the parking lot.

The location of the lighting for the trails will be approved by the city and submitted with the landscaping plan for the phases. The color of the masonry wall does not have to match between Arrowhead Trail and Mill Road.

Mass grading of Parks B, C & D shall be completed with the 5th phase of construction regardless of a numbered or lettered phase and as described in Exhibit C.

Shelley said she had contacted other cities to see what they did about ownership vs rentals in the condos. It is a hard thing to police. Jim said the improved quality of the units tend to attract owners rather than renters.

Bruce stated Horrocks Engineering is doing a traffic master plan study for us and we may need to adjust the road cross sections to match.

MOTION BY Seth to recommend the City Council approve the Salem Park Master Plan Development Agreement with the changes discussed and making sure the exhibits match the agreement. Seconded by Bob; Vote Affirmative, 5-0.

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

Planning & Zoning Commission meeting adjourned at 8:40 p.m.