

Minutes of the Salem City Planning & Zoning Commission meeting held on March 8, 2017 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Reid Nelson

PRESENT:	Tina Fluehe	Robert Palfreyman
	Seth Sorensen	Reid Nelson
	Jon Ward	Karen Weight
	Attorney Jason Sant	Bruce Ward, City Engineer
	Becky Warner, Secretary	

Reid welcomed Jon Ward to the Planning & Zoning Commission and explained that he has a new commitment on Wednesday nights and this will be his last meeting.

APPROVAL OF MINUTES

MOTION BY Seth to approve the minutes of February 8, 2017. Seconded by Karen; Vote Affirmative, 5-0.

GENERAL PLAN DISCUSSION

The Mayor and City Council had asked the Planning Commission to review the General Plan particularly the density designations. Reid had asked staff to provide direction on this assignment. Bruce provided a density summary of the current zones. He explained the General Plan has 4 major density designations which are Rural Residential, Low Density Residential, Medium Density Residential, and High Density Residential. The current density allowances are for Rural Residential, 1 unit per acre or less; Low density, 1 – 3 units per acre; Medium density, 3-10 units per acre; and High density, 10-14 units per acre. Staff is very uncomfortable with these numbers. Bruce explained their recommendations were low, less than 2 units per acre; medium, 2-4 units per acre; high, more than 4 but less than 9. Mayor Brailsford had an idea for townhome developments; to allow 6 units per acre but they could earn up to 9 units per acre with upgrades. The city would need to decide what items would earn density bonuses such as useable open space. Seth stated that we need to be careful with that because small neighborhood parks are not good for the city; we would be better off to have them contribute to regional parks. Chief James would also like to see the parking requirements increased for townhome developments. Bruce explained that lowering our density requirements will make it more difficult to get commercial to come to Salem and it may affect the development at the freeway interchange. The City needs to decide if lower density or commercial development is more important.

Bruce explained the other items that staff had discussed: 1) splitting the industrial zone into light & heavy uses; abandoning the R-30 zone and creating an R-20 zone; and the 55 year and older development. Currently the 55 and older developments target zone is the R-5 zone and the city loses some control when we change it to a straight R-5 zone. These developments need to be accessible and have amenities which should be installed with the 1st or 2nd phase of the project. Do we want to create a zone or do development agreements and how do we protect the residents of these developments? Jason asked the Board to think about how they want to proceed with these items and we will discuss it again next month.

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

Planning & Zoning Commission meeting adjourned at 8:10 p.m.