

Minutes of the Salem City Planning & Zoning Commission meeting held on September 13, 2017 in the Council Chambers.

Meeting convened at 7:00 p.m.

Conducting: Seth Sorensen

PRESENT:	Tina Fluehe	Seth Sorensen
	Jon Ward	Robert Palfreyman
	Karen Weight	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Vic Arnold	Warren Peterson
	Paul Washburn	Rob Lindsey
	Winn Lindsey	Kurt Christensen

Seth welcomed everyone to the Planning & Zoning Commission meeting.

#### APPROVAL OF MINUTES

MOTION BY Jon to approve the minutes of August 9, 2017. Seconded by Karen; Vote Affirmative, 5-0.

#### PUBLIC HEARING

Before they went into the public hearing, Seth asked the Board members how they wanted to handle voting on public hearing items. Sometimes there is a lot of emotion at a public hearing and it is hard to make a decision. Seth wondered if they wanted to discuss the items and then table them until the next meeting. Jason stated they could do that but not everything should be tabled, some things need to move on. If the item needs more research, it can be tabled.

MOTION BY Karen to open the public hearing. Seconded by Bob; Vote Affirmative, 5-0.

#### LINDSEY ZONE CHANGE

Robert & Winn Lindsey are planning to develop the property south of the Revere Health facility. There is an 8.67 parcel of property that is currently zoned C-1 and they want to change it to R-10. When this property was originally zoned commercial, the County had planned for Elk Ridge Drive to go through on this road. Since that is no longer the plan, it doesn't make much sense to have any commercial property there and the residential zone fits into the Lindsey's project. They briefly explained their proposed development with single family homes, 55 and older community, and independent living facility and an assisted living facility.

There was no public comment.

MOTION BY Jon to close the public hearing. Seconded by Bob; Vote Affirmative, 5-0.

Seth said the road is not going to be a major collector like it once was and the zone change fits with the rest of the proposed development. The city would still like to have some sort of buffer between the industrial in this area and the residential areas.

MOTION BY Tina to recommend approving the zone change of 8.67 acres of property located at approximately 1625 N. 460 W. from C-1 to R-10. Seconded by Bob; Vote Affirmative, 5-0.

PAUL WASHBURN / CENTRAL BANK

Central Bank owns the entire building of South Valley Plaza and they would like to vacate the fixed property lines for the commercial condominium units 101-106 and 201, 203 & 206. This would give the bank more options on selling units. Mr. Washburn explained the building was not built according to the plans and some ADA compliance items need to be addressed. They hope to be able to fix the problems as they sell different portions of the building. They would also like approval of the preliminary plat for convertible space so as units are sold, they can bring it back to the city as a final plat.

MOTION BY Jon to approve for Central Bank to vacate the commercial condominium units 101-106, 201, 203 and 206. Seconded by Karen; Vote Affirmative, 5-0.

MOTION BY Jon to approve the preliminary plat for convertible space for the South Valley Plaza building. Seconded by Karen; Vote Affirmative, 5-0.

DISCUSSION ON 55 AND OLDER ORDINANCE

Last month the Planning & Zoning Commission had approved the 55 and older overlay zone but the City Council denied it and sent it back for more discussion. The density is a concern; we need to see if we can make it so it is more consistent with the existing zone. There is also concern about the people who already live in the area. It might be a good idea to have the developers meet with the neighbors to see what concerns they have.

Jason explained there are two different types of senior developments: the 62 version where everyone who lives there has to be at least 62 years or older and the 55 version where only one person needs to be 55 years or older. There is a concern with the transition when the older residents pass away and their children end up with ownership of the units. Either way, the overlay zone gives the city more control over the developments instead of a regular zone change.

It was suggested that two Planning Commission members and two City Council members get together and discuss this ordinance further.

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

Planning & Zoning Commission meeting was adjourned at 8:50 p.m.