

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

Meeting Convened at 7:00 p.m.  
Conducting: Jon Ward

PRESENT:	Tina Fluehe	Kelly Peterson
	Jon Ward	Robert Palfreyman
	Karen Weight	Attorney Jason Sant
	Bruce Ward, City Engineer	Becky Warner, Secretary
	Merrill Binks	JoAnn Binks
	Marcy Keller	Jim DeGraffenried
	Jordan Rolfe	Bart Olson
	Robert Lindsey	Winn Lindsey
	Alan Curtis	Robert Nelson
	Paul Brown	Julie Brown

The first item of business was to elect a new chairperson for this Board.

MOTION BY Kelly to approve Jon Ward as the new chairman of the Planning & Zoning Commission.  
Seconded by Karen; Vote Affirmative, 4-0.

#### APPROVAL OF MINUTES

MOTION BY Karen to approve the minutes of September 13, 2017. Seconded by Bob; Vote Affirmative, 5-0.

#### PUBLIC HEARING

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

#### DARREN & MARCY KELLER – ZONE CHANGE

Darren & Marcy Keller own the property at 500 E. Center Street and they are asking for a zone change from R-10 to R-8. This is a large lot and at some time in the future, they would like the ability to split it into 2 lots. The R-8 zone allows them to have smaller frontages. Marcy stated they do not plan to do anything right away but just wanted the option.

There was no comment from the public.

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

MOTION BY Bob to approve the zone change for Darren & Marcy Keller at 500 E. Center Street from R-10 to R-8. Seconded by Tina; Vote Affirmative, 5-0.

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

#### ROBERT & WINN LINDSEY – ZONE CHANGE

The Lindseys are in the process of purchasing the property located at approximately 1825 N. 460 W. and had previously requested a zone change on a portion of the property from C-1 to R-10 which was approved. In meeting with City staff members, it was decided to ask for further rezoning. Actually, they are not changing the zones as much as rearranging them into different configurations. This would put the Independent and Assisted living facilities closer to 460 West and move the 55 and older development to the west. Since the City is still working on the 55 and older overlay zone, they are requesting an R-5 Zone to accommodate the density they need. The City is requiring a Development Agreement be in place to assure that what they are proposing will be done. The initial agreement will just lock the uses into place and more detailed agreements will be done with each phase.

#### C-1 ZONE AMENDMENT

Along with the zone changes, the Lindseys are asking for an amendment to the C-1 Zone to allow Assisted Living and Independent Living facilities as a permitted use with conditions. The Board discussed the definitions to make sure they were accurate.

There was no public comment on either of these items.

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

MOTION BY Kelly to approve the Lindsey's request for zone changes on property located at approximately 1825 N. 460 W. as proposed along with the Development Agreement. Seconded by Bob; Vote Affirmative, 5-0.

MOTION BY Bob to approve the amendment to the C-1 Zone allowing Assisted Living & Independent Living facilities as a permitted use with conditions. Seconded by Tina; Vote Affirmative, 5-0.

#### ROBERT NELSON – PRELIMINARY LOAFER MT. VIEW PLAT F

Bob has purchased the property just north of his Mountain Loafer View Subdivision and would like to do another plat. There are 12 lots and they meet all of the requirements of the R-15 zone. DRC recommended approval of this preliminary plat.

MOTION BY Kelly to approve the preliminary plat for Loafer Mountain View Plat F. Seconded by Bob; Vote Affirmative, 5-0.

#### OLSON'S GREENHOUSE – SITE PLAN

Olson's Greenhouse are planning to build a new warehouse for shipping & staging on their property located 1876 N. 460 W. and per ordinance, they need to have site plan approval. The new warehouse will be on the east side of their property so improvements will need to be installed along Arrowhead Trail Road. They will need to have a turning lane on the east end of their property to accommodate the delivery trucks. It had been discussed in the DRC meeting that having sidewalk in this area does not make a lot of sense but they will need to ask the City Council to amend the standards to change that requirement. Because it would be too expensive for them to install all of the improvements at once, there needs to be a time line set up for them to be done. They could do the improvements in conjunction with the Salem Park Master Plan Development across the street. Kelly stated there needs to be a time line in place regardless of the development across the street since no one is sure when that will happen.

MOTION BY Karen to approve the site plan for Olson's Greenhouse to build a new shipping & staging warehouse but petition the City Council to change the standards to not require sidewalk on both sides of the streets in some areas. Seconded by Bob; Vote Affirmative, 5-0.

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

Planning & Zoning Commission meeting was adjourned at 7:40 p.m.