

**CITY PLANNING COMMISSION
MINUTES
MARCH 14, 2017**

1. **CALL TO ORDER** – Danielsen called the meeting to order at 6:00 P.M.

2. **ROLL CALL**

Members Present: Blackman, Crawford, Danielsen, Holm, Milford, Nelson and Rew
Absent: Holtz, DeMasi and VanHouten
Vacancy: One
Staff: Brown, Gibbons and Jura

DeMasi arrived at 6:01 p.m.

3. **ADOPTION OF AGENDA**

Motion by Milford, second by Rew to adopt the agenda as presented. Motion carried by unanimous voice vote.

4. **APPROVAL – MINUTES OF FEBRUARY 14, 2017 MEETING**

Motion by Rew, second by Nelson to adopt the agenda as presented. Motion carried by unanimous voice vote.

5. **PROOF OF PUBLICATION** – Brown

6. **REVIEW OF MEETING PROCEDURES** – Danielsen

7. **PUBLIC HEARINGS** - (*Refer to the taped recording of these proceedings for official verbatim minutes*)

- A. CASE #PR-17-002: Public hearing on the request of Presbyterian Homes Housing and Assisted Living, represented by Pamela Belz of Senior Housing Partners, to append a Planned Residential Overlay and adopt the associated development plan for property legally described as Lot 3, New Horizon Subdivision. Location: Undeveloped land lying north of 30 Valley View Drive.

The following members of the public spoke in favor of the request:

Pamela Belz, Project Developer, Senior Housing Partners, 3116 Fairview Avenue North, Roseville, MN 55113 presented the request on behalf of the applicant to the Commission. Belz provided a company overview of the Presbyterian Homes Housing and Assisted Living, Inc. and then discussed the types of continuum housing services they provide to senior adults. Belz then discussed some senior housing developments completed by the applicant in Wayzata, Minnesota; Hudson, Wisconsin and Menomonee Falls, Wisconsin. Belz then stated the proposed housing development on the subject property would provide assisted living, memory care and independent living for senior adults. Belz then discussed other types of support services and amenities the applicant would provide their residents and then explained the layout of the project site, building architecture, landscape gardens and off-street parking for the proposed development. Belz commented the applicant is concerned about comments received from the City that would prohibit a raised median from being installed at their main entrance onto Valley View Drive due to an existing stormwater easement. Belz explained the median is necessary to help guide senior drivers into the correct traffic lanes when they enter and exit the site. Belz then answered questions from the Commission about the proposed development.

No one spoke in opposition of the request.

The Planning Commission members asked questions and discussed the request.

Motion by Crawford, second by Milford to recommend approval to append a Planned Residential Overlay and to adopt the associated development plan for PHS Council Bluffs Senior Housing, on property legally described as Lot 3, New Horizon Subdivision, as shown on the attachments, subject to compliance with all comments and conditions stated in the above staff report.

VOTE: AYE – Blackman, Crawford, Danielsen, DeMasi, Holm, Milford, Nelson and Rew.
NAY – None. ABSTAIN – None. ABSENT – Holtz and VanHouten. VACANCY – One. Motion carried.

- B. CASE #URV-17-004: Public hearing on the request of the City of Council Bluffs to create the Valley View Urban Revitalization Area and adopt the required plan for an area legally described as Lot 3, New Horizon Subdivision, City of Council Bluffs, Pottawattamie County, Iowa.

Rose Brown, Planning Coordinator, City of Council Bluffs presented the request to the Commission. Brown stated the Commission is responsible to review the proposed Valley View Urban Revitalization Plan and to determine if it is consistent with the goals of the Bluffs Tomorrow: 2030 Plan (comprehensive plan). Brown then clarified that an urban revitalization area allows eligible development projects to receive tax abatement in accordance with State laws.

The following members of the public spoke in favor of the request:

Pamela Belz, Project Developer, Senior Housing Partners, 3116 Fairview Avenue North, Roseville, MN 55113 stated the proposed Valley View Urban Revitalization Area would provide tax abatement for the senior housing development that is planned for Lot 3, New Horizon Subdivision. Belz further stated the project developer is requesting 100% abatement for four years for the proposed housing project.

No one spoke in opposition of the request.

The Planning Commission members asked questions and discussed the request.

Motion by Nelson, second by Holm to recommend approval of the Valley View Urban Revitalization Plan and to find the following:

- That the proposed Valley View Urban Revitalization Plan furthers the goals of the City's Comprehensive Plan by "providing quality senior housing or support services to allow senior citizens to remain in the community;" and
- That the Valley View Urban Revitalization Area is an area appropriate for urban revitalization designation as specified in Iowa Code Section 404.1.4. Section 404.1.4 discusses areas that are appropriate for economic development as defined by Section 403.17 of the Iowa Code.

VOTE: AYE – Blackman, Crawford, Danielsen, DeMasi, Holm, Milford, Nelson and Rew.
NAY – None. ABSTAIN – None. ABSENT – Holtz and VanHouten. VACANCY – One. Motion carried.

- 8. OTHER BUSINESS** (*Refer to the taped recording of these proceedings for the official verbatim minutes*)
- A. Appoint Nominating Committee - Danielsen opened the floor for volunteers to serve on the nomination committee that will recommend the next Chair and Vice-Chair for the City Planning Commission. Commissioners Holm, Nelson and Rew volunteered to serve on the nominating committee.
 - B. City Council update – Brown provided an update of City Council actions relative to recent planning cases.
 - C. Other items of interest – None.
- 9. ADJOURNMENT** – Danielsen adjourned the meeting at 6:50 P.M.

The recording of this proceeding, though not transcribed, is part of the record of each respective action of the City Planning Commission. The recording of this proceeding is incorporated into these official minutes of this Commission meeting as if they were transcribed herein.