

M I N U T E S

KEIZER PLANNING COMMISSION

Wednesday, October 13, 1993

City of Keizer Library

CALL TO ORDER

Chair Meier called the meeting to order at 7:03 p.m.

SWEARING IN

City Attorney Shannon Johnson swore in Marty Matiskainen and Denny Muchmore for terms expiring September 30, 1996.

ROLL CALL

The following members were present: Diane Bassett, Sam Goesch, Art Gottfried, Marty Matiskainen, Dawn Meier, Denny Muchmore and Elaine Smith. Also in attendance were Councilor Jerry Watson, John Morgan, Community Development Director, Dotty Tryk, City Manager, Shannon Johnson, City Attorney and Linda Sanders.

INTERESTED CITIZENS

There were no citizens to testify before the Commission.

PROJECT UPDATES

Mr. Morgan briefly touched on the issues which the Commission has been working on.

■ Chemawa Activity Center

The Activity Center Plan was adopted by the Council. The adoption set in motion a strategy focusing on retaining consultive help. The key is getting the money to do the work. At present, the City is working with the Economic Development District who will apply for a grant and work in partnership with the City to retain a consultant. It is hoped the money might be available around the first of the year. The plan is to set up a task force of two Planning Commissioners and two City Councilors who would meet to oversee the project, retain the consultant and manage the process.

■ Clear Lake Area Comprehensive Plan Use

The Council adopted the Map Revisions thus changing the density of the property on Wheatland Road and the zoning of the Epping property. Mr. Morgan is scheduled to meet with Mr. Epping tomorrow to hammer out the schedule and plans for site plan review.

Mr. Gottfried asked about the promised access from the properties to the school. Mr. Morgan said at present both the Epping property and Hidden Creek are in the Gubser attendance areas.

Mr. Matiskainen reported the School district is in the first round of their information gathering process for redrawing the boundaries to include the new elementary schools.

Mr. Gottfried felt one of the conditions of zone change approval for the Epping property was access to the school without having to go on River Road. Mr. Morgan said it is the responsibility of the City and the planners to find a way to do that. There are two options including a bridge across from Gubser on a presently vacant lot. The bridge could cost as much as \$200,000 to \$300,000. The other possibility is an easement around Rock Ledge Court where a culvert could be placed, which would have pedestrian and bicycle access.

Councilor Watson suggested pursuing both of the options. Mr. Morgan said the property owners around the Rock Ledge area are not happy. There is another possibility of having an access further south. Councilor Watson encouraged the Commission not to let the issue drop. Ms. Smith agreed a decision needs to be made. Mr. Gottfried and Ms. Bassett felt the developers should help with the access since it would be to their benefit.

Art Gottfried moved the City Council be asked to pursue the issue until access is made available.

Mr. Goesch liked the idea of using a resolution to give direction. Mr. Gottfried removed his motion from the table.

Sam Goesch moved the Planning Commission adopt a resolution that the City of Keizer secure and enforce multiple vehicle and pedestrian access in all future developments in residential and mixed use zones and further urge the Council to act in short order to assure those accesses for the Reimann Hidden Creek and the Epping developments, including access to the Stone Hedge Wilark Park area across the creek. Art Gottfried seconded the motion. The motion passed unanimously.

■ Strategic Planning

Mr. Morgan passed out a copy of the Community Development Department Plan. He noted the three levels of priority:

1. Must be done - Work mandated by law or direction of the Council
2. Needs to be done - Work identified by the Planning Commission or River Road Redevelopment Board
3. Want to do - Work the Community Development

Department would like to have done

Mr. Gottfried asked specifically about work on a traffic flow pattern. Mr. Morgan pointed out the priority 1 status given to the local transportation plan which is hoped to be completed by September of 1994. Ms. Smith asked why the bicycle plan was not included in the transportation plan. Mr. Morgan said the goal is to determine what needs to be done for a bicycle plan which might go beyond the bike component of the transportation plan, perhaps including recreational uses.

Ms. Smith asked why the Willamette bridge study was listed as a priority 1. Mr. Morgan replied the work was already being done and it was the decision of the City to be a part of it.

Since Budget committee meetings are planned for the end of November, Mr. Morgan suggested the work plan be put back on the agenda for November. Ms. Smith thought the total bicycle plan should be done all at once and included in the transportation plan. Chair Meier agreed, stating a bicycle master plan needed to be included in the transportation plan.

Mr. Morgan commented that the items within the priorities were not specifically prioritized themselves. Mr. Matiskainen suggested work on the transportation plan might be important to complete soon with the increase in accidents. Mr. Goesch felt updating the zoning and subdivision list was important. Mr. Gottfried agreed although he pointed out the Epping and Reimann property access as being an example of why the transportation plan needed to come first.

Chair Meier reported from a discussion, with Mr. Mull, regarding the merging of lanes after the Railroad tracks on Lockhaven that the City plans to fix the area. Ms. Tryk, City Manager, said restriping will be done to make the area safer. She also commented that recent bids to do traffic work in the Trail area of Lockhaven have come in too high because many contractors are too busy to bid. The project will be redesigned and put out for bids in the spring.

■ River Road Redevelopment

Mr. Gottfried asked for an update on River Road. Mr. Morgan reported work is underway in phase 1 of the storm drain construction. Easements on the east side of River Road have been successfully negotiated so the drain will be extended to Cherry Avenue.

Salem Electric has completed the design plans so work to acquire the easements can begin. The intent is to go to bid and begin construction around the first of the year. In the area of signalization, 1/2 additional second of red has been included in each signal. The whole system should be retimed within the next 90 days. The plan for Iris Lane is moving along slowly but hopefully ground will be broken around the first of the year.

DISCUSSION:
Comprehensive
Housing Affordability
Strategy

Mr. Morgan stated he previously believed this would be a major agenda item for the Commissioners but the draft was not received until Monday night. The recommendations appear, at first glance, to be in line with the Planning Commission's discussion last month. The strategy will come before the Commission in November and a final draft will be sent to the Commissioners as soon as it is received.

Access Management
Program

Mr. Morgan reported that although much work had been done on the specifics of access control on River Road, staff members found it harder and harder to write an objective ordinance due to the many exceptions. He passed out a list of questions that continue to cause problems in designing standards. He suggested writing the ordinance with a variance procedure process or writing an access management plan that is block by block specific. At present, professional planners in the area did not know of another plan of this type. The River Road Redevelopment Board approved the idea of an access management plan.

Mr. Gottfried said the most important thing to consider is the impact on the present businesses. Mr. Goesch commented that management of access makes the businesses easier to use. Mr. Matiskainen felt the property owners, if given a view of a tangible plan, will be more interested. Their reactions can be used to refine any "rough edges."

Mr. Morgan said a team of River Road Redevelopment Board members and city staff will take four 1/2 days in a row and walk the streets with a driveway map making a draft. Ms. Smith noted that she liked the development of the plan but wondered if the business owners would be involved. Mr. Morgan responded that the Redevelopment Board thought it would be easier to draft a plan to be put out for review, allowing people to react to the idea. Ms. Smith wondered if it would be better to involve owners in the beginning. Mr. Goesch commented he believed the owners on River Road have been involved and they would have the proposal in their offices in a month. He felt the members of the Redevelopment Board could then explain it more fully.

Periodic Review Amendments

Mr. Morgan related to the Commissioners the three issues which were not included in the LCDC approval of the Periodic Review Order. There were regarding industrial lands, the urban growth boundary and the process for rezoning property for residential. He stated the underlying concern of the Commission is that if there is an identified need for a type of housing in the area, little should stand in the way of getting it built. The City of Keizer was specifically criticized for their upzoning process which LCDC felt had too many arbitrary possibilities. Mr. Morgan said all properties could be prezoned or clear and objective standards could be created for upzoning.

Mr. Morgan explained the present procedure for upzoning. For the most part, the practices lies with the Urban Transition zone which applies to undeveloped property where property owners ask for a zone change when the property is developed. The problem is choosing which zone is most appropriate. The LCDC wants the housing need to overrule local discretion. In working on the problem, the City Planners researched the actual parcels of UT land in the city.

Mr. Morgan asked the Commissioners to consider the possibility of prezoning the present UT land so that zone changes will not be required for development. He pointed out which land would become low density residential property or medium high residential property. Only 4 parcels, if prezoned, might develop in ways not preferred by the city. Another small concern might be that farm and forest operations are allowed in UT presently while if the land was prezoned and was not used for a year for those operations, they would become illegal. Also in the UT zone, mobile homes can be placed on the farm land with agreements. If prezoning took place, those mobile homes would not be in conformance.

Mr. Morgan also stated the public properties are designated UT, i.e. City Hall, Whiteaker, etc. He said he could come back with a draft next month which would need to be adopted by the Council by January 1, 1994. If the changes are made, there will still be a window of about a year before the development ordinance is revised and adopted.

Marty Matiskainen made a motion stating that the Planning Commission finds there is a public need to consider rezoning of property and hereby initiates a Legislative Amendment for the following changes : property zoned Urban Transition designated low density to Single family residential property, property zoned

Urban Transition designated medium high density to the RL, RM or RH zone with the decision to be made in the process, all Urban Transition zoned property designated Public to the Public zone and City Hall property changed from RM to the Public zone. The motion was seconded by Diane Bassett. The motion passed.

Willow Lake Noise and Odor Study

Mr. Morgan passed out a letter received from a citizen concerned with the noise and odor at the Willow Lake Plant. He noted the study had been received by the Commission and he had copies of the full study. The recommendations included some technical changes, investigation of the odor releases and investigation of the odor sources. The costs listed for an encapsulation of the plant were fairly expensive so other methods will be used to deal with the odors and noise.

Mr. Morgan stated the City of Salem will continue to search for ways to combat concerns from neighbors. He wrote a plan, which was referred to the area Planning Commissions for more work, that would remove some of the land from the boundary area, create a new ag-industrial zone and look for ways to use the biproducts of the treatment plant. The Planning Commissions will take the lead, draft a plan and meet in joint session to finalize the document.

Chair Meier asked why the canneries are not required to filter the products more. Mr. Morgan stated they are working on this issue and grants have been given to canneries to do pre-treatment rather than having to increase the size of the treatment plant. Mr. Muchmore pointed out at the unveiling of the study it was reported that one cannery recovered the cost of putting in the pretreatment equipment in 2 weeks time. He said the major problem is the 8 hour transit time from the canneries to the treatment plant.

Ms. Bassett asked if there is a way to include the requirement for disclosure statements to be included in lots sold in the boundary. Mr. Morgan said either disclosure statements or filter systems could be required. Mr. Muchmore spoke about the lines drawn on the map being artificial, primarily based on statistics as opposed to measurements.

Mr. Morgan stated he would bring the issue back in December or January and notify the owners in McNary Estates. He will also have the plant personnel at the meeting for clarification. Mr. Muchmore asked for a schematic of the canneries.

ADJOURNMENT

The meeting was adjourned at 9:37 p.m. The next regular meeting of the Planning Commission will be November 10 at 7:00 p.m. in the Council Chambers.