



**KEIZER PLANNING COMMISSION
SPECIAL MEETING MINUTES
Wednesday, September 17, 2003 @ 7:00 p.m.
Keizer City Hall – Council Chambers**

1. CALL TO ORDER

Chair Anderson called the meeting to order at 7:00 p.m.

2. ROLL CALL

Present:

Bruce Anderson, Chair
Frank Moore, Commissioner
Michael Smith, Commissioner
Holly Braun, Commissioner
Ross Day, Commissioner
Mike Hart, Commissioner
Judy Smith, Council Liaison

Staff Present:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development Director
Debbie Lockhart, Recording Secretary

Absent:

Stan Compton, Commissioner

3. APPEARANCE OF INTERESTED CITIZENS

None

4. NEW BUSINESS

- ***Public Hearing for Text Amendment to the AI (Agricultural Industrial) Zone
– Case No. 2003-30***

Chair Anderson opened a public hearing.

City Attorney Shannon Johnson, informed members that since this was not a quasi-judicial hearing, but a legislative hearing, no statutory warning reading was required. He continued that this matter had been before staff previously, but because it was more complicated than expected, decision had been postponed. He updated members on the history and details of the proposed amendment.

He noted that the amendment is being considered because of a proposed trade of property between the City of Salem and Mr. Blake of Willow Lake Nursery. If the property transaction goes forward in the Salem Master Plan, it would involve using the property for auxiliary uses, operation offices, truck parking, i.e., not true wastewater treatment usage. Additionally, the City of Keizer added flexibility in the industrial uses permitted. He noted that virtually all changes are from the IBP zone

Community Development Director, Nate Brown, distributed copies of the Amendment with minor changes in the language (attached).

Responding to questions by Mr. Smith, Mr. Johnson noted that this amendment did not expand the boundary for odor producing facilities.

Ken Sherman, Jr., 475 Cottage Street, Salem, testified representing Willow Lake Nursery and on behalf of one of the owners of the nursery, John Blake. He noted that he was appearing primarily for the purpose of answering any questions. He circulated a map (attached) which marked the boundaries of the proposed transaction noting that his main concern was the continuation of currently permitted usage on the Blake property.

John Blake, 5655 Windsor Island Road, Keizer, explained to members the details of the property exchange, noting that it is inside the Urban Growth boundary but outside the Keizer city limits, and classified as Marion County EFU farm ground. The property currently owned by Blake is classified as IA inside Keizer city limits, EFU farm deferred. He verified the exact location of the property on a large Keizer map.

Responding to questions regarding usage of the property, City Manager stated the uses of the property would be "ancillary facilities for wastewater treatment including, but not limited to administrative offices and vehicle maintenance shops."

Chair Anderson closed the public hearing and opened a work session on the text amendment case.

Concerned over the possibility of odor Ms. Brown inquired as to the zoned uses of the property. Nate Brown responded that all uses are conditional uses and would be individually addressed. City Manager, Chris Eppley, noted that the uses were drawn from the Industrial Business Park list rather than the Industrial General list so the less intensive uses were the ones that would be allowed.

Michael Smith moved to recommend to City Council the approval of the Text Amendment 2003-30 for a Change in the Agricultural Industrial Zone. Holly Braun seconded the motion.

The motion passed unanimously as follows:

AYES: Anderson, Moore, Braun, Smith, Day and Hart (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Compton (1)

➤ ***Keizer Station Agreement***

Community Development Director, Nate Brown, updated Commission on the progress of staff members working on the Keizer Station Development Disposition Agreement noting that the hope is for completion in the near future.

➤ ***Updating of Traffic Safety Plan***

Councilor Judy Smith informed Commission that on Monday the City Council made a motion for the updating of the TSP to be done by Planning Commission and Traffic Commission. She noted that City Council has charged the Commission with the review of the TSP, looking for any routes that would be appropriate to expand upon or create. The Council is requesting recommendations by April or May of 2004. Additionally, she noted that Council will deliver copies of the TSP and the Regional TSP to members of the Planning Commission.

Mr. Brown noted that any amendments to the TSP would be a land use decision. He clarified the intent of the review stating that it was to become familiar with the TSP and investigate issues which need to be addressed so the Council can be informed in their various project plans. Ms. Smith noted that this was correct, and that the recommendation was to determine if updating of the TSP should occur earlier than the Periodic Review.

5. ADJOURN

- *Next Regular Meeting ~ Wednesday, October 8, 2003*
Chair Anderson adjourned the meeting at 7:52 p.m.

PROPOSED TEXT AMENDMENT TO AGRICULTURAL INDUSTRIAL (AI) ZONE

The following are the proposed amendments to the Agricultural Industrial (AI) zone:

2.115 AGRICULTURAL INDUSTRIAL (AI)

2.115.01 Purpose

The purpose of the AI (Ag-Industrial) zone is to provide appropriate areas suitable for agricultural uses, agricultural related industries, warehousing, transportation facilities, and other agricultural, industrial, and recreational uses that have relatively low employees per acre ratios. The Ag-Industrial zone is appropriate in those areas designated Ag-Industrial in the Comprehensive Plan where the location is impacted by the Willow Lake Wastewater Treatment Plan and the site has access to an arterial street for transport of bulk materials. (5/98)

2.115.02 Permitted Uses

The following uses, when developed under the applicable development standards in this Zoning Ordinance, are permitted in the AI zone:

- A. **Lawful uses existing on a property at the time of the effective date of this zone.** (5/98)
- B. **Farm Use**, including farm dwellings as defined in ORS 215.213(e), (f), and (g). (5/98)
- C. **Timber tracts** (081) and forest nurseries (083). (5/98)
- D. **Agricultural services** (07). (5/98)
- E. **Wholesale** (5193) and **retail nurseries** (5261). (5/01)
- F. **Food and kindred products** (20). (5/98)
- G. **Recycling Centers and Depots.** (5/98)

2.115.03 Special Permitted Uses

The following uses, when developed under the applicable development standards in the Ordinance and special development requirements, are permitted in the AI zone:

- A. **Non-Residential Partitions**, subject to the provisions in Section 2.310. (5/01)
- B. **Non-Residential Subdivision**, subject to the provisions in Section 2.310. (5/01)
- C. **Non-Residential Planned unit development**, subject to the provisions in Section 2.311. (5/01)
- D. **Accessory structures** and uses prescribed in Section 2.203.02. (5/98)
- E. The following special uses subject to the applicable standards in Section 2.4:

Energy facility (Section 2.425). (5/98)

- F. **Wireless Telecommunications Facilities** (Section 2.427). (5/98)

2.115.04 Conditional Uses

The following uses may be permitted in a AI zone subject to obtaining a conditional use permit:

- A. **Solid waste transfer facility**. (5/98)
- B. **Public or Private Golf Course** or Driving Range. (5/98)
- C. **Public or Semi-Public Recreation Facility** incorporating outdoor fields for organized team play along with related concession, storage, and maintenance facilities. (5/98)
- D. **Composting and recycling facility** for organic yard debris. (5/98)
- E. **Construction contractor's offices** and related outdoor storage (15, 16, 17). (5/98)
- F. **Manufacturing and Assembly**. (5/98)
 - 1. Textile products and apparel (22). (5/98)
 - 2. Millwork (2431). (5/98)
 - 3. Wood kitchen cabinets (2434). (5/98)
 - 4. Structural wood members, not elsewhere classified (2439). (5/98)

5. Furniture and fixtures (25). (5/98)
6. Chemicals and allied products (28) except miscellaneous chemical products (289). (5/98)
7. Rubber and miscellaneous plastics products (30). (5/98)
8. Leather and leather products (31) except leather tanning and finishing (311). (5/98)
9. Stone, clay, glass products (32) except cement (324); structural clay products (325), concrete, gypsum and plaster products (327) and abrasive, asbestos and miscellaneous non-metallic mineral products (329). (5/98)
10. Fabricated metal products except— including metal forging and stamping (346) and excluding ordnance and accessories (348). (5/98)
11. Machinery and equipment manufacturers (35). (5/98)
12. Transportation equipment (37). (5/98)
13. Miscellaneous manufacturing industries (39). (5/98)

G. ~~Manufacturing.~~ (5/98)

14. Grain mill products. (5/98)
215. Bakery products. (5/98)
316. Beverages. (5/98)
417. Miscellaneous food preparations and kindred products. (5/98)
185. The manufacture of meat products but excluding both meat packing plant and any on site abattoirs and slaughtering, rendering of fats, processing of hides and maintenance of live animals or fowl. (5/98)
6. ~~Textile mill products.~~ (5/98)
719. Apparel and other finished products made from fabrics and similar products. (5/98)
820. Wood kitchen cabinets. (5/98)
921. Nailed and lock corner wood boxes and shooek. (5/98)

4022. Wood products, not elsewhere classified. (5/98)

4123. Furniture and fixtures. (5/98)

4224. Paperboard containers and boxes. (5/98)

4325. Printing, publishing, and allied industries. (5/98)

4426. Drugs. (5/98)

4527. Soaps, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations. (5/98)

4628. Miscellaneous plastic products. (5/98)

17. — Leather and leather products BUT EXCLUDING leather tanning and finishing. (5/98)

4829. Glass products, made of purchased glass. (5/98)

19. — Pottery and related products. (5/98)

20. — Metal cans and shipping containers. (5/98)

3021. Cutlery, hand tools, and general hardware. (5/98)

2321. Heating equipment, except electric and warm air, and plumbing fixtures. (5/98) 19

23. — Fabricated structural metal products. (5/98)

2432. Screw machine products, and bolts, nuts, screws, rivets, and washers. (5/98)

25. — Metal forgings and stampings. (5/98)

26. — Metalworking machinery and equipment. (5/98)

27. — Special industry machinery, except metalworking machinery. (5/98)

2833. Pumps and pumping equipment. (5/98)

29. — Office, computing, and accounting machines. (5/98)

3034. Electrical and electronic machinery, equipment, and supplies. (5/98)

31. Transportation Equipment. (5/98)

3235. Measuring, analyzing, and controlling instruments; photographic, medical, and optical goods; watches and clocks. (5/98)

336. Miscellaneous manufacturing industries (39). (5/98)

H. Transportation, communications, electric, gas, and sanitary services:

1. Motor freight transportation and warehousing. (5/98)

2. Communication. (5/98)

3. Public Utility Structures and Buildings. (5/98)

4. Ancillary facilities for wastewater treatment, including, but not limited to administrative offices and vehicle maintenance shops.

I. Wholesale trade-nondurable goods BUT EXCLUDING poultry and poultry products, livestock, farm-product raw materials, not elsewhere classified, chemicals and allied products, tobacco and tobacco products, and nondurable goods, not elsewhere classified. (5/98)

J. Wholesale trade-durable goods BUT EXCLUDING automobiles and other motor vehicles, lumber and other construction materials, coal and other minerals and ores, construction and mining machinery and equipment and scrap and waste materials. (5/98)

K. Transportation, utilities and communication (40 - 49), BUT EXCLUDING travel agencies (4722). (5/98)

L. Biomass facility (Section 2.425). (5/98)

M. Boat & RV Storage (section 2.411). (5/98)

N. Public and Semi-Public buildings and structures excluding office space except as specified in H. (5/01)

O. Services

1. Research and development laboratories. (5/98)

2. Noncommercial educational, scientific, and research organizations. (5/98)

3. Membership sports and recreation clubs. (5/98)

4. Amusement and recreation (79), including golf courses (7992) and driving ranges and amusement parks (7996). (5/98)

5. Public and private sports facilities including but not limited to stadiums, arenas, ice rinks, parks, and aquatic facilities. (5/98)

6. Miscellaneous services. (5/98)

P. Public administration. (5/98)

1. Fire protection. (5/98)

Q. Transit stop shelters. (5/98)

In addition to any other notice required by law, notice shall be also sent to Marion County and the City of Salem for any hearing regarding any conditional use or other land use applications for property within the AI zone. (5/01)

2.115.05 Prohibited Use

The following uses are prohibited in the AI zone:

A. Wastewater treatment in any form, including but not limited to primary clarifiers, trickling filters, aeration basins, secondary clarifiers, disinfection facilities and dewatering facilities. (5/01)

2.115.06 Dimensional Standards

A. Minimum Lot Dimension and Maximum Height Requirements (5/01)

LOT SIZE	The parcel size shall be adequate to contain all structures within the required yard setbacks.
MAXIMUM STRUCTURE HEIGHT	35 feet

B. Minimum Yard Setback Requirements (5/01)

ADJACENT PROPERTY USE		
SETBACKS	Residential	Non-Residential
Front	20 feet	20 feet
Side	20 feet*	15 feet
Rear	20 feet*	15 feet
Street-side	20 feet	20 feet
*Plus 1 foot for each foot of building height over 10 feet		

Adjacent to residential zones, an eight (8) foot sight obscuring fence, wall or hedge is required. (5/01)

2.115.07 Development Standards

All development in the AI Zone shall comply with the applicable provisions of this Ordinance. The following includes referenced items as well as additional development requirements:

A. **Off Street Parking.** Parking shall be as specified in Section 2.303. (5/98)

B. **Non Residential Subdivisions and Partitions.** Land divisions shall be reviewed in accordance with the provisions of Section 2.310. (5/01)

C. **Design Standards** - Unless specifically modified by provisions in this Section, buildings located within the AI zone shall comply with the Development Standards in Section 2.315. (5/98)

D. **Yards and Lots.** Yards and lots shall conform to the standards of Section 2.312. (5/98)

E. **Signs.** Signs shall conform to the requirements of Section 2.308. (5/98)

F. **Accessory Structures:** Accessory structures shall conform to requirements in Section 2.313. (5/98)

G. **Landscaping:** A minimum of 10% of the property shall be landscaped, including all required yards. Landscaped areas shall be landscaped as provided

in Section 2.309. (5/98)

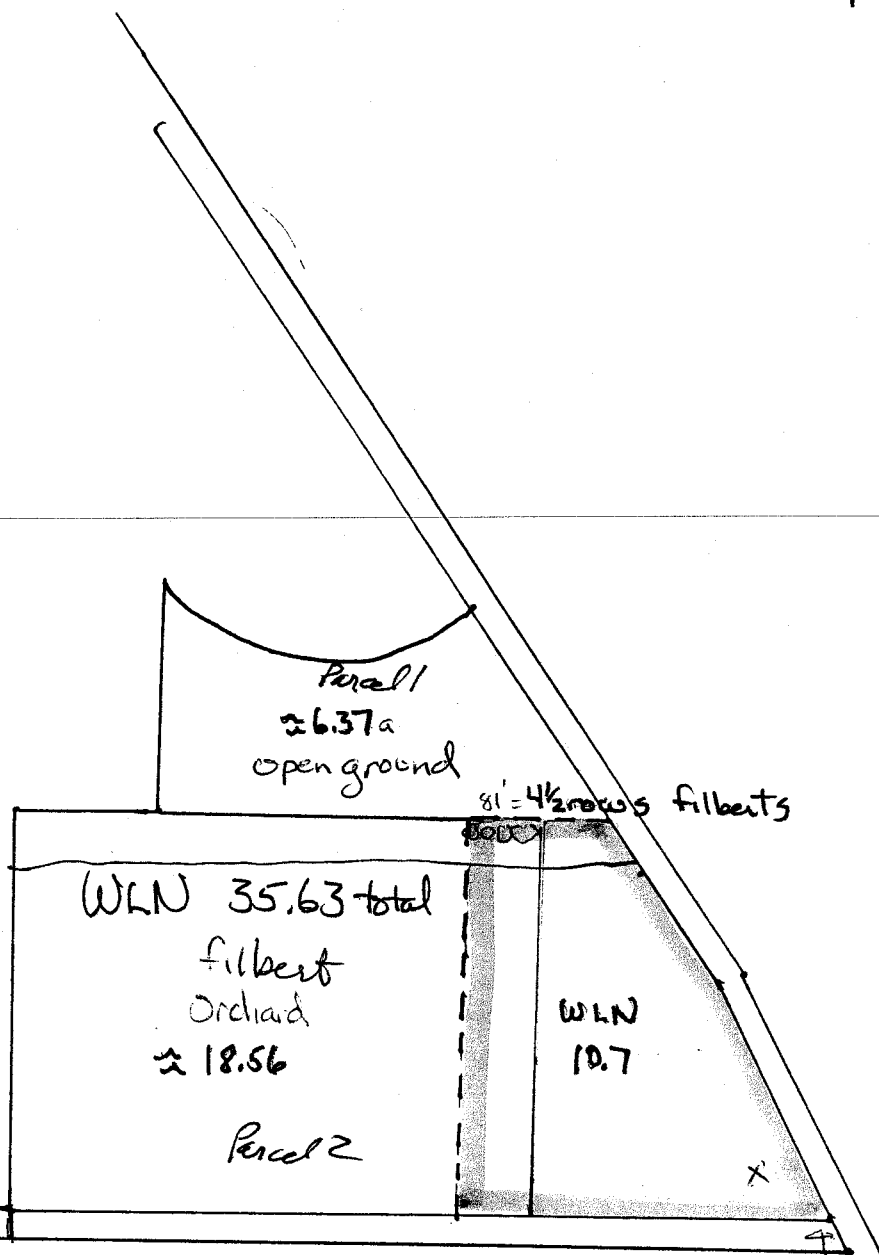
H. **Lot Coverage:** The combined maximum building and parking area coverage shall not exceed 90%. (5/98)

I. **Open Storage:** . (5/98)

1. Open storage of materials used for the manufacture or assembly of goods, and equipment is prohibited in required yards, but is otherwise permitted provided that such storage is enclosed with a sight-obscuring fence, wall, hedge, or berm a minimum of 8 feet in height. (5/98)
2. Materials and equipment stored as permitted in this section shall be no more than 14 feet in height above the elevation of the storage area. (5/98)
3. Landscaping shall screen open storage over six feet in height above the elevation of the storage area. (5/98)

J. **Easement/Waiver:** As a condition of approval of any building permit or land use action in the AI zone, and as a precondition of any occupancy permit, the property owner shall sign and cause to be recorded in the real property records of Marion County a document granting an easement and a waiver of claims with regard to impacts from the Willow Lake Wastewater Treatment Plant. Such easement/waiver shall be approved by the City Attorney and be in substantially the same form as that attached to that certain Willow Lake Settlement Agreement executed by Salem, Marion County and Keizer. The recorded easement/waiver shall also be referenced on the plat of any partition, subdivision or PUD. (5/01)

N



City of Salem -
 filbert orchard
 6867
 25410 - 4602
 14a (8.59 orchard)

WLN
 ≈ 25 acres to sell to City of Salem

≈ 10.7 acres to be retained by WLN

≈ 14 acres City of Salem to sell to WLN