

MINUTES

KEIZER PLANNING COMMISSION

Wednesday, September 14, 1994
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Chair Goesch called the regular meeting to order at 7:11 p.m. Roll call was taken as follows:

Present

Sam Goesch, Chair
Art Gottfried
Marty Matiskainen
Denny Muchmore (arrived at 8:30 p.m.)
Elaine Smith
Jeff Taylor

Absent

Dawn Meier
Jerry Watson, Council Liaison

Staff

John Morgan, Community Development Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

APPEARANCE OF INTERESTED CITIZENS

No one came forward to present any issues to the Commission.

APPROVAL OF MINUTES

Marty Matiskainen moved for the approval of the Minutes of the Planning Commission meeting of July 20, 1994. The Motion was seconded by Art Gottfried with unanimous approval of those Commission members present.

FMAGIC

**WILLOW LAKE
NOISE AND ODOR
STUDY -
IMPLEMENT-
ATION
STRATEGY**

John Morgan Community Development Director stated the draft implementation strategy for Willow Lake Noise and Odor Study is before the Commission for approval before it is sent to the City Council. Mr. Morgan highlighted additions made to the document based on the Commission's direction at the last meeting. These changes include:

Objectives - The addition of two new objectives; create a commitment to continue to improve the plan operation so that odor problems are minimized and develop a formal role for the City of Keizer in planning for the future of the Willow Lake Treatment Plant.

Implementation Strategy - The addition of two points: The City of Salem, as the plant operator, has an obligation to continue to operate the plant in the best manner possible, and to continue to strive to improve operations thereby reducing noise and odor impacts. The Willow Lake Treatment Plant is a regional facility having regional benefits and impacts. Therefore, it is appropriate for the City of Keizer to have a formal role in the planning for its future.

Mr. Morgan stated the special policy area boundary section of the document contains a proposal for the exclusion of 12.4 acre portion of property at McNary Estates. He noted this proposal has not been accepted as part of the strategy due to the fact the property was purchased after the special policy area was adopted and that it is not in the best interest of the community to allow continued residential development in the area most impacted by the plant odor.

The final addition in the document focus on the operation and the future planning of the Willow Lake Treatment Plant.

Mr. Morgan reported the changes noted in the strategy are reflected in the dual interest agreement.

If the strategy is adopted as written now, it will require one comprehensive plan language change, adoption and placement of a new zone and adoption of the dual interest agreement.

Presenting testimony to the Commission was:

Mark Grenz, 1155 13th Street SE, Salem representing Hillman Properties developers of McNary Estates, appeared before the Commission to voice his concern with the inclusion of the Hillman property in the special policy area. Mr. Grenz believes the benefits of proposed development outweigh the possible odor impact upon the residents. He noted recent improvements to the plant have caused the odor to decrease during this last year. Based upon this information, he urged the Commission to exclude the proposed development from the special policy area.

In response to a question from Commissioner Smith, Mr. Grenz stated other possible uses for the area include a golf driving range. He noted the development proposes 159 units on the 12 acres of which 80 will be within the special policy area.

Chair Goesch stated even with the success of the chemical treatment process this last summer, Salem is not willing to accept any potential risk. Mr. Gottfried noted the cost of the chemical treatment is minimal compared to other improvement options.

Mr. Gottfried voiced his support to allow the McNary Estates development to proceed by excluding the area from the special policy area. Mr. Taylor noted Hillman Properties was aware the McNary property was in the special policy area when it was purchased in 1991.

Ms. Smith voiced her concern that if the line is adjusted for the Hillman property, how many more adjustments will be necessary in the future. Mr. Matiskainen added there are other property owners in this area that would like to be considered being removed from the special policy area. He suggested an overall review of the properties that may be considered for removal.

Ms. Smith suggested including a clause in the dual interest agreement to reassess the special policy area in five years or sooner. City Attorney Johnson proposed a termination date in the agreement in order to reevaluate the conditions.

PROJECT UPDATES

Marty Matiskainen moved to submit the implementation strategy to the Council as presented with an addition under the implementation strategy which responds to the overall reevaluation of all properties within the special policy area as part of the sewage treatment master plan but no later than October 1, 1997. The Motion was seconded by Sam Goesch.

The Motion passed unanimously by those members present.

Marty Matiskainen will give a short presentation on the Implementation Strategy to the Council at their October 17, 1994 meeting.

Mr. Morgan gave the following project updates:

River Road Redevelopment Project

Mr. Morgan reported Portland General Electric is committed to completing their work next year and Salem Electric is in the process of pulling cable along River Road.

Cherry Avenue Design Plan

Mr. Morgan noted the design team is in the process of developing the plan with the first public session scheduled for November.

Periodic Review

John Spenser is working on two components; amendments to the UGB Comprehensive Plan and UT zone changes. This will be on an upcoming agenda.

Access Management Program

This project is on hold at the present time since it will be wrapped into the River Road zone.

Clear Lake Neighborhood Circulation Plan

Mr. Morgan stated he has not yet been able to obtain a commitment from the Neighborhood Association to participate in this process.

Chemawa Activity Center Land Use and Transportation Plan

During the next week a consultant will be chosen to work on this project in conjunction with Salem at the Kuebler Boulevard exchange.

Transportation Planning

Mr. Morgan reported the population and employment forecasts were adopted by SKATS technical advisory committee. This work will be ongoing over the next 18 months.

Tree Ordinance

City Attorney Johnson is presently drafting amendments which will be before the Planning Commission for future review.

Sign Code Notification Project

The inventory has been completed and the analysis is close to being complete. Notification to the property owners should be distributed in November.

Community Development Staff Change

Mr. Morgan introduced Roger Evans who has replaced Skip Wendolowski as City Planner.

Mr. Morgan invited the Commission members to the upcoming Governmental Affairs Committee meeting on Wednesday, October 12th at 4:00 p.m. The agenda will include a speaker from the restaurant profession.

WORK PLAN AND SCHEDULE FOR 94-95

Mr. Morgan distributed a tentative project schedule for Planning Commission, River Road Redevelopment Board and City Council for the upcoming year.

The Commission discussed regular attendance of a member at the Council meetings to report progress and projects being discussed at the Planning Commission level.

Commissioner Taylor volunteered to attend the September 19th meeting for a presentation on the manufactured home standard amendments previously discussed at the Planning Commission.

DEVELOPMENT CODE

Mr. Morgan introduced Mike Unger and Skip Wendolowski, consultants from the Mid Willamette Valley Council of Governments. These individuals will take the lead in drafting the zoning and subdivision ordinance updates.

Mr. Unger outlined the objectives of the development code which will include providing an easy to read and understandable code, a streamlined and objective development review process, correct fundamental structural errors of existing ordinances, encourage development practices that result in more efficient urban forms and implement the city development objectives. Mr. Unger anticipated the development code being adopted prior to July 1, 1995.

The Commission discussed major themes and concepts which will be used to draft the development code.

Commercial Development

The Commission suggested creating a commercial focal point to be portray a downtown area to alleviate strip development concepts. Mr. Morgan suggested the creation of the RR (River Road) zone or an IC (Intense Commercial) to force development in a centralized area. This will create depth both in space and use. These developments should be pedestrian oriented and encourage construction of additional office space. A redevelopment incentive policy could be implemented to assist in this type of development.

Mr. Gottfried stated if a "downtown" area is created more north/south streets need to be developed to encourage efficient traffic circulation.

Mr. Morgan also suggested performance/design standards be developed along with a site review evaluation for commercial development.

Residential Development

Mr. Muchmore suggested low density, single-family neighborhoods should be tied together with some type of connectivity; vehicle and pedestrian. Ms. Smith suggested the addition of a neighborhood commercial zone which would offer support services to area residents. She also proposed garages being set back behind the main part of the house or the creation of alleys behind the home.

Mr. Morgan cited concerns within high-density residential area requirements in regards to setbacks or buffers.

Mr. Unger suggested the site review concept be implemented in the new development code. In addition, Mr. Wendolowski proposed guidelines for new development being responsible for public facilities; parks and street improvements.

Other areas of concern to be considered in the development of these changes include public use impact, churches in residential areas, accessory structure standards and minimum density requirements.

Mr. Wendolowski noted a draft of these concepts will be prepared and discussed at the next scheduled meeting.

ANNOUNCEMENT AND AGENDA INPUT

Mr. Morgan announced the draft regional bicycle plan has been published and will be adopted by the first of the year. Ms. Smith and Mr. Goesch volunteered to review the document to develop a response to SKATS on issues involving Keizer.

Mr. Morgan noted the next meeting will be Wednesday, October 12, 1994 at 7:00 p.m.

There was no other business to come before the Commission.

ADJOURNMENT

Jeff Taylor moved to adjourn. Elaine Smith seconded the Motion with unanimous approval by those members present.

The meeting was adjourned at 10:20 p.m.