

MINUTES

KEIZER PLANNING COMMISSION
Wednesday, September 11, 1991
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER Chairman Watson called the meeting to order at 7:32 p.m.

ROLL CALL The following members were present: Lee Dunn, Sam Goesch, Marty Matiskainen, Dawn Meier, David Siegel, and Jerry Watson. Member Mark Grenz was excused from the meeting. Also in attendance were Councilor Hart, John Morgan, Shannon Johnson, and Roxie McGrath.

APPROVAL OF MINUTES Mr. Morgan distributed the June 21, 1991 Planning Commission minutes.

David Siegel moved that the June 21, 1991 Planning Commission minutes be approved as submitted. The motion was seconded by Sam Goesch.

The motion was put to a vote and passed unanimously.

PUBLIC TESTIMONY No public testimony was presented to the Commission.

DISCUSSION - Periodic Review Mr. Morgan stated that there are two periodic reviews occurring at this time, one is the Salem Urban Area Comprehensive Plan Periodic Review and the other is the City of Keizer's Periodic Review. The Commission is now dealing with Keizer's Periodic Review. Mr. Morgan expects there to be a hearing in December on any changes to the review.

John Spencer, representing the City of Keizer, stated that in 1988 some revision to the periodic review were reviewed by Land Conservation and Development Commission and the Keizer City Council, therefore these proposed changes are the ones addressed in the fourth Draft Periodic Review Order. Mr. Spencer distributed and discussed the draft and a summary of those changes. Following is a summary of those proposed changes:

Items one through four relates to specifying timelines in certain sections of the review.

Item five relates to the Keizer Dike and postponing maintaining the Dike until after the Federal Emergency Management Agency (FEMA)

completes a study on the Willamette River floodplain and the adequacy of the dike.

Item six provides inventory information for Keizer, and incorporates information prepared by Salem for its periodic review.

Item seven relates to regional consideration of minimum residential density. A discussion on this issue will be discussed at the next Commission meeting.

Item eight is concerned with developing a Public Facilities Plan. Mr. Siegel asked for the Draft Public Facilities Plan to be distributed to the Commission. Modifications to the draft plan are needed in order to address LCDC comments related to short term projects.

Mr. Spencer discussed zoning ordinances that need to be revised: Section 29.01, Uses, needs to have "(53) Residential Home Care" added to Commercial General-CG Zone to comply with ORS 443.590. A new standard is also proposed for environmental quality to comply with State and Federal standards for all pollutants, as follows: "No land or structure shall be used or occupied unless maintained and operated in continuing compliance with all applicable standards adopted by the Oregon Department of Environmental Quality (DEQ), including the holding of all licenses and permits required by DEQ regulations, local ordinance, and state and federal law."

Mr. Spencer discussed other related issues to the Periodic Review. The Transportation Plan Map will need to be amended to delete collector extending from McClure Street to Windsor Island Road. The Review will be updates as data is received from the 1990 Census. Mr. Spencer that the Marion County has proposed a minimum residential density be adopted for all jurisdictions. He stated that an analysis of development trends/density, and suggested options will be presented in the next draft.

Mr. Spencer distributed proposed changes to the Salem Urban Area Comprehensive Plan Periodic Review for the Commission's information and stated that there has to be compatibility between the regional review and Keizer's Periodic Review. He noted that the Urban Growth Boundary, Transportation, Willow Lake Treatment Plant, Solid Waste, Storm Drainage Policy, and Residential

Density are regional issues which Salem is currently reviewing. Then, Keizer will need to review the changes.

Mr. Spencer stated that first the Commission reviews the draft and holds public hearings on the issue. Then, the Periodic Review is submitted to Council for approval. After the Council approves it, it is submitted to LCDC for approval and comments. Mr. Morgan stated that hopefully Keizer's Periodic Review will be adopted by the first of the year.

Mr. Morgan stated that there may be requests to change the Comprehensive Plan Map because of expressed need and market issues. He discussed the proposed annexation of land west of Wheatland Road, the Keizer Industrial Park, and the Clear Lake area related to changing medium high density residential to low density residential. Mr. Morgan suggested the Commission may want to review the Keizer Tomorrow Vision because there is corollary information related to the development of industrial property. He also suggested that the Commission review the land use map.

There was a discussion on Marion County's pushing minimum residential density. Mr. Morgan stated that the issue relates to preserving resource land, namely farm land. He noted that Marion County Commissioner Randy Franke will address the Commission either at a hearing on the issue or in another medium. Mr. Morgan noted that minimum residential density may be mandated in the future and pointed out that this item will be discussed at depth, and additional information presented, at the next Commission meeting.

OTHER BUSINESS Jim Keller, Chairman of the Governmental Affairs Committee, discussed the proposed changes to the Temporary Uses Ordinance 86-078. He stated that under Section 21.03(a) "flowers or" and "and is not vacant" are proposed to be deleted. Additionally, the words "City Planning Office" should be replaced by "City of Keizer". Mr. Keller stated that the Governmental Affairs Committee and the Chamber of Commerce have approved the changes. Chairman Watson stated that the subcommittee from the Planning Commission did not review the changes as a whole, however the changes were distributed to them and no comments were forthcoming.

Mr. Keller stated that the intent of the ordinance is for transient business to be required to follow the guidelines as other businesses are required. Chairman Watson stated that he would like to have the phrase "and is not vacant" remain intact. Mr. Keller stated that he has discussed the issue of enforcement with Chief Stull and Chief Stull has stated that the police officers would verify that the vendor had a permit. Mr. Morgan stated that one idea to help enforcement is requiring displaying of the permit on colorful paper. Mr. Morgan stated that Mr. Johnson will develop a final order and a public hearing will be held at the next Commission Meeting, then it will be forwarded to the City Council.

Mr. Morgan discussed the special meeting of the Keizer Tomorrow Committee concerning the Stayton Community Center and Keizer's associate planner job vacancy.

Mr. Morgan stated that the Council reviewed a gravel extraction permit extension request and related problems. The Council will hold a hearing on the extension.

Mr. Morgan distributed the Keizer Tomorrow's Vision document and the community response questionnaire. He noted that at the next Commission meeting there will be a presentation on this topic and requested that Commission review the documents and provide comments on them.

Mr. Morgan distributed the Residential Street Standards Special Study from the City of Salem and stated that this may be a topic on a future agenda.

Mr. Morgan stated that the McNary Activity Center Plan is still being reviewed. He reported that the Council direct Keizer staff and the Staats Corporation to meet to discuss problem areas and noted that on October 7th there should be a decision. Chairman Watson stated that he would attend the October 7th City Council Meeting to review the changes to the Plan.

Chairman Watson questioned Mr. Morgan about reviewing the street networks because of the growth that has occurred in Keizer. Mr. Morgan suggested on waiting for the SKAATS Plan.

The Commission discussed holding a special meeting to brainstorm future agenda topics.

Dawn Meier moved that the Planning Commission hold a special meeting on September 25th at 6 p.m. to 8 p.m. to brainstorm future agenda topics. The motion was seconded by David Siegel.

The motion was put to a vote and passed unanimously.

Mr. Goesch noted the sign code revisions will be a future agenda topic.

ADJOURNMENT The meeting was adjourned at 9:05 p.m.

Respectfully submitted,



Roxie McGrath

s:\wp\minutes\0911