KEIZER PLANNING COMMISSION
MINUTES
Wednesday, September 8, 1999
7:00 p.m.
Keizer City Hall - Council Chambers

1. CALL TO ORDER
Chair Wolf called the meeting to order at 7:04 p.m.

2. ROLL CALL
The following members were present: Bill Wolf, Dick Inman, Dan Nelson, Bruce Anderson, Manny Martinez and Jere Clancy (arrived at 7:25 p.m.)

Also present were: Amy Drought-Senior Planner, Garry Whalen-Council Liaison, Shannon Johnson-City Attorney, Bill Peterson-City Engineer and Cindy Perry-Recording Secretary

Absent: June Abbott

3. APPROVAL OF MINUTES
➢ **Regular Session Minutes, August 11, 1999**

<u>Mr. Nelson moved for the approval of the August 11, 1999 as amended. Chair Wolf seconded the motion and carried, all present voting aye.</u>

➢ **Joint Planning Commission/KURB/City Council Minutes, August 25, 1999**

<u>Mr. Inman moved for approval of the minutes of August 25, 1999 as amended. Mr. Anderson seconded the motion and carried all present voting aye with the exception of Chair Wolf who abstained, as he did not attend the meeting.</u>

4. DISCUSSION
Development Activity-

Ms. Drought indicated that the subdivisions off of Chemawa Road and the one near Clearlake School were continuing to advance. A new 11-lot subdivision would be going in on Linda Avenue with this street being extended to Dearborn. Shoulder widening and bike lanes will be constructed on Chemawa Road and Cummings Lane. Ms. Drought shared that a laundry mat had been approved on River Road and Weeks.

Responding to questions, Ms. Drought noted that there were still plans for the Blockbuster Video to be placed at the location of the LaBrisa Shopping Center and there was some discussion that a second Blockbuster would be placed in the Albertson's Shopping Center.

Ms. Drought shared rumors pertaining to the school district noting that she had heard a meeting was to take place at the end of the month, but this had not been confirmed at this time. Also, it was suggested that additional possible sites for the elementary school might be property north of Wheatland Road or Rosalie's farm. Again, none of this was confirmed.

4.1 Drainage Issues

Ms. Drought shared the handout of Draft language for Drainage Standards. She went over the changes that were made and the additional suggestions that were added to the draft language.

Jere Clancy arrived at 7:25 and took a seat at the table.

There was a lengthy discussion regarding the letter that was received from Ken Gierloff, President of KNAG. The Commission agreed with KNAG's concerns regarding the use of swales, ditches and berms siting maintenance and enforcement as a problem.

The Commission expressed its concerns with some of the wording in the draft document under G(1).

Mr. Clancy expressed his concern that this type of information was brought before the Commission for them to make a decision about since the majority of them were not engineers or builders. He felt that the City Engineer would have a better idea of how the document should be worded and that the Commission should either back his suggestion or seek additional input from an outside source.

Chair Wolf felt that it was important for the Commission to express their views of the document and use staff for support.

Mr. Nelson stated that he felt there should be additional wording placed in the document noting that the inspector has the power to stop or grant final approval of a building after reviewing the completed grading and site plan.

Mr. Nelson moved a motion to request that staff include language in the Draft Drainage Standards to include that prior to the inspector granting final approval that verification of the flow of the drainage be done as was indicated by the builder on their grading and drainage plan. Chair Wolf seconded the motion.

Ms. Drought noted that she could add additional language to this.

Mr. Martinez expressed his concerns that the Commission would vote on something without the final language being review by them.

Mr. Johnson stated that the Commission might wish to seek additional input from a public hearing before making any final decisions.

Mr. Nelson dropped his motion with Chair Wolf dropping his second to the motion.

Ms. Drought indicated that she would reword the language as she thought the Planning Commission would like to see to be brought before a public hearing.

Chair Wolf requested a break at 8:30 p.m.

The meeting reconvened at 8:36 p.m.

4.2 Retail Sales at the Stadium

Ms. Drought indicated that at last month's meeting the Planning Commission initiated a legislative text amendment to create a limited use overlay zone for the Public Zone on the stadium property. She indicated they would like to get the Commission's feeling on having the issue placed for public hearing and noted the time constraints to do this.

Mr. Johnson introduced Jerry Walker with the Baseball stadium to allow him to give their interpretation of the code and answer questions.

Mr. Walker submitted their interpretation of the code as submitted to them by John Morgan during a public hearing on December 2, 1996 and that the uses of the parking lot and the stadium itself would be allowed under the public zone. He went on to explain that he did note the Development Code had been changed in May of 1998 under permitted uses in a public zone the addition of commercial activity being allowed in a public zone. He felt that this was added to cover the stadium.

Mr. Walker noted over the past year, seven parking lot events had taken place covering a total of 71 days. The shortest event being one day and the longest being 37 days. He went on to explain that retail activity takes place year round in their shop and feels that they should be able to continue what they had been doing.

Chair Wolf noted that the only concern of the Commission was that the City was not following their own code and this was the idea for possibly adding the Overlay Zone.

Mr. Martinez expressed his concern that taxpayers money had been spent for a facility that felt they could profit from only 38 games per season.

Mr. Walker indicated that the facility was always considered multi-use and he shared some of the activities that had taken place at the facility. Mr. Walker noted that the primary revenue generator was the Salem-Keizer Volcanoes Baseball games.

Chair Wolf strongly stated that they were not there to debate whether the money should have been spent on the baseball stadium.

Taking exception to Chair Wolf's statement Mr. Martinez stated he had the right to express his views and would continue to do so.

Chair Wolf stated Mr. Martinez was out of order.

There was discussion among the Commission regarding the possibility of restrictions to avoid "extreme" events taking place in the stadium parking lot.

Mr. Johnson shared history of his conversation with John Morgan who informed him that the section was added to the Development Code to allow uses at the stadium. But Mr. Morgan questioned subjectively whether the current uses were beyond that. He went into a further definition of subordinate and ancillary and

- asked the Commission if they wished to change the code to allow the current uses or did they wish to add something to the code to be more restrictive.

With further discussion and questions Mr. Johnson noted other options to the overlay zone could be a conditional use to be used only if allowing a broad allowance for this. He went into an explanation of an overlay zone and shared this type of zone could be done with restrictions on the following: Type of use, time of use and length of use. Mr. Johnson suggested that he and Amy formalize these options and bring back recommendations at next month's meeting to schedule a public hearing after that time.

It was the consensus of the Commission to direct staff to bring back recommendations to the Commission regarding modification to the Development Code at next month's meeting.

Responding to questions, Ms. Drought noted that Salem had many public zones and the activities taking place at the State Fair were listed as public amusement and were allowed under this zone.

5. ANNOUNCEMENTS AND AGENDA INPUT

➢ **Correspondence from Ronald E. Barnick**

The correspondence was noted by the Commission

➢ **TSP Work Session**

A date for the work session would be discussed at a later date.

The next meeting of the Planning Commission is October 13, 1999 at 7:00 p.m. in the Council Chambers.

Ms. Drought shared with the Commission that she had accepted a job in Vancouver, Washington beginning next month noting that she had enjoyed her position with the City but the commute from her home in Portland was becoming more difficult for her. The Commission wished her well in her endeavors.

Ms. Drought noted that she was reasonably sure they would be awarded the in-fill grant that she had applied for.

5. ADJOURN

Chair Wolf adjourned the meeting at 9:20 p.m.