

MINUTES

KEIZER PLANNING COMMISSION

Wednesday, September 8, 1993

Robert L. Simon Council Chambers

CALL TO ORDER

Chair Meier called the meeting to order at 7:02 p.m.

ROLL CALL

The following members were present: Diane Bassett, Sam Goesch, Marty Matiskainen and Dawn Meier. Elaine Smith had an excused absence. Also in attendance were Councilor Jerry Watson (arrived at 9:00 p.m.), John Morgan, Community Development Director and Linda Sanders.

APPROVAL OF MINUTES

Sam Goesch moved for the approval of the Minutes of the Planning Commission meeting of May 12, 1993. The motion was seconded by Marty Matiskainen and passed unanimously.

PROJECT UPDATES

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

■ **Chemawa Activity Center**

The Chemawa Activity Center Plan was adopted by the Council. The big difference in the adopted plan was the consideration being given regarding the need for the land west of the railroad tracks to remain in the activity center. Unless the need is proven, that land will be removed from the plan. Money is being sought to finance a study and the group will meet soon to interview and select those to do the study.

■ **Clear Lake Area Comprehensive Plan Use**

The amendments to Comprehensive Plan will probably be adopted by the City Council in their September 20th meeting. Placement of a park on the north side of Labish Creek on the Epping property is being discussed with the Parks Board working on the specifics. The Council also limited the residential development with the property required to go through the subdivision and planned development process in an attempt to tighten the mixed use zone.

■ **Periodic Review**

The Land Conservation and Development Commission, in their last meeting, requested a clarification process for rezoning and

redoing Project 90 policies. The need is to come up with new economic strategies and probably will be done on a regional basis.

■ Noise and Odor Study

Mr. Morgan said the study is to be released at a joint Salem/Keizer City Council, Salem/Keizer Planning Commission meeting. The meeting is tentatively planned for September 16, 1993. The intent of the staff is to have the study referred to the Mid-Valley Planning Forum. A strategy has been drafted to: move the land south of Lockhaven out of the area and allow single family housing, make a new zone for agri-industrial, recreational, etc. uses and to get aggressive toward pursuing money to discover if the outgrowth of the plant can be used, i.e. heat, biogro, etc., by the agri-industrial neighbors next door.

■ Strategic Planning

Mr. Morgan said several items are being added to the plan list. Commissioners will be invited to budget committee meetings in October. The report regarding the dike should be available to the City soon and will require work from the Commission.

DISCUSSION: Comprehensive Housing Affordability Strategy

Mr. Morgan gave the history on the study of housing in the Salem-Keizer area which has included an indepth analysis of all the housing in the area, a City Council workshop and a comprehensive report. The report was reviewed in a recent workshop at Chemeketa College. Both Mr. Morgan and Ms. Bassett attended. Mr. Morgan stated the decisions on housing will ultimately be made by the City Council. At this point, the Council is concerned with rehabilitation, not creating a housing authority or operating housing.

Chair Meier asked about situations such as the pocket of mobile home housing on Cherry. Mr. Morgan said people need housing of the level they can afford. If the City joins the Consortium, funds might be available for programs such as assistance for first time home buyers. The second part of the City strategy would be to have an ordinance which controlled housing.

Chair Meier asked if there was a way homebuyers could work on their homes. Mr. Goesch said he could aggressively support an ownership program. Mr. Morgan reported a major concern at the recent workshop was the large apartment complexes on Ward and Lancaster Drive. He believed ways must be found to build small projects such as duplexes for rental property. Ms. Bassett shared

an instance where the City she formerly lived successfully fought the Housing Authority about building too many duplexes close together. Mr. Goesch said more than 20% rental property in a neighborhood has a negative affect.

Mr. Morgan reviewed briefly some of the data in the report. He pointed out Keizer has a fairly large group of elderly owners who are at risk with a very low income. He also noted the survey has a place for interaction from those studying it and encouraged the Commissioners to make comments.

Ms. Bassett commented on the constructiveness of the workshop. She stated it was important for the City of Keizer to adopt a strategy before they are commanded to do so.

The Commission took a short break.

The meeting was reconvened at 8:15 p.m.

ACCESS CONTROL

Mr. Morgan presented the Access Management Program which is a result of the joint meetings of the Planning Commission and River Road Redevelopment Board. The purpose of the program is to manage traffic better thus making River Road more accessible. He noted the Government Affairs Committee had made comments regarding the program which he would share after the overview. The major headings in the program report included "Driveways and Curbcuts" and "Unified Access and Circulation."

Mr. Matiskainen asked about inclusion of the transit impact. He cited a specific driver visibilty problem regarding the students riding City buses. Mr. Morgan said the busses would be making stops immediately following a signalized intersection. There will also be 6-8 bus pullouts on River Road which might help the problem.

Mr. Morgan asked how the Commission felt about the structure setup with levels for new construction, redevelopment, voluntary compliance and involuntary compliance. Mr. Goesch stated he was not a big fan of forced compliance. Ms. Bassett agreed, stating encouragement will produce more results. Mr. Goesch did point out there is a problem if someone is killed because nothing is done. He felt the threshold needs to be fairly high and objective to trigger involuntary compliance.

The Commission discussed the driveways located at the River Road gas stations. Mr. Goesch asked about an ordinance to be

written requiring right turn only where two accesses are present. Mr. Morgan suggested the right-in-right-out driveways can work well. Mr. Goesch suggested that model language for that situation be drafted to include in the program. Mr. Morgan said he would bring a draft to the October meeting. He also mentioned the Government Affairs Committee suggested working together in the business community and not targeting individual businesses.

In discussing the trigger for changing the access, Mr. Morgan suggested the Council might choose to close a driveway where there is a clearly documented safety problem or the Commission could choose not to include the section in the program. Chair Meier said the dream would be to have some businesses come forward voluntarily to change the situation and then a success would perpetuate changes. Mr. Morgan did know of two instances where businesses were interested in making changes to their present access plans. Mr. Matiskainen suggested forced compliance might become more palatable if options could be offered to replace any loss.

Mr. Morgan asked the Commission their thoughts about the traffic situation at Taco Bell and the situation was discussed.

Sam Goesch moved that the proposed access ordinance state "commercial properties with access on two streets will have driveway access on the non-arterial street as well as potential access on the arterial streets." Marty Matiskainen seconded the motion. The motion passed with a vote of 3-1.

Mr. Matiskainen asked if there was a way to reconfigure the Taco Bell traffic pattern by moving the order board to give more room. Mr. Goesch did not think much could be done. Ms. Bassett stated her problem with neighborhoods not having a voice in action which could be detrimental to them. Mr. Goesch commented that dead end streets with commercial property on the end could expect development to occur. Mr. Morgan stated a traffic planter circle is planned for the beginning of Linda Avenue with landscaping and a dead end sign.

ANNOUNCEMENTS/ AGENDA INPUT

Councilor Watson asked for some time to share his concerns. He asked the Commission to take action regarding the new subdivisions planned on the Epping and Reiman properties which have not planned access to the schools without going on River Road. He suggested the Commission consider requiring any partitioning, PUD or subdivision in excess of 2 acres to provide stub streets or dedicate a strip to the public allowing at least 50%

of the street to connect to streets on adjacent property. He felt wherever streets are not connected, public pedestrian and bicycle access should be provided to connect to adjacent streets. His second suggestion was to have the Commission review the mixed use zone ordinance.

Chair Meier asked Councilor Watson to give written comments to Mr. Morgan so the Commission could receive them in their next packets for discussion.

ADJOURNMENT

The meeting was adjourned at 9:17 p.m. **The next regular meeting of the Planning Commission will be October 13 at 7:00 p.m. in the Council Chambers.**