

MINUTES

KEIZER PLANNING COMMISSION Wednesday, August 15, 1990 Keizer City Hall

CALL TO ORDER

In the absence of Chairman Hansen, City Manager Otterman called the meeting to order at approximately 7:30 p.m.

ROLL CALL

The following Planning Commissioners were present: Lee Dunn, Dawn Meier, Mark Grenz, Jerry Watson, and Al Wilson. Also in attendance was Shannon Johnson and Don Miner.

APPROVAL OF MINUTES

It was moved and seconded to approve the July 11, 1990 Planning Commission meeting minutes. The motion was put to a vote and passed unanimously. (Commissioners Hansen and Youse absent).

ANNOUNCEMENT

Vice-Chairman Wilson announced that he is resigning from his post on the Commission due to his move to Portland. Mr. Otterman requested a letter announcing his resignation be submitted to the Mayor and City Council, and will make this post vacancy announcement to the City Council, at their August 20, 1990 meeting.

DISCUSSION Manufactured

Housing

FMAGIC

City Attorney Johnson addressed the LCDC letter, dated May, 1990, regarding Section 41.05(5) which addresses material standards for mobile and manufactured homes. Mr. Johnson discussed this issue with Mr. Hobson, in addition to writing a letter to Bob Rindy at LCDC. Mr. Rindy referred Mr. Johnson to Jim Hinman, of LCDC, who informed him the statute is quite clear that the standards being used are specifically stated in the statute and can be utilized. This, however, places the discretion into the Zoning Administrator's hands. LCDC would prefer more specific language but said the city is not required to do so. Mr. Hinman asked that the city treat the letter as only a recommendation.

Mr. Wilson requested clarification of the LCDC

letter's content. Mr. Johnson said the letter basically addresses Section 41.04(5) that directly states: "The mobile home shall have exterior siding and roofing which in color, material and appearance is similar to the exterior siding and roofing material commonly used on residential dwellings within the community or which is comparable to the predominant materials used on surrounding dwellings as determined by the Building Inspector."

Mr. Johnson said LCDC had hoped that this language be more specific.

Commissioner Meier suggested the word "or" be changed to "and". Mr. Grenz feels the word "or" is appropriate.

The word "community" does not strike Commissioner Watson as a legal term. The term could mean, he said, an area such as Wilark Park, or McNary Estates.

Mr. Johnson said the Commission's hands are somewhat tied because the statute states the city can use any or all of the placement standards, or any less restrictive standards. Therefore, Mr. Johnson said changing the word "or" to "and" would mean both standards will apply, which might make the wording more restrictive. Mr. Johnson's recommendation is to not make the wording more restrictive.

Mr. Wilson is pleased with the existing language, which dictates manufactured homes must appear comparable to surrounding dwellings.

Mr. Watson suggested wording be inserted which states, "For purposes of this Section, the following materials will not be considered comparable or used within the community."

In response to a question raised by Commissioner Meier, Mr. Miner said manufactured homes are presently being built with composition shingles/shakes, and very few utilize fiberglass roofing tiles.

Mr. Watson suggested the Commission accept Section 41.04(5) and attach to it a non-exclusive list of items that, by definition, are not to be deemed by the local permitting authority to be similar to the exterior siding and roofing materials commonly used on residential dwellings within the community.

Regarding parking spaces, Mr. Johnson said the

present Ordinance states, "Manufactured homes shall have an attached or detached garage or carport constructed of like materials and parking consistent with development standards for single family dwellings in the Underlying Zone." Mr. Otterman said, presently, all the city requires is two parking spaces.

Mr. Miner pointed out a correction to the July 11, 1990 minutes, page 3, line 9 which states "...he does feel this process complies with State statutes." Mr. Miner pointed out the minutes should state, "...he does not feel this process...".

Mr. Otterman feels the only way a permit application for a manufactured home would be denied is if that dwelling was not compatible with the surrounding neighborhood.

Mr. Miner feels the word "compatible" is a loose term and feels the word means it is not built with predominant materials.

Mr. Grenz said the reason the city wishes to deal with potential manufactured homes owners on a case-by-case basis is to ensure the surrounding neighborhood community could be given the opportunity to voice their opinion on the matter.

Mr. Johnson said the language in sub (5) is clear and objective, in his opinion.

It was moved and seconded to approve the wording in Section 41.04(5) but delete "Building Inspector" and add "Hearings Officer and/or City Council". The motion was put to a vote and passed unanimously (Commissioners Hansen and Youse absent).

UPDATES
Urban
Renewal
Plan

Mr. Otterman reported that the Urban Renewal Plan is to be delivered to City Hall this week. The report to Council will be received next week. There is a meeting of the Advisory Committee on August 28, 1990, beginning at 4:00 p.m. City staff will be setting the joint Planning Commission/City Council public hearing regarding the Plan in mid-September. Adoption of the Plan is expected by the first part of October.

Staats
Lake

Mr. Otterman reported Staats Lake property

representatives will be meeting with city staff in September. Conceptual approval of the Staats Lake Master Plan will be put before the Planning Commission and City Council. Next Spring is the target date for construction at the site.

Community
Development
Coordinator

City staff has been accepting applications for a person to fill the position of Community Development Coordinator. This position was added into the budget and approved by Council and the voters. Mr. Otterman will be interviewing next week and hopes to hire a person to fill this position by mid-September. The new Coordinator will fill Mr. Otterman's position at Commission meetings.

Chemawa
Activity
Center

Mr. Otterman has been in discussion with the Developer who is securing the options on the property at the Chemawa Activity Center site. He has all but two properties secured, with options. The two hold-outs are very small parcels. A marketing study is currently underway. Those results should be available in 30 days. The Developer's emphasis, at this point in time, is to secure a major anchor tenant for the regional center and, in addition, they are marketing to obtain a hotel anchor.

Regarding the regional commercial development, Mr. Otterman responded to a question raised by Mr. Watson by stating he does not anticipate any opposition from the City of Salem. A meeting has been scheduled soon with all four jurisdictions to resolve some of the final outstanding issues.

Mr. Otterman said the city must complete the Periodic Review prior to establishing any development at the Activity Center and the Comprehensive Plan must be amended.

Depending upon the outcome of the marketing study, Mr. Otterman said the Developer and city are contemplating placing the Activity Center into an Urban Renewal project area, for infrastructure purposes. The Developer is aware the city does not have the funding to pay a consultant to do the Urban Renewal Plan, therefore, they are willing to enter into an agreement with the city to front the cost for the consulting work and to be paid back

from the tax increment flow.

DISCUSSION
Planning Cases

Jerry Watson has several concerns regarding variances, and is struck by the routine manner in which they are approved. In addition, Mr. Watson is concerned about street development, particularly the proliferation of private streets, in upscale developments, that effectively partition the community into enclaves and hinder the flow of traffic across major portions of the community, potentially creating a safety and security hazard.

Mr. Otterman said he has given strict instructions to Marion County to inspect each Variance on an individual basis. If they cannot make specific findings, as required by the Code, they should not be recommending them.

ADJOURN Vice-Chairman Wilson adjourned the meeting.

Respectfully Submitted By:


Chris Moreland
Recording Secretary

Note: Minutes have been reviewed by City Manager.

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