

MINUTES
KEIZER PLANNING COMMISSION
Wednesday, August 12, 1998
Keizer City Hall - Library

1. CALL TO ORDER

The meeting was called to order by Chair Wolf at 7:02 p.m.

2. ROLL CALL

The following members were present: Bill Wolf, Dan Nelson, Dick Inman, June Abbott, Bruce Anderson, Jere Clancy, and Manny Martinez.

Also present were: Council Liaison Jim Keller, City Attorney Shannon Johnson, Staff Liaison Amy Drought, COG Consultant Anna Braun, and Recording Secretary Nona Oxe'.

3. APPROVAL OF MINUTES - July 8, 1998

It was moved by Ms. Abbott that the minutes of July 8, 1998 be approved. The motion was seconded by Mr. Anderson and carried, all voting aye except Mr. Clancy who abstained from voting inasmuch as he was not present at that meeting.

4. APPEARANCE OF INTERESTED CITIZENS

There was no public testimony to come before the Commission.

5. PROJECT UPDATES

Development Activity

City Planner Drought reported that two subdivisions hearings are scheduled for the end of August. The first, a 10-lot infill development off Brooks Avenue NE; and, the second, a 4-lot duplex project off Windsor Island Road, also an infill development. Ms. Drought indicated that later in the agenda she would comment on a development currently under appeal.

Ms. Drought noted that the Iris Lane bid opening is set for next Monday, August 17. October 31 is the scheduled project completion date.

Revisions to the Floodplain Development Standards

Ms. Drought reported that she carried to City management the Planning Commission's recommendation to contract out the floodplain ordinance revisions. Staff concurred with the recommendation. Since funding was not appropriated in this year's approved budget, Ms. Drought and City Manager Mull are looking for grant possibilities. Ms. Drought is meeting with DLCD staff next week seeking assistance or direction in pursuing grant funding. Ms. Drought will bring back an update next month.

Ms. Drought also plans to get input from DLCD with regard to developing infill design standards.

Update on Appeal of Partition Case 97-22 and Partition/Adjustment Case 98-03

Ms. Drought noted that the subject partition case came before the Planning Commission about one year ago. Since then, it has gone through several appeals before the hearings officer. Last Monday, August 3, the applicant's appeal of the hearings officer's decision on the two cases was heard by the City Council. The property proposed for partitioning currently fronts on Shady Lane. A house occupies proposed Parcel 1, fronting Shady Lane. An access easement extends from Shady Lane allowing access to proposed Parcels 2 and 3. The two issues before the Council are: is the front lot line for Parcels 2 and 3 the side that faces the street or the side that faces the easement; and, if the easement, where exactly should lot depth be measured from (what constitutes the front lot line).

Ms. Drought directed attention to a drawing depicting Shady Lane, the proposed 3-lot partitioning, and the access easement. She noted that there is now general agreement that Lots 2 and 3 front on the easement. The basis for the appeal is the interpretation of the City's Code. The issue at hand is where to measure from to determine the lot depth; the edge of the easement, or the property line. Ms. Drought noted that the hearings officer says the easement, resulting in insufficient depth--staff says the property line, which would allow sufficient depth to grant the partition/adjustment. Ms. Drought acknowledged that the Development Code does not give clear direction.

City Attorney Johnson confirmed for Chair Wolf that since no evidence was being presented tonight, or testimony given, Councilor's Keller's participation in the discussion would not constitute a conflict for him in Council's consideration of the appeal.

Ms. Drought responded to questions about the Development Code definition for front lot line. She acknowledged that the wording in the new Code is the same as in the old. She suspected, however, that the new Code might not allow this proposal because of the requirements for house orientation. Mr. Johnson explained how the interpretation regarding the front lot line could go either way. He noted that depending on the results of the case, whether Council decides to grant or deny the appeal, rectifying the Code's lack of clarity would require a text amendment.

Ms. Drought responded to questions about the impact of the proposed partitioning on adjacent properties. She acknowledged the need to soon address one of the Planning Commission's goals, a design plan for infill. Mr. Wolf commented on the possibility of having incentives for certain types of development. The Commission talked about traffic patterns for infill development, and the impact on emergency vehicle response.

Ms. Drought will come back with an update next month.

6. DISCUSSION

6.1 GOALS AND POLICIES FOR KEIZER TSP

The following stakeholder representatives were present to participate in the discussion: Elaine Smith, DLCD Planner; Dick Woelk, Keizer Traffic Engineer; Doug Pilant, Salem Area Mass Transit District; Preston VanMeter, Keizer Bikeway Committee; and Ernie Smyres, Keizer Traffic Safety Commission.

Ms. Drought introduced COG Consultant Anna Braun. Ms. Braun had compiled the material distributed in the agenda packet. Ms. Drought noted the inclusion of the Regional TSP Goals, Objectives and Policies, but suggested that the Commission work from Ms. Braun's summarization.

Ms. Braun noted that the Goals and Policies provide a basis for next part of the Plan. In going over the list, the Commission could either keep the issues very broad, or put a special emphasis on some areas. Included were the following general categories: Highway Goals, Public Transportation, Bicycle, Rail, Pedestrian, Movement of Goods, Transportation System Management (TSM) and Transportation Demand Management (TDM).

The following is a summary of points made in the course of the discussion:

Highway Goals:

- It was agreed that Keizer's TSP should say "Road Goals" rather than "Highway Goals."

- It was agreed that LOS (Level of Service) requirements should apply to arterial and collector streets. Ms. Braun agreed to bring back a map with street designations. As part of the process, the Commission will review and update the street designations.
- In a discussion of VMT (Vehicle Miles Traveled) requirements, Mr. Inman suggested including as one of many tools, encouraging telecommuting. Ms. Braun pointed out that provisions for telecommuting, as well as flex time, are included in the Regional Plan under TSM and TDM.

Rail:

- Interest was expressed in seeing commuter rail service between Salem/Keizer and Portland. Mr. Johnson pointed out that there has been discussion of using the Burlington Northern tracks for such a rail line. Ms. Braun acknowledged that although regional commuter rail might not fall within Keizer's control, it would not be inappropriate to include it as a goal.
- There was interest in Salem - Keizer light rail. Ms. Braun pointed out that it was included under "Public Transportation."

Public Transportation:

- There was some interest in endorsing inter-city bus routes.
- There was some objection to large buses passing through neighborhoods. Councilor Keller suggested looking at some way to restrict the size of buses passing through residential areas. Doug Pilant gave the Transit District's perspective on running smaller vehicles. He suggested language: "support use of intelligent transportation system technologies."
- It was suggested that wording to "encourage park-and-ride" be included.
- Revamping existing collector and arterial streets with planting strips between streets and sidewalks was mentioned as a safety measure.

Bicycle:

- It was suggested that "collectors" be added to the last listed objective: "Bike facilities shall be constructed on all new regional arterials."
- It was suggested that the objective: "Provide a continuous and direct bike system to regional activities . . ." specifically include "schools."
- There was interest in looking again at the "Bicycle Element" with regard to possibilities for a continuous bike system through Keizer. Suggestions ranged from narrowing River Road to include bike lanes on both sides, to using all side roads and having no bike lanes on River Road.
- Different color striping to heighten awareness was mentioned as a safety measure.

- The correlation between elements of this Plan and KURB's current work on updating the River Road Design Plan was mentioned.

Pedestrian:

- It was suggested that "schools" be added to the specifically named destinations cited for providing a continuous network of safe, convenient and accessible pedestrian facilities.

Movement of Goods:

- There was interest in taking measures to ensure that large trucks do not use Chemawa Road.

Transportation System Management (TSM) and Transportation Demand Management (TDM):

- In talking about Congestion Management System (CMS) strategies, the discussion centered around bus routes and bus stop locations. One concern was bus stops having poor pedestrian access to adjacent retail or other high use destinations. Mr. Pilant related Transit District discussions of experimenting with service routes.

At the conclusion of the discussion, Ms. Braun referred to the proposed work schedule. At the September meeting the Planning Commission will review the existing plans--the Bike Element, Alder Street Study, N. River Road Alternative Mode Study, and Cherry Avenue Design. Ms. Braun will bring back a rewrite of the goals and objectives, reflecting the comments made tonight.

With regard to the Alder Street study, Mr. Wolf noted the likelihood changes would need to be made because of the School District's decision to put in a middle school and an elementary school. Ms. Braun agreed on the need to get input from the School District.

7. ANNOUNCEMENTS AND AGENDA INPUT

7.1 Regular Meeting - September 9, 1998 - 7:00 PM

8. ADJOURN

The meeting was adjourned by Chair Wolf at 9:04 p.m.