

MINUTES

KEIZER PLANNING COMMISSION

Wednesday, July 20, 1994

Library - Keizer City Hall

CALL TO ORDER

Vice Chair Matiskainen called the meeting to order at 7:05 p.m.

ROLL CALL

The following members were present: Marty Matiskainen, Dawn Meier, Denny Muchmore, Elaine Smith, Jeff Taylor and Jerry Watson. Also in attendance were: John Spencer, Shannon Johnson, City Attorney, John Morgan, Community Development Director and Tracy Davis, City Recorder.

APPROVAL OF MINUTES

Dawn Meier moved for the approval of the Minutes of the Planning Commission meeting of June 8, 1994. The Motion was seconded by Jeff Taylor with unanimous approval of those members present.

APPEARANCE OF INTERESTED CITIZENS

No one came forward to present any issues to the Commission.

PROJECT UPDATES

Mr. Morgan updated the Commission on the following projects:

River Road Redevelopment Project

The construction of the trench south along River Road is nearing completion. The next step will be to construct thirteen trenches east and west across River Road. Work on this project will be done during night hours to avoid heavy traffic delays. Mr. Morgan noted it will be approximately one year before the undergrounding project is totally completed.

The Iris Lane project is at a stand still and has been placed on the "back burner" at this time.

The signal progression was interrupted with the undergrounding construction but should be restored within sixty days.

Cherry Avenue Design Plan

The Cherry Avenue Design team, headed by John Spencer is working on the plan at this time. It may include five proposed commercial building projects along Cherry Avenue.

Mr. Morgan noted several other commercial developments being discussed within the City; a day care center behind Arby's and remodeling of the Safeway store. He also updated the Commission on the status of the zone change request submitted by Mr. Paul Wittenberg involving property on River Road.

Zoning/Subdivision Ordinance Revision

Mr. Morgan reported a grant was received from Department of Land Conservation and Development for the purpose of rewriting the zoning ordinance. This will be a major project during the upcoming year.

Chemawa Activity Center Land Use and Transportation Plan

A grant has also been received to study transportation issues surrounding the Chemawa and Kuebler interchanges. Mr. Morgan noted the Planning Commissions for Salem and Keizer will be working in conjunction on this study.

Transportation Planning

Mr. Morgan reported funds were also received from Department of Land Conservation and Development for work on a regional transportation plan.

Landscaping Standards

Mr. Morgan noted the landscaping standards will be reviewed in the revisions to the zoning ordinance.

In response to a question from Jeff Taylor, Mr. Morgan reported the Staats Lake project is moving forward. Presently the water and sewer work is being done and the McClure extension is on the verge of being built. He noted the plans project one commercial-type building on the southeast corner of the property.

PERIODIC REVIEW

Mr. Morgan noted the last outstanding issue raised in the periodic review prepared by the Department of Land Conservation and Development (DLCD), deals with upzoning to convert lands presently zoned UT (Urban Transitional) to an appropriate residential zone. The DLCD concluded the zone change criteria is not "clear and objective" and asked the City either adopt new criteria or legislatively upzone UT lands to a specific residential zone. Mr. Morgan highlighted the remaining UT zoned areas on a map.

Mr. Morgan outlined two options for the Commission to consider; adopt new or amended zone change criteria or upzone UT zoned property to residential zones. He referenced a map, figure 36-1, which shows lands now zoned UT, the comprehensive plan designation and development priority areas.

Mr. Morgan recommended the Planning Commission adopt a resolution initiating a legislative amendment to the zoning map changing all designated LDR land from UT to RS and lands designated MHDR from UT to either RM or RH.

Mr. Matiskainen supported changing the UT zoned land to residential based on the knowledge of how development has progressed since designations were placed on those areas. This change would also alleviate the amount of time staff currently spends on zone changes. Mr. Spencer noted there has been significant changes in the water and sewer development in these areas since this designation. The Commission discussed the pros and cons to initiate these changes.

Mr. Johnson noted if the recommended change is made at this time, the City will lose the ability to place conditions of approval for specific issues. Of these conditions of approval, the Commission agreed the greatest concern is the traffic impact on the surrounding streets, since an access management ordinance is not in place at this time.

Mr. Spencer stated the legislative zone change makes sense for areas designated as development priority one and two on the map. However, area three will require additional research and planning. Mr. Morgan recommended changing four of the five properties in this area to RM (Residential Multi-Family). Mr. Muchmore said if an access management plan is in place by January, this would resolve some of the concerns in this area.

Dawn Meier moved to have staff prepare a Clear Lake transportation plan and have Mr. Watson carry this forward to the City Council for endorsement of the project. The Motion was seconded by Denny Muchmore. The Motion passed unanimously by those members present.

Denny Muchmore moved to commence development of zone changes for those portions of the community that are presently zoned UT with residential or public use comprehensive plan designation except the Clear Lake area which is marked as priority 3 on the map in figure 36-1, subject to access management plan. The Motion was seconded by Elaine Smith. The Motion passed unanimously by those members present.

**WILLOW LAKE
NOISE AND ODOR
STUDY**

Mr. Morgan reported he and Sam Goesch attended a meeting with the City of Salem to discuss the master plan for Willow Lake Treatment Plant. The major issue of discussion centered on how to incorporate Keizer into the future planning of the treatment plant. Mr. Morgan suggested establishing a regional policy that will make Keizer a part of the master planning process for this facility.

The Commission discussed Keizer's present lack of control over the treatment facility and the future need to be involved in its' mater planning function. Ms. Smith stated there may be a requirement to do an urban agreement with the City of Salem before the next periodic review and now the Commission should concentrate on issues involving the special policy area only.

Mr. Matiskainen inquired if there are any development plans for improved sewer trunk lines or an additional facility since the odor is created before the sewage reaches the plant in Keizer. Mr. Muchmore believes they are working on major trunk designs at this time.

Mr. Muchmore stated the Hillman property should remain in the special policy area at this time. Ms. Smith also voiced her support since the Commission is charged with reviewing the facts and making a recommendation based on land use issues. She stated the report indicates we do not have any justification to change the special policy area at this time.

The Commission agreed by consensus to forward their recommendation to the City Council to leave the Hillman property in the special policy area.

**ANNOUNCEMENTS/
AGENDA INPUT**

The Commission announced the Resource Conservation Zone will be discussed at the next meeting.

The Commission also agreed to cancel the August meeting. The next meeting will be **September 14, 1994 at 7:00 p.m.**

ADJOURNMENT

A Motion was made by Jeff Taylor to adjourn. Elaine Smith seconded the Motion. The Motion passed unanimously by those members present.

The meeting was adjourned at 9:35 p.m.