

MINUTES

KEIZER PLANNING COMMISSION

Wednesday, July 14, 1993

Robert L. Simon Council Chambers

CALL TO ORDER

Chair Meier called the meeting to order at 7:06 p.m.

ROLL CALL

The following members were present: Sam Goesch, Art Gottfried, Marty Matiskainen, Dawn Meier and Elaine Smith. Also in attendance were Councilor Jerry Watson, John Morgan, Community Development Director and Linda Sanders.

APPROVAL OF MINUTES

Marty Matiskainen moved for the approval of the Minutes of the Planning Commission meeting of June 9, 1993. The motion was seconded by Art Gottfried and passed unanimously.

INTERESTED CITIZENS

Speaking were:

Joe Barkofski, 1886 Chelan Street, Keizer, OR 97303. Mr. Barkofski spoke regarding a problem with the structure a neighbor was placing in his back yard. The structure was to be 21 x 40 feet and since the lot is 90 x 100 feet the shed will be taking up 50% of the back yard. He suggested the ordinance which allows a structure of this size is too permissive. He felt the building was too close to the present building. The building will also diminish the property value for the neighbors. Mr. Barkofski was also concerned since the building is planned to be a workshop for automobile repair and the result may be a lot of noise.

Phyllis Barkofski, 1886 Chelan Street, Keizer, OR 97303. Mrs. Barkofski stated she had talked with the City Planner and the building could extend to 2 feet from the property line.

The Barkofskis also related that their zone was residential single family and there were no restrictive covenants in their area.

Mr. Morgan stated the Keizer Zoning Ordinance stemmed from the Marion County ordinance. In this particular instance, an accessory structure can be up to 15 feet in height and can occupy no more than 25% of the required rear yard. The Commissioners discussed the present ordinance and possible interpretations. Councilor Watson suggested the best solution was to change the code. Chair Meier asked the Commission to work on that particular ordinance at the next meeting. Mr. Morgan stated the issue is two-fold, a particular ordinance could be changed or total reworking of the code could take place.

FMAGIC

PROJECT UPDATES

Mr. Morgan briefly touched on all the issues which the Commission has or will be working on.

■ Chemawa Activity Center

He stated the Chemawa Activity Center went before the City Council and some testimony was heard although the hearing was held over to August 2nd or later. He said a letter is being drafted from the City to all property owners in the area regarding the present state of the plan. A market study is being done and Mr. Morgan recommended no removal of land from the plan until that is completed. He also related Oregon Department of Transportation had issued a statement requesting nothing should damage the capability of the Chemawa interchange to carry traffic. They will be involved in the decisions made in the area.

■ Periodic Review

The City went before LCDC and as a result of some of the requests the Commission directed a new lands analysis be done although they agreed to having 100 acres of industrial land rezoned.

■ Neighborhood Association Ordinance

The Ordinance was mailed out to interested parties.

■ Access Control/ Design Standards

The Commission met with the River Road Redevelopment Board several times to discuss these issues. The joint group concurred on the drafts. The one question remaining in Access Standards is the decision as to what type of redevelopment would cause the new policies to be in effect.

Mr. Gottfried asked if the impact of changing driveways where the volume is low had been studied. Mr. Morgan stated it would not make sense to force closure of driveways which do not cause problems to the traffic flow. He said the one business that might be significantly impacted would be the donut shop. Mr. Gottfried stated he felt bad about closing any businesses down. Mr. Morgan stated that particular piece of property could become valuable and the building might be restructured.

In the Design Standards, a difficulty has arisen in the determination of acceptable building colors. The possible solution

would be the use of a color wheel but a final decision has not been made.

■ McNary Area Circulation Study

Mr. Morgan said a study had looked at the circulation patterns around the High School and suggested Sandy Drive be closed, a new street be built and a signal go up there. The City Council approved the northern extension and closed Sandy but no street was approved.

Chair Meier stated the wall on Sandy Drive without pedestrian access was a surprise. Councilor Watson said when pedestrian access is provided problems could result. He personally was in favor of the Claggett extension although it was not approved. The Council felt two accesses would be sufficient and the Church was not in favor of donating the property for a new street. Mr. Matiskainen asked if there had been any discussion of a closed campus. Chair Meier stated the idea was brought up and the school district is going to have a meeting to discuss the issues raised.

Mr. Morgan stated only the entrance to McNary on Sandy is being closed, not the street. This does cause a problem for the transit district since bus riders used the bus stop at Sandy and River Road. The transit district will not go on school property.

Mr. Goesch agreed with Councilor Watson in thinking the Claggett extension needed to be considered by SKATS. Mr. Gottfried stated he opposed the wall.

■ Housing Workshop

Mr. Morgan stated a great deal of information is available and will be taken the City Council on August 16. He said he did not know the extent of the Planning Commission's interest in this issue.

■ Sign Inventory and Backyard Burning

The Government Affairs Committee has taken on the issue of backyard burning and are meeting with a Salem City Council member who is interested in finding an alternative to burning. Chair Meier mentioned the Fire Department is very interested in that issue and should be included. The Government Affairs Committee also has a group of volunteers measuring present signs

to see how the 1997 sign code changes will affect each business.

■ Noise and Odor Study

Mr. Morgan said the study had not been released yet but will go to the City Council at their meeting on August 2nd. This may become an issue to be addressed by the Mid Valley Planning Forum, perhaps in mid-September.

DISCUSSION: Churches in Residential Zones

Mr. Morgan gave the staff report on the issue from the prior meeting. He had done some research, counting church parking spaces at the following churches: Family Worship Center - 40, John Knox Presbyterian - over 100, Latter Day Saints - 140. If John Knox Presbyterian were being built today, it would require a Conditional Use permit which would allow the property owners the right of appeal. Conditional Use permits are to be granted with conditions attached to minimize the impact of the church on the neighborhood. The permit would only be denied if appropriate conditions could not be created.

Mr. Morgan stated the options before the Commission were to leave the code as it was, lower the threshold of parking spaces requiring a permit, use a different standard for requiring a permit, make all churches conditional use in a single family zone, keep the standard and set a location criteria or finally, prohibit churches.

Mr. Gottfried said the biggest problem is having people park in front of homes. He asked about having parking permits. Chair Meier stated the church on Pleasantview has unimproved road on both sides which she thought would be difficult to designate "no parking." Councilor Watson related his experience in fighting the expansion of a large church in a single family neighborhood in another city.

Chair Meier suggested the issue be put on the schedule and discussed with the zone code update. Mr. Matiskainen agreed the total document should be considered at one time.

Pastor Michael Hearn asked if a conditional use building permit would be required when their church wants to tear down the house and build a Sunday School wing. Mr. Goesch said the possibility is there but the concern of the Commission was churches wishing to engulf their neighborhood. Mr. Gottfried asked how the parking restriction would be restrictive. Pastor Hearn said he thought there was no off street parking and their

parking was done on the property. He was concerned the church might be locked into having the old house in the front of the property. Councilor Watson suggested he stay involved in the process. In his experience, citizen involvement makes a real difference.

Sam Goesch moved that the staff be directed to draft an ordinance that churches with more than 100 parking spaces not be allowed in single family residential zones. The motion was seconded by Art Gottfried. The motion passed on a 4-1 vote.

WORK PROGRAM

Mr. Morgan suggested the Commission had a need to prioritize their work load with the idea that certain things must be done and some should be done at a particular time. He summarized the time frame and involvement of the Commission for each project.

The Noise and Odor Study will probably be dealt with in the near future. The Chemawa Activity Center should be considered around the first of the year for the Planning Commission. The Periodic Review work must be done by December 31. The Access Control/Design Standards will be considered in the fall. The regional Transportation plan has to be updated. The Ordinance Update would be a big project. Mr. Morgan stated model ordinances are available.

Chair Meier suggested the Commission plan to break into subcommittees reporting to the full Commission. She asked the Commissioners to consider their interests. Mr. Morgan did not think there would a need for a subcommittees for the Transportation Plan, Access Control/Design Standards, Housing Study or Sign Code Revisions. The Industrial Land Study could include a citizen's committee.

Councilor Watson stated he was interested in attention being paid to bike paths. He suggested work being done earlier in the plan to make it easier. Mr. Gottfried suggested getting the traffic engineer involved in a traffic study for alternate routes and bike routes. Mr. Morgan said regional transportation is the big issue, but Keizer might write their own chapter. Councilor Watson was also interested in a study of east-west streets in Keizer especially connectors north to Portland Road. His other issues of interest for the Planning Commission were the considered bridge over the Willamette River, the mixed use zone and the number of car lots on River Road.

Mr. Morgan said the City suffers for not having a bike plan.

Funds were available for a grant to have a bridge across the Labish Ditch with a path to Whiteaker but Keizer did not qualify because a bike plan is not in place.

Chair Meier stated she would like to see the Commission become more involved in the issues surrounding development in Keizer. Mr. Morgan mentioned the need for a Capital Improvements Program. Mr. Matiskainen suggested discussion about the Burlington Northern track. Mr. Morgan said acquiring the property was included in the Comprehensive Plan and the timing was right to consider the issue now.

Elaine Smith moved the Planning Commission adopt a position of strong support to encourage the City Council and City Staff to attempt to acquire the Burlington Northern railroad track bed property. Marty Matiskainen seconded the motion. The motion passed.

ANNOUNCEMENTS/ AGENDA INPUT

Mr. Morgan said it would be difficult for him to have work done in time to bring to the Commission in August.

Sam Goesch moved and Marty Matiskainen seconded the motion that the Commission have their next regular meeting on September 8, 1993. The motion passed.

ADJOURNMENT

A motion was made by Marty Matiskainen and seconded by Sam Goesch that the meeting be adjourned. The motion passed.

The meeting was adjourned at 9:12 p.m. **The next regular meeting of the Planning Commission will be September 8 at 7:00 p.m. in the Council Chambers.**