

MINUTES

KEIZER PLANNING COMMISSION

Thursday, July 13, 1995

City of Keizer Conference Room

1. CALL TO ORDER

The meeting was called to order by Chairman Goesch at 7:14 p.m.

2. SWEARING IN OF NEW COMMISSIONER, MANNY MARTINEZ

Because City Attorney Johnson was not present to notarize Mr. Martinez' statement, the swearing-in ceremony was deferred. Mr. Martinez was invited to participate in discussion. He was advised that he could not vote on any matter before the Commission until being sworn in.

3. ROLL CALL

The following members were present: Sam Goesch, Marty Matiskainen, Dick Inman, and Elaine Smith.

Also present were Commissioner-elect Manny Martinez, Community Development Director John Morgan, and Recording Secretary Nona Oxe'.

4. APPROVAL OF MINUTES - June 14, 1995

It was moved by Mr. Matiskainen that the minutes of June 14, 1995 be approved. The motion was seconded by Ms. Smith and carried, all present voting aye.

5. APPEARANCE OF INTERESTED CITIZENS

Members of Central Keizer/Claggett Creek Neighborhood Association indicated that they might wish to speak later in the meeting.

6. PROJECT UPDATES

Development Activity

Mr. Morgan reported that many building permits are being processed, but only two subdivisions have been reviewed. One between Stone Hedge and the rail road tracks on the north end of town, and the other, the Shady Lane Subdivision, made up of move on houses on the south end of town adjacent to Salem Parkway. He described

problems incurred by the Shady Lane project related to removal and replacement of wetlands.

Mr. Morgan pointed out that lots created in the last couple years are in the process of being absorbed. Large amount of land are no longer available.

Mr. Morgan noted that commercial activity is still very high. He described several projects now underway.

Mr. Matiskainen questioned the removal of the for sale sign at the UNOCAL site. Mr. Morgan advised that UNOCAL took down the sign and pulled the property off the market. He noted that the owners are reevaluating what they want to do, and are thinking about putting in a gas station. Mr. Morgan advised that he sent out a letter to the realtor to be relayed to the property owners explaining the City's access restrictions.

Mr. Morgan asked if there was interest in a preemptory zoning restraint. He noted that the River Road/Chemawa Plan will provide that in the study area there be no automotive-related uses such as gas stations, tire stores, lube shops, etc., along with no restaurants with drive-up windows. Because the Plan will not be adopted until around October, Mr. Morgan asked if R3B* would be interested in initiating an amendment to the Code at this time. It could then be taken to the Council on August 7th.

*(see correction in 8/17/95 Minutes)

Carol McAllister, 5294 - 7th Avenue NE, Keizer, asked if the moratorium would include motels, as well. Mr. Morgan answered that it would not, the focus was on automotive uses. He suggested that, if interested, R3B consider defining the boundaries as within 1,000 feet of the corner of Chemawa and River Road.

It was decided that the matter would be considered during the discussion of the River Road & Chemawa Center Plan later in the agenda.

School Facility Planning

Mr. Morgan reported that a briefing was held before the City Council on July 10. He noted that the big issue for Keizer is that the Plan includes the creation of both an elementary School and a middle school to be located at the south end of Claggett Creek. He confirmed that houses will have to be acquired.

Mr. Morgan relayed one idea presented at the briefing, for the property to serve as an environmental campus for biological studies, serving the entire school district. He described some of the property's advantages and disadvantages identified in the school facilities study. He noted that it will come to the Planning Commission in October after the School Board acts.

Mr. Matiskainen pointed out that another facet of the School Facilities Plan is that it is looking for different ways to mitigate the impact of students. He suggested that concerns should be forwarded to Keizer's representatives on the School Board.

There was discussion regarding the ratio of students per classroom based on today's population. Mr. Morgan noted that Council talked about taking a harder look at the school population ratio. He anticipated that Council would take some formal action to suggest a ratio of 27 per classroom.

As a related issue, Mr. Morgan noted that Monday night a resolution will be considered by Council where the Council implores the School Board to plan and implement additional access to Whiteaker Middle School.

Mr. Morgan responded to questions about planned improvements for Lockhaven Drive.

Willow Lake Study implementation Strategy

The matter was discussed informally prior to the meeting being called to order.

Housing Rehabilitation

Mr. Morgan reported that the first two loans were approved, both for properties in the southwest part of Keizer. He noted that an additional 14 are being processed and will be reviewed next week. It is hoped that 25 loans will be funded this year. Of the two projects already approved, one was for approximately \$9,000 and one was approximately \$15,000. Mr. Morgan reviewed the work that will be done at each property.

Mr. Morgan noted that 151 applications were received. He confirmed that next year the applications will be considered first come, first served off the current list.

Cherry Avenue Design Plan

The Plan was discussed informally prior to the meeting being called to order.

Chemawa Activity Center Land Use and Transportation Plan

Mr. Morgan indicated that the Plan is forthcoming and should be received within a week. He noted that no surprises in land use recommendations are anticipated. Transportation/air quality remains the big issue. Mr. Morgan reviewed mitigating alternatives that were considered. He noted that yesterday the STAATS* Technical Advisory Committee adopted the whole package but it still has Chemawa connected. He pointed out that the main air quality problem has to do with the Chemawa connection. Mr. Morgan described suggested changes to the traffic pattern to address

* (see correction
in 8/17/95
Minutes)

the air quality problem, and noted that the matter will be coming back to the Planning Commission.

Discussion followed regarding the air quality issue and the restrictions imposed by the Traffic Model. Mr. Morgan reiterated that if Salem passes its bond issue the project will be acceptable.

Tree Ordinance

Mr. Morgan reported that Councilor Miller delivered the tree ordinance for committee approval. It is now on Mr. Morgan's desk. He summarized the major provisions.

The Planning Commission recessed at 7:50 p.m. and reconvened at 8:00 p.m.

7. DISCUSSION

River Road/Cherry Avenue/River Road & Chemawa Center

Mr. Goesch led the Commission in a general discussion focusing on the River Road & Chemawa Center design study.

Mr. Morgan responded to questions from the Commission regarding the proposed Safeway development. He advised that yesterday he met with Safeway representatives to discuss the project. Mr. Morgan pointed out that although some of the Safeway plan is not in keeping with the hoped for standards for the corner, under current standards a building permit could not be denied. He noted that it would have been desirable to have a plan for the area in place six months ago.

Carol McAllister, 5294 - 7th Avenue NE, Keizer, representing the Central Keizer/Claggett Creek Neighborhood Association, asked about the possibility of adopting a moratorium on all building permits until the River Road & Chemawa Center Plan is in place. Mr. Morgan answered that it could be possibly. He described three projects now in the mill at the corner.

Ms. McAllister asked if there was talk of rezoning anything within the boundaries. Mr. Morgan responded that the current planning process could result in a totally different zoning pattern. Ms. McAllister felt that the possibility of complete rezoning made clear the benefits of stopping development until a plan is developed.

There was further discussion regarding the Safeway project. Mr. Morgan described elements of the plan and noted concessions made by Safeway with regard to design standards and traffic movement. Commission members indicated they would write to the property manager and public relations director stressing the importance of a project

that will integrate with the design standards being established, and provide an aesthetically appealing central point for Keizer.

Mr. Morgan described four projects currently underway that will come together at the same time: the modal opportunity study which includes River Road design, the River Road & Chemawa Center, and the Cherry Avenue plan. He noted that the fundamental questions have to do with design standards and urbanism. He explained how he wished to use the Planning Commission's vision for the area in crafting the River Road overlay zone.

Mr. Goesch asked if creation of a Lockhaven* activity center would be of benefit. Mr. Morgan felt that it might be appropriate. It would necessitate a Comp Plan amendment and creation of a new zone. It would mean that everything happening within the area would be subject to review. *(see correction in 8/17/95 Minutes)

Ms. McAllister expressed concerns with the River Road & Chemawa Center Plan. She felt the intent of plan was good, but many elements were unsatisfactory. She described her concerns with the Plan including a lack of open space, poor circulation, and lack of a link with the surrounding community. She also felt a motel was inappropriate for the area, and pointed out the lack of parking area at the current Whittenburg site.

Discussion followed regarding the hotel/motel proposed for development by Mr. Whittenburg. Mr. Morgan described the proposed hotel as envisioned to be an up-scale, possibly three-story structure meeting established design standards. It was pointed out that the hotel would be in keeping with the anticipated urbanization of the area.

Jeanie Hall, also with the Central Keizer/Claggett Creek Neighborhood Association, pointed out the increased traffic that would be generated by a motel. She also objected to having a motel within a block from her home.

Mr. Goesch pointed out that the City could require for a hotel/motel design standards, height limits, setbacks, internal parking, etc. He suggested that the development should enhance the neighborhood, not detract from it.

There was further discussion of what design standards might be required for the Center. The Commission also talked about defining the number of trees required per parking place. Ms. Smith suggested a theme could be trees, vegetation, and green area. Mr. Morgan described the process for design review under the activity center concept.

Ms. McAllister felt specific design standards would help, particularly with respect to the proposed motel.

Mr. Morgan noted that he was getting a sense that the Commission wished to be tough on design. He noted that at the River Road & Chemawa Center workshop tomorrow the designer will present another alternative with less gross leasable area, and more open space.

Discussion followed regarding plans for River Road. Mr. Morgan responded to questions about the pros and cons of on-street parking. He explained how on-street parking creates an instant market for the merchant. He relayed the designers concept for on-street parking. Ms. Smith suggested the need for a green strip buffer.

Mr. Goesch asked if the River Road/Chemawa Plan extended as far south as Dearborn. Mr. Morgan answered that it did not, but that the Planning Commission could choose to adopt design standards for an expanded area in accordance with the River Road Design Plan.

Discussion followed regarding the areas north and south of Chemawa and how design principles might be applied. Mr. Goesch indicated that he would like to see the boulevard impression at each one of the pedestrian nodes, including the narrow center lane, some height and some green.

Mr. Morgan suggested that coupled with landscaping standards, previously suggested design standards for colors and materials could be incorporated.

Mr. Goesch suggested that outside the downtown zone he could envision a phased in landscaping plan with possibly 1/2 or 1/3 the requirements, building up to stricter zone.

There was further discussion regarding the establishment of design standards for the identified pedestrian nodes.

Mr. Goesch suggested that he would like to see the areas outside the nodes zoned so that they would not compete, forcing commercial development to concentrate at the nodes. He felt zoning the entire corridor mixed use would sustain the current one-stop commercial pattern.

Discussion followed regarding design theme preferences. It was felt that a mixture of materials on the facades might be appropriate.

Mr. Martinez asked about the existing church at the River Road/Chemawa site. Mr. Morgan answered that the entire building will disappear in its own time.

Mr. Goesch returned the discussion to the possibility of adopting a preemptory zoning restraint on automotive-related uses on River Road. Mr. Morgan explained the emergency procedure for taking an ordinance to the City Council which would allow

for bi-passing the 45-day notice period. He confirmed that the Planning Commission could by motion recommend to the City Council approval of the preemptory zoning restraint.

There was considerable discussion regarding the distance along River Road that should be included. Referring to the Standard Industrial Classifications, Mr. Morgan described the automotive-related uses as gasoline service stations, automotive repair services, miscellaneous repair, and auto dealers (includes tire shops, batteries, etc). He emphasized that this is basically an interim regulation and the uses may later be allowed with design standards.

It was the consensus not to include in the recommendation a restraint on eating and drinking establishments with drive-up windows.

It was moved by Mr. Goesch that the Planning Commission recommend to the City Council that they adopt a preemptory zoning restraint on automotive-related uses including gasoline service stations, automotive repair services, miscellaneous repair, and auto dealers, for property on the east side of River Road from James to Claggett, on the west side of River Road from James to the south boundary of the Chevron property at Sandy Road, and on Chemawa Road to the boundary limits of the River Road/Chemawa study area including the School House Square property. Further, that staff be directed to craft an ordinance and take it to the City Council as an emergency measure. The motion was seconded by Ms. Smith.

The Motion carried, all present voting aye.

Mr. Morgan advised that the ordinance will go to Council on August 7. He suggested that Commissioners be present at the meeting and advocate passing of the ordinance.

Clear Lake Neighborhood Plan

Mr. Morgan distributed copies of aerial photos of the area. He pointed out that the Clear Lake area is the last part of Keizer to develop. He recalled that the Commission had expressed interest in predefining the street pattern to help assure a more cohesive neighborhood feel. Instead of a disjointed subdivision pattern, the idea being explored is to work more toward a grid pattern. He noted that in much of The Meadows it is not possible to get from one part to the other.

Mr. Morgan advised of an upcoming grant opportunity in connection with the Clear Lake Plan. He requested direction from the Commission on whether or not they wished to pursue a grant. He noted that staff will meet with DLCD and ODOT staff next week to talk about any grant restriction. He indicated that he would also advocate for a grant under the Local Transportation Plan.

When asked how the grant would be used, Mr. Morgan responded that the City would probably hire an urban design/civil engineering firm to come up with a plan for the area.

Discussion followed regarding specifics that would be addressed in the plan. It was the consensus that Mr. Morgan should pursue the grant.

8. ANNOUNCEMENTS AND AGENDA INPUT

8.1 Regular Meeting: August 10 - 7:00 PM

Mr. Morgan noted that the Commission has skipped the August meeting for several years. He asked if Commissioners wished to have an August meeting.

Mr. Morgan was asked what matters would be considered if an August meeting were scheduled. He anticipated that the agenda could include the Chemawa Activity Center draft, the River Road & Chemawa Design Plan, and the River Road Plan.

Due to scheduling conflicts on the regular August meeting date, it was agreed to meet a week later on August 17.

9. ADJOURN

The meeting was adjourned by Chairman Goesch at 9:40 p.m.