



KEIZER PLANNING COMMISSION MINUTES
Wednesday, July 9, 2003 @ 7:00 p.m.
Keizer City Hall - Council Chambers

1. CALL TO ORDER

Chair Anderson called the meeting to order at 7:00 p.m.

2. ROLL CALL

The following members were present: Bruce Anderson, Ross Day, Frank Moore, Holly Braun, Mike Hart, and Stan Compton

Absent: Michael Smith

Also present were: Interim Planning Director, Cheryl Vafakos; City Attorney, Shannon Johnson; Council Liaison, Judy Smith; and City Recorder, Tracy Davis

3. APPEARANCE OF INTERESTED CITIZENS

No interested citizens appeared before the Planning Commission.

4. STAFF UPDATE

Cheryl Vafakos, Interim Planning Director, provided updates on several ongoing projects. The Keizer Station plan has been appealed to the State Land Use Board of Appeals (LUBA), which has requested an extension until August 29th. Ms. Vafakos presumed that the council would grant the extension.

There have been 15 applications received for Community Development Director, and interviews should commence in late July.

The City Council has approved, without change, the variance standards by unanimous vote. Shannon Johnson, City Attorney, mentioned that City Councilor Mike Walsh had extended thanks to the Planning Commission for its work on the variance standards.

5. NEW BUSINESS

✓ Development Review 2002.25

5015 Windsor Island Road North, Keizer

Shannon Johnson, City Attorney, stated for the record that his firm has represented the landowner, Leonne Timm, in the past, and that a potential conflict of interest exists. He offered to step down from the case, absent action by the commission to waive the conflict.

Ross Day moved to grant a waiver of the conflict. Holly Braun seconded the motion.

The motion passed as follows:

Ayes: Anderson, Day, Moore, Braun, Hart, Compton (6)

Nays: None (0)

Abstentions: None (0)

Absent: Smith (1)

Mr. Johnson provided the required statutory warning, and there being no objection waived exact reading of the criteria.

Cheryl Vafakos read from a copy of the staff report for the development review (attachment #1). The purpose of the request is a review of an application requesting waiver of standards for commercial development under *Development Standards* section 2.315. Those standards require buildings to have siding composed of brick, stone, or stucco, or vinyl siding made to look like wood siding. The proposal is for construction of five new buildings at an existing storage facility located at 5015 Windsor Island Road North in Keizer. The buildings would be constructed with metal siding.

Chair Anderson opened a public hearing.

Mark Grenz, 1155 13th Street SE, Salem, testified as project designer and contractor on behalf of the applicant, Leonne Timm. He reported that previous stages of the storage facility were completed prior to implementation of the prohibition against metal siding. The Mr. Grenz described the buildings as single story, flat roofed, and low profile. The proposed buildings would be identical to existing structures on the property.

In response to a question from Stan Compton, Mr. Grenz reported that metal siding has been predominant in storage facilities, though there has been a recent trend away from that type of siding.

Ross Day asked if the initial plan for the property included a map for the project under consideration, and was told by Mr. Grenz that city staff was previously made aware that additional units would be added at a later time.

Holly Braun inquired whether landscaping requirements would apply to the proposal, and was told by Ms. Vafakos that that would be the case, though section 3.309.03(E) provides a formula for determining the percentage of the property that requires landscaping. Ms. Braun asserted that landscaping has a significant impact on the surrounding community. Mr. Grenz stated that the existing fence would be maintained and that landscaping exists between the fence and the hard surface on the property.

Ms. Braun asked whether the project would require elimination of recreational vehicle (RV) parking spaces on the property. Mr. Grenz reported that would be the case, and added that there is also an office area on the property.

Mike Hart asked whether there are plans for further expansion of facilities in the future, and was told that there are no such plans at the current time.

Chair Anderson closed the public hearing and opened a work session on the development review.

Mr. Compton expressed the opinion that the project should be approved and that the design standards should be revised. Mr. Day agreed, adding that the restrictions against metal siding are unnecessary and have forced Mr. Timm to incur additional expenses for no good reason.

Ross Day moved to approve the requested design alternative and direct staff to issue an order to that effect. Stan Compton seconded the motion.

The motion passed as follows:

Ayes: Anderson, Day, Moore, Braun, Hart, Compton (6)

Nays: None (0)

Abstentions: None (0)

Absent: Smith (1)

✓ **Proposal for Text Amendment to the Agricultural Industrial (AI) Zone**
Shannon Johnson, indicated that the amendment was for informational purposes only; no hearing would be held at this time. Due to the 45-day public notice requirement. A hearing cannot take place until August 2003.

Mr. Johnson presented resolution R2003-1430 (attachment #2), outlining the text amendment. The Willow Lake Nursery property utilizes wastewater treatment that is located outside the urban growth boundary (UGB), though the nursery itself lies within city limits.

Cheryl Vafakos suggested commencing work in August, with a public hearing tentatively scheduled for September. Mr. Johnson noted that the matter has been pending for some time. Mr. Johnson then provided additional explanation on the question of whether to allow the water treatment usage into the AI zone, and whether the clarification of the auxiliary uses will be problematic.

6. UNFINISHED BUSINESS (continued from May 19, 2003)

✓ **Development Standards**

Cheryl Vafakos noted that the review from the previous meeting had run through section 2.315.08. The proposed change was for readability. The main purpose for raised walkways is safety. Required walkway coverage is currently a minimum height of 12 feet, and the proposed language adds a maximum height of 15 feet. Shannon Johnson provided various interpretations of the types of awnings that could comply with the regulation. The group then discussed possible alternate language to clarify what types of walkways would require coverage, and Ross Day suggested adding a definition of the term walkway. The group agreed to give the issue future consideration.

Ms. Vafakos noted that the development standards do not contain a section on sidewalks. Mr. Johnson noted that the Americans With Disabilities Act (ADA) contains such standards, and that older developments predating ADA tend to have fewer and narrower sidewalks. Stan Compton suggested that construction standards should be sufficient to deal with the sidewalk issue. After discussing the issue of landscaping calculated as part of sidewalk width, Chair Anderson recommended following up with the Mayor and addressing the issue at the next meeting.

Ms. Vafakos then reviewed proposed amendments to section 2.315.08(8), specifically the deletion of the phrase "it can be reasonably expected that". The intent is to provide interior pedestrian traffic between businesses. The group discussed several examples of places where development is expected to generate pedestrian traffic.

With regard to awnings, Ms. Vafakos reported staff's suggestion that the requirement that awnings be tent shaped be deleted, considering the wide variety available. Another staff suggestion was the prohibition against awnings and

canopies of corrugated fiberglass or polycarbonate roofing, due to the negative effects that weather and debris can have on those types of materials. Chair Anderson noted that property owners would still be allowed to request an exception from such a prohibition.

Recalling previous discussion regarding metal siding, Ms. Vafakos asked the Commission whether it should be allowed in certain zones or in all zones. She mentioned that the exception voted on earlier in the meeting was for a property in a commercial-general zone. Mike Hart noted that metal siding has become more prevalent in recent years, and the commission considered the fire-resistant nature of the material. Ms. Vafakos noted that subsection (c) already allows the use of metal in roofs and trim. Mr. Johnson proposed that once the group determines what zones should allow metal siding that subsection (d) be amended and clarification be added to subsection (a). The group discussed the different properties of various types of metal and their relative desirability.

Ms. Braun proposed adding language to subsection (4)(a) to allow metal siding made to look like wood siding. Mr. Day suggested adding a subsection (4)(f) to delineate exactly the types of metal siding allowed and what zones would allow them. Following discussion on what zones the allowance should apply to, Chair Anderson expressed support for Mr. Day's suggestion and proposed coming back to the issue at the October meeting, in order to allow time for research and to draft language.

Chair Anderson asked staff for options on updating color standards in subsection (5). Ms. Vafakos indicated that regulating reflectivity of various colors is an option, and added that other cities require earth tones or colors that blend into surroundings. She noted that the Sherwin Williams color wheel that is referenced in the subsection is the most workable of all options, though the language need not reference the Sherwin Williams color wheel alone. Ms. Vafakos recommended language that refers to an adopted color wheel that is available in the planning office for view. The commission endorsed the suggestion.

With regard to references to fluorescence and "day-glo" colors in subsection (c), staff clarified that the language was necessary and offered to gather additional information for explanatory purposes. Ms. Braun suggested that language could be added to reference a color wheel for both buildings and trims. Ms. Vafakos proposed adding language limiting the ultraviolet (UV) rating on paint colors, and the group endorsed the idea for further study.

Ms. Vafakos then reviewed language suggestions to except trash receptacles from subsection (7)(E), so that instead of screening dumpsters with hedges or fences they could instead be painted to match the color of the building. The screening requirement would remain for other auxiliary structures.

Ross Day inquired about a newspaper article relating to sign standards. Judy Smith, Council Liaison, responded that the Chamber was looking into the matter.

Ms. Smith also noted that Habitat for Humanity is looking for volunteers for projects in Keizer that will commence during the next 18 months.

7. ADJOURN

➤ *Next Meeting ~ Wednesday, September 10, 2003*

Chair Anderson adjourned the meeting at 8:48 p.m.