

MINUTES

KEIZER PLANNING COMMISSION

Wednesday, June 14, 1995

City of Keizer Library

1. CALL TO ORDER

The meeting was called to order by Chairman Goesch at 6:15 p.m.

2. ROLL CALL

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

Also present were COG Consultant Skip Wendolowski, Council Liaison Jerry Watson, Community Development Director John Morgan, City Planner Roger Evans, and Recording Secretary Nona Oxe'. City Attorney Shannon Johnson arrived at 6:35 p.m.

Chairman Goesch announced that he was withdrawing his resignation. He will continue as Chair of the Planning Commission.

Copies of a letter of resignation from Denny Muchmore were distributed. Mr. Muchmore's resignation was accepted.

3. APPROVAL OF MINUTES - May 11, 1995

Mr. Matiskainen pointed out a typographical error in the spelling of Barnick Road. Ms. Oxe' will make the correction.

It was moved by Ms. Smith that the minutes of May 11, 1995 be approved. The motion was seconded by Mr. Matiskainen and carried, all present voting aye.

4. APPEARANCE OF INTERESTED CITIZENS

Mr. Eric Meurer of the Salem Homebuilders Association was present in the audience. He provided comments throughout the Development Code discussion.

5. PROJECT UPDATES

Development Activity

Mr. Morgan reported that there has been a slowdown in development activity this year due to the lack of land. Activity is mainly small projects such as small subdivisions, partitionings, infill, etc. Commercial activity is still very strong. Mr. Morgan confirmed rumors that a third McDonalds is coming to Keizer, across from the Bi-Mart center.

School Facility Planning

Mr. Morgan strongly encouraged all the members of the Commission to attend a City Council worksession on Monday, July 10 at 5:30 p.m., where the School Facility Plan will be presented. He noted that the Planning Commission was the genesis of the plan four years ago. Before adoption of the Plan as an element of the Comprehensive Plan, hearings will be held before the Planning Commission and the City Council. Mr. Morgan pointed out that the big news for Keizer in the document is a middle school and an elementary school. The identified location for the schools, together on one campus, is in the southeast corner of Keizer near Claggett Creek.

Willow Lake Study Implementation Strategy

Mr. Morgan reported that Keizer has invoked the SKAPAC process, a negotiation process provided for in the Comp Plans. He explained procedures for the process. He noted that the first staff session has taken place. There was agreement that something can be worked out with regard to requiring that disclosure and hold harmless agreements be recorded against properties. Also, Keizer would have some role in master planning for the treatment plant, and take some responsibility for any liability for noise and odor complaints. The agreement would also have a termination period or periodic review built in. Mr. Morgan noted that Salem was absolutely negative on changing the boundary.

Mr. Morgan reviewed the next steps to be taken and the time periods within which the City must act. If no agreement can be reached, the matter will end up in Court.

River Road Plan, Strategy, Project, etc.

Mr. Morgan reported that the first poles near the Keizer Cinema have been removed. VIACOM has advised that all their wire will be down tomorrow allowing the remainder of the poles to be taken down.

Mr. Morgan urged all the Commission members to participate in the River Road/Chemawa design process. The next meeting is Friday, June 16 at 12 noon. The consulting team will make a presentation and receive public input about the direction for the intersection. Taking into account the public input, the consultant will prepare the plan. Mr. Morgan noted that the intent is that the Plan will be codified and become zoning regulation for the area.

Mr. Morgan reported that the COG work for the balance of the River Road design issues is proceeding and they hope to dovetail their report with the River Road/Chemawa report.

Housing Rehabilitation

Mr. Morgan reported that the first three loans will be finalized next week. Staff anticipates processing between 20 and 30 loans this year.

Cherry Avenue Design Plan

Mr. Morgan reported that the technical engineering is now being done. It is taking longer than anticipated, but should come back to the Planning Commission for review very soon.

Chemawa Activity Center Land Use and Transportation Plan

Mr. Morgan reported that on Monday, June 19 the City Council will receive a briefing on the proposed Plan. The Plan will come back to the Planning Commission for a hearing and formalization in August or September. Mr. Morgan noted that the land use and transportation components of the Plan are substantially completed. The consultants are now working on the infrastructure, financing and marketing components. He reviewed the proposed land uses, and noted that there were no surprises from those previously reported. He noted that the air quality issue remains. The consultant have put much emphasis on park-n-ride, and will also recommend that there be a grade-separated intersection at Radiant Drive taking Chemawa up and over the top with ramps.

Discussion followed regarding the proposed grade separation, and the possible methods to mitigate the air quality problem. Mr. Matiskainen asked when the next Chemawa Activity Center steering committee meeting would take place. Mr. Morgan indicated they would meet again when the Plan is released.

Tree Ordinance

No activity was reported.

6. DISCUSSION

6.1 Development Code Workshop

COG Consultant Skip Wendolowski stated that the Commission would tonight complete its review of Chapter 2 dealing with General Development Standards. He noted that City Attorney Johnson would be working with the consultants on Chapter 3 dealing with procedures.

Mr. Wendolowski began with Section 2.311, Planned Unit Development Design Standards. The Commission discussed the pros and cons of having minimum development standards for PUDs. Mr. Wendolowski responded to questions about the common open space requirement and street standards.

Ms. Smith suggested that maybe PUD needed to be defined in the Purpose section. She could not see where the development standards came up with a requirement for common open space, nor where a requirement for a homeowners' association was addressed. Mr. Morgan agreed that a definition should be included in the Purpose section. There was discussion about how PUD should be defined. Mr. Wendolowski made note of the suggestions.

Mr. Wendolowski reviewed the sections dealing with development standards for PUDs. He responded to questions about lot area and lot orientation. Suggestions were made regarding access to the common area within a PUD. Mr. Johnson suggested a modification to the attached dwellings requirement. There was considerable discussion regarding streets and traffic patterns within a PUD. Several suggestions were made regarding connections to public streets. It was also suggested that provisions for parking pockets be included in the private street standards. Mr. Wendolowski agreed to work on the streets section for the third draft.

Mr. Wendolowski reviewed the proposed changes to the residential density standards allowing for extra density in a development depending upon open space provisions.

Mr. Erik Meurer of the Salem Homebuilders Association suggested taking some of the density transfer ideas and putting them in the subdivision ordinance for all subdivisions.

Discussion followed regarding the allowance for more density, and what open space would be considered private or public. Suggestions were made for changes to the Common Open Space requirements.

The Planning Commission recessed at 8:10 p.m. and reconvened at 8:20 p.m. Councilor Watson did not return for the balance of the meeting.

Mr. Wendolowski reviewed the provisions for homeowners associations. Mr. Johnson suggested that the section requiring a Type II process (hearing) be clarified.

Mr. Wendolowski moved on to Section 2.312, Yard and Lot Standards. He noted that the General requirements sections of the yard and lot standards were taken directly from the current code. He reviewed the Special Street Setbacks and responded to questions about special setback requirements for various streets. Suggestions were made for clarifying language dealing with setback requirements. It was also suggested that the section prohibiting parking in yards adjacent to a street be modified to allow vehicle parking in screened side yards.

Mr. Wendolowski made note of suggested changes regarding the height of fences, walls and hedges. It was also suggested that swimming pool fencing regulations be changed to say at least six feet in height. There was considerable discussion regarding the allowance of electric and barbed wire fencing in commercial zoning. It was felt that they were appropriate for industrial areas but not residential and commercial.

Mr. Wendolowski reviewed Section 2.313, Accessory Structures and Uses. Under Residential Structures, he made note of suggested changes regarding property setback, building separation, building size and lot coverage, and exterior finish.

Mr. Wendolowski moved on to Section 2.4, Supplemental Standards for Special Uses. He reviewed the General Provisions, and noted that for conditional use the standards did not necessarily need to apply.

Mr. Wendolowski noted that the proposed regulations for manufactured homes are consistent with Keizer's current code.

It was suggested that the provisions for accessory residential housing include an allowance for a covered walkway or breezeway between the structures. Mr. Wendolowski also made note of suggested changes to the square footage provisions.

Mr. Wendolowski reviewed the regulations for zero side yard dwelling units. He noted that the major difference from current regulations is an allowance for more than three attached dwellings. The change would allow row housing.

Mr. Wendolowski noted that the proposed regulations for manufactured home parks are essentially consistent with what's in the current code, but cleaned up. It was pointed out that in several subsections of the draft the term "mobile home" was used. Mr. Wendolowski confirmed that mobile home would be changed to manufactured home wherever it occurs.

Mr. Wendolowski reviewed the regulations for Home Occupations. He noted that the current requirement for additional off-street parking was eliminated. One other change was the prohibition of all repair of vehicles.

Mr. Morgan shared suggestions from Councilor Watson that employees be prohibited from home occupations, and that materials, equipment, vehicles or merchandise be prohibited. Councilor Watson's suggestions were considered. Mr. Wendolowski made note of suggested changes in wording.

Mr. Goesch suggested that child and adult daycare out of a home be permitted to have an employee. It was felt that one employee would be appropriate for several types of home businesses. After

discussion, Mr. Wendolowski agreed to further examine the possibility of allowing one employee, however, he was inclined to say no outside employees.

In reviewing the regulations for Residential Sales Office, it was suggested that no number be placed on the number of lots or spaces within a subdivision, development, or manufactured home park in order to place an office on the property.

It was suggested that the setback requirements for public golf courses be less than the proposed 50 feet. Mr. Wendolowski will address the matter in the next draft.

Mr. Wendolowski reviewed the regulations for Boat and Recreational Vehicle Storage Area. He made note of suggestions regarding paving and storage surface.

There was considerable discussion regarding the regulations for Recreational Vehicle Parks. It was generally felt that yurks and cabinettes should be permitted.

Mr. Wendolowski reviewed the regulations for Recreational Vehicle Storage - Single Family Homes. A requirement that any vehicle longer than 18 feet must meet setback requirements was suggested.

It was suggested that daycare facility be added to the permitted uses under Accessory Commercial Uses.

Mr. Wendolowski suggested that City Attorney Johnson look at the constitutionality of regulating Adult Entertainment Businesses.

In reviewing the regulations for Manufacturing and Assembly Facilities, Mr. Wendolowski made note of suggestions regarding the floor space square footage for CM and CG zones.

Clarifying language was suggested for Elementary and Secondary School increases in classroom square footage.

Mr. Wendolowski advised that the next step (Phase 3), calls for City Attorney Johnson, over the next four or five days, to review the Commission's comments. Prior to July 1, the City of Keizer will receive a floppy disk hard copy of the code, minus the River Road zoning.

Mr. Morgan advised that he will be taking the information from both the River Road Modal Opportunity Study and the River Road/Chemawa Design Study, to draft the River Road Zone. It is anticipated that both studies will be completed around July 1. Once the River Road Zone is drafted it will be incorporated into the rest of the Development Code, and then the Planning Commission can proceed to hearings.

7. ANNOUNCEMENTS AND AGENDA INPUT

7.1 River Road Task Force - June 16 - 12 Noon - 2:00 PM

7.2 Regular Meeting: July 13 - 7:00 PM

8. ADJOURN

The meeting was adjourned by Chairman Goesch at 10:43 p.m.