MINUTES

KEIZER PLANNING COMMISSION
KEIZER CITY HALL - LIBRARY
WEDNESDAY, JUNE 12, 1996

1. CALL TO ORDER

The meeting was called to order by Chairman Matiskainen at 7:04 p.m.

2. ROLL CALL

The following members were present: Marty Matiskainen, Dick Inman, Bill Wolf, and Manny Martinez. Elaine Smith arrived at 7:20 p.m.

Also present were: City Attorney Shannon Johnson, COG Consultant Wayne Rickert, Community Development Director John Morgan, and Recording Secretary Nona Oxe'. Council Liaison Jerry Watson arrived at 7:28 p.m.

3. APPROVAL OF MINUTES

City Attorney Johnson called attention to an error on page 2, paragraph 1 of the May 8 minutes. Reference was made to a proposed medical complex on the north end of the Staats Lake project. Mr. Morgan confirmed for Mr. Johnson that the correct location would be the east end. Ms. Oxe' will make the correction.

It was moved by Mr. Martinez that the minutes of May 8, 1996, as corrected, be approved. The motion was seconded by Mr. Wolf and carried, all present voting aye.

4. APPEARANCE OF INTERESTED CITIZENS

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

5. PROJECT UPDATES

Development Activity

Mr. Morgan reported that so far this year building permit applications for commercial uses are greater than in recent years. Residential permits also exceed last year's at this point. Residential includes multi-family activity. Mr. Morgan named new commercial activities coming soon including a Crafter's World store at the old Orcutt's Market location, and a remodel and expansion of J's Restaurant. He called particular attention to the larger development projects now in process including the Wittenberg site, the Inland Shores development and the Hidden Creek development. He noted that Portland developers are buying land in the Clear Lake area, resulting in more land being developed than was anticipated.

Willow Lake Study Implementation Strategy

Mr. Morgan noted that staff is waiting for mediation results and a report back from DLCD.

Development Code

Mr. Morgan still expects to have a draft for Planning Commission review sometime this Summer.

River Road Design Plan

Mr. Morgan hopes to have a draft for review very soon. He noted that work on the Plan has been delayed due to staff's commitment to other more pressing issues.

Cherry Avenue Design Plan

Mr. Morgan reported that activity is now accelerating on the Cherry Avenue Design Plan. A public forum was held last night at the Mennonite Church with about 35 to 40 persons attending and participating in a good discussion. The discussion centered around the issue of impacts on individual properties, particularly focusing on parking losses. Mr. Morgan noted that the draft document should be available around June 20, and will be distributed again to the neighbors. It will be reviewed by R3B, and then come to the Planning Commission to consider Comp Plan and zone changes. Mr. Morgan hopes to submit the document to the City Council by September.

Chemawa Activity Center

Mr. Morgan reported that the Planing Commission's revised recommendation was not well received by the activity center area property owners. It, however, was well received by the Chamber of Commerce who, for the first time, took an official position on a City planning issue. They endorsed the Planning Commission's recommendation. Mr. Morgan noted that the City Council will consider the recommended Plan at the continued public hearing on Monday, June 17.

Mr. Morgan relayed some of the objections expressed by the property owners--particularly the requirement for a developer-generated master plan. They seemed to have a preference for the City having a plan in place, allowing them to merely conform with the City's plan.

City Attorney Johnson responded to questions about concerns raised by a new attorney representing the property owners.

(Ms. Smith arrived and took her seat at the table.)

The Commission discussed preferences expressed by the property owners.

Mr. Morgan indicated that he will be recommending to Council that they focus on the desired amount of retail square footage, given the range of scenarios, and then direct staff to do the necessary revisions to the Plan (red book) to effect their direction.

In response to a question from Mr. Inman about the public's desires with regard to the type and amount of development in the activity center, Mr. Morgan noted that the Chamber of Commerce has commissioned a public opinion poll. It will be a phone survey consisting of about 25 questions to at least 400 people, a percentage considered to be representative of the population. Mr. Morgan commented on some of the questions that will be asked. The Chamber intends to enter into the record the results of the survey.

(Councilor Watson arrived and took a seat at the table.)

A discussion followed regarding the appropriateness of considering a public opinion survey when making a land use decision. Mr. Morgan pointed out that the survey was commissioned by the Chamber for general economic input from the public, not input specific to the Chemawa Activity Center. He noted that no questions are geographically specific.

Mr. Morgan anticipated that Council would hold the public hearing on Monday night, give direction to staff, and then continue the hearing to July 15 and then close it. If additional Planning Commission input or testimony is needed, the issue will be scheduled on the July Planning Commission agenda.

Councilor Watson was unsure whether the Plan would be returned to the Planning Commission. Of concern to him was the issue of time management controls instituted on the development to achieve level of service requirements. He made reference to a Court case involving Wilsonville, and the argument by the attorney for the Chemawa property owners that cities may not be allowed to use that kind of control. Considering that issue, he surmised that Council might want the Planning Commission to look at the Plan again.

Ms. Smith explained how the Wilsonville case was different from what was proposed for the activity center.

There was a general feeling that the Commission had considered and reconsidered its recommendation, and that responsibility for a final determination now lay with the Council. Mr. Morgan could, however, see some technical portions coming back for review.

A lengthy discussion followed regarding traffic issues and the assumptions used as a basis for the engineer's analysis. Mr. Morgan responded to questions from Councilor Watson about possible traffic impacts from development of property within Keizer owned by the Chemawa Indian Tribe, and development of property currently available for purchase on the east side of I-5. He conceded that some remaining unknowns about potential development could alter traffic projections. The Commission also discussed possible benefits of the City having a specific plan for the area rather than requiring a developer-generated master plan.

Councilor Watson confirmed for Mr. Martinez that Council could either accept the Plan, reject it, refer it back to the Planning Commission, or just kill it. He conceded that Council could amend the recommended plan, however, an entirely new plan would have to come back to the Planning Commission.

6. DISCUSSION

6.1 Keizer Local Transportation Plan

Mr. Morgan reminded the Commission that the Transportation Planning Rule (TPR) requires adoption of a Local Transportation Plan by May, 1997. He noted his participation in developing the Regional Transportation Plan which would likely be adopted this month. He explained that the regional plan deals with larger transportation methods and issues, but not local transportation character and needs. These would be addressed in the local plan.

Mr. Morgan described the process that was undertaken with the State to get a State-funded work program approved. He noted that the final work plan will likely be lesser in scope than the one being presented tonight due to reduced funding.

Mr. Morgan introduced Wayne Rickert from COG, project manager with principal responsibility for development of the Plan.

Mr. Morgan responded to questions from Mr. Inman about the relationship of the local plan to the regional plan. He noted that the local plan must conform with the regional plan, however, there is an allowance for inclusion of items for future study. He used the Alder Drive extension as an example of something not now in the regional plan that might later be added as an amendment if approved for inclusion in the local plan. Mr. Rickert acknowledged for Mr. Inman the possibility of the local plan saying no to something in the regional plan, however he was unsure what would happen. Mr. Morgan commented on other restrictions on projects dictated by the regional plan.

Mr. Rickert presented the Keizer Transportation System Plan Work Program developed by COG. Program Tasks are: public involvement, including community workshops; evaluate and amend the City's transportation plans, goals, and policies; inventory the existing transportation systems; determine transportation needs; develop and evaluate alternatives;

select preferred alternatives; transportation financing; produce a draft Transportation System Plan; Plan review and adoption; Ordinances (review and change to comply with TPR); and coordination and management.

Mr. Rickert noted that particular emphasis will be placed on developing and evaluating alternatives for an Alder Street extension, a street network system for the Clear Lake neighborhood, and a bicycle, pedestrian, and transit transportation network. He described the process that will be used to put together a financing element for inclusion in the Plan.

Mr. Inman questioned the process for final review and adoption of the Plan.

Mr. Morgan explained the final review process which would include a Planning Commission public hearing to consider amendment of the City's Comprehensive Plan, followed by a recommendation to the City Council, and a public hearing at that level. He elaborated on issues involving the three major decision areas; the Alder Street extension, the Clear lake street system, and the bicycle/pedestrian plan. He also stressed the importance of identifying any other big transportation issues for inclusion in the process. He emphasized that considerable staff time would be spent in reanalyzing the Development Code and Comp Plan for conformity.

Councilor Watson suggested that it would be good to take a more comprehensive look at a plan for more north/south and east/west through streets. Mr. Morgan felt that although funding would not allow opportunity for a comprehensive look at additional through streets, the question could be asked in the Plan, getting the issue on the table.

Councilor Watson also brought up the issue of the regional transportation requirement on the number or percentage of rides that have to be mass transit. Mr. Morgan explained the State requirements for VMT (Vehicle Miles Traveled) reduction. A discussion followed on methods to achieve the VMT requirement, including changing land use patterns. Mr. Rickert confirmed that the Plan will include a transit element. He pointed out several options for public transit. Mr. Morgan perceived that passing of the transit tax base would create additional opportunities for public transit. He noted that free park-and-ride and express service is coming soon. He also called attention to an issue in the renewal plan to locate and contribute $100,000 to a transit center facility. He suggested that an issue might be to locate where one might be done.

Mr. Wolf noted the emphasis on bicycle lanes, and pointed out the need to encourage bicycle racks.

A lengthy discussion followed regarding the process for public involvement, and the scope of issues to be discussed at the public meetings. Mr. Morgan named several groups to include in the process including the Traffic Safety Commission, the three community policing committees, the Keizer Bicycle Advisory Committee, the local school advisory committees from all five schools, and the neighborhood associations. He confirmed that the

City Council would be made aware of every meeting, and would be periodically briefed over the course of the process.

After discussion, it was agreed to have public meetings and then come back to a regular Planning Commission meeting with ideas and input. Mr. Rickert indicated that the first public sessions would be for the purpose of giving information to the public about the City's plans and gathering information. He recommended having possibly three meetings, spread throughout the city. Councilor Watson suggested using the policing districts, and making the same presentation three times. Members of the corresponding neighborhood associations could be invited.

Mr. Rickert felt that the first meetings could be scheduled for sometime in July. Mr. Morgan pointed out that the inventory work would not likely be done until September. Councilor Watson suggested having only one session of public meetings during the summer before the inventory. It was suggested that maybe neighborhood groups could inventory sidewalk locations, etc. Mr. Wolf pointed out that the South East Keizer Neighborhood Association is starting the process to inventory several issues in their neighborhood. Mr. Morgan interjected that he will be providing them with aerial photos to use as a foundation for the inventory. He suggested that if all the neighborhood groups agreed to do some of the inventory work it would help resolve some of the budget issues.

The Commission discussed how the Planning Commission wished to participate in the public sessions. The possibility of appointing two Planning Commissioners to an oversight committee along with two City Councilors was considered. After further discussion it was agreed to schedule the first public sessions for sometime this summer, and to request that the Mayor appoint two City Council members to participate along with the whole Planning Commission. Mr. Morgan will establish a list of groups to invite to the public sessions. He will try to set up a meeting for mid-July.

7. ANNOUNCEMENTS AND AGENDA INPUT

7.1 City Council - continued public hearing on the Chemawa Activity Center Plan - Monday, June 17, 1996 - 7:00 PM

7.2 Regular Meeting: July 10, 1996 - 7:00 PM

Councilor Watson announced that he would be happy to meet with any one or two Commissioners at a time in the next few weeks to talk about any Planning Commission issues they want to talk about. He suggested that they give him a call.

Mr. Morgan noted the upcoming expiration of the terms of Mr. Matiskainen and Mr. Martinez. He suggested that they contact him about reappointment or suggestions for a replacement.

8. ADJOURN

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