City of Keizer
Planning Commission
Keizer City Hall Library
June 8, 1994
7:00 pm

CALL TO ORDER:

Chair Goesch calls the meeting to order at 7:09 pm.

ROLL CALL:

The following members are present: Chair Goesch, Dawn Meier, Jeff Taylor, Elaine Smith, Dan Muchmore and Marty Matiskainen. John Morgan, Community Development Director and Shannon Johnson, Counsel are also present.

APPROVAL OF THE MINUTES:

Mr. Taylor moves approval of the May minutes as amended 6/8/94; Mr. Muchmore seconds. Hearing no objection, the minutes stand approved as corrected.

PUBLIC TESTIMONY

None.

PROJECT UPDATES

Mr. Morgan reviews the progress of the River Road cable undergrounding project. The traffic signal cables were severed during the undergrounding project. Ms. Meier asks about the signalization during high traffic hours. Mr. Morgan replies that the traffic is being directed according to the general flow of traffic in its heaviest direction.

Mr. Morgan states that there was a River Road development zone in the works. This is because there are a number of zones currently along River Road and this action would consolidate the zones. The intent is for an innovative management tool; R3B will probably work on this conceptual zone. The Planning Commission is asked to think about what they would like to see in terms of a River Road zone. The current Multiple Use (MU) zone may be the foundation for this new zone. Mr. Johnson clarifies that the MU zone will be the base, but the resulting zone will be more flexible in terms of what types of buildings are allowed. In terms of design and landscape, however, the new zone will be more stringent. Ms. Smith comments on the uses of the property and sees the zone developing with land use plan first, and then creating a zone to fit it.

FMAGIC

Approval has been given on the transportation and land use grant and Keizer will receive money for the Chemawa Activity Center.

Keizer has had input for a Sweetheart Cup distribution facility along the interchange. Part of the grant from zoning will drive the development of this area.

The Cherry Avenue design is being complied and published. The Urban Design Inventory is underway--R3B is working on a report. Transportation analysis zones will determine capacity.

The population of Keizer has been estimated at over 36,000 (includes outlying areas) to determine the boundaries of maximum land utilization. The Hydrotube property is subject to hearing in mid-July. Paul Wittenburg has optioned to buy the property. There is an intent to install minimally-assisted living in conjunction with the Keizer retirement home. The Hydrotube building will be converted into an emergency care clinic. There are also plans for mini-warehouses that will be similar to those of the same company in Tualatin and Lake Oswego. There will be a continuous drive installed in this property that will allow for improved access. Ms. Meier asks about the driveway--would it be curbed and sidewalked? Mr. Morgan replies that it would not in that it is not going to be a publicly owned street.

Ms. Meier feels that Lockhaven should not be a beltline to West Salem. Mr. Morgan states that the location of a new bridge into West Salem has yet to be determined, so the beltline location is still under consideration. The county wants to close Wheatland Ferry, so the alternative would be a bridge at the end of Lockhaven. There is dissent in this matter, and to implement a bridge, there must be unanimous consent. An Origin Destination Study will determine what types of traffic will be using this thoroughfare.

Willow Lake Strategy

Mr. Morgan states there are no new revisions on the Strategy and a draft has not yet materialized. When McNary was purchased, it was in the "special property" area. Keizer can't use an historical perspective or an implied right argument to protect McNary. Mr. Taylor asks if Hillman Properties bought the property before it was listed as "special." Mr. Morgan replies that Hillman Properties bought the land because it was in the special property area. Mr. Morgan comments that McNary has not strayed too far from their original long-term development plan. Ms. Smith would like to look at the situation from a planning point of view. Chair Goesch states the Hillman wanted housing originally, but PUD states otherwise.

Salem has not indicated that they want to change their position on the encapsulation of Willow Lake. Chair Goesch states that without the historical record proving to be incorrect, the argument with Salem becomes much more difficult. Mr. Muchmore asks if without the historical documentation, would there be a problem with taking McNary out of the special policy area. Chair Goesch states that the Commission needs to decide

if they want to exclude the McNary property from the special property zone, or is they want to extend the zone's boundary to south of Lockhaven. Mr. Muchmore would extend the zone to the south of Lockhaven. Mr. Muchmore would take out the McNary Estates from the special property area specifically. Mr. Taylor states that he has a conflict of interest in this matter due to his occupation and personal involvement with McNary Estates.

Access Management

Mr. Morgan reviews the Access Management Ordinance as completed by R3B. The Access Management plan states that the two lots by Keizer Cinemas would have no direct access to River Road--this applies to all arterial streets. Mr. Taylor asks about the application of this Ordinance to Verda Lane. Mr. Morgan replies that Verda is non-arterial. In addition, the Ordinance will not affect the current houses, but new buildings will be affected by these standards. Mr. Morgan defines an arterial thoroughfare and how it functions in terms of residential and traffic impact.

Mr. Morgan runs through the bill draft for the ordinance of adopting access control standards for arterial streets. Mr. Morgan gives an example of Bi-Mart--if they expanded by 20%, they would have to change their parking lot to conform the offending driveways. Mr. Taylor asks if a change in occupancy is the same as a change in use. Mr. Matiskainen clarifies the issue of occupancy and occupant load.

Mr. Morgan continues his review of the bill and Mr. Jonson clarifies the intent of the bill. Porter's Pub, as an example, shares a drive with Minit-Lube and there is no reciprocal easement. The Ordinance is needed to relieve this situation of potential traffic jams. Mr. Johnson and Mr. Morgan discuss the regulation of use for access and the logistics of each. Mr. Morgan states that the purpose isn't to decide where to put the drive, rather, it is to define where the driveways should not go. The suggestion arose as to dispensing with the term "standards" and adopting the term "policies." Mr. Muchmore states that the Sight Plan Review has not had the opportunity to be applied. If the Ordinance is going through the Sight Plan Review, the driveway plan should be covered.

Landscaping Standards

Chair Goesch reviews the policy for planting trees in a new development. Mr. Morgan cites examples tree cutting due to such issues as zone changes. The proposed changes to Chapter 18 have to do with landscaping the parking lot land with foliage both abutting and inside the lot. The logistics of tree planting were reviewed--tree planting is purely aesthetic. However, trees will be presumed to shade the lot. Mr. Morgan seeks consent that there should be trees in the lot. The committee agrees that there should be trees in parking lots.

ADJOURNMENT

Mr. Taylor moves to adjourn the meeting at 10:15 pm; Ms. Smith seconds. Hearing no objection, the meeting stands adjourned.

Submitted by Katheryn Yetter
6/13/94