



KEIZER PLANNING COMMISSION MINUTES
Wednesday, November 8, 2006 @ 6:00 p.m.
Keizer City Hall – Conference Room A

1. CALL TO ORDER

Chair Holly Graf called the meeting to order at 6:00 pm.

2. ROLL CALL

Present:

Holly Graf, Commissioner
Kevin Baker, Commissioner (left
at 6:40)
Jim Jacks, Commissioner
Greg Rands, Commissioner
Doug Schneider, Commissioner
Marty Matiskainen, Commissioner
Cathy Clark, Councilor Elect

Staff Present:

Sam Litke, Senior Planner
Debbie Lockhart, Deputy City Recorder

Absent:

Craig Prins, Commissioner
Jacque Moir, Council Liaison

- 3. APPROVAL OF MINUTES** ~ Kevin Baker moved to approve the October 2006 minutes as submitted. Greg Rands seconded. Motion passed as follows. (Graf, Jacks, Baker, Rands, Schneider and Matiskainen in favor and Prins absent.)

- 4. APPEARANCE OF INTERESTED CITIZENS** ~ None

5. UPDATES

- *Status Check – Keizer Station* ~ Sam Litke reviewed the various stores scheduled to open at Keizer Station adding that a land use application for Area A will come before Council on November 20 for approval. This will involve an amendment to the Master Plan relating to the lot sizes at the development. He added that applications are anticipated for Area B and C. Mr. Litke fielded questions from Commissioners regarding large tenants such as a movie theater or hotel and the impact of residential development in Area C.
- *River Road Renaissance Update* ~ Kevin Baker reviewed proposed improvements at Lockhaven and River Road distributing a drawing of the intersection and a catalog showing examples of the bollards. Commissioner Jacks encouraged the use of irises in available space along River Road. Commissioner Baker then reviewed proposed West Coast Bank site improvements and plantings for Keizer Corner. He encouraged Commissioners

to check out the bench in the hallway which will be placed in front of Baskin Robbins.

- *KURB* – Doug Schneider explained that the Urban Renewal Board uses Urban Renewal dollars to encourage improvements by offering reimbursement grants for streetscape, landscape and facade improvements. He explained the West Coast Bank improvements and Keizer Plaza improvements in detail, adding that a bench will be installed front of Shari's. He concluded that the latest grant application for improvements is Dazy Maze and it is hoped that adjacent businesses will combine with the applicant for more extensive improvements. Commissioner Baker commended KURB for their fiscal responsibility.
 - *River Crossing Study Task Force* – Sam Litke reported that the committee will be working on an environmental impact study and detailed the process. He explained that the task force consists of many members representing many different entities so the process can be somewhat slow. He reported that public hearings are scheduled for December 6 at Roth's in West Salem and December 7 at the Anderson Room in the Library. He noted that the task force is hoping to accomplish in 2 to 2½ years what other jurisdictions have taken 5 to 7 years to accomplish in order to qualify for possible federal funding. Cathy Clark interjected that the Salem River Crossing Environmental Impact Study Oversight Team consists of the policy makers representing each jurisdiction and meets in December.
6. **NEW/OLD BUSINESS** ~ Commissioner Jacks condemned untrue political ads concerning Keizer's use of the eminent domain process for the Lowery property. He pointed out that the property was not used for a parking lot or shopping center but was used for right-of-way.
7. **MEETING PROTOCOL PRESENTATION** ~ Shannon Johnson gave a power point presentation on Public Meeting Protocol. This included overview of land use decisions, the statewide system, quasi-judicial decisions, legislative decisions, ex parte contacts, bias, ethics, executive sessions and parliamentary procedures. Mr. Johnson fielded questions throughout the course of the presentation.
8. **ADJOURN**
The meeting adjourned at 7:55 p.m.

Next Scheduled Meeting ~ Wednesday, December 13, 2006

Minutes approved:

1-10-07