KEIZER PLANNING COMMISSION
MINUTES
Wednesday, November 8, 2000 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER
Chair Wolf called the meeting to order at 7:06 p.m.

2. ROLL CALL
The following members were present: Bill Wolf, Dick Inman, Stan Compton and Michael Smith

Absent: June Abbott, Bruce Anderson and Jere Clancy

Also present were: Senior Planner- Maria Meier, City Attorney-Shannon Johnson and Recording Secretary-Cindy Perry

3. APPROVAL OF MINUTES/October 11, 2000
Mr. Smith moved for approval of the minutes of October 11, 2000 as written. Mr. Inman seconded the motion and carried, all present voting aye.

4. PLANNING UPDATE
Senior Planner, Maria Meier reported that Public Works Director, Rob Kissler had indicated at the Council Meeting that the City would be budgeting to combine both urban renewal monies and city funds to improve Alder Drive. This project would be done in conjunction with the opening of the new schools.

Ms. Meier reported the Council would be reviewing a fourth option for improvements to Radiant Drive Monday, November 13th at 5:30 p.m. She encouraged members of the Planning Commission to attend.

5. CODE REVISION DELIBERATIONS
Development Code 3.1 and 3.2
Ms. Meier reviewed the suggested changes made by the Planning Commission that she added to Matrix 3.1.

The Commission reviewed 3.2 of the matrix and noted the following changes to read: 3.201.03 A (5) ~ Such other information as applicable to specific criteria relevant to the application.

FMAGIC

3.202.01 D (2) ~ Changes of conditions shall be processed as a new administrative action.

3.202.03 D (2) ~ Same as 3.202.01

3.205 B ~ Performance and Maintenance Bonding. Conditions of approval required by the City shall be completed prior to the issuance of any building permit, partitioning or an occupancy permit.

3.206.02 A ~ Rules of Procedure. Actions on quasi-judicial issues conducted at public hearings pursuant to the City Councils' adopted rules of procedure. The City Council shall conduct a de novo hearing.

3.206.03 A (3) ~ Change the word "Chairman" to "Chair".

3.207.01 B ~ Remove the words "from an aggrieved party".

Chair Wolf called for a recess of the meeting at 8:40 p.m. and reconvened the meeting at 8:45 p.m.

Secondary and Temporary Uses
Ms. Meier reviewed her memo to the Planning Commission dated October 4, 2000. She indicated this issue had been brought fourth by the Council pertaining to the use of a vacant lot for temporary uses. She noted that Council had initiated the discussion of a non-profit organization being unable to locate a temporary activity on a vacant lot. (i.e. churches and schools selling fireworks or Christmas trees) As the code is currently written a temporary use may only take place as a secondary use on a lot. Ms. Meier reviewed some of the particulars for this portion of the code indicating it was felt that restricting the temporary use as a secondary use would lessen problems of access and clean up.

The Commission reviewed and discussed whether a temporary use should be allowed as a secondary use in any zone. A discussion of profit vs. non-profit was addressed and the Commission felt this did not differ the activity only the purpose and should not be a deciding factor.

After further discussion Mr. Inman suggested that fireworks and Christmas tree sales be considered a permitted use in all zones other than residential zones (RS) and amusement and retail sales and service from a vehicle or temporary structure would be listed as a secondary use.

It was the consensus of the Commission to accept this verbiage.

Mr. Compton moved a Motion to recommend to Council the documents with the suggested amendments. Chair Wolf seconded the Motion and carried, all present voting aye.

Chair Wolf requested information from legal council regarding the appropriate time for the Commission to vote for a new chair. Mr. Johnson indicated he would research this and provide this information at the next meeting.

Chair Wolf suggested that a goal setting meeting is scheduled in January to review the direction the Planning Commission would be taking for the year 2001.

Mr. Compton noted he would not be in attendance during the December and January meetings.

6. ADJOURN

Chair Wolf adjourned the meeting at 9:45 p.m.