



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, November 4, 2015 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Jim Jacks called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Jim Jacks, Chair
Michael DeBlasi, Vice Chair
Garry Whalen
Kyle Juran
Hersch Sangster
Josh Eggleston
Chuck Fisher

Council Liaison:

Brandon Smith

Staff Present:

Shannon Johnson, City Attorney
Nate Brown, Community Development
Director
Sam Litke, Senior Planner

SWEARING IN OF COMMISSIONER EGGLESTON: City Attorney Shannon Johnson issued the Oath of Office to Josh Eggleston.

APPROVAL OF MINUTES: Commissioner Sangster moved for approval of the September 2015 Minutes. Commissioner DeBlasi seconded. Motion passed as follows: Jacks, DeBlasi, Juran, Sangster and Whalen in favor with Eggleston and Fisher abstaining

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Text Amendment for Accessory Structures (2015-18) and Recreational Marijuana (2015-19)

Chair Jacks opened the Public Hearing for Recreational Marijuana.

Mr. Johnson reviewed the changes and noted that staff recommends no distinction between the two retail type uses of medical marijuana and recreational marijuana. He brought attention to his staff report which explained that the Oregon Liquor Control Commission has three other categories: Producer, Processor and Wholesaler and after

discussion with Community Development staff, they feel that it would be appropriate to have these three as special permitted uses in the same zones as are allowed for Medical Grow Site uses. He requested that after going through the text amendments on the language and making a recommendation to Council, the Commission pass a separate motion to recommend to Council that the same language be used and allow such uses in the same zones as allowed for the Medical marijuana Grow Sites, including adding appropriate definitions and language in KDC 2.433.

Discussion followed regarding the size and definition of the zones, specific language in the Code, state regulations, OLCC temporary rules adopted in October, marijuana odors, requiring only indoor cultivation, Keizer's voting record on Measure 91 and individual growers' rights. Commissioners then agreed that the same zones allowed for medical marijuana grow sites should be allowed for recreational marijuana with the requirement that growing is limited to indoors only.

Mr. Johnson noted for the record that there was no one in the audience to testify and no written testimony was received.

Hearing no further testimony, Chair Jacks closed the Public Hearing.

Commissioner Fisher moved that the Planning Commission recommend to Council approval of the staff recommendations for recreational marijuana retail sales in Section 2.333.03 which includes all zones. Commissioner Sangster seconded. Motion passed as follows: Jacks, DeBlasi, Juran, Sangster, Fisher, Eggleston and Whalen in favor.

Commissioner Sangster moved that the Planning Commission recommend to Council that substantially the same language be used and allow such uses in the same zones as allowed for the Medical Marijuana Grow Sites, including adding appropriate definitions and language in KDC 2.433 with the inclusion of a provision for indoor growing only. Commissioner DeBlasi seconded. Motion passed as follows: Jacks, DeBlasi, Juran, Sangster, Fisher, Eggleston and Whalen in favor.

Chair Jacks opened the Public Hearing for Accessory Structures.

Senior Planner Sam Litke explained that this is referred to frequently and reviewed the changes. Discussion followed regarding allowing shipping containers, building size, monitoring of buildings through the building permitting process, accessory dwelling regulations, and requirements.

Mr. Johnson noted for the record that there was no one in the audience to testify and no written testimony received.

Hearing no further testimony, Chair Jacks closed the Public Hearing.

Commissioner Sangster moved that the Planning Commission accept and recommend to Council the staff recommended text amendments to Section 2.313.01 with the following changes to subsections:

B. Leave the height at 24 feet; C. Black 9 should be 8; F. Should read: 'Accessory structures greater than 200 square feet in area shall be compatible with architecture of the primary existing structure. Metal siding other than horizontal lap siding that is residential in character shall be prohibited.'; and G. Add 'Unmodified' before

'Shipping Containers'. Motion passed as follows: Jacks, DeBlasi, Juran, Sangster, Fisher, Eggleston and Whalen in favor.

NEW/OLD BUSINESS ~ Election of Chair and Vice Chair

Chair Jacks opened nominations for Chair. Commissioner Sangster nominated Jim Jacks for Chair. Commissioner DeBlasi indicated that he would like to serve as Chair also. With no further nominations Chair Jacks closed nominations.

Votes were as follows: For DeBlasi - Sangster, Fisher, Eggleston and DeBlasi (4). For Jacks - Whalen, Juran and Jacks (3). Commissioner DeBlasi was elected as the new Chair.

Chair Jacks opened nominations for Vice Chair. Commissioner Whalen nominated Commissioner Fisher. With no further nominations Chair Jacks closed nominations.

Commissioner Fisher was elected as Vice Chair by unanimous consent.

STAFF REPORT: Mr. Brown had nothing to report.

COUNCIL LIAISON REPORT: Councilor Smith reported on Community Build Task Force grant application efforts. Commissioner Jacks suggested that cost of bike racks similar to the whimsical ones in Salem be included in the grant request. Mr. Brown provided additional information regarding application efforts.

ADJOURN: The meeting adjourned at 8:15 p.m.

Next Meeting: December 9, 2015

Minutes approved: 12-09-15