

**KEIZER PLANNING COMMISSION
MINUTES
Wednesday, October 23, 2002 @ 7:00 p.m.
Keizer City Hall - Council Chambers**

1. CALL TO ORDER

Chair Anderson called the meeting to order at 7:03 p.m.

2. SWEARING- IN OF NEW COMMISSIONER

➤ **Mike Hart**

Held over until November 13th meeting.

3. ROLL CALL

The following members were present: Bruce Anderson, Michael Smith, Mike Hart and Stan Compton

Absent: Ross Day and Frank Moore

Also present were: Planning Director Maria Meier, City Attorney Shannon Johnson, Acting Council Liaison Jacque Moir and Recording Secretary Cindy Perry

4. APPROVAL OF MINUTES

➤ **July 24, 2002**

Held over until November's meeting.

➤ **September 18, 2002**

Michael Smith moved a motion to approve the September 18, 2002 minutes as written. Stan Compton seconded the motion.

AYES: Anderson, Compton, Hart and Smith (4)

NAYES: None (0)

ABSTENTIONS: None (0)

ABSENT: Day and Moore (2)

5. APPEARANCE OF INTERESTED CITIZENS

None

6. PUBLIC HEARINGS

➤ **DEVELOPMENT REVIEW CASE NO. 02-62 – 3840-3850 River Road North**
Chair Anderson opened the public hearing.

City Attorney Shannon Johnson provided the statutory notice as required by state law. No objections to notice or bias were declared by those in attendance.

Stan Compton noted his firm represents U.S.A. Properties for this reason he declared a potential conflict of interest.

Planning Director Maria Meier reported under the Development Standards within the Keizer Development Code required new commercial development to comply with design standards in Section 2.315.08.

She indicated that Keizer Enterprises LLC had submitted an application to develop a new structure located at 4600 River Road. All standards had been met with the exception of Section 2.315.08(a)(5) Walkway Coverage. Planning Director Meier summarized this section of the code addressing the applicant's wish for the Commission to review their alternative design. The applicant's statement along with site plan and elevation drawings was provided to the Commission for their review. Criteria for development review were also reviewed for the benefit of the Commission.

Staff recommended that the Commission conduct the public hearing and provide a final determination pertaining to walkway coverage for the subject property.

Public Testimony:

Darren Dickerhoff, P.O. Box 1583, Corvallis, Oregon 97339-noted other members of his team Gene and Matt Dickerhoff and John McGee from K & D Engineering.

Mr. Dickerhoff noted the anchor tenants for the proposed development, Goodwill Industries and Gold's Gym. He summarized the overall planned layout of the development, referring to renderings of the expansion and noting its similarity to the Safeway Store in downtown Salem. Goodwill Industries would be the anchor tenant for the development and the company wished to remain

with a specific look for their building. Mr. Dickerhoff requested consideration from the Commission for their design variance.

Responding to questions from the Commission Mr. Dickerhoff also noted the changes in the dock for Goodwill Industries, which would provide a double back-in dock with additional landscaping. He indicated that the awnings over the development would be metal, similar to that seen on Borders and Barnes and Noble stores. Mr. Dickerhoff noted that the awnings would cover 80-85% of the development.

Stan Compton addressed Section 2.315.08(b)(3) of the Development Code reading the description for *awnings* and he stated for the record that he was in favor of metal as the preference for awnings rather than the limited references in the design standards.

Planning Director Meier noted the interpretation by the Commission from previous plans had been continued with this one, and staff interpreting metal as a similar standard awning material.

Mr. Compton urged that *metal* be placed in the Development Code as acceptable standard awning material. He went on to express his enthusiasm for the upcoming project in south Keizer.

Mr. Dickerhoff reported that once the center was complete it would be revamped as a new shopping area with investments of 2.5 million dollars over a one-year period. He expected development to begin in late November or early December. He answered additional questions from the Commission pertaining to the design and possible tenants.

Mr. Gene Dickerhoff followed up on the design of the building and reiterated early comments regarding the look of the building by breaking up the contiguous lines.

With no additional testimony Chair Anderson thanked the group for their testimony and closed the public hearing.

Stan Compton moved a motion to grant the Development Review as applied by the applicant to limit the amount of awning coverage to no less than 80% with the caveat if the buildings on the east side acquire a major tenant that the applicant comes back before the Commission to seek an additional Development Review for that portion of the building. Michael Smith seconded the motion.

The motion passed as follows:

AYES: Anderson, Compton, Hart and Smith, (4)

NAYES: None (0)

ABSENT: Day and Moore (2)

ABSTENTIONS: None (0)

➤ ***TEXT AMENDMENT CASE NO. 02-45 - Variance Criteria -(Continued from September 18, 2002)***

In the absence of Councilor Walsh the Commission agreed to review this topic during the next meeting.

7. NEW BUSINESS/OLD BUSINESS

Chair Anderson noted correspondence regarding an upcoming events that may be of interest to the Commission.

Planning Director Meier provided a brief update regarding the Keizer Station Plan and the continued involvement with SKAPAC.

8. ADJOURN

Chair Anderson adjourned the meeting at 8:00 p.m.

➤ ***Next Meeting November 13, 2002 @7:00 p.m.***