



KEIZER PLANNING COMMISSION MINUTES
Wednesday, October 14, 2009 @ 6:00 p.m.
Keizer Civic Center

1. CALL TO ORDER

Chair Holly Graf called the meeting to order at 6:03 pm.

2. SWEARING IN OF COMMISSIONER CASTANEDA ~ City Attorney Shannon Johnson issued the Oath of Office to Albert Castaneda.

3. ROLL CALL

Commissioners Present:

Holly Graf, Chair
Greg Rands
Doug Schneider
Jim Jacks
John Rizzo
Jonathan Thompson
Albert Castaneda
Mark Caillier, Council Liaison

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

4. APPROVAL OF MINUTES ~ Following corrections to the Minutes Greg Rands moved to approve the September 2009 Minutes as corrected. Doug Schneider seconded. Motion passed as follows: Graf, Rands, Schneider, Jacks, Rizzo and Thompson in favor with Castaneda abstaining.

5. APPEARANCE OF INTERESTED CITIZENS ~ None.

6. PUBLIC HEARING ~ Text Amendment 2.301 (General Provisions) Continued from July 2009: Senior Planner Sam Litke referred to the handout noting that changes were shown in blue. He reviewed various changes in detail including those suggested by the Commission at the previous meeting, additional definitions and verification of OAR numbers. He noted that the OAR citation on page 6 had not been verified and requested authority to adjust the number depending on the response from the consultant.

Chair Graf Re-Opened the Public Hearing.

Commissioner Castaneda pointed out some numbering that appeared to be in error with staff agreeing to double check this. Discussion took place regarding section numbers, traffic impact analyses, land use regulation amendments and citation numbers with staff agreeing to double check the accuracy of the numbers.

Chair Graf closed the Public Hearing.

Commissioner Jacks moved that the Planning Commission recommend to Council that Text Amendment 2.301 be approved and that the item that Albert Castaneda brought up be checked by staff and if it is correct it would stay and if some other number goes there then put that number in and the same for the OARS on page 6; whatever the right number is, put that number in. Commissioner Rands seconded. Motion passed unanimously as follows: Graf, Rands, Schneider, Jacks, Rizzo, Castaneda and Thompson in favor.

7. PUBLIC HEARING ~ Text Amendment 2.427 (Wireless Telecommunication Facilities):

Chair Graf opened the Public Hearing.

Senior Planner Sam Litke explained that this section of the Code needed to be reworked in order to streamline it and make it look more like the existing Code. He noted that there are no pressing applications at this time and explained that the main changes are listed on the staff report and consist mainly of cutting back on verbiage, getting rid of redundancy and combining the three categories into two. He added that the proposed section will delete the residential single-family areas for acceptable locations of towers but allow towers to be located in City right of way. Mr. Litke then encouraged Commissioners to take their time with their review and fielded questions regarding "stealth technology" (invisible towers), clear wire requirements, abandonment of towers and bonds.

Commissioners agreed by consensus to continue the Public Hearing to the next meeting. Following discussion regarding the next meeting date, Commissioners agreed that because their next meeting fell on Veterans Day, they would meet on Tuesday, November 17, 2009.

Chair Graf continued the Public Hearing to November 17, 2009.

8. ELECTION OF CHAIR AND VICE CHAIR ~ Chair Graf nominated Greg Rands as Chair of the Planning Commission. With no further nominations Commissioner Rands was elected by unanimous consent.

Commissioner Rands nominated Doug Schneider as Vice Chair of the Planning Commission. Commissioner Schneider respectfully declined the position stating that he was comfortable serving as the liaison to River Road Renaissance Advisory Committee and the Keizer Urban Renewal Board.

Commissioner Schneider nominated Jim Jacks as Vice Chair of the Planning Commission. With no further nominations Commissioner Jacks was elected by unanimous consent.

9. NEW/OLD BUSINESS ~ Judge David Harding, Tribal Judge in Idaho and Chair of the Chemawa Indian School Board; Brenda Bremner, General Manager of the Confederate Tribes of Siletz, and Mike Smith, Superintendent of the Chemawa Indian School addressed the Commission. Speaking as stakeholders in the Interchange Area Management Plan (IAMP) they explained their plans for enlarging the school to include a college and voiced concern that some of the alternatives

being explored cut through the campus. They explained that they want it on the record that they do not want the Indian School campus diminished because they have plans for expansion. All three then fielded questions regarding the school, location of the property, existing facilities, jurisdiction, infrastructure, and fire service. They added that part of their property is a wetland/riparian zone and they have their own deer herd and extensive other wildlife. They explained that they are in the process of getting support from various tribal organizations and will then look for the funding to make it a reality. In conclusion they distributed a resolution approving the College and Vocational Education Campus Conceptual Plan for future use of the Chemawa Indian School property and opposing any further diminishment of the existing campus and surrounding properties.

10. **COUNCIL LIAISON REPORT** ~ Councilor Caillier reported that Council was asked to do a clarification of the Code regarding the definition of power generating facilities and they agreed that it would include a Combined Cycle Natural Gas Fired Power Plant. He explained that Keizer is one of five sites being considered.
11. **OTHER BUSINESS** ~ Commissioner Rands noted that he would attend the October Council meeting.
12. **ADJOURN** ~ The meeting adjourned at 7:21 p.m.

Next Meeting ~ TUESDAY, November 17, 2009

Minutes approved: 11-17-09