



**KEIZER PLANNING COMMISSION
MEETING MINUTES**

**Wednesday, October 13, 2010 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Chair Greg Rands called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Present:

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

Also Present:

Jared Choc

Absent:

Jim Jacks, Vice Chair

Staff Present:

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

SWEARING IN OF COMMISSIONERS RANDS AND CHOC. City Attorney Shannon Johnson administered the oath of office to Commissioners Rands and Choc.

APPROVAL OF MINUTES ~ Commissioner Schneider moved to approve the September 29, 2010 Minutes. Commissioner Castaneda seconded. Motion passed as follows: Rands, Castaneda, Schneider and Thompson in favor with Rizzo and Choc abstaining and Jacks absent.

APPEARANCE OF INTERESTED CITIZENS ~ None

NEW BUSINESS:

Election of Chair and Vice Chair: Commissioner Thompson nominated Greg Rands as Chair of the Commission. Commissioner Schneider seconded. Nomination passed unanimously as follows: Castaneda, Schneider, Thompson, Rizzo and Choc in favor with Rands abstaining and Jacks absent.

Chair Rands noted that Commissioner Jacks had indicated an interest in continuing to serve as Vice Chair of the Commission.

Commissioner Castaneda nominated Jim Jacks as Vice Chair of the Commission. Commissioner Rizzo seconded. Nomination passed unanimously as follows: Castaneda, Schneider, Thompson, Rizzo, Rands and Choc in favor with Jacks absent.

PUBLIC HEARING: Text Code Amendment – Section 2.120 Special Agriculture & Agricultural Lands

Chair Rands opened the Public Hearing.

Senior Planner Sam Litke explained that this issue does not deal with specific property but creates new sections in the zone code to govern this type of property after annexation. He noted that this section will create a special zone in the zone code that will apply to property outside the urban growth boundary but inside the city limits and that at the present time the City does not have properties that fit in that category but this is part of a process to annex property. Mr. Litke further explained that the City currently has a zone called EFU but from the State's perspective property inside the city limits does not qualify for that designation. He noted that the State and 1,000 Friends of Oregon have been accommodating to work with and that much of the verbiage being offered for approval this evening was taken from Marion County; that the next step will be an annexation application for the property adjacent to Keizer Rapids Park and if that is allowed then Council would affix this zoning (SA) to that property. He explained that the SA zoning is restrictive but allows park use as a conditional use and that adjacent property owners have voiced concerns regarding what will be on the property in question, but that will be addressed through the public process of a public hearing and review and amendment of the Keizer Rapids Park Master Plan. He added that the City has been forewarned by the State that because of the location of the property, it cannot be developed as an urban park, but must be developed and maintained as a rural park. If the urban growth boundary was changed to include the park, then other options would be allowed.

Rhonda Rich, Keizer, President of the West Keizer Neighborhood Association requested that the West Keizer Neighborhood Association be included in any planning process for the property when/if it is annexed into Keizer Rapids Park. She then suggested the following verbiage on page 12, item 5: "Shall provide for adequate screening, buffering, *signage and barriers* to adjacent residential uses to mitigate any identified impacts (lighting, overflow parking, etc.) associated with the development." She explained that the signage would be to indicate park boundaries and barriers would be fencing or berms. She noted that sound analyses done on noise from the amphitheater has indicated that several users have not complied with the noise ordinance and questioned why there were no fire hydrants in the park. Community Development Director explained that this is under the jurisdiction of the Fire District and there is no structure at the park that would require a hydrant. The Fire District would fight a wild fire with tankers. If a building is added to the park, some sort of fire prevention method would be required. Ms. Rich concluded her testimony repeating her request that members of the West Keizer Neighborhood Association be included in the planning process for the annexed property when that takes place.

Ken LeDuc, Keizer, noted that his home borders the park and he is a strong supporter of the park, but he voiced concern regarding rumors of pre-planning activities of special interest groups and enforcement of the noise ordinance particularly as it related to the amphitheater and festivals held at the park that included low flying aircraft. He noted for

the record that the amphitheater was built without a permit, organized plan, hearing process or design to contain noise; suggested that more trees be planted in the buffer area and that they be irrigated; and requested that provision be made by the City to designate funds so that law enforcement can deal with the problem of unleashed dogs in the park.

Chair Rands noted that although these were all valid concerns, they were not part of the zone process and could not be voted on. He urged Mr. LeDuc to bring his concerns to City Council or the City Manager. City Attorney Shannon Johnson noted that the police have gone to the park during concerts and the noise has not been over the limits but that the City Sound Engineer has recorded limits over the ordinance. He explained that the Amphitheater Task Force is taking this seriously, working with the concert promoter and looking for a way to fund mitigation. Councilor Caillier added that there is insufficient funding to complete the neighborhood buffer at this time and that development of the property in question is unlikely in the near future for the same reason.

With no further testimony Chair Rands closed the Public Hearing.

Commissioner Thompson moved to approve the text amendment as written.
Commissioner Schneider seconded.

Mr. Litke pointed out that suggestions made by Ms. Rich could be easily inserted into the criteria. Lengthy discussion took place as to the appropriate verbiage to be included.

Commissioner Thompson amended his motion: To approve the text amendment as written with the following change to page 12, Section 5: "Shall provide for adequate screening to adjacent residential uses to mitigate any identified impacts associated from the development such as berms or other noise or light dampening structures." And adding Section 6: "Shall provide appropriate directional signage and traffic mitigation."
Commissioner Schneider accepted the amendment. Motion passed unanimously as follows: Castaneda, Schneider, Thompson, Rizzo, Rands and Choc in favor with Jacks absent.

OLD BUSINESS ~ None

KURB REPORT ~ Commissioner Schneider reported on recent actions taken by the Keizer Urban Renewal Board. He explained that the Board had recommended Council allow extension of term limits to one more term because the District is due to sunset and the knowledge in place on the Board should remain. He added that the Board had also considered a proposal for a banner that would straddle River Road but delayed making a decision because the person proposing the banner was not at the meeting and the Board wanted more details before making a decision or recommendation.

STAFF REPORT ~ Community Development Director Nate Brown reported that Keizer Station Area C would not be considered at the November meeting. The Commission will consider the Annexation hearing and if the Master Plan is submitted soon, it would be considered at the December meeting.

COUNCIL LIAISON REPORT ~ Councilor Caillier reported that he had nothing to report.

OTHER BUSINESS ~ Commissioner Rands questioned the status of the Commission on the goals that were set in January of 2010. Mr. Litke responded that not all have been accomplished but that is partly due to the fact that other issues have come up and been addressed. Commissioner Rands suggested that an updated list that would include goals for 2011 be brought to the Commission.

ADJOURN ~ The meeting adjourned at 7:21 p.m.

Next Meeting: November 10, 2010

Minutes approved: 11-10-10