



KEIZER PLANNING COMMISSION MINUTES
Wednesday, October 11, 2006 @ 6:00 p.m.
Keizer City Hall – Conference Room A

1. CALL TO ORDER

Vice Chair Holly Graf called the meeting to order at 6:00 pm.

2. SWEARING IN OF NEW COMMISSIONERS ~ Deputy City Recorder, Debbie Lockhart, administered the Oath of Office to Marty Matiskainen and Craig Prins.

3. ROLL CALL

Present:

Holly (Braun) Graf, Commissioner
Kevin Baker, Commissioner
Jim Jacks, Commissioner
Greg Rands, Commissioner
Doug Schneider, Commissioner
Marty Matiskainen, Commissioner
Craig Prins, Commissioner
Jacque Moir, Council Liaison

Staff Present:

Sam Litke, Senior Planner
Debbie Lockhart, Deputy City Recorder

4. APPROVAL OF MINUTES ~ Kevin Baker moved to approve the September 2006 minutes as submitted. Greg Rands seconded. Motion passed as follows. (Graf, Jacks, Baker and Rands in favor with Schneider, Matiskainen and Prins abstaining.)

5. ELECTION OF CHAIR & VICE CHAIR ~ Kevin Baker nominated Holly Graf for Chair. With no other nominations Ms. Graf was elected by unanimous consent.

Jim Jacks nominated Kevin Baker for Vice Chair. With no other nominations Mr. Baker was elected by unanimous consent.

6. DETERMINATION OF RIVER ROAD RENAISSANCE ADVISORY COMMITTEE REPRESENTATIVE ~ Kevin Baker volunteered to serve as the Planning Commission Representative on this committee. Doug Schneider agreed to serve as back-up.

7. ACKNOWLEDGEMENT OF KEIZER URBAN RENEWAL BOARD POSITION FILLED BY DOUG SCHNEIDER ~ Doug Schneider had previously agreed to serve as Planning Commission Representative on this committee. Kevin Baker agreed to serve as back-up.

Commissioner Schneider reported on activities undertaken by KURB including improvements at Shari's. He explained how urban renewal grant funds are appropriated and reviewed West Coast Bank proposed improvements.

Jim Jacks suggested that KURB encourage businesses located on River Road to plant irises and suggested that perhaps Urban Renewal dollars could be used for this.

8. APPEARANCE OF INTERESTED CITIZENS ~ None

9. PUBLIC HEARING ~ Text Amendments

- **2.113 Industrial Business Park:**
Chair Graf opened the Public Hearing.

Sam Litke distributed an updated printout of the proposed amendment which included the Standard Industrial Classification codes. He noted changes in this amendment adding that the real issue is the flexible space use. He reviewed the new section verbiage pointing out that it provided clarification and then fielded questions from Commissioners. Discussion followed regarding how the industrial business zone came into being with an explanation of where the 30% came from. Kevin Baker summarized that essentially the code was pulled out of the Keizer Station IBP and modified it as necessary for the smaller section.

Jeff Tross, Salem, Oregon, stated that he was in complete agreement with the re-categorization of the IBP zone but still had concern about the 30% of flexible space use. He provided extensive statistics supporting his concern and requested that the limit be removed as it applies to Cherry Avenue.

Terri Frohmeyer, First Commercial Real Estate, Salem, Oregon, stated that she could not encourage the owner to develop the property because of leasing issues which would occur with the 30% limitation and encouraged its removal.

Richard Schultz, Salem, Oregon, Owner of property on Cherry Avenue, indicated that he hoped to make his property an attractive gateway to Keizer but he cannot afford to develop the property and rent it out with the 30% limitation in place.

Discussion followed at length regarding elimination of the 30% limitation, the perils of changing the zone, the possibility of industrial establishments being interested in this property, limitation of size of buildings and LCDC approval.

With no further testimony, Chair Graff closed the Public Hearing.

Commissioner Baker moved to accept the changes for Section 2.113 Industrial Business Park as presented by staff with the deletion of 3a on page 6 and renumbering accordingly and forward to Council with recommendation to adopt. Commissioner Jacks seconded. Motion passed unanimously by all members present: Graf, Jacks, Baker, Rands, Schneider, Matiskainen and Prins.

Chair Graff reopened the Public Hearing for 3.204 Public Notice Requirements and 2.313 Accessory Structures and Uses.

Sam Litke reviewed the changes in section 3.204 Public Notice Requirements adding that City Attorney Shannon Johnson felt it was important to make the proposed changes to this section in order to prevent delays in land use actions. He concluded that the changes were consistent with state requirements and fielded questions from Commissioners.

Mr. Litke explained that changes in Section 2.313 Accessory Structures and Uses were being made for clarification purposes and reviewed the changes in detail.

With no further testimony Chair Graff closed the Public Hearing.

Commissioner Baker moved to accept the staff recommendation for Sections 3.204 Public Notice Requirements and 2.313 Accessory Structures and Uses and forward to Council with recommendation to adopt. Commissioner Jacks seconded. Motion passed unanimously by all members present: Graf, Jacks, Baker, Rands, Schneider, Matiskainen and Prins.

- 10. STAFF UPDATE** ~ Mr. Litke reported that he had been appointed to represent the city on a task force with Salem and ODOT regarding a bridge crossing the Willamette River in the Salem-Keizer area. This task force is hoping to have all information necessary for submittal should the funding opportunity come up in the future. He concluded that he will keep the Commission informed on progress. Additional discussion took place regarding possible locations of crossings.

- 11. NEW/OLD BUSINESS** ~ Commissioner Jacks reported that he would be changing jobs and the end of the month and would have new contact information at that time.

Commissioners questioned that status of the Traffic Systems Plan review. Mr. Litke explained that the grant has not yet been signed so the project is on hold. It will involve the formation of a technical advisory group for daytime meetings (Planning Commission should have a representative on this) and a public open house. The Planning Commission as a whole will be included on this project. Councilor Moir pointed out that Council wants Planning Commission to explore alternate north-south and east-west connectors to the freeway and road system to relieve burden to River Road. This would be included in the TSP work. She explained that if Keizer wants another freeway entrance that needs to be in the TSP.

12. ADJOURN

The meeting adjourned at 8:00 p.m.

Next Scheduled Meeting ~ Wednesday, November 8, 2006

Minutes approved:

11-8-06