

**KEIZER PLANNING COMMISSION
MINUTES**

***Wednesday, October 11, 2000 @ 7:00 p.m.
Keizer City Hall - Council Chambers***

1. CALL TO ORDER

Chair Wolf called the meeting to order at 7:04 p.m.

2. ROLL CALL

The following members were present: Bill Wolf, June Abbott, Stan Compton, Michael Smith, Dick Inman Bruce Anderson and Jere Clancy (arrived at 7:10 p.m.)

3. APPROVAL OF MINUTES/September 13, 2000

Chair Wolf moved for approval of the September 13, 2000 minutes as written. Mr. Inman seconded the motion and carried, all present voting aye.

4. PLANNING UPDATE

Senior Planner, Maria Meier reported that there were only two permits issued for single family dwellings during the month of August and September. She indicated that commercial development was strong with the Wittenberg development continuing and the Carl's Jr. was scheduled to open on Thursday, October 12, 2000.

Ms. Meier reported that the Urban Renewal Agency/City Council met to discuss the options for the realignment of Radiant Drive, although no decisions were made at that meeting.

Chair Wolf expressed concern with some of the options for the realignment. He indicated that some of them did not meet the criteria as written in the Chemawa Activity Center Plan and requested information from staff.

Ms. Meier indicated that any alterations to the plan would require an amendment. She answered further questions from the Commission pertaining to this issue.

Mr. Smith expressed interest in the LaBrisa property and the halt to the development that was taking place. Ms. Meier indicated that Marion County was holding up the building permit waiting to receive additional information from the project manager. At

the Planning Commission's request Ms. Meier indicated she would contact the project manager to see if she could speed the process forward.

City Attorney, Shannon Johnson shared copies of the Orders regarding the properties and Design Reviews at 130 Chemawa Road NE and 3640 Cherry Avenue. Mr. Johnson answered questions from the Commission and the following motions were made.

Mr. Smith made the Motion to Approve the Order in the Matter of the Application of Baker Brother Investments for Approval of Design Review Alternative for Property Located at 130 Chemawa Road North, Keizer, Oregon. Mr. Compton seconded the Motion with Chair Wolf and Mr. Anderson abstaining from the vote, the remainder of the Commission voting aye.

Mr. Compton made the Motion to Approve the Order in the Matter of the Application of BBI Construction, Inc. for Approval of Design Review Alternative for Property Located at 3640 Cherry Avenue Northeast, Keizer, Oregon. Mr. Anderson seconded the Motion with Vice-Chair Abbott, Mr. Smith and Mr. Clancy abstaining, the remainder of the Commission voting aye.

5. PUBLIC HEARING

Text Amendment Case No. 00-54; Phase I

Section 3.1 Application Types and Procedures

Section 3.2 Administrative Procedures

Section 2.203.04 Temporary Uses

Chair Wolf opened the public hearing.

Senior Planner, Maria Meier shared revisions to Section 3.1 *Application Types and Requirements* and Section 3.2 *Administrative Procedures*. She noted that the majority of the changes were technical to enable staff to administer the Development Code in a more concise manner.

Ms. Meier and Mr. Johnson answered questions from the Commission and with no public wishing to provide public testimony the following motion were made.

Mr. Smith moved to close the public hearing. Mr. Anderson seconded the motion and carried, all present voting aye.

Ms. Meier supplied a matrix of the Development Code indicating suggested changes to Chapter 3.1 of the Development Code Pages 4-30, *Application Types and Procedure*.

The Commission went through each page of the matrix. Staff addressed questions from the Commission. It was indicated that some word smiting and some typos are addressed but the overall content the Commission seemed in agreement with.

After a lengthy discussion of the first matrix it was the consensus of the Commission to table the remainder of the discussion and bring back *Section 3.2 Administrative Procedures* during the next meeting in November.

Mr. Johnson suggested that the Commission waits until the November meeting and passes both sections of the code at that time.

For the information of the Commission Ms. Meier provided copies of the *Infill and Redevelopment Master Plan* noting that this would be approved by the City Manager and brought before the City Council for adoption on Monday, October 16, 2000.

6. ADJOURN

Chair Wolf adjourned the meeting at 8:50 p.m.