



**KEIZER PLANNING COMMISSION MINUTES**  
**Wednesday, October 10, 2007 @ 6:00 p.m.**  
**Keizer City Hall – Conference Room A**

**1. CALL TO ORDER**

Vice Chair Kevin Baker called the meeting to order at 6:03 pm.

**2. ROLL CALL**

**Commissioners Present:**

Kevin Baker, Vice Chair  
Marty Matiskainen  
Doug Schneider  
Jim Jacks  
Craig Prins (left 8:20)  
Greg Rands  
Jacque Moir, Council Liaison

**Absent:**

Holly Graf, Chair

**Staff Present:**

Sam Litke, Senior Planner  
Debbie Lockhart, Deputy City Recorder

**Also Present:**

Wendie Kellington, Attorney  
Shelly King, Chamber of Commerce  
Lester Purcell  
Cathy Clark, Councilor  
Chuck Sides

- 3. APPROVAL OF MINUTES ~** Doug Schneider moved to approve the October 2007 minutes. Jim Jacks seconded. Motion passed as follows: Baker, Schneider, Matiskainen and Jacks in favor with Prins and Rands abstaining and Graf absent.

- 4. APPEARANCE OF INTERESTED CITIZENS ~** None of those attending wished to speak outside of the Public Hearing.

- 5. INFILL STANDARDS JOINT SESSION ~** Nate Brown reminded Commissioners that a continuation of the Infill Standards joint meeting with City Council was scheduled for November 13 at noon to discuss problems/issues. He urged Commissioners to email additional problems or issues not already discussed to him so that he could develop a summary of proposed solutions.

- 6. PUBLIC HEARING: TEXT AMENDMENTS - 2.107 Mixed Use ~** Sam Litke reviewed Section 2.107 and attachments noting that this was initiated through Council and a request from Alan Roodhouse and encouraged Commissioners to consider making a recommendation to Council. He explained that the specific request is to allow a building larger than 10,000 (up to 120,000 square feet) but amendments also include some simple "house cleaning". He asked Commissioners to consider including a requirement for additional screening, buffering, building setbacks, architectural features, orientation, outdoor area usage limitations, usage requirements and square footage limitations.

Discussion then took place regarding the leasable square footage, identification of traffic impacts and compliance with statewide planning goals. Nate Brown reviewed the location of Area C and the history of the development for the benefit of Commissioners and explained that studies had indicated that the pm peak hour traffic from a "big box" store would actually be somewhat less than that generated by the same square footage area of retail divided among several smaller units. Following lengthy discussion on the suggested requirements and limitations laid out in the staff report, Mr. Brown urged Commissioners to consider during their deliberations: quality of livability, competition with small businesses on River Road and traffic system impacts.

*Vice Chair Baker opened the Public Hearing.*

*Lester Purcell, Keizer, owner of the church adjacent to Area C, voiced concern about what was planned for the area directly across from the church adding that he was opposed to looking at the back side of a big box store. He added that he would not voice opposition at the present time, but hoped to have an opportunity to voice his opinion when a new master plan is offered for approval.*

*Chuck Sides, Northwest National LLC, explained his reasoning for the request adding that the grocery element will be beneficial to the development by providing continued vitality and newness to the area.*

*Wendie Kellington, attorney for the developer, echoed Mr. Brown's comments regarding traffic impacts and urged the commissioners to "stay the course" and follow industry standards regarding the exclusion of outdoor usage of a retail establishment in determination of square footage.*

*Vice Chair Kevin Baker closed the public hearing for deliberation purposes.*

Deliberations followed focusing on consistency with the mixed use zone, livability around Area C, impacts of a "big box" on the neighborhood, beefing up the code with setback and landscaping requirements, servicing of the big box unit with semi trailer delivery trucks, possible limitation on delivery hours, blending the big box with the residential component, incorporation of buffering and lighting, and noise issues. Mr. Brown cautioned that text modifications would affect all areas with this zoning, not just Keizer Station.

Commissioners requested that the Community Development Department develop a list of properties with Mixed Use zoning so that they could readily see which ones would be impacted by this amendment prior to making a decision and suggested that staff bring back draft language for increased setbacks, screening and buffering and minimization of blank walls.

*Vice Chair Kevin Baker reopened the Public Hearing so that it could be continued at the November 14 Planning Commission meeting.*

**7. UPDATES**

*KURB Update* ~ Commissioner Schneider reported that there was no meeting in September. Mr. Brown added that he is still wrangling with Copeland and the martial arts manager who has not yet spoken to the owner of his property.

*River Road Renaissance Update* ~ Commissioner Baker reported that

- River Road Renaissance has approved a water feature possibly to include metal salmon sculptures in the triangle by 7-11 at Lockhaven and River Road;
- Council has approved funding of the 45<sup>th</sup> parallel monument though the general fund contingency fund;
- Willamette Valley Bank produced its own traffic impact study and reduced its SDCs by half;
- The Lutheran church has indicated a willingness to work with the city on making the open space next to the church into a sort of plaza;
- The Mayor is spearheading development of an art walk; and
- The committee is considering development of a "planter adoption" policy.

*TAC Report* ~ No report.

- 8. COUNCIL LIAISON REPORT** ~ Councilor Moir reported that Civic Center Task force meets October 15, the Keizer Birthday celebration is October 13, Tepper Lane Ribbon Cutting is October 15 and Chemewa Road Ribbon Cutting is October 16.

- 9. COUNCIL REPRESENTATIVE** ~ Greg Rands - October 15

- 10. ADJOURN** ~ The meeting adjourned at 8:30 p.m.

*Next Meetings ~ Joint Council Work Session, Tuesday, November 13 @ Noon  
Regular Meeting, Wednesday, November 14 @ 6 p.m.*

*Minutes approved: 11-14-07*