KEIZER PLANNING COMMISSION
MINUTES
Wednesday, October 10, 2001 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER

Chair Anderson called the meeting to order at 7:01 p.m.

2. SWEARING-IN AND INTRODUCTION OF NEW COMMISSIONERS

- ***Christopher Andersen***
- ***Ross Day***
- ***John Preston***
- ***Frank Moore***

City Attorney Shannon Johnson administered the oath of office to the new Commissioners and welcomed them to their new position.

3. ROLL CALL

The following members were present: Bruce Anderson, Michael Smith, Stan Compton, Ross Day, Frank Moore, John Preston and Christopher Andersen

Also present were: Planning Director Maria Meier, City Attorney Shannon Johnson, Council Liaison Jacque Moir, Planning Consultant Keith Liden and Recording Secretary Cindy Perry

4. APPROVAL OF MINUTES ~ *September 12, 2001*

Mr. Compton moved for approval of the September 12, 2001 minutes as written. Chair Anderson seconded the motion.

The motion passed as follows:
AYES: Anderson and Compton (2)
NAYES: None (0)
ABSTENTIONS: Andersen, Day, Moore, Preston and Smith (5)
ABSENT: None (0)

5. APPEARANCE OF INTERESTED CITIZENS

No interested citizens appeared before the Commission.

6. REVIEW KEIZER STATION PLAN (Chemawa Activity Center)
Planning Director Maria Meier provided copies of the 1997 Chemawa Activity Center Plan, as well as the Keizer Station Plan. She summarized the non-binding predevelopment agreement with Northwest National LLC and the development proposal called the Keizer Station Plan.

Ms. Meier referred to a map of the Chemawa Activity Center noting the various areas within the Activity Center and its current zoning. She explained some of the restrictions in the 1997 plan that could have precluded development from occurring and some of the issues that would need to be addressed during the process.

Ms. Meier noted the agencies that had been notified of the process and that the Planning Commission would begin it's first public hearing regarding the plan on December 12, 2001.

Frank Angelo, Angelo, Eaton and Associates, 620 SW Main Street, Portland, Oregon- summarized the contents of the Keizer Station Plan and thanked staff for their support during the process. He noted some of the suggested changes in the Keizer Station Plan versus the Chemawa Activity Center Plan. Mr. Angelo took questions from the Commission.

Ms. Meier reported that the Planning Commission's decision would be based on the criteria from the Comprehensive Plan, TSP and the Keizer Development Code. She offered to take any questions that the Commission had and organize answers to present at the next meeting.

The Commission expressed an interest in seeing that the integrity of downtown Keizer was maintained.

Mr. Angelo noted the 20-year planned projection for retail space, which was conducted by Hobson & Ferrarrini. He indicated that this study testified that there was a shortfall in the amount of retail space in Keizer. Mr. Angelo reported that the authors of the Economic Analysis would be available at the next meeting to provide additional insight regarding their findings.

Responding to questions regarding the impact on city services Mr. Angelo indicated at the time of build-out that the project would generate approximately $2.6 million in tax revenue annually and would produce approximately 4200 jobs, which he felt would adequately cover any increase in services.

The Commission also requested additional information regarding the BPA Substation and how it would fit into the development plan.

With questions pertaining to the "Round About" Mr. Angelo stressed that this was a concept that would need further studies prior to finalization of this portion of the project.

Mr. Angelo answered questions regarding the access to the Commerce Center the proposed Transit Center and the vision of a possible aquatic center.

Ms. Meier supplied a calendar outlining the various procedures and meeting dates for the Planning Commission and the Public Hearing Process.

It was the consensus of the Commission to meet December 12, 2001 (Public Hearing), December 19, 2001, January 9, 2002 and January 16, 2002 (if needed).

Chair Anderson thanked Mr. Angelo for his presentation.

7. NEW BUSINESS/OLD BUSINESS

Ms. Meier summarized the memo noting the number of hours spent by various staff and volunteers during the organization of the Infill & Redevelopment Master Plan Process.

Ms. Meier reported that Skyline Ford appealed its application to the City Council. The Council reviewed the appeal and additional information, which was not available to the Planning Commission during their review. Ms. Meier noted with this new information the City Council granted Skyline Ford's appeal.

8. ADJOURN

- NEXT MEETING ~ ***Wednesday, November 14, 2001 @ 7:00 p.m.***

Chair Anderson adjourned the meeting at 8:15 p.m.