MINUTES

KEIZER PLANNING COMMISSION
Tuesday, October 9, 1991
Keizer City Hall

CALL TO ORDER — Chairman Watson called the meeting to order at 7:30 p.m.

ROLL CALL — The following members were present: Lee Dunn, Sam Goesch, Mark Grenz, Dawn Meier, Marty Matiskainen, David Siegel, and Jerry Watson. Also in attendance were Councilor Hart, John Morgan, Shannon Johnson, and Roxie McGrath.

DISCUSSION - Temporary Uses Public Hearing — Chair Watson opened the public hearing on the Temporary Uses Ordinance, No. 87-078. Sandy Staats, representing the Governmental Affairs Committee, stated that the Committee would not accept any changes to the proposed ordinance until the Committee could review it. No other public member offered testimony.

Shannon Johnson, City Attorney, distributed and discussed the new version of the ordinance which incorporates changes recommended by an ad-hoc committee of Commission and Chamber of Commerce members. The major changes to the ordinance included requiring temporary business to obtain a permit, the length of the permit would be 90 days rather than 60 days, and the business must conform to all signage requirements. Mr. Morgan stated that the signage requirement may be difficult to administer, therefore the sign code may need to be revised.

Mr. Johnson discussed the term "specialty sales and services" and suggested that if the intent is to cover any item then the definition may need to be made clearer. Mr. Matiskanien questioned if the term is defined in the Standard Industrial Code. Mr. Johnson stated that he would research the definition and if it were defined he could reference the definition in the ordinance. The Commission agreed that there be a clarification of whether the SIC has a specific definition and if it does not to have the City develop possible definitions for the term.

Mr. Siegel discussed 21.03(b) which deals with mobile office and temporary structures. He questioned if there should be a time limit placed on how long one of those structures could remain

FMAGIC

erect. Mr. Morgan stated that there was no known problem in this area.

Chair Watson suggested and the Commission agreed that Section 21.04(a) should have the words "under Section 21.03(a)" added after the words "each temporary business use", then delete the following introductory sentence to the section: "If required by Section 21.03(a), the following shall apply with regard to temporary use permits:".

Mr. Johnson requested that on the third line of 21.03(b) the words "appears to" should be deleted and an "s" should be added to the word "conform." Mr. Johnson noted that the City Council sets the fees, rather than the City Planning Office.

Mr. Johnson stated that b.iv. may need to be revised to include due process if a fine is assessed for trash cleanup. Mr. Morgan stated that the solid waste ordinance would apply if trash was left on the premises. Mr. Grenz suggested that a statement be placed on the permit indicating the penalty for leaving trash and other materials on the premises. The Commission discussed whether the business could or could not be vacant. The Commission asked for two drafts of the ordinance to deal with expenses if litter is left on premises and how to deal with due process.

Chairman Watson continued the hearing until the November 13, 1991 Planning Commission Meeting.

Keizer Tomorrow Presentation

Mr. Morgan presented information on the Keizer Tomorrow Committee to the Commission.

Larry Epping, owner of the Keizer Industrial Park, was present to discuss this property. He stated that in 1978 he purchased 70 acres of land, only recently has 3 1/2 acres been developed. He discussed a letter from an industrial broker concerning the property. The industrial broker stated that the demand for industrial property did not materialize so there is surplus land in the area, the freeway and visual exposure is not appealing to purchasers, and though marketing of the property has been extensive, there has been no interest in it.

Mr. Epping suggested that the industrial land should be developed for residential, such as a mixed use zone. Mr. Epping requested that the designation be changed ont he composition map during periodic review. He believes that

substantial changes in uses has occurred sense the composition map was developed and more uses for the land have been added. Mr. Siegel suggested that Mr. Epping apply for a composition plan zone change. Mr. Epping suggested that it may be better and more efficient to look at his proposed change during periodic review to find a balance of land issues. Chair Watson suggested that Mr. Epping testify at the periodic review hearing about his proposed change.

Periodic Review

Mr. Spencer discussed his September 17th letter and stated that these were housekeeping issues. He also discussed his October 4, 1991 memorandum concerning land use allocation options. Mr. Spencer stated that when changing land use allocations, the findings must be made on land use and urbanization guidelines. He noted that DLCD was resistant on shifting major land uses and would require conclusive findings. Mr. Grenz suggested shifting land uses. Mr. Siegel stated that conversion of surplus industrial land to residential land would decrease the pressure to increase the urban growth boundary.

Mr. Spencer discussed his October 8, 1991 memorandum concerning DLCD's comments on Keizer Periodic Review. He recommended that since the "regional issues" have been resolved at the local level, the Planning Commission could package all of the amendments/findings addressed in the 4th Draft Order, complete the necessary hearings, then submit the Order for at least partial acknowledgement by DLCD. The Commission agreed to submit the 4th draft to Council for approval.

OTHER BUSINESS

The Commission discussed the September 11th and 25th meeting minutes.

David Siegel moved that the Planning Commission's September 11th and 25th meeting minutes be approved as submitted. The motion was seconded by Mark Grenz.

The motion was put to a vote and passed unanimously.

The Commission members requested that written materials to be discussed at meetings should be distributed at least a week before the meeting.

The Commission discussed whether to hold two meetings in November due to the various issues on the November 13th agenda.

David Siegel moved that the Planning Commission hold one meeting on November 13th and one meeting on November 19th. The motion was seconded by Sam Goesch.

The motion was put to a vote and passed unanimously.

The Commission members agreed that on November 13th the public hearing on the temporary business ordinance would continue and on November 19th periodic review would be discussed.

Chairman Watson distributed the annual report of the Planning Commission that he presented to the City Council on October 7th. He also distributed a memo concerning the Keizer Adjustment Case No. 91-3 and suggested that the Commission might want to discuss the topic on a future agenda.

ADJOURNMENT The meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Roxie McGrath

Roxie McGrath

s:\wp\minutes\0925.PLC