



KEIZER PLANNING COMMISSION MINUTES
Wednesday, September 14, 2005 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER

The meeting was called to order at 7:00 pm.

2. ROLL CALL

Present:

Bruce Anderson, Commissioner
Michael Smith, Commissioner
Tom Wood, Commissioner
Jack Lowery, Commissioner
Holly Braun, Commissioner
Greg Ego, Commissioner
Stan Compton, Commissioner
Jacque Moir, Council Liaison

Staff Present:

Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

Also Present:

Kevin Baker
Doug Schneider

3. APPROVAL OF MINUTES ~ Michael Smith moved for approval of the June 8, 2005, Minutes. Tom Wood seconded. Motion passed as follows:

AYES: Anderson, Smith, Wood and Lowery (4)

NAYS: None (0)

ABSTENTIONS: Braun, Ego and Compton (3)

ABSENT: None (0)

4. APPEARANCE OF INTERESTED CITIZENS ~ None

5. PUBLIC HEARING ~ Sign Code Amendment:

Chair Anderson opened the public Hearing.

Community Development Director, Nate Brown, explained that notice for the sign code amendments had been given as required by law. Issues not related to the secondary frontage and water tower (those noticed) could be reviewed but no action taken without sufficient notice. He added that staff has identified several problematic issues in the sign code and will be addressing them in the future.

Richard Walsh addressed the Commission as a member of the business community at Inland Shores. He pointed out that the design of the office park in which his law firm is located makes signage difficult and requested that the business park be

allowed to place a sign on River Road. Nate Brown responded that Inland Shores might meet the intent of an integrated business center and would therefore be eligible for River Road signage.

Mr. Brown then addressed the proposed changes in the sign code amendment detailing various issues particularly frontage signs and the percentage to square footage ratio. He proposed that additional signage be allowed on secondary frontage amounting to half the amount allowed on the primary frontage. Discussion followed at length regarding secondary building frontage, right-of-way, total allowed area and distribution of signage. Following lengthy discussion Mr. Brown determined that adjustments should be made to the verbiage in order to ensure the proper distribution of signage. City Attorney Shannon Johnson interjected that he would bring a draft for approval to the next meeting which would state that if there was secondary frontage, primary frontage area allowed signage could not be placed on the secondary frontage. Discussion took place with additional clarification. Review of changes throughout the code which related to this change followed.

Mr. Brown distributed a scale drawing of the elevated water storage tank planned for Keizer Station with proposed signage shown (shared space showing the City of Keizer logo and the logo for Chemawa Station LLC) and voiced his concerns regarding the signage. Discussion followed at length regarding commercial signage, policy questions and variance procedures. Shannon explained the complications of this specific issue. Nate pointed out that the Chemawa Station logo was the logo for the LLC and not for one of the tribes. Conversation followed regarding the signage limitations accepted by Northwest National LLC in order to have the larger pylon sign for Keizer Station. A similar process would be available to Chemawa Station LLC. Commissioner Lowery suggested that a lighted flag be placed on top of the water tower.

Mr. Brown then continued explaining various "housekeeping" changes to the code.

By consensus Commission agreed to continue the public hearing until the next meeting (October 5) in order to accommodate additional public testimony and to allow Counselor Johnson the opportunity to revise the language as discussed. Counselor Johnson explained that he would work together with Mr. Brown to develop a draft and explain the alternatives at the next meeting.

6. STAFF UPDATE

River Road Renaissance ~ Nate Brown reported that the banners identifying the districts are being made and examples of plazas/focal points are being compiled for review by the committee. An engineer is putting together a proposal for improvements in front of Baskin-Robbins which will include a plaza-type area with paving and tree wells. The committee is currently trying to identify plaza location possibilities and priorities.

- 7. OTHER BUSINESS** – Because Counselor Johnson would be unable to attend the regularly scheduled meeting on October 12, Commissioners agreed by consensus to hold it on October 5. All commissioners agreed that 6:00 p.m. was acceptable.

Nate Brown reported that Sam Litke has been hired to serve as a Senior Planner for the city and will be attending the next Planning Commission meeting.

Commissioner Smith thanked Commissioners Anderson and Compton for outstanding service and leadership during their tenure on the Commission. Councilor Moir echoed Commissioner Smith. Commissioners Anderson and Compton reviewed events that went on while they served and thanked fellow Commissioners and City staff.

Commissioner Lowery questioned why design review changes are not approved by the Planning Commission, or at least placed on the For Sale sign. Counselor Johnson explained that the specific design is not approved in the zone change. Lowery clarified that a zone change from single-family to multi-family does not need to be approved by the Planning Commission. Counselor Johnson explained that Keizer does not hold as many quasi-judicial hearings for specific applications as other cities. These are specific applications for specific property.

8. ADJOURN

The meeting adjourned at 7:45 p.m.

Next Scheduled Meeting ~ Wednesday, October 5, 2005