KEIZER PLANNING COMMISSION MINUTES
Wednesday, September 10, 2008 @ 6:00 p.m.
Keizer City Hall – Council Chambers

1. **CALL TO ORDER**
   Chair Holly Graf called the meeting to order at 6:00 pm.

2. **SWEARING IN OF COMMISSIONER RIZZO** ~ John Rizzo was sworn in as Planning Commissioner for the City of Keizer by City Attorney, Shannon Johnson.

3. **ROLL CALL**

Commissioners Present:	**Staff Present:**
Holly Graf, Chair	Sam Litke, Senior Planner
Marty Matiskainen	Nate Brown, Community Development Director
Doug Schneider	Shannon Johnson, City Attorney
Jim Jacks	Debbie Lockhart, Deputy City Recorder
Greg Rands	
Craig Prins	
John Rizzo	
Jacque Moir, Council Liaison	

4. **APPROVAL OF MINUTES** ~ Marty Matiskainen moved to approve the August 2008 minutes as submitted. Doug Schneider seconded. Motion passed as follows: Graf, Jacks, Schneider, Matiskainen, Prins and Rands in favor with Rizzo abstaining.

5. **APPEARANCE OF INTERESTED CITIZENS** ~ None

6. **PUBLIC HEARING** – None

7. **NEW/OLD BUSINESS**

Transit Center Update ~ Community Development Director, Nate Brown, reported on a Council Work Session with the Transit District regarding a proposed site selection for the satellite transit center which is planned for the Keizer area River Road Corridor. He noted that the District had received a grant to proceed with the development of the center, provided several community outreach opportunities, considered various sites in the area which were not favorably received and was now considering the area at Chemawa/Bailey. Mr. Brown explained that all but one of the parties at this location have indicated a willingness to sell, Council has offered support for this site and, because a zone change or text amendment would be necessary, he is looking to the City to show a willingness to work with the Transit District on the zoning issue.

Discussion then took place regarding consideration of impact on other property owners, the fire district and traffic; public hearing requirements, technical challenges, land use aspects, mitigation of negative impacts and citizen concern. Mr. Brown reiterated the fact

that this is a satellite transit center (2.5 acres) and not as large as the downtown Salem transit center.

Fence Regulations Text Amendment ~ Senior Planner Sam Litke noted that staff is asking for guidance on how best to proceed with this issue. He reviewed the history of the regulations referring to a memo from Wayne Thackery at Loren's Sanitation, reminded Commissioners that the text was amended approximately two years ago and questioned if they would wish to revisit and amend it again. He suggested consideration of aesthetics, setback screening and/or buffering. Mr. Brown reviewed the intent of CG zoning noting that the Thackery business is typical of what would be expected in this zone. Mr. Johnson pointed out a section where both commercial/ industrial uses and the IP zones are not listed. He noted that this should be fixed.

Discussion then took place regarding fine tuning the language of the Code to include businesses that "collect and store", the location of the property, variance criteria, neighborhood children using the open area, permitted usage, conditional usage and additional zone designations.

Mr. Litke noted that staff recommendation is for the Commission to address this at a public hearing and let staff bring forth suggestions for discussion at the November meeting.

Commissioner Prins moved to initiate a text amendment to develop standards that would govern where barbed wire would be appropriate in CG zone and other zones. Commissioner Matiskainen seconded. Motion passed unanimously as follows: Graf, Jacks, Schneider, Matiskainen, Prins, Rands and Rizzo in favor.

- **Visioning Task Force** ~ Mr. Brown reported that the City has received a grant from the Department of Land Conservation and Development to conduct a visioning process in conjunction with the Periodic Review. The Mayor will be appointing the members but three of them will come from the Planning Commission.

  Commissioner Schneider moved that John Rizzo, Jim Jacks and Greg Rands serve on the Visioning Task Force. Commissioner Matiskainen seconded. Motion passed unanimously as follows: Graf, Jacks, Schneider, Matiskainen, Prins, Rands and Rizzo in favor

Other Business ~ Commissioner Matiskainen requested clarification on Keizer tree ordinance. Mr. Johnson responded that there is a Heritage Tree ordinance, a non-land use ordinance and there are restrictions on tree cutting that are part of the development code. Commissioner Matiskainen then referred to the trees in Area C of Keizer Station that have been cut down. Mr. Brown provided clarification regarding this property, the trees, mitigation and landscaping requirements. He added that landscape requirements for Keizer Station area are above and beyond the minimum requirements; however, the intent is not to prohibit development but to motivate people to preserve as many trees as practicable.

8. **UPDATES**

KURB – Doug Schneider reported on the recent KURB meeting focusing on the bubbling rocks at River Road/Lockhaven, Wells Fargo/Sherwin Williams property; continued Copeland Property efforts and the recent Landscape/Sidewalk Improvement Grant for the Strickfaden property at River Road and Dietz.

9. **COUNCIL LIAISON REPORT** ~ Councilor Jacque Moir reported that
The selected T.D. Keizer statue artist has signed the contract and is hoping to make the statue building process available on the Keizer website through a live camera.
The Art Walk will be addressed at the September 15 Urban Renewal Agency meeting and electronic message signs will be addressed at the next Council meeting. She urged Commissioners to attend or to view it on K-23.
Civic Center is on time and on budget.

Mr. Brown and Councilor Clark informed Council of Mid Willamette Valley Area Commission on Transportation (MWACT) transportation enhancement projects ranking. The Chemawa Road project was ranked first. The bike/pedestrian bridge crossing over the Parkway will be on the list but will not be one of the top five. Other funding sources are being explored for doing a study on possible locations for this project. Mr. Brown urged Commissioners to fill out the internet survey form supporting these projects.

10. **ADJOURN** ~ The meeting adjourned at 7:17 p.m.

Next Meeting ~ Wednesday, November 12, 2008 @ 6 p.m.

Minutes approved: 11-12-08