



KEIZER PLANNING COMMISSION MINUTES
Wednesday, August 13, 2008 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER

Chair Holly Graf called the meeting to order at 7:00 pm.

2. ROLL CALL

Commissioners Present:

Holly Graf, Chair
Marty Matiskainen
Doug Schneider
Jim Jacks
Greg Rands
Craig Prins
Jacque Moir, Council Liaison

Staff Present:

Sam Litke, Senior Planner
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

Absent:

One Position Vacant

3. APPROVAL OF MINUTES ~ Marty Matiskainen moved to approve the June 2008

minutes as submitted. Doug Schneider seconded. Motion passed as follows: Graf, Jacks, Schneider, Matiskainen and Rands in favor with Prins abstaining and one position vacant.

4. APPEARANCE OF INTERESTED CITIZENS ~ None

5. PUBLIC HEARING – None

6. NEW/OLD BUSINESS

Infill Standards: Senior Planner, Sam Litke, explained that this was not a public hearing and no notice had been given to the DLCD, but that the information being presented was an outline with discussion points from the joint Council/Planning Commission work session held earlier in the year. He noted that he anticipates a public hearing will be set for October with detailed review taking place at that time. Mr. Litke pointed out that infill governs development of lots under 2 acres and that just about anyone who partitions their property would be affected by the standards. He reviewed neighbors' concerns regarding infill such as compatibility with existing neighborhood, parking and functionality of access and then proceeded with review of the Standards handout noting that the City Attorney had not reviewed them.

Mr. Litke explained that the infill development standards are complicated with many different components; that the chapter touches a lot of other sections of the development code; and standards in the infill section are different from others in the code. He encouraged Commissioners to consider how to unify the code and provide input on every aspect of the standards. City Attorney Shannon Johnson noted that another issue to be considered will be the "opt out" issue: whether it is a mandatory or permissive issue. Mr. Litke suggested that Commissioners get feedback from other citizens and/or

organizations in order to apply the visioning aspect to which this grant is related. Discussion followed with Mr. Litke clarifying the purpose and implementation of the Infill Development Standards and reviewing possible light and noise mitigations. Chair Graf requested that Mr. Litke double check the diagrams and related language to be sure that they matched up.

Public Testimony at Planning Commission: Chair Graff encouraged discussion regarding alleviating the onslaught of public testimony to Council by encouraging public testimony in front of the Planning Commission when issues are being reviewed there prior to recommendation to Council. Discussion took place regarding mailings, contacting newspaper reporters, Council sending issues back to the Planning Commission and prohibiting testimony at Council that has not been previously heard at Planning Commission.

7. UPDATES

River Road Renaissance/KURB – Doug Schneider reported that

- The 16 bubbling rocks on River Road/Lockhaven are bubbling and there have been no accidents or soap incidents;
- Copeland property improvements are still being pursued with efforts being made to have a face to face meeting with both land owners;
- improvements are underway at the old ARCO station site with adjustments being made to ensure that the sidewalk is six feet wide;
- RRR Advisory Committee is considering the uniform placement of flowering trees along River Road perhaps coordinated by district;
- A KURB member is working with Nate Brown on a letter informing businesses of the availability of grant funding for landscape, sidewalk and façade improvements; and
- Several sites have been chosen for artwork in conjunction with the Keizer Public Arts which is patterned after the Wilsonville Art Walk.

TAC – Chair Graf reported that the next meeting is August 26. Methods for implementing the strategies and benchmarks for reducing vehicle miles traveled will be reviewed along with additional sidewalks and transit ridership.

8. COUNCIL LIAISON REPORT ~ Councilor Jacque Moir reported that

- RIVERfair was a huge success and will be an annual event; funds from the event will be used for playground equipment at Keizer Rapids Park
- TD Keizer Task Force will be interviewing prospective artists at their next meeting
- Public Hearing on electronic signage has been continued to September 16

9. OTHER BUSINESS ~ Commissioner Matiskainen questioned the selection process for filling the Commission vacancy and the Council arbitrary rejection of the Volunteer Coordinating Committee recommendation. Chair Graf noted that this is a Council prerogative and not the responsibility of the Commission. Councilor Moir provided additional clarifying information regarding the Volunteer Coordinating Committee.

10. ADJOURN ~ The meeting adjourned at 8:19 p.m.

Next Meeting ~ Wednesday, September 10, 2008 @ 6 p.m.

Minutes approved: 9-10-08