



KEIZER PLANNING COMMISSION MINUTES
Wednesday, July 14, 2010 @ 6:00 p.m.
Keizer Civic Center

CALL TO ORDER

Chair Greg Rands called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Present:

Greg Rands, Chair
Jim Jacks, Vice Chair
Doug Schneider
Holly Graf
Jonathan Thompson
Albert Castaneda
John Rizzo
Mark Caillier, Council Liaison

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development
Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

APPROVAL OF MINUTES ~ Albert Castaneda moved to approve the May 2010 Minutes. Jim Jacks seconded. Motion passed as follows: Rands, Jacks, Schneider, Graf, Castaneda and Thompson in favor with Rizzo abstaining.

APPEARANCE OF INTERESTED CITIZENS ~ None

PUBLIC HEARING: Text Amendment: Section 2.315 (Development Standards) and Section 2.205 (Junk and Junkyards); Ordinance Relating to the Abatement of Nuisances: *Chair Rands opened the Public Hearing.* Senior Planner, Sam Litke explained that this issue is before the Commission due to the newly adopted Solid Waste Ordinance. He noted that the Junk and Junkyard section also deals with solid waste issues and although there appears to be overlap, they are basically different with different enforcement procedures. He added that the purpose of the change is to help with the understanding, clarify ambiguity, and expand the terminology. He then reviewed the changes made noting that to make the ordinance more streamlined the parts relating to the franchise such as receptacle sizes for multi-family units, pickup up schedule, when to put out cans, etc., have been left out. Relating to inoperative vehicles the code has been changed to read that if an automobile is obscured by a fence or hedge it is allowed in a yard.

Discussion then took place regarding using the word "adequate" with Mr. Brown explaining that Code Enforcement would step in only when an infraction is repetitious and a less specific rule allows the code enforcement officer to review the infractions on a case by case basis depending on the history.

City Attorney Johnson explained that his department would review this ordinance to be sure it is consistent with the Solid Waste Ordinance recently adopted by Council.

Commissioners suggested that in order to avoid confusion the sight obscuring fence be a 100% sight obscuring fence. Mr. Brown concurred. Further discussion took place regarding whether or not a fence would be adequate screening on a sloping lot and if a vehicle would be covered by the parking ordinance.

With no further discussion Chair Rands closed the Public Hearing.

Commissioner Thompson moved to recommend to Council the adoption of a text amendment as written except on page 5, line 19 would read "fully screened by a 100% sight obscuring fence, wall or hedge. Commissioner Rizzo seconded. Motion passed unanimously as follows: Rands, Jacks, Schneider, Graf, Castaneda, Thompson and Rizzo in favor.

OLD/NEW BUSINESS

Update on Keizer Station Area B Master Plan: Mr. Brown explained that staff is trying to incorporate a variety of factors including a traffic impact analysis which is proving to be a challenge. He noted that the TIA will not be complete in time for the August meeting so Commission will be asked to review this at the September meeting and that quite possibly the Commission will be reviewing Area C in October. Mr. Litke added that these reviews will be time consuming and Area B will require Planning Commission attention and diligence. It will be the first time the Commission reviews a master plan prior to submission to Council, it will be over 100 pages which is a lot to digest and staff will make every effort to get the information to Commissioners at least a week ahead of time.

Next Meeting: Mr. Brown explained that Elizabeth Sagmiller will provide an update of the Stormwater program at the August meeting. Commissioners will be asked to look closely at the ordinance to be sure it supports the Development Code. He explained that this will not be a text amendment but will be a program explanation. Councilor Caillier explained that there is a requirement in the Development Code that any development over one acre must file a 1200C Erosion Plan with the State. However, our proposed Ordinance is so complete that it would be unnecessary for a developer to file a 1200C with the State and the City, they could just come to the City and do it here. Staff is looking to the State to accept that. Commissioner Thompson added that there are several jurisdictions that are authorized agents for DEQ and it makes a much easier for developers. He noted if our ordinance is so complete that we can become an authorized agent for DEQ it makes Keizer one step above many jurisdictions in the state of Oregon.

ECONOMIC OPPORTUNITIES ANALYSIS TASK FORCE REPORT ~ Commissioners Castaneda and Jacks reported that the Task Force had agreed to review the North American Industrial Classification Standards for uses, general categories and indicate which ones would or would not be acceptable in the area.

KURB REPORT ~ Doug Schneider reported that the Town & Country project is nearing completion and urged Commissioners to check out the new artwork in town.

STAFF REPORT ~ Mr. Brown explained that at the last Council Work Session Council directed staff to prepare a report initiating a text amendment to the sign code for temporary signs. This will need to be worked into the Planning Commission schedule as well.

COUNCIL LIAISON REPORT ~ Councilor Caillier had provided input throughout the meeting so had no further information to share.

ADJOURN ~ The meeting adjourned at 6:56 p.m.

Next Meeting ~ Wednesday, August 11, 2010

Minutes approved: 8-11-10