



KEIZER PLANNING COMMISSION MINUTES
Wednesday, July 14, 2004 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER

Chair Bruce Anderson called the meeting to order at 7:00pm.

2. SWEARING OF COMMISSIONER LOWERY

City Attorney Shannon Johnson administered the Oath of Office to Jack Lowery.

3. ROLL CALL

Present:

Bruce Anderson, Chair
Michael Smith, Commissioner
Ross Day, Commissioner
Jack Lowery, Commissioner
Judy Smith, Council Liaison

Absent:

Mike Hart, Commissioner
Holly Braun, Commissioner

Also Present:

Lee Sjothun

Staff Present:

Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Debbie Lockhart, Recording Secretary

4. APPROVAL OF MINUTES

Approval of minutes was postponed because only two commissioners from the meeting were present.

5. APPEARANCE OF INTERESTED CITIZENS

None

6. STAFF UPDATE

Oregon Planning Institute Planning Commissioner Training Information ~ Nate Brown directed Commissioners' attention to a training opportunity in Portland put on by the Oregon Planning Institute and encouraged anyone interested to attend adding that the Registration Fee would be paid by the City.

River Road Renaissance ~ Mr. Brown reported that the marketing report was unveiled for the River Road Businesses at the Chamber of Commerce luncheon. He reviewed briefly some of the findings of the study, the importance of branding,

marketing, and creating an atmosphere to support the businesses. He concluded that he has copies of the report and would e-mail it to anyone interested.

The next step is a report on implementation strategy. Mr. Brown spoke with the consultant who indicated that the report will be available to the City in mid-August. Following receipt of the report, there will be meetings with the Council, City Manager, etc. to formulate how the information will be presented to the public. He encouraged Commissioners to provide input.

7. PUBLIC HEARING

Design Standard Alternative Review – Lee Sjothun – Awning Covering

Chair Anderson opened the Public Hearing on Development Review Case No. 2004-27.

City Attorney Shannon Johnson read the required statement on the applicable criteria for this quasi-judicial hearing, asked for objections as to exparte contacts, bias, prejudice, jurisdiction or conflicts of interest. Hearing none, he turned it over to Nate Brown for his report.

Mr. Brown explained that the issue being considered was a request for a variance to the Development Standards requiring awning coverage over walkways adjacent to buildings. Staff has required compliance to the standards in the Code but this action is an appeal to the Commission by the developer to modify the standards providing the intent has been met.

Lee Sjothun, P.O. Box 21209, Keizer, Oregon 97307, appeared as partner and developer of Sandy/River LLC development at the corner of Sandy and River Road. He explained the development, the selection process for the style of the buildings, and the use of awnings and window treatments in Baker Square. He explained that Marion County had approved the plans and given them to the Keizer Planning Department for approval, but at that point he was informed that the plans did not meet Development Code Standards. Mr. Sjothun discussed possible alternatives and presented photographs of businesses with awnings similar to those he was requesting approval of. Mr. Sjothun fielded questions from Commissioners.

Commissioners noted that other variances had been granted in recent developments, that awnings were over all the glass, and that high quality material was being used for the awnings. Discussion and questions continued at length.

Chair Anderson closed the public hearing.

Commissioner Smith moved to approve the Design Review Application.
Commissioner Day seconded.

The motion passed unanimously as follows:

AYES: Anderson, Compton, Smith and Day (4)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Braun and Hart (2)

7. OTHER BUSINESS

Nate Brown reported regarding the flashing (strobe) lights in businesses noting that the sign code addresses this issue. He encouraged Commissioners to contact the Planning Department if they notice this infraction and the enforcement officer will be sent out.

8. ADJOURN

Chair Anderson adjourned the meeting at 7:35 p.m.

Next Meeting ~ Wednesday, August 11, 2004