KEIZER PLANNING COMMISSION
MINUTES
Wednesday, July 14, 1999
7:00 PM
Keizer City Hall - Council Chambers

1. CALL TO ORDER

Chair Wolf called the meeting to order at 7:05 p.m.

2. ROLL CALL

The following members were present: Bill Wolf, June Abbott, Dick Inman, Dan Nelson, Bruce Anderson, Jere Clancy and Manny Martinez

Absent: Council Liaison-Garry Whalen

Also present were: Senior Planner-Amy Drought, City Attorney-Shannon Johnson and Recording Secretary-Cindy Perry

3. APPROVAL OF MINUTES - Regular Session Minutes ~ June 9, 1999, Work Session Minutes ~ June 15, 1999

Mr. Anderson moved to approve the June 9, 1999 minutes as written. Ms. Abbott seconded the motion and carried, all present voting aye.

Mr. Nelson moved to approve the June 15, 1999 work session minutes as written. Chair Wolf seconded the motion and carried, all present voting aye with the exception of Mr. Martinez and Ms. Abbott who were not at the June 15, 1999 meeting.

4. APPEARANCE OF INTERESTED CITIZENS

No interested citizens appeared before the Commission.

5. PROJECT UPDATES

- *Development Activity*

Ms. Drought explained that the School District placed a hold on their application, and had submitted a formal letter requesting that the hearing be held over to an

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undetermined date. Ms. Drought indicated she would keep the Commission informed of any activity that would take place pertaining to this issue.

Ms. Drought noted that Mr. Wittenberg had proposed the building of a banquet hall and parking lot next to Wittenberg Inn that would begin construction in the near future.

Ms. Drought shared that the Wendy's fast food chain had shown some interest in locating in the building south of Baskin-Robbins. She would be meeting with them and would report back at the next meeting.

The Commission had many questions regarding the Viesko haul road and the Council's intentions. Mr. Johnson indicated that the Council would be deliberating on the issue, but that the hearing had been closed and no further public input would be taken.

6. DISCUSSION

6.1 Retail Uses on Stadium Property

Ms. Drought explained that the purpose of discussing this issue was for the Commission to make the determination whether the retail uses currently taking place on the stadium parking lot were allowed under the current Development Code, and if not how to resolve the issue.

correction 8/12/99 CP

Mr. Inman had brought the uses at the stadium parking lot to the attention of the Commission and stressed he wished to come to a good solution for the City as well as the Stadium. Mr. Inman submitted five suggestion that the Commision could do: 1. Change Zone 2. Use Overlay Zone. 3. Revise lease 4. Allow retai sales. 5. Do nothing

Ms. Drought submitted a copy of the Development Code pertaining to Permitted Uses 2.116.02(e). There was an extensive discussion regarding the wording in the code "subordinate and ancillary" and how this fit into the businesses that were being conducted on the parking lot.

Page ten of the lease was also made available to the Commission, which explained the uses of the parking lot. Many of the members felt that the wording in this portion of the lease was vague.

Mr. Martinez wished for the record to reflect his concern with the possibility that the stadium owners knowingly were in violation of the code. Mr. Johnson and Ms. Drought assured Mr. Martinez that they did not feel that this was the case.

After an extensive discussion, it was the consensus of the Commission to direct staff to review how other small communities fit this type of use into their

development code and bring a presentation back to the Commission at the next meeting.

6.2 Drainage Issues

Ms. Drought submitted a handout with draft language pertaining to drainage standards. Each of the suggested revisions was reviewed.

After a question and answer period Chair Wolf felt the Commission needed more time to review the hand out before making additional suggestions to the language. He requested that this issue be placed on the agenda at the next regular meeting.

Ms. Drought indicated that suggestions made would be incorporated into the draft for review at the next meeting.

Mr. Anderson requested that the old code be referenced to enable the Commission to review previous wording.

7. ANNOUNCEMENTS AND AGENDA INPUT

After discussion the Commission felt the August 11, 1999 should remain a regular session meeting to attempt to finalize drainage issues and the stadium parking lot uses.

It was the consensus of the Commission to hold a work session devoted to the TSP on Tuesday, August 24, 1999 at 6:00 p.m.

7.1 Joint Meeting (Planning Commission, KURB & City Council) - Wednesday, July 28, 1999 at 5:30 p.m.

7.2 Work Session - Wednesday, August 11, 1999 at 6:00 p.m.

8. ADJOURN

Chair Wolf adjourned the meeting at 9:18 p.m.