KEIZER PLANNING COMMISSION MINUTES
Wednesday, July 8, 2009 @ 6:00 p.m.
Keizer Civic Center

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

2. **ROLL CALL**

Commissioners Present:	**Absent:**
Holly Graf, Chair	Marty Matiskainen
Greg Rands	One Position Vacant
Doug Schneider	**Staff Present:**
Jim Jacks	Sam Litke, Senior Planner
John Rizzo	Nate Brown, Community Development Director
Cathy Clark for Mark Caillier, Council Liaison	Shannon Johnson, City Attorney
	Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES ~** Doug Schneider moved to approve the May 2009 Minutes. Greg Rands seconded. Motion passed as follows: Graf, Schneider, Jacks and Rands in favor with Rizzo abstaining, Matiskainen absent and one position vacant.

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

5. **PUBLIC HEARING ~ Text Amendment 2.301 (General Provisions):** Senior Planner Sam Litke distributed newer revisions to section 2.301 and pointed out the differences between this version and the one transmitted via email earlier in the week. He noted that because this chapter is where Planning intersects with Public Works, Public works feels that this is one of the most important chapters. For this reason Rob Kissler, Director of Public Works has asked that it not be adopted at this meeting but that it be carried forward to a future point so that further review and revision can be completed.

Commissioner Graf Opened the Public Hearing.

Mr. Litke explained that this section is the link between the Zone Code and Public Works Design Standards and that his initial intention was to correct scriveners and grammatical errors but careful review had indicated that there were other areas that needed to be addressed; and that there were sections where the language was ambiguous and could be misconstrued. One subject which staff felt needed to be addressed was that of allowing phasing in developments other than subdivisions. Mr. Litke pointed out specific areas in need of revision or clarification, grammatical changes and the need to match language to the newly adopted TSP regarding traffic impact analysis and street lighting. City Attorney Shannon Johnson added that it would make sense to have a reference to phasing but staff would like to come back with

language indicating that is not phasing at the option of the applicant. Community Development Director Nate Brown requested that the Public Hearing be kept open so that staff could come back with specific language for discussion.

Discussion then took place regarding phasing, authority, Salem rules overriding the Keizer Development Code, scale of projects, storm drainage and making rules for one or two people.

Commissioner Graf continued the Public Hearing to the September 9 meeting so that staff could continue working on the amendment.

6. **UPDATES ~ Visioning Task Force ~** Mr. Brown distributed the draft report from the consultant noting that there had been some disagreement regarding managed growth and development. He explained that the copy given to Commissioners was not the final copy and urged Commissioners to review the document and email their concerns to him or Sam and they will incorporate those into the document. He indicated that he would email the revised document to Commissioners.

7. **NEW/OLD BUSINESS** ~ None

8. **UPDATES**

- **RRR Advisory Committee Update** – Nate Brown reported that the Urban Renewal Agency had authorized a combination façade/sidewalk improvement grant for Town & Country Bowling Lanes. The grant is Design Grant rather than a Construction Grant because the applicants needed that kind of assistance. Councilor Clark interjected that Town & Country is urging Abby's to seek a grant for improvements to make that area a gateway to Keizer.

  Commissioner Schneider provided additional information regarding the Sonic project noting that the grant was for just under $50,000 and consists of improvements along River Road and Hollyhock, a water feature, bench and landscaping. Their will be a pedestal for public art and 16 security cameras on site.

  Nate Brown added that work continues on the Copeland project. A Final Planting Plan has been sent to the owners for approval so that construction documents can be prepared.

  Commissioner Schneider noted that the River Road Renaissance committee members had identified various areas for public art and would be narrowing down the choices at the next meeting.

9. **COUNCIL LIAISON REPORT ~** Councilor Clark reported that RiverFair would be held at Keizer Rapids Park on August 8 and the IAMP committee would have a booth to display alternatives for the Interchange Area Management Plan. She added that the Transportation System Plan was passed and that the Transit District will be having another open house at the Civic Center on July 14. Nate Brown interjected that there is a questionnaire on line regarding the four sites under consideration. He volunteered to send the link via email and urged Commissioners to complete the survey.

10. **OTHER BUSINESS**

- Commissioner Graf indicated that she would report at the next Council meeting in place of Marty Matiskainen (July 20).
- Commissioner Jacks reported that a bill had been passed that provided funds for a study of the feasibility of extending the commuter rail southward to the Salem-Keizer area. The study will review who owns the land, rails, etc. He also voiced concern regarding increased activity away from River Road, specifically in the Keizer Station area, noting that it may have a negative impact on River Road.
- Mr. Litke noted that revisions would be coming up on the wireless communication facility chapter and after that the floodplain section.

11. **ADJOURN ~** The meeting adjourned at 7:23 p.m.

Next Meeting ~ Wednesday, September 9, 2009 @ 6 p.m.

Minutes approved: 9-9-09