KEIZER PLANNING COMMISSION MINUTES
Wednesday, June 9, 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
Mark Caillier, Council Liaison

Absent:
John Rizzo

Staff Present:
Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

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

APPEARANCE OF INTERESTED CITIZENS ~ None

UPDATES

- ✓ **Economic Opportunities Analysis:** Senior Planner Sam Litke distributed handouts and reviewed the membership of the Technical Advisory Committee and the Policy Advisory Committee adding that the consultant is Echo Northwest. He explained that the inventory stage is nearing completion, reviewed discussion held with the consultant regarding target industries for the region, asked Commissioners to fill in a comment form that he distributed and directed attention to a map showing the region and four areas that would be most viable for discussion. Lengthy discussion then took place regarding renewable energy, agricultural industry, light metal fabrication, shovel-ready land, power supply, infrastructure needs and financing. Mr. Brown explained the overall nature of this task and suggested that perhaps looking at restructuring of the Development Code was in order; perhaps converting it to a more form-based code based on a general set of development principles.

  Further discussion took place regarding the possibility of being a farm service center, traffic issues, connecting with the river and urban vs. agriculture. Mr. Brown urged Commission to discuss the likelihood for potential economic opportunities in the four areas highlighted. Focusing first on the Candlewood area, Mr. Brown

pointed out that the lots are small and many have residences on them so the area is chopped up, infrastructure is limited and the structure of the road may be a problem. Commissioners suggested perhaps an office park or retirement home for this area. Discussion also took place regarding aggregating the lots, access to I-5 and surrounding properties with Mr. Brown noting that perhaps Candlewood would be a beneficiary of the bigger look as to the zoning structures.

Discussion then took place regarding the land located outside the city limits on the north focusing on interchange access and alternate routes, the impact of truck traffic, and the preference of an office park, light industrial facility or a major medical facility. Further discussion took place regarding services the City can provide, the need to update the Traffic Systems Plan and development of agricultural land. Commissioners also discussed the area west of Chemawa Road.

Mr. Litke reviewed the process noting that staff would be coming back to the Commission later in the year with a more refined document. He explained that this is Phase 2 of a 3-phase project with Phase 3 being the adoption which would go into the Keizer Comprehensive Plan.

- ✓ **Sign Code Update:** Mr. Brown explained the history of this issue and urged Commissioners to consider whether or not A-frame signs should be allowed under certain conditions and size, how many and frequency of use of temporary signs. Councilor Caillier urged responsive and specific resolution. City Attorney Shannon Johnson provided additional history and information with lengthy discussion following regarding the process, time limitations, Council desires, working with business owners and permitting by lottery each quarter. Commissioners indicated they were willing to look at other sign code issues pending receipt of additional information and that direction has been given to those individuals.

OLD/NEW BUSINESS ~ None.

STAFF REPORT ~ None.

COUNCIL LIAISON REPORT ~ Councilor Caillier explained why he voted against changing the approval process for Keizer Station Master Plans. Mr. Brown added that the proponents of Area C Master Plan are not requesting a reallocation. He added that Area C Master Plan should be ready in September and Area B in August.

ADJOURN ~ The meeting adjourned at 8:00 p.m.

Next Meeting ~ Wednesday, July 14, 2010

Minutes approved: 7-14-10