



KEIZER PLANNING COMMISSION MINUTES
Wednesday, June 18, 2008 @ 6:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER

Chair Holly Graf called the meeting to order at 6:00 pm.

2. ROLL CALL

Commissioners Present:

Holly Graf, Chair
Marty Matiskainen
Doug Schneider
Jim Jacks
Greg Rands
Jacque Moir, Council Liaison

Staff Present:

Sam Litke, Senior Planner
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

Absent:

Craig Prins
One Position Vacant

- 3. APPROVAL OF MINUTES ~** Doug Schneider moved to approve the April 2008 minutes as submitted. Jim Jacks seconded. Motion passed as follows: Graf, Jacks, Schneider, Matiskainen and Rands in favor with Prins absent and one position vacant.

- 4. DETERMINATION OF NEW VICE CHAIR ~** Commissioner Jacks nominated Greg Rands to serve as Vice Chair. Commissioner Matiskainen seconded.

Commissioner Jacks moved that nominations be closed. Commissioner Rands seconded. Motion passed as follows: Graf, Jacks, Schneider, Matiskainen and Rands in favor with Prins absent and one position vacant.

Commissioner Rands was elected to serve as Vice Chair by unanimous consent.

- 5. APPEARANCE OF INTERESTED CITIZENS ~ None**

- 6. PUBLIC HEARING – Text Amendment: Section 2.308 – Signs**

Chair Graf opened the Public Hearing.

Senior Planner, Sam Litke, noted that this action is an outgrowth from the development of electronic signs and considerations of their regulation. He explained that the two already in place were reviewed individually, that the newest one located on River Road went through the conditional use process and the message is restricted to changing only once an hour, and that this process brought to light that the code does not quantify and address some issues relating to electronic message signage. He summarized that it is hoped that the amendments will define the electronic message sign and clarify the

abatement period and prohibited signs. City Attorney Shannon Johnson reviewed the history of signage in Keizer and noted that "nonconforming" should be added to the beginning of the blue sentence in Section 2.308.04, Sub C.

David Philbrick, Keizer, voiced enthusiastic support for this text amendment and urged Commissioners to pass it.

Discussion then took place regarding various aspects of electronic message signs, flashing signs, time and temperature display, the abatement period, grandfathering, and size regulation. Mr. Litke noted that rotating and flashing signs are not prohibited in the current code. Various editing was done with additional discussion ensuing regarding definitions of street level, ground clutter and adverse domination of visual image. Commissioners discussed at length the frequency of change for electronic message signs and enforcement of time limitations.

Commissioner Schneider moved to change Section 2.308.06 P to reflect that electronic message signs that change more frequently than once every 15 minutes are prohibited. Motion died for lack of second.

Throughout this process Commissioner Jacks repeatedly voiced opposition to allowing electronic signs on River Road and concluded that banning electronic message signs would make Keizer, specifically River Road, unique and would enhance the city's image. Commissioner Matiskainen pointed out that Ashland Oregon has severely limited signage without adversely affecting business. City Attorney Shannon Johnson pointed out some editing in the Conditional Uses section and agreed to double check the section for clarity of intent.

Commissioner Jacks moved that electronic signs be required to be turned off at 9 pm instead of 11 pm when located in a public zone next to a residential zone.

Commissioner Graf seconded. Motion failed as follows: Jacks in favor; Graf, Schneider, Matiskainen and Rands opposed, and Prins absent and one position vacant.

With no further testimony, Commissioner Graf closed the Public Hearing.

Commissioner Rands moved to recommend to Council the text amendment as modified. Commissioner Graf seconded.

Discussion followed regarding the lack of community input on this matter.

Commissioner Jacks offered a friendly amendment to include the verbiage after "as modified" "but not to apply to wall signs". Commissioners Rands and Graf accepted the amendment.

Commissioner Jacks again voiced opposition to allowing electronic message signs.

Motion passed as follows: Graf, Schneider, and Rands in favor, Jacks and Matiskainen opposed and Prins absent and one position vacant.

- 7. NEW/OLD BUSINESS ~ TMDL (Total Maximum Daily Load) Stormwater Review –** Stormwater Specialist Elizabeth Sagmiller gave a presentation on stormwater and TMDL (Total Maximum Daily Load) reviewing definitions, pollutants of concern, planning for the TMDL Implementation Plan, completed and upcoming projects and where the city stands in the process. Additionally, Ms. Sagmiller reviewed established

practices that are part of the Stormwater Management Plan and explained that the Stormwater Advisory Committee will be given example ordinances to choose from to find the best one for this area. She added that the committee will be asked to develop three ordinances: (1) Illicit Discharge (prevention of dumping paint), (2) Construction Site Runoff Control, and (3) Post-Construction Stormwater Management for new development and redevelopment. Both deal with erosion control – the first is for a new development and the second is single lot or redevelopment. It also deals with management of the actual stormwater created by the new project.

Commissioner Jacks moved to recommend Council adopt the TMDL Plan.
Commissioner Matiskainen seconded. Motion passed as follows: Graf, Jacks, Schneider, Matiskainen and Rands in favor with Prins absent and one position vacant.

Chair Graf volunteered to represent the Planning Commission on the Stormwater Advisory Committee.

8. UPDATES

River Road Renaissance/KURB – Doug Schneider reported on activities of these committees including an update on the Copeland property, the River Road/Lockhaven project and improvements taking place on the old ARCO station site.

TAC – Sam Litke reported that four alternative measures for vehicle miles traveled (vmt) are being developed. They will then be merged and presented for review.

9. COUNCIL LIAISON REPORT ~ Councilor Jacque Moir reported that:

- The FY08-09 Budget has been approved,
- Keizer Rapids Dog Park has opened, and
- The civic center is on track and on budget.

10. OTHER BUSINESS ~ Commissioners agreed to cancel the July meeting. Additional discussion took place regarding the role of the Planning Commission in the periodic review process.

11. ADJOURN ~ The meeting adjourned at 8:35 p.m.

Next Meeting ~ Wednesday, August 13, 2008 @ 6 p.m.

Minutes approved: 8-13-08