



MINUTES
KEIZER CITY COUNCIL WORK SESSION
Monday, July 10, 2023
Keizer Civic Center
Keizer, Oregon

**CALL TO
ORDER**

Mayor Clark called the meeting to order at 6:01 pm. Roll call was taken as follows:

Present:

Cathy Clark, Mayor
Laura Reid, Councilor
Robert Husseman, Councilor
Soraida Cross, Councilor
Dan Kohler, Councilor
Kyle Juran, Councilor
Shaney Starr, Councilor

Staff:

Adam Brown, City Manager
Shannon Johnson, City Attorney
Shane Witham, Planning Director
Tim Wood, Finance Director
Tracy Davis, City Recorder
Melissa Bisset, City Recorder

Absent:

none

DISCUSSION

**a. Keizer
Station
Overview:
zoning,
history,
master
plans**

Planning Director Witham shared that in 2003, the City adopted the Keizer Station Plan that build upon the Chemawa Activity Center Plan. He explained that Keizer Station includes four Activity Center areas (A through D). Mr. Witham explained that an Economic Analysis was conducted, and it showed that there was a shortfall of commercial and sufficient industrial land. The Keizer Station Plan required a Comprehensive Plan Amendment.

Mr. Witham shared the objectives of the Keizer Station Plan.

Mr. Witham explained the four areas in the Keizer Station Plan, including the ownership and zoning. He reviewed the various Master Plan approvals and amendments to the Plan for Area A – Village Center (95 acres), which included a sign program. It was noted that Area A – Village Center was nearly 100 percent built out.

Discussion ensued regarding possible additional signage improvements.

Mr. Witham shared that Area A – Sports Center includes 66 acres and is owned by Bonneville Power and the City of Keizer. The zoning is Industrial Business Park and General Industrial. It does not have a Master Plan.

Area B – Retail Service Center (12.5 acres) discussed the ownership, zoning, and that there is a Master Plan. Area B zoning includes both residential and commercial zoning.

Area C – Keizer Station Center (36 acres) includes multiple owners and is

highly parcelized. The zoning is primarily mixed-use with 1.5 acres of Commercial retail. There was a Master Plan approval, LUBA remand, reconsideration, and a Master Plan Amendment. It was noted that a traffic signal would be required at McLeod and Chemawa Road. Mr. Witham shared some of the challenges with the development of Area C.

Area D – Commerce Center (15.7) is jointly-owned by the Confederated Tribes of Grand Ronde and Siletz. A Master Plan had been approved and amended. The Zoning is Industrial Business Park, which is partially developed and is in the process of being further developed in the near future.

OTHER Mayor Clark recognized City Recorder Davis for her 32 years of service to the City.

ADJOURN Mayor Clark adjourned the meeting at 7:10 p.m.

MAYOR: APPROVED:

_____ Cathy Clark	_____ Dawn Wilson, Deputy City Recorder
COUNCIL MEMBERS	
_____ Councilor #1 – Laura Reid	_____ Councilor #4 – Soraida Cross
_____ Councilor #2 – Shaney Starr	_____ Councilor #5 – Robert Husseman
_____ Councilor #3 – Kyle Juran	_____ Councilor #6 – Daniel R. Kohler

Minutes approved:_____