



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, January 13, 2021 @ 6:00 pm (Virtual)  
Keizer Civic Center**

**CALL TO ORDER**

Chair Matt Lawyer called the meeting to order at 6:00 pm.

**ROLL CALL:**

**Present:**

Matt Lawyer, Chair  
Jeffrey Watson, Vice Chair  
Mark Caillier  
Frank Hostler  
Jeremy Grenz  
Jane Herb  
Francisco Saldivar

**Council Liaison Present:**

Councilor Juran

**Staff Present:**

Shane Witham, Interim Community  
Development Director  
Shannon Johnson, City Attorney

**APPROVAL OF MINUTES:** Commissioner Caillier moved for approval of the November 2020 Minutes. Commissioner Saldivar seconded. Motion passed unanimously as follows: Lawyer, Watson, Caillier, Hostler, Grenz, Herb and Saldivar in favor.

**APPEARANCE OF INTERESTED CITIZENS:** None

**PUBLIC HEARING: Amending Keizer Development Code Section 2.114 General Industrial (IG) To Allow 'Composting Facilities' as a Conditional Use.**

*Chair Lawyer opened the Public Hearing.*

Interim Community Development Director Shane Witham summarized his staff report explaining that this is driven by a development group that approached the City about developing this use but it is not currently allowed. He pointed out that the property is located in the Keizer Station area and the use is similar to other uses in the zone so staff feels it is appropriate but does not want to open it up to large composting facilities that would have mountains of compost and odors. He reviewed exclusions and additions in the Code and shared information regarding questions he had received relating to environmental concerns and odors. He pointed out that the Commission is not approving the specific development, but simply changing the Code so that if a developer wanted to pursue this, they could.

Mr. Witham and City Attorney Shannon Johnson then fielded questions and provided clarification on how the facility would be operated, traffic and noise impacts, infrastructure needs, the development permitting process, IG acreage, comparisons with other city zones that allow this sort of business, concerns that would prompt a city to object to a composting facility, the Keizer Station areas, making this amendment

specific to Keizer Station only, allowing a solid waste transfer facility through the conditional use process, protecting the watershed and uses currently allowed in the Code.

**Phil Martin**, 2987 NW Fairway Heights Drive, Bend Oregon, explained why compost facilities were objected to in the beginning but noted that his facility will keep the compost in closed modified overseas containers. He added that his other facilities have received no complaints; there is some noise caused by some of the mechanical equipment but he plans on complying with the City's noise ordinance, and traffic will be minimal.

**Jim McNelly**, Managing Partner of Renewable Carbon Management LLC, P.O. Box 7444, St. Cloud, Minnesota 56302, noted that he is the inventor of the technology that is being considered and provided a history of the development and design. He shared information about his other facilities noting that one has received awards and another makes a 2% nitrogen compost that is sold to nurseries and greenhouses which he is considering for this location. He noted that the facility is more like a 'bio-refinery' and that the goal would be to produce 60 tons per day but would start at 25 tons going into the containers.

*With no further testimony, Chair Lawyer closed the Public Hearing.*

Commissioner Caillier moved to approve the amendment to the Keizer Development Code Section 2.114 General Industrial (IG) to allow 'Composting Facilities' as a Conditional Use and recommend it to Council for approval. Councilor Watson seconded. Motion passed as follows: Lawyer, Watson, Caillier, Grenz, Herb and Saldivar in favor with Hostler opposed.

**NEW/OLD BUSINESS-STAFF REPORT:** Mr. Witham reported that Chick-Fil-A has applied for an Area D Master Plan Amendment, there will be an update of the Housing Needs Analysis Building Lands Inventory at the February 8 Council Work Session meeting, and a consultant is working with the Public Works Director on new designs to implement multimodal pieces in the Wheatland Corridor Plan. Consultant will be implementing on-line platforms and surveys and targeting people who use that corridor.

**COUNCIL LIAISON REPORT:** Councilor Juran announced that Councilor Smith had been elected as Council President and that Council had reviewed short and long-term goals.

**COUNCIL REPRESENTATIVE:** Matt Lawyer will report to Council.

#### **OTHER BUSINESS:**

**Ratification of Chair Decision to hold current meeting virtually:** Commissioner Herb moved to ratify the decision of Planning Commission Chair to hold the current meeting virtually using the Zoom platform. Commissioner Caillier seconded. Motion passed unanimously as follows: Lawyer, Watson, Caillier, Hostler, Grenz, Herb and Saldivar in favor.

**Decision on meeting virtually or in person at future meetings.** Commission agreed by consensus to hold the March meeting via the Zoom platform.

**ADJOURN:** The meeting adjourned at 7:44 p.m.

***Next Meetings:***

*Monday, February 8, 2021 – Joint Work Session with Council - Virtual*  
*Wednesday, March 10, 2021 – Virtual*

Minutes approved: 03-10-21