



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 10, 2012 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair Jim Jacks called the meeting to order at 6:00 pm.

ROLL CALL

Commissioners Present:

Jim Jacks, Chair
Jonathan Thompson, Vice Chair
John Rizzo
Matt Chappell
Hersch Sangster
Jared Choc
Greg Rands

Council Liaison:

David McKane

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

SWEARING IN OF COMMISSIONER THOMPSON: City Attorney Shannon Johnson administered the Oath of Office to Commissioner Thompson.

APPROVAL OF MINUTES: Commissioner Sangster moved for approval of the August 2012 Minutes. Commissioner Thompson seconded. Motion passed as follows: Jacks, Thompson, Rizzo, Chappell and Sangster in favor with Rands and Choc abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Text Amendment: Vision Clearance – Section 2.312 (Yard & Lot Standards) Senior Planner Sam Litke explained that the text amendment is fairly brief and deals with the yard and lot standards section of the Code. He explained that vision clearance is the triangular area on corners and its intent is to have an area free of things that would impede the view of motorists. The amendment seeks to have the triangle area increased from 30-foot legs to 40-foot legs. He provided examples to show how the change would affect certain businesses and noted that signs located within the new triangle would not have to be relocated; they would be “grandfathered” in, however the amendment would apply to new construction or new signs.

Community Development Director Nate Brown added that vision clearance is a way to establish a distance for a safe amount of vision without trying to encumber all properties with restrictions on obstacles; drivers would, in some cases, still need to stop their vehicles at the stop sign and then make a safety stop with their vehicle further into the intersection.

Chair Jacks opened the Public Hearing noting for the record that there was no one in the audience.

Discussion then took place regarding the purpose of the stop lines and how they relate to pedestrian access and vision clearance, required stops and safety stops, comparisons to other cities, street types/designations, and speed limits.

Commissioners suggested that public or government signage should be excluded from the restrictions, and discussed deletion of “with or without traffic signals” verbiage.

With no one wishing to testify, Chair Jacks closed the Public Hearing.

Commissioner Thompson moved to approve the changes to the text amendment as presented by staff with the following amendments:

- in the introductory language to 2.312.09 strike “except where the intersection is controlled by a traffic signal”;
- in 2.312.09C delete “with or without traffic signals” and “without traffic signals or without stop signs” and change the word “residential” to “local” to comply with the Transportation Plan; and
- in 2.312.09D add a new sub 4 that says “public or governmental signs”.

Commissioner Rizzo seconded. Motion passed unanimously as follows: Jacks, Thompson, Rizzo, Chappell, Sangster, Rands and Choc in favor.

NEW/OLD BUSINESS ~ Mr. Brown asked Commissioners if they wanted hard copies of the Comprehensive Plan to which they all indicated that they were amenable to accessing the document on line.

STAFF REPORT: Mr. Litke provided an update on the Economic Opportunities Analysis Task Force efforts noting that at the next meeting the consultant will come up with low, medium and high ranges for the baseline of needed land and will push the task force to come up with a number and do away with the range. The consultant will give his professional opinion of what he thinks is the most appropriate but the advisory committee will need to choose one and recommend Council adoption. Commissioner Jacks added that people from the Department of Land Conservation and Development and 1,000 Friends of Oregon also attended the meeting and provided input. Mr. Brown added that the next meeting will focus on the Housing Needs Analysis and residential land supply numbers.

Mr. Brown also updated Commissioners regarding the LUBA remand on Area C. He explained that it will go to Council so they can revise their decision to comply with the Land Use Board of Appeals. The direction from LUBA was that the recommendation made by Planning Commission about concurrency is acceptable so that will be the recommendation to Council. The site plan has been changed to replace the “super large” box store with a “medium” box store. The multifamily amount has also been expanded in the proposal and the requirement for vertical mixed use will not be implemented. The issue should be addressed at a Public Hearing scheduled for the November 5 Council meeting. He added that the LUBA remand has its own process, rules and timeline. Staff has been monitoring revisions to be sure they comply with the decisions rendered by Council as well as addressing changes that were dictated and

making sure that the changes do not violate any issues. He has also tried to keep the "Keep Keizer Livable" group included in the progress

COUNCIL LIAISON REPORT: Councilor McKane reviewed issues discussed at the latest Council meeting and invited everyone to the Marion County Economic Summit on October 17.

COUNCIL REPRESENTATIVE: Commissioner Rands will update Council.

ADJOURN ~ The meeting adjourned at 7:18 p.m.

Next Meeting: November 14, 2012

Minutes approved: 11-14-12