



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 9, 2017 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Hersch Sangster called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Hersch Sangster, Chair
Kyle Juran, Vice Chair
Josh Eggleston
Michael DeBlasi
Jim Jacks
Garry Whalen

Absent:

Jerry Crane

Council Liaison:

Marlene Parsons

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Associate Planner
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Jacks moved for approval of the July 2017 Regular Session Minutes. Commissioner DeBlasi seconded. Motion passed as follows: Sangster, Juran, Jacks, DeBlasi, Whalen and Eggleston in favor with Crane absent.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Section 2.308 – Signs

Chair Sangster opened the Public Hearing.

Community Development Director Nate Brown explained that the changes are due in part to the Supreme Court decision in Reed vs. Gilbert which requires all sign codes to be content neutral. Staff has gone through the Code to identify anything in opposition to that instruction. He explained that the Sign Code is complex and ingrained in the business community. Every adjustment has ramifications, but the main objective of any Sign Code is identification of place, balanced visual access to the public, fairness and equity, and uniform enforcement. What is proposed preserves the goals, ideals, aesthetic standards, fairness to businesses and enforceability.

Senior Planner Shane Witham noted that staff feels the Keizer Sign Code is not 'broken' but is aware of the struggles of equitable enforcement. He pointed out the bullet points in his staff report and noted that there are parts of the Sign Code that do not make sense because it was adopted before the Development Code. He cautioned the Commission about loosening something with the idea of coming back to tighten it up later because once regulations are loosened it is difficult to go back again.

Mr. Brown and Mr. Witham then spent considerable time explaining various aspects of the changes including portable signs, feather signs, temporary signs, real estate signs, electronic message signs and methods for tracking how long a sign is on display.

Jonathan Thompson, Keizer, speaking for the Chamber Board, voiced general support for the changes and asked that signs be required to be unbroken and clean, sign requirements be kept simple and fees kept low, and that the length of time for electronic message signs be dropped from 15 minute intervals to the national standard of 8 seconds. This would make it easier for businesses to incorporate public service messages into their business messages.

Justin Briley, owner of Keizer Mart, explained that his business has unique challenges because of trees that block the signage and sharing sign space with other businesses in the complex. Mr. Witham explained the changes that would be beneficial to Mr. Briley's business. Mr. Brown added that the landlord has promised to have a dialog with him to address these difficulties.

Discussion followed regarding geometric figures, electronic message signs, non-conforming signs, amortization, abandoned signs, development signs, window signs, secondary building wall signage, vehicle directional signs vs. incidental signs, elections signs and measurement of lighting. Mr. Brown pointed out that one of the proposed amendments is to shorten the message board change frequency from 15 minutes to 60 seconds. Commissioner Juran noted that Keizer is a small community with a small business district and he was not in favor of mimicking Salem with an 8 second change time on electronic message boards.

Bob Shackelford, incoming president of the Keizer Chamber of Commerce, explained that many signs look like they are filling a window but they are actually mesh sunshades. He expressed a pet peeve about shrubs and trees and suggested that some trimming be done.

Chair Sangster continued the public hearing to the September meeting.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Brown reported that there is a lot of activity in Area A of Keizer Station. Permits have been pulled for Café Yum and Hop Jacks Brew Pub. The hotel is out of the ground and with workers working diligently. Discussions are underway with the property owner adjacent to Keizer Permanente to do another building. Work continues with the proponent of a theater at Area B. He added that the City still does not have a contract for the Transportation and Growth Management Grant consultant which gives him concern on how long it will take to accomplish anything. The plan is to look at the overlay zone and explore its effectiveness as well as to look at the entire corridor and explore how to incorporate more mixed use development and make better use space.

COUNCIL LIAISON REPORT: Councilor Parsons reported that Council had given approval for Safeway to build a 425 square foot building in conjunction with a fueling station, and approved the \$4 parks and public services fees, Keizer Station Area B amendment, the parking amendment in the Development Code and the

change of operation times for marijuana retail facilities. She reminded everyone of the upcoming eclipse event, noted that smoking will be allowed only in paved areas and vehicles in parks, and reviewed the concert schedule at Keizer Rapids Park for that weekend.

COUNCIL REPRESENTATIVE: Commissioner Eggleston was unable to report to Council. Since no action was taken at this meeting Mr. Brown volunteered to report to Council.

ADJOURN: The meeting adjourned at 8:00 pm.

Next Meeting: September 13, 2017

Minutes approved: 9-13-17