



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, July 23, 2014 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair John Rizzo called the meeting to order at 6:00 pm.

ROLL CALL:

Commissioners Present:

John Rizzo, Chair
Hersch Sangster, Vice Chair
Matt Chappell
Michael DeBlasi
Chuck Fisher
Kyle Juran
Jonathan Thompson

Council Liaison: Kim Freeman for Joe Egli

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Sangster moved for approval of the June 2014 Minutes. Commissioner Chappell seconded. Motion passed as follows: Rizzo, Sangster, Chappell, Fisher, DeBlasi and Juran in favor with Thompson abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Amendment to Keizer Development Code: Section 2.303 (Off-Street Parking and Loading) Allowing Tow Vehicles to Park on a Lot in a Residential Zone

Commissioner Rizzo opened the Public Hearing. Community Development Director Nate Brown explained that this issue is before the Planning Commission because Council directed staff to prepare an ordinance allowing parking of commercial vehicles, specifically tow trucks, on residential lots and, because it is a land use matter, it must first be addressed at the Planning Commission level.

City Attorney Shannon Johnson added that this was a result of a neighborhood disagreement; Council first leaned toward allowing parking on the street but this compromise was developed to allow parking off the street, in driveways, as long as it fits and does not block the sidewalk. He recommended that the new ordinance use the accepted gross vehicle weight *rating* rather than 'gross vehicle weight' and added that the Commission could also recommend no change to the current ordinance.

Discussion then took place regarding weight, loaded or empty; backing up with commercial beeping, communication radios, safety, general livability affected by noise, fumes and having commercial vehicles parked in neighborhoods, and hours of operation.

Jeff Asher, Keizer, owner of BC Towing gave examples of life saving calls to which he had responded quickly because his tow truck was parked in his driveway instead of at the lot. He fielded questions regarding routine, emergency and life-threatening calls, noted that his company gets 2-3 calls a night and responses are shared between 3-4 drivers, and estimated that there are a total of six tow trucks parked in Keizer overnight. He suggested that the ordinance could have a requirement that tow trucks come and go empty and that only the quiet diesel or 'clean diesel' vehicles be allowed to park in neighborhoods.

Liz Rummelhard, Wiltse Towing, spoke in favor of allowing tow truck parking in residential driveways if they fit and restricting the trucks to 26,000 gvwr. She suggested that perhaps the back-up beeping could be turned off at night so that it did not disturb residents.

Rhonda Rich, Keizer, representing the West Keizer Neighborhood Association, spoke in opposition to changing the ordinance noting that having tow trucks parked in driveways would be a safety hazard and adversely affect the livability of neighborhoods. She urged that the current ordinance remain in effect.

Jack Conwell, Affordable Towing and Keizer Towing, urged that the 26,000 gross vehicle weight rating be used, noted that he has drivers living in Keizer and they are courteous to their neighbors and have never had a problem. He added that tow trucks can increase security in neighborhoods because they operate during the night. He added that drivers typically receive 15 to 20 calls per month.

With no further testimony Chair Rizzo closed the Public Hearing.

Commissioner Thompson moved to accept the staff recommendation with the following changes: the truck be not more than 26,000 lbs. gross vehicle weight rating including any passengers and load, the truck will come and go unloaded and it must be backed into the driveway. Commissioner Fisher seconded. Motion passed as follows: Rizzo, Sangster, Fisher, DeBlasi, Thompson and Juran in favor with Chappell opposed.

PUBLIC HEARING: Amendment to Keizer Development Code: Section 2.204

(Clarification of Ambiguities): Commissioners agreed that due to inadequate time, this Public Hearing would be continued to the August 13, 2014 meeting.

NEW/OLD BUSINESS: Update on Council Adopted Interchange Area Management

Plan: Mr. Brown reviewed the history of this project and explained that following lengthy study of the Chemawa Interchange, a phased plan for improvements was developed. He distributed a map and provided explanation, noting that none of the proposed improvements are likely to be constructed due to funding constraints but it was adopted as the guiding document for the interchange.

Commissioner DeBlasi reported that he had attended a Columbia River Workshop in Portland where they discussed the pollutants coming from vehicular traffic and how the pollutants are killing aquatic life. He urged everyone to consider reducing car travel to reduce pollutants in the air and water.

Commissioner Sangster reported that the Traffic/Bikeways/Pedestrian Committee will be at RiverFair and will promote bicycle and pedestrian safety. September 7 he will be participating in the Salem Sunday Streets bike safety event.

STAFF REPORT: None

COUNCIL LIAISON REPORT: Councilor Freeman reported that August 5 is the National Night Out. She urged everyone to have an event in their neighborhood and inform Lt. Copeland so that he can put a stop on the planned route.

COUNCIL REPRESENTATIVE: Commissioner Thompson will provide the Planning Commission update to Council.

ADJOURN: The meeting adjourned at 7:52 p.m.

Next Meeting: August 13, 2014

Minutes approved: 8-13-14