



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, July 13, 2011 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Chair Greg Rands called the meeting to order at 6:06 pm.

ROLL CALL

Commissioners Present:

Greg Rands, Chair
Jim Jacks, Vice Chair
John Rizzo
Jonathan Thompson
Jared Choc
Albert Castaneda

Absent:

Doug Schneider
David McKane, Council Liaison

Staff Present:

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

APPROVAL OF MINUTES ~ Commissioner Thompson moved to approve the May 2011 Minutes. Commissioner Rizzo seconded. Motion passed as follows: Rands, Jacks, Rizzo, Thompson, Castaneda and Choc in favor with Schneider absent.

APPEARANCE OF INTERESTED CITIZENS ~ None.

PUBLIC HEARING: Development Code Text Amendment: Section 2.303: Off-Street Parking.

Chair Rands opened the Public Hearing.

Senior Planner Sam Litke explained that there was one section of the Code being reviewed with two modifications:

- 1) Section 2.303.03 Subsection E: modified to include garages for single family and duplex dwelling units if the street that is providing access to the property is a fully improved street that allows for parking on both sides of the street.
- 2) Section 2.303.04 Subsection D.3: updating the terminology from "one-ton capacity" to gross vehicle weight rating of more than 16,001 pounds.

Mr. Litke explained that the first change was brought about due to a case heard by the Hearings Officer, modified and submitted to Council who approved the modified request. In this case the applicant had pointed out that a number of jurisdictions include garages for parking. He added that should the Commission approve this change, they might want to also include some sort of agreement as well.

Regarding the second change, Mr. Litke explained that Code Enforcement had pointed out that the terminology had fallen out of date; gross vehicle weight would be easier to

determine through a simple phone call to the police department with the license plate number thereby making the Code easier to enforce.

Discussion then took place regarding weight classifications, possible modifications to a vehicle which would affect the weight, what sort of agreement would be necessary if the Commission included the garage in the parking requirement and how they would be obtained, enforced and monitored. Commissioner Choc suggested that the correct weight for the suggested change should be 16,000, not 16,001.

With no further testimony Chair Rands closed the Public Hearing.

Commissioner Jacks moved to recommend to the Keizer City Council that the proposed amendments be approved but delete the language "unless the street that is providing access to the property is a fully improved street that allows for parking on both sides of the street" on page 2 of 10 in Section 2.303.03 Subsection E. Commissioner Thompson seconded.

Commissioner Choc offered a friendly amendment to modify the 16,001 to 16,000 in Section 2.303.04 Subsection D.3. Commissioners Jacks and Thompson accepted the amendment.

Motion passed as follows: Rands, Jacks, Rizzo, Thompson, Castaneda and Choc in favor with Schneider absent.

NEW BUSINESS ~ Commissioner Rizzo distributed a letter proposal for Veteran's Parking that he had submitted it to Mayor Christopher. He noted that it has initial support from Representative Thatcher and she has forwarded it to authorities to put a committee together in an effort to move it forward. He showed an example of the sign noting that Veterans with Veteran plates could park in the designated areas; the \$10 extra charge for the Veteran plates goes toward the Veteran home in The Dalles and another one that is being built in Lebanon.

OLD BUSINESS ~ Mr. Litke reported that the Hearing on the appeal on Area C of Keizer Station was scheduled for August 2 at 11 a.m. at the Land Use Board of Appeals.

KURB REPORT ~ Commissioner Schneider was absent – no report.

STAFF REPORT ~ Mr. Brown announced that the meeting next month would be important. Commission will be reviewing the draft of the Local Economic Opportunities Analysis report. The regional EOA has been concluded and published and now the City is obligated to adopt a local Keizer EOA using the information in the regional one. Keizer is developing a slightly different one and anticipates that it will be more bulletproof in the review process. Therefore, the meeting next month will be a work session to walk through the report and review it in preparation for the Planning Commission Public Hearing and subsequent recommendation to Council.

COUNCIL LIAISON REPORT ~ At the direction of Councilor McKane who was not at the meeting, Mr. Brown reported that Council had approved the chicken matter and has sent it on to the City Attorney to prepare an ordinance. It will allow three chickens and no roosters. At the July 18 meeting Council heard testimony regarding a request from Keizer Fire District to annex the Clearlake area now served by Marion County Fire

District. Council has agreed to hold a public hearing on the issue but discussed having a work session first. He explained that apparently State statutes allow cities to take an area from a Fire District, but one side says that it is only if it is a City Fire Department. Both sides have convincing arguments.

COUNCIL REPRESENTATIVE ~ Greg Rands will report at the August 1 Council meeting for Doug Schneider, who will report at the October 17 Council meeting.

ADJOURN ~ The meeting adjourned at 6:56 p.m.

Next Meeting: August 10, 2011

Minutes approved: 8-10-11