



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, July 12, 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:

Kim Freeman for Marlene Parsons

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Associate Planner
Tracy Davis, City Recorder

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

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Section 2.309 – Site and Landscaping Design

Chair Sangster opened the Public Hearing.

Community Development Director Nate Brown, explained that the changes are subtle but significant and noted that there are also some changes not reflected in the packet materials. He provided detailed information regarding the changes made in the code and suggested changes for commissioners to consider.

Senior Planner Shane Witham pointed out that the addition of the Public Art Fund gives the City ability to continually get some public amenities and create a sense of place for the city such as pocket parks or permanent outdoor furniture.

Relating to the Public Art Fund, Commissioners discussed a bottom threshold, improving transit stops, Keizer building costs, creating a sense of place, the importance of natural settings and trees, the negative impact to prospective businesses, a commitment from the City to make use of the funds within a certain time so that contributors recognize the results, doing excessive landscaping in lieu of paying for public art, maintenance of the public art, and downtown design standards.

Following discussion regarding adding verbiage to allow for the amenity to be placed offsite and the complications regarding maintenance, Mr. Brown indicated that this should not be an option. If there was no room for art on the property, the owner could simply donate the 1% to a fund.

Chair Sangster noted that there was no one in the audience wishing to testify and closed the Public Hearing.

Commissioner Whalen questioned whose responsibility it was to replace public right of way plants that die. Mr. Brown explained that the adjoining property owner is responsible to maintain public right of way.

Commissioners agreed by concurrence to reopen the public hearing so that this discussion would be made part of the record.

Mr. Brown noted that in the past the City has not enforced the requirement for replacement of street trees. This is more of an administration issue. Commissioner Whalen stated that he felt the City should be held to the same requirements as citizens and replace public right of way trees that die. Lengthy discussion followed.

Chair Sangster again noted that there was no one in the audience wishing to testify and closed the Public Hearing.

Discussion followed regarding the implementation of the Public Art Fund and the equity of the concept. Mr. Brown reassured commissioners that expenditure of the funds would be through the budget process.

Commissioner Jacks moved that the Planning Commission recommend the City Council adopt the proposed amendments with the following changes: Page 1: Delete 'Expansions' paragraph under 2.309.03; Page 3: Section a: Strike 'city limits or in a city park' and replace with '*public right of way or public property or private property if qualifying as a streetscape tree*' and striking the 'may' in the sentence starting with 'The City may require...' and add to the end of the paragraph "*Such funds shall be used only for replacement tree planting.*" and "*These requirements shall be applied to both public and private development.*" Page 4: Section E add "*on site*" after 'public amenities' and "*Property owners who choose, because of site constraints or minimal project scope of \$100,000 or less, may pay into the City Public Art Fund the amount so specified.*" And remove the words 'adverse' and 'pollution' from Section 2.309.05A; and Page 7: Item L: add "*This requirement applies to existing as well as new development.*" Commissioner DeBlasi seconded.

Commissioner Juran offered a friendly amendment to raise the threshold to \$250,000 (page 4, section E). Commissioners Jacks and DeBlasi accepted the amendment.

Mr. Brown noted that because there is such a variety of development possibilities, he would prefer having flexibility.

Commissioner Juran withdrew his friendly amendment and offered another to remove the dollar amount to read: *Property owners who choose because of site constraints or minimal project scope, may pay into the City Public Art Fund the amount so specified.* Commissioners Jacks and DeBlasi accepted the amendment.

Commissioner Whalen voiced concern that there is nothing which specifies how long the money is held and collected and nothing that provides for accountability.

Motion passed as follows: Sangster, Juran, Jacks, DeBlasi and Eggleston in favor with Whalen opposed and Crane absent.

Commissioner Jacks suggested that in a year staff provide update of money in the fund and how it has been spent. Discussion followed regarding various scenarios of the fund and putting regulations in place that might constrain the program.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Brown reported that there are two important public hearings with Council coming up: Area B to allow flexibility on the size of the building and adjust the timing; and the Safeway fueling station. He reminded Commissioners that they had approved the fueling station but not the convenience store, and Safeway has come back with a proposal for Council asking for an even larger convenience store than their original proposal. Staff recommendation is to allow the fueling station under certain conditions but not to allow a convenience store. Commissioner Whalen urged that whoever reports to Council reiterate the Commission's opposition to any convenience store at Safeway.

COUNCIL LIAISON REPORT: Councilor Freeman invited everyone to the upcoming Council meeting where there would be public hearings for Area B, Safeway fueling station, Public Safety fee, Parks fee, and a change of ownership liquor license. She urged everyone to be prepared for the eclipse and to volunteer for the event at Keizer Rapids Park.

COUNCIL REPRESENTATIVE: Commissioner Sangster will report to Council.

ADJOURN: The meeting adjourned at 8:13 pm.

Next Meeting: August 9, 2017

Minutes approved: 8-9-17