



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 14, 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
Jerry Crane
Josh Eggleston
Michael DeBlasi
Jim Jacks

Absent:

Garry Whalen

Council Liaison:

Marlene Parsons

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Associate Planner

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

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Section 2.303 – Off-Street Parking and Loading

Chair Sangster opened the Public Hearing.

Senior Planner, Shane Witham, explained that this section of the Code was modified recently but one of the modifications was ambiguous and there were two categories for theaters. Those issues along with some other pieces from the Environmental and Code Enforcement Departments are the changes. He brought attention to the parking chart and reviewed the changes.

Discussion followed regarding parallel parking, illicit discharge regulations, maneuverability in parking lots with narrow aisles, allowance for compact spaces, water runoff, landscaping, and reducing aisle widths.

The following changes were suggested: *Page 6/Land Use Activity column:* delete 'All other'; *Page 7/top line:* change 'heaviest' to 'most intense'; *Page 11/Parking Angle table:* Top line - (0 to 40) change two-way aisle width to 20/ Second and third lines - combine (41 to 55 and 56 to 70 to be one line) reading '41 to 70' with the one-way aisle width of 16 feet and two-way aisle width of 22 feet. No change on bottom line.

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

Commissioner Juran moved to recommend that Council accept the proposed amendments to Section 2.303 (Off-Street Parking and Loading) of the Code with the three changes suggested by the Commission. Commissioner Jacks seconded. Motion passed as follows: Sangster, Juran, Jacks, DeBlasi, Crane and Eggleston in favor with Whalen absent.

Chair Sangster asked that the drawing of the bike rack be updated to show the same style as what is in the front of the Community Center.

NEW/OLD BUSINESS/STAFF REPORT:

Mr. Brown reported that:

- The theater is moving forward and staff is considering all the factors involved with amending the Master Plan. Typically the amendment would come to the Planning Commission, however, the changes are more figurative with most things remaining the same, so staff asked Council to hear the matter directly without going through the Planning Commission. Council has agreed to this and it will be heard at the July 17 Council meeting.
- The Art Commission is applying for a grant from Oregon Community Foundation to get funding to hire an artist to carve the tree remnants in front of the Community Center into story poles. The project will involve community engagement. The intent is to create poles that will depict the history and culture of Keizer. The grant application is due at the end of July. The remnants have been preserved with spray.
- Safeway has asked staff to postpone going to Council so that they can get direction from corporate on how to respond to the Planning Commission recommendation. It has been delayed until the July 17 Council meeting.
- The hotel construction was delayed because the owner changed contractors. Staff has been in conversation with the replacement contractor who will proceed in earnest in July.

Senior Planner Shane Witham reported that the

- Traffic Growth Management Revitalization Area Plan Grant is moving along and contract negotiations are underway with the consultant (OTAK, Angelo Planning Group and Kittleson). Planning Commission will be involved in this project.
- Traffic Growth Management Education and Outreach Grant which will include a cost of growth workshop: There has been a consultant selected but with the contracting requirements and the things that need to be done before the workshop can take place, it looks like November will be the earliest possible time, but it is more likely to be after the first of the year.
- Landscaping section of the Code will be addressed at the July Commission meeting. Staff will be working with Stormwater on this. Signs may be considered at the following Commission meeting because of issues with enforceability.

Chair Sangster reported that the Traffic Safety/Bikeways/Pedestrian Committee had been soliciting donations to purchase a bike repair station and received a donation to pay for one from the Transit District. The station has been ordered and will hopefully be installed in front of the Civic Center near the bike racks by July or August. The Committee will continue soliciting donations so that other stations can be placed in other locations.

COUNCIL LIAISON REPORT: Councilor Parsons reported that Council held two Special Sessions to consider fees for parks and police. Public Hearings will be next.

COUNCIL REPRESENTATIVE: Commissioner Crane will report to Council.

ADJOURN: The meeting adjourned at 7:18 pm.

Next Meeting: July 12, 2017

Minutes approved: 7-12-17