



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 8, 2019 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Garry Whalen called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Garry Whalen, Chair
Crystal Wilson, Vice Chair
Mark Caillier
Michael DeBlasi
Kyle Juran
Matt Lawyer
Jeffrey Watson
Youth Liaison Christopher Wolfert

Council Liaison Present:

Councilor Reid for Councilor Freeman

Staff Present:

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

APPROVAL OF MINUTES: Commissioner DeBlasi moved for approval of the April 2019 Minutes. Commissioner Juran seconded. Motion passed as follows: Whalen, Juran, DeBlasi, Caillier, Watson and Lawyer in favor with Wilson abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Proposed Text Amendments - Section 2.118 Urban Transition (UT)
Chair Whalen re-opened the public hearing.

Senior Planner Shane Witham reviewed his staff report recapping the four options with pros and cons. He explained that staff recommendation is similar to option 2 but better because it clarifies the acreage cap and keeps the conditional use open for properties over ½ acre. He added that staff is also asking the Commission to direct them to come back with legislative rezoning when time allows.

Community Development Director Nate Brown added that following conversation with Mr. Ohrn, a property owner in the UT zoned area, staff had agreed to write him a specific letter guaranteeing that he would have the right to continue the current uses on his property until such time he or a successor chooses to abandon them. Staff also tried unsuccessfully to contact Marcia Bednarzek so that they could make this same offer to her. However, a similar letter would be provided to any other property owner on request.

It was noted that no one in the audience wished to testify.

With no further testimony, Chair Whalen closed the Public Hearing.

Commissioner Caillier moved to accept the staff recommendation of the changes to Section 2.118 Urban Transition (UT) zone (Option 2 of staff report). Commissioner Lawyer seconded. Motion passed unanimously as follows: Whalen, Wilson, Juran, DeBlasi, Caillier, Watson and Lawyer in favor.

Commissioner Lawyer moved to direct staff to look into legislative rezone of this property at a future date as resources and time become available. Commissioner Caillier seconded.

Following discussion regarding using 'look into' vs. 'initiate' Commissioner Lawyer amended his motion to substitute the word 'initiate' for the words 'look into'. Commissioner Caillier accepted the amendment.

Motion passed unanimously as follows: Whalen, Wilson, Juran, DeBlasi, Caillier, Watson and Lawyer in favor.

PUBLIC HEARING: PROPOSED TEXT AMENDMENT - Section 2.108 (Commercial Office) and Section 2.115 (Agricultural Industrial) to allow operation of mobile food vendors in those zones and to amend Section 2.434 (Mobile Food Vendors) to clarify the requirements for mobile food vendor placement consistent with the recently modified City ordinance governing mobile food vendors.

Chair Whalen opened the public hearing.

Senior Planner Shane Witham provided a history of the original work and why it needed to be changed and clarified: instead of mobile food vendors being individually licensed, a premises would be licensed so that multiple mobile carts could rotate at one location. He reviewed the changes in detail.

Discussion followed regarding monitoring of the carts, the permit process for the property owner, posting of the health department license, hours of operation, and mobile food vendors on city-owned property.

It was noted that there was no one in the audience wishing to testify.

With no further testimony, Chair Whalen closed the public hearing.

Commissioner Lawyer moved to adopt the language as presented in the mobile food vendor section of the Development Code 2.434 as presented and forward a recommendation to Council that they be adopted. Commissioner Juran seconded. Motion passed unanimously as follows: Whalen, Wilson, Juran, DeBlasi, Caillier, Watson and Lawyer in favor.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Brown announced the Buildable Lands Inventory/Housing Needs Analysis final meeting on May 29 and explained that Commissioners were expected to attend. The June Planning Commission would be cancelled in lieu of the May 29 meeting. He noted that it is important that everyone participate in this meeting in an effort to get an understanding of the complexities.

YOUTH LIAISON REPORT: Christopher Wolfert shared information regarding the groundbreaking ceremony at McNary High School. Chair Whalen expressed gratitude to Mr. Wolfert on behalf of the Commission and presented him with a greeting card and a gift card.

COUNCIL LIAISON REPORT: Councilor Reid reported on the Marion County Housing Initiative.

COUNCIL REPRESENTATIVE: Kyle Juran will report to Council.

ADJOURN: The meeting adjourned at 6:47 p.m.

Next Meetings:

Buildable Land/Housing Needs Analysis: Wednesday, May 29, 2019

Planning Commission: July 10, 2019

Minutes approved: 7-10-19