



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, July 10, 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  
Matt Lawyer  
Jeffrey Watson

**Absent:**

Kyle Juran

**Council Liaison Present:**

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 May 2019 Minutes. Commissioner Caillier seconded. Motion passed as follows: Whalen, DeBlasi, Caillier, Watson, Wilson and Lawyer in favor with Juran absent.

**APPEARANCE OF INTERESTED CITIZENS:** None

**PUBLIC HEARING: Proposed Text Amendments - Section 2.125 Activity Center Overlay Zone**

*Chair Whalen opened the public hearing.*

Community Development Director Nate Brown reported that staff met with the tribes and Alan Roodhouse representing the tribes and they requested that other uses such as car washes, tire and battery sales like Les Schwab, and automotive services like Quick Lube be allowed. He explained that no one from the tribes attended the meeting because, although they were invited, they wanted to avoid confusing testimony.

Senior Planner Shane Witham added that the amendment is pretty straight forward. When they discussed what uses would be allowed in the zone, gasoline service stations were specifically allowed and there is language that says the sale of tires, batteries, etc., are allowed as part of a gasoline service station, but not as a stand-alone entity. He explained that the tribes are asking for flexibility and that flex space was always imagined for this area of Keizer Station.

Mr. Brown then fielded questions regarding the percentage in the last paragraph of the staff report, the traffic impact of having a significant car wash/tire seller, and the original intent of the industrial business park zone. Mr. Witham added that they are

not planning a truck stop; this will be just for automobiles. He added that part of the reason that this area has remained undeveloped is because the governance of the area requires that both tribes come to an agreement. This is the first time a development pathway has been given to staff. If it takes giving the tribes more flexibility and opportunity, then perhaps the window may be opened to a greater extent and we may see more activity in the area.

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

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

Commissioner DeBlasi noted that he would be opposing this amendment because there are plenty of auto servicing places on River Road and opening one in this area might undercut those establishments.

Commissioner Caillier moved that the Planning Commission recommend that Council adopt the staff recommendation regarding the proposed Development Code Amendments. Commissioner Watson seconded. Motion passed as follows: Whalen, Wilson, Caillier, Watson and Lawyer in favor with DeBlasi opposed and Juran absent.

**NEW/OLD BUSINESS/STAFF REPORT:** Mr. Witham informed Commissioners that the next meeting would be to review the Keizer Revitalization Plan. DLCDC notice has been put in and Measure 56 notices will be sent to property owners. The consultant is putting the finishing touches on the packet. He urged Commissioners to review it thoroughly and to pay particular attention to the appendices.

Mr. Brown explained that staff will not be bringing the Buildable Lands Inventory /Housing Needs Analysis to Council because there are court decisions that prohibit its adoption if a community is in deficit. Staff is looking into what other jurisdictions have done.

Mr. Brown also reported that the carving of the first cultural history pole in front of the civic center has begun. The carver removed the top seven feet and the old school bell that was stored at the Heritage Center will be placed on the top. Installation of the electronic message sign is scheduled for the near future as well.

Garry Whalen announced the K-9 Foot Pursuit race which is a fundraiser for Marion County Special Olympics.

**COUNCIL LIAISON REPORT:** Councilor Freeman announced the upcoming Council meeting on July 15, National Night Out on August 6, and the next Community Conversation on August 14.

**COUNCIL REPRESENTATIVE:** Mark Caillier will report to Council.

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

***Next Meeting: August 14, 2019***

Minutes approved: 08-14-19