



KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, July 10, 2019 @ 6:00 p.m.

Keizer Civic Center Council Chambers

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES – May 2019**
- 3. APPEARANCE OF INTERESTED CITIZENS**
This time is made available for those who wish to speak about an issue that is not on the agenda.
- 4. PUBLIC HEARING: PROPOSED DEVELOPMENT CODE
AMENDMENT 2019-14:** Section 2.125 Activity Center Overlay Zone to allow Auto and Home Supply Stores (SIC 553) and Automotive Services, Except Repair (754) as ‘flexible space uses’ within Keizer Station Area D.
- 5. NEW-OLD BUSINESS/STAFF REPORT**
- 6. COUNCIL LIAISON REPORT**
- 7. YOUTH COMMITTEE LIAISON REPORT**
- 8. COUNCIL REPRESENTATIVE:** Mark Caillier, Monday, July 15
- 9. ADJOURN**

Next Meeting ~ August 14, 2019

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**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: _____

TO: PLANNING COMMISSION
THRU: NATE BROWN, COMMUNITY DEVELOPMENT DIRECTOR
FROM: SHANE WITHAM, SENIOR PLANNER

DATE: July 1, 2019

SUBJECT: Proposed text amendment relating to allowed “Flexible Space Uses” in the Industrial Business Park district within Area D of the Keizer Station Plan boundary

ATTACHMENTS:

- **Section 2.125 (Activity Center Overlay Zone) – draft**

DISCUSSION:

In late May, representatives for the property owners of Area D met with staff to discuss allowable uses in Area D. Specifically, clarification was requested for what exactly is allowed by Keizer Development Code (KDC) Section 2.125.05.B.2.b, which lists *Gasoline Service Stations (554)* as a permitted use.

Due to ambiguity between the KDC and Standard Industrial Classification Manual (SIC) definitions, categories, and terminology, there was a question as to whether or not “*tire, battery, and accessory dealers*”, “*carwashes*”, and “*lubricating services*” would fall under the categorical umbrella of *Gasoline Service Stations (SIC 554)*. Staff determined these uses could be allowed as part of a Gasoline Service Station, but only *if* they are owned and operated as *accessory* and secondary to the main use. The property owner of Area D wishes to preserve their development options and allow these uses outright. Therefore, a text amendment is necessary.

The proposed amendment will add the following categories as permitted uses:

- Auto and Home Supply Stores (SIC 553) – (*tire, battery, and accessory dealers*)
- Automotive Services, Except Repair (SIC 754) – (*carwashes, lubricating services*)

Section 2.125 establishes an allowance of restricted uses-- “Flex Space Uses”-- to allow some (up to 30%) inclusion of retail/commercial type uses to the main industrial uses allowed in the underlying Industrial Business Park zone. The policy question before the Planning Commission is whether broadening the intent of the Keizer Station Plan to include more auto oriented uses in Area D is appropriate. The proposal doesn’t alter the other limitations of Flex Space uses or change the allowed percentage. Currently the adopted master plan authorizes 38,809 sq. ft. of commercial/retail uses. Any change to this limitation would require a separate master plan amendment.

RECOMMENDATION:

That Planning Commission consider the proposal and forward a recommendation to the City Council whether or not the proposed amendment is warranted.

2.125 ACTIVITY CENTER OVERLAY ZONE (ACO)

2.125.01 Purpose

The ACO (ACTIVITY CENTER OVERLAY) zone is adopted to implement the policies of the Comprehensive Plan for Activity Centers which include provisions for a mixture of intensive land uses emphasizing employment opportunities, transit and pedestrian facilities, and circulation. (5/98)

2.125.02 Application

The provisions of this Section apply to Activity Centers as identified in the Comprehensive Plan. (5/98)

2.125.03 Uses

Uses allowed in an Activity Center shall be as specified in the underlying district. (5/98)

2.125.04 General Development Standards

All development within an Activity Center is subject to City review as provided in Chapter 3.101, and shall also include the following factors: (2/03)

- A. Activity Center Design Plan. All new developments and expansions of existing developments shall comply with the adopted activity center design plan for each Activity Center. (5/98)
- B. Master Plan. Developments in an activity center shall be required to submit a Master Plan application for approval. The elements of such Master Plan shall include, but are not limited to, the following: (10/18)
 - 1. A Master Plan map showing the location of land uses, open spaces, and pedestrian and vehicular circulation and a written explanation showing how these features achieve the purpose of the activity center design plan. (10/18)
 - 2. For any project for which the projected average daily traffic will exceed 250 vehicle trips per day, in accordance with the Institute of Traffic Generation Manual, a traffic impact analysis will be required and a written explanation how negative impacts will be mitigated. (5/98)

2.125.05 Keizer Station Plan Development Standards – IBP Zone

All development within the Keizer Station Activity Center, which is zoned Industrial Business Park (IBP) shall be subject to the following additional requirements. (2/03)

- A. Specific Use Restrictions. A limitation of the total floor area of specified IBP uses applies to all of Area A – Sports Center and Area D – Commerce Center of the Keizer Station Plan. The uses identified in Sections 2.113.02 (J) and (N) shall be subject to total floor area limitations. This maximum floor area is set forth in the Keizer Station Plan, however this maximum floor area may change as part of an approved Master Plan. (10/18)
- B. Flexible Space Uses. The following uses, when restricted, developed, and conducted as required in Section 2.113.02 N. 2. are also permitted in the IBP district: (2/03)
 - 1. Within Area A “Sports” of the Keizer Station Plan boundary: (2/03)
 - a. Recreational Vehicle Parks and Campsites (7033), provided, however, that such uses are not subject to the limitation in Section 2.113.02 N. 2. (c). (2/03)
 - 2. Within Area D of the Keizer Station Plan boundary: (2/03)
 - a. General Merchandise Stores (5399). (2/03)
 - b. Gasoline Service Stations (554) in accordance with Section 2.419. (2/03)
 - c. Auto and Home Supply Stores (553).
 - d. Automotive Services, Except Repair (754)

2.125.06 Keizer Station Plan Prohibited Uses – IBP and EG Zones

The following uses are prohibited on properties within the Keizer Station Plan boundary, which are zoned IBP or EG: (2/03)

- A. Manufacturing of grain mill products (204) (2/03)
- B. Manufacturing of biological products, except diagnostic substances (2836) (2/03)
- C. Soaps, detergents, and cleaning preparations, perfumes, cosmetics, and other toilet preparations (284) (2/03)

- D. Miscellaneous plastic products (308) (2/03)
- E. Motor freight transportation and warehousing (42) (2/03)

2.125.07 Conditions of Approval

The City may attach conditions to any development within an Activity Center to achieve the following objectives:

- A. Transit Orientation. The development shall emphasize transit usage by residents, employees and customers. This may require: (5/98)
 - 1. Orienting building and facilities towards transit services. (5/98)
 - 2. Minimizing transit/auto conflicts. (5/98)
 - 3. Encouraging transit supportive uses. (5/98)
 - 4. Minimizing walking distance to transit stops. (5/98)
 - 5. Avoiding excess parking areas. (5/98)
 - 6. Encouraging shared parking and structures or understructure parking. (5/98)
- B. Pedestrian/Bicycle Circulation. The development shall facilitate pedestrian/bicycle circulation. This may require: (5/98)
 - 1. Providing efficient, convenient, and continuous pedestrian and bicycle transit circulation systems, linking developments with the Activity Center facilities, and surrounding development. (5/98)
 - 2. Separating auto and truck circulation and activities from pedestrian areas. (5/98)
 - 3. Pedestrian-oriented design. (5/98)
 - 4. Pedestrian amenities. (5/98)
 - 5. Bicycle parking. (5/98)
 - 6. Outdoor lighting. (5/98)
- C. Coordination. Coordination of development within an Activity Center area. This may require: (5/98)

1. Continuity and/or compatibility of landscaping, circulation, access, public facilities, and other improvements. (5/98)
 2. Siting and orientation of land uses. (5/98)
 3. Frontage roads or shared access. (5/98)
- D. Compatibility. Developments within the Activity Center should be compatible with, and complement the surrounding neighborhood. This may require: (5/98)
1. Sensitive use of landscaping, building heights, building scale, materials, lighting, circulation systems, and architectural features. (5/98)
 2. Buffering of adjacent residential uses. (5/98)