



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, March 15, 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  
Garry Whalen  
Josh Eggleston  
Michael DeBlasi  
Jim Jacks

**Absent:**

Jerry Crane

**Council Liaison:**

Marlene Parsons

**Staff Present:**

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

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

**APPEARANCE OF INTERESTED CITIZENS:** None

**PUBLIC HEARING: Section 2.110 – Commercial Mixed Use**

*Chair Sangster opened the Public Hearing.*

Senior Planner Shane Witham explained that on February 6 Council had directed staff to initiate the process to amend the Commercial Mixed Use Zone specific to the Chemawa/River area. This area overlay zone prohibits gas/service stations. Safeway has asked the City to consider amending the Code to allow for a fueling station. He noted there are 4 options to consider:

1. No change to the Development Code (not recommended by staff)
2. Eliminate Chemawa/River restrictions completely (not recommended)
3. Approve the text amendment proposed by Safeway (Staff feels this is a good base point but is uncomfortable with it because it is a permitted use and specialized concerns could not be addressed).
4. Allow as a Conditional Use (Staff recommends this because it would require additional staff review and land use process and place conditions on the project to deal with traffic, design, aesthetics, etc.)

Mr. Witham also shared information regarding the traffic study and noted that mitigation measures represent a good compromise that will assure that city/neighborhood/transportation concerns can be addressed. He pointed out that the proposed structure could easily be viewed as an accessory use.

*Jeff Cowan*, Keizer Fire Chief, voiced support for Option #1 based on concerns about the proposed fueling station increasing traffic and ingress/egress issues. He cited traffic failings at the intersection and pedestrian dangers noting that a fueling station will exacerbate existing failings and affect the Fire District response times. He concluded that the Fire District responds to 15 calls a day and has to deal with high traffic already and a fueling station will make it worse.

*Adam Wittenberg*, Keizer, urged approval of the amendment noting that this would be a stimulus for future businesses and allow them to prosper.

*Seth King*, Land Use Attorney from Perkins Coie, LLP, Portland, representing Albertsons/Safeway, explained that a general need is being served by this amendment. Fuel stations in conjunction with grocery stores allow for efficient use of land and fill a public need to allow businesses to grow in existing locations. He noted that this would be strictly a fueling station, not a full service gas station, but added that he could not support the prohibition of sales of other merchandise at the fuel center. He noted the proposal is not for a full service convenience store but simply some ancillary sales that are expected by customers and that are necessary as part of the business model. He asked that, if the amendment is approved, the prohibition on sales of other merchandise be deleted or the hearing be continued for a month to allow for an alternate proposal.

*Chris Miles*, Project Manager for the fuel centers, explained that the primary reason for this request is in response to customer demand. Patrons of Safeway earn fuel points but cannot redeem them in Keizer, they must drive to Salem. It makes sense to locate the fuel center here because there is room and it meets customer needs. The proposed fuel center would be 6 islands with a total of 12 pumps because this moves traffic most efficiently.

*Henry Basit*, Construction Director for Albertsons/Safeway displayed photos showing the actual site with driveways, the existing site survey and the proposed area of the fuel center with a kiosk selling 'rapid consumables' or quick service items such as coffee and sodas. He showed drawings of options to address ingress and egress which included islands to avoid stacking at the entrances and additional pedestrian and handicap access.

*Chris Bremmer*, Kittelson & Associates, noted that the site plans being displayed were not final. He explained that this development would be a chance to improve the current narrow driveways that have bumps and site restrictions and that the fuel station has been moved away from the Fire District to alleviate backup traffic. He noted that fire responses were recorded in the traffic study; they are in the appendices at the back. He indicated that cueing in front of the Fire Station needs to be addressed and that there are potential opportunities to control the signal near the station and a number of variations possible to address traffic concerns. He expressed a willingness to work with staff and the Fire District on this.

*Pedro DeGuzman*, Terraforma Design Group, Seattle, reviewed the site plan specifically related to traffic/access, site distance obstructions, and removal of stalls close to the entrance. <sup>1</sup>He reiterated that having a fuel station at a grocery store reduces trips and increases overall safety in the area and indicated that he was in favor of reconfiguring the signal to work with the Fire District.

*Pam Rushing*, Caldwell Banker, Salem, voiced support for the amendment noting that it has been hard to attract tenants to the River Road area and this would help.

*Peter Thom*, Eugene, voiced support for changing the overlay zone noting that he represents a business looking at property in the overlay zone and is opposed to the restrictions.

Discussion then took place regarding Oregon State University Credit Union, the validity of the traffic study, inclusion of cycling facilities, the proposed layout of the parking lot and possible options, bringing traffic in behind the back of the store in the loading areas, re-orienting the parking arrangement, reconstruction of all four driveways, location of the post office drop box, Transit District input, and the importance of having rapid consumables available at the fueling station. Community Development Director Nate Brown pointed out that the drawings of ingress and egress presented were different than what was given to the City Engineer so he has not reviewed them. He noted that issues that still need to be addressed are:

- Traffic Engineer review of the new drawings
- More information and dialog with the Fire District
- Communication with the Transit District
- Provision of a map showing the exact location and boundaries of the overlay zone

*Commission agreed by consensus to continue the Public Hearing to April 12, 2017.*

**NEW/OLD BUSINESS/STAFF REPORT:** Mr. Brown explained that the grants are moving forward. There is a Transportation open house on April 25 for the revised Regional Transportation System Plan.

**COUNCIL LIAISON REPORT:** Councilor Parsons reported that Council approved the Boy Scout Camporee, passed the Planned Unit Development amendments, did long range planning and now has a Youth Councilor on Council and a Youth Liaison on the Parks Board. She added that the Parks survey ends tonight.

**COUNCIL REPRESENTATIVE:** Commissioner Sangster will report to Council.

**ADJOURN:** The meeting adjourned at 8:19 pm.

***Next Meeting: April 12, 2017***

*Minutes approved: 4-12-17*

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<sup>1</sup> Added prior to approval: "When asked, Mr. Guzman admitted that Keizer did not need another gas station based on the numbers. Commissioner DeBlasi commented that there are 4 gas stations within one mile of Safeway."