



KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, January 10, 2018 @ 6:00 p.m.

Keizer Civic Center Council Chambers

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES – November & December 2017**
- 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. NEW-OLD BUSINESS/STAFF REPORT**
 - a) Legal Issues Training**
 - b) 2018 Work Program**
- 5. COUNCIL LIAISON REPORT**
- 6. YOUTH COMMITTEE LIAISON REPORT**
- 7. COUNCIL REPRESENTATIVE:** Crystal Wilson – TUESDAY, January 16
- 8. ADJOURN**

Next Meeting ~ February 14, 2018

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**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, November 8, 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
Josh Eggleston
Michael DeBlasi
Garry Whalen
Crystal Wilson

Absent:

One Position Vacant

Council Liaison:

Kim Freeman for Marlene Parsons

Staff Present:

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

SWEARING IN OF COMMISSIONERS WILSON AND WHALEN: Deputy City Recorder Debbie Lockhart administered the oath of office to Commissioners Wilson and Whalen.

ELECTION OF CHAIR AND VICE CHAIR: Commissioners Sangster and Whalen were elected by unanimous consent to serve as Chair and Vice Chair respectively.

APPROVAL OF MINUTES: Commissioner Juran moved for approval of the September 2017 Regular Session Minutes. Commissioner DeBlasi seconded. Motion passed as follows: Sangster, Juran, Eggleston, DeBlasi, and Whalen in favor with Wilson abstaining and one position vacant.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Development Standards Alternative Application – Keizer Station Area B - Cinema

Chair Sangster opened the Public Hearing.

Community Development Director Nate Brown brought attention to the drawing he had distributed showing his concept for landscaping around the theater. He explained that the landscaping would offset the lack of glazing and would be significant, of interest, and would add to the general design character of the structure. He added that the architect has submitted a natural looking plan with random placement of vertical trees that would create vertical elements and break up the 30' tall building. However, Mr. Brown indicated that he wanted less natural planting and more architectural planting that would play off the elements of the building. He pointed out that the planting would need to be incorporated into the

frontage along the streets and that because the requirement is for fewer plants, they would need to be larger specimens. He also noted that the architect has included a public mural on one wall to offset the lack of glazing and the Keizer Public Arts Commission would be involved in the approval process. The staff recommended design alternative emphasizes these points and recommends the introduction of public amenities such as a flat area for a bench.

Mr. Brown then fielded questions regarding species of trees, maintenance and replacement and bicycle parking.

Jeremy Grenz, representing the theater, explained that the intent of the landscaping was to break up the façade, provide screening, and give human scale to the large building. He indicated that he was happy to work with staff on alternative species they might suggest and concluded that the site plan is not yet fully developed so the landscape plan is incomplete as well.

With no further testimony Chair Sangster closed the public hearing.

Commissioner Whalen moved that the Planning Commission approve the staff recommendation on the design alternative for the property as a theater.

Commissioner Eggleston seconded. Motion passed as follows: Sangster, Juran, Eggleston, DeBlasi, Whalen and Wilson in favor with one position vacant.

NEW/OLD BUSINESS/STAFF REPORT: Regarding the TGM grant, Mr. Brown reported that staff and the consultant are working to create a context of the Keizer attitude toward growth impacts. The consultants want to interview small groups of certain sectors of the community and one group will be the Planning Commission. Commissioners indicated that with enough notice they would be available for a daytime meeting in December. This meeting would replace the regularly scheduled December meeting. Other groups would be neighborhood associations, civic organizations, citizens at large, police, public works, council, chamber/business, and a community environmental group such as Claggett Creek Watershed Council. There will also be a series of open forums for public dialog.

Commissioner DeBlasi announced the upcoming McNary Public Forum which will focus on what they expect the bond to cover.

COUNCIL LIAISON REPORT: Councilor Freeman welcomed Commissioners Wilson and Whalen and provided details regarding the upcoming West Keizer Neighborhood Association meeting, the Turkey Dash and volunteer openings. She added that there would be no Council work session in November.

COUNCIL REPRESENTATIVE: Commissioner DeBlasi volunteered to report at the November 20 Council meeting.

ADJOURN: The meeting adjourned at 6:49 pm.

Next Meeting: December 13, 2017

Minutes approved: _____



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 6, 2017 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Hersch Sangster called the meeting to order at 6:08 pm.

ROLL CALL:

Present:

Hersch Sangster, Chair
Kyle Juran, Vice Chair
Josh Eggleston
Michael DeBlasi
Garry Whalen
Crystal Wilson
Matt Lawyer

Council Liaison:

Marlene Parsons

Staff Present:

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

TRANSPORTATION AND GROWTH MANAGEMENT (TGM) GROWTH IMPACT ANALYSIS: OTAC representatives Glen Bolin and Kate Rogers facilitated discussion. They noted that they had been meeting with stakeholders regarding population growth, concerns, challenges, and opportunities and that they would be doing 'cost of growth' and 'cost of development' research to help inform the City leadership in development of a policy direction towards growth endeavors. This will include information on whether or not the City should be looking at urban growth boundary expansion to the north. The consultant will put together a report for staff and will ultimately have a couple of open house workshops and then provide a report to Council.

Discussion followed regarding:

- Traffic
- The positive side of growth like additional shops and the negative side like crowding and parking limitations
- Development that will require people to get in cars vs. development that encourages people to walk from place to place
- Compact urban development
- Traffic statistics for River Road
- Development that would enhance traffic flow
- Being a one-high-school town and changing school district boundaries
- Commuter residents
- Housing prices
- Encouraging a diverse array of housing
- Setting a bar for the type of development allowed

- Long term value development
- Denser development
- Local jobs and opportunities so that people can live and work in Keizer
- Becoming self-sustaining
- Development of a cost benefit analysis for expansion vs. increased density
- Changing the city limit boundary
- Redevelopment of older, less appealing areas of the city
- Accessible housing
- Multi-family housing
- Expansion as it relates to additional I-5 access

ADJOURN: The meeting adjourned at 7:00 pm.

Next Meeting: January 10, 2018

Minutes approved: _____

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

DATE: January 9, 2018

SUBJECT: Proposed work program for 2018

Attachments:

- **Work Program for 2018**

DISCUSSION:

The attached list contains the tasks, projects, and text amendments that staff has identified for the Planning Commission to consider in the coming year. Some of the items are carried forward and some are new. Some of the listed items are fairly straightforward, while others reflect significant policy direction. Staff will discuss the work program at the meeting and will consider any additions that planning commission may wish to add.

RECOMMENDATION:

That the Planning Commission considers the proposed tasks and recommend any additions or changes for staff to incorporate into the work program.

Planning Commission Work Tasks – 2018

- 2.118 Urban Transition (UT) – Text Amendment (re-write/update)
 - Generally intended to be a holding zone (outside city limits but inside UGB) awaiting adequate urban facilities. Keizer’s UT properties are served with urban facilities and have consistently been redeveloped as RS.
 - Eliminate need for CUP’s, establish minimum density provisions, expand automatic re-zones to include partitions, eliminate out of date “priority area” language.
- Legislative Rezone of UT properties to RS in north Keizer area.
 - Reflects what is actually developed (LDR) and eliminates possible barriers to infill/redevelopment.
- 2.315 Development Standards – Text Amendment
 - Threshold for triggering standards(valuation vs. sqft), link to parking lot landscaping requirements (trees)
 - Change color code to reduce confusion and reflect today’s market
 - Increase requirement for aesthetics, enhance pedestrian scale, common space, streetscape, etc, etc
 - 1% and/or public art requirement
 - Design Review/Alternative Review inconsistency
- Clarification Regarding ORS 9.320 – corporations represented by attorneys (Shannon)
 - Possible Text Amendment to 3.201 General Provisions needed to clarify
- Section 3.202 General Procedures – Text Amendment
 - Clarification for notice requirements and application types
- Section 2.306 Storm Drainage – Text Amendment
 - Need to clarify section for consistent with proposed design standards
- TGM Grant Involvement –
 - Revitalization Grant: Part of TAC, public involvement, etc, etc.
 - Education/Outreach: Cost of Growth Workshops (participation in workshops)
- Section 2.308 Sign Code – Text Amendment
 - Bring back with revisions as previously proposed by PC

- Efficiency Measures – Consider Text Amendments to various sections to give additional flexibility and density to existing land supply.
 - Reduce minimum lot size, additional housing types, standards for Duplexes on corner lots, ADU's (also needed due to state laws changing)
- Affordable Housing – Text Amendment
 - Recent changes to state law will necessitate some additional language in relation to affordable housing projects and timelines for land use decisions
- Section 3.113 Keizer Station Plan – Text Amendment
 - Clarify inconsistencies between the KDC and KSP for land use type/process, as well as review criteria
 - Create Masterplan “Amendment” process that is streamlined for minor site plan and building design/use changes subject to City Council hearing and approval
- Section 2.122 Flood Plain Overlay Zone (FPO) – Text Amendment
 - Model code is supposed to come from FEMA reflecting the NMFS BiOp. Due to litigation, this process may not be complete until 2019.