



KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, August 14, 2019 @ 6:00 p.m.

Keizer Civic Center Council Chambers

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES – July 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 Amendments to the Comprehensive Plan and Keizer Development Code along with proposed Zone Changes to Commercial designated parcels to the Mixed Use as part of the Proposed Keizer Revitalization Plan.**
- 5. NEW-OLD BUSINESS/STAFF REPORT**
- 6. COUNCIL LIAISON REPORT**
- 7. COUNCIL REPRESENTATIVE: Garry Whalen, Monday, August 19**
- 8. ADJOURN**

Next Meeting ~ September 11, 2019

Americans with Disabilities Act (ADA) Notice

The City of Keizer is committed to providing equal access to all public meetings and information per the requirements of the ADA and Oregon Revised Statutes (ORS). The Keizer Civic Center is wheelchair accessible; if you require any service that furthers inclusivity to participate, please contact the Office of the City Recorder at least 48 hours prior to the meeting by email at davist@keizer.org or phone at 503-390-3700 or 503-856-3412. Planning Commission meetings are streamed live through the City's website and cable-cast on Comcast Channel 23 within Keizer city limits



**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. DLCD 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: _____

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

DATE: August 7, 2019

SUBJECT: Proposed adoption of the Keizer Revitalization Plan – including Comprehensive Plan/Map, Zoning Map, and Keizer Development Code amendments to implement the Plan

ATTACHMENTS:

- **Draft - Keizer Revitalization Plan (including appendices)**
- **Measure 56 notice**

DISCUSSION:

The proposed Keizer Revitalization Plan (Plan) is a result of the work of city staff, the consultant team (OTAK, Angelo Planning, Kittelson), stakeholder groups, Citizen Advisory Committee, Planning Commission, and City Council to create a plan for the River Rd/Cherry Avenue corridor and surrounding properties. The Plan seeks to improve development options, allow more flexibility and density, and identifies transportation improvements to support development. The project is funded by a Transportation/Growth Management (TGM) Grant and has been an ongoing and iterative process, engaging the public and involving policy makers throughout the planning process.

The proposed Plan is intended to be adopted as a part of the Comprehensive Plan (by reference) and includes Comprehensive Plan/Zoning map changes as well as text amendments to the Comprehensive Plan and Keizer Development Code (see Appendix 5) to implement the Plan. The following actions/issues are of specific importance:

- Adoption of the Keizer Revitalization Plan (to be referenced in the comprehensive plan) along with the removal of the existing McNary Activity Center designation.
- Comprehensive Map changes from existing Commercial designations to Mixed Use for properties within boundary area, along with establishment of the Plan boundary identified as the River-Cherry Overlay District (RCOD).
- Zoning Map changes to existing Commercially zoned (CM, CR, CO,) parcels within the RCOD to Mixed Use (MU), along with RCOD boundary establishment
- Keizer Development Code (KDC) amendments adopting the new RCOD zone along with supporting amendments within the KDC to implement those changes.
- Identified Public investments needed to realize the goals and policies of the plan.
- Transportation infrastructure concepts and public investment concepts for River Rd along with supporting local street network changes to improve pedestrian and bicycle mobility throughout and to the corridor.

The specific changes to the Comp Plan and KDC are outlined in Appendix 5. The proposed RCOD zone regulates land uses differently than other parts of the KDC. Instead of using the Standard Industrial Classification (SIC) manual categories, the

RCOD uses a broader and more general list of uses to identify what is allowed. The intent is to provide more flexibility for development of market driven uses throughout the corridor. The Plan proposes additional urban design requirements for properties within activity centers, as well as reductions to setbacks, parking requirements, and landscaping requirements. Within the boundary area, properties zoned single family residential (RS) have options for developing “missing middle” housing types and have smaller lot size requirements than elsewhere in the City. The intent is to provide greater flexibility and opportunity for redevelopment within the RCOD zone, allowing for increased residential densities. Additionally, there is language proposed that would allow RS properties directly adjacent to commercial areas, to develop commercial uses as long as appropriate screening and buffering measures are provided to adjacent residential development, and the overall number of housing units are maintained.

The proposed public investments and transportation system improvements outlined in the plan identify specific opportunities and priorities that should be pursued as a result of the adoption of the Plan. It is important that policy makers consider these issues carefully, and make recommendations accordingly, for both public investments and transportation improvements that can be supported, prioritized, and ultimately accomplished. The proposal includes significant public investments along with modifications to River Road and the surrounding transportation network.

RECOMMENDATION:

That the Planning Commission consider the proposal and forward a recommendation to the City Council to adopt the Keizer Revitalization Plan and associated map and text amendments to implement the plan.



City of Keizer

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BACKGROUND The Keizer Revitalization Plan (Plan) is intended to refine the City of Keizer Comprehensive Plan and Development Code, by building upon and replacing previously adopted neighborhood plans and planning efforts, including but not limited to the Keizer River Road Renaissance Implementation Report, adopted in 2004; the McNary Activity Center Design Plan, adopted in 1991; and planning efforts in the Cherry Avenue area. The Plan updates these previous plans to create policies and identify investments to increase development densities and the mix of land uses, to create more flexibility, and to improve conditions for walking, cycling, and riding transit. The Plan, is available for review at <https://www.keizer.org/keizer-revitalization-plan>.

PROJECT PLAN AREA The Keizer Revitalization Plan is focused on the land surrounding the River Road and Cherry Avenue corridors, which together comprise Keizer's commercial core area, as well as the land extending approximately 500 feet beyond those properties, and is shown in the Plan as the River-Cherry Overlay District (RCOD).

PLAN GOALS AND OBJECTIVES The Plan goals and objectives were developed by building on goals and objectives from prior plans and with input from the public open houses, citizen advisory committee, stakeholders, Planning Commission, and City Council.

COMPREHENSIVE PLAN AMENDMENTS

- Text changes removing the McNary Activity Center designation, and adding the Keizer Revitalization Plan, and RCOD
- Map change existing Commercial designations to Mixed Use, consistent with the zoning map amendments

ZONING MAP/DEVELOPMENT CODE CHANGES

- Rezoning of Commercial zoned (CM, CR, CO) parcels to Mixed Use (MU)
- Development Code Amendments to adopt the River-Cherry Overlay District (RCOD)
- Development Code Amendments to support RCOD implementation

HEARINGS INFORMATION You may participate at any time in this process prior to the final decision by the City of Keizer City Council. Hearing dates, agendas, and staff reports will be available seven days prior to each hearing. We also publish notice at least 10 days in advance of the first evidentiary hearing in The Keizer Times.

If you cannot attend any hearing but wish to provide comments you may do so in writing at the street address listed above or by email to planning@keizer.org. Written comments submitted at least fifteen days prior to the hearing will be provided to the Planning Commission in advance of the hearing.

Time for oral testimony at the hearing may be limited if large numbers of people wish to testify. Persons who wish to provide extensive testimony are encouraged to submit their comments in writing at least 15 days in advance of a hearing.

If assistance is needed to participate in a meeting, please contact the City of Keizer Community Development Department at (503) 856-3441. Notification of at least 24 hours prior to the meeting will assist the City in providing reasonable accommodations.

IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY
THIS IS TO NOTIFY YOU THAT THE CITY OF KEIZER HAS PROPOSED A LAND USE REGULATION(S) THAT MAY AFFECT THE
PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

On August 14th, 2019, at 6:00 pm, the City of Keizer Planning Commission will hold a public hearing, located in the Keizer City Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer, regarding proposed amendments to the Comprehensive Plan and Keizer Development Code, along with proposed zone changes to Commercial designated parcels to Mixed Use (MU) as a part of the proposed Keizer Revitalization Plan. (Please see the other side of this notice for more details)

In accordance with state law, the City of Keizer has determined that adoption of these proposed ordinances may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. The August 14th hearing will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement.

Please go to <https://www.keizer.org/keizer-revitalization-plan>, or contact the Planning Department for up to date information about future public hearings, opportunities for involvement, and ways to provide comment. Comments can be sent to planning@keizer.org

THESE ORDINANCES MAY OR MAY NOT LIMIT THE USE OF YOUR LAND.

State law requires the City to mail notices to property owners with specific language used on this side of this flyer. More than 2,000 property owners are receiving this notice. The City cannot verify whether, how or when proposed land use regulations or zone changes will affect the intentions or value of individual properties. Your receipt of this notice does not necessarily mean the proposed land use regulation or zone change will limit the use of your property or impact the value of your property.

For additional information concerning any of the proposed updates please see the following page or visit our website to find summary descriptions of updates at <https://www.keizer.org/keizer-revitalization-plan>. You may also email the planning department at planning@keizer.org, or call the City of Keizer Community Development Department at (503) 856-3441 for more information. The criteria for decisions, rules governing legislative hearings, and all other documents and evidence related to each update will be available for inspection seven (7) days prior to each hearing at Keizer City Hall, 930 Chemawa Rd NE, Keizer, Oregon 97303. Copies of proposed changes will be available on the website for download or are available for purchase at a cost.