



MINUTES
KEIZER CITY COUNCIL/PLANNING COMMISSION
WORK SESSION
Monday, October 8, 2007
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER Mayor Christopher called the work session to order at 12:02 pm. The following were present:

Councillors:

Lore Christopher, Mayor
Richard Walsh, Council President
Cathy Clark, Councilor
Jim Taylor, Councilor
Troy Nichols, Councilor
Brandon Smith, Councilor
David McKane, Councilor (12:05)

Planning Commission:

Holly Graf (12:07) Doug Schneider
Kevin Baker Craig Prins
Jim Jacks Greg Rands

Marty Matiskainen

Staff:

Nate Brown, Community Development
Sam Litke, Senior Planner
Shane Witham, Assistant Planner
Rob Kissler, Public Works
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

*Jacquie
Rock
corrected
11-5-07*

DISCUSSION

**a. Infill
Development**

Nate explained that the city's standard for infill development is a good one and added that there is no statutory requirement for infill standards but, should the city fail to comply with DLCD requirements, there is a possibility that grants might be withheld from the city. He noted that he felt the city has received grants in the past because it has a good relationship with state agencies, acts responsibly and has earned a good reputation.

He went on to address infill, stating that it is the city's responsibility to review infill issues and do good things with it. He urged those in attendance to set aside legal/grant issues and focus on doing the right thing, developing a quality of life for the citizens of Keizer, and doing it responsibly recognizing that a variety of housing types is an important aspect of what is going to be dealt with. He distributed a list of infill projects, reviewed each one in a slide show and fielded questions. He noted that there is a total possibility of 1200 lots that can be developed in the infill standards and showed locations on a map. Discussion took place regarding solid waste collection, access easements and accommodating emergency vehicles.

Mr. Brown reviewed the following regarding infill requirements:

- Infill requirements are not optional
- Varying setbacks depending on building height
- Streetscape trees along street or access easement
- Building orientation
- 18-foot garages set back from street or access easement
- Garage opening no more than 45% of the building façade
- Recessed garage requirements
- Building setback from access easement
- Design review requirements for multifamily projects

Review of the Code then commenced with discussion taking place regarding infill street and access easements. The following were determined as issues which should be addressed:

- Compatibility of character with existing neighborhoods and the effects on property values
- Parking
- Variety of lot sizes
- Minimum density requirements
- No "opt out"
- Dual standards
- Teeth in connectivity
- Snouts

Discussion took place regarding enforcement of neighborhood covenants, conditions and restrictions, neighbor complaints and concerns, increased traffic, noise, proximity of new houses to lot lines, developer parameters, play areas for children, substandard roadways, loss of privacy and negative neighborhood impacts.

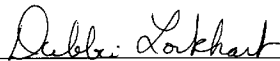
Developer, Tim Smith, addressed Council explaining that recently he had developed an area and chose to use full subdivision standards rather than infill standards, but that this placed a burden on his builders who were required to meet infill criteria. He requested that builders and/or developers be allowed the option of "opting out" of infill criteria.

Dialogue followed regarding the criteria, the definition of snout houses, street widths, connectivity requirements, city restrictions and dual standards. Councilors set another work session for November 13 in order to conclude discussion on this matter.

ADJOURNMENT Meeting adjourned at 1:32 p.m.

APPROVED:

MAYOR:



Debbie Lockhart, Deputy City Recorder

Lore Christopher

COUNCIL MEMBERS



Councilor #1 – David McKane



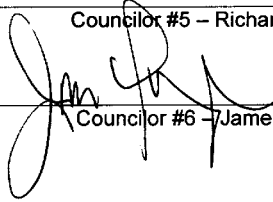
Councilor #4 – Cathy Clark



Councilor #2 – Brandon Smith



Councilor #3 – Jacque Moir



Councilor #5 – Richard Walsh

Councilor #6 – James Taylor

Minutes approved:

11-05-07