



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 14, 2016 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Michael DeBlasi called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Michael DeBlasi, Chair
Garry Whalen (left @ 8:46)
Jim Jacks
Kyle Juran
Hersch Sangster
Josh Eggleston

Absent:

Chuck Fisher, Vice Chair

Council Liaison:

Marlene Parsons

Staff Present:

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

APPROVAL OF MINUTES: Commissioner Eggleston moved for approval of the July 2016 Minutes. Commissioner Sangster seconded. Motion passed as follows: DeBlasi, Jacks, Juran, Eggleston and Sangster in favor with Whalen abstaining and Fisher absent.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: None

NEW/OLD BUSINESS

Section 2.311 – Planned Unit Development: Discussion/Policy Direction:

Associate Planner Shane Witham explained that classic examples of PUDs are Inland Shores, McNary Estates, Terrace Green and Avalon Meadows. He directed attention to the staff report and pointed out the five items of which staff is requesting direction. Commission discussed larger parcels as master planned developments, dictating a mix of housing types and public land, incorporating requirements for commercial areas to serve the developed area, and creating flexibility to create different types of housing.

1. *Density:* Commission suggested staff look at increasing density more than 1% but less than 50%. They voiced concern regarding adjacent neighborhoods, and suggested that buffering be required for adjacent neighborhoods, density be limited in specific portions of a PUD so it would blend with adjacent neighborhoods, and open space be accessible for use by all residents.

2. *Housing Types Allowed*: Following discussion regarding types of housing, attached single-family townhouses, row housing, incentives to utilize land, making it attractive to a developer, cost efficiency, market appeal, and limiting how many stories a structure is depending upon its location inside the development, Commissioners indicated that they were in favor of allowing some attached housing but not so much that the development would take away from the single family character.
3. *Clarification of Commercial Uses*: Commission discussed parking and limiting the location of commercial establishments, and indicated that they were in favor of allowing commercial uses but not requiring them. They suggested that staff determine an appropriate percentage, that accessory commercial be prohibited in open space, that open space be redefined and high value landscaping included, but not so much that a developer cannot afford to build.
4. *Public vs. Private Streets*: Following discussion regarding maintenance and construction standards and the right of people to have a gated community, the majority of the Commission indicated opposition to private streets.
5. *Master Plan Process*: Discussion took place regarding the higher cost of a master plan as compared to a Planned Unit Development, and the community involvement possible with a master planned development vs. a PUD. Commission suggested a tiered plan for the master planning with smaller acreage having fewer criteria than a larger acreage development. Commissioner Jacks stated that he did not want to replace PUD with master plan. There was no other input from the remainder of the Commission. Mr. Brown proposed that Master Plan be put on the list of projects so that the Commission could consider other types of tools. Commissioners were in favor of this.

Floodplain (NMFS Opinion) Update: Mr. Brown explained that a recent court decision has indicated that the Endangered Species Act has direct application to the Floodplain Management Program. Management is going to change and there will be certain things required of the City. Interim measures will be released next year in September; work groups around the state are developing plans geared toward small cities. Language which the City will be required to adopt is expected in 2018. There may be issues prior to that time that the Planning Commission will need to review. It does not change floodplain boundaries, just what can be done in the floodplain and how it must be done. This has potentially far-reaching effects for how the floodplain is administered.

Stormwater Update: Mr. Brown reported that the City's Environmental section is working on compliance with the MS4 (Municipal Separate Storm Sewer System) permit; the Clean Water Permit is developing new standards as well. Council will have work sessions on the proposed rules. Environmental Program Director Elizabeth Sagmiller will inform the Commission of changes after the Council work session. Once this has been flushed out the Commission may need to revisit the landscaping code to include appropriate language and develop riparian corridor areas which may apply to commercial development.

Keizer Revitalization Are Plans (TGM Grant): Mr. Brown explained that this is an opportunity to look at overlays and revitalization to engender better economic development and increase land utilization where it is appropriate. The City has three distinct areas in the grant request: Chemawa/River, Cherry Avenue 'south-ish', and the McNary Activity Zone. Initial discussions on developing the scope have taken place and staff will keep the Commission apprised as it is developed.

October PC Meeting – Joint Meeting, UGB Issue (Third Bridge): Mr. Brown reported that this will take the place of the regular October Planning Commission meeting. It is a public hearing to discuss the urban growth boundary as it relates to the third bridge. The hearing is to approve the UGB process. Public testimony will be taken and the Keizer Planning Commission will have a seat at the table so that everyone hears the same testimony. He urged Commissioners to avoid espousing views prior to the hearing to avoid the perception of unfairness. Mr. Brown added that normally a new chair and vice chair would be elected at the October meeting but this will be postponed to November. He urged Commissioners to be prepared for that discussion. In addition, the Commission will discuss the UGB amendment process relating to the third bridge and Planned Unit Development amendments.

THREE IDEAS FOR IMPROVING KEIZER: *Hersch Sangster* requested that a safety evaluation of River Road be included in the Transportation System Plan update. Mr. Brown explained that the TSP was adopted in 2008 through a TGM grant. To do it again the City would need additional resources from the state.

Mike DeBlasi requested the following:

1. Eliminate vehicle space between commercial buildings and sidewalks; locate buildings next to street with parking in back.
2. Increase floor area ratio of commercial buildings for tax lot. Mr. Brown explained that there is no ratio requirement in the existing Code.
3. Integrate mass of apartment buildings into community by adding grid streets within them. Orient buildings so that the face the street and the parking is within the complex.

OTHER BUSINESS: Chair DeBlasi urged Commissioners to attend a 'Strong Town' presentation by Charles Marohn on October 5 which will focus on financially resilient cities and how to become one.

STAFF REPORT: Mr. Brown reported that the City has received three certificates of occupancy for the apartments in Area C. They are working on corrections.

COUNCIL LIAISON REPORT: Councilor Parsons had left by the time this agenda item was reached.

COUNCIL REPRESENTATIVE: Commissioner Sangster confirmed that he could provide the report to Council.

ADJOURN: The meeting adjourned at 8:53 pm.

Next Meeting: October 12, 2016

Minutes approved: 11-09-16