



**KEIZER CITY COUNCIL/PLANNING COMMISSION
COMMUNITY WORKSHOP MINUTES
Monday, August 27, 2018
Keizer Civic Center**

ATTENDANCE: Meeting convened at 6:00 p.m. Attendance was noted as follows:

Councilors Present:

Cathy Clark, Mayor
Marlene Parsons
Laura Reid
Kim Freeman
Bruce Anderson
Roland Herrera

Councilors Absent:

Amy Ryan

Consultants:

Glen Bolen, OTAK
Kate Rogers, Angelo Planning Group

Planning Commissioners Present:

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

Staff Present:

Chris Eppley, City Manager
Nate Brown, Community Development
Shannon Johnson, City Attorney
Shane Witham, Senior Planner
Bill Lawyer, Public Works

INTRODUCTION

Referring to the Draft Revitalization Plan, Mr. Brown explained that it contained valuable information that needed to be thoroughly digested so that the future course of Keizer could be decided upon and implementation of the goals could be determined. He explained that tonight the focus would be on the big pictures – existing conditions and three scenarios which show options, visions and goals.

PRESENTATION

Glen Bolen and Kate Rogers then reviewed the project purpose, area, and existing land use conditions. The presentation included:

- o Market Analysis
 - Household Growth
 - Employment Profile
 - Job Outflow
 - Real Estate Market Conditions
 - Feasible Development Forms
- o Comparison of Scenarios
 - Scenario #1 – Baseline Future
 - Impediments – Market Conditions

- Scenario #2 – Efficiency Measures
 - Apartment Buildings
 - 3-Story Mixed Use
 - Small Lot Single-Family
 - Impediments – Development Code
- Scenario #3 – Upzoning Opportunities
 - Redevelop Manufactured Home Properties
 - Combine Smaller Properties
 - Divide Larger Areas
- o Comparison of Scenarios
- o Consistency with Goals and Objectives
- o Impediments
 - Geographic Constraints of Zoning
 - Permitted Uses
 - Development & Design Standards
- o Potential Implementation Measures
- o Next Steps

COMMUNITY CONVERSATION

Discussion followed regarding

- o Jobs and housing
- o Multi-use areas that allow people to live and work in the same location
- o Retaining affordable housing
- o Targeting opportunities for people to have a different lifestyle
- o Developing projects that would enhance the area
- o Traffic impacts
- o Changing the character of an area through zoning
- o Improvement of retail visibility by lowering speed limits
- o Alternative routes to take traffic off of River Road
- o Development of special transportation areas
- o Alternative road access to businesses such as linking rear access to properties and shared accesses
- o Overlay zones
- o Multi-level buildings with parking on one of the levels
- o 'Tuck under' parking
- o Changing Keizer vs. keeping Keizer the same
- o Changing Keizer but keeping it Keizer
- o Public spaces and parks
- o Opportunities for open spaces
- o Increasing prosperity and activity on River Road
- o The role of the City
- o The effect of growth on the single high school identity
- o The effect of high density development on parking and overflow to existing neighborhoods
- o Changing parking requirements
- o The priority of getting family wage jobs in Keizer

CONCLUSION

Mr. Brown thanked participants noting that these discussions are important to the future of Keizer. He added that the Citizens Advisory Committee would continue to meet with the consultant, review input received and move forward. Another meeting will be scheduled in the future.

Meeting concluded at 7:41p.m.

Approved: 09-12-18