



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 8, 2012 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair Jim Jacks called the meeting to order at 6:01 pm.

ROLL CALL

Commissioners Present:

Jim Jacks, Chair
Jonathan Thompson, Vice Chair
John Rizzo
Matt Chappell
Hersch Sangster

Absent:

Jared Choc
Greg Rands

Council Liaison:

David McKane

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development
Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

APPROVAL OF MINUTES: Commissioner Sangster moved for approval of the July 2012, Minutes. Commissioner Rizzo seconded. Motion passed as follows: Jacks, Thompson, Rizzo, Chappell and Sangster in favor with Rands and Choc absent.

APPEARANCE OF INTERESTED CITIZENS: None

DISCUSSION: Urban Transition Zone: Senior Planner Sam Litke explained that normally staff brings sections of the zone code with redline markup revisions for the Commission to consider, but this meeting would be different because staff is seeking a sense of direction. He explained the UT zone and distributed a map so that commissioners could see areas in the city covered by this zone; approximately 120 properties have the UT zone designation. The zone started out from Marion County and was revised in the late 1990s but it is out of date because it refers to properties that do not have City sewer or water available to them and virtually all properties within the UT zone have sewer and water.

Staff encouraged discussion on whether or not Commission wants to delete the zone or revise it. It would be possible to change the zone to Residential Single-Family (RS). However, if the City expands its Urban Growth Boundary, the UT zone might be a logical zone to put on the property outside the UGB, because it would allow the City to enforce specific requirements.

Nate Brown explained that the density requirements in the UT zone are different than those for a Standard Zone. As the City looks to the future and tries to meet density

objectives, it will need to show that it does not have light density allowance for this property. The City is telling the State that it is almost out of land, but this zone still exists. In preparation for the next phases of City progression, this zone needs severe attention or needs to be eliminated. The fact that the City has a good chunk of developable infill land is a detriment to its claim that it is out of land. Changing this zone would show that the City is putting its land to the best use.

Discussion then took place regarding the relationship of this zone to the UGB and possible expansion, use of UT property for residences and requirements related to that, establishment of a UT zone if the UGB is expanded, county zoning, location of the existing zone, the difference between developing property in a UT zone and developing in other zones, uses allowed in the UT zone, possibilities for development in existing UT zones, and the effect that rezoning the UT zone to RS would have on assessed value and tax rates.

Commissioner Jacks summarized the issues:

- The UT Zone is old, it doesn't seem to fit the situation much anymore
- Changes in assessment and property taxes might be negative
- Uses and people who might have livestock – if they could continue to have those
- Being able to hook up to City sewer and water
- The equity issue between UT zone to the north and RS zones elsewhere
- This issue will relate to expansion of the UGB. If we argue that we are short on developable property, it appears wrong because of the UT zone and the density differential.

NEW/OLD BUSINESS ~ Panera Bread has broken ground at Keizer Station and hopes to open by the end of January, 2013. There is nothing new to report regarding the 80,000 square foot building proposed for Area C.

STAFF REPORT: None

COUNCIL LIAISON REPORT: Councilor McKane reported that Council had approved a collective bargaining agreement with Public Works employees, Salem Keizer Transit broke ground recently on the Transit Center near Keizer Station, and Council had received lengthy public testimony in opposition to a proposed development on McLeod.

COUNCIL REPRESENTATIVE: Commissioner Chappell will report to Council at the August 20 Council meeting.

ADJOURN ~ The meeting adjourned at 7:24 p.m.

Next Meeting: September 12, 2012

Minutes approved: 9-12-12