Keizer Planning Commission
Minutes
Wednesday, July 25, 2001
Keizer City Hall ~ Council Chambers

1. Call to Order:
Chair Anderson called the meeting to order at 7:02 p.m.

2. Roll Call:
The following members were present: Bruce Anderson, June Abbott, Bill Wolf, Michael Smith and Dick Inman

Absent: Stan Compton

Also present were: Planning Director-Maria Meier, City Attorney-Shannon Johnson, City Engineer-Bill Peterson, Public Works Director-Rob Kissler, Deputy Fire Marshall-Rod Conway, Mayor Lore Christopher and Recording Secretary-Cindy Perry

3. Approval of Minutes ~ June 27, 2001 and July 11, 2001
Mr. Wolf moved for approval of the June 27, 2001 minutes as written. Mr. Inman seconded the motion and carried all voting aye with the exception of Mr. Smith who abstained from voting inasmuch that he was not in attendance at the meeting.

Mr. Smith moved for approval of the July 11, 2001 minutes as written. Mr. Inman seconded the motion and carried all voting aye with the exception of Mr. Wolf who abstained from voting inasmuch that he was not in attendance at the meeting.

Mr. Wolf reported that he did listen to the tapes of the July 11, 2001 meeting and would be participating in the deliberations and vote.

4. Deliberations ~ Infill Master Plan
Ms. Meier provided a copy of the draft code amendments dated July 25, 2001 with the suggestions recommended by the Planning Commission. She also noted the recommendations made by the Advisory Committee and staff.

Discussions revolved around the added language regarding the suggested voluntary program for infill development and conductivity.

Mr. Wolf expressed concerns regarding the suggested infill amendments which he felt would defeat the purpose of the project.

Ms. Meier indicated in her opinion that most people would not develop a public street voluntarily due to the costs involved. She went on to clarify that flag lots were not strictly prohibited in the recommendation from the Advisory Committee and she reviewed their recommendations with the Planning Commission.

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Ms. Meier also noted as the document was written that the applicant would have the opportunity to opt out of the other design standards. She indicated if this was not the intention of the Commission that language would need to be added pertaining to this. She also answered questions from Commission members.

Mr. Wolf noted that most of the concerns he heard during the public hearing was regarding the connectivity requirement and not the additional standards which would be left out of the document as it was currently submitted. He urged the Committee to reconsider the additional standards.

Mr. Wolf moved a motion that the references pertaining to the options of infill remain in force outside of the connectivity and the public street issue.

Mr. Johnson felt Mr. Wolf's intent was the opposite and summarized that forced connectivity remain, but that the infill standards be mandatory if the development falls into the category. Mr. Wolf agreed with Mr. Johnson's summarization.

Due to the lack of a second the motion died.

Mr. Smith expressed his uneasiness with imposing additional standards on property owners, which would prevent them from developing their property and urged the voluntary portion of the amendment.

Mr. Wolf clarified his statement noting that he agreed with leaving in the connectivity and the requirement of a public street, but did not want to the entire policy to be voluntary. He felt that the portions of the document, which related to good infill development, should be maintained.

Ms. Meier addressed the Infill Plan and summarized portions of the document to refresh the Commission's memory regarding the intent of the plan.

Mr. Wolf moved a motion that all language regarding voluntary compliance with infill development apply towards connectivity and the requirements of a public street versus an access easement that would allow the property owner to develop a flag lot voluntarily, if they meet the criteria. Also that all other components of the Infill Plan remain as originally written.

Mr. Smith seconded the motion with the added amendment to allow the Planning Commission to review each of the pieces, with staff's assistance, against the current standard. Mr. Wolf agreed to the suggested amendment.

Mr. Wolf attempted to clarify his motion for the benefit of the Commission with Ms. Meier summarizing what would take place.

After further discussion Mr. Smith suggested removing the language from page five 2.316.01(f) and adjustments to the wording on page six to fit the purpose, which would address Mr. Wolf concerns.

Mr. Smith went on to suggest that Mr. Wolf withdraw his motion and allow staff to draft language that would meet the intent discussed.

The Commission agreed that they would prefer to have language in front of them to review before forwarding on to the Council.

Mr. Wolf withdrew his motion and Mr. Smith withdrew his second to the motion.

Mr. Wolf moved a motion regarding the Infill and Redevelopment Master Plan Draft Code Amendments of revision 7/25/01 that the bolded language on page five be dropped, 2.316.01(f) and on page six 2.316.02 the bolded notations pertaining to optional nature be dropped. Staff is to review page seven 2.316.06 to insure that the voluntary applicability conform to connectivity. Ms. Abbott seconded the motion.

Ms. Meier stressed that she would need to review the entire document to ensure that the language met the Planning Commission's wishes and the intent of the document.

Chair Anderson expressed concerns that the motion did not address other areas in the document which would need to be revised.

Mr. Wolf noted he would accept an amendment to his motion to include direction to staff to review and to insure that conductivity and public street issues were addressed.

Mr. Smith stressed that he would vote against the motion, as the Commission's intent was clear. He felt it would be appropriate to direct staff to review the document and make the necessary changes as discussed.

After further discussion Mr. Wolf withdrew his motion and Ms. Abbott withdrew her second to the motion.

Ms. Meier addressed the Pre-Application Process on page fourteen (14) of the document. She indicated that originally the pre-application process was required but noted changes making this a voluntary process with incentive.

Chair Anderson recessed the meeting at 8:50 p.m.

Chair Anderson reconvened the meeting at 9:00 p.m.

Ms. Meier provided copies of the Comprehensive Plan and copies of the proposed language. She reviewed the language with the Commission and after discussion the following suggested changes were made:

- Under number nine (9) to change the sentence from *Amend this statement to read to* Add *this statement to read.*

- Also under number nine (9) under City of Keizer Comprehensive Plan, page 22 to change the sentence from *The City hall revise park and recreational plans to meet the increased recreational needs created by infill and redevelopment* **to** *The City shall consider infill development…*

To address some of the questions which the Commission addressed Ms. Meier noted she would include the methodology behind the Infill Master Plan.

Mr. Smith felt by adding incentives into the program would attract more use and the Commission discussed the various SDC's. Ms. Meier indicated that she could pass this information on to the Public Works Department as a consideration for future infill development.

The remainder of the document was satisfactory to the Commission. Ms. Meier indicated that a draft with the suggested amendments would be brought before the Planning Commission at the August 1, 2001 meeting.

Redistricting Letter
Mayor Christopher summarized the letter from the Secretary of State pertaining to Redistricting and how this could effect Keizer. She urged members of the Commission that did not agree with the proposal to contact the Secretary of State and voice their concerns.

5. Adjourn
Chair Anderson adjourned the meeting at 9:50 p.m.