KEIZER PLANNING COMMISSION
MINUTES
Wednesday, June 27, 2001 @ 7:00 p.m.
Keizer City Hall - Council Chambers

1. CALL TO ORDER
Chair Anderson called the meeting to order at 7:06 p.m.

2. ROLL CALL
The following members were present: Bruce Anderson, June Abbott, Dick Inman, Bill Wolf and Stan Compton

Absent: Jere Clancy and Michael Smith

Also present were: Council Liaison-Jacque Moir, Planning Director-Maria Meier, Consultant-Danny Egner and Recording Secretary-Cindy Perry

3. PUBLIC HEARING
- **Infill Master Plan**

Chair Anderson opened the public hearing.

Planning Director, Maria Meier supplied a presentation on the purpose of the project with Mr. Egner summarizing portions of that presentation.

Chair Anderson thanked Ms. Meier and Mr. Egner for their presentation and announced to the public that testimony would be limited to five minutes. He indicated at staff's request deliberations by the Planning Commission would not take place tonight and that the record would remain open to accept written testimony until the next meeting, taking place on July 11th at 7:00 p.m.

Public Testimony
Jamie Jenniches, 4154 Noon Avenue, Keizer-indicated that he owns a parcel which is just under one acre in size and felt that the added requirements would add additional costs which would limit his ability to develop his property. He expressed his opposition to the proposed amendments.

Eric Meurer, 385 Taylor St NE, Salem- represents the Marion/Polk Building Industry Association and the Salem Association of Realtors. Mr. Meurer felt there were flaws in the amendments requiring adjoining neighbors to work together to develop adjoining property. He urged a voluntary ordinance referring to this amendment. Mr. Meurer

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also addressed the increased costs for public facilities (streets, etc.) that would be required under the proposed amendments. He suggested that a sidewalk on one side of the street would be adequate.

Art Bobrowitz, 7315 Wheatland Road, Keizer- asked for clarification whether the infill development would allow for less than a 5,000 square foot lot.

Ms. Meier reported that the minimum lot size would not be changed. She summarized the current requirements in the Development Code for lot size and development.

Mr. Bobrowitz expressed his opposition to developing on a 4,000 square foot lot and the proposed mandate of design criteria for private property by City government.

Glen McLaughlin, Portland, Oregon-did not wish to testify but indicated that he would submit written comments at a later date.

Marcia Bednarczyk, 7775 O'Neil Road, Keizer- President of the Clearlake Neighborhood Association. She noted the inconsistent attendance from members of the Infill Advisory Committee and asked the Commission to keep this in perspective. She asked that the information regarding attendance at these meetings be forwarded to the Council.

She expressed opposition to the design criteria noting that if the importance level was high enough that these types of standards should be applied to subdivisions and not only infill development. She felt that the discussion of increased hard surfaces by the increasing street widths could cause other potential problems and asked the Commission to address this also.

Bob Montgomery, 5737 Verda Lane, Keizer-expressed concern regarding how the proposed ordinance would effect property owners hoping to develop.

Marcie Wilken, 1240 Shady Lane, Keizer-addressed the amendments that she felt needed further review, including the definition of a corner lot, a limit on the number of variances that are allowed on a single property. She spoke specifically regarding the lot at 1250 Shady Lane. Ms. Wilken indicated that the amendments would change the direction of the frontage of the property, different from the original ruling. She expressed concern with the repeal of Section 2302.07, removing the requirement for sidewalks.

Ms. Meier clarified that the current standards for a private street did not require sidewalks and the repeal was to repeal private streets thus requiring sidewalks.

David Philbrick, 1180 Lockhaven Drive NE, Keizer-noted that he liked the intent of the proposed ordinance to maintain community quality. He felt it was important to address the City's infrastructure and recreational needs, such as parks, to be sure it would adequately handle the increased density. Mr. Philbrick urged the Commission to review some of the community needs to support the increased population and asked that the hard surface requirements be minimized.

Emily Jaeger, 6032 Lopez Court North, Keizer-supplied written testimony and asked if the new development in McNary Estates would consist of 5,000 square foot lots and 32-foot wide streets. She addressed compatibility issues of the proposed development and the traffic on McNary Estates Drive. She requested that the temporary exit remain to allow the large trucks access to the development while the development of the houses takes place.

Ms. Meier noted that the quasi-judicial application had been reviewed and approved. The Planning Commission had no control to make changes to the approved application, although Ms. Meier indicated that she would be happy to work with Ms. Jaeger to review the conditions of the application.

Earl W. Brooks, 510 Churchdale North, Keizer- asks for a definition of affordable housing.

Ms. Meier indicated that there were no specific numbers attached to this in the Development Code.

Mr. Brooks did not agree with the rewriting of zoning laws and expressed opposition to this.

Sandy King, McLeod Lane, Keizer-asked that the Commission not to place a lot of emphasis on developer opinion. She expressed concerns regarding some of the proposals in the draft and agreed that a voluntary mandate for working with surrounding neighbors regarding infill development would be more feasible.

Chair Anderson thanked everyone for their testimony and indicated that the record would remain open and deliberations would take place on July 11th at 7:00 p.m.

4. ANNOUNCEMENT

Ms. Meier announced that the Keizer Police Department had been awarded a Local Law Enforcement Block Grant. Any questions pertaining to the grant could be addressed to the Police Department.

5. ADJOURN- Next Meeting: July 11th at 7:00 p.m.

Chair Anderson adjourned the meeting at 8:30 p.m.