

AGENDA  
River Road Redevelopment Board  
&  
Planning Commission  
Wednesday, June 2, 1993  
7:00 PM  
Keizer City Hall

1. Call to Order
2. Roll Call and Introductions
3. Approval of R3B Minutes (PC minutes will be approved at regular meeting on 6/9/93)
4. Announcements
5. Updates
  - a. Financing
  - b. Design
  - c. Budget for 93-94
6. Discussion
  - a. Design Standards

*Attached to this agenda is a draft "Development Standards" ordinance. It is based on the work of the joint R3B/PC Subcommittee. The Subcommittee has studied and debated the various aspects of development standards and arrived at this proposal.*

*The approach embodied in the ordinance is based on a two-step process. In the first step design standards are reviewed as part of the building permit process. This is an objective process, much like checking to see if setback standards are met. The second step is only followed if an applicant does not want to conform to the design standards. An application is made and the request considered by the Planning Commission, with a more discretionary or even negotiated review and decision.*

REQUESTED ACTIONS: R3B and the Planning Commission are requested to review the draft ordinance giving staff direction on additional research or revisions. The groups are also requested to determine how the proposal should best be referred to the community for review and comment. A time

frame for consideration should be developed with public hearings and consideration anticipated for September.

b. Access Control

Attached to this agenda is a draft "Access Control Policy for Arterial Streets." This is the Orlando ordinance with some very minor wording changes.

The joint R3B/PC Subcommittee developed proposed criteria for application of the design standards. The criteria, as listed below, should be incorporated into the final ordinance draft.

The Access Control Standards shall apply in the following circumstances:

- All construction of new buildings.
- Remodeling of existing buildings to the extent the value of the building permit is equal to or greater than 30% of the assessed value of the property, including land and improvements.
- Redevelopment of a parking lot resulting in a 10% change in the physical size of the lot or in the number of parking spaces.

The Access Control Standards shall be used in the issuing of any new driveway permit.

The Access Control Standards shall guide the City in any work to encourage or require closure or consolidation of driveways.

REQUESTED ACTIONS: R3B and the Planning Commission are requested to review the draft ordinance and policy giving staff direction on additional research or revisions. The groups are also requested to determine how the proposal should best be referred to the community for review and comment. A time frame for consideration should be developed with public hearings and consideration anticipated for September.

7. Upcoming Meetings

June 9 - Regular Planning Commission Meeting - 7:00 PM

June 21 - Urban Renewal Agency - 7:00 PM - Resolution authorizing issuing bond and appointment of new R3B member.

July 7 - Regular R3B Meeting - 7:00 PM

8. Other Business

9. Adjourn