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KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, June 14, 2023 @ 6:00 p.m.

Keizer Civic Center

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES – May 2023**
- 3. APPEARANCE OF INTERESTED CITIZENS**
This time is made available for those who wish to speak about an issue that is not on the agenda.
- 4. PUBLIC HEARING: Planning Department Administrative Action Fees and Land Use Fees**
- 5. OTHER BUSINESS/STAFF REPORT**
- 6. COUNCIL LIAISON REPORT**
- 7. COUNCIL REPRESENTATIVE: Matt Lawyer, Tuesday, June 20**
- 8. NEXT MEETING**
 - **Cancel July 12, 2023 Meeting?**
 - **Next meeting August 9, 2023.**
- 9. ADJOURN**



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, May 10, 2023 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER: Chair Matt Lawyer called the meeting to order at 6:00 pm.

ATTENDANCE:

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Sarah Hutches
Ron Bersin
Jane Herb
Francisco Saldivar
Mo Avishan
Youth Committee Liaison
Amanpreet Sandhu

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Saldivar moved for approval of the April 2023 Minutes. Commissioner Herb seconded. Motion passed as follows: Lawyer, Bersin, Saldivar, Avishan and Herb in favor with Grenz and Hutches abstaining.

APPEARANCE OF INTERESTED CITIZENS: None. Lengthy discussion took place regarding allowing attendance of the meetings through electronic formats in order to encourage more citizen participation.

PUBLIC HEARING: Planning Department Administrative Action Fees and Land Use Fees.

Chair Lawyer opened the Public Hearing.

Planning Director Shane Witham summarized his staff report and the attached chart noting that Keizer does not have fees specific to the House Bill 2001 Middle Housing Land Division. He explained that any developer will agree that everything is expedited in Keizer, but there are some statutory requirements that need to be addressed. He added that since the Planning Department fees have been static for 25 years except for a couple of processes, it seemed appropriate to evaluate all of them and consider staff time, cost of living adjustments and increases. Even with the increases proposed, Keizer still has the lowest fees in the area.

Discussion followed regarding cost of living adjustments, the average fee a developer pays per unit, building permit fees through Marion County, land use fees, indexing, requiring staff to track their time for each fee charged and comparisons to other cities.

With no further testimony, Chair Lawyer closed the Public Hearing.

Following several attempts and adjustments to the motion, Commissioner Grenz moved to recommend approval of the fee increases and additional fees requested per the chart that was part of the packet with an ongoing adjustment based on the actual cost of living adjustment for Keizer. Commissioner Bersin seconded.

Discussion followed regarding staff tracking their time and the increases that might occur due to the extreme amount of time spent doing so. City Attorney Shannon Johnson recommended that a limited study be done for any future increases beyond the Keizer Cost of Living Adjustment.

Motion passed unanimously as follows: Lawyer, Grenz, Bersin, Saldivar, Avishan, Hutches and Herb in favor.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Witham reported that the City has been going through the Climate Friendly Areas Study or Walkable Mixed Use Study being funded by the State of Oregon in response to the Climate Friendly Equitable Communities Rules. A consultant is helping and the City website is being updated frequently. A survey has been posted and Commissioners should take a moment to fill it out and encourage others to do so. He shared timeline details noting that communities like Keizer who are part of the scenario planning will automatically be included in the pipeline to have their Transportation System Plan updated.

City Attorney Shannon Johnson updated Commissioners on the lawsuit related to the above rules noting that the briefings have been completed, oral arguments are set for July 12, and, hopefully, there will be a ruling by late summer or early fall.

COUNCIL LIAISON REPORT: Councilor Juran reported that Council has been working on the Budget, City Manager/City Attorney evaluations and clarification of Council Rules and Procedures.

YOUTH COMMITTEE LIAISON REPORT: Before Ms. Sandhu gave her report, Chair Lawyer thanked her for her participation, urged her to run for Council when she reached voting age, and gave her a gift card on behalf of the Planning Commission.

Youth Committee Liaison Amanpreet Sandhu thanked the Commission and noted that her Senior Project is on carbon emissions. Mr. Witham urged her to contact the Environmental Division in Keizer for assistance.

COUNCIL REPRESENTATIVE: Jeremy Grenz will report to Council on Monday, May 15.

ADJOURN: The meeting adjourned at 7:43 p.m.

Next Meeting: June 14, 2023

Minutes Approved: 6-14-23



Agenda Item: Proposed changes to the Planning Department Administrative Action Fees and Land Use Fees

Time: 6:00 pm

Place: Civic Center

Please Print

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TO: PLANNING COMMISSION

**FROM: SHANE WITHAM
PLANNING DIRECTOR**

DATE: May 3, 2023

SUBJECT: Land Use Fees: Establishing fee for Middle Housing Land Division and increasing fees to account for cost of living increases for staff.

ATTACHMENTS:

- Existing and Proposed Fees List
- Table showing staff research on comparisons of select cities

ISSUE:

This matter is before the Planning Commission for a public hearing to consider proposed fee changes to the Planning Department Administrative Action Fees and Land Use Fees.

BACKGROUND/DISCUSSION:

The City needs to establish fees for Middle Housing Land Divisions and associated appeals, due to the creation of this new application type mandated by state law. Staff was under an incorrect assumption regarding these fees and previously determined the existing fees established for “expedited” reviews would apply to these requests. However, the legal department notified staff this was not the case and that fees would have to be formally adopted for these land use types, which includes holding a public hearing on the fee changes proposed.

While no application for a middle housing land division has been received by the City to date, this issue needs to be resolved and a fee must be formally adopted for these application types. Staff is recommending that fees be established for Middle Housing Land Divisions and appeals at the same rate for what is currently established for “expedited” land divisions. A proposed fee schedule is attached which show the existing adopted fees and what staff is proposing.

Staff felt it was appropriate to take this opportunity to review the land use fees as a whole, since they have not been adjusted for almost 10 years. The land use fee schedule was last revised in 2014 when staff calculated the average time involved in processing various applications and determined appropriate costs for each application, and then in 2016 fees were established for “expedited” reviews. The land use fee schedule is not subject to annual cost of living increases and fees have not been reviewed since then.

Staff looked at fees in some nearby jurisdictions (information is attached for your reference) for comparison, and as you can see from the information attached, there is not

always a direct correlation from city to city on fees and how they are collected. Historically, Keizer has not established fees as a means of revenue generation, but rather as a tool to offset expenses in processing applications. Keizer prides itself on keeping fees low and processes streamlined, and this trait has been identified as one of the “strategies” we employ (as a City) to support development. Taking these factors into consideration, staff is not recommending our fees be adjusted to mimic other jurisdictions without further analysis on time spent processing applications. Staff does intend to track time spent moving forward which may result in additional changes being proposed in the future.

At this time, staff is proposing that, in addition to the establishment of fees for Middle Housing Land Divisions, all fees be increased to account for cost of living adjustments (which directly impact staff costs). The Finance department provided information on annual cost of living increases, and therefore, staff is proposing an increase of 21.5% to account for cost of living adjustments, since the last time fees were adjusted.

RECOMMENDATION:

That Planning Commission open the public hearing, receive any testimony, consider the proposed fees, close the public hearing, deliberate, and recommend approval of the proposed fees to the City Council, including any changes identified.

	CURRENT	PROPOSED 21.5% INCREASE	PROPOSED FEE (rounded up to nearest dollar)
Annexation	\$1,790	\$385	\$2,175
Appeals - Hearings Officer	\$365	\$78	\$443
Appeals - Staff Decision	\$250	\$54	\$250
Childcare License Zoning Review	\$38	\$8	\$46
Comp Plan Amendment	\$2,495	\$536	\$3,031
Conditional Use	\$710	\$153	\$863
Dealer's License (new)	\$38	\$8	\$46
Dealer's License (renewal)	\$15	\$3	\$18
Development Standard Alternative	\$710	\$153	\$863
Expedited - Appeal			\$250
Final Plat Review	\$360	\$77	\$437
Floodplain	405 (+ \$15/lot)	\$87	\$493 + \$18/lot
Historical Resource	\$150	\$32	\$182
Land Use Compatibility Statement	\$38	\$8	\$46
Legal Lot Determination	\$77	\$17	\$437 (not based on percent but work)
Manufactured Home Park	\$2,800	\$602	\$3402 + 46 X # of acres over 4
Master Plan	2800 + 38 X # of acres over 4 acres	\$602	\$3402 + 46 X # of acres over 4
Master Plan Amendment	\$2,100	\$452	\$2,552
Middle Housing Land Division (up to 3 lots)	NEW		\$1567 (same as expedited Par)
Middle Housing Land Division (4 or more lots)	NEW		\$4284 (same as expedited Sub)
Middle Housing Land Division Appeal	NEW		\$250
Mobile Food Vendor Premise Permit	\$75	\$16	\$91
Partition	\$950	\$204	\$1,154
Partition - Cottage Cluster	\$950	\$204	\$1,154
Partition - Expedited	\$1,290	\$277	\$1,567
Partition - Extension Fee	\$160	\$34	\$194
Partition - Final Plat Review	\$360	\$77	\$437
Partition - TIA Review	\$660	\$142	\$802
Planned Unit Development	2800 + 38 X # of acres over 4 acres	\$602	\$3402 + 46 X # of acres over 4

[illegible]

KEIZER FEE TITLE	NEWBERG	ALBANY	WOODBURN (Current 2008)	WOODBURN	STAYTON	WILSONVILLE	SILVERTON
Annexation *Average for 6 cities was \$3,800	\$2,833 + \$270 per acre		\$2,659 < 1 acre \$3,418 > 1 acre (heard by PC & CC)	\$3,590 < 1 acre \$4,615 > 1 acre (heard by PC & CC)	\$4,500	\$5,331	\$2,750
Appeals - Hearings Officer	\$1,239	\$1,039	\$100 + 1/2 or original app fee	\$135 + 1/2 or original app fee	\$400	\$1,392	\$500
Appeals - Staff Decision	\$582	\$346	\$250	\$338	\$250	\$580	\$500
Childcare License Zoning Review							
Comp Plan Amendment *Average for 6 cities \$3,295	\$2,655.00	\$4,332	\$3,133 < 1 acre \$3,481 > 1 acre (heard by PC & CC)	\$4,230 < 1 acre \$4,700 > 1 acre (heard by PC & CC)	\$2,000	\$3,804	\$2,750
Conditional Use *With \$500 subtracted for those that have hearings or review board: average \$1,806	\$2,155 (reviewed by PC)	\$644 (staff decision) \$3468 (Public Hearing)	\$3,591 (PC Public Hearing)	4848 (hearing with PC)	\$1,700 (PC review)	\$3,090	\$1,100 (with hearing)
Dealer's License (new)							
Dealer's License (renewal)							
Development Standard Alternative							
Expedited – Appeal *SAME AS HO APPEAL FEE		\$300 dep \$max \$500 (ORS197.375(6))					
Final Plat Review *This is called FINAL APPROVAL in most jurisdiction - I've added this to our normal application fee to make comparisons							
Floodplain		\$189-286 (\$1,559 Greenway) plus 5% inc of building fee					
Historical Resource	establish \$0 elimination \$2,471	\$52	\$1,148	\$1,550			
Land Use Compatibility Statement			FREE	100			
Legal Lot Determination							

KEIZER FEE TITLE	NEWBERG	ALBANY	WOODBURN (Current 2008)	WOODBURN	STAYTON	WILSONVILLE	SILVERTON
Manufactured Home Park		\$3,121 + \$20/space	\$3,137 (PC Public Hearing) (+\$1,081 final approval)	\$4,235 (PC Public Hearing) (+\$1,460 final approval)			
Master Plan					\$1,700 (PC review)		
Master Plan Amendment							
Middle Housing Land Division (up to 3 lots)						\$1,234	
Middle Housing Land Division (4 or more lots)							
Middle Housing Land Division Appeal					\$1,392 + \$24/lot	\$1,392 + \$24/lot	
Mobile Food Vendor Premise Permit							
Partition *Our Partition with 21.5% inc. & WITH final plat review added is \$1,591/ Others average \$2,711 (tentative plat and final plat fees combined sub \$500 for hearing)	\$1,015 + \$88 per parcel	\$2,784	\$2,478 (Staff approval with appeal to CC)	\$3,345	\$1,700 (PC review)	\$1,234	\$550-825 (minor and major)
Partition - Cottage Cluster							
Partition - Expedited	\$7,563 + \$88 per lot or unit	\$2,784	\$4,680	\$6,318	double fee		
Partition - Extension Fee						\$116	
Partition - Final Plat Review	\$1,015 + \$88 per parcel	\$700	\$1,238 (administrative)	\$1,460 (administrative)	\$1,700	\$1,411	\$350
Partition - TIA Review							
Planned Unit Development			\$2,985 + \$40/lot (PC Public Hearing) (final approval (staff) +\$2,585)	\$4,030 (PC Public Hearing) (final approval (staff) +\$3,490)			\$2,750
Prop Line Adjustment * Average for 4 cities \$680	\$1,015.00	\$346	\$599	\$809			\$550

KEIZER FEE TITLE	NEWBERG	ALBANY	WOODBURN (Current 2008)	WOODBURN	STAYTON	WILSONVILLE	SILVERTON
Sign Permits 0-36 sf	\$89 + \$1 per sq. ft. of sign face	\$.50 per square foot (\$40 min)	Type 1 = \$85 / Type 2 = \$385	\$150		\$232-977	
Sign Permits 101 - 150 sf	\$84 + \$1 per sq. ft. of sign face	\$.50 per square foot (\$40 min)					
Sign Permits 36 - 60 sf	\$84 + \$1 per sq. ft. of sign face	\$.50 per square foot (\$40 min)					
Sign Permits 61 - 100 sf	\$84 + \$1 per sq. ft. of sign face	\$.50 per square foot (\$40 min)					
Sign Permits for Special Occasions							
Site Plan Review Commercial	0.6% of project value, \$1,015 minimum	\$3,295+	\$2,177-\$14,397 depending on sf	\$2,940-\$19,435 depending on sf	\$900 (staff review)	base fee \$2,589	\$825
Site Plan Review Industrial	0.6% of project value, \$1,015 minimum	\$3,295+			\$900 (staff review)	base fee \$2,589	\$825
Subdivision <i>*Not too far off from Newberg's # since they have 2 fee's (preliminary and final) that equal \$4,034</i>	\$2034+ \$88 per lot or unit	\$3,121 + \$50/lot) (type III \$4,331 +\$50/lot)	\$3,775 (PC Public Hearing)	\$5,095	\$1,700 (PC review)	\$3,725 plus \$43/lot	\$2,750
Subdivision - Cottage Cluster		\$4,331 + \$50/lot					
Subdivision - Expedited	\$7,563 + \$88 per lot or unit		\$6,708	\$9,050			
Subdivision - Extension Fee						\$580	
Subdivision - Final Plat Review	\$2034+ \$88 per lot or unit	\$873	\$2,585 (administrative)	\$3,490	\$900 (staff review)	\$3,029	
Subdivision - TIA Review							
Temporary Use Permit <i>*\$315 average 4 cities</i>	\$190		\$157	\$212		\$110	\$750
TIA Review		\$865	0	900			
Variance <i>*Average 5 cities \$1,507 (excl Albany)</i>	\$1,015	\$86-\$1,039	\$2,432 (PC Public Hearing)	\$3,285	\$1,700 (PC review)	\$812	\$725

KEIZER FEE TITLE	NEWBERG	ALBANY	WOODBURN (Current 2008)	WOODBURN	STAYTON	WILSONVILLE	SILVERTON
Written Determination		\$74					
Zone Change * 6 city average \$3,236	\$2,684	\$4,332	\$3,074 (heard by PC & CC)	\$4,150	\$1,700 (PC review)	\$3,804	\$2,750
Zone Change with Comp Plan Amend		\$6,067			\$2,000 (CC)		
Zoning Fees							
Zoning Review (other than Dealer's and Childcare)							

*Notes are in red



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 14, 2023 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER: Chair Matt Lawyer called the meeting to order at 6:00 pm.

ATTENDANCE:

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Sarah Hutches
Ron Bersin
Jane Herb
Francisco Saldivar
Mo Avishan (6:05)

Council Liaison Present:

Councilor Kohler for Councilor Juran

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Saldivar moved for approval of the May 2023 Minutes. Commissioner Grenz seconded. Motion passed as follows: Lawyer, Bersin, Saldivar, Herb, Grenz and Hutches in favor with Avishan absent at time of vote.

APPEARANCE OF INTERESTED CITIZENS: David Dempster, representing the Traffic Safety/Bikeways/Pedestrian Committee reported that the committee had received testimony from numerous concerned citizens regarding increased speeding vehicles, particularly in the areas exiting the Verda/Chemawa roundabout, and areas of danger to pedestrians and cyclists. He noted that the committee is recommending pedestrian activated flashing beacons near McNary High School and in the Brooks/Alder area and suggested that the Commission keep traffic safety in mind when considering area development.

PUBLIC HEARING: Planning Department Administrative Action Fees and Land Use Fees. *Chair Lawyer opened the Public Hearing.*

Planning Director Shane Witham summarized his staff report noting that the previous fees approved were miscalculated.

Regarding Commission's inquiry about indexing the fees, City Attorney Shannon Johnson explained that the adoption process and determination of amount of fees vary so to prevent confusion, City staff had chosen to make things uniform by adopting the strictest process which does not include indexing. He noted that if the Commission wished to hold hearings regularly on the fees, it could be set up for every couple of years.

With no further testimony, Chair Lawyer closed the Public Hearing.

Commissioner Herb moved that the Planning Commission recommend Council approval of the proposed fees as presented. Councilor Avishan seconded. Motion passed unanimously as follows: Lawyer, Grenz, Bersin, Saldivar, Avishan, Hutches and Herb in favor.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Witham referred Commissioners to the Walkable Mixed Use handout, provided a detailed explanation, shared information about various forms of outreach that have taken place, and urged everyone to review the information on the website and respond to questions involved in the project. He noted because Keizer is built out, changes may not be obvious immediately and because of previous changes made through the Revitalization Plan, Keizer will not be greatly impacted by the new rules.

City Attorney Shannon Johnson updated Commissioners on the lawsuit related to the above rules noting that oral arguments are set for July 12. He will update Commission after that.

Commissioners then discussed the Manzanita/Trail development and inviting developers to Planning Commission meetings so that the public can become informed and receive answers to questions. Mr. Witham noted that at some point there will be a public hearing for this development so the Commission will be involved. Mr. Johnson reminded Commissioners that with the quasi-judicial process and exparte contacts, commissioners need to get their information from the Public Hearing and be prepared to report exparte contacts if they get information in another manner. Chair Lawyer asked Mr. Johnson to do a training some time before this issue comes before the Commission.

COUNCIL LIAISON REPORT: Councilor Kohler thanked the Commission for their hard work.

NEXT MEETING: Commissioner Saldivar moved to cancel the July meeting. Commissioner Grenz seconded. Motion passed unanimously as follows: Lawyer, Grenz, Bersin, Saldivar, Avishan, Hutches and Herb in favor.

COUNCIL REPRESENTATIVE: Matt Lawyer will report to Council on Tuesday, June 20.

ADJOURN: The meeting adjourned at 7:04 p.m.

Next Meeting: August 9, 2023

Minutes Approved: 09/20/2023



Place: Civic Center

[illegible]

TO: PLANNING COMMISSION

**FROM: SHANE WITHAM
PLANNING DIRECTOR**

DATE: JUNE 7, 2023

SUBJECT: Land Use Fees: Establishing fee for Middle Housing Land Division and increasing fees to account for cost of living increases for staff costs.

ATTACHMENTS:

- **Existing and Recommended Proposed Fees List**

ISSUE:

This matter is before the Planning Commission for a public hearing to consider proposed fee changes to the Planning Department Administrative Action Fees and Land Use Fees.

BACKGROUND/DISCUSSION:

The Planning Commission held a public hearing on May 10, 2023 regarding the establishment of fees for Middle Housing Land Divisions, and an increase of land use fees to account for cost of living adjustments. A recommendation of approval was made by the Planning Commission to City Council on the basis of the information provided by staff.

The legal department identified a discrepancy and inaccuracy in the information provided by staff to Planning Commission. Specifically, that land use fees had actually been increased to reflect cost of living adjustments in 2016, whereas staff indicated fees were last increased in 2014. The resultant error was a difference of 4%. At the May 10th meeting, staff recommended a 21.5% increase in fees to coincide with cost of living increases, whereas the actual amount should have been 17.5%. The legal department advised staff to bring the fees back to Planning Commission for a public hearing in order to correct and clarify this issue.

On June 5, 2023, the Keizer City Council adopted the City's fiscal year 2023-24 budget which includes a 3% cost of living adjustment for non-represented employees. Therefore, staff is proposing a 20.5% increase (17.5% + 3%), since the proposed fees will go into effect after July 1st. The proposed fee schedule is attached which show the existing adopted fees and what staff is proposing.

RECOMMENDATION:

That Planning Commission open the public hearing, receive any testimony, consider the proposed fees, close the public hearing, deliberate, and recommend approval of the proposed fees to the City Council.

	CURRENT	PROPOSED 20.5% INCREASE	PROPOSED FEE (rounded to nearest dollar)
Annexation	\$1,790	\$367	\$2,157
Appeals - Hearings Officer	\$365	\$75	\$440
Appeals - Staff Decision	\$250	\$51	\$250
Childcare License Zoning Review	\$38	\$8	\$46
Comp Plan Amendment	\$2,495	\$511	\$3,006
Conditional Use	\$710	\$146	\$856
Dealer's License (new)	\$38	\$8	\$46
Dealer's License (renewal)	\$15	\$3	\$18
Development Standard Alternative	\$710	\$146	\$856
Expedited - Appeal			\$250
Final Plat Review	\$360	\$74	\$434
Floodplain	\$405 (+ \$15/lot)	\$83	\$488 +\$18/lot
Historical Resource	\$150	\$31	\$181
Land Use Compatibility Statement	\$38	\$8	\$46
Legal Lot Determination	\$77	\$16	\$434 (not based on percent but work)
Manufactured Home Park	\$2,800 + 38X # of acres over 4	\$574 + 8	\$3,374 + 46 X # of acres over 4
Master Plan	\$2,800 + 38 X # of acres over 4	\$574 + 8	\$3,374 + 46 X # of acres over 4
Master Plan Amendment	\$2,100	\$431	\$2,531
Middle Housing Land Division (up to 3 lots)	NEW		\$1,554 (same as expedited Par)
Middle Housing Land Division (4 or more lots)	NEW		\$4,700 (same as expedited Sub)
Middle Housing Land Division Appeal	NEW		\$250
Mobile Food Vendor Premise Permit	\$75	\$15	\$90
Partition	\$950	\$195	\$1,145
Partition - Cottage Cluster	\$950	\$195	\$1,145
Partition - Expedited	\$1,290	\$264	\$1,554
Partition - Extension Fee	\$160	\$33	\$193
Partition - Final Plat Review	\$360	\$74	\$434
Partition - TIA Review	\$660	\$135	\$795
Planned Unit Development	\$2,800 + 38 X # of acres over 4	\$574	\$3,374 + 46 X # of acres over 4
Prop Line Adjustment	\$405	\$83	\$488

[illegible]



Keizer Walkable, Mixed-Use Areas

To comply with a new state-directed program, called Climate-Friendly and Equitable Communities, the City of Keizer is beginning to study potential locations for walkable, mixed-use areas*. This work will build off Keizer's previous work through the Keizer Revitalization Plan and the River-Cherry Overlay District.

What is a Walkable, Mixed-Use Area?

As outlined in the state requirements of walkable, mixed-use areas are envisioned as neighborhood centers where people can meet most of their daily needs without relying on a car.

Key elements of these areas include:

- Opportunities for increased development where people can live, work, shop, and play.
- Improvements that make it easier and safer for people to walk, bike, and take transit.
- Strategies to avoid or minimize displacement and increase affordable housing options.
- Reduced off-street parking to free up land for housing and other services.



Walkable, mixed-use areas are where people can live, work, and play without relying on a car.

State rules require cities to:

- designate **Walkable, Mixed-Use Areas**
- reform **Parking Requirements**
- prepare for **More Electric Vehicles**
- plan for **Climate-Friendly Transportation Options**
- plan for **Compact, Walkable Design**
- prioritize **Equitable Engagement**
- monitor **Housing Production and Adjust Over Time**

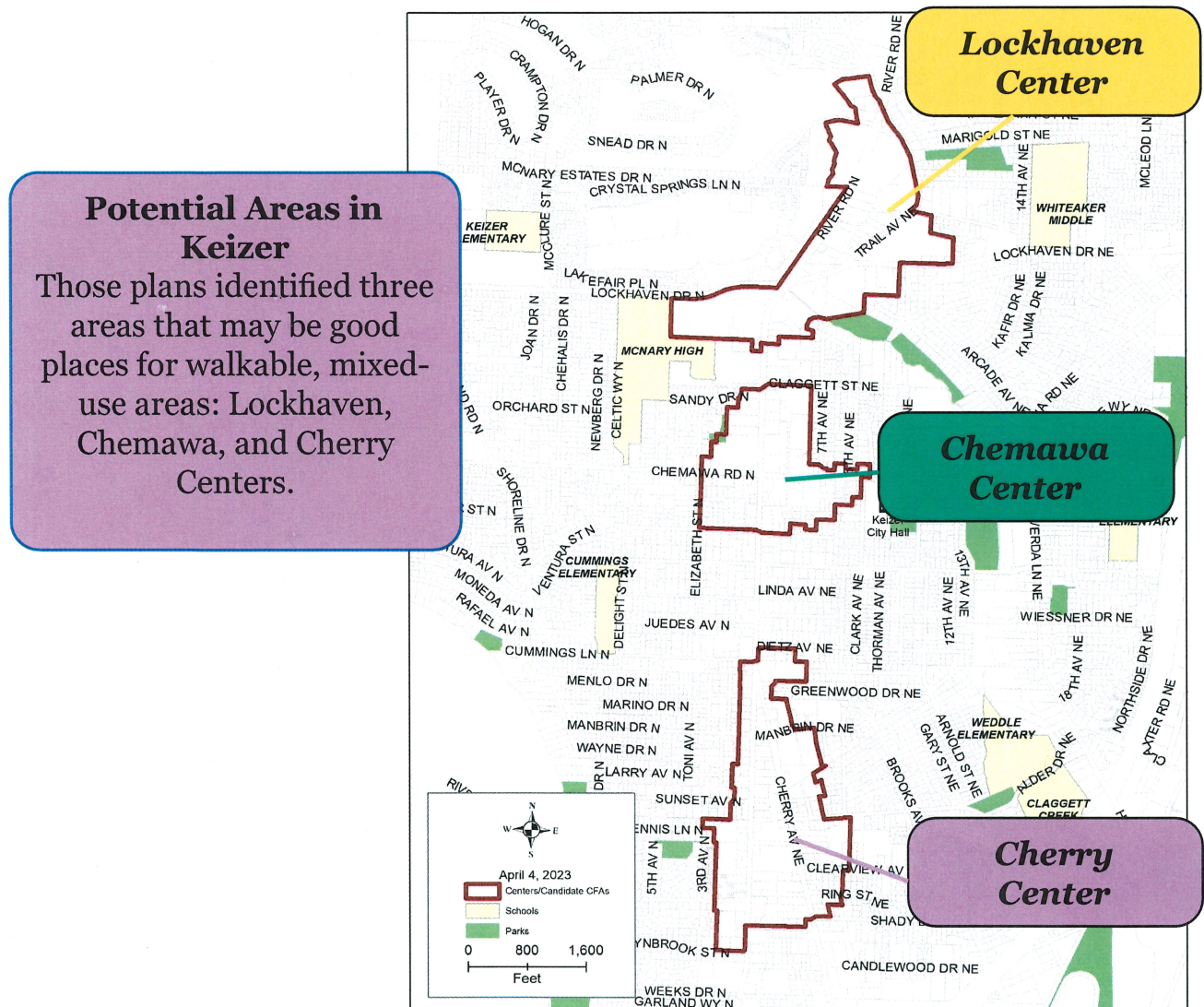
Process

First, Keizer will study and identify potential locations that meet state requirements and align with the City's existing plans and policies, as well as analyze potential displacement risk and mitigation measures. The City will share the results from this study at the end of 2023. Over the next few years, the City will start a process to propose, designate, and adopt areas through City Council action. The designation will include changes to land use and zoning rules that encourage walkable, mixed-use development to take place in these areas over time.

*State requirements refer to these areas as Climate-Friendly Areas

Alignment with the Keizer Revitalization Plan

Keizer is studying areas that align with the [Keizer Revitalization Plan](#). Adopted in 2019, the plan provides a vision for the revitalization of a key commercial corridor in the city of Keizer – the River Road/Cherry Avenue area. To implement that work, the City adopted the River-Cherry Overlay District, to promote efficient use of land and urban services; create a mixture of land uses that encourage employment and housing options in close proximity to one another; and encourage pedestrian-oriented development. Already a few mixed-use projects have been constructed and the Corridor is served by frequent transit.



Get Connected!

Reach out to Shane Witham, Planning Director at withams@keizer.org or 503-856-3441

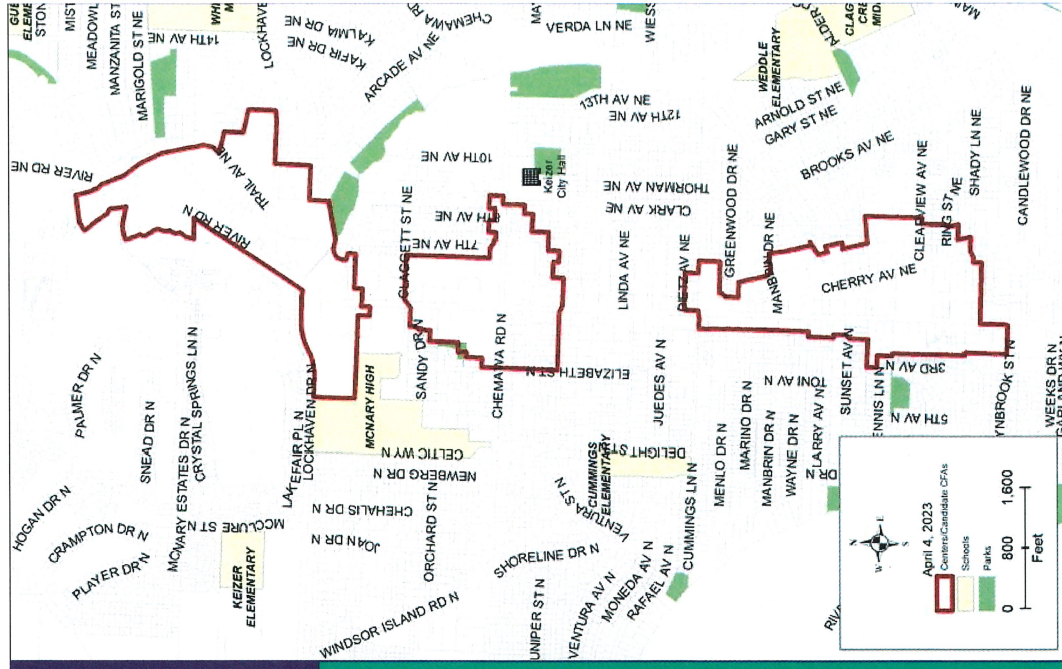
Learn more at [https://www.keizer.org/ClimateFriendlyandEquitableCommunities\(CFEC\)](https://www.keizer.org/ClimateFriendlyandEquitableCommunities(CFEC))

City of Keizer Walkable, Mixed-Use Areas

To comply with new state rules, Keizer is studying potential locations for walkable, mixed-use areas in the city.

Walkable, mixed-use areas are intended to be neighborhood centers where people can meet most of their daily needs without relying on a car.

We are building off the Keizer Revitalization Plan and the River-Cherry Overlay District, and studying three key centers identified in those plans: Lockhaven, Chemawawa, and Cherry Centers.

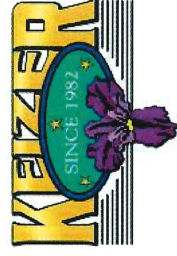


We're seeking your input!

Keizer is currently studying and gathering input on these areas as potential walkable, mixed-use areas. Scan this QR to participate in our survey. Your input will be used to inform a study the City will publish at the end of 2023.

Contact Us

Shane Witham, Planning Director
Email: withams@keizer.org
Phone: (503) 856-3441



Learn more and
take the survey!

Keizer's strategic plan
will guide the
community with our
shared mission, vision +
values to create a game
plan for the next five
years and beyond.

Help us create
the Keizer YOU
want to see!

What are the goals?

- Identify our current mission, vision and values as a community
- Create an action plan to identify our short and long term goals

Project Timeline

PHASE 1

Communicate + Engage

Engage and connect with the Keizer community. Gather thoughts and ideas about the community's mission, vision and values. as well as the community needs and big dreams for the future of Keizer!

PHASE 2

Strategic Plan Framework

Identify the needs and desires of the community based on Phase 1 feedback + determine the capacity and resources of City staff and service areas. Further engage with the community to guide goal creation.

PHASE 3

Goals, Actions + Indicators

Identify the strategic goals and supporting actions for the plan in alignment with the mission, vision + values. Continue to build awareness around the plan framework.

PHASE 4

Prepare to Launch

Develop a system of accountability and progress reporting processes for the community. Share the plan and celebrate the launch. Begin the implementation process.

Together we can do so much!
Let's build a future that serves everyone in Keizer.

