



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 14, 2019 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Vice Chair Crystal Wilson called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Crystal Wilson, Vice Chair
Mark Caillier
Michael DeBlasi
Matt Lawyer
Jeffrey Watson

Absent:

Garry Whalen, Chair
Kyle Juran

Consultants:

Li Alligood, OTAK
Matt Hastie, APG

Council Liaison Present:

Councilor Freeman

Staff Present:

Shane Witham, Senior Planner
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Commissioner Lawyer moved for approval of the July 2019 Minutes. Commissioner Caillier seconded. Motion passed as follows: DeBlasi, Caillier, Watson, Wilson and Lawyer in favor with Whalen and Juran absent.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Proposed Text Amendments to the Comprehensive Plan and Keizer Development Code along with proposed Zone Changes to Commercial designated parcels to the Mixed Use as part of the Proposed Keizer Revitalization Plan.

Vice Chair Wilson opened the public hearing.

Senior Planner Shane Witham introduced the consultants Li Alligood and Matt Hastie and explained that this meeting was to look at the Revitalization Plan as a whole. Staff is asking for a recommendation to Council from the Planning Commission if they approve of the Plan which includes zone changes for properties to go to Mixed Use from Commercial and text amendments to create the River-Cherry Overlay Zone.

Consultants then gave a slide presentation that included the purpose, project area, goals and visions developed in past planning projects such as the Keizer Kompass and the River Road Renaissance Plan, public engagement, Plan goals, objectives, contents, and recommendations, overlay applicability, permitted uses, corridor-wide development requirements, other development requirements, additional requirements in centers, transportation recommendations for River Road south of Chemawa Road, parallel routes to River Road for cyclists, potential public investments and the next steps which were Council adoption, implementation of

policy, code revisions and funding discussion.

Discussion then took place regarding the failures of the River Road Renaissance Plan and the lack of code changes implemented to force the changes set out in the RRR Plan. Staff pointed out that the Revitalization Plan 'sets the stage' for future development and changes to River Road but that changes will come slowly because the recent market analysis indicates that River Road is doing fairly well economically.

Peter DeBeck, Keizer, voiced concern regarding visibility when vehicles are trying to enter River Road from side streets noting that some of the 'beautifications' done on River Road are a deterrent to vision. He added that Keizer seems to be the 'home of fast food' and that River Road looks like one long strip mall from one end to the other.

Mr. Witham noted that the plan does not really address visibility but is more about mobility. The City currently has vision standards on the books but sometimes they don't work the best on River Road. This would be something the Traffic Safety Bikeways Pedestrian Committee should look at because they are valid concerns. Matt Hastie added that the recommendations on reducing access points on River Road and the change of location in parking will help.

James Weigel, Keizer property owner living in Salem, questioned if this plan would change the value of his property. Mr. Witham explained that he would need to know the location and zoning of the property and urged Mr. Weigel to contact him the next day so he could look at a map.

Li Alligood explained that House Bill 2001 requires cities over a certain size to allow certain types of housing in certain zones, i.e. duplexes on a single-family dwelling lot. Changing the lot size of a sfd lot to accommodate a duplex would bring Keizer into compliance with the Bill which also allows other types of housing in areas where single family homes are allowed.

Theresa Thompson, Keizer, voiced opposition to some of the things she had heard but particularly complained that she lives on Main Avenue which has major issues that have not been taken care of when she calls Code Enforcement. She voiced opposition to allowing parking on the street, noted that no one on Main Avenue wants any rezoning; they just want things to stay the same so they can get out on River Road when they need to. Mr. Hastie explained that the plan does not address on-street parking; the parking that is discussed in the plan is in parking lots.

Frank Hostler, Keizer, suggested that White Oaks be included in the streetscape and suggested that more trees along River Road be included in the Plan. Mr. Witham responded that the City has a requirement for plantings specific to size of the area but no specificity for species. Mr. Hastie added that the proposed landscape standards in the overlay require trees every 30 feet or trees for every 500 feet of landscaped area.

Mike Jaffe, Salem, noted that the Plan addresses safe bike travel for the south portion of River Road and suggested that consideration be given to providing safe bike travel in the north part of River Road as well. He urged that the Plan consider

safe mid-block crossings on River Road and lowering the River Road speed limit.

Colleen Busch, Keizer, commended the Plan noting that it makes good allowances for public and multi-modal transportation.

Discussion then took place regarding the greenway parallel corridor, redevelopment on River Road, updating of the Transportation System Plan, mid-block crossings and marked crosswalks. Commissioner Watson noted that he felt the most obvious and critical piece in the Plan and the highest priority was crosswalks. Commissioner Caillier stated that crosswalks can give pedestrians an unrealistic feeling of safety, but he advocated for some sort of marked crosswalk on River Road noting that the Plan needs to ensure pedestrian safety. Commissioner DeBlasi urged that whenever street improvements are planned, the safety of the corridor be a priority and that getting more commercial activity should not undercut safety.

With no further testimony, Vice Chair Wilson closed the Public Hearing.

Commissioner Caillier moved that the Planning Commission forward a recommendation to Council to adopt the current Keizer Revitalization Plan and associated text amendments and to implement the Plan. Commissioner DeBlasi seconded. Motion passed as follows: DeBlasi, Caillier, Watson, Wilson and Lawyer in favor with Whalen and Juran absent.

Commissioners continued dialog regarding mid-block crossings. City Attorney Shannon Johnson indicated that staff would forward this concern to the City Manager. Councilor Freeman noted that the Traffic Safety/Bikeways/Pedestrian Committee has had several discussions about pedestrian safety and has expressed a desire to have a flashing crosswalk at Lockhaven near McNary High School as well on the south end of River Road. She urged that costs of the crosswalks be researched and that staff work to see where the funds could come from to make them possible.

Commissioner Lawyer noted that social media was not used to publicize this public hearing and urged that it be used to get the word out when the Revitalization Plan comes to Council.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Witham reported that

- The first Cultural History Pole is complete
- Staff is meeting with the Department of Land Conservation and Development and other government entities to discuss the implications of the Buildable Land Inventory/Housing Needs Analysis work.
- Staff is working on getting the Intergovernmental Agreement signed with ODOT for the study on the impacts of growth on the transportation system which is funded through SKATS.

He also relayed apologies of Community Development Director Nate Brown for not being at the meeting.

COUNCIL LIAISON REPORT: Councilor Freeman reported on National Night Out, announced the next Council meeting and upcoming Neighborhood Association meetings and urged everyone to check the City website for volunteer opportunities.

COUNCIL REPRESENTATIVE: Matt Lawyer will report to Council.

ADJOURN: The meeting adjourned at 7:50 p.m.

Next Meeting: *September 11, 2019*

Minutes approved: 09-11-19