



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, December 6, 2017 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Hersch Sangster called the meeting to order at 6:08 pm.

ROLL CALL:

Present:

Hersch Sangster, Chair
Kyle Juran, Vice Chair
Josh Eggleston
Michael DeBlasi
Garry Whalen
Crystal Wilson
Matt Lawyer

Council Liaison:

Marlene Parsons

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Senior Planner
Shannon Johnson, City Attorney

TRANSPORTATION AND GROWTH MANAGEMENT (TGM) GROWTH IMPACT ANALYSIS: OTAC representatives Glen Bolin and Kate Rogers facilitated discussion. They noted that they had been meeting with stakeholders regarding population growth, concerns, challenges, and opportunities and that they would be doing 'cost of growth' and 'cost of development' research to help inform the City leadership in development of a policy direction towards growth endeavors. This will include information on whether or not the City should be looking at urban growth boundary expansion to the north. The consultant will put together a report for staff and will ultimately have a couple of open house workshops and then provide a report to Council.

Discussion followed regarding:

- Traffic
- The positive side of growth like additional shops and the negative side like crowding and parking limitations
- Development that will require people to get in cars vs. development that encourages people to walk from place to place
- Compact urban development
- Traffic statistics for River Road
- Development that would enhance traffic flow
- Being a one-high-school town and changing school district boundaries
- Commuter residents
- Housing prices
- Encouraging a diverse array of housing
- Setting a bar for the type of development allowed

- Long term value development
- Denser development
- Local jobs and opportunities so that people can live and work in Keizer
- Becoming self-sustaining
- Development of a cost benefit analysis for expansion vs. increased density
- Changing the city limit boundary
- Redevelopment of older, less appealing areas of the city
- Accessible housing
- Multi-family housing
- Expansion as it relates to additional I-5 access

ADJOURN: The meeting adjourned at 7:00 pm.

Next Meeting: January 10, 2018

Minutes approved: 01-10-18