

WKNA Board
Meeting
June 4, 2015

Keizer Civic Center

Attending: Rhonda Rich, President

Carol Doerfler, Vice President

Carolyn Homan, Secretary

Art Mauer

Clint Holland

Sarah Head

Absent: Ron Freeman

Guest: Gary Blake, WKNA Adopt-A-Street coordinator

Rhonda called the meeting to order at 6:05 p.m. at Keizer Civic Center so that the WKNA Board could meet with Nate Brown, Keizer's Community Development Director, to discuss infill development issues and the Planning Commission 2015 Work Plan.

She noted that WKNA has taken no official position on infill issues, except to support adequate emergency vehicle access in any planned infill development. She reiterated her belief that there should be a balance between the wishes of developers and neighbors.

Nate said infill has become a big issue following a controversial lot partition and development on Sunset Avenue in recent years. He said staff would appreciate WKNA's help on some of the proposed standards set forth in a new memo from city staff to the Planning Commission.

Staff has proposed new standards for infill and has attempted to combine code for infill with code for regular development, eliminating the two sets of standards which had created problems with the Sunset project. The changes affect 13 chapters of code, he said, and mostly involved single family dwellings. The hope is to "raise the bar" in the kinds of homes developed, he said.

The proposed revisions add single family architectural design standards, increasing the number of required design features from 2 to 5 and increasing the available options from 9 to 11. The intent is to provide flexibility for developers, while requiring attention to aesthetics. “You can’t just put up a plain box,” he said. Design feature options include things like cupolas, pillars, bay windows, landscaping, etc.

Home builders cautioned that the standards may impact starter home, but Nate said staff felt there was not an undue burden because the options are fairly common features. Staff recommends increasing design features to 5 and WKNA agreed.

An accessory dwelling, formerly required to be located on the side or rear of the main dwelling, now can be in the front yard if the plans go through a design review process. In addition, neighbors will have an appeal process. These accessory dwellings can be no more than 750 square feet.

Gary Blake said guidelines were important but that it was also important that a dwelling fit the neighborhood. Nate said staff worked from the stance that design features were less important than building height and proximity and buffers have been included. Only on new land in existing subdivisions are they asking designs to conform to neighboring houses.

Nate asked for input on some of the specific standards.

1) Requirement for a significant variation of at least 3 building materials on at least 10% of the home’s façade facing the street. Builders felt this also could affect starter homes, but staff felt builders have leeway because Keizer’s Systems Development Charges are among the lowest in the state. WKNA agreed that 10% is reasonable.

2) Garage doors – Should they constitute 40 or 50% of the façade, which can be a factor on the newer, narrower lots? WKNA felt 40% was OK. Staff is asking the Planning Commission to provide direction.

3) Exempting lots 8,000 sq. ft. from the design requirements relating to “garage prominent” or garage forward plans. Builders want lots 7,500 sq. ft. to be exempted. Staff recommends retaining the 8,000 sq. ft. standard and WKNA agreed.

3) Requiring a development plan be submitted with a partition or subdivision application that meets the infill size threshold. The plan must show the proposed building footprints and setbacks, heights and typical architectural designs and landscaping, fencing, etc. that will be used to screen the proposed development. Applicant must supply the information so it can be shared with neighbors. This provision was prompted by the Sunset Ave. infill.

4) In an effort to make new single-family infill compatible with the existing neighborhood, a new structure can be no more than 5 feet above the adjacent house unless mitigation measures are provided. This would be a combination of landscaping and/or increased setbacks. On Sunset, two lots were carved out behind an existing one-story structure. A

new, two-story home was built on the back parcel and a one-story manufacture home will be placed on the lot between the existing and the new homes.

5) Requiring an emergency turnaround regardless of the length of the easement. WKNA agreed.

6) Requiring a parking plan for development not served by a public street or a street that doesn't allow parking on both sides, specifying three parking spaces if the lot is a flag lot or on an access easement. The garage does not count as a space. Some felt the garage should count as an acceptable parking space.

Nate said that the Planning Commission would hold its third meeting on the proposed changes Wednesday, June 10. The proposals then go to Council.

In other business, WKNA agreed to write a letter of support for a Transportation Growth Management grant Nate is seeking to work on a plan for Keizer as the city looks ahead to future growth. Nate also said the developers for Area C at Keizer Station are in the process of getting building permits.

Approval of minutes – Rhonda asked for approval of the minutes of the May 7 Board meeting. Clint moved approval and Art seconded. Minutes were approved

Budget for 2014-15 – Rhonda asked to change budgeted funds in order to use up to \$150 for design of a WKNA logo and put the rest to acquiring more yard signs, which would mean getting about 4 more signs. Clint moved that the change be made; Sarah seconded. Motion carried. The Little Libraries expense has been moved to 2015-16. The \$500 budget for next year was approved by council and spending from that can start July 1.

Getting the Word Out – Rhonda said Facebook continues to look good. Carolyn has agreed to help with a response to the request from KMUZ to feature WKNA as part of increased coverage of Keizer. Rhonda and Carolyn will look to set something up for August.

Big Toy Update – Ron could not attend the meeting because of increased activity in preparation for the Big Toy build, which starts June 10. Clint said everything is coming together.

West Keizer Parks update – At its Monday meeting, City Council OK'd funds to get an appraisal on Palma Ceia Park, in preparation for potential sale of this property. Gary Blake, who lives on Cummings Lane near the park, testified at the meeting, as did Rhonda. Rhonda said she is generally not in favor of selling park land.

Gary said he has polled neighbors and found general support for retaining the park. He said he was surprised the council supported getting an appraisal without any public hearings on the issue. His feeling is that a decision has been made. Sarah, who works

for the City of Woodburn, said that the park has not been declared surplus so the Council probably has not made up its mind. Getting an appraisal would just help determine what the worth would be in a sale.

Rhonda said she hoped the Parks Advisory would call some meetings on the matter. Gary said he favored getting more community input on the matter, adding that neighbors would like to have a say in what is done. The issue of greenway concerns also was brought up.

Clint urged Gary and anyone interested to come to the Parks Advisory Board meeting next Tuesday at 6 p.m. to provide input so the parks board can then report to Council. Rhonda thanked Gary for taking the lead on the issue and added that Mayor Clark has said the matter has not been decided.

In upcoming events, Clint highlighted the “Bark for Life” fundraiser set for 9 a.m. to noon June 20 at Keizer Rapids Park. It benefits the American Cancer Society. He also distributed copies of the Keizer Rotary summer concert schedule at KRP, starting June 27 with the Big Toy “Thank You” concert.

Adopt-A-Street – The next clean-up is set for 10 a.m. June 13. The fall clean-up is set for Sept. 12.

Little Libraries update – Carol said she hasn’t had much time to work on the idea but her husband, Martin, is planning to build it and her goal is to get it up before the kids go back to school. She will post on Facebook when it’s complete. She also plans to get the word out through her Neighborhood Watch list.

General meeting update – Rhonda noted that the next Board meeting is Sept. 3, unless there is a need to meet sooner regarding the Palma Ceia issue. It was suggested that WKNA might get Riverkeepers to present at a fall meeting on potential Greenway implications for this park and other properties in the neighborhood.

Carol also said she and Martin would assess the condition of the Palma Ceia neighborhood signs at Cummings and Shoreline and Delight and Dearborn and repaint if necessary.

Meeting adjourned at 8:15 p.m.