



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, April 13, 2022 @ 6:00 pm
Keizer Civic Center**

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

ROLL CALL:

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Francisco Saldivar
Ron Bersin
Sarah Hutches
Jane Herb (left at 7:22)
Mo Avishan

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Shannon Johnson, City Attorney

VOLUNTEER APPRECIATION: Elizabeth Heredia, on behalf of the Volunteer Coordinating Committee, thanked Commissioners for their dedication and support and distributed cookies as a token of appreciation.

APPROVAL OF MINUTES: Commissioner Grenz moved for approval of the March 2022 Minutes. Commissioner Herb seconded. Motion passed unanimously as follows: Lawyer, Grenz, Bersin, Herb, Avishan, Saldivar and Hutches in favor.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Keizer Development Code Sections 1.200, 2.102, 2.103, 2.104, 2.105, 2.107, 2.130, 2.301, 2.303, 2.314, 2.315, 2.403, 2.404, 2.432, 3.101, 3.115, 3.116 and Comprehensive Plan Section: Residential Development Goals, Objectives and Policies.

Chair Lawyer opened the Public Hearing. Planning Director Shane Witham called attention to handouts which included grayscale graphics, written testimony submitted and a corrected section 3.115.

Consultants from MIG/APG then shared a slide presentation covering the project status, House Bill 2001, project overview, middle housing overview, comprehensive plan amendments, permitted uses, dimensional standards, River-Cherry Overlay District, minimum off-street parking standards, design standards, middle housing conversions, cottage cluster updates, approval procedures and administration, Senate Bill 458 background and updates (new definitions, procedures, section and submittal requirements), code updates (review criteria and final plat approval), middle housing affordability considerations, next steps and recommendations.

Rhonda Rich, Keizer, President of the West Keizer Neighborhood Association, expressed dismay over allowing division of large lots and asked several questions regarding types of housing, zoning and average lot sizes. Mr. Witham explained that essentially the definition of a single family home is being redefined but lot sizes vary; single-family housing has gone away and duplexes, tri-plexes or quad-plexes would be allowed on most lots in Keizer. He then fielded questions regarding setbacks, notifications, parking, building heights, certificates of occupancy and drainage plans. Ms. Rich then suggested that 'principal/secondary' be used instead of 'parent/child' lots.

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

Discussion then took place regarding confusion related to parking in section 2.432 #4 (page 149). Mr. Witham indicated he would adjust the language to make it clearer by adding the word 'structures' after 'parking'. Commissioner Herb corrected some typographical errors including commas, numbering and the order of definitions.

Commissioner Grenz moved that the Planning Commission recommend approval of the Development Code sections and Comprehensive Plan sections with the substitution of the updated version of 3.115 and the design features handout, as amended.

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

NEW/OLD BUSINESS / STAFF REPORT: None.

COUNCIL LIAISON REPORT: Councilor Juran reported that Council would be setting up work groups to consider a new library and multiuse sports fields.

COUNCIL REPRESENTATIVE: Sarah Hutches will report to Council on April 18.

NEXT MEETING: Commissioner Saldivar moved that the May Planning Commission meeting be cancelled. Commissioner Grenz seconded. Motion passed as follows: Lawyer, Grenz, Bersin, Avishan, Saldivar and Hutches in favor and Herb absent.

ADJOURN: The meeting adjourned at 7:27 p.m.

Next Meeting:
Wednesday, June 8, 2022

Minutes Approved: 08-10-22