



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 14, 2022 @ 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
Ron Bersin
Sarah Hutches
Jane Herb
Francisco Saldivar

Absent:

Mo Avishan

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 Grenz moved for approval of the August 2022 Minutes. Commissioner Herb seconded. Motion passed as follows: Lawyer, Grenz, Bersin, Herb and Hutches in favor with Saldivar abstaining and Avishan absent.

APPEARANCE OF INTERESTED CITIZENS:

Tammy Kunz, Keizer, asked how the power grid would be increased so that Oregon does not end up like California. Chair Lawyer explained that Oregon has an abundance of energy and sells to neighboring states, is much smaller than California and the Power Company is responsible for the infrastructure.

Bill White, Keizer, suggested that the City provide tax credits to people who have solar panels and suggested that City Hall invest in them as well. City Attorney Shannon Johnson explained that the City does not get involved in tax credits at the city level.

Mr. Shannon Johnson explained that Council has directed staff to join other cities in appealing the Climate Friendly and Equitable Communities rules. They are not against the general goals and concepts but opposed to the governor's executive order because there is no legislative authority in the mandate. Other cities involved in the appeal are: Springfield, Sherwood, Hillsboro, Medford, Gresham, Happy Valley, Cornelius, Troutdale, Tualatin and Grants Pass. At the present time, however, the City must move forward, cooperate with the State and follow the timelines until the Court says differently.

PUBLIC HEARING: None

NEW/OLD BUSINESS: Parking Reform

Planning Director Shane Witham shared a slide presentation which reviewed the metropolitan planning organizations that are affected by the rules, rules structure, main reform options, timing of the rules, reduction of mandates for development types, parking reform near transit corridors, EV conduit requirements, parking regulation improvements/options/landscaping, exemption for no parking mandates, reducing the burden of parking mandates, climate friendly areas (expected to be within ½ mile of transit), details of options 2 (Fair Pricing) and 3 (Reduced Regulations) and finally, should the City retain or not retain parking mandates?

Commissioners then discussed development possibilities in Keizer, the inconvenient transit system compared to other cities, eliminating parking requirements, the decision making timeline, how the market drives the development community and relying on the OARs instead of changing the Code.

Commissioners agreed by consensus to have Mr. Witham bring back a redline version on this at the November meeting.

Mr. Witham explained that he plans a Public Hearing to figure out what would need to be changed to be consistent with 430 (Reduction of Mandates for Development Types) and 440 (Parking Reform Near Transit Corridors) because both need to be adopted by December 31, 2022.

STAFF REPORT: Mr. Witham shared information regarding a few multi-family projects taking place in Keizer and fielded questions regarding dust mitigation.

COUNCIL REPRESENTATIVE: Francisco Saldivar will report to Council on September 19.

ADJOURN: The meeting adjourned at 7:32 p.m.

Next Meeting: October 12, 2022

Minutes Approved: 10-12-22