



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, February 8, 2023 @ 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

Absent:

Francisco Saldivar
Mo Avishan
Youth Committee Liaison Amanpreet Sandhu

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner

ELECTION OF CHAIR AND VICE CHAIR: Matt Lawyer and Jeremy Grenz were re-elected by unanimous consent to serve as Chair and Vice Chair respectively.

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

APPEARANCE OF INTERESTED CITIZENS: *Rhonda Rich*, President of West Keizer Neighborhood Association, introduced herself and some members of the WKNA Board and indicated that Board members would be attending the Planning Commission meetings regularly in order to keep the general membership informed. *Rob Witters* introduced himself and noted that he would be the Board member attending the meetings.

PUBLIC HEARING: None

NEW/OLD BUSINESS/STAFF REPORT:

- 2023 Work Plan – Suggestions from Commissioners
- Walkable Mixed Use Area Designations – Virtual Public Meeting February 23

Planning Director Shane Witham reviewed his staff report beginning with review of what the Planning Commission had accomplished in 2022 which included text amendments to implement provisions of HB2001 and SB 458, a text amendment to Section 2.306

Stormwater Management, and work related to the Climate-Friendly and Equitable Communities Rules, Parking Reform and the River-Cherry Overlay District.

He noted that ongoing tasks and considerations would be exploration of possibilities and options for increasing the supply of employment lands, Urban Growth Boundary discussion, legislative rezoning of UT properties to RS in the north Keizer area and legislative rezoning/up-zoning of properties identified in the Revitalization Plan.

He then reviewed possible work tasks for 2023 which included work related to the Climate-Friendly and Equitable Communities Rules, Accessory Dwelling Units and Design Standards text amendments, possible Keizer Station Master Plan updates, adoption of the Housing Needs Analysis/Buildable Lands Inventory, and possible Transportation System Plan update.

Mr. Witham then brought attention to additional items identified by the legal department for Commission consideration including clarification regarding ORS 9.320 regarding corporations needing to be represented by an attorney, scrivener type changes to various sections of the Development Code and Comprehensive Plan and creating a process for Zoning Administrator interpretations.

Discussion followed regarding the impact of work being done in the current legislative session. Commissioners indicated that they wished to hold off on doing any work related to the Climate Friendly and Equitable Communities Rules until those have been finalized in the legislature but wished to move forward on everything else on the list.

COUNCIL LIAISON REPORT: Councilor Juran reported that Council had authorized a letter supporting the Westside Express Service Commuter Line Extension Study and voiced his opinion that that this year would be the best time to push for expansion of the Urban Growth Boundary since Salem is more open to discussion and the Governor wants more housing in Oregon.

COUNCIL REPRESENTATIVE: Matt Lawyer will report for Mo Avishan, Tuesday, February 21.

ADJOURN: The meeting adjourned at 7:04 p.m.

Next Meeting: March 8, 2023

Minutes Approved: **04-12-23**