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KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, February 8, 2023 @ 6:00 p.m.

Keizer Civic Center

- 1. CALL TO ORDER**
- 2. ELECTION OF CHAIR AND VICE CHAIR**
- 3. APPROVAL OF MINUTES – November 2022**
- 4. APPEARANCE OF INTERESTED CITIZENS**
This time is made available for those who wish to speak about an issue that is not on the agenda.
- 5. PUBLIC HEARING: None**
- 6. NEW-OLD BUSINESS/STAFF REPORT**
 - **2023 Work Plan**
 - (a) Suggestions from Commissioners**
 - **Walkable Mixed Use Area Designations**
 - (a) Virtual Public Meeting on February 23**
- 7. COUNCIL LIAISON REPORT**
- 8. COUNCIL REPRESENTATIVE: Mo Avishan, Tuesday, February 21**
- 9. NEXT MEETING ~ March 8, 2023**
- 10. ADJOURN**



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, November 9, 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
Ron Bersin
Sarah Hutches
Jane Herb
Francisco Saldivar
Mo Avishan
Youth Committee Liaison
Amanpreet Sandhu

Absent:

Jeremy Grenz, Vice Chair

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Bill Lawyer, Public Works Director
Shannon Johnson, City Attorney

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

APPEARANCE OF INTERESTED CITIZENS: None

**PUBLIC HEARING ~ Draft Amendments to Keizer Development Code (KDC)
relating to Stormwater Management:**

Chair Lawyer opened the Public Hearing.

Planning Director Shane Witham summarized his staff report, brought attention to the new section and pointed out the differences noting that the changes were required.

Public Works Director Bill Lawyer provided additional information noting that Keizer is a 'Phase 2' city and that the first permit was loosely regulatory but when it was time to renew, the Department of Environmental Quality initiated more stringent requirements. This has brought about the requirement to update sections of the Development Code related to water quality. As the department has moved forward, they have implemented things differently than what was in the Development Code. The amendments before Planning Commission tonight are the incorporation of what staff has been implementing for a number of years.

Discussion followed regarding how long the standards have been in place, other jurisdictions and infrastructure capacity.

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

Commissioner Herb moved that the Planning Commission accept and recommend to Council the draft amendments to the Keizer Development Code relating to stormwater management with flexibility for staff to include the correct citation at the end.
Commissioner Saldivar seconded. Motion passed as follows: Lawyer, Bersin, Herb, Avishan, Saldivar and Hutches in favor with Grenz absent.

NEW/OLD BUSINESS/STAFF REPORT: Planning Director Shane Witham shared information regarding development that is taking place in the area noting that he expects to be issuing some permits soon.

COUNCIL LIAISON REPORT: Councilor Juran announced that the Council will have two new Councilors starting in January.

YOUTH COMMITTEE LIAISON REPORT: Ms. Sandhu questioned the authority of the regulations that have been put in place, the categories of various cities and enforcement. Staff responded with that information.

COUNCIL REPRESENTATIVE: Francisco Saldivar will report for Jeremy Grenz, Monday, November 21.

OTHER BUSINESS: Commissioner Saldivar requested clarification on parking regulations that were discussed at the previous meeting with Mr. Witham providing a brief update.

DECEMBER MEETING: Mr. Witham noted that the Commission would probably need to meet for a Public Hearing regarding change to a historical building but he was waiting on additional information so would let the Commission know.

ADJOURN: The meeting adjourned at 6:25 p.m.

Next Meeting: December 14, 2022

Minutes Approved: _____

TO: PLANNING COMMISSION

FROM: SHANE WITHAM, PLANNING DIRECTOR

DATE: February 8, 2023

SUBJECT: Proposed Work Tasks for 2023

ATTACHMENTS:

- **Planning Commission Work Tasks – 2023**

DISCUSSION:

The attached list contains tasks, projects, and text amendments that have been identified by staff for the Planning Commission to consider. There are also some identified “ongoing” tasks, along with completed accomplishments of the past year.

I will discuss the work program at the meeting and answer questions regarding individual items. I am seeking input from the Planning Commission regarding any additional items to be added to the list, as well as modifications to those items that have been identified.

RECOMMENDATION:

That the Planning Commission consider the proposed tasks and recommend any additions or changes for staff to incorporate into the work program for the upcoming year.

PLANNING COMMISSION WORK TASKS - 2023

- **Climate-Friendly and Equitable Communities Rules**
 - Parking Reform – text amendments?
 - No parking mandates within ½ mile of transit, no mandates for certain uses (applying OARs directly as of January 2023)
 - 40% of parking spaces serving multifamily development must provide EV conduit – deadline is March or apply OAR directly
 - Additional parking reform by June 2023 pertaining to landscaping etc. (extension has been requested)
 - Climate Friendly Area Study and Designation (Walkable Mixed-Use Areas)
 - Work is under way – DLCD providing funding and support through consultants. Working with regional partners
 - Technical work (Council of Governments)
 - Engagement plan (Kearns and West)
 - Joint Virtual Public Meeting – February 23rd
 - Looking at RCOD for locations
 - Study and Designation to be complete December 2023
 - Development Code/Comp Plan updates must be complete December 2024
 - Regional Scenario Planning Work
 - CFEC rules require regional scenario planning to look at our region and ultimately adopt a preferred scenario for transportation and land use
 - Coordination with Salem and Marion County – staff have been meeting and are working to create a work program and governance structure for the process
 - ODOT will be performing technical support
- **Text Amendment – Accessory Dwelling Units**
 - Square footage/Clarification on over the garage units
 - Clarification on allowance in conjunction with SFD
- **Text Amendment - Design Standards**
 - Clarification for street-facing elevations to address corner lots
- **Keizer Station: Master Plan Updates/New Master Plan applications**
 - Possible – previously listed as likely.

- **Housing Needs Analysis/Buildable Lands Inventory:** Update
 - Work has been completed but has not been formally adopted yet – timing of when to adopt yet to be determined.
- **TSP Update** – this will be a longer-term project (18-24 months)
 - Previously identified as a priority
 - With adoption of CFEC rules, timing and process for TSP updates has changed
 - TSP work will occur after/concurrent with Scenario Planning Work

ONGOING TASKS/CONSIDERATIONS

- Explore possibilities/options for increasing supply of Employment Lands – this will likely be an ongoing discussion along with bigger questions surrounding UGB expansion
 - Consideration for updating the City’s Economic Opportunities Analysis
- UGB Discussion
 - Background on where we are at with various planning studies
 - Planning Commission’s position/opinion on priorities
- Legislative Rezone of UT properties to RS in north Keizer area.
 - Reflects what is actually developed (LDR) and eliminates possible barriers to infill/redevelopment.
- Legislative rezone/up-zoning of properties identified in Revitalization Plan.
 - MHP at Lockhaven/River
 - Property at Lockhaven/Trail
 (Anticipate this being driven by property owners as opposed to the City)

PLANNING COMMISSION: COMPLETED 2022

- Text Amendments to implement provisions of HB 2001 and SB 458
 - Most of our meetings in 2022 included work on HB2001
 - 19 separate sections of the development code were amended
- Text Amendment – Section 2.306 Stormwater Management
 - Long-awaited code amendment to clarify requirements to align with DEQ requirements and provisions of Cities stormwater permit.

- Climate-Friendly and Equitable Communities Rules overview
 - Presentation from DLCD representation
- Parking Reform Presentation and Discussion
 - Overview of new parking mandates that are required by the CFEC rules
- River-Cherry Overlay District Update on developments