



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, March 13, 2019 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Garry Whalen called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Garry Whalen, Chair
Crystal Wilson, Vice Chair
Mark Caillier
Michael DeBlasi
Kyle Juran
Matt Lawyer
Jeffrey Watson

Youth Liaison Christopher Wolfert

Council Liaison:

Councilor Freeman

Staff Present:

Nate Brown, Community Development Director
Shane Witham, Senior Planner

APPROVAL OF MINUTES: Commissioner Lawyer moved for approval of the January 2019 Minutes. Commissioner Caillier seconded. Motion passed as follows: Whalen, Juran, DeBlasi, Caillier, Watson and Lawyer in favor with Wilson abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Proposed Text Amendments - Section 2.118 Urban Transition (UT) Chair Whalen opened the public hearing.

Community Development Director Nate Brown asked the Commission to discuss in depth the different aspects of the Urban Transition Zone and consider the choice of doing a text amendment or a legislative rezone. He noted that since the City Attorney was absent, he would prefer that the Commission discuss the issues, provide staff with direction and hold the public hearing open until the April meeting.

Senior Planner Shane Witham provided explanation and clarification of his staff report and explained the pros and cons of doing a legislative rezone (changing the current zoning to Residential Single Family), property owner rights, and Measure 56 requirements. He noted that barriers could be eliminated by amending the UT zone, or a legislative rezone could be pursued and then followed up with eliminating the section altogether. He indicated that staff is leaning towards the option of modifying the UT zone to clean it up a bit AND pursuing the legislative rezone.

Discussion followed at length regarding the importance of notifying property owners that would be affected by a legislative change, unintended consequences, RM vs. RS zoning, shadow plats, urban context, community expectations and property

owner expectations and rights. Staff was asked to simplify the language. Commissioners indicated that they wanted an invitation sent to affected property owners so that they could be included in the education process and Commission could make a viable recommendation to Council.

Chair Whalen continued the Public Hearing to the April meeting.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Brown provided an update of the Revitalization Program noting that they were moving into a phase where the consultants are putting specific language together on tools; taking the zoning along River Road and consolidating it; providing land use efficiencies and putting together draft language. The Buildable Lands Inventory/Housing Needs Analysis Project Advisory Committee will meet again on Monday, March 25 and will be moving into the phase of identification of issues.

Chair Whalen brought attention to the Salem Multifamily Housing Design Project noting that it has some interesting ideas in terms of densifying the population without eating up more ground. He urged that when the Commission gets into RM use, they take a look at the zoning and consider new ideas.

Chair Whalen also announced a July event sponsored by the Keizer Police Department at Keizer Rapids Park that will benefit Special Olympics.

YOUTH LIAISON REPORT: Christopher Wolfert had nothing to report.

COUNCIL LIAISON REPORT: Councilor Freeman reviewed upcoming City events and meetings.

COUNCIL REPRESENTATIVE: Jeffrey Watson will report to Council.

ADJOURN: The meeting adjourned at 7:16 pm.

Next Meeting: April 11, 2019

Minutes approved: 04-11-19