



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, April 10, 2019 @ 6:00 pm  
Keizer Civic Center**

**CALL TO ORDER**

Chair Garry Whalen called the meeting to order at 6:04 pm.

**ROLL CALL:**

**Present:**

Garry Whalen, Chair  
Mark Caillier  
Michael DeBlasi  
Kyle Juran  
Matt Lawyer  
Jeffrey Watson  
Youth Liaison Christopher Wolfert

**Absent:**

Crystal Wilson, Vice Chair

**Council Liaison Present:**

Mayor Clark for Councilor Freeman

**Staff Present:**

Nate Brown, Community Development Director  
Shane Witham, Senior Planner

**VOLUNTEER APPRECIATION:** Daisy Hickman, on behalf of the Volunteer Coordinating Committee, thanked the Commissioners for their commitment and dedication to the city as shown through their continued volunteer efforts and distributed cookies as a token of appreciation.

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

**APPEARANCE OF INTERESTED CITIZENS:** None

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

Senior Planner Shane Witham provided background information relating to the previous meeting noting that postcards were sent to 111 property owners that would be effected by a change of zoning of the properties currently zoned UT along with a 4-question survey. 15 survey responses were received but the results were not as helpful as staff had hoped they would be. He stressed the importance of protecting the ability for UT parcels to achieve some future development, if those property owners desire, noting that the intent of the proposed changes is to make it easier to administer the Code.

Community Development Director Nate Brown explained that it is the intent of staff to allow orderly development that does not block access or further development and to eliminate the need for a conditional use permit when adding a room to an

existing house in the UT zone. The proposed changes preserve connectivity and access.

City Attorney Shannon Johnson described his concerns with the proposed changes in Section 2.118.05 and noted that the UT zone was not supposed to be forever, it was supposed to be developed.

All three staff members outlined different options available to the Planning Commission.

A summary of the options follows:

1. All properties would remain in the UT zone. Properties over ½ acre would have specific requirements when developed such as increased setback of 25 feet on one side or the other to allow for access, and a maximum setback at the front so that a house could not be put in the middle of that property.
2. Properties under ½ acre would be rezoned to RS
3. All properties would go through the legislative rezone to RS and the market would drive development.
4. Restructure the text to allow a new structure on a lot that is under ½ acre. Lots over ½ acre would need a Conditional Use Permit for a new structure.

Discussion followed regarding shadow plats, locational requirements, non-conforming uses, efficient use of land, partitions vs. subdivisions, allowing larger properties to remain zoned UT, efficiency measures to increase availability of housing, and impacts to housing strategies being worked on by the BLI/HNA committee.

*Robert Ohrn*, Keizer, stated that he felt most of the proposed changes are positive and voiced support for getting rid of the obsolete and streamlining the process. He noted that he has a hobby farm and would therefore not want to rezone everything because he doesn't want to lose the ability to continue his farm. Mr. Johnson responded that because his hobby farm is 'pre-established' it will be allowed to continue as long as he remained on the property and continued the operation.

*Chris Aldrich*, Keizer, questioned if a zone change would affect his ability to add an accessory dwelling unit. Staff explained that the UT zone allows accessory dwelling units with a conditional use permit. If the property was zoned RS it would be held to the same standards, and the process would be streamlined.

Marcia Bednarzyk, Keizer, stated that she is in favor of retaining the UT zoning but to allow automatic rezoning if a property is redeveloped.

*Barbara McCullough-Jones*, Keizer, voiced appreciation for streamlining the process but questioned why the city had to continue to grow. She asked where the City's responsibility lies in trying to meet all the housing needs for the area and questioned if the City couldn't just say they had had enough and that they want to keep what green space that remains undeveloped. Mr. Brown explained that the City has to comply with State mandates and they are trying to work through that with the Buildable Lands Inventory/Housing Needs Analysis Project Advisory

Committee at this time.

Discussion followed regarding wells, septic systems, options, consequences of a legislative rezone, future development potential, the Compressive Plan, and low density residential zoning.

Matt Lawyer moved that the Planning Commission continue the public hearing on this issue until the next meeting. Mark Caillier seconded. Motion passed as follows: Whalen, Juran, DeBlasi, Caillier, Watson and Lawyer in favor with Wilson absent.

*Chair Whalen continued the Public Hearing to the May meeting.*

**NEW/OLD BUSINESS/STAFF REPORT:** Mr. Brown provided an update of the Buildable Lands Inventory/Housing Needs Analysis Project Advisory Committee schedule, urged Commissioners to take the on-line survey prepared by the consultants, and noted that the Revitalization Plan is almost ready for the final draft.

**YOUTH LIAISON REPORT:** Christopher Wolfert had nothing to report.

**COUNCIL LIAISON REPORT:** Mayor Clark reviewed upcoming City events and meetings.

**COUNCIL REPRESENTATIVE:** Michael DeBlasi will report to Council.

**ADJOURN:** The meeting adjourned at 8:09 pm.

***Next Meeting: May 8, 2019***

*Minutes approved:* 05-08-19