



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, February 12, 2020 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Chair Matt Lawyer called the meeting to order at 6:00 pm.

ROLL CALL:

Present:

Matt Lawyer, Chair
Crystal Wilson, Vice Chair
Garry Whalen
Mark Caillier
Frank Hostler
Jeremy Grenz

Absent:

Jeffrey Watson

Council Liaison Present:

Councilor Freeman

Staff Present:

Shane Witham, Senior Planner
Nate Brown, Community Development Director

APPROVAL OF MINUTES: Commissioner Caillier moved for approval of the January 2020 Minutes. Commissioner Whalen seconded. Motion passed as follows: Lawyer, Whalen, Caillier, Hostler and Grenz in favor with Wilson abstaining and Watson absent.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Proposed text amendment (Sections 2.302-Street Standards) – Clarifying how many parcels/units may be accessed from an access easement, and modifying requirements for street tree placement.

Chair Lawyer opened the Public Hearing.

Senior Planner Shane Witham summarized his staff report and provided clarification.

With no further testimony Chair Lawyer closed the Public Hearing.

Commissioner Whalen moved to recommend Council approval of the proposed text amendments. Commissioner Caillier seconded.

Commissioner Hostler proposed a friendly amendment that the types of trees recommended to homeowners be included in the amendment. Commissioners Whalen or Caillier did not accept the amendment.

Commissioner Grenz proposed a friendly amendment that the word 'parcels' be changed to 'parcels or lots' throughout the amendment. Commissioners Whalen and Caillier accepted the amendment.

Motion passed as follows: Lawyer, Whalen, Caillier, Hostler, Wilson and Grenz in favor with Watson absent.

NEW/OLD BUSINESS/STAFF REPORT: Community Development Director Nate Brown shared information that had been discussed at the recent Council Work Session and directed attention to the map on display. He explained that the consultant had indicated that the yellow parcel on the map was not an option for employment land expansion because of the lack of infrastructure and access. The orange area on the map is proposed for campus/light industrial use. He added that the DLCD has indicated that the City has the potential to meet high density multi-family requirements with the work that has been done with the River-Cherry Overlay District and also that the Economic Opportunities Analysis done recently may not stand up to today's statutory requirements. He indicated that he is convinced that if this happens it will involve a negotiated settlement.

Discussion followed regarding population forecasts and transportation considerations.

COUNCIL LIAISON REPORT: Councilor Freeman reported on the recent Council work session and urged everyone to stay tuned for more discussion. She noted that she is participating in the Police Academy and urged everyone to do the same next time it is available.

COUNCIL REPRESENTATIVE: Mark Caillier will report to Council.

ADJOURN: The meeting adjourned at 6:49 p.m.

Next Meeting: March 11, 2020

Minutes approved: 03-11-20