



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 16, 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
Jeffrey Watson
Garry Whalen
Mark Caillier
Frank Hostler
Jeremy Grenz

Council Liaison Present:

Councilor Freeman

Staff Present:

Shane Witham, Interim Community
Development Director
Shannon Johnson, City Attorney

APPROVAL OF MINUTES: Garry Whalen moved for approval of the August 2020 Minutes. Mark Caillier seconded. Motion passed as follows: Lawyer, Caillier, Grenz, Whalen, Watson, Wilson and Hostler in favor.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Incoming Commissioner Jane Herb introduced herself.

NEW/OLD BUSINESS: Discussion of Efficiency Measures and their impacts and assess what staff should focus on: Interim Community Development Director Shane Witham referred to his staff report and pointed out the three areas in which he wished guidance from the Commission: (1) Reducing minimum lot sizes, (2) Reducing parking requirements, and (3) Middle housing as a means of infill development. He added that he had just received the proposed Model Code and although he had not had a chance to review it in detail, it appears that it will allow smaller lot sizes and 2- 3- or 4-plexes anywhere that single family housing is allowed. He reminded Commissioners that the Buildable Lands Inventory/Housing Needs Analysis Project Advisory Committee had recommended that growth be accommodated within the existing urban growth boundary.

Discussion followed regarding the unanticipated impacts of more density including noise, traffic, and parking and measures that would be necessary to address them and if 'stacking' people is safe when considering mobility, evacuation and public health.

Commissioners questioned the consequences if the City did not adopt the model code recommendations and chose not to grow. City Attorney Shannon Johnson responded that the Land Conservation and Development Commission would not prosecute if Keizer stated officially that Salem could have the growth but it also says a city cannot choose not to grow.

Commissioners questioned if the City could appeal some of the requirements of the model code. Mr. Johnson indicated that he would check with the League of Oregon Cities.

Following additional lengthy discussion Commissioners agreed that they wanted to move slowly and be conservative with overall reductions. They did not want to address reduction in parking requirements, might be willing to consider reduction in lot size, and wanted more information before addressing the middle housing as a means of infill. Additionally, many commissioners felt that any action should be postponed until the final model code is approved to avoid having to go back and 'undo' work they had done.

STAFF REPORT: Mr. Witham announced the 'kickoff' meeting with the BLA/HNA update consultants, noted that he had received a copy of the draft Cost of Growth Study and had a conference call scheduled for Friday. He hopes to present this to Planning Commission and City Council in a joint session in the near future.

COUNCIL LIAISON REPORT: Councilor Freeman reported on the recent Council meeting and announced upcoming ones, thanked volunteers that have helped over this past week, reported that neighborhood association meetings were taking place again, and commended Marion County Commissioners.

OTHER BUSINESS: Matt Lawyer provided information about Keizer volunteers helping with the evacuation animals at the fairgrounds, commended Keizer businesses and volunteers for their efforts, and noted that seven counties have been impacted by fires.

COUNCIL REPRESENTATIVE: Jeffrey Watson will report to Council.

ADJOURN: The meeting adjourned at 7:45 p.m.

Next Meeting: October 14, 2020

Minutes approved: 10-14-20