



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, March 10, 2021 @ 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
Jeffrey Watson, Vice Chair
Mark Caillier
Jeremy Grenz
Jane Herb (6:03)
Francisco Saldivar

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner
Shannon Johnson, City Attorney

Absent:

Frank Hostler

APPROVAL OF MINUTES: Commissioner Watson moved for approval of the January 2021 Regular Session Minutes. Commissioner Saldivar seconded. Motion passed as follows: Lawyer, Watson, Caillier, Grenz and Saldivar in favor, Herb absent at time of vote, and Hostler absent.

Commissioner Caillier moved for approval of the February 2021 Joint Work Session Minutes. Commissioner Grenz seconded. Motion passed as follows: Lawyer, Caillier, Grenz and Saldivar in favor, Watson abstaining, Herb absent at time of vote, and Hostler absent.

APPEARANCE OF INTERESTED CITIZENS: It was noted that Jamie Davis from the Traffic Safety/Bikeways/Pedestrian Committee was monitoring the meeting.

NEW/OLD BUSINESS/STAFF REPORT:

- a) **Work Tasks for 2021:** Planning Director Shane Witham went over his staff report adding details and clarification on each item. He reviewed 'ongoing tasks' which is a new addition to the list and fielded questions regarding various aspects of the list. He also shared information about a DLCD Community Conversation webinar that is tentatively scheduled for May 25 and urged Commissioners to attend and listen in.

Commissioner Grenz suggested that the Commission consider eliminating infill standards to get as much as possible out of available properties and to eliminate building height limitations in multi-family zones to encourage density.

He also suggested that, considering what HB2001 is going to force the City to allow, it will be important to retain a site plan review process to retain control.

Commissioner Watson agreed noting that the City will need to be willing to introduce these changes and requested that Mr. Witham prioritize the items on the Work Plan. Discussion followed regarding consideration of density with Commissioner Grenz noting that it is hard to get a usable parking ratio with higher density unless the development is 4 stories with reduced parking.

Commissioner Caillier suggested that the item on the Work Plan relating to storm drainage be postponed since the Stormwater Department does not expect to have ordinances and code changes ready until February 28, 2023.

Commissioner Lawyer urged that the Commission focus on efficiency measures and the RCOD zone to make development easier.

Discussion also took place regarding requirements for buried power lines and incentivizing 'green' buildings that are affordable and aesthetic. It was noted that this would be difficult with Keizer's limited budget but might be possible in an urban renewal district. Chair Lawyer suggested that perhaps a knowledgeable speaker could come to a meeting so that the Commission could learn more.

Suggestions for prioritization of tasks follows:

- (1) Section 2.130 RCOD Zone, Text Amendment
Section 2.302, Street Standards, Text Amendment
Section 2.201 General Standards, Text Amendment
Keizer Station Master Plan Amendments/New Master Plan Applications
- (2) Density/parking/infill standards
RCOD building height in multifamily zones
Examine HB2001 and related OARs before considering reduction of lot sizes.
- (3) Work on HB2001 and OARs
Work on development of building incentives/removing restrictions to aid in development of sustainable housing

b) HB 2001 (Middle Housing) Information: Mr. Witham explained that he does not envision the City adopting the Model Code verbatim and suggested that changes focus on only what is required. He noted that he hoped to have a slide presentation with bullets and highlights of HB2001 along with a map showing how many properties would be effected to help Commissioners understand what it is all about which is generally to provide housing within existing neighborhoods.

Mr. Witham noted that whatever the City chooses to adopt (other than the Model Code in its entirety) will need to be approved by the DLCDC and if it is not approved then after June 2022, development will be under the Model Code. He asked Commissioners to look at the OARs and Model Code and reach out to him with questions or concerns following which an entire Planning Commission meeting can be devoted to delving into it.

COUNCIL LIAISON REPORT: Councilor Juran had nothing to report.

COUNCIL REPRESENTATIVE: Jeffrey Watson will report to Council.

OTHER BUSINESS:

Decision on meeting virtually or in person at next meeting. Commissioner Grenz moved that the Planning Commission hold the April meeting in person. Commissioner Caillier seconded. Motion passed as follows: Lawyer, Watson, Caillier, Grenz, Herb and Saldivar in favor and Hostler absent.

ADJOURN: The meeting adjourned at 7:48 p.m.

Next Meetings:

Wednesday, April 14, 2021 – In Person

Minutes approved: 04-14-21