



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, April 14, 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 (6:14)  
Jeremy Grenz  
Jane Herb  
Francisco Saldivar

**Council Liaison Present:**

Councilor Juran

**Staff Present:**

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

**Absent:**

Frank Hostler

**VOLUNTEER APPRECIATION:** Jessica Davidson representing the Volunteer Coordinating Committee, read the Volunteer Appreciation Proclamation, thanked Commissioners for their dedication and commitment to the City and distributed cookies as a token of appreciation.

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

**APPEARANCE OF INTERESTED CITIZENS:** It was noted that Wayne Frey and David Dempster from the Traffic Safety/Bikeways/Pedestrian Committee were monitoring the meeting.

**PUBLIC HEARING: Keizer Development Code Section 2.130 (River-Cherry Overlay District [RCOD]) and Section 2.316 (Infill Development Standards):**

*Chair Lawyer opened the Public Hearing.*

Planning Director Shane Witham pointed out that in addition to the two Sections listed on the agenda, this Public Hearing was noticed for Section 1.200 (Definitions), Section 2.432 (Cottage Cluster Development), and Section 3.107 (Partitions). He then summarized his staff report noting that the primary purpose of the amendment was to clarify a couple of things in the River-Cherry Overlay District, reduce parking requirements for specified uses, modify the language relating to Accessory Dwelling Unit density and eliminate the section on Infill Development Standards.

Mr. Johnson suggested that on page 8 of section 2.130 'are' be substituted for 'may be'. Staff agreed that this was appropriate.

*With no further testimony, Chair Lawyer closed the Public Hearing.*

Commissioner Grenz moved to approve and recommend to Council Sections 2.130, 2.316 2.432 and 3.107 as amended. Commissioner Herb seconded. Motion passed as follows: Lawyer, Watson, Herb, Caillier, Grenz and Saldivar in favor with Hostler absent.

**NEW/OLD BUSINESS/STAFF REPORT:** Mr. Witham explained that he is still working with the consultant on the Housing Needs Analysis/Buildable Land Inventory. He explained that the Portland State Population Research Center has estimated the forecasted numbers for population growth at substantially less than expected. This will have a significant impact on the HNA/BLI project. The forecasted numbers will not be finalized until the end of June but the HNA/BLI project is scheduled to be completed before then. With this in mind, staff is working with the State to be allowed to postpone adoption of the report until later in the summer when the new numbers are certified.

**COUNCIL LIAISON REPORT:** Councilor Juran reported that Council had toured three parks on Monday.

**COUNCIL REPRESENTATIVE:** Matt Lawyer and Jane Herb will report to Council.

**OTHER BUSINESS:**

**Next meeting.** Joint Work Session with Council and Consultant to be held virtually.

Commissioner Grenz moved that Planning Commission meetings held after the May 19 Work Session be held in the same manner as Council. Commissioner Saldivar seconded. Motion passed as follows: Lawyer, Watson, Herb, Caillier, Grenz and Saldivar in favor with Hostler absent.

**ADJOURN:** The meeting adjourned at 6:56 p.m.

***Next Meeting:***

*Wednesday, April 14, 2021 – In Person*

Minutes approved: 08-18-21