



MINUTES
KEIZER PLANNING COMMISSION
Wednesday, October 11, 2023
Keizer Civic Center

- 1. CALL TO ORDER** **CALL TO ORDER:** Chair Matt Lawyer called the meeting to order at 6:01 pm.

ATTENDANCE:

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Sarah Hutches
Ron Bersin
Fernando Lopez
Robb Witters

Council Liaison Present:

Council Liaison Absent:

Councilor Juran

Staff Present:

Angelica Sarmiento Avendano
Shane Witham, Planning Director
Dawn Wilson, Deputy City Recorder

Absent:

Mo Avishan

- 2. SWEARING IN OF COMMISSIONERS** Deputy City Recorder, and Oregon Notary Public, Dawn Wilson administered the Oaths of Office for Robb Witters and Fernando Lopez and officially signed the Oaths.

Both new members spoke briefly as to why they wanted to be on the Planning Commission.

- 3. ELECTION OF CHAIR AND VICE CHAIR** Chair Matt Lawyer opened the floor for nominations.

Jeremy Grenz nominated Matt Lawyer for Chair and Sara Hutches for Vice Chair. Robb Witters moved motion.

Commissioner Robb Witters moved a motion to approve the nomination for Matt Lawyer as Chair and Sara Hutches as Vice Chair. Jeremy Grenz seconded. Motion passed unanimously as follows: Lawyer, Bersin, Witters, Lopez, Grenz and Hutches in favor with Avishan absent.

Chair Matt Lawyer expressed appreciation for Jeremy Grenz's work as the Vice Chair.

- 4. APPROVAL OF MINUTES** Commissioner Jeremy Grenz moved for approval of the September 2023 Minutes. Commissioner Sara Hutches seconded. Motion passed unanimously as follows: Lawyer, Bersin, Witters, Lopez, Grenz and Hutches in favor with Avishan absent.
- a. September 2023 Meeting Minutes**
- 5. APPEARANCE OF INTERESTED CITIZENS** *Francisco Saldivar*, previous Planning Commissioner, Keizer resident expressed his gratitude for serving with many of the Planning Commissioners. Chair Lawyer thanked him for his time, thoughts, and valuable contributions that he brought to the Commission.
- 6. WALKABLE MIXED USE (CLIMATE-FRIENDLY) AREAS ~ PRESENTATION** Planning Director Shane Witham presented a Walkable, Mixed-Use Areas project and fielded questions. The 2020 Rulemaking has some litigation, and the rules state that the study documentation must be turned into the State by the end of the year. He summarized the Climate-Friendly and Equitable Communities (CFEC) Rules. The idea is that the City create more spaces that are walkable with mixed-uses, so it's difficult to know when the development will commence.
- Sidewalks, parking standards, and transit availability will likely be added to the upcoming text amendments. In 2019, the City adopted a Keizer Revitalization Plan and reviewed River Road, the commercial core for mixed-use development improvements for housing and employment, in order to make River Road more comfortable to walk to businesses. An element in the Keizer Revitalization Plan is identifying that River Road is not currently suitable with crossing issues and no bikelanes.
- The City took the approach of designating the study on housing and rezoning everything to make it mixed-use in the revitalization areas and centers, namely Lockhave Center, Chemawa Center, and Cherry Center. Part of the study was to do a displacement risk assessment with regards to income and the cost of housing. The Cherry Center is identified as vulnerable to displacement. The walkable mixed use area can be designated but doesn't get rezoned. The proposed borders can be discussed in the adoption stage for possible change.
- The State is looking to hire the Mid-Willamette Valley Council of Governments to help with the allowable Development Code language changes that are consistent with State rules. A timeline of the next steps for designating the Walkable, Mixed-Use Areas was provided.
- a. Keizer Climate-Friendly Areas ("CFA") - Study Materials**
- 7. NEW-OLD** Planning Director Shane Witham reported on Verda Apartments, and they

**BUSINESS/STAFF
REPORT**

are looking at having occupancy by the end of this month. Landscaping is being done, so they will probably want to get partially opened. The Apartments on River Road were developed with allowable use and are moving forward. The scenario planning started with a kick-off meeting and are working with the City of Salem, Marion County, Oregon Department of Transportation, and transit folks to come up with a preferred scenario for our region. He and the Public Works Director will be attending the next Traffic Safety, Bikeways and Pedestrian meeting to address concern at the last meeting regarding planning processes and educate them on how they can be more involved with planning elements.

Next month's Planning Commission meeting will have an appeal hearing on a land use case for a partition on Dearborn with a major variance for a setback. The quasi-judicial hearing process will be used. There will be a staff recommendation on the appeal based upon the merits.

There is a demolished house where an apartment complex is being built between Lockhaven and Harmony that had trees downed because of frontage and public utilities being installed. This property and all of the West side is zoned as mixed-use. There has been a lot of concern about the trees being downed, which is valid, but the property owner is developing in an allowed zone.

**8. COUNCIL
LIAISON REPORT**

None.

**9. YOUTH
COMMITTEE
LIAISON REPORT**

None.

**10. COUNCIL
REPRESENTATIVE:
Sara Hutches,
Monday, October
16**

**11. NEXT MEETING:
November 8, 2023**

12. ADJOURNMENT Adjourned: 7:12 p.m.

Minutes Approved: 11/08/2023

"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."