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KEIZER PLANNING COMMISSION MEETING AGENDA

Wednesday, November 9, 2022 @ 6:00 p.m.

Keizer Civic Center

- 1. CALL TO ORDER**
- 2. APPROVAL OF MINUTES – October, 2022**
- 3. APPEARANCE OF INTERESTED CITIZENS**
This time is made available for those who wish to speak about an issue that is not on the agenda.
- 4. PUBLIC HEARING: Draft Amendments to Keizer Development Code (KDC) relating to Stormwater Management**
- 5. NEW-OLD BUSINESS/STAFF REPORT**
- 6. COUNCIL LIAISON REPORT**
- 7. YOUTH COMMITTEE LIAISON REPORT**
- 8. COUNCIL REPRESENTATIVE: Jeremy Grenz, Monday, November 21**
- 9. NEXT MEETING ~ December 14, 2022 (Cancel?)**
- 10. ADJOURN**



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 12, 2022 @ 6:00 pm
Keizer Civic Center**

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

ATTENDANCE:

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Ron Bersin
Sarah Hutches
Jane Herb
Francisco Saldivar
Mo Avishan

Absent:

Council Liaison Present:
Councilor Juran

Staff Present:

Shane Witham, Planning Director
Shannon Johnson, City Attorney

WELCOME TO YOUTH COMMITTEE LIAISON AMANPREET SANDHU: Chair Lawyer welcomed Amanpreet Sandhu who explained that she is a senior at McNary and interested in getting involved in local politics to see how it impacts the community.

SWEARING IN OF COMMISSIONERS LAWYER, GRENZ AND HUTCHES:
Commissioners were sworn in as a group.

APPROVAL OF MINUTES: Francisco Saldivar moved for approval of the September 2022 Minutes. Commissioner Herb seconded. Motion passed as follows: Lawyer, Grenz, Bersin, Herb, Saldivar and Hutches in favor with Avishan abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: None

NEW/OLD BUSINESS/STAFF REPORT: Planning Director Shane Witham provided an update for the River Cherry Overlay District (RCOD) including a summary of land use approvals and development comprising the Sonic/River Mixed Use, Plymouth Apartments, Sunset Subdivision on Horner Lane, Chemawa Road Apartments, a missed use project on Cherry Avenue and Sam Orcutt Way, Clearview Apartments, the Plymouth Mixed Use development and the River Road apartments.

Discussion followed regarding affordable housing and how to encourage it, incentivizing that type of development, providing a certain level of housing, the state demand for certain housing developments, government grants, market pressures and changing neighborhoods. Mr. Witham noted that if state rules stand the way they are, Keizer would see more development but the current RCOD may need to allow for even greater

densities and building heights. He explained that one of the desires of the RCOD was to promote development that allows people to live, work and be entertained all in one area. It was also noted that greater densities bring about the need for more parks and that southeast Keizer is already in need of more park space. Staff was encouraged to keep that in mind should potential park property become available.

Responding to inquiry, City Attorney Johnson noted that Marion County and Oregon City have joined in the Climate Friendly Rules litigation.

COUNCIL LIAISON REPORT: Councilor Juran reported that at the League of Oregon Cities conference he had gone on a field trip to Prineville where they changed from a mechanical wastewater treatment facility to an innovative natural wastewater system that uses more land but is more natural and saved the city \$48 million.

YOUTH COMMITTEE LIAISON REPORT: Ms. Sandhu noted that her brother is in real estate so this meeting had been very interesting to her. Chair Lawyer warned her that if she started sharing Planning information with her friends, she would have fewer friends.

COUNCIL REPRESENTATIVE: Matt Lawyer will report for Sarah Hutches, Monday, October 17.

OTHER BUSINESS: Chair Lawyer invited anyone interested to help with a trash cleanup, seeding and planting event at Wallace House Park on October 29.

ADJOURN: The meeting adjourned at 7:32 p.m.

Next Meeting: November 9, 2022

Minutes Approved: 11-9-22

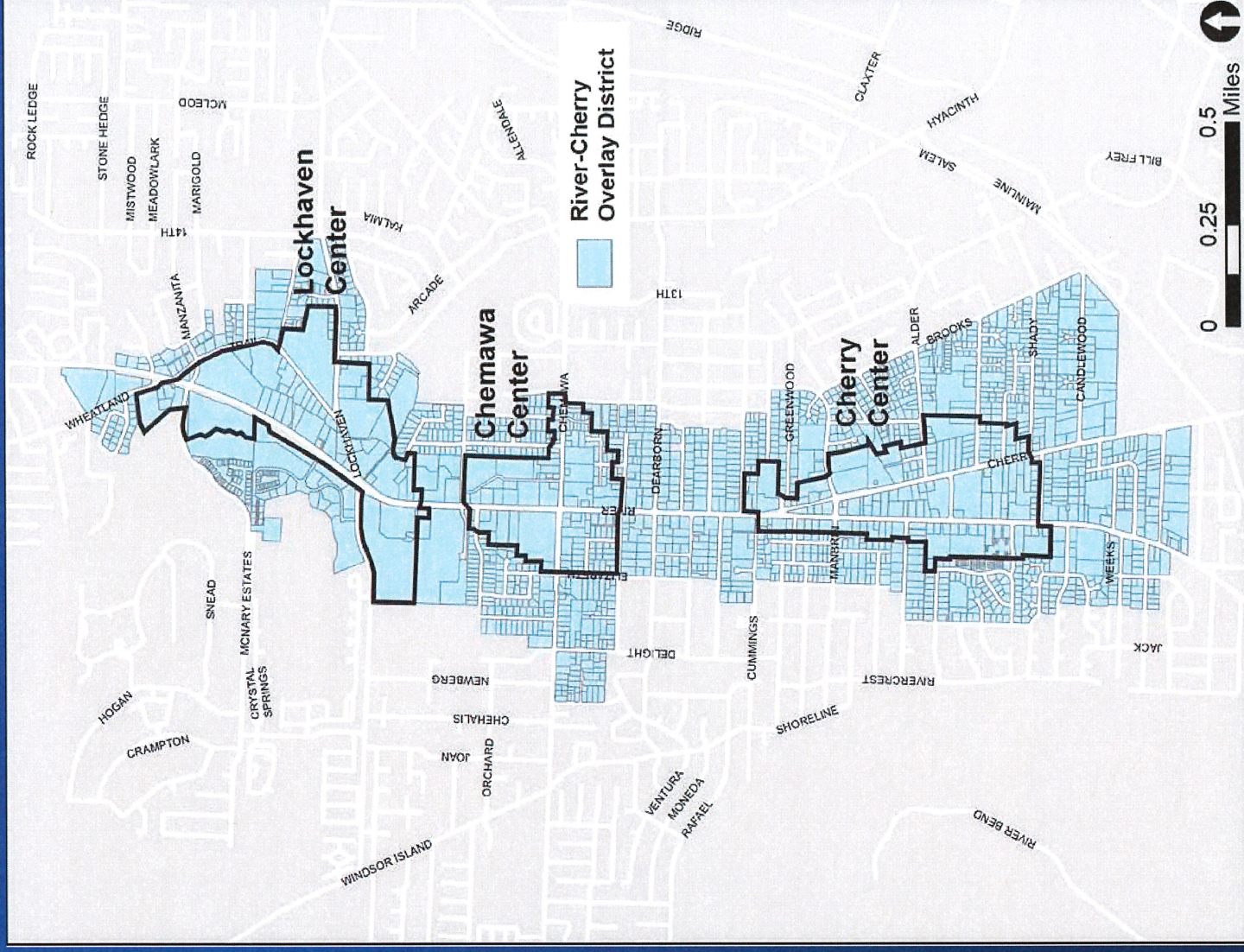


PLANNING COMMISSION

10/12/2022

RIVER CHERRY OVERLAY DISTRICT (RCOD)

DEVELOPMENT UPDATE



LAND USE APPROVALS

- 3 partitions: not yet constructed
- 1 subdivision: 5 lots – SFDs with attached ADUs
- 3 minor variances granted: side setbacks, density
- 5 multi-family projects: Plymouth, River, Chemawa, & Clearview
- 3 mixed use projects: Cherry, Sonic/River & Plymouth

SONIC/RIVER MIXED USE



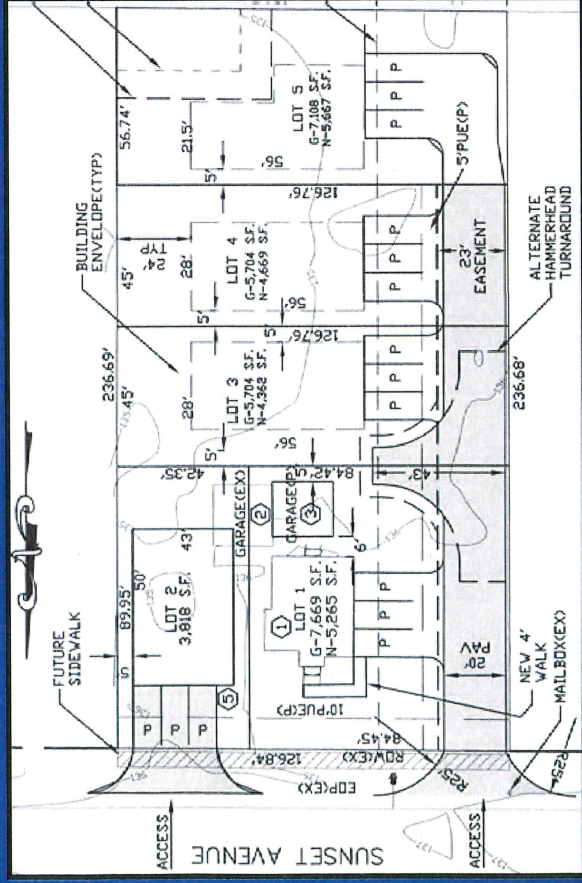
- Mixed Use Project
- 13 apt + 5 commercial units
- 3 story bldg
- Ped connections to River Rd.
- Building closer to street – took advantage of topography
- Utilized existing parking lot area

PLYMOUTH APARTMENTS

- RM zoned property
- 12 unit complex
- 2 story bldgs
- 24 units/acre
(max allowed in RCOD = 1 additional unit)

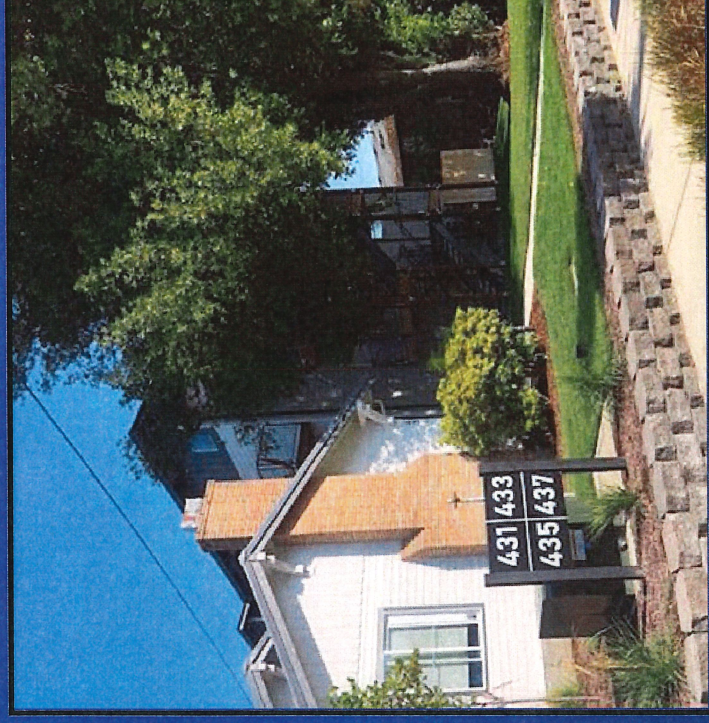


SUNSET SUBDIVISION (HORNER LANE)



- 5 lots - infill
- Private Access
- SFD with attached ADUs
- Original plan comprised of both attached & detached ADUs (site didn't work for size)

CHEMAWA RD APARTMENTS



- Infill project
- Existing home & duplex
- Added 12 units
- 3 story bldg
- Retained large tree along Chemawa

CHERRY AV/SAM ORCUTT WAY

- Mixed Use Project with buildings close to Cherry
- 40 Apartment Units – greater density allowed
- Ground Floor Commercial along Cherry Av
- 4 buildings total
- Providing connectivity to adjoining parcels to allow future development
- Consolidated Driveways at traffic signal



Getting close to
completion!

CLEARVIEW APARTMENTS

3 properties



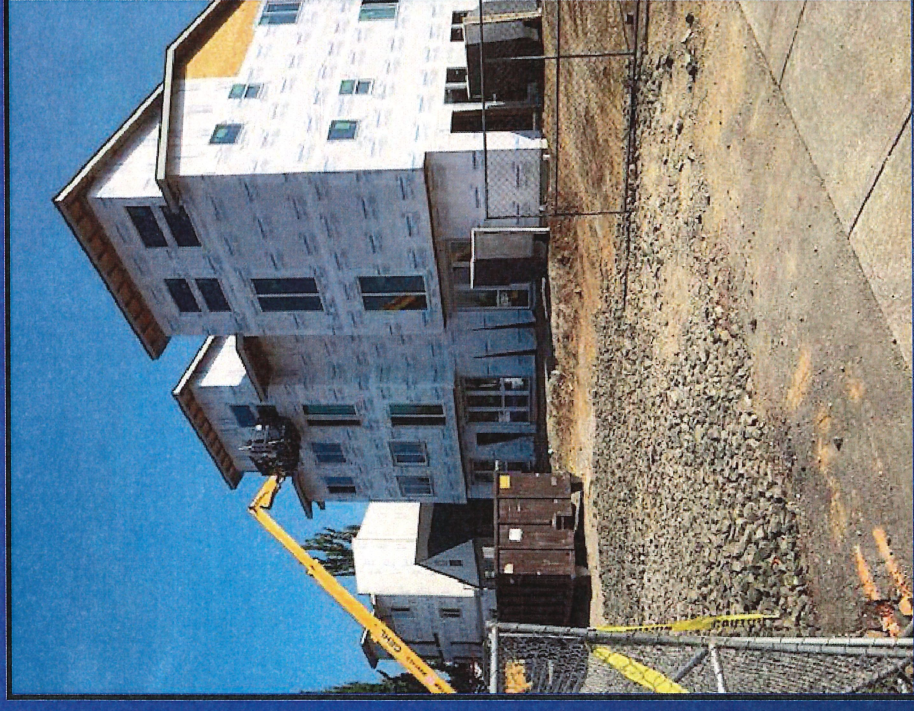
- Zoned MU – existing homes demolished
- Minor Variance to side yard setbacks
- RCOD density allowed for 8 units instead of 6
- 1 complete, 1 almost complete, one not yet

PLYMOUTH MIXED USE

- Mixed Use Building
- Ground floor commercial with apartments above
- Adjusted PL with adjacent property to accommodate parking needs & add duplex
- 4 buildings total: Mixed use, existing home, apartment building & duplex

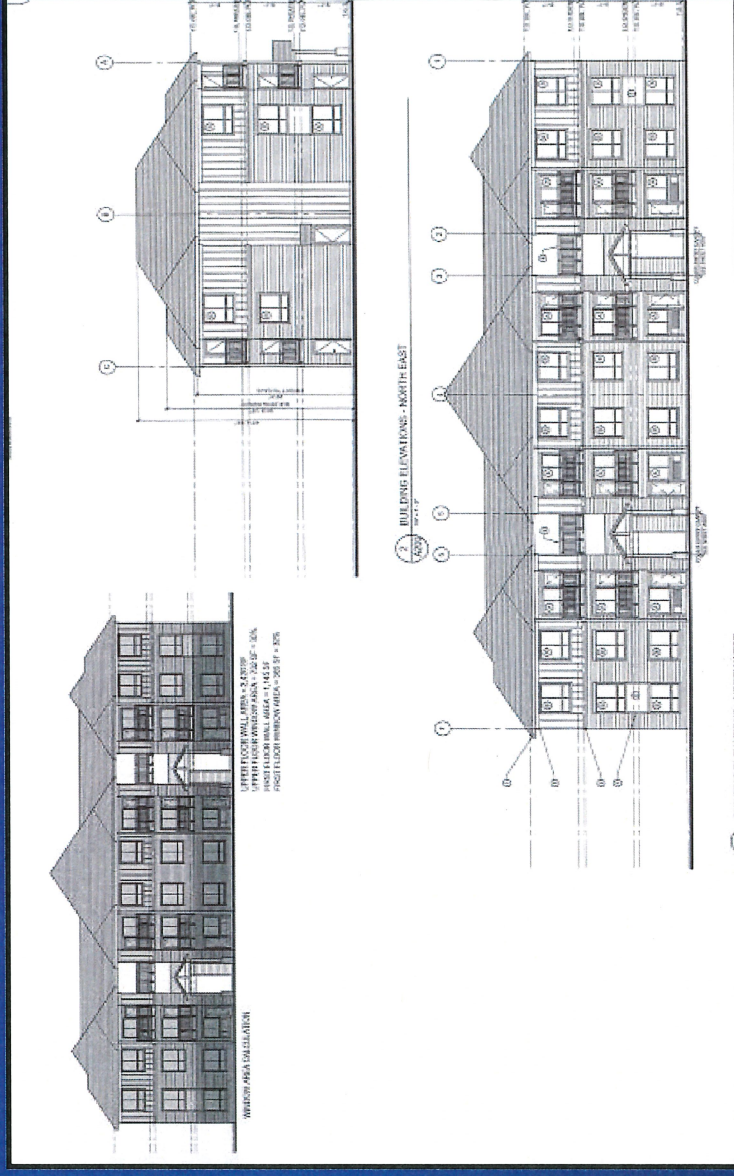


Currently under
construction

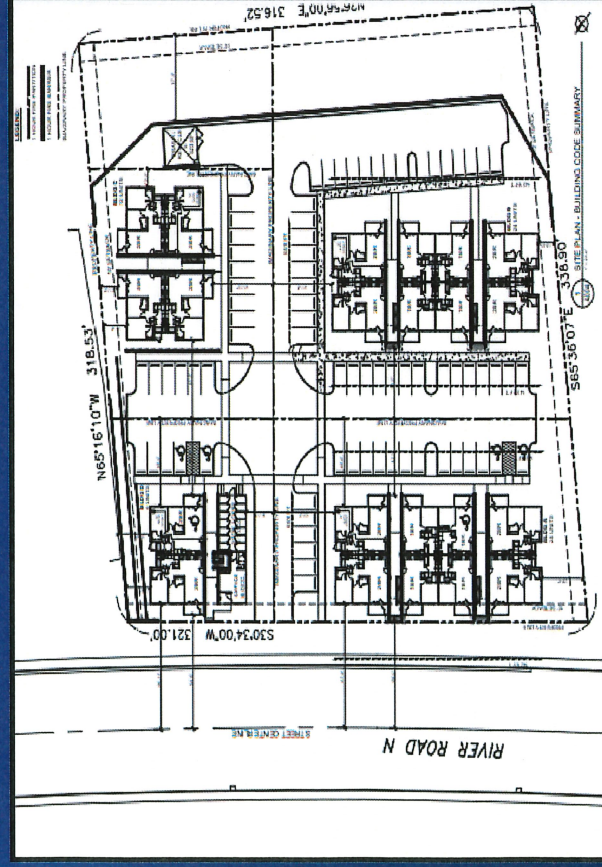


RIVER RD
APARTMENTS
66 units (3 stories)

66 units (3 stories)



- Buildings close to River Rd with pedestrian connections
- Window coverage facing River Rd
- Density of project (28/acre)
- Slightly Reduced parking (RCOD)



RIVER RD APARTMENTS

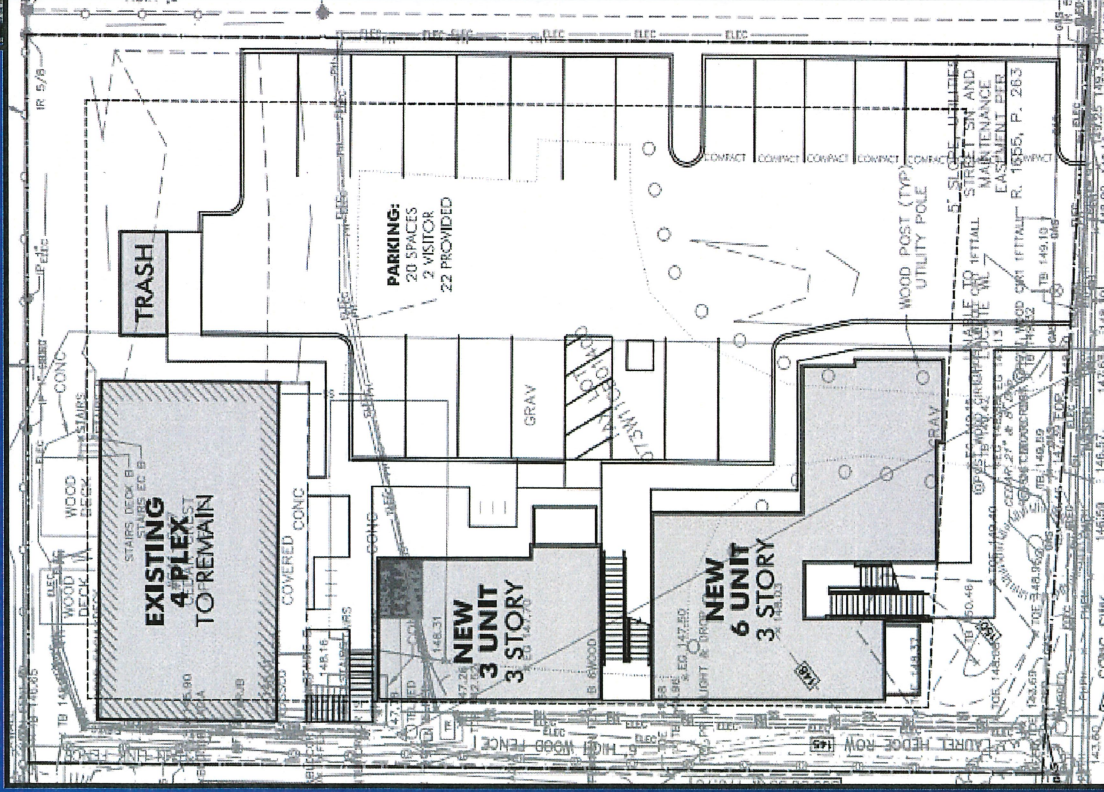


Currently Under Construction



- Fair amount of concern from neighbors
- Has been zoned MU for decades
- Significant grading on site to prepare the site

PLYMOUTH APTS



- Minor Variance to density allowed 2 additional units
- 13 units total (existing 4-plex)
- New 3 story bldgs. (connected)
- Adjacent to Plymouth Mixed Use project (same developer)
- Bldg. Permits not yet issued

THINGS ARE HAPPENING

- Density/Parking provisions utilized
- Challenges from small lot sizes of existing land supply and development patterns
- Some mixed use development (“MU-light”)
- Single Family benefits have not really been utilized (1 project is coming)
- HB2001 may be more likely for RS zones
- “Pockets” where new development results in additional activity(Plymouth/Clearview)