



MINUTES
KEIZER PLANNING COMMISSION
Wednesday, March 12, 2025
Robert L. Simon Council Chambers

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

Present:

Matt Lawyer, Chair
Jeremy Grenz, Vice Chair
Lindsey King
Fernando Lopez
Robb Witters

Council Liaison Present:

Councilor Juran

Youth Liaison Present:

Open Position

Absent:

Sara Hutches
Frank Hostler

Staff Present:

Shane Witham, Planning Director
Dina Horner, Assistant Planner
Joseph Lindsay, City Attorney
Dawn Wilson, Deputy City Recorder

- 2. APPROVAL OF MINUTES** Commissioner Jeremy Grenz moved for approval of the January 2025 Minutes as presented. Commissioner Fernando Lopez seconded. Motion passed unanimously as follows: Lawyer, King, Grenz, Witters, and Lopez in favor with Hutches and Hostler absent.

a. January 2025

- 3. APPEARANCE OF INTERESTED PERSONS** There were no interested persons.

4. WALKABLE DESIGN STANDARDS: OAR 660-012-0330

- a. Presentation and Discussion on Walkable Design Standards (OAR 660-012-0330)** Planning Director Shane Witham explained the process related to Climate Friendly and Equitable Communities (CFEC) Walkable Design Standards pursuant to Oregon Administrative Rule 660-012-0330.

Andrew Parish, AICP with MIG, shared that they were working on the CFEC Walkable Design Standard project that was funded by the Department of Land Conservation and Development. He was working with Mr. Witham on a

Code Audit and would be recommending some amendments to the Development Code. The purpose was to create more compact, pedestrian-friendly, mixed-use development patterns in urban areas.

Mr. Parish spoke on the benefits and what a walkable community would look like in district, block, and lot communities. Zoning concepts for pedestrian-oriented development, connectivity access, and compact development were explained. He noted that they were working on an Audit recommendations for Keizer relating to code concepts.

Mr. Parish defined the initial code concepts for the following:

- Neighborhood connectivity
- Accessways without vehicles and safety measures
- Cul-de-sacs with accessways
- Residential neighborhoods with primary building entrances and orientations, driveway widths and minimum driveway separation for local streets to have fewer parking conflicts, and maximum setbacks in residential and mixed use zones.
- Commercial and mixed use districts having primary building entrances, maximum building setbacks, parking lot locations, and bicycle parking.
- Auto oriented land uses for drive-through facilities to have conditional uses in all zones.

Mr. Parish offered to share zoning maps of Keizer and asked the Commissioners for their thoughts.

Mr. Parish clarified that there would be drive-thru requirements limiting where they would not currently be allowed. Planning Director Shane Witham commented that the area restriction boundary was changed to include conditional uses for drive-thrus.

Concern was expressed about eliminating parking spaces to have parking on the street and that there was not enough undeveloped land in Keizer for the CFEC to make sense. Mr. Witham explained that some zoning changes may not take effect for several years.

Commissioner Witters felt that River Road had too many driveways and reducing them could help with the traffic issue. Mr. Witham explained that a conditional use was about how someone could build something.

Commissioner King commented that some development wasn't feasible and wouldn't change overnight. She doesn't think that any of the draft was unreasonable or extremely restrictive and suggested that it to be in place when it was needed. She was fine with the conditional use on drive-thrus.

Mr. Witham explained that by writing standards for the River-Cherry Overlay District (RCOD), it would create broader rules with more latitude.

Chair Lawyer wasn't a huge proponent of developing the code for the CFEC and then later asking the community for their opinions because he felt that it would frustrate people. He believes in the planning staff to prepare code language for the Council that would be in the best interest of Keizer at its core.

Commissioner Grenz commented that overall, the CFEC was fine. He thought the 350-foot block points as a maximum with half of the bicycle parking covered and if it was inside a unit, it would be unreasonable. He felt some frustration because most of the items on the list have been talked about several times over the years. Keizer has a commercial core and even if all the commercial core redevelops. Mr. Grenz doesn't see where all the walkable amenities could go to.

Commissioner Grenz commented feels that 350 feet for a maximum block length was unreasonable, but 600 feet was reasonable. Using the maximum of 300 feet when divided into 50-foot home frontages would be 7 houses and a road for every 7 houses, so it seemed like housing instead of roads was being created.

In terms of multimodal accessways, Mr. Grenz feels that 8-foot surface width wouldn't be wide enough, and 10-feet, within a 15-foot easement would be better for fewer conflicts with pedestrians, bicycles, and occasional accessibility issue. Mr. Grenz was concerned about ownership, maintenance, liability, and access points for easements and considerations of easements within right-of-ways.

Chair Lawyer summarized what he heard from the Commissioners in that block lengths were not reasonable regardless of whether or not it was a road, there should be fewer driveways along River Road and fewer drive-thrus in general. It was noted that having no drive-thrus could help the congestion. Being more thoughtful and proactive about planning and installing more sidewalks and determining where the setbacks start for easements and identifying who owns and maintains right-of-way was really important.

Mr. Parish asked about having parking lots to be required behind or along side of the commercial buildings. Chair Lawyer didn't want this requirement if buildings needed to be demolished and reconstructed. He felt that the business should be allowed to decide where their parking would be. Mr. Witham offered to write some specifications for the code on parking requirements.

Councilor Juran expressed concern about the expense of having to redevelop with the code changes and requested some leeway in the code.

Commissioner Grenz asked about parking behind or along side of businesses and asked about provisions for redeveloping corner lots having access to public streets. Mr. Witham commented that access easements could be used.

Mr. Parish commented that his company would do more outreach, draft code language, and cite specific parts of the code where this might be applicable.

Commissioner King commented on River Road having a compromised parking lot and suggested allowing landscaping rather than just having strict requirements. Commissioner Grenz commented on a nearby City requiring a certain percentage to be buildable street frontage with setbacks for multi-family dwellings.

**5. NEW-OLD
BUSINESS/STAFF
REPORT**

Planning Director Shane Witham shared that the City has received a few different land use applications and an application for a large property on River Road to receive Masterplan approval. There may be some items coming to the Planning Commission on City-owned land in Keizer Station. The Transportation System Plan update was underway.

City Attorney Joseph Lindsay reminded the Commissioners of quasi-judicial property rights and conflicts of interest. Chair Lawyer asked that the Commissioners to be mindful of the land use procedures.

**6. COUNCIL
REPRESENTATIVE
REPORT**

There was no Council report.

**7. COMMISSIONER
REPORTING TO
COUNCIL:
Lindsey King on
March 17th - 6pm**

Chair Lawyer would be reporting to Council on March 17th.

Chair Lawyer reminded everyone of the annual Event Center Clean-up this Saturday and invited volunteers to start at 9:00am. On March 31st, the Gold Star Memorial 50 percent Fundraiser would be at The REC. He commented on the recent donation from the Elks. Coming up after KeizerFEST, there would be a two-weekend event to clean, freshen up, and preserve the artwork at the Keizer Rapids Park.

**8. NEXT MEETING:
April 9th**

9. ADJOURNMENT Meeting adjourned 7:50 p.m. Minutes approved: _____

"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."

