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## Commission weighs in on statewide dev. proposals

By ERIC A. HOWALD  
*Of the Keizertimes*

Members of the Keizer Planning Commission discussed the possible ramifications of development code changes being made statewide to allow new types of housing in single family zones at its meeting Wednesday, Sept. 16.

Shane Witham, Keizer's interim community development director, asked the commission for its thoughts on efficiency measures that might require smaller lot sizes, a reduction of parking requirements and how to adjust standards to encourage a wider variety of housing.

On all three questions, commissioners were open to discussions, but expressed concerns over unexpected consequences.

"Change makes people nervous," said Commissioner Frank Hostler. "Infill is something people are concerned about. More people means more noise and one thing leads to another."

The lot size changes would likely have some of the more immediate effects on Keizer, Witham said. The majority of lots in Keizer are 9,000 square feet or more. The model code under discussion would reduce minimum lot sizes to 4,000 square feet, which might result in up to two single family homes replacing current single-family dwellings.

Commissioner Jeffrey Watson said smaller lot sizes appeared to be a forgone conclusion, but the commission might want to take a look at Keizer's "good neighbor" ordinances. Good neighbor ordinances generally regulate quality of life issues such as vehicles being abandoned in the street, obstructions of sidewalks, limits on the number of lodgers allowed in a single residence, and home

offices.

"Acting proactively in those areas might not be a bad way to frame this," Watson said.

While that has generally been the preferred stance of planning commissioners, it tried to get ahead of new statewide codes regarding accessory dwelling units and ending up needing to revisit changes made when the changes approved in Keizer ran afoul of the final state changes.

Commissioner

"I think we've done the right things so far, but I've got too many questions."

— Mark Caillier  
Planning commissioner

Mark Caillier suggested that traffic impacts, and particularly a surge in the number of vehicles within the city, should be taken into consideration.

"I don't know what Keizer's traffic vision is," Caillier said. "I think we've done the right

things so far, but I've got too many questions to pass on a recommendation to the city council."

Commissioners remained open to discussing any changes down the pike, even if they shied away from specifics during the meeting.

With triplexes and duplexes being allowed in all residential zones as a result of the coming changes, Commissioner Jeremy Grenz wondered how that would look in Keizer.

"If we are required to do triplexes, we are going to have to go up and people can only build five feet higher than the buildings around it," Grenz said.

Witham said nothing is set in stone at the moment, but he wanted to get the ball moving so Keizer is ready to move when the final state code is approved.

"There isn't a magic number of how efficient we should get, but we are under a compulsion to do the best we can do," Witham said.

Commissioner Matt Lawyer suggested pivoting from

mitigating impacts on Keizer to seeing if the city itself could influence the types of changes the state moves forward with.

City Attorney Shannon Johnson suggested Keizer might not have the weight needed to influence the path of the changes, but the planning commission might find greater success participating in the public comment period when it opens.

### looking back in the KT

#### 5 YEARS AGO

Different take on O' Glory

It may not be a new mural, but it is a new piece of art for River Road in Keizer. Rick Smith, a Keizer salvage artist with a small custom fabrication shop, came to the Aug. 25 Keizer Public Arts commission (KPAC) meeting to discuss his idea for an American flag.

#### 10 YEARS AGO

Marshalls heading to Keizer Station

Marshalls has signed a lease to come to Keizer Station, Donahue Schriber officials confirmed this week. The store will be located inside part of the former Wickes Furniture location in the northwest corner of the development.

#### 15 YEARS AGO

Mayor to Fire Board: Accept city plans

Mayor Lore Christopher and Keizer City Councilor Jacque Moir last week attempted to alleviate Keizer Fire Board concerns about the extension of the Keizer Urban Renewal District past its original sunset date.

#### 20 YEARS AGO

Celts start league 6-0

The Lady Celt volleyball team is off to a fast start in the Valley League. McNary had a perfect 6-0 league record entering a match with the only other undefeated team, Sprague, on Tuesday.

### police scanner

#### SUNDAY, SEPT. 13

12:04 a.m. - Arrest for stalking in the 6000 block of Wheatland Road N.

11:10 p.m. - Criminal trespassing in the 600 block of Bever Drive NE.

3:30 a.m. - Arrest for driving under the influence of intoxicants at the intersection of 7th Avenue NE and Faymar Drive NE.

7:50 a.m. - Arrest for burglary in the 5000 block of River Road N.

7:57 p.m. - Arrest for aggravated assault in the 300 block of Hazelbrook Drive N.

#### MONDAY, SEPT. 14

10:39 a.m. - Vandalism in the 900 block of Plymouth Drive NE.

1:52 p.m. - Fraudulent use of credit card at the intersection of Parkmeadow Drive NE and River Road NE.

3:57 p.m. - Criminal trespassing in the 5000 block of River Road N.

4:30 p.m. - Theft in the 3000 block of Cherry Avenue NE.

8 p.m. - Traffic accident in the 5000 block of River Road N.

8 p.m. - Theft from motor vehicle in the 6000 block of Pierce Court N.

10:53 p.m. - Scam by internet in the 3000 block of River Road N.

#### TUESDAY, SEPT. 15

1 a.m. - Unlawful entry to vehicle in the 3000 block of Willamette Drive N.

4:19 a.m. - Arrest for unlawful possession of methamphetamine

in the 3000 block of Partridge Lane NE.

11:10 p.m. - Criminal trespassing in the 600 block of Bever Drive NE.

#### WEDNESDAY, SEPT. 16

12:43 a.m. - Criminal mischief in the 100 block of Apple Blossom Avenue N.

7:52 a.m. - Shoplifting in the 4000 block of River Road N.

9:06 a.m. - Fleeing a police officer in the 6000 block of Ulali Drive.

9:23 a.m. - Theft in the 1000 block of Greenwood Drive NE.

5:24 p.m. - Theft in the 1000 block of Rafael Avenue N.

7:46 p.m. - Theft from motor vehicle in the 800 block of Manbrin Drive NE.

9 p.m. - Vandalism in the 800 block of Apple Blossom Avenue NE.

9:08 p.m. - Traffic accident at the intersection of River Road N and Sam Orcutt Way NE.

10:20 p.m. - Theft from motor vehicle in the 100 block of Triple Tree Circle N.

11 p.m. - Criminal mischief on Apple Blossom Avenue NE.

#### THURSDAY, SEPT. 17

10:40 a.m. - Shoplifting in the 3000 block of River Road N.

6:28 p.m. - Shoplifting in the 6000 block of Keizer Station Blvd.

7:43 p.m. - Traffic accident in the 6000 block of Ulali Drive.

8:54 p.m. - Arrest for assault in the 7000 block of St Charles Street NE.

#### FRIDAY, SEPT. 18

9:13 a.m. - Motor vehicle theft in the 500 block of Menlo Drive N.

9:28 a.m. - Motor vehicle theft in the 5000 block of River Road N.

4:15 p.m. - Failure to perform duties of driver when property was damaged in the 4000 block of River Road N.

8 p.m. - Motor vehicle theft in the 600 block of Parkmeadow Loop NE.

#### SATURDAY, SEPT. 19

4:52 a.m. - Driving under the influence of intoxicants at the intersection of 7th Avenue NE and Claggett Street NE.

8:07 a.m. - Bicycle theft in the 3000 block of 5th Avenue N.

11:46 a.m. - Vandalism in the 4000 block of Trade Wind Avenue N.

12:04 p.m. - Assault in the 3000 block of Partridge Lane NE.

3:10 p.m. - Forgery in the 5000 block of River Road N.

9:44 p.m. - Physical harassment in the 4000 block of Cherry Avenue NE.

#### SUNDAY, SEPT. 20

1:32 p.m. - Purse snatching in the 4000 block of River Road N.

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