



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, January 19, 2022 @ 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  
Jeremy Grenz, Vice Chair  
Francisco Saldivar  
Ron Bersin  
Sarah Hutches  
Jane Herb

**Council Liaison Present:**

Councilor Juran

**Staff Present:**

Shane Witham, Planning Director  
Dina Horner, Assistant Planner

**Absent:**

Mo Avishan

**APPROVAL OF MINUTES:** Commissioner Grenz moved for approval of the December 2021 Minutes. Commissioner Herb seconded. Motion passed as follows: Lawyer, Grenz, Saldivar, Bersin, Herb and Hutches in favor with Avishan absent.

**APPEARANCE OF INTERESTED CITIZENS:** None

**PUBLIC HEARING: Parks Master Plan Update**

*Chair Lawyer opened the Public Hearing.*

Planning Director Shane Witham summarized the City Attorney's staff report and explained that Planning Commission approval is necessary because the Parks Master Plan is a subset of the Comp Plan. Chair Lawyer, also a member of the Parks Advisory Board, noted that this Master Plan includes the Keizer Little League fields, which were not included in the previous Master Plan, a refined plan for Keizer Rapids Park and keeps Palma Ciega Park in the Plan. He added that this will be a good tool for Robert Johnson and Bill Lawyer to work through and move forward on projects.

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

Commissioner Grenz moved that the Planning Commission recommend Council approval of the Updated Parks Master Plan. Commissioner Saldivar seconded. Motion passed as follows: Lawyer, Grenz, Saldivar, Bersin, Herb and Hutches in favor with Avishan absent.

**NEW/OLD BUSINESS/STAFF REPORT: House Bill 2001: Survey Results, Code Update Recommendations**

Mr. Witham summarized his staff report and introduced Matt Hastie and Brandon Crawford from Angelo Planning Group who shared a slide presentation covering: Project status and schedule, middle housing draft #1 Code amendments, minimum compliance, Comprehensive Plan amendments, permitted uses and dimensional standards, River Cherry Overlay District, minimum off-street parking standards, design standards, middle housing conversions, cottage cluster updates, approval procedures and administration, open house survey results, policy options, detached plexes and ADUs and next steps.

Lengthy discussion took place during the presentation regarding consistent lot sizes and parking requirements, cottage cluster requirements, detached plexes and ADUs, adding ADUs to a lot that already has a duplex or triplex on it and emergency access.

Commissioner Grenz urged Commission to consider increasing the building height limit for multi-family units and including that change in the upcoming changes. Mr. Witham indicated that he would figure out an appropriate height for a 3-story apartment complex.

**COUNCIL LIAISON REPORT:** Relative to the low response to the Angelo survey, Councilor Juran indicated that he hoped the Community Diversity Engagement Committee would be able to bring about more community involvement. He added that most Councilors would like to keep Keizer feeling like Keizer and would not want Keizer to get too dense.

**COUNCIL REPRESENTATIVE:** Matt Lawyer will report to Council on February 7.

**ADJOURN:** The meeting adjourned at 8:45 p.m.

***Next Meeting:***  
*Wednesday, February 9, 2022*

*Minutes approved:* 02-09-22