



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, February 9, 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 (6:10)  
Ron Bersin  
Sarah Hutches  
Jane Herb  
Mo Avishan

**Council Liaison Present:**

Councilor Juran

**Staff Present:**

Shane Witham, Planning Director  
Dina Horner, Assistant Planner

**APPROVAL OF MINUTES:** Commissioner Grenz moved for approval of the January 2022 Minutes. Commissioner Herb seconded. Motion passed as follows: Lawyer, Grenz, Bersin, Herb and Hutches in favor with Avishan abstaining and Saldivar absent at time of vote.

**APPEARANCE OF INTERESTED CITIZENS:** None

**NEW/OLD BUSINESS: House Bill 2001 and Senate Bill 458, Code Update**

**Recommendations:** Angelo Consultants gave a slide presentation focusing on the project status, Middle Housing Draft #1-Code Amendments/Revisions, Middle Housing Draft #2-Code Amendments related to Senate Bill 458, what Keizer must, may, and cannot require; Code updates related to definitions, procedures, a new section, submittal requirements, review procedure, criteria and final plat approval, expedited land division criteria and submittal requirements, and the next steps.

Discussion took place regarding frontage improvements, considering 'fee in lieu' instead of requiring frontage improvements at the time of development, requiring formation of an HOA in order to assure maintenance of a 'child' lot set aside as a common area, middle housing land divisions appeals (not going to LUBA), the 100-foot notice requirement, hearings officer appeal timing, establishing sections for middle housing land divisions and expedited land divisions. Commissioners reviewed what Keizer MAY require, timing mechanisms, mechanisms to ensure that what is proposed to be built is actually built, conditions of approval, policy questions and legal questions.

Director Witham indicated that he would work with the consultant and come back with a bulleted list and staff recommendations. He indicated that the packet would be large

and urged Commissioners to review it thoroughly and call/email him prior to the meeting so that questions can be addressed and clarifications made.

**STAFF REPORT:** Director Witham reported that building permits have been issued for a mixed use development on Cherry.

**COUNCIL LIAISON REPORT:** Councilor Juran had nothing to report.

**COUNCIL REPRESENTATIVE:** Mo Avisham will report to Council on February 22.

**ADJOURN:** The meeting adjourned at 7:16 p.m.

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

*Minutes approved:* 03-09-22