



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 13, 2021 @ 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
Francisco Saldivar
Mo Avishan
Ron Bersin
Sarah Hutches

Absent:

Jane Herb

Council Liaison Present:

Councilor Juran

Staff Present:

Shane Witham, Planning Director
Shannon Johnson, City Attorney

SWEARING IN OF NEW COMMISSIONERS: Incoming Commissioners Mo Avishan, Ron Bersin and Sarah Hutches were sworn in by City Attorney Shannon Johnson.

ELECTION OF CHAIR AND VICE CHAIR: Commissioner Grenz nominated Commissioner Lawyer for Chair; Commissioner Lawyer nominated Commissioner Grenz for Vice Chair. With no further nominations, Commissioners Lawyer and Grenz were elected by unanimous consent as Chair and Vice Chair respectively.

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

APPEARANCE OF INTERESTED CITIZENS: None

HOUSE BILL 2001~ Consultation Presentation – Project Overview: Planning Director Shane Witham introduced Matt Hastie from Angelo Planning Group who then shared a slide presentation which focused on House Bill 2001 and Senate Bill 458, middle housing overview and types, Keizer Code update (code audit, amendments and community outreach and support), policy options and next steps. Discussion followed regarding the importance of community outreach and in commissioners taking an active role in the outreach efforts, the online engagement tool and community support.

Commissioners were urged to review their packets thoroughly prior to meetings so that they are prepared for effective discussion and to visit the DLCD website. Mr. Hastie explained that he would put together a code audit in a tabular format showing OARs,

the Keizer Code and the Model Code. He will also include model code provisions and graphics that show different housing scenarios.

Mr. Witham urged everyone to contact him with questions noting that this is a complex issue and there is going to be a significant amount of work. He encouraged everyone to be thoughtful when making decisions and noted that infill is not new but this house bill creates a potential for a different level of infill development and he wants to be sensitive to this but the City has to comply with the rules. This process will give the City tools it does not currently have.

NEW/OLD BUSINESS/STAFF REPORT: Mr. Witham reported that there have been no formal land use applications on the Herber property (west side of Verda between Chemawa and Dearborn) but the property has been sold and the developer is planning on developing a multi-family complex with 108-116 units. Also the 7-11 in Keizer Station area is getting close to opening.

COUNCIL LIAISON REPORT: Councilor Juran welcomed new commissioners.

COUNCIL REPRESENTATIVE: Matt Lawyer will report to Council. He urged new Commissioners to join him.

ADJOURN: The meeting adjourned at 7:11 p.m.

Next Meeting:

Wednesday, December 1, 2021

Minutes approved: 12-01-21