KEIZER PLANNING COMMISSION MINUTES
Wednesday, November 9, 2005 @ 6:00 p.m.
Keizer City Hall – Council Chambers

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

2. **ROLL CALL**

Present:
Michael Smith, Chair
Tom Wood, Vice Chair
Jack Lowery, Commissioner
Holly Braun, Commissioner (6:05)
Greg Ego, Commissioner
Kevin Baker, Commissioner
Doug Schneider, Commissioner
Jacque Moir, Council Liaison

Staff Present:
Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Sam Litke, Senior Planner
Debbie Lockhart, Deputy City Recorder

3. **APPROVAL OF MINUTES** ~ Commissioner Ego moved for approval of the October 5, 2005 Minutes. Commissioner Wood seconded. Motion passed by unanimous consent. (Smith, Wood, Lowery, Ego, Schneider and Baker)

4. **APPEARANCE OF INTERESTED CITIZENS** ~ None

5. **PUBLIC HEARING ~ Urban Renewal Amendment:**

Chair Smith opened the Public Hearing on the Urban Renewal Amendment.

Nate reported that state law requires that the Planning Commission make comment on any proposed amendment to the Urban Renewal District and forward said comment to the Urban Renewal Agency and City Council. KURB has reviewed and commented on the amendment. Mr. Brown reviewed the KURB recommendation adding that it was not identical to the proposed amendment being reviewed by the Commission and he pointed out the differences. Mr. Brown and Shannon Johnson then fielded questions from Commissioners regarding various aspects of the amendment.

Commissioner Baker declared a potential conflict of interest but added that he intended to vote and discuss as appropriate.

Mr. Brown detailed the three factors that limit the area of an Urban Renewal District:

- There can be no more than 25% of a city in an Urban Renewal District at any time.
- The District can only be amended by 20% once established.
- An adjustment of more than 1% is a major amendment.

He explained that the map is plotted based on the legal description for the district, however when Peterson Engineering mapped it out there were some significant differences in the map showing boundaries of the district. Mr. Brown explained that the amendment includes this difference of land but removes other portions of the existing District. Mr. Johnson then gave a brief explanation of how Urban Renewal Districts affect the community. Mr. Brown explained that some evaluation adjustments were made within the Urban Renewal District when it was implemented by the Tax Assessor in order to compensate Special Districts such as the Fire District. In summary Mr. Brown stated that Urban Renewal provides funding that would not be available otherwise to do improvements such as the storm drainage improvements along Claggett Creek, undergrounding of utilities and the expansion of Cherry Avenue - all accomplished with Urban Renewal funds. Mr. Brown concluded that this matter was being addressed because the expiration date of the current District was close and amendment would need to be made prior to that time. He then fielded more questions from Commissioners regarding the Expo Sports Center, expiration of the district and allocation of funds.

Chair Smith closed the public hearing.

Discussion took place at length regarding the Expo Sports Center and the appropriateness of using Urban Renewal Funds for this project, Keizer Station/Rotary participation and sponsorships, State Fairgrounds properties, the Kroc Center, timing of the recommendation and the urgency of adoption of the amendment prior to the sunsetting.

Chair Smith then offered the following option for consideration: Approval the list of projects but elimination the Recreation/Expo Center from the list and recommendation to Council that they reconsider that as a separate amendment when the Business Plan and Pro Forma Budget deem it appropriate and that the Commission recommend the balance of the projects as listed and funded but increase of the City Hall Complex funding to $10 million. Commissioner Ego voiced concern about dropping all funding for the Expo Center and suggested funding at 25%. Commissioners Baker and Lowery echoed this. Commissioner Braun indicated that she was against including the Expo Center to any degree. Chair Smith stated that although he was against including the Expo Center in the amendment, he was not opposed to the project itself.

Commissioner Braun moved that the Keizer Planning Commission support the passage of the 6th Amendment to the Urban Renewal District with the exception of page 5, line item 3 "Recreation/Expo/Community Center". Commissioner Wood seconded.

Deliberation took place with Commissioner Ego indicating that he did not support the elimination of the Expo Center and Commissioners Lowery, Schneider and Baker supporting funding the Expo Center at a reduced rate. Consideration was given to increasing funding of the Civic Center in lieu of the 50% funding of the Expo Center as well as consideration of removing it and adding a new district at a later date for funding of the Expo Center. Nate Brown pointed out that KURB was committed to retiring the district after this amendment.

Motion passed as follows:

AYES: Braun, Smith, Wood and Baker (4)
NAYS: Ego, Schneider and Lowery (3)
ABSTENTIONS: None (0)
ABSENT: None (0)

Chair Smith noted that it was unlikely that Council would support the position of the Commission in this matter, but at least this would send a message indicating how the public may feel about the issue. He urged all Commissioners to attend the Council meeting in order to explain the Commission's position.

6. **STAFF UPDATE**
River Road Renaissance ~ Nate Brown reported that the banners were put up on River Road thanks to the voluntary contribution of C & E Electric. The next step is to focus on the Lockhaven and River Road intersection to improve it visually. The Baskin-Robbins project has gone out for bids and will go back to KURB for funding at their next meeting.

7. **OLD/NEW BUSINESS** ~ None

8. **ADJOURN**
The meeting adjourned at 7:35 p.m.

Next Scheduled Meeting ~ Wednesday, December 14, 2005