



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, October 9, 2013 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair Jonathan Thompson called the meeting to order at 6:05 pm.

ROLL CALL:

Commissioners Present:

Jonathan Thompson, Chair
John Rizzo, Vice Chair
Matt Chappell
Hersch Sangster
Jim Jacks
Michael DeBlasi

Council Liaison:

Joe Egli

Staff Present:

Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

Absent:

Jared Choc

SWEARING IN OF COMMISSIONER DeBLASI: City Attorney Shannon Johnson issued the Oath of Office to Michael DeBlasi.

APPROVAL OF MINUTES: Commissioner Chappell indicated that he did not recall stating that he was in favor of pursuing a UGB separate from Salem. Commissioner Jacks moved for approval of the September 2013 Minutes. Commissioner Sangster seconded. Motion passed as follows: Thompson, Rizzo, Sangster, Jacks and DeBlasi in favor and Chappell opposed.

APPEARANCE OF INTERESTED CITIZENS: None

CONTINUATION OF PUBLIC HEARING – COMPREHENSIVE PLAN REVISIONS

Chair Thompson re-opened the Public Hearing. Community Development Director Nate Brown explained that the draft includes all changes discussed and many formatting revisions. He stressed that the policy issues are pivotal and Commissioners need to understand the implications. He referred Commissioners to the verbiage relating to the relationship of the Keizer Comp Plan with the Salem Comp Plan and the Regional Growth Boundary noting that he was struggling with how to state that although Keizer shares a UGB it has its own vision. Commissioners reviewed the verbiage and suggested various edits.

Commissioners then reviewed the third bullet point on Page 12. Mr. Brown explained that Terry Cole with Oregon Department of Transportation was uncomfortable with the

indication that growth cannot occur until the improvements at the interchange are made. Mr. Brown provided alternate verbiage in a handout with Commissioners suggesting various edits. Mr. Brown clarified that this is a general policy statement of the City of Keizer, a guiding document that everything answers to, and is intended to be a general policy statement rather than a specific regulatory implementation.

With no further discussion Chair Thompson closed the Public Hearing.

Commissioner Jacks moved that the Planning Commission recommend to Council adoption of the proposed changes to the Comprehensive Plan as presented by staff with the following changes:

- (1) On page 11: remove “direct” ... “housing supply has direct bearing on the...”
- (2) On page 11: ... “economic aspirations of the city *as identified in the Vision and the Economic Opportunities Analysis* will be implemented...” (italicized verbiage added)
- (3) On page 11: third bullet, “The most obvious...” is changed to “One...”
- (4) On page 11: fourth bullet: “...for development and will....” changed to “...for development and *may*....”
- (5) On page 12, third bullet, second sentence: replace “required” with “necessary”, add a period after “interchange” and delete the remainder of that sentence adding the language provided by Mr. Brown. His language is edited to remove “would afford a better level of performance, but” and add “based on available resources” to the last sentence.

Commissioner Sangster seconded.

Mr. Brown suggested that the word “However” at the beginning of the second sentence of the fourth bullet be deleted and that the word “will” be replaced with “may”.
Commissioners Jacks and Sangster accepted this suggestion.

Motion passed as follows: Thompson, Rizzo, Sangster, Jacks and Chappell in favor with DeBlasi abstaining and Choc absent.

NEW/OLD BUSINESS: Commissioner Chappell expressed the desire to have legal staff draft a document clarifying the law of ORS 276.028 and the role of the Capitol Planning Commission, exempting the City from the law and send it to the Capitol Planning Commission for their agreement to the exemption. Commissioner Sangster explained that the CPC function is strictly with State agencies and buildings in the capitol mall area and agencies moving in and out. It was formed over 60 years ago to address the City of Salem tax role because State agency buildings took property off the tax role. Commissioner Chappell responded that he felt it was in the City’s best interest to have clarification of this law because there appears to be a potential for the law to be used to override local jurisdictions and it needs to be addressed. Lengthy discussion followed regarding the use of staff time and the validity of asking staff to pursue clarification.

Commissioner Chappell moved that the Planning Commission seek to clarify the law of ORS 276.028 in its original language in order to determine whether it has any jurisdiction over the City of Keizer and to request a statement from the Capitol Planning Commission or a representative to clarify its intent. Motion died for lack of second.

City Attorney Shannon Johnson noted that even though the motion failed, he could check on his own and touch base with Commissioner Chappell. He explained that staff likes to get questions answered but there is always a cost in time and there are other projects that will require his attention.

STAFF REPORT: None

COUNCIL LIAISON REPORT: Councilor Egli reported that it has been a slow, uneventful summer.

COUNCIL REPRESENTATIVE: Commissioner Jacks will report at the October 21 Council meeting.

ADJOURN: The meeting adjourned at 7:40 p.m.

Next Meeting: November 13, 2013

Minutes approved: 11-13-13