



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, September 11, 2013 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair Jonathan Thompson called the meeting to order at 6:03 pm.

ROLL CALL:

Commissioners Present:

Jonathan Thompson, Chair
John Rizzo, Vice Chair
Matt Chappell
Hersch Sangster
Jim Jacks (6:05)
Jared Choc

Absent:

Greg Rands

Council Liaison:

Dennis Koho for Joe Egli

Also attending:

Michael DeBlasi

Staff Present:

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

APPROVAL OF MINUTES: Commissioner Rizzo suggested a grammatical change to the Minutes. Commissioner Sangster moved for approval of the July 2013 Minutes as amended. Commissioner Rizzo seconded. Motion passed as follows: Thompson, Rizzo, Sangster, Chappell, and Choc in favor, Rands absent and Jacks absent at time of vote.

APPEARANCE OF INTERESTED CITIZENS: Michael DeBlasi, who will be sworn in at the October meeting, attended the meeting to participate in discussion during the public hearing. City Attorney Johnson added that the terms of the existing Commissioners do not expire until replacements are sworn in.

PUBLIC HEARING – COMPREHENSIVE PLAN REVISIONS

Chair Thompson opened the Public Hearing. Senior Planner Sam Litke explained that adoption of the Economic Opportunities Analysis and Housing Needs Analysis has triggered Comprehensive Plan changes. He added that although staff thought those changes would be simple, once the process began, they realized that a large portion of the Plan is outdated which resulted in a more in depth review. Version 3, in front of the Commission, was reviewed by the Department of Land Conservation and Development and Marion County with both providing their comments. Staff is waiting to get comments from Keizer's Environmental staff. Therefore Version 4 will have significant changes. It will be longer than Version 3 because after review staff decided that wholesale deletion of policies might not meet the approval of state agencies that will be reviewing the Plan. Mr. Litke also noted that, although the City is striving to complete the Periodic Review process, staff is considering applying to the State to remain in periodic review so that the City can apply for

funding for further analysis. The analysis would assist in review of transportation impacts and the cost of bringing land into the urban growth boundary.

Community Development Director Nate Brown distributed revisions to Section C – Expected Future Growth and the Relationship of the Keizer Comprehensive Plan to the Salem Area Comprehensive Plan and Regional Urban Growth Boundary. He noted that the fundamental principal is that Keizer is “married” to Salem and questioned if it was going to stay that way and how that is going to be put in the Comp Plan. He explained that the language he crafted tries to say that the City of Keizer has a right to establish goals and policies specific to Keizer and that, although the City recognizes its relationship with Salem, it has a right to establish its own destiny. He noted that the Salem/Keizer Area Planning Advisory Committee (SKAPAC) agreement has been in place for almost 30 years without being amended, updated or evaluated. The City has an obligation to continually monitor it as time goes on.

Discussion then took place with Commissioners considering the intent of the agreement, the process, the need for evaluation of the effectiveness of the agreement, ‘significant resources’ vs. more specific numbers. Commissioners agreed that the Comp Plan is conceptual with a 20 year lifespan so specific numbers would be inappropriate.

Review of the changes covered the highlighted portions of the remaining paragraphs continued with Mr. Brown explaining that the City needs to pursue specific aspirations for employment lands and accept the responsibility of coordinating regionally with its housing needs supply.

Discussion followed regarding the shared Urban Growth Boundary with Mr. Brown explaining that the DLCD recognizes that the shared UGB makes it difficult for Keizer because Keizer does not have control of its destiny. Key people have looked at the city limits and the UGB and decided that it is not fair to Keizer. They have indicated that they want to find a way to make it fair. The City is trying to find a way to reach the vision adopted for the City. Currently Keizer has a higher suburbia exit than any other city in Oregon.

Commissioner Chappell indicated that he was in favor of pursuing a separate UGB and separating from Salem. All other Commissioners indicated that they were in favor of working under the current program, working as partners with Salem and including a statement that would allow for general flexibility for targeted industry site design, making it as easy as possible to construct buildings that are big enough and tall enough to attract businesses.

With no further discussion Chair Thompson postponed closing the Public Hearing until October 9.

NEW/OLD BUSINESS: None

STAFF REPORT: None

COUNCIL LIAISON REPORT: Councilor Koho had nothing to report.

COUNCIL REPRESENTATIVE: Commissioner Sangster will report at the September 16 Council meeting.

ADJOURN — The meeting adjourned at 7:37 p.m.

Next Meeting: October 9, 2013

Minutes approved: 10-09-13