



KEIZER PLANNING COMMISSION MINUTES
Wednesday, September 9, 2009 @ 6:00 p.m.
Keizer Civic Center

1. CALL TO ORDER

Chair Holly Graf called the meeting to order at 6:00 pm.

2. SWEARING IN OF COMMISSIONER THOMPSON ~ City Attorney Shannon Johnson issued the Oath of Office to Jonathan Thompson.

3. ROLL CALL

Commissioners Present:

Holly Graf, Chair

Greg Rands

Doug Schneider

Jim Jacks

John Rizzo

Jonathan Thompson

Mark Caillier, Council Liaison

Absent:

Albert Castaneda

Staff Present:

Sam Litke, Senior Planner

Nate Brown, Community Development Director

Shannon Johnson, City Attorney

Debbie Lockhart, Deputy City Recorder

4. APPROVAL OF MINUTES ~ Doug Schneider moved to approve the July 2009 Minutes. Greg Rands seconded. Motion passed as follows: Graf, Schneider, Jacks, Rizzo and Rands in favor with Thompson, abstaining and Castaneda absent.

5. APPEARANCE OF INTERESTED CITIZENS ~ None.

6. PUBLIC HEARING ~ Text Amendment 2.301 (General Provisions) Continued from July 2009: Senior Planner Sam Litke explained that since the last meeting there were a number of concerns raised by Commission, staff and Public Works. He noted that although this chapter is in the City Zone Code, it is a place where Planning and Public Works intersect so staff felt strongly that it was necessary to ensure that Public Works issues were addressed. He added that many of the changes were existing errors that had been overlooked, but closer examination showed areas of ambiguity that needed to be addressed as well as adjustments to reflect technology or current City business practices. He then reviewed the section in detail noting that the paragraph prior to the table indicates that from time to time it might be beneficial for the city to delay full implementation or phasing of a project and that the remainder of the changes reflect clarification of footnotes for the table and adjustments brought about due to the adoption of the new Transportation System Plan.

Commissioner Graf Re-Opened the Public Hearing.

Mr. Brown voiced confidence that this is a refined and polished product. Mr. Litke added that Rob Kissler, Director of Public Works, had expressed support for the proposed changes.

Lengthy discussion then took place regarding clarification of verbiage relating to phasing, authorization, flexibility, building permits, land use decisions and traffic impact analysis, with several changes being made to various sections.

Chair Graf noted that because there had been so many changes made she felt the finished product should be brought back to Commission at the next meeting rather than trying to figure out what was being adopted at this meeting. Mr. Litke agreed to bring the Text Amendment back with the appropriate changes for review/approval at the next meeting.

Commissioner Graf continued the Public Hearing to the October 14 meeting so that staff could continue working on the amendment.

7. **NEW/OLD BUSINESS** ~ Mr. Litke noted that he hoped to bring for Commission approval Text Amendments to the Wireless Communications chapter. This would be in addition to the General Provisions public hearing. He urged Commissioners to communicate questions and/or comments to staff prior to the meeting so that both issues could be addressed in a timely manner.
8. **COUNCIL LIAISON REPORT** ~ Councilor Caillier had nothing to report.
9. **OTHER BUSINESS**
 - Mr. Litke noted that the Visioning project was funded by DLCD because the City is in Periodic Review. He explained that the next step is to work on the Housing Needs Analysis looking at needs 20 years out, to do a land inventory, check the accuracy, and quantify the City's needs. He added that the City is on the short list to get funding for this project because the TSP has been updated and the Visioning process has been completed. He expressed optimism that funding will be awarded to the City and work will begin with the participation of region cities and counties. He concluded that all this will dovetail into a task for the Planning Commission probably in the late winter or early spring.
 - Commissioner Graf indicated that she would report at the next Council meeting in place of Commissioner Castaneda (9/17).
10. **ADJOURN** ~ The meeting adjourned at 7:19 p.m.

Next Meeting ~ To be determined due to Veteran's Day Holiday.

OCTOBER 14, 2009

Minutes approved: 10-14-09