



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, August 10, 2011 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Chair Greg Rands called the meeting to order at 6:06 pm.

ROLL CALL

Commissioners Present:

Greg Rands, Chair
Jim Jacks, Vice Chair
John Rizzo
Jonathan Thompson
Jared Choc
Doug Schneider
David McKane, Council Liaison

Absent:

Albert Castaneda

Staff Present:

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

APPROVAL OF MINUTES ~ Commissioner Rizzo moved to approve the June 2011 Minutes. Commissioner Jacks seconded. Motion passed as follows: Rands, Jacks, Rizzo, Thompson, and Choc in favor with Schneider abstaining and Castaneda absent.

APPEARANCE OF INTERESTED CITIZENS ~ None.

PUBLIC HEARING: None

NEW BUSINESS ~ Discussion of Draft Economic Opportunities Analysis:

Mr. Brown explained that the State is giving technical assistance grants to cities in periodic review and Keizer has applied for a grant to hire a consultant that will focus on the economic aspects of Keizer's Economic Opportunity Analysis. One of the things that has come out of the regional study is the high cost of infrastructure and it is the City's desire to have a consultant focusing on the economic aspects pertinent to Keizer. Mr. Brown indicated that he hoped to develop the local Economic Opportunities Analysis and local Housing Needs Analysis and identify and make the necessary Comp Plan revisions. The conclusion of the Housing Needs Analysis indicates that Keizer has a deficit in all categories of land and will need more.

Mr. Brown explained that a joint meeting was held with Salem two months ago and in the meeting Salem expressed reservation that Keizer was moving too fast and Keizer's request to work with Salem to expand the UGB was met with reservation. However, since that time there has been education efforts made and subsequent meetings have been very different; he got the distinct impression that there was general support. Although they still have reservations, they are willing to sign a statement of cooperation

which he is going to write. He has met with 1,000 Friends of Oregon and explained that Keizer is not going to try to compete with Salem or duplicate what Salem has.

The executive summary of the Economic Opportunities Analysis for the regional study is written favorably towards Keizer. It points out that Keizer has a deficit of employment lands; only one job for every 7 residents vs. 1 job for every 3 residents in Salem. There is an imbalance in Keizer and the City is postured to launch into the next chapter of the process and get a consultant to assist. This will not affect Salem because they are not in periodic review, however, it is anticipated that staff will keep Salem informed of the process and, if their assistance is needed, will include them. The approach staff is taking in this expansion is not to readjust the existing boundaries, but to look for employment lands. With industrial lands the City has more latitude and the study was written in order to facilitate this concept. It is hoped that Salem will not be negatively impacted by the work Keizer is doing.

Mr. Brown added that he has asked 1,000 Friends of Oregon to participate in this process so that they can give it their stamp of approval and all unsolvable problems can be dealt with up front in the process. He noted that he is firmly convinced that the City won't get out of this without a negotiated settlement, but that 1,000 Friends of Oregon is interested in a success story; they want Keizer to be successful. They have said that if it makes sense and can be justified properly, they will support it.

Mr. Brown concluded his report noting that it is important to manage the incredible farmland and agricultural lands in the area properly. This is a challenging problem statewide. Everyone is trying to find good solutions but it is difficult. He is hoping to start on this 20-year road and begin working on solutions. He then fielded questions and provided clarification regarding implementation of the objectives, flexibility in the development code based on performance standard rather than location, and developing a zoning code that would allow flexibility. He summarized that Keizer has a commercial land deficit but residential cannot be displaced; it is the City's obligation to provide adequate land for all based on statewide policies.

OLD BUSINESS ~

LUBA Appeal: Oral argument was August 9. Basically the challenge is that the City has not answered the concurrency questions. The decision was that basically if they take out building permits at the same time, they would have the process to construct on different schedules with occupancy at different times. The argument was that construction is a complex affair subject to interpretation and it is within the right of Council to interpret their Code. Mr. Brown noted that he didn't know if this argument was enough to convince LUBA but it was likely that a decision would be made by mid September. Commissioner Thompson confirmed by checking his computer and the S-J website that the decision was due by August 19.

River Road Renaissance: Mr. Brown explained that Council is reviewing committees and since RRR shares so much with Keizer Urban Renewal Board, it may be blended with KURB.

Veterans Parking: Commissioner Rizzo reported that Council was considering his Veterans Parking proposal. The City has approved placing a sign "Veteran Parking Only. Thank you for your service. Citizens of Keizer." To be placed on one stall at City Hall. Councilor McKane asked Commissioner Rizzo to contact him if he needed help raising money for the signs. A meeting is planned with Keizer Elks on August 31 with the hope to get 2 or 3 signs installed there.

KURB REPORT ~ Commissioner Schneider reported that

- Abby's Pizza improvements are complete and the south end of town now looks nice. He voiced the desire that more businesses would participate in the program to improve River Road.
- KURB recommended Council approve getting bowling ball planters for in front of Town & Country Lanes.
- Evans Avenue project is underway. The curvy sidewalk is in place.
- Keizer Chamber has requested urban renewal funds to make tenant improvements for a temporary site they are leasing at Keizer Station. KURB felt there were too many unanswered questions to approve this and sent it back to the Chamber. It will be addressed at the August meeting.
- He is terming out in October and has served as both the River Road Renaissance and KURB representative from the Commission so another Commissioner will need to volunteer. He explained that RRR may be combined with KURB so it would only be one meeting instead of two. Jim Jacks volunteered to attend starting in September.

STAFF REPORT ~ Mr. Brown reported that a recommendation on whether or not to spend program income on a visitor information facility will be addressed at the next KURB meeting. The Transit Board will need to start their programming by September 1st so a special Urban Renewal Agency meeting immediately after the regular KURB meeting on the 24th is being considered.

COUNCIL LIAISON REPORT ~ Councilor McKane reported that

- In addition to the first reading on the chicken ordinance, Council voted on revisions to the Code regarding parking; revising the Code to consider gross vehicle weight.
- The August 1st meeting focused on Keizer Fire District and Marion County Rural Fire District. A public hearing was held and closed after hours of testimony. Deliberation will continue at the next meeting.
- Deliberation will take place on initiating a public safety fee on the water bills and putting that on the November election ballot.

COUNCIL REPRESENTATIVE ~ Doug Schneider will report at the August Council meeting.

ADJOURN ~ The meeting adjourned at 6:56 p.m.

Next Meeting: September 14, 2011

Minutes approved: 9-14-11