KEIZER PLANNING COMMISSION
MINUTES
Wednesday, August 1, 2001 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER
Chair Anderson called the meeting to order at 7:00 p.m.

2. ROLL CALL
The following members were present: Bruce Anderson, June Abbott, Bill Wolf, Dick Inman, Michael Smith and Stan Compton

Also present were: Planning Director, Maria Meier and Recording Secretary, Cindy Perry

3. CONTINUED DELIBERATIONS- **Infill Master Plan**
Ms. Meier supplied copies of the Keizer Draft Code Amendments, Keizer Comprehensive Plan with suggested changes and a copy of the Buildable Lands Inventory Methodology.

Ms. Meier went through the suggested changes to the Draft Code Amendments noting the cross-referencing that was done throughout the document to meet the intentions of the Planning Commission. She answered questions from the Commission.

The Buildable Land Inventory was addressed and the methodology that was used to base the information in the document. Ms. Meier stressed that the Buildable Lands Inventory document was developed as part of the grant process and would only be an appendix to the Infill Master Plan. She indicated that the City was approaching a periodic review in the year 2003 of which the Buildable Lands Inventory Methodology could be used as a base tool for this review. She felt this would not effect the analysis of the UGB for possible expansion in the future.

Ms. Meier acknowledged that a changed needed to be made to page seven of the document under 2.316.06. The reference should address Section 2.302.03 ***not*** 2.302.04.

The remainder of the document was reviewed and the following motion was made:

Mr. Inman moved a motion that the Planning Commission recommends to the City Council to adopt the July 25, 2001 Infill Development Master Plan with the one revision. Mr. Wolf seconded the motion and carried, all present voting aye.

The Commission commended Ms. Meier for her work on the document.

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Mr. Compton expressed an interest in the total cost of the process including staff time and the number of hours the Planning Commission worked on the project.

The Commission reviewed the Comprehensive Plan Amendments. Ms. Meier recommended that the Buildable Land Inventory be used only as an appendix to the Infill Master Plan. She went on to state that DLCD would coordinate Salem, Keizer and Marion County and provide direction during the periodic review in 2003. Ms. Meier answered questions from the Commissions regarding the scope of work for the grant.

<u>Mr. Smith moved a motion to forward a recommendation from the Planning Commission to the City Council for adoption of the Comprehensive Plan Amendments. Mr. Compton seconded the motion and carried, all present voting aye.</u>

The Buildable Lands Inventory Methodology was provided to the Commission for their review.

Ms. Meier answered questions regarding the definition of *underutilized land.* She stressed that it would be impossible to determine when and where property would or would not developed and that the Buildable Lands Inventory could be viewed as the maximum amount of land that could be developed.

Mr. Wolf expressed his appreciation of the Infill Master Plan Process, but felt the connectivity issue was something, which should have been studied further. He emphasized the use of incentives by the city to encourage connectivity to take place.

Councilor Moir recommended that as many of the Commissioner's as possible attend the City Council meeting on August 6, 2001 to answer any questions that the Council would have.

Mr. Compton expressed dismay that the numerous hours spent by the Planning Commission to review the Infill Master Plan would be re-reviewed by the Council and possibly have changes made to it with very limited knowledge of the subject. He indicted he would attempt to attend the meeting to provide answers to the Council.

It was the consensus of the Commission to cancel the August 8th meeting. Ms. Meier reported that she would like to prepare the Commission in September regarding the Chemawa Activity Center and information that they would be addressing.

4. ADJOURN

➢ ***Next Meeting ~ September 12, 2001***

Chair Anderson adjourned the meeting at 8:15 p.m.