



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 11, 2014 @ 6:00 pm
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair John Rizzo called the meeting to order at 6:00 pm.

ROLL CALL:

Commissioners Present:

John Rizzo, Chair
Hersch Sangster, Vice Chair
Matt Chappell
Michael DeBlasi (6:12)
Chuck Fisher
Kyle Juran

Council Liaison: Joe Egli

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development Director
Shannon Johnson, City Attorney
Elizabeth Sagmiller, Environmental Program
Coordinator

Absent:

Jonathan Thompson

APPROVAL OF MINUTES: Commissioner Chappell moved for approval of the May 2014 Minutes. Commissioner Fisher seconded. Motion passed as follows: Rizzo, Sangster, Chappell, Fisher and Juran in favor with DeBlasi absent at time of vote and Thompson absent.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Environmental and Public Services related Comp Plan Revisions

Commissioner Rizzo opened the Public Hearing. Senior Planner Sam Litke reminded Commissioners that last year they held a public hearing on changes to the Comp Plan related to the Housing Needs Analysis and the Economic Opportunity Analysis. At that time there was additional information related to environmental and public works material that was not included. This Public Hearing is to address those issues shown in the adopted copy with colored text to reflect the proposed changes. Storm water changes are near the beginning and Public Works material is near the end.

Environmental Program Coordinator Elizabeth Sagmiller explained that most of her changes had to do with Stormwater which covers a variety of environmental areas. She provided a brief history of the Stormwater program noting that when the Comp Plan was first written the City had no Stormwater program. She explained that the program emphasizes retaining water and protecting riparian vegetation and for that reason she

has added Labish ditch as a waterway that should be protected; it is viewed as a tributary by Oregon Fish and Wildlife. She pointed that Item d.2) on page 64 should read “Create a Stormwater *Master Plan*...” and noted that Public Works Director Bill Lawyer had indicated that item d.2)(b) on page 64 was not relevant and the entire section should be deleted.

Discussion then took place regarding the role of the Storm Water Advisory Committee, and groundwater capacity for different areas of the city. Ms. Sagmiller explained that Keizer has an adequate water supply and acts as an emergency water source for Salem. Mr. Sangster voiced disagreement to a statement on page 6 indicating that the City’s mass transit system is adequate. City Attorney Shannon Johnson noted that because the Notice for this Public Hearing specifically referred to Public Works and Environmental Changes, the section referring to public transportation was not part of the hearing. Community Development Director Nate Brown added that staff has applied for a grant to update the entire Transportation System Plan and this could be addressed at that time.

Further discussion took place regarding the reclassification of Labish ditch and noticing adjacent property owners. Ms. Sagmiller explained that current residents do not think of it as a ditch; it is their waterway and they want it protected. She added that the City is mandated to address water quality issues including high temperatures and mercury in waterways and protection of riparian vegetation protects the water and the shoreline.

Commission discussed ownership of waterways, restoration of Claggett Creek waterway, floodplains and limiting development. Mr. Brown explained that the purpose of this document is not regulatory but to set forth the guiding principles that would direct staff in the administrative efforts of the City. Ms. Sagmiller added that Stormwater staff are working on a restoration management plan so that areas can be identified that would be suitable for restoration and that can be maintained. Mr. Litke suggested that restoration be added into the policies of the Natural Resources and Open Space. Mr. DeBlasi recommended this.

In addition to the changes underlined above, the following changes were suggested:

- “It is the intent of the City of Keizer that Labish ditch and Claggett Creek shall be protected” be added to Page 11, Section c. Natural Resources and Open Space Policies.
- Chapter 3, page 62, section c.1) add “currently” between ‘document’ and ‘exists’.
- All acronyms should be spelled out.

With no further testimony Chair Rizzo closed the Public Hearing.

Commissioner Sangster moved for approval of the Comp Plan with revisions and that it be recommended to Council for approval. Mike DeBlasi seconded. Motion passed as follows: Rizzo, Sangster, Chappell, Fisher, DeBlasi and Juran in favor with Thompson absent.

NEW/OLD BUSINESS: Commissioner Fisher asked if the City had a Disaster Plan to which staff directed him to the Hazard Mitigation Plan posted on the website. Commissioner Sangster announced the upcoming “End Polio” Ride.

STAFF REPORT: Mr. Brown reported that

- A Text Amendment for Non-conforming uses will be considered at the next meeting.
- Salem City Council approved the Urban Growth proposal unanimously.
- Marion County will vote on the Urban Growth proposal on the 28th.

COUNCIL LIAISON REPORT: Councilor Egli reported that Council had passed the budget and taken testimony regarding allowing tow trucks to park in neighborhoods. They did not pass Shadow Platting because they thought it would be an extra burden on landowners.

COUNCIL REPRESENTATIVE: Commissioner Fisher will provide the Planning Commission update to Council.

ADJOURN: The meeting adjourned at 7:22 p.m.

Next Meeting: July 9, 2014

Minutes approved: 07-23-14