

**MINUTES
KEIZER PLANNING COMMISSION
WEDNESDAY, JUNE 10, 1998
KEIZER CITY HALL - LIBRARY**

1. CALL TO ORDER

The meeting was called to order by Chair Wolf at 7:00 p.m.

2. ROLL CALL

The following members were present: Jere Clancy, Manny Martinez, Dick Inman, and Bill Wolf.

Also present were: Council Liaison Jim Keller, City Attorney Shannon Johnson, and Staff Liaison Amy Drought.

3. APPROVAL OF MINUTES - May 13, 1998

It was moved by Mr. Martinez that the minutes of May 13, 1998 be approved. The motion was seconded by Mr. Clancy and carried unanimously by those members present.

4. Approval of Resolution 98-2, In the Matter of Amending the Rules of the Commission; Amending Planning Commission Resolution 83-1

City Attorney Johnson confirmed that the proposed amendments to the Planning Commission Rules were reviewed and approved by the City Council. The amendments will become effective upon adoption of the proposed Planning Commission resolution.

Mr. Inman moved to adopt Planning Commission Resolution 98-2, In the Matter of Amending the Rules of the Commission; Amending Planning Commission Resolution 83-1. Mr. Martinez seconded the motion.

The motion carried unanimously by those members present.

5. APPEARANCE OF INTERESTED CITIZENS

No one came forward to present any issues to the Commission.

6. PROJECT UPDATES

Development Activity

Ms. Drought reported that an application is in for an infill seven-lot subdivision in the 1600 block of Chemawa Road NE. It should go to hearing at the end of June.

Much of Ms. Drought's time is being spent managing development currently underway. She noted that the types of infill and small subdivision projects now happening involve many issues not seen with development of undeveloped land. She cited as examples, resistance by neighbors, and less experienced developers.

Mr. Wolf had heard rumors of efforts by some southeast residents to initiate some type of overlay or specific plan for the southeast neighborhood to address the high number of infill projects occurring there. Ms. Drought had also heard some comment. She saw possibility for doing some type of specific plan or conceptual plan for the area that would provide guidelines for any future development.

Councilor Keller questioned the status of a proposed design standard for apartment complexes currently under consideration by Salem. Ms. Drought was aware that a proposal was being considered, but had no specific information on its content or status. She will request information from Salem planning.

Mr. Wolf asked what was being done to fill Planning Commission vacancies. Ms. Drought reported that the Volunteer Coordinating Committee will meet on June 23 to consider applications. Recommendations from the Volunteer Coordinating Committee will have to go to Council for approval.

7. DISCUSSION

7.1 Proposed Amendment to the Urban Renewal Plan

Consultant John Morgan presented an overview of the proposed draft amendment to the North River Road Urban Renewal Plan. Ballot Measure 50, approved by the voters in the November 1997 election, included major revisions to the State's urban renewal status and changed aspects of how renewal agencies operate. Mr. Morgan called attention to two aspects that must be addressed, by Plan amendment, by July 1, 1998. First, an urban renewal agency must select one of three ways to collect ad valorem taxes. One is the traditional way of assigning all tax revenues from the increased values within a renewal district to the district to carry out its purposes. The second is to take those same funds as a special levy. The third is a combination of the first two. Mr. Morgan noted that Council, sitting as the Urban Renewal Agency, has decided to use Option One.

Mr. Morgan noted that secondly, the statute requires an urban renewal district to set a "maximum indebtedness" for each renewal plan. The maximum indebtedness is the total amount of debt a district can incur in order to carry out the projects of the renewal plan. For Keizer, that amount is about \$22.3 million. It represents funding for all the work left in the urban renewal plan plus current principal on debt. Mr. Morgan called attention to a list of work yet to be done, with cost estimates.

Mr. Morgan noted that on June 1, the Council, sitting as the Urban Renewal Agency, adopted a resolution adopting Option One and setting a maximum debt of \$22,390,384. The proposed Plan amendment is scheduled for public hearing and adoption on June 22. In accordance with the statute, Council referred the proposed urban renewal plan amendment to the Planning Commission for a recommendation. Mr. Morgan recommended that the Planning Commission, by motion, recommend approval of the plan amendment. He emphasized that the Plan revision will have no impact on the projects or activities of the District.

Mr. Morgan responded to questions about the figure set as the maximum indebtedness, and the amount of that total that remains to be spent. He commented on work he will be doing with KURB in updating the River Road Design Plan, and noted that in that effort, the list of projects will be revisited. He suspected that the list might be pared back to some extent. He confirmed that the defined total cannot be exceeded--additional funding would require formation of a new renewal district which would require voter approval. He acknowledged that the maximum indebtedness represents projected capital outlay only; interest on the debt is not included. Mr. Morgan anticipated that the district would complete its work and close in advance of the 2006 projected ending date.

Mr. Wolf moved to recommend to the City Council adoption of the Amendment to the North River Road Urban Renewal Plan. Mr. Martinez seconded the motion.

The motion carried unanimously by those members present.

7.2 Revisions to the Flood Plain Ordinance

City Planner Amy Drought recalled last month's discussion of goals, and the Planning Commission's decision to include as one of its top priorities revising the floodplain development standards. As a first step in that effort, she invited Jim Kennedy with the Natural Hazards Mitigation Program at the Department of Land Conservation and Development (DLCD) to come tonight and present information on the Oregon Floodplain Management Program. Ms. Drought introduced Mr. Kennedy and noted that he works with communities around the state to develop sound floodplain management practices.

Mr. Kennedy noted his recent retirement from the State. However, he is serving on an interim basis until his replacement is on board on August 3. Ann Bier will be assuming the

position he is vacating. Mr. Kennedy will continue working for LCDC, but in a different capacity.

Mr. Kennedy, who resides on 15th Street NE in Salem, about two blocks from Mill Creek, began his presentation with comments about the February 1996 flood and how he and his neighbors were personally affected. He commented on the effects of changes that have impacted the water courses, and the likelihood for increased flooding in the future. He noted, however, that he would not have anticipated the degree of flooding that occurred in the Labish Ditch area of Keizer.

Mr. Kennedy called attention to the following handouts that were distributed to Commissioners: *The 100 Year Flood Myth* (FEMA), *Oregon Floodplain Management Program Information Bulletin* (DLCD), and *Variances to FEMA Floodplain Regulations*. He talked about flood events that led to establishment of a national flood insurance program, and the charge given to his agency to administer the program. Mr. Kennedy talked about the basis for "sound floodplain management" which is intended to reduce the risk by discouraging development in floodplains. He explained some of the requirements of a flood insurance program and how requirements can be established based on what's appropriate for each community. He explained how adopting standards beyond a minimum can translate into lower flood insurance premiums.

Mr. Kennedy also talked about the Agency's focus of capitalizing on the natural beneficial functions of floodplains to address issues related to watershed rather than establishing more dikes and levies.

Mr. Kennedy talked about the need for long-range planning to avoid negative impacts related to future development. He responded to questions about floodplain data, mapping, and the possible application of performance standards to future development within the floodplain. Ms. Drought responded to questions about land still available in Keizer within the floodplain. She was unsure of the acreage still available, but indicated that she would get that information. Mr. Kennedy stressed the importance of first doing a "Findings Of Fact" relative to local flood conditions as the initial stage of developing a floodplain ordinance. He noted that objective regulations tied to a well-prepared Finding of Fact can go far in circumventing legal challenges.

At the completion of Mr. Kennedy's presentation, Ms. Drought indicated that at a future meeting she would bring back more specific proposals on how to proceed.

8. ANNOUNCEMENTS AND AGENDA INPUT - 8:45

- 8.1 Transportation Planning Workshop - June 23, 1998 - 6:00 PM**
- 8.2 Regular Meeting - July 8, 1998 - 7:00 PM**

Ms. Drought urged Commissioners to attend the Transportation Planning Workshop on July 23 in the Keizer Council Chambers. She noted that early next week flyers announcing the meeting will go out to stakeholders.

Councilor Keller reported that Council passed the FY 98-99 Budget at last Monday's meeting. To clarify costs related stadium financing, he has proposed including a "budget note" tying together the General Budget and the Urban Renewal Budget.

9. ADJOURN - 9:00

The meeting was adjourned by Chair Wolf at 9:20 p.m.