

SPECIAL CITY COUNCIL/PLANNING COMMISSION MEETING: October 12, 2016

AGENDA ITEM NUMBER:_____

**TO: MAYOR CATHY CLARK AND COUNCIL MEMBERS
PLANNING COMMISSION**

THROUGH: NATE BROWN, COMMUNITY DEVELOPMENT DIRECTOR

FROM: SHANE WITHAM, ASSOCIATE PLANNER

SUBJECT: AMENDMENTS TO THE SALEM/KEIZER UGB (CA 16-04).

ATTACHMENTS:

- Request for Salem River Crossing Regional Planning Action (Letter from Salem)
- Resolution R2016-2714 City of Keizer Concurrence to Initiate UGB amendment process
- Salem Staff Report and Attachments

ISSUE:

This matter comes before the City Council and Planning Commission at the City of Salem's request for a revision of the Urban Growth Boundary (UGB). This amendment will allow the Salem River Crossing Project (SRC) to move forward. This multi-jurisdictional, joint public hearing is being held in order to allow the City of Salem, Marion County, Polk County, and Keizer to hear testimony on the proposed amendments and then to subsequently deliberate and take action on amending the Comprehensive Plan map with regard to the boundary of the Keizer/Salem shared UGB.

BACKGROUND:

The City of Keizer Comprehensive Plan (KCP) was first adopted in 1987 as a post-acknowledgment amendment to the Salem Area Comprehensive Plan (SACP). Both the SACP and KCP establish procedures and policies regarding amendments to the plans within the urban areas, as well as regionally. While the location of the proposed UGB expansion is not within or directly adjacent to Keizer, the amendment is considered a regional issue (all UGB amendments are) and therefore requires concurrent adoption by all four jurisdictions within the UGB area.

On July 19, 2016, the City of Keizer received a letter from the City of Salem requesting concurrence in the UGB amendment. Subsequently, on September 6, 2016, Council passed Resolution R2016-2714 initiating the legislative amendment process for a Comprehensive Plan amendment to the Salem-Keizer Urban Growth Boundary and agreeing to hold a joint hearing concerning this matter.

It should be noted this proposed UGB amendment will authorize transportation improvements to connect and support development of lands that are currently within the UGB. The amendment is based only on the need for transportation improvements and no land is being added to the UGB for housing, employment or other forms of urban development. The City of Salem has provided extensive analysis and findings demonstrating compliance with the applicable goals and policies

governing UGB expansions, which have been attached for your convenience. Contact staff if you are unable to access this material. Additional materials and testimony may also be available at: www.cityofsalem.net/CA16-04.

RECOMMENDATION:

Staff recommends the public hearing be opened in accordance with agreed on procedures, take testimony, close the public hearing and direct staff to schedule the matter at the next regularly scheduled meeting of the Planning Commission on November 8th and City Council meeting on November 21st for deliberation and decision.

If there exists compelling reason for additional input, staff recommends these two bodies hold the record open for additional written materials until the Planning Commission meeting and the City Council meeting respectively.