



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 14, 2020 @ 6:00 pm  
Keizer Civic Center**

**CALL TO ORDER**

Chair Matt Lawyer called the meeting to order at 6:00 pm.

**ROLL CALL:**

**Present:**

Matt Lawyer, Chair  
Jeffrey Watson  
Mark Caillier (by phone)  
Frank Hostler  
Jeremy Grenz  
Jane Herb  
Francisco Saldivar

**Council Liaison Present:**

Councilor Freeman

**Staff Present:**

Shane Witham, Interim Community  
Development Director  
Dina Horner, Assistant Planner  
Shannon Johnson, City Attorney

**SWEARING IN OF NEW COMMISSIONERS:** City Attorney Shannon Johnson issued the Oath of Office to incoming Commissioners Jane Herb and Francisco Saldivar.

**ELECTION OF CHAIR AND VICE CHAIR:** Matt Lawyer and Jeff Watson were elected as Chair and Vice Chair respectively by unanimous consent.

**APPROVAL OF MINUTES:** Jeremy Grenz moved for approval of the September 2020 Minutes. Jeffrey Watson seconded. Motion passed unanimously as follows: Lawyer, Watson, Caillier, Hostler, Grenz, Herb and Saldivar in favor.

**APPEARANCE OF INTERESTED CITIZENS:** None

**PUBLIC HEARING:** None

**NEW/OLD BUSINESS:**

**Keizer Growth Transportation Impacts Study by Consultant DKS:** Consultant Carl Springer introduced himself and shared information from the report summarized as follows:

**PLANNING UGB EXPANSION:** Growth area must have adequate transportation facilities and a funding plan

**STUDY BACKGROUND** (to illustrate the level of investment needed to support expansion): two options were considered with Option 1 being the smaller of the two. Findings included vehicular traffic impacts, traffic operations performance and recommended improvements

PERFORMANCE AND ROADWAY DESIGN STANDARDS: 25 intersections were reviewed to measure traffic impacts. However, performance targets vary by agency policy.

BUILDING IMPROVEMENTS TO SERVE FUTURE GROWTH: Future scenarios assumed the projects in the Regional Transportation System were constructed and where agency performance targets were not met, additional roadway improvements were identified. Cost estimates were made for each land use option.

RETURN ON INVESTMENT: Total roadway improvement costs were compared to gains from the expansion and funding options explored.

**OPTION COMPARISONS:**

|                              |                            |                     |
|------------------------------|----------------------------|---------------------|
| (1) Growth Area Trips: 350   | Improvements Cost: \$17M   | Cost/Trip: \$48,600 |
| (2) Growth Area Trips: 1,660 | Improvements Cost: \$36.5M | Cost/Trip: \$22,000 |

Mr. Springer indicated that moving forward would require more study to assess full compliance with state regulations, evaluate trade-offs of all potential impacts and costs, and to conduct a funding opportunity analysis to better understand how local agencies would share costs, and what proportion would be covered by local development. He added that the study is multi-modal (takes into consideration various forms of transportation) and includes bike lanes, sidewalks, etc.

Mr. Witham noted that this project does not advocate for or against expansion but is a tool to make informed decisions meant to be a 'litmus test' to the cost benefit and analysis. He explained that the growth options were created by city staff using the 2019 Housing Needs Analysis done and the 2012-13 Economic Opportunities Analysis.

Discussion followed regarding the River/Cherry Overlay District, employment land expansion, job/housing imbalance, housing deficit, shared UGB, mixed use zoning, meeting the multi-family housing needs, market analysis in the River Road Revitalization Plan, anticipated redevelopment rate, changing land needs, next-gen planning and assumptions, what has to be substantiated to the State in regard to funding, local related fees and traffic impacts of I-5 interchanges.

Jeffrey Watson moved to recommend Council approve the Keizer Growth Transportation Impacts Study. Jeremy Grenz seconded. Motion passed unanimously as follows: Lawyer, Watson, Caillier, Hostler, Grenz, Herb and Saldivar in favor.

**COUNCIL LIAISON REPORT:** Councilor Freeman congratulated the Chair and Vice Chair, welcomed new Commissioners Herb and Saldivar, announced the next Council meeting and work session, urged everyone to vote and invited everyone to attend neighborhood association meetings.

**COUNCIL REPRESENTATIVE:** Frank Hostler will report to Council.

**ADJOURN:** The meeting adjourned at 6:57 p.m.

***Next Meeting:*** November 18, 2020

Minutes approved: 11-18-20