



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, July 11, 2012 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair Jim Jacks called the meeting to order at 6:01 pm.

ROLL CALL

Commissioners Present:

Jim Jacks, Chair
Jonathan Thompson, Vice Chair
John Rizzo
Jared Choc
Matt Chappell
Greg Rands
Hersch Sangster (pending appointment)

Council Liaison:

David McKane

Staff Present:

Sam Litke, Senior Planner
Nate Brown, Community Development
Director
Shannon Johnson, City Attorney
Debbie Lockhart, Deputy City Recorder

SWEARING IN OF COMMISSIONER SANGSTER: City Attorney Shannon Johnson administered the Oath of Office to Commissioner Sangster.

APPROVAL OF MINUTES: Commissioner Rands moved for approval of the April 11, 2012, Minutes. Commissioner Rizzo seconded. Motion passed as follows: Jacks, Thompson, Rizzo, Choc, Chappell and Rands in favor with Sangster abstaining.

Commissioner Rizzo moved for approval of the June 11, 2012, Minutes. Commissioner Chappell seconded. Motion passed as follows: Jacks, Thompson, Rizzo, Chappell and Rands in favor with Choc and Sangster abstaining.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: Hearing Related to Adoption of Text Amendments to Implement the Interchange Area Management Plan (IAMP).

Chair Jacks opened the Public Hearing.

Senior Planner, Sam Litke noted that Shayna Reyberg was attending the Hearing to answer questions if needed. He explained that this was largely her work and that these are the text amendments necessary to implement the IAMP project and the overlay zone and the changes necessary for the Transportation System Plan. He noted that since the projects are so costly, the level of service may need to be adjusted and that alternative mobility standards say that economic reality allows flexibility.

Community Development Director Nate Brown explained that the language is not the plan; the Plan has to be adopted by the Oregon Transportation system but they want the City to adopt its part first. Many improvements have been discussed and this plan identifies all of the kinds of improvements that may facilitate additional functionality of the program. The improvements are not in the language being considered but they are in the Plan. He asked the Commission to consider policies and languages proposed for incorporation into the documents that would facilitate the adoption of the IAMP and explained that ODOT already has control of many pieces of this. The language does not lock into specific improvements, timelines or agreements to build, it simply acknowledges that this study has been done and serves as a reminder to include the IAMP in future planning. The Plan adopts a different mobility standard and accepts a higher level of congestion at the interchange; there is no commitment to funding – that would have to go through the Salem Keizer Area Transportation Study.

Shayna Reyberg explained that this plan was a collaborative effort with Salem, Keizer, Marion County and ODOT. It is not funded but the improvements are ones that will achieve the performance desired in the area. When there is identified funding the projects could move forward. The alternative mobility standards which are being considered for adoption are what the City will have until funding is secured.

Commissioners then provided input regarding various aspects of the proposed improvements with Ms. Reyberg and Mr. Brown providing clarification and responding to questions.

Mr. Brown explained that Keizer is participating in this project because they entered into an agreement with ODOT with the development of Keizer Station. The City is not locking itself into the exact improvements but the revised mobility standards and the calculation of peak hour traffic are important because they give Keizer more ability to deal with the standards that the State has adopted.

Discussion then took place regarding policies, the Transportation System Plan, traffic corridors, local road improvements, the process for getting projects on the SKATS list, and funding.

Mr. Brown noted that the City already has a financial commitment to the future; this is not something that can be ignored. Functionality of the interchange is important to the City of Keizer and there are many decisions that still must be made. This is a list of improvements that will keep the interchange functioning at a level of service accepted today; adoption will not impact the general fund. The Plan is generated on the best assumptions available under existing conditions. Adoption does not change planned improvements or the Transportation System Plan.

Shannon Johnson noted for the record that there was no one wishing to testify in the audience.

With no further testimony, Chair Jacks closed the Public Hearing.

NEW/OLD BUSINESS ~ None

STAFF REPORT:

Area C: Mr. Brown explained that developers of Area C are coming back with a revised proposal to reduce the size of the proposed store to under 80,000 square feet. The plan would need to go back to Council. Wal-Mart has withdrawn from the project and is not interested in locating in Area C. Panera Bread will be located adjacent to the park.

Kroc Access Study: Six alternatives are being identified for review. Work is being done with a consultant.

COUNCIL LIAISON REPORT: Councilor McKane reported that the last Council meeting was combined with an Urban Renewal Agency meeting and decision was made to use money that was planned to pay off the Civic Center to pay down the Keizer Station LID since it accrued at a higher interest rate. This saves the City \$76,000. Also, in an effort to reduce existing Boards and Commissions, Council had combined the Bikeways Committee and the Traffic Safety Commission. This new committee will deal with traffic, bicycle and pedestrian safety.

COUNCIL REPRESENTATIVE: Commissioner Jacks will report to Council at the July 16 Council meeting.

ADJOURN ~ The meeting adjourned at 7:44 p.m.

Next Meeting: August 8, 2012

Minutes approved: 8-8-12