



**KEIZER PLANNING COMMISSION
MEETING MINUTES
Wednesday, June 12, 2013 @ 6:00 p.m.
Keizer Civic Center**

CALL TO ORDER

Planning Commission Chair Jonathan Thompson called the meeting to order at 6:04 pm.

ROLL CALL:

Commissioners Present:

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

Council Liaison:

Joe Egli

Staff Present:

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

APPROVAL OF MINUTES: Commissioner Rizzo moved for approval of the May 2013 Minutes. Commissioner Sangster seconded. Motion passed as follows: Thompson, Rizzo, Sangster, Chappell, Choc, Rands and Jacks in favor.

APPEARANCE OF INTERESTED CITIZENS: None

PUBLIC HEARING: None

NEW/OLD BUSINESS: Transit District Presentation

Community Development Director Nate Brown explained that a citizen had suggested that it would be beneficial for the City to be aware of the Transit District proposed realignment and reassignment of routes. City Councilors were invited to attend this meeting as well (there were none in the audience).

Commissioner Jared Choc, Manager of Planning and Technology for the Salem Keizer Transit District, distributed handouts showing the stops for Routes 11 and 18 and a map showing the northern service area routes. He explained that the completion of the Keizer Transit Center prompted this review and he invited everyone to the Open House scheduled for July 1. He noted that the Keizer Transit Center will serve as a "hub" and there is also one in West Salem; Chemeketa Community College serves as one, and there is one planned for South Salem. The Transit District has a mandate to be revenue

neutral so they came up with a few proposals. The one that is receiving the most positive reception is the extension of Route 11 to the Transit Center. This route is the Lancaster Drive route and has the highest ridership. There has been extensive outreach to get input for the proposed changes including notices, attendance at several events throughout the community and an open house. Two results of these efforts were service of some of the neighborhoods for Route 18 and creation of express service between Chemeketa and the Keizer Transit Center. Both proposals rely on elimination of Route 4, the Keizer Station Express.

Commissioner Choc concluded his presentation noting that the District is still in the early stages for determining stop locations and would be voting on June 27. He urged Commissioners to submit comments to the Board prior to that time adding that, if approved, the changes will take place in September.

Commissioner Choc then fielded questions regarding route changes, feedback received, operational costs, Keizer service and ridership.

OTHER BUSINESS: Regarding the Housing Needs Analysis Commissioner Rizzo questioned if rather than build a new school a second story could be added to an existing school. Mr. Brown explained that the City has no control over how the School District meets their needs. The District has its own siting authority; they can modify the urban growth boundary to extend services to an area. He added that he had a lot of discussion with Mike Erdman of the Homebuilders Association before the HNA went to Council and Mr. Erdman was satisfied that the issue is protected enough that, should the School District try to take residential land, they would have to go through a process that would not impact the residential land supply.

Mr. Brown went on to explain that State law requires that the City coordinate with the School District. Staff used the school methodology to determine land need, but could not go beyond that. Most of the land to the north of the city is not in the Salem-Keizer School District and this also created problems.

STAFF REPORT: Mr. Brown reported that the Planning Commission will likely be spending some time on revisions to the Keizer Station Area A Master Plan to accommodate a medical facility on one of the vacant parcels and there may be revisions to the tribe land Area D Master Plan as well. There will also be text amendments from the EOA and HNA that need to be made. Next month the Commission will have a Conditional Use application for the Avamere facility behind St. Edwards Church.

COUNCIL LIAISON REPORT: Councilor Egli reported that Council

- Approved the EOA/HNA with the addition of some wording to encourage the School District to work with the City should additional land be needed for schools
- Approved the Budget
- Chose Kim Freeman to fill the vacant Council position
- Participated in a joint luncheon with Marion County and Keizer Fire Districts
- Is considering having K-23 televise the Planning Commission meetings.

COUNCIL REPRESENTATIVE: Commissioner Jacks will report at the June 17 Council meeting.

ADJOURN — The meeting adjourned at 6:51 p.m.

Next Meeting: July 10, 2013

Minutes approved: 07-10-13