



Work Session Summary Minutes

OREGON

Capital Futbol Club (CFC) – Traffic Impact Analysis (TIA) and Turn Lane

March 18, 2025. 1:30 PM

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Commissioners Board Room

ATTENDANCE:

Commissioners: Colm Willis, Kevin Cameron, and Danielle Bethell.

Board's Office: Chad Ball, Toni Whitler, Heather Inyama, Alvin Klausen, Chris Eppley, and Trevor Lane.

Legal Counsel: Steve Elzinga, and Scott Norris

Public Works: Lani Radtke, Brandon Reich, Austin Barnes, Carl Lund, and Max Hepburn.

CFC: Matt Holstege, Collin Box, Alan Sorem

Lancaster Mobley: Jennifer Danziger.

Community Services: Kelli Weese.

AKS Engineering: Zack Pelz.

Marion County Resident: Unidentified

Commissioner Colm Willis called the meeting to order at 1:30 p.m.

Summary

The club submitted a TIA that only addressed the new clubhouse trip generation, not the overall traffic impact. The county staff disagreed with the TIA's recommendation and has not approved it. CFC faces a \$600,000 cost for the left-turn lane, which they find financially unfeasible. The county proposed a grant to cover part of the cost, with CFC contributing some funds. The board agreed to expedite the grant application process, aiming to provide funding within 60 days. The club will revise the TIA to include a short-term recommendation for a left-turn lane.

Background

- The original 1997 conditional use permit requires a left turn lane construction
- A pre-application meeting with county staff suggested no new conditional use permit was needed.
- CFC submitted building permit application for clubhouse expansion.
- County later reversed initial guidance, requiring a new conditional use permit.
- Specific condition requires submission and approval of a comprehensive TIA.
- Submitted initial TIA in October, which was deemed incomplete by county staff:
 - Only addressed new clubhouse trip generation.
- Disagreements with the scope and interpretation of traffic impact requirements.
- Financial challenges for CFC, a nonprofit, to meet infrastructure requirements.
- Potential conflict of interest disclosed:
 - Commissioner Colm Willis has children enrolled in CFC soccer program.

Traffic Impact Analysis Update

- County staff required a comprehensive analysis of all traffic generated by the site.
- Specific condition in conditional use permit mandates full traffic analysis:
 - Condition C.
- TIA prepared by an engineering firm with key findings:
 - Recommended against immediate left turn lane installation.
 - Suggested only 22% of the year would warrant a left turn lane.
 - No historical record of crashes at the site.
 - Proposed long-term plan for improved site access.
- Specific TIA recommendations included:
 - Potential future left turn lane on State Street.
 - Possible new limited access on Court Road.
 - Traffic management plan to minimize roadway impacts.
- County staff disagreed with the TIA's short-term recommendation.
- Technical dispute centered on:
 - Interpretation of "all traffic" definition.
 - Semantics of traffic generation calculations.
 - Timing and necessity of infrastructure improvements.
- CFC currently has 10 total pitches, with 3 turf fields:
 - Potential for increased year-round usage with future turf conversions.
- Ongoing efforts to distribute game locations to reduce traffic impact.
- Unresolved technical differences between CFC's engineering team and county staff.

Traffic Improvement Options

- Potential Funding Sources:
 - County Economic Opportunity Program.
 - Lottery dollars.
 - Potential grant programs specifically for nonprofits.
 - Possible board-discretionary funding.
- Grant Program Details:
 - Typical grant cap: \$100,000.
 - Highest previous grant: \$300,000 (awarded to baseball group).
 - Flexibility to adjust grant amount based on project needs.
 - Potential to cover partial project costs.
- Left Turn Lane Project Specifics:
 - Estimated total project cost: Approximately \$600,000.
 - CFC currently responsible for \$63,000 in system development charges (SDC).
 - Proposed timeline for implementation: Up to 5 years.
 - Potential phased approach to construction.
- Mitigation Strategies:
 - Partnership with Chemeketa Community College to distribute game locations.
 - Negotiations with school district to reduce site traffic.
 - Proposed traffic management plan.
 - Potential future field conversions to turf to extend playing season.
- Design and Permitting Process:
 - Preliminary design needed to establish precise cost estimates.
 - Public Works department willing to expedite permit review.

- Estimated design and review process: 2-3 months.
- Potential for concurrent grant application and design development.
- Risk Mitigation:
 - Addressing long-standing conditional use permit requirements.
 - Reducing potential legal and compliance risks.
 - Creating a collaborative solution between CFC and county.

Discussion

- Financial Constraints of Nonprofit Organization:
 - CFC emphasizes limited financial resources.
 - Challenges of funding major infrastructure projects.
 - Concern about potential \$600,000 liability.
- Traffic Management Perspectives:
 - Disagreement on traffic impact significance.
 - County staff insist on comprehensive traffic analysis.
 - CFC argues traffic impact is limited.
 - Seasonal variations in traffic patterns.
 - Current facility: 10 total pitches, 3 turf fields.
- Legal and Procedural Considerations:
 - Interpretation of 1997 conditional use permit.
 - Dispute over enforceability of original agreement.
 - No signed agreement for left turn lane in 25 years.
 - Potential legal implications of enforcement.
 - Concerns about potential club operations disruption.
- Community Impact Considerations:
 - Importance of youth soccer program.
 - Balancing infrastructure needs nonprofit services.
 - Potential broader community benefits.
 - Equity in infrastructure investment.
- Collaborative Solution Approach:
 - Mutual desire to resolve outstanding issues.
 - Willingness to explore alternative funding.
 - Importance of maintaining positive county-nonprofit relationship.
 - Commitment to finding pragmatic resolution.
- Technical Assessment:
 - Disagreement on traffic impact analysis methodology.
 - Debate over left turn lane necessity.
 - Scientific vs. financial considerations.
 - Long-term vs. short-term infrastructure planning.
- Risk Mitigation Strategies:
 - Exploring grant funding options.
 - Phased approach to infrastructure improvement.
 - Potential partnerships to distribute traffic load.
 - Proactive traffic management planning.

Other

- Current soccer facility has 10 total pitches, 3 turf fields.
- Potential for year-round usage with additional turf fields.
- Ongoing efforts to distribute game locations to minimize traffic.

Next Steps

- CFC to submit grant application for left turn lane project.
- County staff to review and process grant application.
- Develop agreed-upon design for left turn lane.
- Revise traffic impact analysis with short-term improvement recommendation.
- Aim to complete process within 60 days.
- Sign development agreement after grant funding confirmation.

Adjourned – time: 2:11 p.m.

Minutes by: Mary Vityukova

Reviewed by: Gary L. White