

AGENDA

KEIZER CITY COUNCIL **REGULAR SESSION**

Monday, November 2, 2015

7:00 p.m.

Robert L. Simon Council Chambers
Keizer, Oregon

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **FLAG SALUTE**

4. **SPECIAL ORDERS OF BUSINESS**

a. **PROCLAMATION** – Small Business Saturday

5. **COMMITTEE REPORTS**

a. **Appointments to Keizer Points of Interest Committee and Planning Commission**

6. **PUBLIC TESTIMONY**

This time is provided for citizens to address the Council on any matters other than those on the agenda scheduled for public hearing.

7. **PUBLIC HEARINGS**

a. **Keizer Development Code Amendment – Sections 2.303 (Off Street Parking and Loading) and Section 2.412 (Recreational Vehicle Storage – Single Family Homes)**

8. **ADMINISTRATIVE ACTION**

a. **Clint Holland Request for Holiday Concert at Community Center and Waiver of Use Fees**

b. **RESOLUTION** – Forming the Keizer Station Area C Reimbursement District

c. **ORDINANCE** – Relating to Abandoned Shopping Carts (Second Reading)

9. CONSENT CALENDAR

- a. [RESOLUTION](#) – Authorizing Disposition of Surplus Property (Snow Cops Directional Signs)
- b. [Approval of October 12, 2015 Work Session Minutes](#)
- c. [Approval of October 19, 2015 Regular Session Minutes](#)

10. COUNCIL LIAISON REPORTS

11. OTHER BUSINESS

This time is provided to allow the Mayor, City Council members, or staff an opportunity to bring new or old matters before the Council that are not on tonight's agenda.

12. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications.

13. AGENDA INPUT

November 9, 2015

5:45 p.m. – City Council Work Session

- Canceled

November 14, 2015 (Saturday)

9:00 a.m. – City Council Work Session

- Tour of Covanta Facility - Brooks, OR and Ash Fill Site near Woodburn, OR

November 16, 2015

7:00 p.m. – City Council Regular Session

December 7, 2015

7:00 p.m. – City Council Regular Session

14. ADJOURNMENT

Upon request, auxiliary aids and/or special services will be provided. To request services, please contact us at (503)390-3700 or through Oregon Relay at 1-800-735-2900 at least two working days (48 hours) in advance.

City of Keizer, Oregon

Proclamation

WHEREAS, the government of Keizer, Oregon celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 27.9 million small businesses in the United States, they represent 99.7 percent of American employer firms, create more than two-thirds of the net new jobs, and generate 46 percent of private gross domestic product, as well as 54 percent of all US sales; and

WHEREAS, small businesses employ over 55 percent of the working population in the United States; and

WHEREAS, 89 percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue; and

WHEREAS, 87 percent of consumers in the United States agree that small businesses are critical to the overall economic health of the United States; and

WHEREAS, 93 percent of consumers in the United States agree that it is important for people to support the small businesses that they value in their community; and

WHEREAS, Keizer, Oregon supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

WHEREAS, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

NOW THEREFORE, BE IT PROCLAIMED by Mayor Cathy Clark of Keizer, Oregon, with the concurrence of the City Council assembled in regular session that Saturday, November 28th, 2015 as

SMALL BUSINESS SATURDAY

And urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Keizer, Oregon to be affixed to this document this 2nd day of November, 2015.

Signed: _____

Cathy Clark, Mayor

CITY COUNCIL MEETING: _____

AGENDA ITEM NUMBER: _____

TO: MAYOR CLARK AND CITY COUNCIL MEMBERS

**THROUGH: CHRIS EPPLEY
CITY MANAGER**

**FROM: TRACY L. DAVIS, MMC
CITY RECORDER**

**SUBJECT: VOLUNTEER COORDINATING COMMITTEE RECOMMENDATIONS FOR
APPOINTMENT**

ISSUE:

The Volunteer Coordinating Committee met on October 15th to review applications and interview candidates for openings on two City committees. The Committee is recommending the following applicants for appointments:

- Keizer Points of Interest Committee – **Ashley Wenger**, Position #5; **Jill Bonney-Hill**, Position #6; and **Sherrie Gottfried**, Position #7 – all terms beginning December 1, 2015 and expiring November 30, 2018.
- Keizer Planning Commission – **Josh Eggleston**, Position #6 – term beginning upon swearing in at the November 4, 2015 Planning Commission meeting and expiring September 30, 2018.

RECOMMENDATION:

It is recommended the City Council accept the recommendations of the Volunteer Coordinating Committee and appoint the applicants as outlined above.

COUNCIL MEETING: Nov 2, 2015
AGENDA ITEM NUMBER: _____

TO: MAYOR CLARK AND CITY COUNCIL MEMBERS
THROUGH: CHRIS EPPLEY, CITY MANAGER
NATE BROWN, COMMUNITY DEVELOPMENT DIRECTOR
FROM: SAM LITKE, SENIOR PLANNER

SUBJECT: Text amendments relating to off-street parking

Attachments:

- **2.303 (Off-Street parking and Loading)– draft**
- **2.413 (Recreational Vehicle Storage - Single Family Homes)- draft**

ISSUE:

The proposed revisions to Section 2.303 (Off-Street Parking and Loading) and Section 2.413 (Recreational Vehicle Storage - Single Family Homes) relate to vehicle, bicycle, and parking lot standards. The Planning Commission voted unanimously to support the proposed text amendments.

DISCUSSION:

The text amendments are intended to clarify provisions which are confusing and out of date. Significant revisions include:

- Section 2.303.06- This section specifies the amount of parking that each type of use must provide. The table has been expanded to include uses which were missing, and revisions based on actual scenarios, which have resulted in reducing the amount of required parking for some categories. The most significant revision is to reduce the required parking for multi-family developments. The proposal will change the current requirement of 2 parking spaces per unit to a formula based on the number of bedrooms within an apartment such that a 1 bedroom unit will provide 1 parking space and a unit that has 2 or more bedrooms will provide 1.5 parking spaces. In addition, 1 parking space for every 10 units is required to meet visitor parking needs.
- 2.303.03.F- This new section will require that new developments meet Public Works storm drainage requirements. The current code is silent on this subject.
- 2.303.04.F and 2.303.11 This revisions will allow the option of gravel parking for recreational vehicle parking, and as a surface for temporary and overflow parking which has been approved by the city.
- 2.303.08 - Eliminate the bicycle parking table and replace it with a requirement that in addition to a required one bicycle parking space, additional bicycle parking spaces are calculated at a ratio of five percent of the amount of the required automobile parking spaces. The intent is to simplify this section of the code.
- Section 2.413 to allow gravel as a surfacing option for recreational vehicle parking to be consistent with the above section.

RECOMMENDATION:

That City Council open the public hearing to consider the proposed text amendments and direct staff to prepare an ordinance with findings to adopt the proposed revision.

2.303 OFF-STREET PARKING AND LOADING

2.303.01 Purpose

The purpose of this Section is to provide standards to ensure adequate areas for the parking, maneuvering, loading and unloading of vehicles and bicycles for all land uses in the City of Keizer. (5/98)

2.303.02 Scope

The provisions of this Section shall apply to the following types of development: (5/98)

- A. New Building. Any new building or structure erected after the effective date of this Ordinance. (5/98)
- B. Expansion. The construction or provision of additional floor area, seating capacity, or other expansion of an existing building or structure. (5/98)
- C. Change in Use. A change in the use of a building or structure which would require additional parking spaces or off-street loading areas under the provisions of this Section. (5/98)

2.303.03 General Provisions Off-Street Parking and Loading

- A. Owner Responsibility. The provision and maintenance of off-street parking and loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. (5/98)
- B. Additional Parking Required Prior to Occupancy. Should the owner or occupant of any lot or building change the use to which the lot or building is used, thereby increasing off-street parking and loading requirements, it shall be unlawful and a violation of this ordinance to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are observed. (07/06)
- C. Interpretation by Administrator. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Zoning Administrator based upon the requirements of comparable uses listed and expectations of parking and loading need. The Zoning Administrator shall have the authority to make adjustments based on parking demand analysis prepared by an applicant. (07/06)

- D. Combined Uses. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately, unless a reduction is approved for shared parking pursuant to Subsection 2.303.05. (5/98)
- E. Use of Parking Spaces. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons or employees only, and shall not be used for storage of vehicles or materials including solid waste collection containers. Garages for single family and duplex dwelling units shall not be counted in determining required parking spaces. (5/98)
- F. Drainage. All new parking areas and expansion of existing parking areas shall provide a storm drainage system to dispose of runoff generated by the impervious surface. Provisions shall be made for the on-site collection, storage, conveyance, and treatment of drainage water, to prevent sheet flow of such water onto sidewalks, public rights of way, and abutting properties. The drainage system shall be approved by Keizer Public Works Department prior to construction and shall be constructed in accordance with the city's storm water management regulations.

2.303.04 Location and Use Provisions

Off-street parking and loading areas shall be provided on the same lot with the main building or structure or use except that: (5/98)

- A. Residential Zone. In any residential zone, automobile parking areas may be located on another lot if the lot is within 200 feet of the lot containing the main building, structure or use and a parking agreement is recorded. (07/06) A copy of such recorded agreement shall be provided to the city. Tandem parking (stacking two cars end to end in a private drive way) shall be an acceptable method of meeting parking requirements.
- B. Non-residential Zone. In any non-residential zone, the parking area may be located off the site of the use if it is within 500 feet of such site and a parking agreement is recorded. (07/06) A copy of such recorded agreement shall be provided to the city.
- C. Accessory Parking Use, Non-residential. Parking of vehicles in a structure, or outdoors, is a permitted accessory or secondary use in non-residential zones. (07/06)
- D. Accessory Parking Use, Residential. Parking of vehicles in a structure or outdoors is a permitted accessory use in conjunction with a dwelling in any zone provided: (5/98)
 - 1. All of the vehicles are owned by the owner or lessee of the lot. (5/98)
 - 2. Vehicles parked outdoors in a residential zone may be parked in a space within the front yard meeting the requirements for required parking in this

Section. ~~In the RS zone no more than four total vehicles shall be parked outdoors on a property.~~ (07/06)

3. Vehicles parked on a lot in a residential zone shall be for the personal use of the occupants of the dwelling. One vehicle used in conjunction with a home occupation or other employment may be parked on the lot provided it complies with the provisions in Section 2.407.G. (12/11)
 4. A parking plan must be approved for all development not served by a public street or for development served by any public street that does not include parking on both sides of the street. The parking plan shall illustrate how minimum parking requirements will be met for all newly created lots.
- E. Yard Parking Restrictions. ~~No parking of vehicles, trailers, boats, or recreational vehicles shall be allowed in a front yard except on a driveway. Exclusive of driveways, no parking vehicles, trailers, boats or recreational vehicles shall be allowed placed within the required front yard area or yards located adjacent to a street. The side yard and rear yard areas may be used for parking of vehicles, boats, trailers, or recreational vehicles unless otherwise prohibited by this Ordinance.~~ (07/06)
- F. Storage Restrictions. ~~Side and rear yards may be used for storage and parking of vehicles, trailers, boats, and recreational vehicles. Storage and parking areas shall be screened by a six foot high fence, wall, or hedge. Storage and parking areas shall be either durable hard surface or gravel surface consistent with the requirements in Section 2.413 (Recreational Vehicle Storage – Single Family Homes). The yard areas adjacent to a street, other than driveways, shall not be used for the permanent storage of utility trailers, house or vacation trailers, boats, or other similar vehicles, unless the storage area is screened by a six foot sight-obscuring fence, wall, or hedge.~~ The fence, wall, or hedge shall comply with the provisions regarding the location for fences and maintaining a vision clearance area. (07/06)

2.303.05 Joint Use

Parking area may be used for a loading area during those times when the parking area is not needed or used. Parking areas may be shared subject to Zoning Administrator's approval for commercial and industrial uses where hours of operation or use are staggered such that peak demand periods do not occur simultaneously. Such joint use shall not be approved unless satisfactory legal evidence is presented which demonstrates the access and parking rights of parties. (07/06)

2.303.06 Off-Street Automobile Parking Requirements

Off-street parking shall be provided in the amount not less than listed below. (5/98)

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A. Parking Requirements

LAND USE ACTIVITY	SPACES, <u>all fractions rounded up to the next whole number</u>	HOW MEASURED*
Single Family and Duplex	2	2 -per dwelling unit
Single family dwellings having their access via an access easement, on a street restricting on-street parking, or a flag lot shall provide three on-site parking spaces.	3	Per dwelling unit
All other <u>dwelling multi-family</u> types: <u>1 bedroom unit</u> <u>2 or more bedroom unit</u>	2 <u>1*</u> <u>1.5*</u> <u>* Plus 1 space per 10 units for visitor parking</u>	<u>Per dwelling unit</u>
Hotel, motel, <u>Bed and Breakfast</u>	1	Per guest room
Club, lodge		Combination of heaviest uses being conducted: hotel, restaurant, etc.
Hospital	1	Per 2 beds
Nursing home, convalescent home, <u>Memory care</u>	1	Per 3 beds
<u>Senior living facility, assisted living facility</u>		<u>To be determined through review process</u>
Health service, medical or doctor's office, <u>non-profit shelter providing emergency housing and associate services</u>	1	Per 350 square feet
House of worship, auditorium, stadium, theater	1	Per 4 seats or every 8 feet of bench length

DRAFT

<u>Park, special event</u>		<u>As determined through conditional use/master plan or city council review</u>
Elementary, middle school	2 +1	Per classroom + per 350 sq ft of administrative office
High school	1 + 1 + 1	Per classroom + per 10 students + per 350 sq ft of administrative office
<u>Family Daycare provider,</u>	<u>1 in addition to required single family parking</u> <u>2</u>	<u>Up to 12 children</u> <u>More than 12 children</u>
<u>Preschool, nursery</u>	<u>1</u>	<u>Per each employee plus 1 space per room</u>
Bowling alley, skating rink, community center, recreation facility	1	Per 200 square feet
Golf Course	4	Per green
Theater for movies or plays	1	Per 3 seats
Tennis courts, racquetball courts	2	Per court
Retail store	1	Per 300 square feet
<u>Personal Service</u>	<u>1</u>	<u>Per 350 square feet</u>
Service repair center; retail store handling bulky merchandise (e.g. furniture, home furnishing, major equipment), <u>home appliance, television, electronic equipment</u>	1	Per 900 square feet
<u>Dry cleaner</u>	<u>1</u>	<u>Per 1000 square feet</u>
<u>Laundromat</u>	<u>1</u>	<u>Per 300 square feet</u>
Bank, <u>credit union</u>	1	Per 250 <u>400</u> square feet
Office used for real estate, lawyer, insurance brokers	1	Per 500 square feet
General Office <u>(non-medical)</u>	1	Per 300 <u>500</u> square feet
Eating and drinking establishment	1	Per 125 square feet
Wholesale establishment	1	Per 2,000 square feet

Government offices open to the public	1	Per 500 square feet
<u>Wireless telecommunication facility</u>	<u>1</u>	<u>Per facility</u>
Industrial, manufacturing, processing (0 - 24,999 sf)	1	Per 1,000 square feet
Industrial, manufacturing, processing (25,000 - 49,999 sf)	1	Per 1,000 square feet
Industrial, manufacturing, processing (50,000 - 79,999 sf)	1	Per 1,000 square feet
Industrial, manufacturing, processing (80,000 - 199,999 sf)	1	Per 2,000 square feet
Industrial, manufacturing, processing (200,000 sf and over)	1	Per 3,000 square feet
Warehousing and storage terminals 0 - 49,999 sf	1	Per 2,000 square feet
Warehousing and storage terminals 50,000 sf and over	1	Per 5,000 square feet

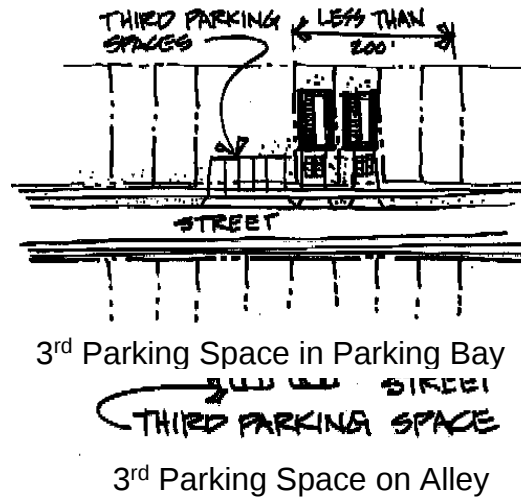
*Square footage = Gross floor area. (07/06)

B. Parking Reduction

The number of minimum required parking spaces may be reduced by up to 10% if the site is served by transit and transit related amenities such as transit stops, pull-outs, shelters, park and ride lots, ~~transit oriented developments and is when abutting a street with transit service~~ are provided or will be provided as part of the development of the site. (07/06)

C. Parking Increase

The number of minimum required parking spaces shall not be increased by more than 50% unless a property owner provides a parking demand analysis which documents that a greater amount is necessary to serve the needs of those who will use the parking facility and is accepted by the Community Development Director. (5/98)



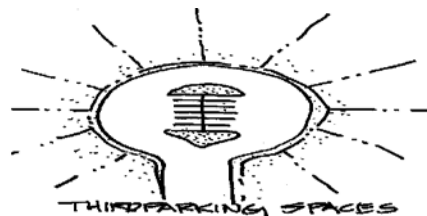
2.303.07 Standards for Disabled Person Parking Spaces

Disabled Person Parking Spaces shall comply with the requirements of the Uniform Building Code and ODOT standards. (5/98)

ALL

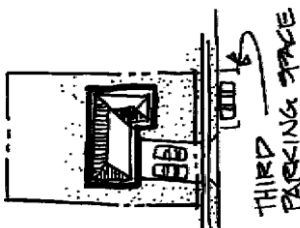
2.303.08 Bicycle Parking

- A Bicycle Parking Required. Bicycle Parking shall be required in all public and semi-public, commercial multi-family, and industrial development as well as park-and-ride lots. Bicycle parking shall be based on the amount of automobile parking required. In addition to a required one bicycle parking space, bicycle parking spaces shall be calculated at five percent of the amount of the automobile parking spaces which are required and all fractions are rounded up the next whole number. provided in the following amounts: (5/98)



3rd Parking Space in Cul-De-Sac

3rd PARK SPACE PROVIDED ON STREET



DRAFT

LAND-USE ACTIVITY	BICYCLE SPACES	HOW MEASURED
Multi-family apartments with 4 or more units	1	Per 2 units
Hotel, motel	1	Per 40 guest rooms
Hospital, nursing home, convalescent home	1	Per 50 beds
House of worship, auditorium, stadium, theater	1	Per 20 required vehicle parking spaces
Elementary school	1	Per classroom with a maximum of 10 required
Middle school	1	Per classroom with a maximum of 10 required
High school	1	Per classroom with a maximum of 10 required
Bowling center, skating rink, community center	1	Per 40 required vehicle parking spaces with a maximum of 6 required
Retail store	1	Per 10 required vehicle parking spaces with a maximum of 6 required
Service repair center; retail store handling bulky merchandise (e.g. furniture)	1	Per 30 required vehicle parking spaces with a maximum of 6 required
Bank, offices, medical clinic, government offices	1	Per 20 required vehicle parking spaces with a maximum of 6 required
Eating and drinking establishment	1	Per 20 required vehicle parking spaces with a maximum of 6 required
Wholesale establishment	1	Per 30 required vehicle parking spaces with a maximum of 6 required
Industrial, manufacturing, processing	1	Per 30 required vehicle parking spaces
Warehousing and storage terminals	1	Per 30 required vehicle parking spaces

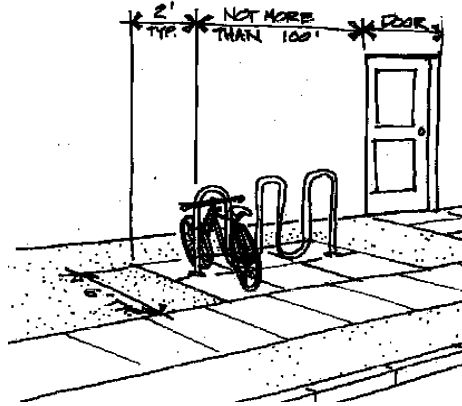
B. Bicycle Parking Development Requirements

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1. Space Size. Each bicycle parking space shall be a minimum of six feet long and two feet wide and be accessible by a minimum four foot aisle. (5/98)

2. Location. All bicycle parking areas shall be within 50 feet of a building entrance and located within a well-lit area. (07/06)

Bicycle parking areas shall be separated by a physical barrier or sufficient distance to protect parked bicycles from damage by automobiles.



Bicycle Parking Standards

3. Rack Design. Bicycle racks must be designed to secure the bicycle frame and at least one wheel, and, accommodate a locking device. Racks, lockers or other related facilities shall be securely anchored to the ground or to a structure. As an alternative, the bicycle spaces can be provided within a secured compound. (5/98) Fixed objects which are intended to serve as bicycle parking facilities but which are not obviously designed for such purposes shall be clearly labeled as available for bicycle parking.
4. Access. Access to a public right-of-way and pedestrian access from the bicycle parking area to the building entrance must be provided. (5/98)

C. Exemptions

The following uses are exempt from the bicycle parking requirements:
(5/98)

1. Seasonal or temporary businesses. (5/98)
2. ~~Drive-in theaters~~
3. ~~Self-storage facilities~~
4. ~~Automobile-oriented businesses such as automobile service stations, automobile repair shops, restaurants without seating facilities (either indoors or outdoors), or oil and lubrication~~

~~services, but excluding automobile retail businesses such as dealers or auto parts stores.~~ (5/98)

2. Wireless telecommunication facilities, and other utilities

2.303.09 Carpool and Vanpool Parking

New office or industrial development with 100 or more parking spaces shall designate at least 5% of the parking spaces for carpool or vanpool parking. These designated spaces shall be the closest parking spaces to the building entrance normally used by employees, with the exception of handicapped parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only" along with specific hours of use. Any other use establishing car and vanpool spaces may reduce the minimum parking requirement by 3 spaces for each carpool/vanpool space created. (5/98)

2.303.10 Off-Street Loading Requirements

Off-street loading space shall be provided as listed below: (5/98)

- A. Commercial Office. Commercial office buildings shall require a minimum loading space size of 12 feet wide, 20 feet long and 14 feet high in the following amounts: for buildings over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space. (5/98)
- B. Commercial and Industrial. All other commercial or industrial buildings shall require a minimum loading space of 12 feet wide, 30 feet long, and 14 feet high in the following amount: for buildings containing over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space. (5/98)

2.303.11 Parking and Loading Area Development Requirements

All Parking and loading areas shall be developed and maintained as follows:

- A. Surfacing. All driveways, parking and loading areas shall have a durable, hard, dust free surface such as asphalt, concrete, or pavers (segmented bricks) built to Department of Public Works standards. (5/98) Temporary or over-flow parking areas may be allowed on a case by case basis subject to Public Works and Community Development approval to be exempt from this requirement. Over-flow is defined as being on an infrequent or occasional basis and is in addition to parking that already exists on the site. Temporary is less than two years in duration.
- B. Parking Spaces

1. Dimensions. Parking spaces shall be a minimum 9 feet wide and 18 feet in length.
2. Compact Spaces. Compact parking spaces, at a reduced width of 8.5 feet, and 16 feet in length, shall be permitted on sites with more than five (5) parking spaces. No more than 30% of the required parking shall be compact spaces and each space must be identified as a "Compact Space."

C. Aisle

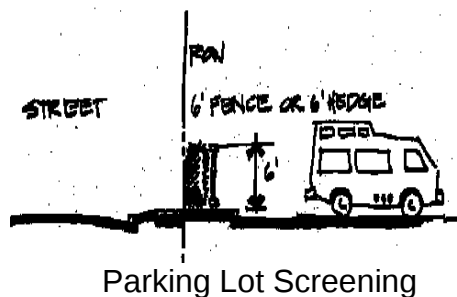
The following minimum aisle dimensions shall apply: (5/98)

1. Without adjacent parking:
 - a. Single family residence: 12 feet
 - b. One-way: 12 feet
 - c. Two-way: 22 feet
2. With adjacent parking: (5/98)

PARKING ANGLE	AISLE WIDTH
0 to 40	14 feet
41 to 55	15 feet
56 to 70	18 feet
71 to 90	24 feet

- D. Screening. When any parking or loading area abuts a residential zone, the parking or loading area shall be screened or buffered as is required in Section 2.309.05. (07/06)

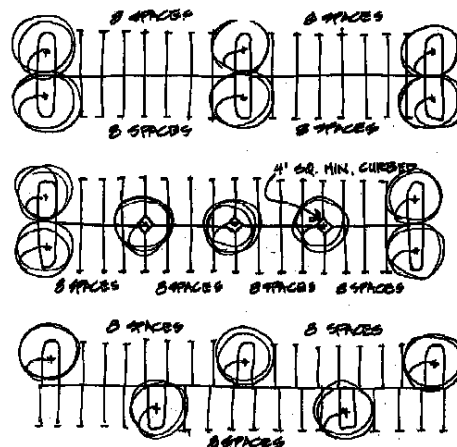
- E. Lighting. All lighting shall be directed entirely onto the loading or parking area and away from any residential use. The lighting shall not cast a glare or reflection onto the public rights-of-way. (5/98)



- F. Landscaping. A tree shall be planted for every eight lineal parking spaces not located adjacent to a building. Trees may be planted in clusters to screen or buffer the development if approved in the Landscaping plan.

The planting space shall measure no less than 4 feet square and be surrounded by concrete curbing. The plant shall be of a species that the root system will not interfere with underground utilities or the parking surface, and, is capable of achieving a 15 foot radius.

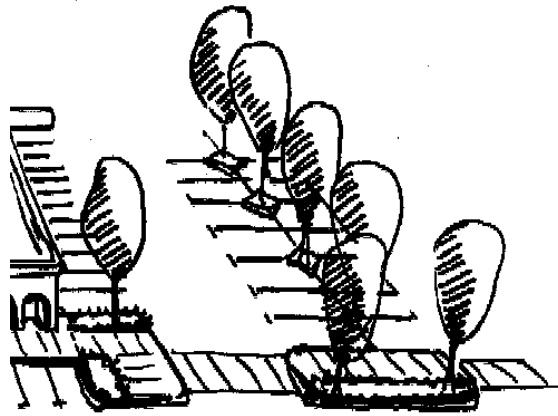
(07/06) Trees may be planted within a storm drainage area subject to Public Works review and approval and provided that the selected tree species will not adversely impact the function of the storm drainage facility.



Parking Lot Tree Siting Alternatives

- G. Traffic Flow. Service drives to off-street parking areas shall be designed and constructed to allow flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the site. (5/98)
- H. Entrance/Exits. Service drive exits shall have a minimum vision clearance area of 15 feet from the intersection of the street and driveway. (5/98)
- I. Bumper Rails. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail to prevent a motor vehicle from extending over an adjacent property, a street, or a sidewalk. The bumper shall be at least 4" high and located a minimum of 3 feet from the property line. (5/98)

- J. Existing development may redevelop a portion of existing parking areas in order to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations. The number of parking spaces may be reduced by up to 10% of the minimum required parking spaces for that use. (07/09)



Parking Lot Landscaping

2.413 RECREATIONAL VEHICLE STORAGE - SINGLE FAMILY HOMES

Where permitted as a special use in conjunction with a single family residence, the development of recreational vehicle storage space shall meet the following use and development standards. (5/98)

- A. Space Limitation. Each residence in the RS Zone shall be limited to one RV storage space in addition to permitted off-street parking. Permitted off-street parking may be used to store recreational vehicles. (5/98)
- B. Location. The RV space shall be located in either the side or rear yard, or in the front yard in accordance with Section E, below. (5/98)
- C. Surfacing. The space shall have an all-weather or gravel surface and be drained to prevent standing water. (5/98)
- D. Screening. A space located closer than 10 feet to an adjacent property line shall be screened by a 6 foot sight-obscuring fence, wall or hedge. (5/98)
- E. Parking in a Front Yard. No RV, boat, or similar recreational vehicle shall be parked in a front yard other than on a driveway or in an enclosed area as described in Section 2.303.04 2.312.05. No driveway shall be widened to more than 36 feet to accommodate an RV (2.303.04.D.). No RV shall be parked so as to intrude into the public right-of-way. (5/98)
- F. Recreational Vehicle Use. One recreational vehicle can be used for temporary living purposes provided that the recreational vehicle is parked on an RV space consistent with the provisions in this chapter. In addition, a recreational vehicle can be used for temporary living purposes for no more than 30 total days during any calendar year. (4/13)

CITY COUNCIL MEETING: _____

AGENDA ITEM NUMBER: _____

TO: MAYOR AND CITY COUNCIL

**FROM: CHRISTOPHER C. EPPLEY
CITY MANAGER**

**SUBJECT: CLINT HOLLAND REQUEST FOR HOLIDAY CONCERT AT
COMMUNITY CENTER AND WAIVER OF USE FEES**

BACKGROUND

At the last City Council Meeting, Clint Holland presented a request to the City Council that you waive the Community Center rental fees for a holiday concert and dinner he wishes to produce with Patrick Lamb as the entertainer.

Mr. Holland has submitted an estimated Income and Expense report for the as follows:

<u>Expenses:</u>	<u>\$ Cost</u>
Security	195
Insurance	300
Band	2,500
City Fees	2,575
Tickets (Printing)	300
Sound System	750
Table Decorations	850
M.C.	300
Catering	4,900
Stage/Dance Floor	300
Total:	\$12,970
<u>Income</u>	<u>\$ Amount</u>
Purchased Tickets (300 @ \$30ea)	9,000
Beer & Wine Sales	350
Total:	\$9,350
Grand Total	(\$3,620)

Mr. Holland included two additional options regarding ticket sales and/or ticket pricing, both of which result in a loss of varying degrees. I have included his submittal as an attachment for your review.

I asked Tracy Davis to prepare a breakdown of City Charges for an event in the Community Center as a comparison against those submitted by Mr. Holland on the date being requested. They are as follows:

Rental Rate: \$2,000 – 20% Keizer Resident discount: \$1,600 (includes staffing)

Refundable Deposit: \$1,500

Security for events serving alcohol: \$225

Total: \$3,325

OPTIONS:

1. Council could deny the request.
2. Council could waive the refundable deposit of \$1,500.
3. Council could further discount the rental rate.
4. Council could waive the rental rate.
 - City would have sunk costs of \$360 for event hosts and \$225 for security.

RECOMMENDATION

Though I truly appreciate Mr. Holland's spirit of volunteerism and desire to provide new and interesting events for the community to participate in, this particular event does not appear to have a community purpose beyond simply being an entertaining ticketed event. So as to not set the precedent of waiving fees for other ticketed or un-ticketed events held at the Community Center without a clear community or charitable nature, staff recommends not waiving any fees for the event other than, perhaps, the refundable deposit, and only if Mr. Holland agrees to reimburse the City should any damage be done to the facility attributable to the event.

From Client

Patrick Lamb Holiday Concert

Expenses

Expense	Details	Cost
Creative Security	3 people x \$65	\$195
Insurance		\$300
Band		\$2,500 +
City Fees	3am to 9pm Deposit	\$1,515 \$1,060
Tickets (Printing)	300	\$300
Sound System	Sound System	\$750
Table Decorations		\$850
M.C. Terry Sal		\$300
Catering	350 x \$14.00	\$4,900
Stage/Dance Floor		\$300
TOTAL:		\$12,970

Income

Income Item	Details	Amount
Purchased Tickets	300 x \$30	\$9,000
Beer/Wine with meal	350 x \$1	\$350

TOTAL: \$9,350

Loss of \$3620

OPTIONS

1	350 Tickets Sold (With Meal) @ \$30	\$10,500
	Beer & Wine	\$400
TOTAL:		\$10,900
2	FREE CONCERT	
	400 Tickets (Meal) @\$18	\$7,200
	Beer & Wine	\$400
TOTAL:		\$7,600

CITY COUNCIL MEETING: November 2, 2015

AGENDA ITEM NUMBER:_____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: KEIZER STATION AREA C REIMBURSEMENT DISTRICT

On April 20, 2015, the City Council adopted Ordinance No. 2015-716 (Ordinance Establishing a Process for the Formation of Public Improvement Reimbursement Districts). Such Ordinance provides for the establishment of reimbursement districts for public improvements when a developer installs improvements that are later used by an adjoining developer.

KS Reim LLC is developing a portion of Keizer Station Area C (see attached “Cover Sheet”). The public water, stormwater, sanitary sewer, and transportation improvements will benefit the other properties in Keizer Station Area C and KS Reim LLC requested that the City review the possible formation of a reimbursement district under Ordinance No. 2015-716.

The Ordinance calls for notice and a public hearing which was held on September 21, 2015. At that meeting, Council directed staff to prepare a Resolution creating the reimbursement district. Such Resolution is attached for your consideration.

RECOMMENDATION:

Adopt the Resolution Forming the Keizer Station Area C Reimbursement District.

Please contact me if you have any questions in this regard. Thank you.

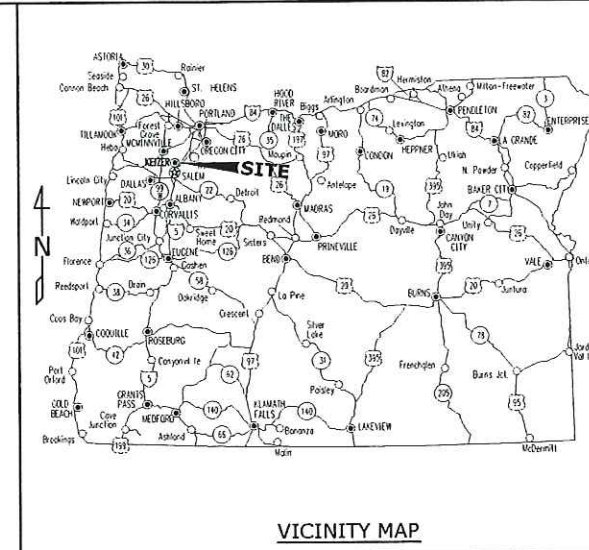
ESJ/tmh

KEIZER STATION CENTER AREA "C"

SENIOR HOUSING

SEC. 36, T. 6 S., R. 3 W., W.M.
CITY OF KEIZER
MARION COUNTY, OREGON

- Area C2
- McLeod Lane Extension
- Bonaventure & MWIC



PRIVATE IMPROVEMENTS SHEET INDEX	
C1.1	COVER SHEET
C1.2	EXISTING CONDITIONS PLAN
C1.3	SITE PLAN
C1.4	HORIZONTAL DIMENSION SITE PLAN
C2.1	GRADING AND DRAINAGE
C3.1	UTILITY PLAN
C3.2	FIRE SERVICE PLAN
C4.1	EROSION CONTROL PLAN — 1st - CLEARING, GRUBBING & MASS GRADING
	2nd - POST STORM DRAINAGE
C4.2	EROSION CONTROL PLAN — 3rd - POST PAVING
	4th - SITE STABILIZATION
C4.3	EROSION CONTROL NOTES & DETAILS
C5.1	PRIVATE IMPROVEMENTS DETAIL SHEET

ABBREVIATIONS	
A.C.	ASPHALTIC CONCRETE
ACMP	ALUMINIZED CMP
ASSY.	ASSEMBLY
B.O.	BLOW OFF
B.F.V.	BUTTERFLY VALVE
C & G	CURB & GUTTER
CATV	CABLE TELEVISION
C.B.	CATCH BASIN
C.B.C.O.	CATCH BASIN CLEANOUT
C.B.I.	CATCH BASIN INLET
C.L.	CENTERLINE
CHP	CORRUGATED METAL PIPE
C.O.	CLEANOUT
CONC.	CONCRETE
CONST.	CONSTRUCT
D.I.	DUCTILE IRON
DIA.	DIAMETER
DWG.	DRAWING
EASHT.	EASEMENT
E.G.	EXIST. GRADE / GROUND
EOP, E.P.	EDGE OF PAVEMENT
ELEC.	ELECTRIC
ELEV. or EL.	ELEVATION
EX. or EXIST.	EXISTING
FT.	FEET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.	FIRE HYDRANT
F.M.	FORCE MAIN
GUT. or GTR.	GUTTER
G.V.	GATE VALVE
IMP.	IMPROVEMENT
INST.	INSERT
INV. or I.	INVERT
LENGTH, LINE	
L.P.	LIGHT POLE
M	METER, MAIN
M.H.	MANHOLE
MTL.	METAL
O.H.	OVERHEAD
P.C.	POINT OF CURVE
PCC	POINT OF CONTINUING CURVE
PED.	PEDESTAL
P.R.C.	POINT OF REVERSE CURVE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PUB.	PUBLIC
PUE	PUBLIC UTILITY EASHT.
PVC	POLYVINYL CHLORIDE
PVT.	PRIVATE
P.P.	POWER POLE
P.L.	PROPERTY LINE
R	RADIUS
R-	RIM
RD	ROAD
R.O.W.	RIGHT-OF-WAY
SAN.S. or S.S.	SANITARY SEWER
S	SLOPE
STA.	STATION
STD.	STANDARD
STL.	STEEL
STM.DRN. or S.D.	STORM DRAIN
SVC.	SERVICE
SW	SIDEWALK
T.C.	TOP OF CURB
TEL	TELEPHONE
TYP.	TYPICAL
U.G.	UNDERGROUND
VLT.	VAULT
W.H.	WATER MAIN

SYMBOLS	
EXIST. PROP.	EXIST. PROP.
○	BLow OFF ASSY.
□	CATCH BASIN
■	CATCH BASIN CLEANOUT
□	CATCH BASIN INLET
△	CATV PED. / BOX
○	CLEANOUT
□	ELEC. PED. / BOX
○	FIRE HYDRANT
○	GAS LOCATION MARKER
○	GAS VALVE
○	MAIL BOX
---	CABLE TELEVISION
---	CENTERLINE
---	DITCH C.L.
---	ELECTRICAL LINE
---	GAS MAIN
---	TELEPHONE LINE
○	MANHOLE SAN. SEWER
○	MANHOLE STORM DRAIN
○	2" DIA. C.O. / M.H.
○	MANHOLE TELEPHONE
○	MANHOLE WATER
○	REDUCER / INCREASER
○	TEL. PED. / BOX
○	TRAFFIC PED. / BOX
○	UTILITY / POWER POLE
○	WATER METER
○	WATER VALVE
---	SANITARY SEWER EXIST.
---	SANITARY SEWER PROP.
---	STORM DRAIN EXIST.
---	STORM DRAIN PROP.
---	WATER MAIN EXIST.
---	WATER MAIN PROP.



COVER SHEET

KEIZER STATION CENTER
AREA "C"
SENIOR HOUSING

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE DESIGN ENGINEER.

DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

DESIGN: M.D.G.	DATE: 06-30-2017
DRAWN: M.D.G.	JOB # 6018
CHECKED: M.D.G.	
DATE: APR 2015	
SCALE: AS SHOWN	
AS-BUILT:	

REGISTERED PROFESSIONAL ENGINEER
MARK D. GRAY
EXPIRES: 06-30-2017

5. REVISED PER CITY OF KEIZER
4. REVISED PER CITY OF KEIZER
3. REVISED PER CITY OF KEIZER
2. ADDED FIRE MAIN PLAN
1. REVISED PER OWNER

C1.1

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution R2015-_____

4
5 FORMING THE KEIZER STATION AREA C
6 REIMBURSEMENT DISTRICT
7

8 WHEREAS, pursuant to Ordinance No. 2015-716, KS Reim, LLC referred to
9 herein as “Applicant” has applied for formation of a reimbursement district for public
10 water, stormwater, sanitary sewer, and transportation improvements under Ordinance
11 No. 2015-716;

12 WHEREAS, the Public Works Director has submitted his report pursuant to such
13 Ordinance;

14 WHEREAS, the City Council has held a public hearing to consider comments
15 regarding the possible formation of a reimbursement district under the Ordinance;

16 WHEREAS, the City Council of the City of Keizer finds that it is necessary and
17 appropriate to form a reimbursement district for public water, stormwater, sanitary
18 sewer, and transportation improvements pursuant to the provisions of the Ordinance;

19 NOW, THEREFORE,

20 BE IT RESOLVED by the City Council of the City of Keizer as follows:

21 Section 1. FORMATION OF DISTRICT. The City Council of the City of
22 Keizer hereby forms the Keizer Station Area C Reimbursement District pursuant to
23 Ordinance No. 2015-716. The area to be benefitted is as shown on Exhibit “1”.
24

1 Section 2. PUBLIC WORKS DIRECTOR’S REPORT. Pursuant to Ordinance
2 No. 2015-716, the City Council hereby approves the Public Works Director’s report as
3 modified.

4 Section 3. ESTABLISHMENT OF REIMBURSEMENT FEES. Estimated
5 reimbursement fees for the benefitted properties are set forth in Exhibit “2” attached
6 hereto. The final reimbursement fees will be established pursuant to the Ordinance after
7 certification of actual costs. Payment of the reimbursement fees is a precondition to
8 receiving any permits applicable to development as provided in Ordinance No. 2015-
9 716.

10 Section 4. ANNUAL FEE ADJUSTMENT. Pursuant to Ordinance No. 2015-
11 716 (Section 13), the City Council finds that it is appropriate to apply an interest rate
12 (annual adjustment) of three percent (3%) per year. Such interest rate shall be applied
13 beginning on the first anniversary of the date of the reimbursement agreement.

14 Section 5. ADMINISTRATIVE FEE. An administrative fee to reimburse the
15 City for costs involved in the formation and auditing of the reimbursement district shall
16 be charged in the amount of \$750 per reimbursement request (i.e., each time a new
17 development in the area asks for a building permit), and such fee shall be deducted from
18 the reimbursement fees received on behalf of the parties constructing the public
19 improvements.

20

1 Section 6. TRAFFIC SIGNAL.

2 a. The Keizer Station Area C Master Plan Order calls for the transportation
3 improvements to be built according to the Traffic Impact Analysis (TIA). The TIA
4 requires the improvements listed in Exhibit “2”, except for the Chemawa Road/McLeod
5 Lane traffic signal, to be built in the first phase of development; i.e. the senior living
6 facility and apartment complexes. Because the Applicant is constructing the first phase,
7 the Applicant is not required to install the traffic signal.

8 b. The traffic signal is warranted when the first commercial use
9 (“Commercial Developer”) is established. Consequently, the Commercial Developer
10 will be required to install the traffic signal.

11 c. The Commercial Developer who installs the traffic signal will be entitled
12 to enter into a reimbursement agreement with the City. Such reimbursement agreement
13 shall include the following:

14 1. The Commercial Developer will pay reimbursement fees in the
15 amount shown on Exhibit “2” using actual certified costs for all improvements other than
16 the traffic signal.

17 2. The Commercial Developer shall pay the reimbursement fees noted
18 above prior to issuance of any Development Permit as set forth in Ordinance No. 2015-
19 716.

20

1 3. City may withhold all or a portion of Commercial Developer's
2 reimbursement fees and not pass on the entire fees to Applicant until after construction
3 and installation of the traffic signal and certified costs have been determined so that the
4 final net reimbursement fee owed by Commercial Developer can be adjusted. Pursuant
5 to Section 11(C) of Ordinance No. 2015-716, if the total final costs of the traffic signal
6 exceeds the estimate shown by more than ten percent (10%), the City Council may grant
7 the additional costs only after a duly noticed public hearing.

8 4. Subsequent developers' payment of the traffic signal portion of the
9 reimbursement fees will be passed through to the Commercial Developer based on actual
10 certified costs.

11 Section 7. CONSTRUCTION OF INDIVIDUAL BUILDINGS.

12 a. Subsequent developers shall pay reimbursement fees based on the actual
13 costs for the sub-areas shown in Exhibit "2".

14 b. If an individual developer is constructing only one building or if the sub-
15 areas are sized differently than shown, the reimbursement fees shall be calculated using
16 the actual unit costs and the individual buildings' use numbers except for the Stormwater
17 Analysis/Storm Drainage Improvement reimbursements. Those reimbursement fees will
18 be prorated based on site area (acreage) for all land within the development covered by
19 the permit, including the entirety of any newly created lots and any land necessary for
20 access to the development.

1 c. Reimbursement fees shall be based using actual approved costs regardless
2 of whether the actual building size or use is different than shown. For example, if one of
3 the Retail buildings is larger or smaller than indicated in the Master Plan, the fee will not
4 be adjusted.

5 Section 8. REIMBURSEMENT AGREEMENT. Staff is directed to prepare a
6 reimbursement agreement as outlined in Ordinance No. 2015-716 for approval by the
7 Applicant and City. At the appropriate time, staff is directed to prepare a reimbursement
8 agreement with the Commercial Developer who will install the traffic signal.

9 Section 9. NOTICE/RECORDATION. Staff is directed to notify all property
10 owners with in the reimbursement district as outlined in Ordinance No. 2015-716 and
11 record a notice of the formation and nature of the reimbursement district in the office of
12 the County Recorder.

13 Section 10. EFFECTIVE DATE. This Resolution shall take effect immediately
14 upon the date of its passage.

15 PASSED this _____ day of _____, 2015.

16

17 SIGNED this _____ day of _____, 2015.

18

19

20

21

Mayor

22

23

24

City Recorder

KS Reimbursement District Boundary

Beginning at a 5/8" Iron Rod on the South right of way of Chemawa Road NE, being 95.51 feet, South 00°00'00" East of the NE Corner of the William P. Pugh Donation Land Claim No. 41, Located in the SW Quarter of Section 36, Township 6 South, Range 3 West, of the Willamette Meridian, City of Keizer, Marion County, Oregon; thence South 00°00'00" East 649.24 feet to a 5/8" Iron Rod; thence South 89°40'00" East 479.48 Feet to a 5/8" Iron Rod; thence North 00°17'00" West 277.33 feet to a 5/8" Iron Rod; thence South 89°40'00" East 109.23 feet to a 5/8" Iron Rod; thence North 00°17'00" West 30.00 feet to a 5/8" Iron Rod; thence South 89°40'00" East 583.44 feet to the West right of way of the Union Pacific Railroad; thence along said right of way North 00°13'00" West 1006.55 feet to the South right of way of way Lockhaven Drive NE; thence along said right of way the following six calls, 457.66 feet along a 1812.94 foot radius curve to the right (the chord of which bears North 78°11'24" West 456.44 feet); North 67°52'50" West 182.72 feet; 233.02 feet along a 758.51 foot radius curve to the left (the chord of which bears North 86°06'29" West 232.11 feet); South 79°36'26" West 164.81 feet; North 70°09'01" West 34.69 feet; 192.15 feet along a 1482.39 foot radius curve to the right (the chord of which bears South 80°48'44" West 192.02 feet) to the East right of way of McLeod lane; thence along said right of way the following two calls South 05°28'27" East 28.56 feet; South 37°12'02" East 258.86 feet; thence South 52°21'34" West 297.32 feet; thence South 40°49'35" East 366.70 feet to the South right of way of Chemawa Road NE; thence along said right of way South 46°27'58" West 135.75 feet to the Point of Beginning and containing 32.908 acres more or less.

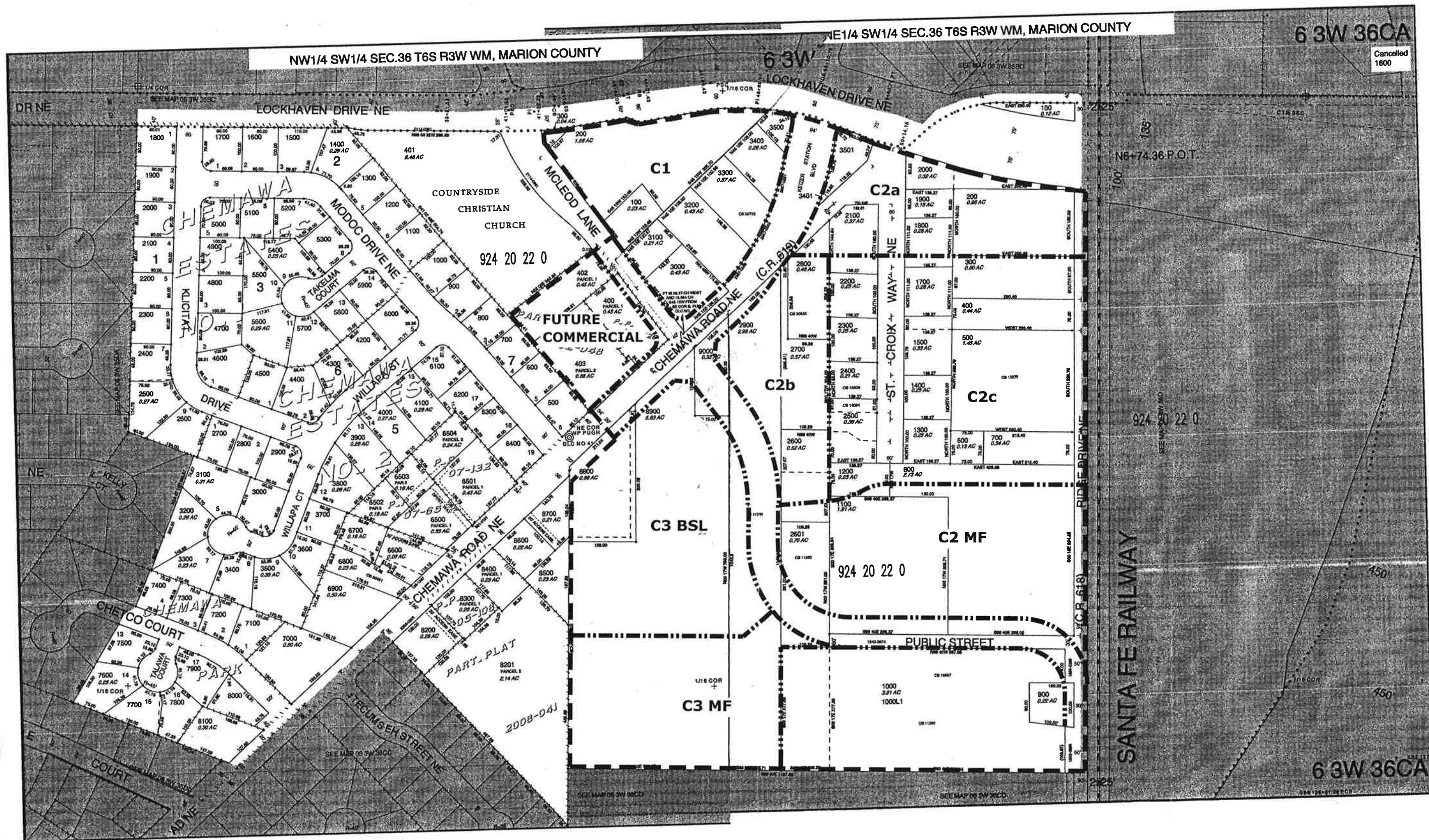


Exhibit 1
Page 2 of 2

Keizer Station - Area "C"

Reimbursement District

Cost Allocations

\$ 365,531.66

October 27th, 2015

	Water Consumption (gpd)	Area Based Costs		Trip Generation Based										Sanitary Sewer Improvements		Domestic Water Improvements		Totals
		Stormwater Analysis	Storm Drainage Improvements	Chemawa Rd Improvements	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Extension Improvements	Street Lights & Franchise Utilities (Undergrounding)						
Construction Costs			\$ 290,390.54	\$ 351,239.48	\$ 67,750.80	\$ 434,750.40	\$ 50,000.00	\$ 84,545.75	\$ 73,421.00	\$ 292,110.66	\$ 589,204.16	\$ 184,670.46	\$ 113,969.08	\$ 249,911.43	\$ 3,166,468.90			
Permit Costs			\$ 17,423.43	\$ 21,074.37	\$ 4,065.05	\$ 26,085.02		\$ 5,072.75	\$ -		\$ 35,352.25	\$ 11,080.23	\$ 6,838.14	\$ 14,994.69				
Engineering Costs			\$ 29,039.05	\$ 35,123.95	\$ 6,775.08	\$ 43,475.04		\$ 8,454.58	\$ -		\$ 58,920.42	\$ 18,467.05	\$ 11,396.91	\$ 24,991.14				
Total Costs		\$ 5,876.00	\$ 336,853.03	\$ 407,437.80	\$ 78,590.93	\$ 504,310.46	\$ 50,000.00	\$ 98,073.07	\$ 73,421.00	\$ 292,110.66	\$ 683,476.83	\$ 214,217.73	\$ 132,204.13	\$ 289,897.26				
Unit Cost		\$ 202.28	\$ 11,596.03	\$ 519.03	\$ 100.12	\$ 642.43	\$ 63.69	\$ 124.93	\$ 93.53	\$ 433.09	\$ 1,013.34	\$ 272.89	\$ 4,376.46	\$ 9,596.70				

						Area Based Costs			Trip Generation Based													
					Water Consumption (gpd)	Stormwater Analysis City of Keizer	Storm Drainage Improvements		Chemawa Rd Improvements	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Off-site	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements	Totals		
Area C3 - Bonaventure Senior Living																						
Senior Living Building 150 Units 31.08% 156					23400			\$ 23,356.31	\$ 4,505.21	\$ 28,909.52	\$ 2,866.24	\$ 5,622.02	\$ 4,208.85	\$ 19,489.15	\$ 45,600.47	\$ 12,280.00		\$ 41,094.27	\$ 90,111.53			
Total Area 4.47						\$ 904.19	\$ 51,834.25													\$ 330,782.00		
Area C3 - Multi-family Site																						
Apartment Buildings 78 Units 16.16% 156					12168			\$ 25,951.45	\$ 5,005.79	\$ 32,121.69	\$ 3,184.71	\$ 6,246.69	\$ 4,676.50	\$ 21,654.61	\$ 50,667.19	\$ 13,644.44		\$ 21,369.02	\$ 46,857.99			
Total 3.48						\$ 703.93	\$ 40,354.18													\$ 272,438.20		
Area C2 - Multi-family Site																						
Apartment Buildings 102 Units 21.14% 156					15912			\$ 33,736.89	\$ 6,507.53	\$ 41,758.19	\$ 4,140.13	\$ 8,120.70	\$ 6,079.45	\$ 28,150.99	\$ 65,867.34	\$ 17,737.77		\$ 27,944.10	\$ 61,275.84			
Total Area 4.9						\$ 991.17	\$ 56,820.54													\$ 359,130.64		
Area C1 - Commercial																						
Bld. Area																						
Retail 1 8000 1.70% 30					1280			\$ 15,570.87	\$ 3,003.47	\$ 19,273.01	\$ 1,910.83	\$ 3,748.02	\$ 2,805.90	\$ 5,513.59	\$ 12,900.63	\$ 8,186.66		\$ 2,247.89	\$ 4,929.18			
Office 2 37500 3.99% 120					3000			\$ 62,283.48	\$ 12,013.90	\$ 77,092.05	\$ 7,643.31	\$ 14,992.06	\$ 11,223.59	\$ 22,054.35	\$ 51,602.50	\$ 32,746.66		\$ 5,268.50	\$ 11,552.76			
Total Area 3.44						\$ 695.84	\$ 39,890.34													\$ 429,149.39		
Area C2a - Commercial																						
Bld. Area																						
Restaurant 3 5000 2.13% 55					1600			\$ 28,546.60	\$ 5,506.37	\$ 35,333.85	\$ 3,503.18	\$ 6,871.36	\$ 5,144.15	\$ 23,820.07	\$ 55,733.90	\$ 15,008.89		\$ 2,809.86	\$ 6,161.47			
Retail 4 5000 1.06% 19					800			\$ 9,861.55	\$ 1,902.20	\$ 12,206.24	\$ 1,210.19	\$ 2,373.74	\$ 1,777.07	\$ 8,228.75	\$ 19,253.53	\$ 5,184.89		\$ 1,404.93	\$ 3,080.74			
Retail 5 3000 0.64% 11					480			\$ 5,709.32	\$ 1,101.27	\$ 7,066.77	\$ 700.64	\$ 1,374.27	\$ 1,028.83	\$ 4,764.01	\$ 11,146.78	\$ 3,001.78		\$ 842.96	\$ 1,848.44			
Total Area 2.93						\$ 592.68	\$ 33,976.36													\$ 328,077.67		
Area C2b - Commercial																						
Bld. Area																						
Retail 8 6500 1.38% 24					1040			\$ 12,456.70	\$ 2,402.78	\$ 15,418.41	\$ 1,528.66	\$ 2,998.41	\$ 2,244.72	\$ 10,394.21	\$ 24,320.25	\$ 6,549.33		\$ 1,826.41	\$ 4,004.96			
Retail 9 6500 1.38% 24					1040			\$ 12,456.70	\$ 2,402.78	\$ 15,418.41	\$ 1,528.66	\$ 2,998.41	\$ 2,244.72	\$ 10,394.21	\$ 24,320.25	\$ 6,549.33		\$ 1,826.41	\$ 4,004.96			
Total Area 1.817						\$ 367.54	\$ 21,069.98													\$ 189,727.21		
Area C2c - Commercial																						
Bld. Area																						
Retail 6 32500 6.91% 122					5200			\$ 63,321.54	\$ 12,214.13	\$ 78,376.91	\$ 7,770.70	\$ 15,241.93	\$ 11,410.65	\$ 52,837.25	\$ 123,627.93	\$ 33,292.44		\$ 9,132.06	\$ 20,024.78			
Retail 7 47500 10.10% 178					7600			\$ 92,387.17	\$ 17,820.62	\$ 114,353.20	\$ 11,337.58	\$ 22,238.22	\$ 16,648.33	\$ 77,090.42	\$ 180,375.18	\$ 48,574.21		\$ 13,346.86	\$ 29,266.99			
Total Area 6.522						\$ 1,319.26	\$ 75,629.30													\$ 1,127,637.68		
Future Commercial Area																						
Bld. Area																						
North Building 6000 1.28% 23					960			\$ 11,937.67	\$ 2,302.66	\$ 14,775.98	\$ 1,464.97	\$ 2,873.48	\$ 2,151.19	\$ 4,227.08	\$ 9,890.48	\$ 6,276.44		\$ 1,685.92	\$ 3,696.88			
South Building 5000 1.06% 19					800			\$ 9,861.55	\$ 1,902.20	\$ 12,206.24	\$ 1,210.19	\$ 2,373.74	\$ 1,777.07	\$ 3,491.94	\$ 8,170.40	\$ 5,184.89		\$ 1,404.93	\$ 3,080.74			
Total Area 1.49						\$ 301.40	\$ 17,278.08													\$ 129,526.12		
Misc. Properties																						
Keizer Christian Church 0					0																	
Deckard 0					0																	

Total Water Consumption 75280 gpd
Total Trips for Development 785
Total Area of Development 29.049

Keizer Station - Area "C"

Reimbursement District

Cost Allocations

October 27th, 2015

Costs

All costs shown are based on the latest estimates prepared by our office. They will be adjusted as we evaluate the costs provide from the budget bids received.

	Water Consumption (gpd)	Area Based Costs		Trip Generation Based										Usage Based		Totals
		Stormwater Analysis	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Extension Improvements	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements		
Construction Costs			\$ 290,390.54	\$ 351,239.48	\$ 67,750.80	\$ 434,750.40	\$ 50,000.00	\$ 84,545.75	\$ 73,421.00	\$ 292,110.66	\$ 589,204.16	\$ 184,670.46	\$ 113,969.08	\$ 249,911.43	\$ 3,166,468.90	
Permit Costs			\$ 17,423.43	\$ 21,074.37	\$ 4,065.05	\$ 26,085.02		\$ 5,072.75			\$ 35,352.25	\$ 11,080.23	\$ 6,838.14	\$ 14,994.69		
Engineering Costs 10%			\$ 29,039.05	\$ 35,123.95	\$ 6,775.08	\$ 43,475.04		\$ 8,454.58			\$ 58,920.42	\$ 18,467.05	\$ 11,396.91	\$ 24,991.14		
Total Costs		\$ 5,876.00	\$ 336,853.03	\$ 407,437.80	\$ 78,590.93	\$ 504,310.46	\$ 50,000.00	\$ 98,073.07	\$ 73,421.00	\$ 292,110.66	\$ 683,476.83	\$ 214,217.73	\$ 132,204.13	\$ 289,897.26		
Unit Cost		\$ 202.28	\$ 11,596.03	\$ 519.03	\$ 100.12	\$ 642.43	\$ 63.69	\$ 124.93	\$ 93.53	\$ 433.09	\$ 1,013.34	\$ 272.89	\$ 4,376.46	\$ 9,596.70		

Area C3 - Bonaventure Senior Living

					Area Based Costs			Trip Generation Based										Usage Based		Totals
					Stormwater Analysis City of Keizer	Storm Drainage Improvements		Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements		
Senior Living Building 150 Units 31.08% 45 Trips 156 6.67%					23400			\$ 23,356.31	\$ 4,505.21	\$ 28,909.52	\$ 2,866.24	\$ 5,622.02	\$ 4,208.85	\$ 19,489.15	\$ 45,600.47	\$ 12,280.00		\$ 41,094.27	\$ 90,111.53	
Properties																				
063W36CB-8800 0.72 Acres 16.11%					\$ 145.64	\$ 8,349.14		\$ 3,762.09	\$ 725.67	\$ 4,656.57	\$ 461.68	\$ 905.56	\$ 677.94	\$ 3,139.19	\$ 7,345.04	\$ 1,977.99	\$ 6,619.21	\$ 14,514.61		
063W36CB-9000 0.05 Acres 1.12%					\$ 10.11	\$ 579.80		\$ 261.26	\$ 50.39	\$ 323.37	\$ 32.06	\$ 62.89	\$ 47.08	\$ 218.00	\$ 510.07	\$ 137.36	\$ 459.67	\$ 1,007.96		
063W36CB-2900 0.52 Acres 11.63%					\$ 105.19	\$ 6,029.93		\$ 2,717.06	\$ 524.10	\$ 3,363.08	\$ 333.43	\$ 654.02	\$ 489.62	\$ 2,267.19	\$ 5,304.75	\$ 1,428.55	\$ 4,780.54	\$ 10,482.77		
063W36CB-8900 3.18 Acres 71.14%					\$ 643.25	\$ 36,875.37		\$ 16,615.90	\$ 3,205.05	\$ 20,566.50	\$ 2,039.07	\$ 3,999.56	\$ 2,994.21	\$ 13,864.76	\$ 32,440.60	\$ 8,736.11	\$ 29,234.85	\$ 64,106.19		
Total Area 4.47					\$ 904.19	\$ 51,834.25		\$ 23,356.31	\$ 4,505.21	\$ 28,909.52	\$ 2,866.24	\$ 5,622.02	\$ 4,208.85	\$ 19,489.15	\$ 45,600.47	\$ 12,280.00	\$ 41,094.27	\$ 90,111.53	\$ 330,782.00	

Area C3 - Muliti-family Site

					Area Based Costs		Trip Generation Based										Usage Based		Totals
					Water Consumption (gpd)	Stormwater Analysis City of Keizer	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements	
Apartment Buildings					50 Trips			\$ 25,951.45	\$ 5,005.79	\$ 32,121.69	\$ 3,184.71	\$ 6,246.69	\$ 4,676.50	\$ 21,654.61	\$ 50,667.19	\$ 13,644.44			
78 Units 16.16% 156 7.41%					12168												\$ 21,369.02	\$ 46,857.99	
Properties																			
063W36CB-8900					2.49	\$ 503.67	\$ 28,874.11	\$ 18,568.71	\$ 3,581.73	\$ 22,983.62	\$ 2,278.72	\$ 4,469.62	\$ 3,346.11	\$ 15,494.25	\$ 36,253.25	\$ 9,762.83	\$ 15,289.90	\$ 33,527.70	
063W36CB-2601					0.11	\$ 22.25	\$ 1,275.56	\$ 820.30	\$ 158.23	\$ 1,015.34	\$ 100.67	\$ 197.45	\$ 147.82	\$ 684.48	\$ 1,601.55	\$ 431.29	\$ 675.46	\$ 1,481.14	
063W36CA-2900					0.88	\$ 178.01	\$ 10,204.50	\$ 6,562.44	\$ 1,265.83	\$ 8,122.73	\$ 805.33	\$ 1,579.62	\$ 1,182.56	\$ 5,475.88	\$ 12,812.39	\$ 3,450.32	\$ 5,403.66	\$ 11,849.15	
Total					3.48	\$ 703.93	\$ 40,354.18	\$ 25,951.45	\$ 5,005.79	\$ 32,121.69	\$ 3,184.71	\$ 6,246.69	\$ 4,676.50	\$ 21,654.61	\$ 50,667.19	\$ 13,644.44	\$ 21,369.02	\$ 46,857.99	\$ 272,438.20

Area C2 - Multi-family Site																											
										Area Based Costs					Trip Generation Based									Usage Based		Totals	
										Water Consumption (gpd)	Stormwater Analysis City of Keizer	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements				
Apartment Buildings 65 Trips 102 Units 21.14% 156 9.64%										15912					\$ 33,736.89	\$ 6,507.53	\$ 41,758.19	\$ 4,140.13	\$ 8,120.70	\$ 6,079.45	\$ 28,150.99	\$ 65,867.34	\$ 17,737.77	\$ 27,944.10	\$ 61,275.84		
Properties																											
063W36CA-2601 0.588 Acres										12.00%	\$ 118.94	\$ 6,818.46	\$ 4,048.43	\$ 780.90	\$ 5,010.98	\$ 496.82	\$ 974.48	\$ 729.53	\$ 3,378.12	\$ 7,904.08	\$ 2,128.53	\$ 3,353.29	\$ 7,353.10				
063W36CA-1100 1.65 Acres										33.67%	\$ 333.76	\$ 19,133.45	\$ 11,360.38	\$ 2,191.31	\$ 14,061.43	\$ 1,394.12	\$ 2,734.52	\$ 2,047.16	\$ 9,479.42	\$ 22,179.82	\$ 5,972.92	\$ 9,409.75	\$ 20,633.70				
063W36CA-2600 0.12 Acres										2.45%	\$ 24.27	\$ 1,391.52	\$ 826.21	\$ 159.37	\$ 1,022.65	\$ 101.39	\$ 198.87	\$ 148.88	\$ 689.41	\$ 1,613.08	\$ 434.39	\$ 684.35	\$ 1,500.63				
063W36CA-1200 0.042 Acres										0.86%	\$ 8.50	\$ 487.03	\$ 289.17	\$ 55.78	\$ 357.93	\$ 35.49	\$ 69.61	\$ 52.11	\$ 241.29	\$ 564.58	\$ 152.04	\$ 239.52	\$ 525.22				
063W36CA-800 2.24 Acres										45.71%	\$ 453.10	\$ 25,975.10	\$ 15,422.58	\$ 2,974.87	\$ 19,089.46	\$ 1,892.63	\$ 3,712.32	\$ 2,779.18	\$ 12,869.03	\$ 30,110.78	\$ 8,108.70	\$ 12,774.45	\$ 28,011.81				
063W36CA-2900 0 Acres										0.00%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Ridge Road Right-of-way 0.26 Acres										5.31%	\$ 52.59	\$ 3,014.97	\$ 1,790.12	\$ 345.30	\$ 2,215.74	\$ 219.68	\$ 430.89	\$ 322.58	\$ 1,493.73	\$ 3,495.00	\$ 941.19	\$ 1,482.75	\$ 3,251.37				
Total Area 4.9											\$ 991.17	\$ 56,820.54	\$ 33,736.89	\$ 6,507.53	\$ 41,758.19	\$ 4,140.13	\$ 8,120.70	\$ 6,079.45	\$ 28,150.99	\$ 65,867.34	\$ 17,737.77	\$ 27,944.10	\$ 61,275.84	\$ 359,130.64			

Area C1 - Commercial																										
										Area Based Costs					Trip Generation Based									Usage Based		Totals
										Water Consumption (gpd)	Stormwater Analysis City of Keizer	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements			
Bld. Area																										
Retail 1	8000	1.70%	30	1.89%	1280					\$ 15,570.87	\$ 3,003.47	\$ 19,273.01	\$ 1,910.83	\$ 3,748.02	\$ 2,805.90	\$ 5,513.59	\$ 12,900.63	\$ 8,186.66	\$ 2,247.89	\$ 4,929.18						
Office 2	37500	3.99%	120	7.55%	3000					\$ 62,283.48	\$ 12,013.90	\$ 77,092.05	\$ 7,643.31	\$ 14,992.06	\$ 11,223.59	\$ 22,054.35	\$ 51,602.50	\$ 32,746.66	\$ 5,268.50	\$ 11,552.76						
Properties																										
063W36CB-300			0.01 Acres	0.29%	\$ 2.02	\$ 115.96				\$ 226.32	\$ 43.66	\$ 280.13	\$ 27.77	\$ 54.48	\$ 40.78	\$ 80.14	\$ 187.51	\$ 118.99	\$ 21.85	\$ 47.91						
063W36CB-200			1.47 Acres	42.73%	\$ 297.35	\$ 17,046.16				\$ 33,269.16	\$ 6,417.31	\$ 41,179.25	\$ 4,082.73	\$ 8,008.11	\$ 5,995.16	\$ 11,780.49	\$ 27,563.84	\$ 17,491.86	\$ 3,211.94	\$ 7,043.15						
063W36CB-100			0.23 Acres	6.69%	\$ 46.52	\$ 2,667.09				\$ 5,205.38	\$ 1,004.07	\$ 6,443.01	\$ 638.79	\$ 1,252.97	\$ 938.02	\$ 1,843.21	\$ 4,312.71	\$ 2,736.82	\$ 502.55	\$ 1,101.99						
063W36CA-3100				6.10%	\$ 42.48	\$ 2,435.17				\$ 4,752.74	\$ 916.76	\$ 5,882.75	\$ 583.25	\$ 1,144.02	\$ 856.45	\$ 1,682.93	\$ 3,937.69	\$ 2,498.84	\$ 458.85	\$ 1,006.16						
063W36CA-3000			0.36	10.47%	\$ 72.82	\$ 4,174.57				\$ 8,147.55	\$ 1,571.59	\$ 10,084.72	\$ 999.85	\$ 1,961.17	\$ 1,468.20	\$ 2,885.02	\$ 6,750.33	\$ 4,283.72	\$ 786.60	\$ 1,724.85						
063W36CA-3200			0.43	12.50%	\$ 86.98	\$ 4,986.29				\$ 9,731.79	\$ 1,877.17	\$ 12,045.63	\$ 1,194.27	\$ 2,342.51	\$ 1,753.69	\$ 3,445.99	\$ 8,062.89	\$ 5,116.67	\$ 939.55	\$ 2,060.24						
063W36CA-3300			0.37	10.76%	\$ 74.84	\$ 4,290.53				\$ 8,373.87	\$ 1,615.24	\$ 10,364.85	\$ 1,027.63	\$ 2,015.65	\$ 1,508.99	\$ 2,965.16	\$ 6,937.84	\$ 4,402.71	\$ 808.45	\$ 1,772.77						
063W36CA-3400			0.28	8.14%	\$ 56.64	\$ 3,246.89				\$ 6,336.98	\$ 1,222.34	\$ 7,843.67	\$ 777.66	\$ 1,525.36	\$ 1,141.94	\$ 2,243.90	\$ 5,250.25	\$ 3,331.78	\$ 611.80	\$ 1,341.55						
063W36CA-3500			0.08	2.33%	\$ 16.18	\$ 927.68				\$ 1,810.57	\$ 349.24	\$ 2,241.05	\$ 222.19	\$ 435.82	\$ 326.27	\$ 641.11	\$ 1,500.07	\$ 951.94	\$ 174.80	\$ 383.30						
Total Area			3.44		\$ 695.84	\$ 39,890.34				\$ 77,854.36	\$ 15,017.37	\$ 96,365.06	\$ 9,554.14	\$ 18,740.08	\$ 14,029.49	\$ 27,567.94	\$ 64,503.13	\$ 40,933.32	\$ 7,516.39	\$ 16,481.94	\$ 429,149.39					

Area C2a - Commercial

					Area Based Costs		Trip Generation Based										Usage Based		Totals	
					Water Consumption (gpd)	Stormwater Analysis City of Keizer	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements		
Bld. Area																				
Restaurant 3	5000	2.13%	55	8.15%	1600			\$ 28,546.60	\$ 5,506.37	\$ 35,333.85	\$ 3,503.18	\$ 6,871.36	\$ 5,144.15	\$ 23,820.07	\$ 55,733.90	\$ 15,008.89	\$ 2,809.86	\$ 6,161.47		
Retail 4	5000	1.06%	19	2.82%	800			\$ 9,861.55	\$ 1,902.20	\$ 12,206.24	\$ 1,210.19	\$ 2,373.74	\$ 1,777.07	\$ 8,228.75	\$ 19,253.53	\$ 5,184.89	\$ 1,404.93	\$ 3,080.74		
Retail 5	3000	0.64%	11	1.63%	480			\$ 5,709.32	\$ 1,101.27	\$ 7,066.77	\$ 700.64	\$ 1,374.27	\$ 1,028.83	\$ 4,764.01	\$ 11,146.78	\$ 3,001.78	\$ 842.96	\$ 1,848.44		
Properties																				
063W36CA-2800			0.065 Acres		2.22%	\$ 13.15	\$ 753.74	\$ 978.72	\$ 188.78	\$ 1,211.42	\$ 120.11	\$ 235.58	\$ 176.37	\$ 816.67	\$ 1,910.83	\$ 514.58	\$ 112.20	\$ 246.04		
063W36CA-2100			0.26 Acres		8.87%	\$ 52.59	\$ 3,014.97	\$ 3,914.86	\$ 755.14	\$ 4,845.66	\$ 480.42	\$ 942.33	\$ 705.46	\$ 3,266.67	\$ 7,643.31	\$ 2,058.31	\$ 448.81	\$ 984.15		
063W36CA-1800			0.205 Acres		7.00%	\$ 41.47	\$ 2,377.19	\$ 3,086.72	\$ 595.40	\$ 3,820.62	\$ 378.80	\$ 742.99	\$ 556.23	\$ 2,575.64	\$ 6,026.46	\$ 1,622.90	\$ 353.87	\$ 775.97		
063W36CA-1900			0.16		5.46%	\$ 32.36	\$ 1,855.36	\$ 2,409.15	\$ 464.70	\$ 2,981.94	\$ 295.65	\$ 579.90	\$ 434.13	\$ 2,010.26	\$ 4,703.57	\$ 1,266.65	\$ 276.19	\$ 605.63		
063W36CA-2000			0.32		10.92%	\$ 64.73	\$ 3,710.73	\$ 4,818.29	\$ 929.40	\$ 5,963.89	\$ 591.29	\$ 1,159.80	\$ 868.26	\$ 4,020.51	\$ 9,407.15	\$ 2,533.30	\$ 552.38	\$ 1,211.27		
063W36CA-200			0.95		32.42%	\$ 192.16	\$ 11,016.23	\$ 14,304.30	\$ 2,759.16	\$ 17,705.30	\$ 1,755.40	\$ 3,443.14	\$ 2,577.66	\$ 11,935.90	\$ 27,927.48	\$ 7,520.74	\$ 1,639.89	\$ 3,595.94		
Right-of-way			0.78		26.62%	\$ 157.78	\$ 9,044.90	\$ 11,744.58	\$ 2,265.42	\$ 14,536.98	\$ 1,441.27	\$ 2,827.00	\$ 2,116.39	\$ 9,800.01	\$ 22,929.93	\$ 6,174.92	\$ 1,346.43	\$ 2,952.46		
063W36CA-3501			0.19		6.48%	\$ 38.43	\$ 2,203.25	\$ 2,860.86	\$ 551.83	\$ 3,541.06	\$ 351.08	\$ 688.63	\$ 515.53	\$ 2,387.18	\$ 5,585.50	\$ 1,504.15	\$ 327.98	\$ 719.19		
Total Area			2.93			\$ 592.68	\$ 33,976.36	\$ 44,117.47	\$ 8,509.85	\$ 54,606.87	\$ 5,414.01	\$ 10,619.38	\$ 7,950.04	\$ 36,812.84	\$ 86,134.22	\$ 23,195.55	\$ 5,057.76	\$ 11,090.65	\$ 328,077.67	

Area C2b - Commercial

						Area Based Costs			Trip Generation Based										Usage Based		
					Water Consumption (gpd)	Stormwater Analysis City of Keizer		Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements	Totals	
Bld. Area																					
Retail 8	6500	1.38%	24	3.56%	1040				\$ 12,456.70	\$ 2,402.78	\$ 15,418.41	\$ 1,528.66	\$ 2,998.41	\$ 2,244.72	\$ 10,394.21	\$ 24,320.25	\$ 6,549.33	\$ 1,826.41	\$ 4,004.96		
Retail 9	6500	1.38%	24	3.56%	1040				\$ 12,456.70	\$ 2,402.78	\$ 15,418.41	\$ 1,528.66	\$ 2,998.41	\$ 2,244.72	\$ 10,394.21	\$ 24,320.25	\$ 6,549.33	\$ 1,826.41	\$ 4,004.96		
Properties																					
063W36CA-2800			0.415 Acres		22.84%	\$	83.95	\$ 4,812.35	\$ 5,690.18	\$ 1,097.58	\$ 7,043.08	\$ 698.29	\$ 1,369.67	\$ 1,025.38	\$ 4,748.04	\$ 11,109.41	\$ 2,991.71	\$ 834.30	\$ 1,829.45		
063W36CA-2700			0.57 Acres		31.37%	\$	115.30	\$ 6,609.74	\$ 7,815.43	\$ 1,507.52	\$ 9,673.63	\$ 959.09	\$ 1,881.23	\$ 1,408.35	\$ 6,521.41	\$ 15,258.71	\$ 4,109.10	\$ 1,145.91	\$ 2,512.74		
063W36CA-2600			0.4 Acres		22.01%	\$	80.91	\$ 4,638.41	\$ 5,484.51	\$ 1,057.91	\$ 6,788.51	\$ 673.05	\$ 1,320.16	\$ 988.32	\$ 4,576.43	\$ 10,707.87	\$ 2,883.58	\$ 804.14	\$ 1,763.33		
063W36CA-2900			0.39		21.46%	\$	78.89	\$ 4,522.45	\$ 5,347.40	\$ 1,031.46	\$ 6,618.80	\$ 656.22	\$ 1,287.16	\$ 963.61	\$ 4,462.02	\$ 10,440.17	\$ 2,811.49	\$ 784.04	\$ 1,719.24		
063W36CB-9000			0.042		2%	\$	8.50	\$ 487.03	\$ 575.87	\$ 111.08	\$ 712.79	\$ 70.67	\$ 138.62	\$ 103.77	\$ 480.53	\$ 1,124.33	\$ 302.78	\$ 84.44	\$ 185.15		
Total Area			1.817			\$ -	\$ 367.54	\$ 21,069.98	\$ 24,913.39	\$ 4,805.56	\$ 30,836.82	\$ 3,057.32	\$ 5,996.82	\$ 4,489.44	\$ 20,788.43	\$ 48,640.50	\$ 13,098.66	\$ 3,652.82	\$ 8,009.91	\$ 189,727.21	

Area C2c - Commercial

					Water Consumption (gpd)	Area Based Costs			Trip Generation Based										Usage Based		Totals
						Stormwater Analysis City of Keizer	Storm Drainage Improvements		Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements		
Bld. Area																					
Retail 6	32500	6.91%	122	18.09%	5200				\$ 63,321.54	\$ 12,214.13	\$ 78,376.91	\$ 7,770.70	\$ 15,241.93	\$ 11,410.65	\$ 52,837.25	\$ 123,627.93	\$ 33,292.44	\$ 9,132.06	\$ 20,024.78		
Retail 7	47500	10.10%	178	26.39%	7600				\$ 92,387.17	\$ 17,820.62	\$ 114,353.20	\$ 11,337.58	\$ 22,238.22	\$ 16,648.33	\$ 77,090.42	\$ 180,375.18	\$ 48,574.21	\$ 13,346.86	\$ 29,266.99		
Properties																					
063W36CA-2500			0.36 Acres		5.52%	\$ 72.82	\$ 4,174.57		\$ 8,594.78	\$ 1,657.85	\$ 10,638.28	\$ 1,054.73	\$ 2,068.82	\$ 1,548.79	\$ 7,171.72	\$ 16,780.30	\$ 4,518.86	\$ 1,240.79	\$ 2,720.80		
063W36CA-2400			0.21 Acres		3.22%	\$ 42.48	\$ 2,435.17		\$ 5,013.62	\$ 967.08	\$ 6,205.66	\$ 615.26	\$ 1,206.81	\$ 903.46	\$ 4,183.50	\$ 9,788.51	\$ 2,636.00	\$ 723.79	\$ 1,587.13		
063W36CA-2300			0.25 Acres		3.83%	\$ 50.57	\$ 2,899.01		\$ 5,968.60	\$ 1,151.29	\$ 7,387.69	\$ 732.45	\$ 1,436.68	\$ 1,075.55	\$ 4,980.36	\$ 11,652.99	\$ 3,138.10	\$ 861.66	\$ 1,889.44		
063W36CA-2200			0.25		3.83%	\$ 50.57	\$ 2,899.01		\$ 5,968.60	\$ 1,151.29	\$ 7,387.69	\$ 732.45	\$ 1,436.68	\$ 1,075.55	\$ 4,980.36	\$ 11,652.99	\$ 3,138.10	\$ 861.66	\$ 1,889.44		
063W36CA-2100			0.11		1.69%	\$ 22.25	\$ 1,275.56		\$ 2,626.18	\$ 506.57	\$ 3,250.58	\$ 322.28	\$ 632.14	\$ 473.24	\$ 2,191.36	\$ 5,127.31	\$ 1,380.76	\$ 379.13	\$ 831.35		
063W36CA-1800			0.075		1.15%	\$ 15.17	\$ 869.70		\$ 1,790.58	\$ 345.39	\$ 2,216.31	\$ 219.74	\$ 431.00	\$ 322.67	\$ 1,494.11	\$ 3,495.90	\$ 941.43	\$ 258.50	\$ 566.83		
063W36CA-1700			0.28		4.29%	\$ 56.64	\$ 3,246.89		\$ 6,684.83	\$ 1,289.44	\$ 8,274.22	\$ 820.35	\$ 1,609.08	\$ 1,204.62	\$ 5,578.00	\$ 13,051.35	\$ 3,514.67	\$ 965.06	\$ 2,116.18		
063W36CA-1500			0.33		5.06%	\$ 66.75	\$ 3,826.69		\$ 7,878.55	\$ 1,519.70	\$ 9,751.75	\$ 966.84	\$ 1,896.42	\$ 1,419.73	\$ 6,574.08	\$ 15,381.94	\$ 4,142.29	\$ 1,137.39	\$ 2,494.06		
063W36CA-1400			0.25		3.83%	\$ 50.57	\$ 2,899.01		\$ 5,968.60	\$ 1,151.29	\$ 7,387.69	\$ 732.45	\$ 1,436.68	\$ 1,075.55	\$ 4,980.36	\$ 11,652.99	\$ 3,138.10	\$ 861.66	\$ 1,889.44		
063W36CA-1300			0.25		3.83%	\$ 50.57	\$ 2,899.01		\$ 5,968.60	\$ 1,151.29	\$ 7,387.69	\$ 732.45	\$ 1,436.68	\$ 1,075.55	\$ 4,980.36	\$ 11,652.99	\$ 3,138.10	\$ 861.66	\$ 1,889.44		
063W36CA-600			0.13		1.99%	\$ 26.30	\$ 1,507.48		\$ 3,103.67	\$ 598.67	\$ 3,841.60	\$ 380.88	\$ 747.07	\$ 559.29	\$ 2,589.79	\$ 6,059.55	\$ 1,631.81	\$ 448.06	\$ 982.51		
063W36CA-700			0.34		5.21%	\$ 68.77	\$ 3,942.65		\$ 8,117.29	\$ 1,565.75	\$ 10,047.26	\$ 996.14	\$ 1,953.89	\$ 1,462.75	\$ 6,773.29	\$ 15,848.06	\$ 4,267.81	\$ 1,171.85	\$ 2,569.64		
063W36CA-500			1.45		22.23%	\$ 293.30	\$ 16,814.24		\$ 34,617.85	\$ 6,677.46	\$ 42,848.61	\$ 4,248.24	\$ 8,332.75	\$ 6,238.20	\$ 28,886.10	\$ 67,587.32	\$ 18,200.96	\$ 4,997.61	\$ 10,958.77		
063W36CA-400			0.44		6.75%	\$ 89.00	\$ 5,102.25		\$ 10,504.73	\$ 2,026.26	\$ 13,002.34	\$ 1,289.12	\$ 2,528.56	\$ 1,892.97	\$ 8,765.44	\$ 20,509.26	\$ 5,523.05	\$ 1,516.52	\$ 3,325.42		
063W36CA-300			0.6		9.20%	\$ 121.37	\$ 6,957.62		\$ 14,324.63	\$ 2,763.09	\$ 17,730.46	\$ 1,757.89	\$ 3,448.04	\$ 2,581.32	\$ 11,952.87	\$ 27,967.17	\$ 7,531.43	\$ 2,067.98	\$ 4,534.66		
063W36CA-1200			0.186		2.85%	\$ 37.62	\$ 2,156.86		\$ 4,440.63	\$ 856.56	\$ 5,496.44	\$ 544.95	\$ 1,068.89	\$ 800.21	\$ 3,705.39	\$ 8,669.82	\$ 2,334.74	\$ 641.07	\$ 1,405.75		
063W36CA-800			0.041		0.63%	\$ 8.29	\$ 475.44		\$ 978.85	\$ 188.81	\$ 1,211.58	\$ 120.12	\$ 235.62	\$ 176.39	\$ 816.78	\$ 1,911.09	\$ 514.65	\$ 141.31	\$ 309.87		
Right-of-way			0.97		14.87%	\$ 196.21	\$ 11,248.15		\$ 23,158.15	\$ 4,466.99	\$ 28,664.25	\$ 2,841.92	\$ 5,574.33	\$ 4,173.14	\$ 19,323.80	\$ 45,213.59	\$ 12,175.81	\$ 3,343.23	\$ 7,331.04		
Total Area					6.522	\$ 1,319.26	\$ 75,629.30		\$ 155,708.71	\$ 30,034.75	\$ 192,730.11	\$ 19,108.28	\$ 37,480.15	\$ 28,058.98	\$ 129,927.67	\$ 304,003.12	\$ 81,866.65	\$ 22,478.92	\$ 49,291.78	\$ 1,127,637.68	

Future Commercial Area

					Water Consumption (gpd)	Area Based Costs		Trip Generation Based										Usage Based		Totals
						Stormwater Analysis City of Keizer	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements		
Bld. Area																				
North Building	6000	1.28%	23	1.45%	960			\$ 11,937.67	\$ 2,302.66	\$ 14,775.98	\$ 1,464.97	\$ 2,873.48	\$ 2,151.19	\$ 4,227.08	\$ 9,890.48	\$ 6,276.44	\$ 1,685.92	\$ 3,696.88		
South Building	5000	1.06%	19	1.20%	800			\$ 9,861.55	\$ 1,902.20	\$ 12,206.24	\$ 1,210.19	\$ 2,373.74	\$ 1,777.07	\$ 3,491.94	\$ 8,170.40	\$ 5,184.89	\$ 1,404.93	\$ 3,080.74		
Properties																				
063W36CB-400			0.36 Acres	24.16%		\$ 72.82	\$ 4,174.57	\$ 5,266.93	\$ 1,015.94	\$ 6,519.19	\$ 646.35	\$ 1,267.79	\$ 949.11	\$ 1,865.00	\$ 4,363.70	\$ 2,769.18	\$ 746.78	\$ 1,637.55		
063W36CB-402			0.45 Acres	30.20%		\$ 91.03	\$ 5,218.21	\$ 6,583.66	\$ 1,269.93	\$ 8,148.99	\$ 807.93	\$ 1,584.73	\$ 1,186.39	\$ 2,331.25	\$ 5,454.63	\$ 3,461.48	\$ 933.48	\$ 2,046.93		
063W36CB-403			0.68 Acres	45.64%		\$ 137.55	\$ 7,885.30	\$ 9,948.64	\$ 1,919.00	\$ 12,314.03	\$ 1,220.88	\$ 2,394.71	\$ 1,792.76	\$ 3,522.78	\$ 8,242.55	\$ 5,230.67	\$ 1,410.59	\$ 3,093.14		
Total Area			1.49			\$ 301.40	\$ 17,278.08	\$ 21,799.22	\$ 4,204.86	\$ 26,982.22	\$ 2,675.16	\$ 5,247.22	\$ 3,928.26	\$ 7,719.02	\$ 18,060.88	\$ 11,461.33	\$ 3,090.85	\$ 6,777.62		
																			\$ 129,526.12	

Misc Properties			Area Based Costs		Trip Generation Based										Usage Based		Totals
			Water Consumption (gpd)	Stormwater Analysis City of Keizer	Storm Drainage Improvements	Chemawa Rd Improvement	Chemawa/Lock Inters Mod	Traffic Signal	Settlement Agreement Sidewalk Costs	McLeod Lane Improvements Offsite	Chemawa ROW Costs	McLeod Extension ROW Costs	McLeod Lane Improvements New Section	Street Lights & Franchise Utilities (Undergrounding)	Sanitary Sewer Improvements	Domestic Water Improvements	
Keizer Christian Church	0 Trips	0	No Benefit Assigned	No Benefit Assigned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No Benefit Assigned (Serviced)	No Benefit Assigned (Serviced)	
063W36CA-01000	3.91 Acres																
Deckard	0 Trips	0	No Benefit Assigned	No Benefit Assigned	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	No Benefit Assigned (Serviced)	No Benefit Assigned (Serviced)	
063W36CA-0900	0.22 Acres																
Total Water Consumption		75280	gpd														\$ 3,166,468.90
Total Trips for Development		785	593														
Total Area of Development		29.049															

CITY COUNCIL MEETING: November 2, 2015

AGENDA ITEM NUMBER: _____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: ORDINANCE RELATING TO ABANDONED SHOPPING CARS

At the last Council meeting, the Council voted 6-1 to pass the Abandoned Shopping Cart Ordinance. Because the vote was not unanimous, it is before the Council for a Second Reading.

RECOMMENDATION:

Take action as deemed appropriate.

Please let me know if you have any questions or concerns. Thank you.

ESJ/tmh

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A BILL
ORDINANCE NO.
2015-_____
FOR
AN ORDINANCE
RELATING TO ABANDONED SHOPPING CARTS

The City of Keizer ordains as follows:

Section 1. SHORT TITLE. This Ordinance shall be known as the “Abandoned Shopping Cart Ordinance” and shall be so cited and pled.

Section 2. PURPOSE, POLICY, AND SCOPE. It is declared policy of the City of Keizer, in furtherance of the protection of the public health, safety and welfare of the people of the City of Keizer, to enact an ordinance regulating the presence of abandoned shopping carts within the City of Keizer, declaring the presence of abandoned shopping carts as a public nuisance, providing a means to allow for voluntary abatement of the nuisance by the owners of shopping carts through a notification and retrieval process, and providing means for abatement of the presence of abandoned shopping carts when voluntary compliance is not achieved. The City Council finds and declares that the presence of abandoned shopping carts tends to create a condition reducing private property values, promotes blight and deterioration, creates a hazard to the health, safety and general welfare of the public, and reduces the aesthetic value of the City as a whole. Such presence of abandoned shopping carts within the City of Keizer is hereby declared to be a public nuisance. In addition, the collection of shopping carts by the City is done

1 as part of the City’s Community Caretaking function and not as a penalty. The shopping
2 carts are otherwise subject to theft or damage.

3 Section 3. DEFINITIONS. Unless the context otherwise specifically requires,
4 the following mean:

5 (a) “Abandoned shopping cart” means any shopping cart that has been removed
6 from the owner’s premises without written consent of the owner and which is
7 located on either public or private property.

8 (b) “Code Compliance Officer” means the person charged with the enforcement of
9 city codes by the City Manager.

10 (c) “Owner” means a person that, in connection with the operation of a business,
11 makes a shopping cart available to a customer.

12 (d) “Person” means a natural person, corporation, partnership, limited liability
13 company, limited liability partnership, co-operative, trust, or other entity in law or
14 fact.

15 (e) “Premises” means the entire area of the real property owned, occupied or
16 utilized by an owner, including any parking lot or other property provided by or on
17 behalf of an owner for customer parking or use.

18 (f) “Shopping cart” means any device that is mounted on wheels and used for the
19 transportation of goods, or any other similar device, that is provided by an owner
20 for use by a customer.

1 Section 4. ADMINISTRATION. The City Manager or his designee shall be
2 responsible for the administration of this Ordinance.

3 Section 5. SHOPPING CART INFORMATION REQUIRED. Every owner
4 shall have a permanent sign affixed to every shopping cart with the following
5 information:

6 (a) The identity of the owner of the shopping cart.

7 (b) A telephone number of the owner for shopping cart return.

8 (c) A statement that the unauthorized removal of the shopping cart from the
9 premises is a crime under ORS 164.015.

10 Section 6. POSTED NOTICE. Every owner shall conspicuously post a
11 sufficient number of signs on the owner's business premises stating that unauthorized
12 appropriation of a shopping cart is a crime under ORS 164.015. Such signs must provide
13 the telephone number that persons may use to report abandoned shopping carts.

14 Section 7. NOTIFICATION AND RETRIEVAL OF ABANDONED
15 SHOPPING CARTS.

16 (a) The Code Compliance Officer or any member of the public may report the
17 location of an abandoned shopping cart by calling the telephone number provided
18 by the owner.

19

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1 (b) If the City has notice of the location of an abandoned shopping cart, the Code
2 Compliance Officer shall use the telephone number provided by the owner to report
3 the location of the abandoned shopping cart.

4 (c) If an abandoned shopping cart does not have a sign with the information
5 required herein, the City may take custody of the abandoned shopping cart. If the
6 owner can be identified, but after reasonable effort, the Code Compliance Officer is
7 unable to contact the owner of the abandoned shopping cart and seventy-two (72)
8 hours has passed, or if the owner cannot be identified, the Code Compliance
9 Officer may dispose of the abandoned shopping cart as provided in Section 10.

10 Section 8. DUTY TO RETRIEVE CART. An owner, or an owner's
11 representative, must retrieve an abandoned shopping cart within seventy-two (72) hours
12 from the date the report is made to the owner under Section 7.

13 Section 9. CUSTODY OF ABANDONED CART. The Code Compliance
14 Officer may take custody of an abandoned shopping cart and impose an administrative
15 fee of fifty dollars (\$50.00) per shopping cart on the owner of the abandoned shopping
16 cart if the owner does not retrieve the abandoned shopping cart within seventy-two hours
17 after the owner receives a report of an abandoned shopping cart under Section 7. The
18 Code Compliance Officer shall release the abandoned shopping cart to the owner after
19 the administrative fee is paid.

20

1 Section 10. DISPOSITION OF UNCLAIMED ABANDONED CART. Title to
2 an abandoned shopping cart not claimed by an owner within thirty days after notification
3 from the Code Compliance Officer, or to any abandoned shopping cart where the Code
4 Compliance Officer has been unable to identify the owner after reasonable efforts and
5 which has been in the City's custody for thirty (30) days, shall be forfeited to the City
6 and the abandoned shopping cart may be sold or otherwise disposed of by the City.

7 Section 11. EXEMPTION. If an owner has an effective physical or electronic
8 mechanism or method that prevents shopping carts from being removed from the
9 premises, the owner is exempt from the requirements of this Ordinance.

10 Section 12. VIOLATION. Failure by an owner to comply with Section 5 or
11 Section 6 is a civil infraction. The fine amounts for the violations are as follows:

12 Maximum Fine: \$100.00

13 Minimum Fine: \$50.00

14 Presumptive Fine: \$50.00

15 Section 13. SAVINGS CLAUSE. Should any section or portion of this
16 Ordinance be held unlawful and unenforceable by any court of competent jurisdiction,
17 such decision shall apply only to the specific section, or portion thereof, directly
18 specified in the decision. All other sections or portions of this Ordinance shall remain in
19 full force and effect.

20

1 Section 14. EFFECTIVE DATE. This Ordinance shall take effect thirty (30)
2 days after its passage.

3 PASSED this _____ day of _____, 2015.

4
5 SIGNED this _____ day of _____, 2015.

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Mayor

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11

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City Recorder

CITY COUNCIL MEETING: November 2, 2015

AGENDA ITEM NUMBER: _____

TO: MAYOR CLARK AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

**SUBJECT: RESOLUTION AUTHORIZING DISPOSITION OF SURPLUS
PROPERTY**

The City Manager has identified the Snow Cops as property valued at more than \$2,000, but being of no further use for public purposes as the Greater Gubser Neighborhood Association (GGNA) is replacing them with new signage.

Ordinance No. 2008-579 allows for surplus of property upon the recommendation of the Keizer City Manager and approval of the City Council.

The City Manager recommends disposal of the Snow Cops by a donation to GGNA. They will use the old Snow Cops as they phase in the new ones.

RECOMMENDATION:

Adopt the attached Resolution declaring the Snow Cops as surplus property and allowing the surplus of this property by donation to the Greater Gubser Neighborhood Association.

Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution R2015-_____

4
5 AUTHORIZING DISPOSITION OF SURPLUS PROPERTY
6 (SNOW COPS DIRECTIONAL SIGNS)
7

8 WHEREAS, Ordinance No. 2008-579 allows for surplus property to be disposed of;

9 WHEREAS, the Greater Gubser Neighborhood Association is replacing the Snow Cops
10 that are used during the Miracle of Lights event each year;

11 WHEREAS, it has been determined that the Snow Cops used by the Greater Gubser
12 Neighborhood Association during the Miracle of Lights have been identified as being of no
13 further use for public purposes;

14 WHEREAS, the above referenced Ordinance allows the disposal of City-owned surplus
15 property by several methods, including any method that in the City's discretion is in the best
16 interests of the City;

17 WHEREAS, staff has recommended the disposal of the Snow Cops as surplus property
18 because they are no longer useful or needed;

19 WHEREAS, the City Manager approves of the disposal of the Snow Cops as surplus
20 property;

21 NOW, THEREFORE,

22 BE IT RESOLVED that the City Council of the City of Keizer declares the Snow Cops
23 to be surplus property.

24 BE IT FURTHER RESOLVED by the City Council of the City of Keizer that the Snow
25 Cops be disposed of by donating them to the Greater Gubser Neighborhood Association.

1 BE IT FURTHER RESOLVED that the City Manager is authorized to take any and all
2 necessary acts to effectuate the disposal of the surplus property.

3 BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon
4 the date of its passage.

5 PASSED this _____ day of _____, 2015.

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7 SIGNED this _____ day of _____, 2015.

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Mayor

City Recorder



MINUTES
KEIZER CITY COUNCIL WORK SESSION
Monday, October 12, 2015
Keizer Civic Center
Keizer, Oregon

CALL TO ORDER Mayor Clark called the meeting to order at 5:45 p.m. The following were present:

Councilors Present:

Cathy Clark, Mayor
Marlene Parsons, Councilor
Kim Freeman, Councilor
Amy Ripp, Councilor
Roland Herrera, Councilor

Councilors Absent:

Dennis Koho, Council President
Brandon Smith, Councilor

Staff Present:

Nate Brown, Community Development
Tracy Davis, City Recorder

Salem-Keizer Transit Board of Directors Present:

Robert Krebs	Subdistrict 6	South Salem	President
Steve Evans	Subdistrict 1	West Salem	Vice President
John Hammill	Subdistrict 4	Northeast Salem	Secretary
Marcia Kelley	Subdistrict 7	South Salem	Treasurer
Jerry Thompson	Subdistrict 5	Southeast Salem	Past President
Colleen Bush	Subdistrict 2	North Keizer Area	Member
Kathy Lincoln	Subdistrict 3	South Keizer Area	Member
Allen Pollock	General Manager		

DISCUSSION

**a. Presentation
by Salem-
Keizer
Transit
Board of
Directors –
Phase Two
of the
Moving
Forward
Service Plan**

Allen Pollock explained that the Transit Board hired a consulting firm to study the issues and subsequent extensive outreach resulted in a modified service plan incorporating as much of the community needs as possible. Phase One of the plan was implemented while the Board sought a funding source for Phase Two.

Phase One: Reallocation of existing service hours for weekdays

- (1) Increased frequency on busy routes
- (2) Buses run on consistent schedule – 15, 30 or 60 minute intervals
- (3) More cross-town routes
- (4) Flexible on-demand service in West Salem – pilot project

Phase Two: (Pending Funding - \$5 Million)

- (1) Saturday and Sunday and weekday evening service
- (2) Bus passes for Middle and High School students

President Robert Krebs reviewed funding and a comparison with Eugene. He explained that \$10 million comes from property taxes and the state pays .6% of the state payroll. Eugene's primary funding source is a payroll tax

raising about \$31.5 million with smaller state payments and no property tax.

Councilor Ryan stated for the record that it was her understanding that the work session was to discuss phase one and the current changes; Council would not take a stand on the ballot measure and the budget would not be discussed because the opposition was not invited.

Mayor Clark responded that, although some of the slides have been used in presentations to support the ballot measure, they have also been used as an informational tool.

Councilor Ryan disagreed and voiced the opinion that this work session should have been moved to a time after the election. Mayor Clark noted that the presentation was strictly informational. City Manager Chris Eppley asked the Transit District to be sensitive to the ballot measure piece.

Mr. Krebs stated that there is a ballot measure pending asking for a .21% payroll tax and it will be the choice of the voters. If it passes it will allow weekend and holiday service, extended evening hours, and a student bus pass program.

Discussion followed regarding funding, rider ability to pay, fares, federal funding criteria, equipment efficiency and longevity, ridership, effect of the Keizer Station hub and the park and ride, and the student bus pass program.

Councilor Ryan stated again for the record that she was opposed to this discussion taking place and that she felt this shows support as a government entity and Council. Mayor Clark noted her comment.

OTHER BUSINESS: None

ADJOURN Mayor Clark adjourned the meeting at 6:42 p.m.

APPROVED:

Mayor – Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

~ Absent ~

Councilor #1 – Dennis Koho

Councilor #4 – Roland Herrera

Councilor #2 – Kim Freeman

Councilor #5 – Amy Ripp

~ Absent ~

Councilor #3 – Marlene Parsons

Councilor #6 – Brandon Smith

Minutes approved: _____



MINUTES
KEIZER CITY COUNCIL
Monday, October 19, 2015
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Clark called the meeting to order at 7:00 pm. Roll Call was taken as follows:

Present:

Cathy Clark, Mayor
Dennis Koho, Council President
Marlene Parsons, Councilor
Amy Ryan, Councilor
Brandon Smith, Councilor
Roland Herrera, Councilor
Kim Freeman, Councilor

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community
Development Director
Bill Lawyer, Public Works Director
Tim Wood, Assistant Controller
Jeff Kuhns, Deputy Police Chief
Tracy Davis, City Recorder

Absent:

Youth Councilor Siri Scales

FLAG SALUTE

Mayor Clark led the pledge of allegiance.

**SPECIAL ORDERS
OF BUSINESS**

None

**COMMITTEE
REPORTS**

Scott Klug, Keizer, reported that the Parks Advisory Board had agreed to partner with the Community Build Task Force in an effort to apply for grant funds for restrooms and Big Toy access at Keizer Rapids Park.

Michael DeBlasi, Keizer, reported that the Planning Commission had approved amendments to the section of the Development Code relating to parking and that Jim Jacks, the current chair, had been awarded the Distinguished Leadership - Lifetime Achievement Award by the Oregon Chapter of the American Planning Association. He concluded his report noting that there are two vacancies on the Commission so election of a new chair and vice chair was postponed.

**PUBLIC
TESTIMONY**

Mark Caillier, Gubser Neighborhood Association President, showed the refurbished Snow Cops, and thanked Highway Specialties. He noted that half will be refurbished this year, half next and explained the process. The Parks Department will store them when they are not in use. In summary, \$200 of non-taxpayer money will update the Snow Cops with LED lights.

The Gubser Neighborhood Association will be taking over the placement and removal of the Snow Cops. The Miracle of Lights event will be December 4 through 26. Mayor Clark added that Council will work the food barrel on December 5.

Clint Holland, Keizer, KRA, requested partnership with the City for a Christmas dinner and concert featuring Patrick Lamb on Sunday, December 13. Dinner would cost \$25-\$30; part of that would help pay for the band. He asked that the City waive the cost of renting the Community Center. Mayor Clark directed Mr. Holland to give his budget to Event Center Manager Tracy Davis for her review and recommendation.

PUBLIC

HEARINGS

a. Liquor License Change of Ownership Application – Name El Patron Mexican Grill

City Manager Chris Eppley reported that an application was submitted for a Change of Ownership from the owner of Salsa Rica Restaurant, Keizer, Oregon. The restaurant will be renamed 'El Patron Mexican Grill'. City requirements have been met. Staff recommends that Council review the application and forward a recommendation to the OLCC for approval.

Mayor Clark opened the Public Hearing.

Carlos Pineda, Keizer, El Patron owner provided information on the facility and noted that he will be participating in the responsible vendor program.

With no further testimony, Mayor Clark closed the Public Hearing.

Councilor Koho moved that the Keizer City Council approve the application for a Change of Ownership and Change of Name to El Patron Mexican Grill under the guidelines established by ORS 471.178 and the Ordinances of the City of Keizer. This recommendation shall then be forwarded to the Oregon Liquor Control Commission for final approval. Councilor Parsons seconded. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

b. Pats 1 Cig Liquor License Application

City Manager Chris Eppley reported that an application was submitted for a new Liquor License for Pats 1 Cig, Keizer, Oregon. A public hearing was scheduled, notice published, necessary notification given, a background check was done, and the location of the establishment was found to be properly zoned. Staff recommends that following a public hearing, Council recommend approval of the application.

Mayor Clark opened the Public Hearing.

Mayor Clark read an email received from the West Keizer Neighborhood Association Board stating that the Board has no objections to the application.

Pat Waite, Keizer, explained that she sold the business to Najeeb Mohammad, and turned her liquor license in, so the new owner had to

apply. They will continue to participate in the responsible vendor program.

With no further testimony, Mayor Clark closed the Public Hearing.

Councilor Koho moved that the Keizer City Council recommend approval of the application for an Off-Premises Sales liquor license for Pats 1 Cig under the guidelines as established by ORS 471.178 and the Ordinances of the City of Keizer and to forward this recommendation to the Oregon Liquor Control Commission for final approval. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**c. Keizer
Development
Code
Amendment –
Materials on
Sidewalks and
Streets**

Community Development Director Nate Brown explained that the Planning Commission had reviewed this and approved it 4 to 1. It basically states that the public right-of-way cannot be used to display or store merchandise or inhibit use of the public right of way. This includes tent signs on the sidewalk. It was noted that sign waivers and basketball hoops are not impacted by this amendment. Discussion also took place regarding sidewalk cafés.

Mayor Clark opened the Public Hearing. Hearing no testimony, Mayor Clark closed the Public Hearing.

Councilor Koho moved that the Keizer City Council direct staff to prepare an Ordinance adopting the proposed text amendment. Councilor Parsons seconded. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**ADMINISTRATIVE
ACTION**

**a. RESOLUTION
– Authorizing
City Manager
and Chief of
Police to Sign
2015-2018
Collective
Bargaining
Agreement
with Keizer
Police
Association**

City Manager Chris Eppley explained that the original agreement expired June 30. The City has been operating under an extension while this agreement was negotiated. There were few changes made. Deputy Chief Kuhns noted that the department feels this is the best possible product.

Councilor Koho moved that the Keizer City Council adopt a Resolution Authorizing City Manager and Chief of Police to Sign 2015-2018 Collective Bargaining Agreement with Keizer Police Association. Councilor Parsons seconded. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

b. ORDER – In the Matter of the Application of Trademark Enterprises, LLC, Robert Bowden, Doug Harner, and JDC Homes LLC for Approval of a 32 Lot Subdivision

Mr. Johnson explained that this matter is before Council for adoption and reminded Council that the main issue was how the intersection requirements were not quite met, but the developers and the City's team came up with something that would work. He referred Council to a picture showing the three stop signs, no parking area and lane markings.

Councilor Koho moved that Keizer City Council adopt an Order In the Matter of the Application of Trademark Enterprises, LLC, Robert Bowden, Doug Harner, and JDC Homes LLC for Approval of a 32 Lot Subdivision Located at 5447 Burbank Street N, 5457 Burbank Street N, and an Unaddressed Field Directly to the West of those Addresses in Keizer, Oregon (Case No. 2015-11). Councilor Parsons seconded. Motion passed unanimously as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith, Ryan and Herrera (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. ORDINANCE – Relating to Abandoned Shopping Carts

Mr. Johnson reminded Council that they had addressed the issue on September 8 and the matter was withdrawn for further work. Changes include removal of the requirement of a toll-free line and reduced fines. An email in opposition from Joe Egli is attached for the record.

Councilor Herrera suggested the issue be referred to the Business Advocacy Committee. Mr. Brown provided details on the procedure noting that only if stores fail to perform their responsibility in retrieving their carts and Code Enforcement has to get involved will there be any fines. The City's goal is to work with businesses and not to levy fines. Councilor Parsons added that this ordinance has been in effect in Oregon for many years.

Councilor Koho moved that the Keizer City Council adopt a Bill for an Ordinance Relating to Abandoned Shopping Carts. Councilor Parsons seconded.

Councilor Smith noted that he had objected to this previously but with the current changes he would support it. Mayor Clark read an email from Lynn Tognoli which is attached for the record.

Motion passed as follows:

AYES: Clark, Koho, Parsons, Freeman, Smith and Herrera (6)
NAYS: Ryan (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

a. Approval of October 5, 2015 Regular Session Minutes

Councilor Koho moved to approve the Consent Calendar. Councilor Parsons seconded. Motion passed as follows:

AYES: Clark, Koho, Parsons, Smith, Freeman, Ryan and Herrera (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

COUNCIL LIAISON REPORTS

Councilor Freeman thanked Carol Doerfler for the newest 'little library' in Keizer, on the corner of Shoreline and Rafael, which has books available for loan or donation. She reported on the recent West Keizer Neighborhood Association, Claggett Watershed Council, and Volunteer Coordinating Committee meetings, and announced committee volunteer openings.

Councilor Ryan reported on various Chamber events noting that priming for the Arts Commission mural is complete. She announced that she would be beginning domestic violence advocacy training, there is a disaster preparedness training hosted by Kim Thatcher on November 4 and Crystal Apple nominations for teachers are now being accepted.

Councilor Parsons reported on Community Build Task Force grant efforts and noted that she would be attending the Marion County Commissioner breakfast at Broadway Commons.

Councilor Herrera reported that he had participated in a panel at the Latino Business Alliance Community Connection and attended the McNary football game which had an amazing crowd. He congratulated the coach. Mayor Clark noted that #62 is Keifer Smith, Councilor Smith's son. Mr. Herrera added that he would be representing Keizer at Mano a Mano with United Way and noted that Whiteaker is undefeated.

Mayor Clark provided information about the 'If I Were Mayor' contest and congratulated Marion County Soil & Water Conservation District mural winners: Meredith White and the students at Optimum Learning Environments Charter School – Beginners Division, and Ryan Ellis and the students at Forest Ridge Elementary School – Intermediate Division. She also recognized Nancy Morgan as one of the 2015 Governor Volunteer Award recipients. Mayor Clark asked for a volunteer for the Audit RFP Review committee: Councilor Smith volunteered, Councilor Koho will serve as backup. Mayor Clark then invited everyone to the upcoming Mid-Valley Resilience Business Forum.

OTHER BUSINESS

Assistant Controller, Tim Wood, explained that one of the servers for K-23 has 'died'. Staff is trying to come up with three informal quotes with comparable programs to consider. He explained the difficulty in getting the appropriate replacement and the procedure that may be required.

Chief Kuhns commended Mark Caillier for his efforts with the Snow Cops and noted that the Keizer Police Department will be manning the food barrel on Friday, December 18 at the Miracle of Lights.

Community Development Director Nate Brown provided additional information and details regarding efforts being made towards Keizer Rapids Park grant applications.

WRITTEN COMMUNICATIONS None

AGENDA INPUT **November 2, 2015**

7:00 p.m. – City Council Regular Session

November 14, 2015

9:00 a.m. – City Council Work Session

- Tour of Covanta Facility – Brooks, OR and Ash Fill Site near Woodburn, Or

November 16, 2015

7:00 p.m. – City Council Regular Session

November 9 work session will be cancelled but replaced with the work session on Saturday, November 14.

ADJOURNMENT Mayor Clark adjourned the meeting at 8:28 p.m.

MAYOR:

APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder
COUNCIL MEMBERS

Councilor #1 – Dennis Koho

Councilor #4 – Roland Herrera

Councilor #2 – Kim Freeman

Councilor #5 – Amy Ryan

Councilor #3 – Marlene Parsons

Councilor #6 – Brandon Smith

Minutes approved:_____

SUBMITTED FOR THE RECORD

From: Joe Egli

Sent: Monday, October 19, 2015 4:59 PM

To: keizercitycouncil@keizer.org

Cc: Kim Freeman; Cathy Clark; Dennis Koho; Parsons, Marlene; Roland Herrera; Amy Ryan; Brandon Smith; Eppley, Christopher; Johnson, Shannon; Brown, Nate; Davis, Tracy; Lockhart, Debbie

Subject: Shopping carts

Hi All,

I wanted to come and testify tonight but I may not make it in time.

As you are considering the new ordinance for shopping carts I would urge you to consider the following in your decision.

1. Labeling each of the carts as required is an additional expense to each business.
2. Have you presented the issue to our Business Advocacy Committee for their point of view?
3. Most of us think it's just grocery stores but there are many stores that allow carts in Keizer including the dollar store, Lowes, Ross, Target, BiMart, Goodwill etc.
4. We are a business friendly community. Fining our businesses does not seem friendly to me.
5. We currently have 2 big grocery buildings that are empty, one more regulation is not welcoming to retailers.
6. Lastly, but absolutely most important: Removing a shopping cart from a business's property is theft, plain and simple.

By fining the business we are simply addressing the symptom, not finding a cure for the problem. We are letting our citizens know that it is okay to steal a shopping cart and leave it in the alley because the business they stole it from HAS to come pick it up. Keizer is a pro-business, thinking on our feet community that does not just make ordinances because other communities have.

Maybe we can approach the actual issue by creating a specific fine for theft of shopping carts. Let's enforce the law for the theft of carts and encourage our citizens to call the police when they see someone walking down the street with a stolen cart. It seems like a waist of our police resources for this but it would not take very long before people realized the City of Keizer is serious about protecting our businesses. It's about enforcing the current laws, not about making new ones to circumvent the real issue.

I realize it is tough for some people to transport groceries, but they should return the cart when they are done. If our businesses feel their patrons need a cart, they can develop a loan program where their customer leaves something of value, credit card, or other deposit that they will get back when the cart is returned, they can also paint the carts pink so that we are not calling the police when we see a pink cart (random thoughts, sorry).

Your all doing great work, keep it up but let's not put one more fee on our businesses.

Thank you for your time,

Joe Egli

R. Bauer Insurance

503-588-0095

joe@rbauer.com

SUBMITTED FOR THE RECORD

From: Lynn Tognoli
Sent: September 12, 2015
To: Mayor Clark

I saw the article in the Keizertimes about the carts that are abandoned. More than once my husband has had to return Safeway shopping carts on River Road. The carts are being used by teenagers to take them to Claggett Creek Park on Dearborn. We've called Safeway to tell them what is going; they promise to come and get them but my husband had to return the carts to them with no thankyou or anything from Safeway. The carts should not be allowed out of the parking lots. The stores are doing nothing to stop it including hiring people to walk the parking lot to be sure the carts are not removed from the parking lot. We as citizens of Keizer Oregon are tired of the businesses not taking control of shopping carts and then putting the expense for replacing them on the consumer. Let's put a stop to all of this.

Thank you very much, Lynn Tognoli