



November 1992

CITY OF KEESLER CALENDAR OF EVENTS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 10:00am NEW LIB FEB. COUNCIL MEETING (LIB)	2 7:30pm CITY COUNCIL (NEW) 	3  10:00am Staff Meeting (LIB)	4 9:00am MUNI-COURT(NEW) 9:30am-2:30pm Non-Vigilary Celebrations (NEW) 7:00pm R3B (LIB)	5 7:00pm PAC (LIB)	6	7 8:45am A.A. (LIB) 10:00am-2:00pm LIBRARY HOURS
8 10:00am NEW LIB FEB. COUNCIL MEETING (LIB)	9  5:00pm MUNI-COURT (LIB)	10 6:00pm SOLID WASTE (NEW)	11 4:00pm KGAC (LIB) 7:30pm PLAN. COMM.(LIB) VETERANS DAY	12 5:00pm MUNI-COURT(LIB)	13	14 8:45am A.A. (LIB) 10:00am-2:00pm LIBRARY HOURS
15 10:00am NEW LIB FEB. COUNCIL MEETING (LIB)	16 7:00pm KIRZER RD. (LIB) 7:30pm CITY COUNCIL (NEW)	17 7:30pm PARES ADY. (LIB)	18 9:00am MUNI-COURT(NEW)	19 7:00pm PAC (LIB) 7:00pm -10:00 RESERVED HEARING DATE 7:00pm -10:00 PLANNING HEARINGS (NEW)	20 7:00pm OR CHRYV (LIB)	21 8:45am A.A. (LIB) 10:00am-2:00pm LIBRARY HOURS
22 10:00am NEW LIB FEB. COUNCIL MEETING (LIB)	23 5:00pm MUNI-COURT(LIB) 7:00pm Budget Committee Meeting	24	25	26  HOLIDAY THANKSGIVING DAY	27	28 8:45am A.A. (LIB) 10:00am-2:00pm LIBRARY HOURS
29 10:00am NEW LIB FEB. COUNCIL MEETING (LIB)	30					

****SUBJECT TO CHANGE** (NEW)=COUNCIL CHAMBERS/(LIB)=LIBRARY**

10/29/1992

CITY OF KEIZER MISSION STATEMENT
KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY
PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A
COORDINATED, EFFICIENT AND LEAST COST FASHION

A G E N D A
KEIZER CITY COUNCIL
Monday, November 2, 1992

7:30 p.m.
Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

This time is provided for citizens to address the Council on matters not on the agenda.

4. COMMITTEE REPORTS

a. Volunteer of the Month Award - June Isaak

5. PUBLIC HEARINGS

6. DELIBERATION

7. ORDER

a. Application of ES-O-EN Corporation for a Variance to the Sign Regulations on Property located at 4690 River Road North (92-6)

8. DISCUSSION

a. Municipal Court Clerk Appointment

9. CONSENT CALENDAR

10. OTHER BUSINESS

This time is provided to allow Council members the opportunity to bring matters before the Council which are not on tonight's agenda.

11. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications and petitions.

12. AGENDA INPUT

November 16, 1992

- Parks Plan Amendment Public Hearing - Staats Corporation
- Sewer Apportionment Public Hearing
- Street Vacation
- Personnel Issues
- Executive Session - Negotiations

December 7, 1992

- Update on Personnel Policies
- Keizer Periodic Review Public Hearing
- Sign Code

13. ADJOURN



City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

COUNCIL MEETING: November 2, 1992

AGENDA ITEM NUMBER: 4a

TO: MAYOR AND CITY COUNCIL

THROUGH: JOHN N. MORGAN
INTERIM CITY MANAGER

FROM: TRACY L. DAVIS
CITY RECORDER *TL*

SUBJECT: VOLUNTEER OF THE MONTH AWARD

JoAnne Beilke will present the November Volunteer of the Month Award to June Issak. June was nominated by Parks Director, Kevin Wickman.

Volunteer of the Month

* June Isaak *

June Isaak lives near Wilark Park here in Keizer. Wilark Park is an eight acre neighborhood park located near Whiteaker Middle School just west of 14th street. This park is enhanced with acres of green grass, a variety of trees, a tennis court and play area and also is a favorite spot for family picnics.

This park is one of the most frequently used parks by much of the Keizer community. We have received many comments about how inviting this park is to families. Its a pretty park.

With the unselfish help from June Isaak and her family over the years, this entire park gets watered. This is done completely with hoses and portable sprinklers, moved around the park by hand every day during the Summer months. With limited park staff, I can safely say that this park would not be green so much of the year if not for the efforts of Mrs. Issak and the help of her family.

The Keizer Parks Department along with the rest of The City of Keizer, is thankful to have residents like June Isaak who volunteer their time to help build the Pride, Spirit, and Volunteerism of our city.

Respectfully Submitted By,
Kevin Wickman
Parks Director

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

ORDER

IN THE MATTER OF THE APPLICATION OF ES-O-EN CORPORATION FOR A VARIANCE TO THE SIGN REGULATIONS ON PROPERTY LOCATED AT 4690 RIVER ROAD NORTH (CASE NO. KV 92-6)

Section 1. THE APPLICATION. This matter comes before the Keizer City Council on the application of ES-O-EN Corporation (Applicant and Owner) for a variance to the sign regulations on property located at 4690 River Road N., Keizer, Oregon.

Section 2. JURISDICTION. The land in question in this ordinance is within the city limits of the City of Keizer. The City Council is the governing body for the City of Keizer. As the governing body, the City Council has the authority to make final land use decisions concerning land within the city limits of the City of Keizer.

Section 3. PUBLIC HEARING. A hearing was held before the City Council on October 19, 1992. The following persons either appeared at the City Council hearing or provided written testimony on the application:

- 1) John Morgan, AICP, Community Development Director
- 2) Timothy Nicolaysen
- 3) Gregory B. Stevens
- 4) Mary Lou Copeland
- 5) Sheryl Warnier

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1 6) Bill Hanauska

2 7) Betty Hanauska

3 Section 4. EVIDENCE. Evidence before the City Council in
4 this matter is summarized in Exhibit "A" attached.

5 Section 5. OBJECTIONS. No objections have been raised as to
6 notice, jurisdiction, alleged conflicts of interest, evidence
7 presented or testimony taken at the hearing.

8 Section 6. CRITERIA AND STANDARDS. The criteria and
9 standards relevant to the decision in this matter are set forth in
10 Exhibit "B" attached.

11 Section 7. FACTS. The facts before the City Council in
12 this matter are set forth in Exhibit "C" attached.

13 Section 8. JUSTIFICATION. Justification for the City
14 Council's decision in this matter is explained in Exhibit "D"
15 attached.

16 Section 9. ACTION. The decision of the City Council is
17 set forth in Exhibit "E" attached.

18 Section 10. FINAL DETERMINATION. This ordinance is the
19 final determination in this matter.

20 Section 11. EFFECTIVE DATE. This ordinance being
21 necessary for the immediate preservation of the public health,
22 safety and welfare, an emergency is declared to exist and this
23 ordinance shall take effect immediately upon its passage.

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25 ///

26 ///

EXHIBIT "A"

Evidence

Official notice has been taken of the Planning Department files and reports in this matter, including the application and exhibits contained therein.

The City Council held a public hearing on the application on October 19, 1992. John Morgan, Community Development Director, presented a brief history of the issues EO-O-EN Corporation faced regarding the signs at Taco Bell. ES-O-EN Corporation has been unable to place signs at their business because OBIE Sign Company had constructed an existing outdoor sign on the property prior to the purchase by ES-O-EN. Due to failed negotiations with OBIE to remove the sign, ES-O-EN Corporation filed a variance application to permit the installation of one freestanding and three wall signs at Taco Bell. Mr. Morgan outlined the decision criteria for the variance in the Section 15.90 of the Keizer Zoning Ordinance. ES-O-EN Corporation fails to comply with the criteria regarding unique circumstances or conditions, advertising advantages, and whether the variance request is a result of a self-imposed hardship or condition. Therefore, based upon this criteria, Mr. Morgan recommended to deny the variance. He also stated that this could be a reoccurring problem with future undeveloped land in Keizer where outdoor signs exist. In addition, he recommended to amend the ordinance to allow additional signage where outdoor advertising signs now exist on the property.

Councilor Newton inquired if the City had been faced with this issue previously. Mr. Morgan replied that this has been dealt with regarding an existing business, but not with a new business. He cited other undeveloped property in the city of Keizer with outdoor signs in place. He also stated that if this issue was dealt with now, it would remove the "cloud" on these properties to be developed.

Speaking in favor of the application:

Timothy Nicolaysen, 5988 Sir Lancelot Court N.E., Keizer, Oregon. Mr. Nicolaysen stated that he had been involved in the Taco Bell business for approximately 24 years. He owns ten (10) Taco Bell restaurants and has hired over 1,000 local employees. He decided to move the business to Keizer after being at the Broadway location for almost 20 years.

Gregory B. Stevens, 388 State Street #710, Salem, Oregon. Mr. Stevens is the corporate counsel for ES-O-EN Corporation. He stated that Taco Bell was aware of the lease with OBIE advertising from the beginning. He stated that they have reached

the end of the negotiations process with OBIE advertising. Therefore, they have been forced to operate without any signs, which has caused a decrease in their business percentages. Mr. Stevens hoped that the Council would be able to follow the recommendation of the staff.

Speaking in opposition:

Mary Lou Copeland, 703 Maine Avenue N.E., Keizer, Oregon. Ms. Copeland stated that anything that affects Taco Bell affects Maine Avenue. She was concerned about the traffic flow. She disagreed that the lack of signs has damaged the Taco Bell business.

Sheryl Warnier, 622 Maine Street N.E., Keizer, Oregon. Ms. Warnier stated that she is concerned with the traffic that turns around in front of her house due to the arrows that were placed on the entrance of Taco Bell. She feels that if the arrow signs were removed, this would alleviate some of the problems.

Mr. Morgan stated the issue before the Council deals with signs not traffic. He stated that the traffic engineer is working on a report for the Council and residents should be able to provide input for this report.

Bill Hanauska, 673 Maine Avenue N.E., Keizer, Oregon. Mr. Hanauska stated that the traffic issue is very important to all residents on Maine Avenue.

Betty Hanauska, 673 Maine Avenue N.E., Keizer, Oregon. Ms. Hanauska stated she was concerned about why the Council would follow staff's recommendation to deny the variance. She stated that she was not against wall signs.

Rebuttal by applicant:

Mr. Nicolaysen stated that he appreciated the concerns of the neighbors. He shares the desire to have the large outdoor sign removed from the property. Previously, he felt he had been in good position to have the sign removed, but failed.

Mayor Orcutt closed the public hearing.

EXHIBIT "B"

Criteria and Standards

The criteria and standards relevant to this application are found in the City of Keizer Zoning Ordinance (KZO) and the Keizer Comprehensive Plan (KCP).

Of importance in this particular application are the procedures outlined in the KZO Chapter 5, and the sign regulations set forth in Chapter 15, particularly the variance criteria at Section 15.90.

EXHIBIT "C"

Facts

1. The subject property is located on the northeast corner of the intersection of Maine Avenue and River Road. The parcel is addressed as 4690 River Road North; the County Assessor's map identifies the property as being located with Section 02BD; Township 7 South; Range 3 West; Tax Lot #'s 13100 and 13200.
2. The subject property is designated Commercial in the Keizer Comprehensive Plan and is zoned CR (COMMERCIAL RETAIL). The purpose of this Plan designation and zone is to provide land for commercial offices, retail sales and other commercial accommodations and activities. Signs are also permitted in the zone subject to compliance with the requirements in Chapter 15 of the Zoning Ordinance.
3. The 42,000 square foot property contains the Taco Bell restaurant. Property to the east, northeast and southeast is zoned RS (SINGLE FAMILY RESIDENTIAL) and is developed with single family residences. To the south is a CO (COMMERCIAL OFFICE) zoned parcel containing a dwelling. Land to the west is zoned both CR and CO and includes a bank, gas station and medical offices. The parcel to the north was recently rezoned to CR. Currently containing dwellings, this property is expected to be developed with a Pizza Hut restaurant.
4. The applicant is requesting variance approval to permit the placement of signs exceeding the sign area requirements contained in Chapter 15.
5. Section 15.70(1) of the Keizer Zoning Ordinance limits the amount of signage that may be placed on a property. The maximum permitted sign area is established by multiplying the building frontage, or building entrance, by 1.5. Based on the submitted site plan, the building entrance dimension is 60 feet, thereby permitting a maximum of 90 square feet of sign area on the subject property.
6. The subject property also contains an outdoor advertising sign which is under separate ownership from the restaurant. The sign contains at least 200 square feet of area which exceeds the maximum allowable signage of 90 square feet permitted under Section 15.70(1). Section 15.30(2) prohibits the issuance of any sign permit unless all signs on the business comply with current sign regulations, including sign area. Therefore, the outdoor advertising

sign must either be removed or severely reduced in size before any additional permanent signs are allowed on the property.

7. The owner of the outdoor advertising sign does not wish to remove or significantly reduce the sign. The applicant's only alternative is a sign variance permitting an increase in the maximum allowable sign area.
8. The applicant's proposal would add 71 to 83 square feet of additional signage to the property by placing a 20-square-foot or 32-square-foot freestanding sign adjacent to River Road and placing 17-square-foot signs at each of the three entrances. The proposed signs by themselves comply with the sign code and the variance request is due solely to the existing outdoor sign on the property.

The following facts relate to the variance criteria set forth in Section 15.90 of the Keizer Zoning Ordinance (Sign Regulations):

9. The proposed freestanding sign along River Road would be located at least 42 feet from the street center line. This complies with ordinance requirements regarding setbacks and vision clearance along a street. The remaining signs comply with ordinance requirements for location, height and lighting. The proposed signs will not adversely impact or interfere with public safety or otherwise affect public services. The proposal therefore complies with Criteria (a).
10. Other than the existing outdoor sign, the applicant did not identify any unique circumstances or conditions which require the variance. The outdoor sign is non-conforming with regard to the sign regulations for sign height and sign area. By Ordinance, all non-conforming signs must be removed or modified to conform with sign regulations by May 1997. Approval of this variance to permit an increase in the permitted sign area would effectively grant a special privilege to the property owner that is not otherwise obtainable by other businesses within the City. The proposal does not comply with Criteria (b).
11. Ordinance sign regulations do not regulate sign content. While unlikely, there is nothing to prohibit the current property owner (Taco Bell) from using the large freestanding sign for advertising the business. Further, the property owner obtains an additional privilege by being able to rent or lease sign advertising space; a privilege not available to other businesses. The proposal does not comply with Criteria (c).

12. The proposed signs will not obstruct views of other buildings, signs, special features and landscaping. The proposal complies with Criteria (d).
13. The variance request is to allow additional sign area on the property. Aesthetic issues regarding the placement, texture, color and graphics of the proposed signs are not applicable to this request. Compliance with Criteria (c) is not required.
14. Evidence in the record indicates the applicant was aware of the potential sign problem prior to constructing the restaurant. This evidence is in the form of correspondence with the sign company (OBIE) regarding removal of the sign. Therefore, this variance request is the direct result of a self-imposed condition or hardship, and does not comply with Criteria (f).

EXHIBIT "D"

Justification

The applicant has the burden of proving that the application meets the relative standards and criteria to be applied in the particular case.

In this case, the applicant is requesting a variance from sign regulations to allow placements of one freestanding sign and three wall signs. The proposed signs would normally be allowed on the subject property, however, an outdoor advertising sign owned by OBIE Sign Company is on the property and its size absorbs all available signage rights. The applicant has negotiated with OBIE for removal of the sign, but was unable to reach agreement.

The criteria for granting a variance of the sign regulations are contained in Section 15.90 of the Keizer Zoning Ordinance (KZO). Criteria are listed below.

- a) Granting the variance would not decrease traffic safety nor adversely affect other identified items of public welfare.
- b) There are unique circumstances or conditions such that the variance compensates for those circumstances in a manner that does not grant a special privilege.
- c) The variance will not result in a special advertising advantage in relation to the neighborhood businesses.
- d) Granting of the variance would not obstruct views of other buildings, signs, unique architectural features or landscaping.
- e) The size, placement, texture, color and graphics of the proposed sign results in a more attractive sign than would otherwise be permitted under strict interpretation of the code.
- f) The variance request is not the result of a self-imposed condition or hardship.

The City Council finds that the application meets criteria (a) and (d). Criteria (e) is not applicable to this particular case. The applicant has not met his burden of proof regarding criteria (b), (c) and (f). (See Exhibit "C" - Facts.)

A more appropriate remedy for applicant's situation would be an amendment of the sign regulations for situations like these. The Planning Commission will be reviewing proposals for amendments to the sign regulations shortly.

Because the application does not meet all of the relevant criteria, the variance request must be denied.

EXHIBIT "E"

Action

The City of Keizer ORDERS as follows:

The variance request is hereby DENIED.



City of Keizer

Administration
930 Chemawa Rd. N.E. • P.O. Box 21000
Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

CITY COUNCIL MEETING: November 2, 1992

AGENDA ITEM NUMBER: 8a

TO: MAYOR AND CITY COUNCIL

THROUGH: JOHN N. MORGAN
INTERIM CITY MANAGER *JN*

FROM: TRACY L. DAVIS
CITY RECORDER *TD*

SUBJECT: HIRING OF PART-TIME MUNICIPAL COURT CLERK

DISCUSSION:

On October 28, 1992, an interview panel consisting of Municipal Court Judge Erik Larson, Court Clerk LaVerne Caudle, and City Recorder Tracy Davis, interviewed four (4) candidates for the part-time (job share) position of Court Clerk. A total of 43 applications were received for this position.

The interview panel, after extensive discussion, selected Lisa Ostrander for the part-time position of Municipal Court Clerk. Lisa is currently employed at Lien and Hobson and comes with excellent references.

The position is being offered at step one on a five step pay scale. She will be on probation for a period of six (6) months. Upon successful completion of her probationary period, she will be eligible for a 5% merit increase.

RECOMMENDATION:

It is recommended Council confirm the appointment of Lisa Ostrander to the part-time position of Municipal Court Clerk.

"Pride, Spirit and Volunteerism" _____

CITY OF KEIZER MISSION STATEMENT
KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY
PROVIDING BASIC CITY SERVICES TO THE COMMUNITY IN A
COORDINATED, EFFICIENT AND LEAST COST FASHION

A G E N D A
URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, November 2, 1992

7:30 p.m.

Robert L. Simon Council Chambers
Keizer City Hall
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

This time is provided for citizens to address the Urban Renewal Agency on matters not on the agenda.

4. PUBLIC HEARINGS

a. River Road Design Plan

b. Major Plan Change - Time Limit On Bonded Indebtedness

5. DELIBERATION

a. River Road Design Plan

b. Major Plan Change - Time Limit On Bonded Indebtedness

6. DISCUSSION

7. OTHER BUSINESS

This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency which are not on tonight's agenda.

8. WRITTEN COMMUNICATIONS

To inform the Urban Renewal Agency of significant written communications and petitions.

9. ADJOURN



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295
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URBAN RENEWAL AGENCY MEETING: Nov. 2, 1992

AGENDA ITEM NUMBER: 4b & 5b

TO: URBAN RENEWAL AGENCY BOARD
FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING -
MAJOR PLAN AMENDMENT - LIMIT ON TIME FOR BONDED INDEBTEDNESS
AND PROVISION FOR CHANGING BOUNDARIES OF RENEWAL DISTRICT

DISCUSSION

Time Limit on Debt

The 1991 Legislature passed a statute (ORS 457) that requires Urban Renewal Agencies to set a limit on the time the Agency will incur bonded indebtedness.

Staff and R3B reviewed the options for a limitation. It was determined 15 years from the date the District was formed is a time frame consistent with the Renewal Plan's intent, and the specific time lines and programs within the Plan.

Boundary Changes

The statute also provides for additions of land to a district if the area of the land totals less than one percent of the existing area of the district without going through a major plan amendment process. The Renewal Plan needs to be amended to reflect this change in State Law.

An ordinance bill with findings is attached which addresses both of these amendments.

PROCESS:

ORS 457 defines changes that must be classified as major plan amendments. A change effecting limits on debt falls into this definition.



Urban Renewal Agency
November 2, 1992

Major plan amendments must be reviewed and adopted in the same manner as the original plan. Plus, notice must be given throughout the city of such a proposed amendment. The statute requires notice to be given to one of several groups including utility bill payers, registered voters, and property owners. Staff chose to notify property owners as it was the easiest and least expensive, while also the most comprehensive, group to notify. The Urban Renewal Report to the Community flyer was the notification. While it carried the public hearing notice for this hearing, it also was used to inform the public about the renewal program and the design plan.

Staff is recommending the hearing on these proposed amendments be closed this evening with an additional hearing called when the River Road Design Plan returns for its second hearing. There are two reasons for the extension. First, it has been determined the Planning Commission must review the proposed changes as the Commission did so when the Plan was originally adopted. The issue is scheduled before the Commission on November 11. Second, the hearing notice was flawed by not included language required by the statute. A statement that the proposed change is subject to referendum must be included in the notice. Unfortunately, Staff overlooked this requirement.

Staff's intent in carrying this process to completion is to work with R3B to finalize the Design Plan draft, review the plan amendment with the Planning Commission, and then to mail out another flyer to all property owners. The flyer will describe the concerns raised in the initial hearings on the design plan, and provide a response to those concerns. The flyer will include the corrected notice.

RECOMMENDATION:

It is recommended Council:

1. conduct the hearing and then close it; and
2. direct Staff to schedule another hearing to coincide with the next hearing on the River Road Design Plan.

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE NORTH RIVER ROAD URBAN RENEWAL AREA PLAN AND REPORT

WHEREAS, the Renewal Agency of the City of Keizer has prepared and submitted to the City Council an urban renewal plan amendment entitled FIRST AMENDMENT TO THE NORTH RIVER ROAD URBAN RENEWAL AREA PLAN AND REPORT, a copy of which is attached hereto, and

WHEREAS, on October xxx, 1992, the City of Keizer Planning Commission recommended approval of the first amendment to the North River Road urban renewal area plan and report; and

WHEREAS, public notice has been provided regarding the intention of the City Council to adopt this Ordinance, including additional notice as required by ORS 457.120, and

WHEREAS, the City Council held a public hearing on November 2nd, 1992 and considered public testimony regarding the first amendment to the North River Road urban renewal area plan and report; and

WHEREAS, the City Council finds that the first amendment to the North River Road urban renewal area plan and report should be adopted and approved,

NOW, THEREFORE, THE CITY OF KEIZER DOES ORDAIN AS FOLLOWS:

Section 1 - Findings In support of its adoption of the first amendment to the North River Road urban renewal plan and report, the following findings of fact and conclusions are adopted:

1. The North River Road urban renewal plan provides for a division of ad valorem taxes under ORS 457.440, and the North River Road urban renewal plan anticipates the issue of bonded indebtedness with respect to the plan.
2. The North River Road urban renewal area plan therefore must contain a provision on bonded indebtedness as required by ORS 457.085(h). The proposed fifteen year limitation on issuance of bonded indebtedness allows sufficient time for the orderly implementation of activities proposed in the North River Road urban renewal plan.
3. The North River Road urban renewal area plan therefore also must contain a provision that extending the date after which no bonded indebtedness will be issued will be a substantial amendment of the urban renewal plan.
4. ORS 457.085 (9)(i)(A) provides that additions of land totalling less than one percent of the existing area of the urban renewal plan will not require substantial amendment of the plan. The plan amendment section of the North River Road urban renewal plan should be revised to be consistent with that provision on additions of land.

Section 2 - Conclusions

1. The Keizer City Council hereby approves and adopts the first amendment to the North River Road urban renewal plan and report, attached to, and incorporated herein.
2. The Keizer City Council hereby directs the City Recorder to publish notice of the adoption of this Ordinance in accordance with the requirements of ORS 457.115.

ATTACHMENT A

~~PROPOSED~~ AMENDMENT TO THE NORTH RIVER ROAD URBAN RENEWAL PLAN AND REPORT

1. The following section is a new provision of ORS 457, and is to be added to the urban renewal plan.

Section 1102 - Latest Date for Issue of Bonded Indebtedness

This urban renewal plan calls for a division of ad valorem taxes under ORS 457.440. No bonded indebtedness shall be issued with respect to the plan, or any project undertaken with respect to the plan, later than 15 years following the adoption of this urban renewal plan.

2. The section of the urban renewal plan concerning substantial amendments to the plan should be changed as follows:

Section 1000-Future Amendments

Section B. - Substantial Changes

Revise item 1 to read - Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Add an item 5 - Extending the date in Section 1102 of this plan, after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken with respect to the plan.

ATTACHMENT B

REPORT ON ~~PROPOSED~~ AMENDMENT TO THE NORTH RIVER ROAD URBAN RENEWAL PLAN

A. Purpose of amendment

The first amendment to the North River Road urban renewal plan inserts wording required by 1991 legislative changes to ORS 457. The amendment inserts a section providing that no bonded indebtedness shall be issued with respect to the plan, or any project undertaken with respect to the plan, later than 15 years following the adoption of this urban renewal plan. The amendment also requires that changes to the section on bonded indebtedness will be a substantial amendment of the plan. Finally, the amendment allows an addition of up to one percent of the total land in the existing renewal area without a substantial amendment to the plan.

B. Report on the first amendment

(a) *A description of the physical, social, and economic conditions in the renewal area.*
The amendment has no effect on the conditions described in the original report.

(b) *Reasons for selection of each urban renewal area*
The amendment has no effect on the reasons described in the original report.

(c) *The relationship between each project to be undertaken and the existing conditions*
The amendment has no effect on the relationships described in the original report.

(d) *The estimated total cost of each project and the sources of moneys to pay for such costs.*
The amendment has no effect on the costs and sources described in the original report.

(e) *The anticipated completion date for each project*
The latest date for issue of bonded indebtedness is based upon project completion dates used in the original report on the plan. The amendment has no effect on the completion dates described in the original report.

(f) *The estimated amount of money required and the anticipated date in which indebtedness will be retired.*
The amendment has no effect on the amounts and dates described in the original report.

(g) *A financial analysis of the plan*
The first amendment provides that no bonded indebtedness will be issued later than 15 years after the date of approval of the plan. This provision does not affect the revenues projected in the plan, or impair the ability of the renewal agency to issue debt to carry out the plan. The amendment will not affect the financial feasibility of the plan.

(h) A fiscal impact statement of the impact of the tax increment financing

The first amendment will have no fiscal impact on entities levying taxes on property in the urban renewal area.

(i) Relocation report

The first amendment has no impact on relocation.



City of Keizer — Community Development

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URBAN RENEWAL AGENCY MEETING: Nov. 2, 1992

AGENDA ITEM NUMBER: 4a & 5a

TO: URBAN RENEWAL AGENCY BOARD
FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING - RIVER ROAD DESIGN PLAN

BACKGROUND:

The Urban Renewal Plan for the North River Road Economic Development Area was adopted in September of 1990. This action created the River Road Urban Renewal District.

The Agency Board formed the River Road Redevelopment Board (R3B) in December of 1991 to oversee the operations of the District, and to plan its various programs and projects. The Committee is advisory to the Agency Board.

R3B has met regularly since it was formed, and often meets twice per month. The major project for the first year has been to develop a design plan for the River Road Corridor. The intent of this plan is to "flesh-out" the intents expressed in the Urban Renewal Plan.

The River Road Design Plan is intended to provide a conceptual framework for developing specific design components for the corridor. The Design Plan is not intended to be construction drawings. For example, the Plan calls for the closure of many of the driveways along River Road. It does not identify the specific driveways to be closed. The Plan is intended to express policy and objectives, leaving the details to subsequent planning and design efforts.



**Urban Renewal Agency
November 2, 1992**

HIGHLIGHTS:

Economic Development:

The Plan recognizes that the primary purpose of the Urban Renewal District is to enhance the economic stability and growth of the area. Five major objectives have been identified to help achieve this purpose:

1. Make access to and from businesses safer and more convenient.
2. Create "depth" of the commercial corridor.
3. Develop a unique and attractive lineal commercial district that draws customers from outside Keizer, that provides employment for Keizer residents, and that better serves the shopping and service needs of Keizer residents.
4. Enhance the desirability of pedestrians and transit riders to shop within the corridor.
5. Stress efforts in the southern portion of the City, where the need is greatest.

The Plan focuses on traffic and aesthetic improvements to help achieve these objectives. These are described below:

Traffic and Circulation:

East/West Street - The Plan recognizes a need to create a stronger east/west link between River Road and Cherry Avenue. This will help to join the commercial areas, and encourage new development "in the middle." As a first step in this process, the Plan calls for the creation of a new street joining River Road and Cherry Avenue through the existing Bi-Mart/Martha's parking lot. This will effectively replace the traffic pattern at Manbrin, which is cumbersome at best, with a new arterial link putting a great deal more traffic through an existing commercial center. It will also enhance the center's viability with the placement of new traffic signals at either end.

Traffic Signal Revisions - The Plan calls for revision of the traffic signal system along River Road so that it provides progression from one end of the street to the other, and at the same time, lowers the average speed. These actions will enhance safety, reduce congestion, and improve access from adjoining properties.

Urban Renewal Agency
November 2, 1992

In order to create this coordinated signal system, a pattern of signal spacing with separations of approximately 800 feet is necessary. The following actions are proposed:

1. Interconnecting all River Road signals through a single computer controller, programming the signals to create a progression from one end of the street to the other. The progression will be set at approximately 32 miles per hour. Different progression systems will be in place during the morning and evening peak hours, favoring the predominant traffic flow.
2. Addition of a signal at the intersection of the new street through the Bi-Mart parking lot and River Road.
3. Removal of the signal at Sunset and River Road. Removal of the Cummings and River Road signal is also a possibility, but is not totally necessary to achieve the progression.

In addition, a signal will be added at Cherry and the new street, and the signal at Cherry and Manbrin will be removed.

Reduction in Intersections - The Plan calls for reducing the number of points that intersect River Road. This will reduce congestion, confusion, and hazards by reducing the number of turning movements. There are many private driveways and public streets that intersect River Road that are not necessary for access to property, but that contribute to the congestion along the street. To the greatest extent possible, the Plan recommends their closure.

Several minor streets intersecting River Road are proposed for closure. These are all on the west side of River Road. The streets are Evans, Menlo, and Weeks. Each carries a low traffic volume. Each also currently accesses a residential area that has readily available alternatives for access to River Road. The closures may be constructed at the back of the commercial properties if it is appropriate to retain the street as a point of access to the property.

The number of driveways will be reduced. During the development of specific construction plans, the staff will work with property owners to identify driveways to be closed, combined, and relocated. The intent is for the District to pay the cost associated with this work.

The Plan also calls for the adoption of a strict access control policy and ordinance to guide new development.

Urban Renewal Agency
November 2, 1992

Transit Improvements - Bus pullouts are planned along River Road in areas where property is available. These pullouts will allow buses to get out of the traffic stream when stopping for passengers. They will include benches and shelters for the waiting riders.

A transfer facility, involving a significant shelter, is planned to be located near the intersection of River and Chemawa Roads. The conceptual plan included within the document shows the transfer station in the School House Square parking lot.

Aesthetic Improvements:

In order to create a more attractive, inviting atmosphere along River Road, several aesthetic improvements area planned. These include:

Placing Overhead Utility Lines Underground - The PGE, Salem Electric, Viacom, and US West lines, which are predominantly located on the west side of the street, will be moved to underground vaults and conduit. This is the largest component of the project, measured by the cost.

Streetscape Improvements - The addition of extensive landscaping is planned where there is room available within the right-of-way, or where agreement can be made to place it on private property. The focus will be on adding trees. The Plan includes specifications for trees and ground cover that are drought resistance and require minimal maintenance.

Lighting is proposed to be added by placing attractive light standards at regular intervals along both sides of the street. The new lights will not replace the existing luminaires at intersections, but will provide extra lighting especially along the sidewalks and within parking lots. The light poles will also provide points where banners can be attached.

Pavement treatments are proposed for signalized intersections. The Plan suggests using colors and textures to delineate the crosswalks, and to include the Keizer "K" logo in the middle of each intersection.

Gateways - In order to define entryways to the River Road "shopping district", the Plan calls for the creation of gateways at the north and south ends. At the north, two landscaped areas are proposed at the corner of River Road and Lockhaven Drive, with one on the Staats property and one at Creekside Shopping Center. These areas will include extensive landscaping and

Urban Renewal Agency
November 2, 1992

appropriate signage. The southern gateway area is proposed to be located on the vacant land adjacent to Keizer Cinema. This is planned to be more of a park or public square with places for outdoor gatherings, some fountain or other water feature, and more formal landscaping.

Design Standards - The Plan calls for the adoption of design standards to regulate the design and site plan for all new private construction. It is envisioned that this will include a set of objective standards to be checked along with the building permit. However, it will allow a process for a property owner to propose something outside of the standards. These applications will be reviewed by a design review committee with appeal to the City Council. An important standard being proposed is "reverse frontage" where new buildings must be located at the front of the lot with the parking behind.

UPCOMING EVENTS:

R3B recommends the River Road Design Plan be implementing in three geographic phases. The first phase is from the southern city limits to Juedes Street. This corresponds with the Salem Electric service area, making coordination efforts easier. The second phase will be from Juedes north through the Chemawa Road intersection. The third phase will move on north to Manzanita. It is hoped each phase can be completed in one year.

There are several planning efforts that will immediately follow the adoption of the Design Plan. These include:

1. Retaining an engineering consulting team to work with the City Engineer and Traffic Engineer, City Staff, and area property owners, to create design the specific designs and construction plans for Phase I.
2. Design work by the City Engineer on the storm and sanitary sewer improvements included in Phase I.
3. Development of an access control policy and ordinance to regulate new development.
4. Development of a design standards ordinance setting standards for new construction within the District and providing a means of review for proposals outside the standards.

Urban Renewal Agency
November 2, 1992

COMPLETION OF THE DESIGN PLAN:

Staff and R3B recognize there is work yet to be done to finalize the River Road Design Plan. Therefore, it is recommended this hearing be a point of public input, but that it not be the final stage of this planning process. Based on the testimony before both R3B and the Agency, and based on the comments and questions generated by the Agency, R3B would like to refine the Plan and present a final draft to the Community and the Agency within one or two months.

RECOMMENDATION:

It is recommended the Agency Board:

1. Receive testimony and close the public hearing.
2. Develop a list of questions and issues and refer them to R3B for consideration.
3. Direct R3B to develop a response to each question and issue and to finalize a draft River Road Design Plan.
4. When R3B has completed its work, hold an additional public hearing on the final draft.



GLENWOOD PROPERTY MGT.

REAL ESTATE MANAGEMENT, BROKERAGE, & DEVELOPMENT

October 28, 1992]

RECEIVED

John N. Morgan,
Community Development Director
City of Keizer
P.O. Box 21000
Keizer, Oregon 97307

82 OCT 28 AM 10 04

Re: River Road Renewal

JOHN N. MORGAN
CITY OF KEIZER

Dear Mr. Morgan:

As a Keizer property owner I have interest in the proposed River Road Renewal plan as outlined in the pamphlet "Urban Renewal - A Re-birth for River Road." As one of the affected property owners, I hereby request a copy of the draft design plan, and district boundaries. Please advise of any cost, etc.

Regarding the nature of the changes, as outlined in the pamphlet (dated 1982?), my first question involves who is in the "urban renewal area" and why? Do not all citizens of Keizer benefit from such improvements affecting the one, and main, artery of the city?

The completely arbitrary application of the assessment burden to a small portion of the property owners, while benefits accrue to the entire city and All property owners is, on its face, unfair and inequitable.

The nature of these improvements, and the small size of the community, make such a "urban renewal area," complete with discriminatory taxation, completely inappropriate. Clearly, the entire city benefits from such main arterial "improvements" and thus the entire property tax role should bear the costs.

The pamphlet states: "A major objective of the program is to increase property valuations within the urban renewal area." This is not an objective, it is a result. Nor do the increases suddenly, and neatly, stop at these boundary lines!

The objective is to beautify, and make more liveable, the SUBurban community that is Keizer. If increased valuations do occur, as a result of these activities, this is for the market, and the economy, to decide. Increased property valuations do not come about by fiat, or by the wishes of planners.

However, your pamphlet assumes such increases, as the justification for the arbitrary district. Then, you state the "increased valuation" will be available to all taxing jurisdictions... and will help keep down tax rates." This is disingenuous at best.

First, you create an artificial "district," where a wholly arbitrary group of owners and renters are forced to pay higher taxes for benefits enjoyed by the entire community, then you make sure this increased assessment is written in stone and passed

onto other taxing agencies, thereby INCREASING tax assessments permanently on one group while the rest of the community benefits by a lower "rate." I'll be amazed if you can keep your jobs by the time the community, and especially those in the proposed district, figures this one out.

The "urban" renewal area (a completely inappropriate term for Keizer) forces assessment increases, on an arbitrary group of property owners, to pay for the improvements REGARDLESS of who benefits or real-world market evaluation. This pesky fact dooms your plans from the getgo.

Aside from district inequity, bad design and development can, and often have, doomed the best of intentions. Just drive in and out of the School Yard shopping center! The "islands" in the lot drive you crazy and the stores are set so far back from the road that no one can see, from river road, what services are offered! With more "development" like that, we are finished.

The worst thing you can do, intentionally or inadvertently, is to increase the speed of the traffic thru town, thereby increasing traffic noise and lessening the likelihood motorists will patronize River Road merchants. The very attraction of Keizer is the slower pace - never forget that! I, for one, have seen many a suburban community ruined by "redevelopment" that destroyed the subtle virtues of smaller communities.

Who decided the traffic signals at Cummings and Sunset were "unwarranted?" Did the community, or the homeowners in the immediate vicinity, arrive at this decision? Were they asked?

I can almost guarantee "synchronization" of the signals, and increasing pedestrian traffic are mutually exclusive goals, the former will decrease the latter. The purpose of "streetscape" improvements will be undermined by traffic flow that increases speed and decreases the stops. Pedestrians are not allured, or calmed, by non-stop traffic.

As for the streetscape, I support and applaud efforts at a coherent beautification thru coordinated landscaping programs, tree-lined streets, sidewalks, and underground utilities, etc. I suspect this program could probably be done for substantially less than proposed (by dropping the "new- east-west street" etc.) and making the assessment district city-wide, fair and equitable for all the citizens of Keizer.

If the current district is not redrawn, I will join with others in "my" district to challenge, in court if necessary, the application of this district. One of the reasons the city is on shaky ground here is the failure of adequate notice of, and time to prepare for, hearings on this matter.

While I applaud your efforts at beautification, I cannot support the blatantly unfair nature of the tax district.

Very Truly Yours,



Kent Welton

Warner Chiropractic Office, P.C.

J. K. WARNER, D.C.

3700 River Road North Keizer, Oregon 97303
(503) 390-1144

RECEIVED

October 27, 1992

'92 OCT 29 AM 10 11

City of Keizer
River Road Renewal Board
PO Box 21000
Keizer OR, 97307

J. K. WARNER
OR. GEN. 97303

Dear Board:

I was unable to attend the meeting on October 21, 1992 and since there will be a second consideration I thought a written summary of my thoughts would be appropriate.

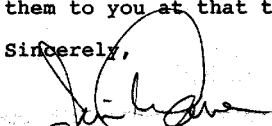
From what I have read and seen from the plan the vast majority I approve of as it is now written. My major concerns are as follows:

1. Design standards for private property. Where some standards may be appropriate in keeping good taste, extreme care must be made to not overburden future development by placing ultrarestrictive design requirements on individual citizens and private businesses. That is not the function of government.
2. Moving the sidewalks back from the street edge. As you view River Road you will notice that it will create extreme problems including taking parking spaces and some frontage in many businesses. It also creates unclear maintenance divisions, parking strips are not historically well maintained by owners, as it is "separate from their property". Also, it is an additional unnecessary expense. Here we are in a city where so many of the streets have no sidewalks at all and because of that are quite dangerous, and yet we have sidewalks running most of the length of River Road. To spend the money to tear those up and extend them 3 to 4 feet is in my opinion a waste in the extreme. For large areas that do not have sidewalks for a number of blocks and are underdeveloped such as the North half, maybe it would be appropriate as building permits are issued for that area to issue them with sidewalks farther from the street, but to convert some of the existing properties will make far more problems than what it will solve.

I think that citizens of Keizer would be quite upset to find that we are spending money to move sidewalks when perhaps down their own street they do not have a sidewalk at all.

I'm looking forward to viewing the plan with more depth in the next few weeks and should I have future comments I will forward them to you at that time. Thank you for your consideration.

Sincerely,



James K. Warner, D.C.

JKW:dlm
cc:file

'92 OCT 21 AM 10 32

10-20-92

CITY CLERK
RECEIVED 10/20/92

John Morgan:

Thanks for a copy of the intent on the River Road project. For the most part, it looks good. John, I can cheer for closure of Evans & Menlo, at those locations, as they both make sense. Personally, I don't see closure at Weeks as the same issue.

Sorry, yes I do, I forgot Appleblossom.

With a street & lights at Bi-Mart, closure of Sunset, as a lighted intersection, makes good sense, and is a good trade. Removal of the light at Cummings, however, is different. Here you have a business center with Arbys, AES training (with strangers checking in regularly), two churches that cater to older congregations, school access, and a primary collector street from Palma Via.

Sequential traffic signals at Manbrin & Dearborn virtually guarantee "always busy" for this intersection (traffic either northbound, or southbound assured). I suspect the "signal tree" distance from Manbrin to Dearborn is imperative for sequential signals. The price is too high, to lose an access light at Cummings.

It would help if Manbrin could take the load, but the S curve precludes that. The S at Rowan and the stop sign at Rivercrest make Manbrin a bad feeder. If you remove the light

at Cummings, I guarantee traffic tieups, and a broadside accident within 30 days. (No, I won't do it myself to prove a point).

The accident will come on Sunday, as an older church-goer tries to access River Rd and doesn't see a speeder coming. John, I am referencing your "Primary" function, as a government entity (Protection of the public). I know the issues get blurred in day to day activity.

Truly, I would love to see sequential progress through Heizer, on River Rd. There is only one way to make it happen though, and still provide safety. That way involves a one-way street. This would be tricky with only one street. I am afraid Cummings Ln. is destined to be your nemesis, and there isn't much you can do about it.

I already use Manbrin & Sunset regularly, due to the congestion at Cummings, so you can't attend me much. The point is, the church people and strangers at AES training can't very well avoid it. There is no way to estimate how many times I have watched silver haired Lutherans wait for that light to turn green, in order to make a right onto River Rd. It matters not that there are no cars coming. They wouldn't dream of moving until the light says go. I can't blame them either. They move so gently, a speeder can arrive from Dearborn before they make

the corner, and that happens regularly. Accept it John, both grandparents and maniacs have equal access. Thank goodness we have both. It keeps life interesting.

Even if you were able to achieve sequential progress at 30 MPH, it wouldn't matter. Try Capital St. N.E. where my office is. Grandma drives too slow to move through it. Maniac practices "Hurry up and wait", by dodging through traffic, jam in front of you and slamming up to the next light, for a full stop. Even without the two extremes, there is the issue of shoppers turning into businesses, which we hope will never cease. For the ~~the~~ traffic volume on River Rd. you need 7 lanes (2 thru in each direction, a center left turn lane, and 2 right turn/merge lanes). That is roughly 100' minimum, and you don't have it.

I submit you are attempting to achieve perfection in an imperfect society. It won't work! It also is not your fault. We are mixing drunks, druggies, competitive drivers, and overly cautious, in one great big Circus. Do your best, and God Bless You For trying.

P.S.: Did you move to
Kedizer, Or.?

James L. Hartley

TO: The River Road Redevelopment Board
and
The Keizer City Council

We, the undersigned, request that our traffic signal at SUNSET and River Road be RETAINED.

1) This signal serves an entire neighborhood with a safe way to turn north onto River Road. Alternative northbound access would require long detours, either south to Glynbrook, or west to Rivercrest to go north to Manbrin.

2) A left turn onto River Road without a signal is not feasible in a safe manner: Sight distance over the hill is limited for northbound vehicles at 35 MPH. Increased River Road traffic during the past few years makes a considerable wait even for right turns during much of the day.

3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.

4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME

ADDRESS

TIMOTHY BRANNIES

510 SUNSET AVE. N.

Susan Brannies

510 Sunset Ave N

Jessica Crowder

510 sunset ave n.

Grace A. Calbreath

541 Sunset Ave. N.

N E H. H. H.

NO 1. 1. 1. 1.

TO: The River Road Redevelopment Board
and
The Keizer City Council

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4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME

ADDRESS

Ruth E Palmer

3945-5th Ave N.

Esther B. Johnson

509 Dennis Ln. N.

Quella G. Amend

519 Dennis Ln. N.

Cliff Amend

519 Dennis Ln. N.

E. P. Amend

519 Dennis Ln. N.

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and
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NAME

ADDRESS

Ed + Jean Zachary

329 Dennis Ln

Eleanor C. Bonn

409 Dennis Ln. N.

L.P. + Helen Wells

309 Dennis Ln. N.

Dee Ashwill

319 Dennis Ln. N.

Donna W. Kittel

201 DENNIS LN

TO: The River Road Redevelopment Board
and
The Keizer City Council

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- 4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME

ADDRESS

Joan Pattymon	506 Honeyuckle N.
Urbah Lord	607 Honeyuckle N.
Don Hassmuck	789 Marino Dr. N
Russell R. Morris	657 Honeyuckle St. N.
Ed Hest	3809 5th Ave N.
Judith E. Kelder	484 Hornet Ct N
Reid English	494 Hornet Ct N
Patricia Morley	455 Hornet Ct, N.
John R. Graham	475 Hornet Ct N.
Eleonor Blandette	495 Hornet Ct. N.
Bonnie Saville	584 Hornet Dr. N.
Bonnie Howell	595 Hornet Dr. N.
Arthur Parker	615 Hornet Dr. N.
Arthur Mahon	655 Hornet dr, N.
Leonard A. Swake	3798-51 Ave N - Kuma
Patricia Cleveland	3820 5th Ave N. Keizer

TO: The River Road Redevelopment Board
and
The Keizer City Council

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NAME

ADDRESS

Dana Talbot

131 Sunset Ave

Marjorie Parker

157 Sunset Ave

Phyllis Morris

177 Sunset W. V. Kiew O.

Dump Office

141 SUNSET AVE

Kimberly J. Popko

127 Sunset Av.

1018 Leeward Ct. N.
Keizer, Oregon 97303
October 30, 1992

City of Keizer
930 Chemawa Road N.E.
Keizer, OR 97307

RECEIVED

OCT 30 PM 1 44

Attn.: Mr. John Morgan
Community Development Director

Dear Mr. Morgan:

Thank you for inviting the public to share in the ideas for the North River Road Development Plan. We attended the October 21st meeting. (We live in the Four Winds Division south of West Chemawa Road.)

Below are a few comments:

1. Please do not remove the traffic signals at Cummings and Sunset. Many cars make left turns to enter Cummings Lane. The Cummings School, which is important, creates lots of traffic.

2. Drivers travel at various speeds, some faster than the limit, some much slower. Setting signals for a certain traffic speed and removing some traffic signals will not eliminate traffic jams. There is a great need for traffic lights in the south part to help pedestrians cross the street.

3. Construction of a new east/west street in the Bi-Mart parking lot will help solve the problem of pedestrians trying to cross River Road in that area.

4. Overhead utility lines being placed underground can be expensive. However, maintenance over a period of years might be less expensive. Tall utility poles can be hit by falling trees, knocked down in fierce storms, hit by cars in accidents, and over a period of years be replaced with new poles. Also trees next to the wires and poles have to be trimmed frequently.

5. Placing bricks in sidewalks, streets, etc., can be more expensive than pouring concrete. When wet, bricks can be more slippery than concrete which is not desirable.

We are grateful that the City of Keizer plans to improve North River Road and the area.

PLEASE DO NOT LET NORTH RIVER ROAD BECOME ANOTHER LANCASTER DRIVE WITH NOTHING BUT EATING PLACES, SHOPPING MALLS, AND LARGE BILLBOARDS.

The very tall, huge billboards (such as the one near Taco Bill) are very unattractive. I was unhappy when that billboard was installed quite some time ago.

We wish to thank everyone who has worked very hard on these plans. We hope that whatever changes are desirable can be made so Keizer will have a beautiful traffic area.

Sincerely Yours,

Union Olney
Mrs. H. D. Olney



1982

City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

Keizer, Oregon 97307-1000 • (503) 390-3700 • Fax # 390-8295

TO: MAYOR AND CITY COUNCIL

FROM: TRACY L. DAVIS 
CITY RECORDER

SUBJECT: URBAN RENEWAL PROJECT

DATE: OCTOBER 30, 1992

Councilor Bob Newton requested you receive a copy of the minutes from September, 1990 when the Urban Renewal project was adopted. These are provided for your reference only.

Thank you!

M I N U T E S

KEIZER CITY COUNCIL
KEIZER PLANNING COMMISSION
KEIZER URBAN RENEWAL ADVISORY BOARD

Wednesday, September 12, 1990
Keizer City Hall

CALL TO
ORDER

Mayor Orcutt called the Special Session to order
at 7:32 p.m. Roll call was taken as follows:

Planning Commission

Present:

Ray Hansen, Chairman
Mark Grenz
Dawn Meier
Jerry Watson

Absent:

Lee Dunn (arrived later)
Alan Youse

Urban Renewal Advisory Board

Present:

Les Zaitz
Ted Anagnos
Tim Smith
Dave Walery

City Council

Present:

Andrew J. Orcutt, Mayor
Phil Bay
Yvonne Fischer
Mike Hart
Bob Newton
Bob Pritchard
Joe Van Meter

Staff

Donald H. Otterman, City Manager
John Lien, City Attorney
Sue Darby, City Recorder

Consultants

John Spencer
Charles Kupper

NORTH RIVER
ROAD URBAN
RENEWAL PLAN
DISCUSSION

Mr. Otterman indicated that the City's planning
consultants, Spencer & Kupper, would be presenting
the North River Road Urban Renewal Plan this
evening. Once presented, the Planning Commission

will be asked to act on the plan by making its recommendation for approval to the City Council.

John Spencer stated that the City Council will hold a public hearing on adoption of the plan at its special meeting set for Thursday, September 14. He explained the three main thrusts of the plan:

1. To recognize that there is development pressure in the community, primarily on the northern end of town.
2. To recognize that south River Road is the oldest area and brings in proportionately fewer tax dollars than the other sections, and, through future design, to attempt to correct this situation.
3. To make more resources available to businesses throughout the community.

Mr. Spencer stressed that a healthy city has a healthy business district. He explained that the North River Road plan outlines public improvement projects which will take an estimated 17 to 20 years to complete.

Mr. Spencer then described the three phases of the project, adding that the total cost will amount to about \$11.8 million. With administrative and financing costs, that amount will increase to \$12+ million.

The project area, according to Mr. Spencer, contains 760 acres, or about 17% of the land area within the City of Keizer. The boundaries utilized in the plan generally follow the boundaries of commercially designed properties along with some residential properties which abut River Road.

Mayor Orcutt introduced and thanked Urban Renewal Advisory Committee members Ted Anagnos, Tim Smith, Dave Walery and Les Zaitz who were in the audience, along with Planning Commissioner Lee Dunn, for their work on the plan.

Responding to a question from Mr. Hansen, Mr. Spencer stated that no alterations in comprehensive plan designations are indicated in the plan.

Councilor Pritchard asked about private economic assistance, i.e., from utility companies, to participate in offsetting the costs of the project. Mr. Spencer stated that the plan encourages financial support whenever possible from other agencies and entities. However, it is possible to finance the project 100% from tax increment financing without outside funding assistance. He urged that the City of Keizer explore any and all potential funding sources.

In response to a question from Mr. Watson, Mr. Spencer discussed the effect the renewal plan will have on other taxing districts. Chart 7 in the Report outlines the potential tax effect to other districts in a worse case scenario. Mr. Spencer stated that although the tax consequence may hit a high of \$0.35 per thousand dollars of assessed value, some of the public improvement projects, if done through general obligation bonds without the district, would offset at least a portion of that estimate. Mr. Watson noted that the average rate of \$0.24 over the life of the plan could be compared against an approximate \$27 in the current tax rate, thereby indicating a minimal adjustment.

Councilor Hart suggested the inclusion of a provision that low income housing be considered. Mr. Spencer responded that urban renewal funds could be utilized to build or subsidize low income housing within the project boundaries. Such assistance has not been identified to date because no projects are currently planned or envisioned. To include this provision at a later date would require a future amendment to the plan.

Mr. Zaitz suggested that the City could help stimulate redevelopment by creating an incentive for people to redevelop those areas typically considered as low income. Mayor Orcutt noted that while the ability to assist in rehabilitation programs is available, the City is not yet prepared to identify the specific projects and/or locations at this time. Councilor Hart agreed, adding that his concern is the absence of a statement in the plan that identifies that ability.

Responding to a question from Councilor Newton, Mr. Spencer stated that the streetscape plans will include looking very specifically at what opportunities are available for parks.

Councilor Newton also asked about potential drainage problems along the Claggett corridor. Mr. Spencer indicated that the drainage information has been taken directly from the City's Master Drainage Plan.

Responding to a question from Mr. Hansen, Councilor Hart stated that he would prefer that low income housing be included as a goal at this point rather than as a budgeted item. Mr. French indicated he would support this concept. Mr. Spencer suggested the wording in the plan might be stated as "Support the development of housing for low and moderate incomes."

Mr. Zaitz expressed concern that such a statement might raise the expectations of individuals in the community where, in contrast, there would not be any concrete assistance. Councilor Fischer agreed with Mr. Zaitz' comments, adding that she would hope that future City Councils would address the issue if problems are present.

Mr. Watson indicated his understanding of Councilor Hart's concern as one of a sense of responsibility. Councilor Hart stated that this urban renewal money may present the one and only time in the near future where the City may be able to support this type of project.

Mr. Zaitz suggested that Councilor Hart get together with several Advisory Committee members and City Council members to discuss this issue. Councilor Van Meter concurred in this idea, indicating that he would sit on such a committee.

Mr. Kupper stressed that there is nothing contained within the proposed urban renewal plan that would require anyone to be relocated. He noted that the wording in the proposed City Council ordinance with respect to housing displaced persons is required.

Ted Anagnos, representing the Keizer Chamber of Commerce, expressed strong support for the plan from the business community. The plan, he indicated, offers not only an improvement in the aesthetics, but also a tool to encourage diversity in the types of business. Mr. Anagnos stated that the residential community would improve along with the business community in terms of pride in ownership. A healthy business community helps to support the entire community.

Responding to a question from Mr. Hansen, Mr. Anagnos indicated that while he has not received any specific comments from Cherry Avenue property owners, the Chamber has held two well publicized, but sparsely attended, meetings. While there was no groundswell of opposition, there also appeared to be no great interest taken in the plan.

Tim Smith, a member of the Advisory Committee, indicated he received telephone calls from residents in the Weeks Drive/Cherry Avenue area. They appeared to be in support of the plan.

There was no response from Mayor Orcutt's invitation for members of the public to speak.

Mr. Spencer thanked the Advisory Committee for their work on this plan, and for the many meetings they attended. The Advisory Committee has recommended to the Planning Commission and the City Council that the plan be adopted. The Planning Commission is recommending to the City Council that the plan be adopted. The Planning Commission has found that the proposed urban renewal plan is consistent with the City's comprehensive plan.

Councilor Newton asked about the consequences should future Federal dollars be significantly reduced or eliminated. He noted that the existing level of City services will need all tax dollars available to sustain those services. Mr. Otterman responded that the City Council could, after public hearing, dissolve the urban renewal project provided there is no bonded indebtedness.

Mr. Hansen thanked the members of the Advisory Committee for the excellent job they have done on the plan.

Ms. Meier commented that she would support the addition of the statement regarding low income housing. Mr. Hansen concurred, adding that the term "support" does not necessarily include financial commitment.

Ms. Meier moved to add Objective 13 to state, "Support development of housing for low and moderate incomes." Mr. Grenz seconded the motion.

Mr. Dunn indicated that perhaps the City Council may wish to consider such development in areas of the city outside of the urban renewal district. Mr. Otterman explained that the plan cannot

contain an objective that would affect other areas of the city.

Mr. Watson noted that the most likely location for low to moderate income housing is in the south end of town, however, he would prefer to not lock this in by stating that such development must occur in that location. Mr. Grenz noted that the residential and urban transition property is located in the southern end of the district. Mr. Hansen recommended there be a balance.

With respect to the motion to include Objective 13, Mr. Watson suggested the term "encourage" be used rather than "support".

The motion passed unanimously on the following vote:

AYES: Dunn, Grenz, Hansen, Watson, Meier (5)

NAYS: None (0)

ABSENT: Youse (1)

Mr. Grenz moved to adopt an order recommending approval of the North River Road Urban Renewal Plan. Ms. Meier seconded the motion. The motion passed unanimously on the following vote:

AYES: Dunn, Grenz, Hansen, Watson, Meier (5)

NAYS: None (0)

ABSENT: Youse (1)

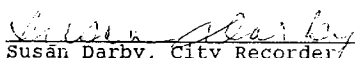
COMMUNITY
DEVELOPMENT
DIRECTOR

SET NEXT
MEETING

Mr. Otterman informed the Planning Commission that the City has hired John Morgan as the City's Community Development Director. Mr. Morgan will be in attendance at the next Planning Commission meeting on October 10.

There being no further business to come before the Commission, the meeting adjourned at 8:52 p.m.

Respectfully submitted,



Susan Darby, City Recorder

M I N U T E S

KEIZER CITY COUNCIL
KEIZER URBAN RENEWAL AGENCY
Special Session
Thursday, September 13, 1990
Keizer City Hall

CALL TO ORDER Mayor Orcutt called the special session to order at 7:38 p.m. Roll call was taken as follows:

Present

Andrew J. Orcutt, Mayor
Phil Bay, Councilor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Bob Newton, Councilor
Bob Pritchard, Councilor
Joe Van Meter, Councilor

Absent

None

City Manager Don Otterman indicated that tonight's City Council meeting will be recessed and the Urban Renewal Agency meeting will be convened to hold a public hearing and discussion on the North River Road Urban Renewal Plan. Following the Agency meeting, the City Council will reconvene to receive and act on the recommendation of the Agency.

URBAN RENEWAL AGENCY MEETING Mayor Orcutt recessed the City Council meeting and convened the meeting of the Urban Renewal Agency.

ROLL CALL Roll call of the Urban Renewal Agency was taken as follows:

Present

Andrew J. Orcutt
Phil Bay
Yvonne Fischer
Mike Hart
Bob Newton
Bob Pritchard
Joe Van Meter

Absent

None

ALIC
HEARING -
NORTH RIVER
ROAD URBAN
RENEWAL
PLAN

Mayor Orcutt opened the public hearing on the adoption of the proposed North River Road Urban Renewal Plan.

Planning Consultant John Spencer summarized the history involved in developing the proposed plan over the past six months. The main thrusts of the plan are:

1. Recognizing that the greatest growth in Keizer is occurring in the north section. This growth will have a major impact on streets, traffic, sewer and water services, and the quality of life throughout the community.
2. Recognizing that the south end of River Road and Cherry Avenue are the oldest in the community and that there are problems relating to streets, drainage and other issues that need to be addressed. Failure to address them will cause continued deterioration. Public improvements can help to turn that area around.
3. The need for diversity in the business community and to draw shoppers to those new as well as existing Keizer businesses.

Mr. Spencer stated that, through a series of public improvements, those needs can be met. He explained that the boundaries of the district are generally drawn around industrial and commercial property, along with some residential land which lies adjacent to River Road. The district encompasses 760 acres, representing about 17% of the total land area within the City of Keizer.

Mr. Spencer described the proposed improvements in each phase, as follows:

Phase I Improvement

Pavement overlays
River Road signals
Streetscape/utilities
Cherry Avenue improvements
Sanitary sewer lines
Design guideline standards
Management/marketing
Administration
Signage/Identity

This first phase is estimated to cost about \$2,600,000.

Phase II Improvements
River Road/Lockhaven intersection
Streetscape/utilities
- Chemawa District
- Manbrin/Alder District
Lockhaven Drive improvements
North River Road widening
Water line upgrade
Sewer line extension
Elimination of billboards
Rehabilitation loans

The second phase is estimated to cost \$4,410,000.

Phase III Improvements
Chemawa Road improvements
Streetscape/utilities
Trail Avenue/Harmony
Transit Center
Water line upgrade
Storm drainage improvements
- Cherry Avenue
- Dearborn Avenue
- Manbrin Drive
Community center
Redevelopment

The third phase is estimated to cost \$4,810,000.

Mr. Spencer indicated that the total cost of the three phases is estimated at \$11,820,000, with a grand total of about \$16 million which would include interest and ongoing operational costs that will be paid through the urban renewal program. The program, he stated, is anticipated to span 15 to 17 years.

Mr. Spencer noted that the Planning Commission, at its September 12 meeting, voted to recommend approval of urban renewal plan to the City Council with one amendment regarding support for low and moderate income housing. In addition, the Planning Commission found that the urban renewal plan is consistent with and supports the City's comprehensive plan.

Mayor Orcutt read into the record a letter dated September 11, 1990 from Dave L. Walery of Walery's Premium Pizza, indicating support of the plan.

Les Zaitz, Chairman of the KBRAD Committee, indicated the committee's enthusiastic and unanimous support for adoption of the North River Road Plan. He noted that this committee has been actively involved in the development of the plan, and the members are excited about the possibilities the plan will bring to Keizer and the Keizer business community.

Wally Eubanks, 410 Evans N, Keizer, indicated he would prefer to speak to the City Council rather than the Urban Renewal Agency.

Jerry McGee, 4310 Shoreline Drive N, Keizer, stated that the plan contains many exciting features. Mr. McGee indicated that in a worst case scenario, it has been estimated that the tax impact may average \$0.24 over a 15 to 17 year period. He believes this impact to be significant, however, the burden to bear would be light in contrast to the benefits to be provided. Mr. McGee urged support of the plan. He indicated that it may be discovered at a later date that an error has been made in the estimate or that a funding source may disappear. Because of this possibility, he suggested that the Council build into the ordinance the provision for a tax impact statement each year. In that way, the City would never be more than one year out of sync with actual figures.

Don Earl, 5750 Trail Avenue, Keizer, suggested some changes be made to the Trail Avenue and Harmony Drive area. He expressed concern with traffic cutting through Wilark Park. Mr. Earl also suggested a sky bridge be installed across Lockhaven to Whiteaker School. Mayor Orcutt suggested that Mr. Earl may wish to attend the upcoming Monday evening meeting at which time the Trail Avenue project will be discussed.

Shep Earl, 1065 Harmony Drive NE, Keizer, commended the Council for its long range planning. He expressed concern, however, with the lack of contact with the residents on Trail and Harmony. Mr. Earl stated that while Harmony and Trail are designated as arterial streets, they essentially remain residential streets.

Faye Walker, 392 Whitesell Court NE, Salem, indicated that she owns the duplex at the intersection of Weeks Drive and Cherry Avenue. She expressed concern with the general decline of that neighborhood over the past several years.

She hopes that the urban renewal plan will begin to revitalize that area. Mayor Orcutt noted that Cherry Avenue will receive some much needed drainage, as well as other improvements under the plan.

Mr. Otterman stated that he has put together some wording which the Agency may wish to consider for adoption. That wording would require the preparation of an annual financial report throughout the life of the program. The statement would require that an analysis be conducted each year to determine the effect of the project on each of the taxing districts. Mr. Otterman recommended that the report be completed by August 1. If the Agency concurs in the change, the Agency can recommend that addition to the City Council. This provision would be included as Section 1101.

Councilor Hart moved to include Section 1101, Annual Financial Report, as presented by the City Manager, and to require that such reports be presented to the Urban Renewal Agency by August 1 of each year. Councilor Pritchard seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton,
Pritchard, Van Meter (7)

NAYS: None (0)

Mayor Orcutt noted that the Planning Commission has recommended adoption of the plan with the addition of Objective 13 to support development of housing for low and moderate incomes. Responding to a question from Councilor Newton, Mayor Orcutt explained that the Planning Commission discussed this addition at length, and determined that such a statement would not necessarily require any specific monetary commitment. By including the statement, the consideration for future low and moderate income housing would not be overlooked. Councilor Newton stated that while he has no objection to the first 12 objectives, Objective 13 surfaced only last night for the first time. He stressed that the City has not funded social services in the past, especially those that are handled through other agencies. He desired removal of Objective 13 until the issue has had a thorough public airing. Councilor Newton noted that Keizer is already an equal opportunity city. He commented that he has been around government a

long time and that this is how something gets a foot in the door.

Newton
Councilor/moved to remove Objective 13 from page
6 of the draft plan. Councilor Van Meter
seconded the motion.

Councilor Van Meter explained that he is supporting Councilor Newton's motion because he does not know the intent of the statement. He believes there may some consequences that should first be studied before including it in the plan. Councilor Hart explained that page 5 of the plan talks about some of the deficiencies relating to the dilapidated buildings and the need for structural maintenance. For those buildings currently in a state of dilapidation, he questioned how those buildings will look 15 to 20 years from now without some improvements. Councilor Hart commented on the Salem Housing Authority which operates in the Keizer area. He said there are about 400 people in this community who are on a waiting list for housing.

Councilor Bay stated that the urban renewal plan should be looked at as an economic development plan for Keizer over the next 17 years. An area of economic concern is housing that needs improvement. The addition of Objective 13 would give the potential to address this need. Councilor Bay indicated he not favor a dedicated amount of funds for such purpose at this time. However, to leave out the objective would leave a void in a far reaching plan for the future of this community.

Councilor Newton suggested that the plan be adopted without Objective 13, and that the City conduct further research into the issue. The plan can be amended at a later time. Councilor Newton also stated that if low and moderate income housing can be assisted by the private industry, then government should not become involved. He objected to the application of any City tax money towards such a use.

Councilor Hart pointed out Objective 2, which states "Make public improvements needed to encourage new private investment." This, he indicated, should also be done with private development dollars, which may be the case with Objective 13.

The motion was defeated by the following vote:

AYES: Orcutt, Newton, Van Meter (3)

NAYS: Bay, Fischer, Hart, Pritchard (4)

Councilor Hart moved to add Section 1101, Annual Financial Statement, and Objective 13 to the plan and to recommend adoption of the North River Road Plan, as amended, to the City Council. Councilor Newton seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton,
Pritchard, Van Meter (7)

NAYS: None (0)

URBAN RENEWAL
ADJOURNMENT

The meeting of the Urban Renewal Agency adjourned at 8:25 p.m.

RECONVENE
CITY COUNCIL
MEETING

Mayor Orcutt reconvened the City Council meeting. He noted that the Urban Renewal Agency has just recommended approval of the North River Road Urban Renewal Plan to the City Council, including Section 1101 and Objective 13.

Wally Eubanks, 410 Evans N, Keizer, believed that land owners within the district boundaries will be unfairly taxed, while benefits of the project will be enjoyed by the entire community. He noted that the average person does not understand the financing methods of such a plan. His prior employment with the Department of Revenue has afforded him with a knowledge of calculating property taxes. Mr. Eubanks indicated that even the proposed average of \$0.24 would be significant to many low and border income people in this community. Mr. Eubanks objected to the instances where people have no say on what costs will be imposed on them. He suggested that general obligation bonds be considered, which would then need to be put to a vote with a thorough explanation of how the costs would affect property taxes. He understands that the City is anxious to begin the process prior to October 15 so that it may step back to property values two years past. Mr. Eubanks also commented that he believed it would be a conflict of interest for any Council members to vote on this matter if they own property within the subject district.

Councilor Hart indicated that he received a telephone call from Garry Fergusson who expressed concerns about the impact of tax increment

financing on the school district.

Councilor Bay noted that, overall, he is extremely pleased with the North River Road Urban Renewal Plan. Being the longest member of the City Council, he has seen many changes occur within the community. Councilor Bay commented on the goal setting sessions which are held annually by the City Council to determine the future direction of the City. Many projects have been completed as a result of those early goal setting sessions. The urban renewal plan goes beyond the goal setting status since it also provides the funding to accomplish the activities.

Councilor Bay noted that while Mr. Eubanks has some valid points, the manner of raising funds for these improvements would affect the low to moderate income people to a lesser degree than others. By including Objective 13, those low and moderate income people may receive some assistance.

Councilor Bay said that the plan has been well thought out and has input from the KBRAD Committee, Planning Commission, Urban Renewal Advisory Committee and the City Council. It will also be reviewed by the Keizer Tomorrow Committee.

Councilor Van Meter commented that the required Annual Financial Statement should resolve some of Mr. Eubanks' concerns in that the fiscal responsibility is placed directly on the City Council. He also noted that there is much concern about the liveability of the community because of the deterioration caused by rapid growth.

Mayor Orcutt added that some areas of the City are falling apart because of that deterioration. He believed the proposed plan will be the least expensive way to make those necessary improvements, and is the best way possible for the City to obtain the needed funds to make the improvements. He indicated support of the plan.

Councilor Pritchard moved to insert Section 1101 in the proposed North River Road Urban Renewal Plan. Councilor Bay seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton, Pritchard, Van Meter (7)

NAYS: None (0)

Councilor Pritchard moved for passage of a bill for an ordinance approving the North River Road Urban Renewal Plan, as amended, and directing that notice of approval be published. Councilor Newton seconded the motion. The motion was passed by the following vote:

AYES: Orcutt, Bay, Fischer, Hart, Newton,
Pritchard, Van Meter (7)

NAYS: None (0)

Mayor Orcutt thanked members of the Urban Renewal Advisory Committee for their many hours of hard work on the plan.

OTHER
BUSINESS

There was no other business to come before the City Council.

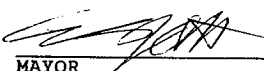
ADJOURNMENT

The meeting adjourned at 8:40 p.m.

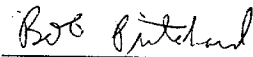
Respectfully submitted,


Susan Darby, City Recorder

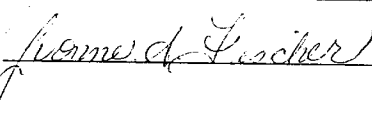
APPROVED:


MAYOR









TO: The River Road Redevelopment Board
and
The Keiser City Council

We, the undersigned, request that our traffic signal at SUNSET and River Road be RETAINED.

1) This signal serves an entire neighborhood with a safe way to turn north onto River Road. Alternative northbound access would require long detours, either south to Glynbrook, or west to Rivercrest to go north to Manbrin.

2) A left turn onto River Road without a signal is not feasible in a safe manner: Sight distance over the hill is limited for northbound vehicles at 35 MPH. Increased River Road traffic during the past few years makes a considerable wait even for right turns during much of the day.

3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.

4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME

R. M. Burnett
Patricia Burnett

ADDRESS

211 Sunset Ave. Keiser
" "

TO: The River Road Redevelopment Board
and
The Keizer City Council

We, the undersigned, request that our traffic signal at SUNSET and River Road be **RETAINED**.

- 1) This signal serves an entire neighborhood with a safe way to turn onto River Road. The proposed northbound access would require long detours, either south to Glynnbrook, or west to Rivercrest to go north to Manbrin.
- 2) A left turn onto River Road without a signal is not feasible in a safe manner. Sight distance over the hill is limited for northbound vehicles. The proposed left turn onto River Road during the past few years makes a considerable wait even for right turns during much of the day.
- 3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.
- 4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME	ADDRESS
Ruth E Palmer	3945-5 th Ave N.
Esther B Johnson	509 Dennis Ln N.
Opella Plummer	519 Dennis Ln N.
Cliff Berglund	519 Dennis Ln N.
E. Larry Berglund	609 Dennis Lane N.
Dennis Kystengale	608 Dennis Lane N.
Ann W Kystengale	608 Dennis Ln N
Cary Jacob	699 Dennis Ln N.
Harold Wood	698 Dennis Lane N
Patricia M. Mack	438 Dennis Ln N
Carle M. Hecant	438 Dennis Lane N
Bernie Kestlen	427 Dennis Ln N
Brothy Baskie	408 Dennis Ln N.
Brian C MacMillan	418 Dennis Lane N
Louanna R. Barr	409 Dennis Lane N
Edna Lowe	349 Dennis Ln N.

We, the undersigned, request that our traffic signal at SUNSET and River Road be RETAINED.

1) This signal serves an entire neighborhood with a safe way to turn north onto River Road. Alternative northbound access would require drivers to travel either south to Ulysses, or west to Rivercrest to go north to Manhattan.

2) A left turn onto River Road without a signal is not feasible in a safe manner. Slight distance over the hill is limited for northbound vehicles at 35 MPH. Increased River Road traffic during the past few years makes a considerable wait even for right turns during much of the day.

3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.

4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME ADDRESS

Timothy Bennias 510 SUNSET AVE. N.

Sharon Brannica 370 Commercial

Leslie Crocker 510 Sunset Ave N.

Deane A. Caldwell 574 Sunset Ave N.

Kate Ambrock 503 Sunset Ave N.

William S. Staff 410 Sunset Ave N.

Joe Dunning 950 Sunset Ave N.

Paul Walsh 351 Sunset Ave N.

Shelly Dependable 4305 Tawcaw N. Drive

Paula Lee Thayer 383 Sunset Ave N.

Ray of Gale Law Goodwin 508 Dennis Lane

Rebekah Norma Woodcock 531 Bonussich N.

P. O. Dunsley 536 Honeyuckle SE N.

Brian J. Dunsley 536 Honeyuckle St N.

S. Jasper 577 Honeyuckle N.

1st pr 546 Honeyuckle N.

Nellene Taylor 596 Honeyuckle N.

TO: The River Road Redevelopment Board

and
The Keizer City Council

We, the undersigned, request that our traffic signal at SUNSET and River Road be RETAINED.

1) This signal serves an entire neighborhood with a safe way to turn north onto River Road. Alternative northbound access would require long detours, either south to Glynbrook, or west to Rivercrest to go north to Manoir.

2) A left turn onto River Road without a signal is not feasible in a safe manner: Sight distance over the Hill is limited for oncoming vehicles at 35 MPH. Increased River Road traffic during the past few years makes a considerable wait even for right turns during much of the day.

3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.

4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME	ADDRESS
<u>TIMOTHY BRANNIAS</u>	<u>510 SUNSET AVE. N.</u>
<u>Susan Brannias</u>	<u>510 Sunset Ave N</u>
<u>LaSalle Crowder</u>	<u>510 Sunset Ave N.</u>
<u>Shawn A. Crowder</u>	<u>541 Sunset Ave N</u>
<u>Kate Anbeck</u>	<u>503 Sunset Ave N</u>
<u>Lillian E. Hoff</u>	<u>410 Sunset Ave N.</u>
<u>Joe Gerning</u>	<u>950 Sunset Ave. N</u>
<u>Paul W. Wolf</u>	<u>351 SUNSET AVE N</u>
<u>Hobley Weynallade</u>	<u>4305 Toulon Ave N. Keizer</u>
<u>Betty Ann Thoren</u>	<u>2832 Sunset Ave 1</u>
<u>Dave & Julie Van Dusen</u>	<u>508 Dennis Lane</u>
<u>Betty & Norma Woodruff</u>	<u>537 Bonneyville N.</u>
<u>J. C. Semeloff</u>	<u>536 Honeygucklee St. N.</u>
<u>Burton J. Thompson</u>	<u>546 Honeygucklee St N.</u>
<u>S. J. Gasser</u>	<u>597 Hobley Gucklee N</u>
<u>Lee Ann</u>	<u>541 Honeygucklee N.</u>

and
The Kaiser City Council

We, the undersigned, request that our traffic signal at SUNSET and River Road be **RETAINED**.

1) This signal serves an entire neighborhood with a safe way to turn north onto River Road. Alternative northbound access would require long detours, either south to Clybriok, or west to Rivercrest to go north to Kenderlin.

2) A left turn onto River Road without a signal is not feasible in a safe manner: Sight distance over the hill is limited for northbound vehicles at 35 MPH. Increased River Road traffic during the past few years makes a considerable wait even for right turns during much of the day.

3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.

4) The proposed new signal at Bi-Mart will not perform any of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME

ADDRESS

Dana Talbot 131 Sunset Ave

Margie Lake 157 Sunset Ave

Barbara Morris 177 Sunset and Hwy A

Barbara Morris 141 Sunset Ave

Kimberly J. Popple 127 Sunset Av.

To: The River Road Redevelopment Board
The Kelsey City Council

We, the undersigned, request that our traffic signal at SUNGER and River Road be RETAINED.

1) This signal serves an entire neighborhood with a safe way to turn north onto River Road. Alternative northbound access would require long detours either south to Glynnbrook, or west to Rivercrest to go north to Manbrin.

2) A left turn onto River Road without a signal is not feasible in a safe manner. Sight distance over the hill is limited for northbound vehicles. Increased River Road traffic during the past few years makes a considerable wait even for right turns during much of the day.

3) We have several apartment houses, a Day Care center, and a Swim Club using this signal in addition to the usual residences.

4) The proposed new signal at Bi-Mart will not perform ANY of the same functions as the Sunset signal. It may be close by, but we will have no access to it.

NAME ADDRESS

Quinn Buttigmon 506 Thompsonville h

Alfred Lord 607 Thompsonville N.

Pa. Hassinck 789 Harwood Dr N

Donald G. Morris 657 Henry Street SE N

Walter A. H. 3809 5th Ave N.

Paul C. Yelder 484 Mount CT N

Reid English 494 Horst CT N

Walter D. Weller 435 Hammett Ct, SE

John R. Walker 475 Abbott Ct N.

Elmer Blackledge 495 Hammett N.

Ernie Claude 584 Horst Ct, N.

Ernest Harnett 595 Hunter Ave N.

Angus Parker 115 Horst Dr, N

William Wilson 655 Horst Dr, N.

Donald D. Duke 3798-54 Ave N. Kenna

Patricia Cleveland 3888 5th Ave N. N.



Portland General Electric Company

RECEIVED

NOV 2 PM 4 18

November 2, 1992

NOV 2 1992
PGE-00000000

Mr. John Morgan
City of Keizer
P.O. Box 21000
Keizer, OR 97307-1000

Dear Mr. Morgan:

PGE is aware of the City of Keizer renewal plans on River Rd. N and supports this effort for betterment of the community.

PGE will make every reasonable effort to cooperate with the city and other involved parties to facilitate this work including the undergrounding of electric power distribution lines. We hope that our joint efforts result in the installation of a highly reliable and cost-effective electrical distribution system for the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tom Mathews'.

Tom Mathews
Southern Region Manager

PUBLIC HEARING REGARDING:

River Road Design Plan

DATE:

11-2-92

BEFORE:

Urban Renewal Dept

PLACE:

Cottrell Church

TIME:

7:30 pm

PRINTED NAME	MAILING ADDRESS	PROPOSER	OPPOSER	GENERAL
☒ HUGH E ADAMS	4096 River Rd N. Kenner			☒
☒ RUTH S Palmer	3945 5th N Kenner			☒
☒ Jim Hanson	1553 Rafael Ct W. Kenner			☒
☒ Bruce Tindall	1385 Juniper St. W. Kenner			☒
☒ Gordon Beecroft	190 Maple Dr. W.		☒	☒
☒ Alan P. Young	190 Maple Ave. W.			☒
☒ W. Allen Stinkbe	3812 River Rd			☒
☒ Peggy Nickerson	3950 Rivercrest Dr. W.			☒
☒ Donald Richardson	3785 Rivercrest Dr. W.			☒
☒ Donna Dick Hosten	PO Box 7104 Salam de 9305			☒