# MINUTES

**KEIZER CITY COUNCIL**
**Monday, October 21, 2002**
**Keizer City Hall**
**Robert L. Simon Council Chambers**
**Keizer, Oregon**

## CALL TO ORDER

Mayor Christopher called the regular meeting to order at 7:00 p.m. Roll Call was taken as follows:

**Present:**
Lore Christopher, Mayor
Michel Gaynor, Councilor
Charles E. Lee, Councilor
Jerry McGee, Councilor (arrived at 7:35 p.m.)
Jacque Moir, Council President
Judy K. Smith, Councilor
Richard Walsh, Councilor

**Staff:**
Chris Eppley, City Manager
Susan Gahlsdorf, Finance Director
Rob Kissler, Public Works Director
Maria Meier, Senior Planner
Shannon Johnson, City Attorney
Keith Liden, Consultant
Tracy L. Davis, City Recorder

## PUBLIC TESTIMONY

**Ann O'Rourke, 1266 Harmony Drive, Keizer-** summarized some of the changes that city staff had implemented to assist with the reduction of volume in the Gubser neighborhood. She outlined additional staff recommendations, which included stop signs and "No left turn" signage at specific times in designated areas.

Ms. O'Rourke spoke in favor of staff's recommendation and to include a bike/pedestrian path on Trail and Harmony. She indicated the neighborhood was also interested in a follow up study in six months to review the effectiveness of what has been put into place.

The Council thanked Ms. O'Rourke for her work.

**Rick Weddle, 1245 Harmony Drive, Keizer-**spoke in support of the plan as outlined by Ms. O'Rourke. He also agreed with the necessity of a bike/pedestrian path on Harmony Drive.

Responding to questions Public Works Director Rob Kissler indicated that the bike/pedestrian path would be similar to that which was recently completed on Verda Lane south of Dearborn.

Mr. Weddle indicated that it would be an even split between the neighbors wanting sidewalks and those that do not.

Mayor Christopher thanked Mr. Weddle for his testimony.

**Rickie Carter, 5293 Dice Lane North, Keizer-**expressed concern regarding the amount of traffic, from the high school, were parking along Dice, McArthur and Newberg Streets. He noted problems with garbage and excessive speeds. Mr. Carter suggested "No Parking" signs to help alleviate the problem.

Mr. Carter responded to questions by noting that the high school had been contacted on numerous occasions, which allowed for only a temporary fix. He believed by adding "No Parking" signs between the hours of 8:00 a.m.-5:00 p.m. would adequately lessen the parking problem.

Mayor Christopher directed staff to review the problem and get back with Mr. Carter.

**Tom Tacchini, 5292 Newberg Drive NE, Keizer-** speaking as Mr. Carter's neighbor also outlined some of the problems with traffic in the area and the problems he encountered getting the issue addressed.

## PUBLIC HEARING

**a. Richard Lewis Development Review Hearing-Case No. 2002-59**

City Attorney Shannon Johnson summarized the applicable criteria statement. No objections to notice, conflicts or exparte contacts were declared.

Mr. Johnson summarized his staff report outlining highlights of the case. He expressed his appreciation of the parties trying to reach a compromise, although this had been unsuccessful.

Responding to questions Public Works Director indicated that he believed the sewer and water lines in the questioned area were part of the original water district.

Mr. Johnson also answered questions of the Council pertaining to easement deeds and staff's interpretation that the isle for maneuvering in and out of a parking spot should be separate from a travel throughway. This would also be at the discretion of Council's interpretation

Councilor McGee arrived at 7:35 p.m.

Responding to additional questions Public Works Director Rob Kissler indicated that when the area of River Road at Cade Avenue was re-paved he believed that Cade Avenue was a public street. He felt that providing paving would be beneficial due to the businesses positioned on both sides of Cade Avenue at River Road.

Counselor Johnson provided a description of prescriptive easements and staff's belief that all options between the City and the applicant had been exhausted.

Mayor Christopher opened the public hearing.

City Engineer Bill Peterson provided a layout of the area in question. He noted staff's concerns regarding safety of vehicles backing out into the thoroughfare with the speeds the vehicles travel through the intersection to that point.

Mr. Peterson also presented a video illustrating some of staff's safety concerns.

Counselor Johnson further outlined the options discussed by the City and the applicant.

**Norm Hill, Attorney for Applicant Richard Lewis-** placed an objection on the record regarding the City Attorney's characterization of the process being a land use proceeding. He believed this was an administrative portion of the building permit process that should not be subject to the land use process.

Mr. Hill provided a chronological summary of events as the applicant sought to develop the property at 3600 River Road being under the assumption that Cade Avenue was a public street. Upon receiving information from Marion County that Cade Avenue was not a public street the applicant made attempts to have staff review a revised site plan that would allow the parking conditions of the variance to be lifted. Ultimately the applicant waived their claim to attorney's fees to allow the case to be heard before the City Council. Mr. Hill addressed the lack of a requirement in the Development Code that mandates an isle to pull out into from a parking space. He also stressed that there was insufficient evidence to conclude that Cade Avenue was a public street and believed the street was more of a public easement.

Mr. Hill also addressed the City Engineer's video, rebutting the safety concerns addressed by Mr. Peterson. Exhibits were presented showing a similar type of parking as the applicant was requesting and his belief that the old Development Code contained more stringent requirements opposed to the current Development Code. He requested that the City Council direct staff to issue the occupancy permit for the property.

**Richard Lewis, 2185 Niagra, Keizer**-noted where the property line stakes were placed at the time he purchased the property and after purchase the property line was re-staked and found that his property was actually three to four feet from the existing curb.

Responding to questions Mr. Lewis believed that his suggested parking situation was better than that shown in the exhibits. He also responded to questions pertaining to angled-in parking on his property having vehicles backing out to the east.

Counselor Johnson referred to his staff report outlining the definition of a "service street".

Planning Director Meier Meier also referenced sections 2.303.11 and 3.105.06 of the Development Code. She responded to the applicant's exhibits by noting that the majority of the examples cited did not show travel lanes being used as thoroughfares.

Mayor Christopher proposed that the public hearing be continued until November 4th to allow Council to review the information presented by the applicant.

Mayor Christopher continued the public hearing until November 4, 2002 at 7:00 p.m.

**b. Chemawa Activity Center/Keizer Station Plan-Text Amendment/Comprehensive Plan Change/Zone Change Case No 01-50**

Planning Director Maria Meier summarized her staff report based on staff's actions taken as outlined by Council's direction.

Staff recommended conducting the public hearing to review the draft amendments and advise staff of any necessary changes.

Planning Director Meier also noted that the SKAPAC Elected Officials would be meeting on November 7th at 2:00 p.m.

Mayor Christopher opened the public hearing.

***Public Testimony:***

**Alan Roodhouse, RPD Development Company, 2653 High Heaven Road, McMinnville, Oregon 97128-** provided a brief history of his work as a developer and his charge of developing Area A. He stressed Northwest National's intent to develop the area to make it a successful part of the community.

Mr. Roodhouse directed written comments to staff's recommended changes to attachments "A", "C" and "D" (Exhibit A-112). He indicated that the recommended comments were directed towards the development of Area A as a destination shopping area. Mr. Roodhouse also addressed the developer's suggestion to reduce the number of acres in the IBP from four acres to three acres.

Responding to the proposed changes suggested by the developer, Planning Director Meier indicated that some of the changes were similar to that recommended by the Council and staff's position regarding the suggestion of four acres in the IBP zone was to encourage some of the uses allowed in this zone. She indicated that the changes in attachment "C" as submitted by the developer offered more general language and could allow for greater flexibility. Also noted within the developer's proposal was the elimination of pedestrian orientation and access.

Referring to attachment "A" in the Council packet Planning Director Meier proposed eliminating (i)(a) and (i)(b) while retaining (ii).

Mr. Roodhouse expressed concerns that the frontage language could be a hindrance during the master planning process. He reiterated that they were in agreement that less than 50 percent of the smaller spaces, less than 7,500 square feet, could be developed to the standards as proposed.

The goals of the City versus the goals of the developer were summarized by the City Manager. He expressed his belief that discussions between the developer and the City would allow for a compromise, which would work for all areas.

Planning Director Meier requested direction from the Council pertaining to the language regarding pedestrian circulation. She also asked the Council to review Attachment "A", page 12 number 4 and verify whether this was the intent of the Council.

Councilor Smith spoke against removing any of the pedestrian access from the plan.

Mr. Roodhouse stressed that none of the pedestrian orientation would be removed. He indicated the plan contained a great deal of pedestrian access. He emphasized that what was being requested was removal of an urbanized pedestrian environment and the rigid language as it applies to the way buildings are oriented.

Mayor Christopher moved a motion to reduce the minimum lot requirements in the IBP from four acres to three acres. (Exhibit A112, Attachment "A", page 10) Councilor McGee seconded the motion.

Mr. Roodhouse reiterated the intent of this reduction, which included the development of a hotel/motel that would not require four acres and could allow for seven-three acre parcels opposed to six-four acre parcels.

Responding to questions, Mrs. Meier indicated she believed under the conditions discussed that the three-acre minimum would be appropriate.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Christopher moved a motion in Exhibit A-112, Attachment "A" page 12 to leave in the wording, "*At least 50 percent of the length of the ground level street facing façade of a retail building less than 10,000 square feet must be within the maximum setback.*" Council President Moir seconded the motion.

Mr. Roodhouse attested that he would prefer the language to read, "50-percent of tenants below a certain size." He cautioned the issue of street facing as far as what street was being addressed.

Planning Director Meier urged the Council to orient the language towards the structure rather than tenant use.

Mr. Roodhouse emphasized that this was arguing site plan details prior to the submittal of a site plan. He urged direction from the Council to form language that would meet the needs of staff and the development.

Councilor Walsh spoke in favor of deleting the language as submitted by the developer to allow the process to be addressed during the master planning stage.

Responding to questions Planning Director Meier requested Council direction relating to bringing a portion of the building towards the street.

Councilor Smith expressed opposition to changes as recommended by Mr. Roodhouse. She argued that these types of changes should take place during the master planning process.

Councilor Walsh disagreed with Councilor Smith's comments.

Councilor McGee moved to amend the motion to read 7,500 square feet rather than 10,000 square feet. Councilor Lee seconded the amendment to the motion.

The amendment passed as follows:

AYES: Christopher, Lee, McGee and Walsh (4)
NAYES: Gaynor, Moir and Smith (3)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Christopher reiterated the motion with the amendment to read, that a commercial retail building of 7,500 square feet, or less to be oriented towards the street although not necessarily Radiant Drive.

The main motion with the amendment failed as follows:

AYES: Christopher (1)
NAYS: Gaynor, Lee, McGee, Moir, Smith and Walsh (6)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Walsh moved a motion to delete section four of page 12 and insert language in section 3a and 3b as recommended in Exhibit A-112. Councilor Lee seconded the motion.

The motion passed as follows:

<u>AYES:</u> Gaynor, Lee, McGee and Walsh (4)
<u>NAYS:</u> Christopher, Moir and Smith (3)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> None (0)

City Attorney Johnson outlined the Council's options pertaining to flexibility in the plan with the use of the words, "*typical*" and "*general*".

Planning Director Meier indicated that she believed this wording would not be problematic for the Council as the flexibility allowed for discretion by the Council.

Mr. Roodhouse commented further on the Council's discussion of the master planning process. He outlined the development team's willingness to commit to Radiant Drive its design and the internal roadways along with the groupings of buildings, which he noted as a key element of the master plan. He went on to state that they did not wish to submit detailed elevations and building sections for each building because the tenants had not been identified. Mr. Roodhouse encouraged flexibility in this area to allow development to take place.

Wendee Kellington discouraged adjustments through the use of variance standards. She recommended adoption of the plan as submitted by Mr. Roodhouse.

Consultant Keith Liden referred to Attachment C, page seven, Conditions of Approval. He believed some additional language added to that section could set thresholds for review of the master plan.

Counselor Johnson and Mr. Roodhouse agreed with this concept.

Responding to questions Mr. Liden recommended that the Council review the inclusion of a checklist in the Conditions of Approval to assist with the master planning process.

Ms. Kellington recommended the use of a broad or "catch-all" phrase to provide the Council with the authoritative ability they wished.

Council further discussed the use of the "typical", "general" reference as presented.

Councilor McGee suggested allowing staff and the development team a brief recess to coordinate a "catch-all" phrase for the Council to vote upon.

Mayor Christopher recessed the meeting at 10:07 p.m.

The meeting was reconvened at 10:20 p.m.

Councilor McGee recommended that a vote be taken to discount all of the motion previously made. He indicated this was being suggested since deliberations and votes had taken place during the public hearing rather than during deliberations.

<u>Councilor McGee moved a motion to set aside the earlier motions pertaining to this matter. Mayor Christopher seconded the motion.</u>

Councilor McGee indicated unless data was submitted to the contrary that he would propose an omnibus bill to reinstate the motions passed.

<u>The motion passed unanimously as follows:</u>

<u>AYES:</u> Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
<u>NAYS:</u> None (0)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> None (0)

Responding to questions regarding the suggested deleted language in Attachment C, page 4, Development Strategies, Mr. Roodhouse expressed his willingness to work with staff pertaining to final language.

Mr. Roodhouse answered questions regarding deleted language in Attachment C, page six and inserted language in Attachment D, page four of Exhibit A-112.

Councilor Walsh spoke against the suggestion deletion in Attachment C, page five of Exhibit A-112 of the language, *"For driveways that service uses that require more than 100 parking spaces, such driveway intersections with Radiant Drive shall not have any parking within twenty-five feet of the driveway intersection. This area shall be landscaped in accordance with Section 2.309 of the Keizer Development Code."*

Mayor Christopher thanked Ms. Kellington and Mr. Roodhouse for their testimony.

**Jeff Anderson, 3394 Jack Street North, Keizer-** encouraged the Council to initiate specific development terms for the development. He stressed the need for Council to address the livability issue for citizens in conjunction with development. Mr. Anderson also spoke against the incorporation of "Big Box" stores in the development.

**Doug Parrow, 6782 Amy Lane NE, Keizer-**spoke against the development indicating that he believed it would be detrimental to the community. He further expressed his disappointment regarding pedestrian access to the proposed development.

**Wendee Kellington, PO Box 1930, Lake Oswego, Oregon-**Attorney for Northwest National. She submitted materials, which included memorandum from the City of Salem, periodic review information, a letter from Kittelson and Associates, in addition to a letter submitted by City Manager Eppley to Salem's Vickie Hardin-Woods.

Planning Director Meier reported that the letter submitted by Mr. Eppley to Salem was listed as Exhibit A-117.

With no additional testimony Mayor Christopher closed the public hearing.

Councilor McGee move a motion for an omnibus bill to incorporate the three motions approved earlier in the evening. Mayor Christopher seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Planning Director Meier requested clarification on the earlier motions.

Mayor Christopher moved a motion to delete 3(i)(a) and (b) and to retain (ii) in Attachment A, page 12 of staff's alternative language dated October 7, 2002. Councilor Gaynor seconded the motion.

The motion passed as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir and Walsh (6)
NAYS: Smith (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

Responding to questions, from staff the Council opted to retain the language in Attachment A, page 11, Exhibit A-112 in the table listed.

Councilor McGee moved a motion to add letter (e) to Attachment C under Conditions of Approval to read, "The Council May Impose Other Conditions of Approval it Deems Appropriate for the Health, Safety and Welfare of the Citizens of Keizer, or to Ensure the Desired Implementation of the Approved Master Plan. Mayor Christopher seconded the motion.

Councilor Smith offered a friendly amendment to include the word "livability."

Councilor McGee did not accept the friendly amendment.

Councilor Smith moved to amend the motion to read, "health, safety, welfare and livability."

Due to the lack of a second the amendment to the motion died.

The motion passed as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir and Walsh (6)
NAYS: Smith (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

City Manager Eppley reported that there were currently IBP uses that allowed for the storage of pesticides. He recommended adding the SIC codes into Area A in the EG (Employment General) Zone under the IBP uses relating to the storage and use of pesticides.

Planning Director Meier noted the businesses currently existing in the district, which the codes might apply.

Mayor Christopher moved a motion to add the SIC Codes for the appropriate businesses in the area. Councilor McGee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Responding to questions regarding traffic flow issues and congestion in the neighborhoods surrounding the development Planning Director Meier noted the standards within the Code and the Keizer Station Plan that helped to address this during the master plan process.

Councilor Walsh stressed the importance of reviewing the overall traffic circulation of the area.

Councilor Walsh moved a motion in Attachment C, page 8, Section 3.113.04 Conditions of Approval to add sub (f) stating, "*To minimize congestion and traffic impact* *within the development and in adjacent areas.*" Mayor Christopher seconded the motion.

Councilor Smith indicated she would vote for the motion although she felt it was redundant to what was currently in the plan.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Council President Moir moved a motion to accept the developer's proposed language under Attachment C, page four, items C1(a)(b)(c)(d)(e) including items (d) and (e) from Attachment C, page 5 of the City Council's copy, reformatting as appropriate. Mayor Christopher seconded the motion.

Councilor Walsh suggested a friendly amendment to the motion in the Developer's proposal Attachment C(f) to read, *"The proposal contains and equally good or superior way to achieve the **intent** of the above criteria."* Council President Moir and Mayor Christopher accepted the friendly amendment.

Additional concerns were raised pertaining to surface parking. City Manager Eppley noted concerns were related to the orientation of the parking in relation to the front of the building.

After further discussion Council President Moir agreed to delete the inclusion of item d from the Council's document as part of the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Lee suggested that staff verifies that the correct amount of acreage being written into the proposal.

Mayor Christopher moved a motion that the pedestrian orientation is towards the streetway and not necessarily towards Radiant Drive. Councilor McGee seconded the motion.

Councilor Smith reiterated earlier comments that all streets developed within the city should be pedestrian orientated and bicycle friendly.

The motion passed as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir and Walsh (6)
NAYS: Smith (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

Staff addressed questions regarding human scale design and agreed to work language into the document where applicable.

The Council directed staff to come back with the language on November 4, 2002.

**c. Water Rate and Administrative Fee Adjustments (cont. from October 7, 2002)**

Public Works Director Rob Kissler reported the final study results and Task Force recommendations were presented to the Council in September 2002. He summarized the remainder of the presentation in September and the public hearing, which took place on October 7th and continued until this evening to receive additional testimony.

Staff recommended that the City Council conclude the public hearing this evening. Staff also requested direction from Council to implement the adjustments to the water rates and the SDC's.

Mr. Kissler also noted a memorandum dated October 18, 2002 from Black and Veatch Corporation. He addressed questions pertaining to the memo.

Mayor Christopher opened the public hearing.

*Public Testimony*

**Eric Meurer, 517 Lakefair Place North, Keizer-** speaking as a representative for the Marion/Polk Building Association. Mr. Meurer indicated that the association was in favor of the recommended SDC increase and requested that builders be given a 60-day notification before the increase was implemented.

Responding to questions, Mr. Meurer indicated that the association could work with a 30-day notice period.

The cost of living index as it would be used to update the SDC fees was discussed. Councilor McGee believed it would be appropriate for staff to choose and defend the appropriate index.

With no additional testimony Mayor Christopher closed the public hearing.

Councilor McGee moved to direct staff to implement the adjustments to the water rates and SDC as outlined in the report. Mayor Christopher seconded the motion.

Public Works Director Rob Kissler answered questions from Council pertaining to the Capital Improvement Program.

Mayor Christopher suggested a friendly amendment that the recommended SDC's be phased in 45-days from October 21, 2002. Councilor McGee accepted the friendly amendment.

Councilor Smith suggested a friendly amendment to increase the proposed shut-off charge from $30 to $50.

Councilor McGee urged staying with staff's recommended plan until further information is brought forward from staff indicating the need.

Councilor McGee did not accept the friendly amendment.

Councilor Smith requested if it was possible to vote separately on SDC's, fees and water rate increases.

Mayor Christopher indicated the motion covered all.

Councilor Smith spoke against the increase of the fees due to the number of other tax increases recently imposed on the taxpayers.

Councilor Walsh concurred with Councilor Smith's comments, but indicated the water system was an important resource to keep up to date for the benefit of the citizens.

<u>The motion passed as follows:</u>

<u>AYES:</u> Christopher, Gaynor, Lee, McGee, Moir and Walsh (6)
<u>NAYS:</u> Smith (1)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> None (0)

Councilor McGee requested that staff is charged with reviewing the possibility of charging SDC's at the time of occupancy rather than at the time of permitting.

City Manager Eppley agreed to have staff review this option.

**d. John's Chinese Restaurant Liquor license Application**

City Manager Eppley reported on September 11, 2002 Jian Zhuang Ma and Xi Mei Huang submitted an application for a Limited On-Premises Sales liquor license for John's Chinese Restaurant located at 4842 River Road North, Keizer, Oregon.

City Manager Eppley summarized the processes taken to meet the requirements of Ordinance 95-318.

Staff recommended that the public hearing be opened to allow for testimony and upon completion to close the hearing and to approve the application for a Limited On-Premises liquor license for John's Chinese Restaurant under the guidelines as established under ORS 471.178 and the Ordinances of the City of Keizer.

Mayor Christopher opened the public hearing

*Public Testimony:*
**Patrick Sieng, 7097 Ridgemont Drive North, Keizer-** expressed his concerns regarding the restaurant having a drive-through window and that liquor not be served through the drive through.

City Manager Eppley indicated the license was for on-premise only.

Mayor Christopher thanked Mr. Sieng for his testimony.

With no additional testimony Mayor Christopher closed the public hearing.

Council President Moir moved a motion to approve the Application for a Limited On-Premise Liquor License for John's Chinese Restaurant Under the Guidelines as Established by ORS 471.178 and the Ordinance of the City of Keizer and to forward the Recommendation to the Oregon Liquor Control Commission. Councilor Smith seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

## COMMITTEE REPORTS

Mayor Christopher announced the Volunteer Ceremony on Tuesday, October 22 at 6:30 p.m. at the Keizer Heritage Center.

## OTHER BUSINESS

**a. New Business**
*Labish Advisory Council*
Council President Moir reported that Marion County was organizing a Labish Advisory Council. The Labish Advisory Council requested that a member of the Keizer City Council be appointed to this group.

Council President Moir agreed to accept the position.

**b. Old Business**
None

## ADMINISTRATIVE ACTION

**a. <u>ORDINANCE</u>-Text Amendment Case No. 02-21 (Restricting Private Streets)**

City Attorney Shannon Johnson reported that at the last Council meeting that staff was directed to prepare an ordinance adopting the new regulations and restrictions for private streets.

Staff recommended adoption of the ordinance.

<u>Council President Moir moved a Bill for an Ordinance Restricting Private Streets; Amending the Keizer Development Code (Ordinance No. 98-389). Councilor Walsh seconded the motion.</u>

<u>The motion passed unanimously as follows:</u>

<u>AYES:</u> Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
<u>NAYS:</u> None (0)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> None (0)

**b. Gubser Neighborhood Traffic Management Plan**

City Manager Eppley reported that on October 7, 2002 the City Council requested the matter be placed on the agenda for discussion and to determine traffic calming and cut through design for the Gubser Neighborhood Area.

Staff recommended that the Council supply direction on how to proceed with traffic calming and cut through designs for this area.

<u>Councilor Smith moved a motion to accept staff's proposal of</u>

- <u>Create four-way stops at:</u>
    a. <u>Manzanita Street and Trail Avenue</u>
    b. <u>Manzanita Street and 13th Avenue</u>
- <u>Post *No Through Traffic* at:</u>
    a. <u>Manzanita Street at Trail Avenue</u>
    b. <u>Manzanita and 14th Avenue</u>
- <u>Create three-way stops at:</u>
    a. <u>Trail Avenue and Mandarin Street</u>
    b. <u>Trail Avenue and Harmony Drive</u>

c. 14th Avenue and Mandarin Street

- Post *No Left Turns from 6:30 a.m. - 8:30 a.m. Monday-Friday* at:
  a. Trail Avenue and Mandarin
  b. Trail Avenue and Harmony Drive
- Post *No Left Turn from 4:30 p.m. - 6:30 p.m. Monday-Friday* at:
  a. 14th Avenue and Mandarin Street
  b. 14th Avenue and Harmony Street
  - Add bike lanes to Trail Avenue on both sides from Harmony Drive to Manzanita Street (budgeted)
  - Add bike lanes to both sides of Harmony Drive (not budgeted at this time)
  - Explore options at intersection of River Road and McNary Estates Drive to improve traffic flow. Councilor Gaynor seconded the motion.

Public Works Director Rob Kissler indicated that there was $145,000 in the Street Fund to accomplish traffic calming and traffic signal delineation at River Road/ Lockhaven and Manzanita/ River Road. He did not feel that there were adequate funds to provide bike lanes on Harmony Drive unless Urban Renewal funds were moved from one project to this one.

Responding to questions Mr. Kissler indicated that the $145,000 in funds for this use was not sacrificing other projects. He also indicated that he was not aware of the Traffic Safety Commission's opinion on staff's recommendation.

Mayor Christopher noted the only change to this plan was the additional signage.

Councilor Walsh believed it was important to seek other routes for the traffic rather than adding additional signs to the neighborhood. He recommended improvements to Trail and Harmony and to review additional options, as funding becomes available.

Public Works Director Kissler indicated with the timing change of the left turn signal onto Lockhaven from

River Road that 31 cars were able to clear the intersection at each left turn signal during the a.m. peak time. He went on to note traffic counts on Harmony during the summer and school months were approximately 1200 cars in a 24-hour period.

Councilor Smith urged the review of additional solutions opposed to River and Lockhaven.

Councilor Lee preferred to forward the presented plan to the Traffic Safety Commission for their input and to allow the Council to review the information and make a decision during the next meeting.

Responding to questions, Mr. Kissler summarized the differences between the Commission and staff's most recent recommendation. He stressed that these recommendations would not fix the problem, but would assist with alleviating some of the traffic concerns in the area.

Councilor Smith spoke against returning the plan to the Commission. She believed all the issues had been addressed and discussed by the Commission and it was time for the Council to act.

Councilor's Gaynor and McGee agreed with the recommendation to table the matter until the Traffic Safety Commission could review the presented material.

Council President Moir suggested that the Commission also review the vision issues with the brick monuments at Trail at Manzanita. She also believed it was important to examine opportunities to improve traffic movement at River Road/McNary Estates and River Road/Wheatland Road and obtain cost estimates for improvements on Trail and Harmony to include bike/pedestrian lanes.

<u>Councilor Smith withdrew her motion. Councilor Gaynor with drew his second.</u>

<u>Councilor Smith moved a motion to forward the plan presented to the Traffic Safety Commission and bring</u>

this input back to the November 4th City Council meeting. Councilor Lee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

**CONSENT CALENDAR**

a. RESOLUTION-Appointing Pro Tem Judge for Keizer Municipal Court
b. Approval of September 3, 2002 Regular Session Minutes
c. Approval of September 16, 2002 Regular Session Minutes
d. Approval of October 7, 2002 Regular Session Minutes

Councilor Smith pulled item "d" from the Consent Calendar.

Council President Moir moved for approval of the Consent Calendar items "a" and "b". Councilor Gaynor seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Council President Moir moved for approval of Consent Calendar item "c" Councilor Gaynor seconded the motion.

The motion passed as follows:

AYES: Christopher, Lee, McGee, Moir, Smith and Walsh (6)
NAYS: None (0)
ABSTENTIONS: McGee (1)

ABSENT: None (0)

Councilor Smith noted issues that she would like reviewed in the October 7th minutes. Staff agreed to review these items and bring back for approval at the next meeting.

**WRITTEN COMMUNICATIONS**

None

**AGENDA INPUT**

October 28, 2002
5:30 p.m. Work Session
- Transportation issues regarding Keizer Station Plan access.

November 4, 2002
7:00 p.m. City Council meeting
- Compensation Study-Request for Proposals

November 11, 2002-Holiday (No Work Session)

November 18, 2002
7:00 p.m. City Council Meeting

**ADJOURNMENT**

Mayor Christopher adjourned the meeting at 12:32 p.m.

Cindy Perry

Cindy Perry, Recording Secretary

APPROVED:

MAYOR:

Lore Christopher

Lore Christopher

COUNCIL MEMBERS:

Judy K. Smith

Councilor #1 - Judy K. Smith

Michel C. Gaynor

Councilor #2 - Michel Gaynor

Charles E. Lee

Councilor #3 - Charles E. Lee

Jacque Moir

Councilor #4 - Jacque Moir

Councilor #5 - Richard Walsh

Jerry McGee

Councilor #6 - Jerry McGee

**Minutes approved:**

November 18, 2002