



MINUTES
KEIZER CITY COUNCIL
Monday, September 15, 2014
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

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

Present:

Lore Christopher, Mayor
Joe Egli, Council President
Kim Freeman, Councilor
Marlene Quinn, Councilor
Cathy Clark, Councilor
Jim Taylor, Councilor
Dennis Koho, Councilor

Staff:

Nate Brown, Acting City Manager
Shannon Johnson, City Attorney
Bill Lawyer, Public Works Director
John Teague, Police Chief
Tracy Davis, City Recorder

FLAG SALUTE

Scout Joe Borisch, Troop 105, led the Council in the pledge of allegiance.

**PUBLIC
TESTIMONY**

Hersch Sangster, Keizer, reported that the Planning Commission had recommended (6-1) Council approval of zones for medical marijuana dispensaries and grow sites.

Brad Coy, Keizer, Chair of the Greater Gubser Neighborhood Association, reviewed upcoming meetings and events for the neighborhood

PUBLIC HEARINGS

**a. Dim Sum
Restaurant
Liquor License
Application**

Acting City Manager Nate Brown reported that an application was submitted for a Limited On Premises Sales Liquor License for Dim Sum Restaurant, Keizer, Oregon. A public hearing was scheduled, notice published, necessary notification given, a background check was done, and Keizer Planning Department found the location of the establishment to be properly zoned and had no comment on the application. Staff recommends that following a public hearing, Council recommend approval of the application.

Mayor Christopher opened the Public Hearing

Applicant fielded questions from Council.

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

Councilor Egli moved that the Keizer City Council recommend approval of the application for a Limited On-Premises Sales liquor license for Dim

Sum Restaurant under the guidelines as established by ORS 471.178 and the Ordinances of the City of Keizer and to forward this recommendation to the Oregon Liquor Control Commission for final approval. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**b. RESOLUTION –
Relating to
Medical
Marijuana
Facility Permit
Application and
Investigation
Fee**

Taken out of order. City Attorney Shannon Johnson explained that this resolution sets the fees established in the Medical Marijuana Facility Permit ordinance. Staff tried to calculate staff time and expenses to arrive at a fair regulation but in this case, determining those was difficult so Salem's fees were considered in order to provide consistency. He reviewed Salem's fees and proposed Keizer fees and fielded questions from Council. Councilors indicated that they would like to revisit this issue in one year to which Mr. Johnson suggested that they make a separate motion directing staff to do so following the passage of the Resolution.

Mayor Christopher opened the Public Hearing.

Hearing no testimony, Mayor Christopher closed the Public Hearing.

Councilor Egli moved that the Keizer City Council adopt a Resolution Relating to Medical Marijuana Facility Permit Application and Investigation Fee. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**c. Keizer
Development
Code Text
Amendments –
Non-
Conforming
Uses**

Community Development Director Nate Brown explained that the proposed changes clarify what is a non-conforming use and uses under which continuation and expansion are allowed. He pointed out some of the changes, noted that the Planning Commission had passed the changes unanimously, and fielded questions regarding various scenarios.

Mayor Christopher opened the Public Hearing.

Hearing no testimony, Mayor Christopher closed the Public Hearing.

Mr. Johnson suggested the following edit to page 2 of 7, Section (3): "In addition to the criteria in Section 3.103, the following criteria must be met:" (replacing last sentence in Section (3)).

Councilor Egli moved to direct staff to prepare an ordinance with findings to adopt the proposed revisions as amended. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

ADMINISTRATIVE

Taken out of Order.

ACTION

a. ORDINANCE – Adopting the Keizer Medical Marijuana Facility Permit Process (Second Reading)

Mr. Shannon Johnson reminded Council that the Ordinance had passed 4-3 at the previous meeting so was being revisited at this meeting. However, Chief Teague had requested a change in the ordinance to include a broader range of crimes where people are subject to background checks, (similar to Salem). Chief Teague suggested that subsection m of the ordinance read “with any felony conviction or conviction for a misdemeanor drug crime”. Lengthy discussion followed regarding the most efficient way to handle this change and whether or not it was appropriate to pass the ordinance at this time.

Councilor Egli moved to adopt an Ordinance Adopting the Keizer Medical Marijuana Facility Permit Process on second reading. Councilor Koho seconded. Motion passed as follows:

AYES: Christopher, Egli, Koho and Quinn (4)
NAYS: Freeman, Clark and Taylor (3)
ABSTENTIONS: None (0)
ABSENT: None (0)

By consensus Council asked Mr. Johnson to bring back amendments as discussed.

b. Keizer Station Area C Master Plan Amendment

Community Development Director Nate Brown explained that a group has approached the City about revising the plan of the Area C master plan. Because of the extensive public involvement in the past, staff would like to bring the proposed revisions directly to Council. He then fielded questions regarding notification, timing, conditions and concerns.

Councilor Egli moved that the Keizer City Council direct staff to refer the Area C Master Plan Amendment directly to the City Council. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

None

COMMITTEE REPORTS

Mr. Brown provided background information about the formation and membership of the Keizer Economic Development Commission. Names being put forward for Council Appointment are: Mardi Smith, Cesar

**a. Keizer
Economic
Development
Commission
Appointments**

Vallejo, Tim Smith, Rick Day, Anthony Williams and Troy Young. Appointments by the Chamber of Commerce are Scott White and A.J. Nash. Mayor Christopher appointed Councilor Cathy Clark to fill the Council position. Following discussion regarding the names being considered, Sam Goesch was substituted for Tim Smith.

Councilor Egli moved that the Keizer City Council appoint Mardi Smith, Cesar Vallejo, Sam Goesch, Rick Day, Anthony Williams, Troy Young, Scott White and A.J. Nash to the Keizer Economic Development Commission with terms expiring on September 30 in the years listed in the staff report. Councilor Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**OTHER
COMMITTEE
REPORTS**

Councilor Taylor announced that he could not attend the Keizer Points of Interest Committee meeting. Councilor Koho volunteered to go in his place.

Councilor Quinn reported on the recent Parks Tour and provided an update on fundraising efforts of the Community Build Task Force.

Councilor Egli reported that he would be working on the roof of the Claggett Creek Park structure; the North Gateway Urban Renewal Board would be meeting with Salem City Council.

Councilor Freeman reported on West Keizer Neighborhood Association meetings, thanked staff and Parks Board for the Parks Tour, thanked citizens for picking up trash and reviewed Greater Gubser Neighborhood Association meeting dates.

Councilor Clark reported that she had attended the City Hall Day at Newberg and the Keizer Fire Department 9/11 memorial, and announced upcoming meetings including Chamber Economic Development and Government Affairs, Salem River Crossing, the League of Oregon Cities Conference and Keizer Rapids Park charrette.

Councilor Koho reported that the Salem Wastewater Task Force had finished their task for the next year and thanked the neighborhood associations for providing opportunities for citizens to meet candidates.

Mayor Christopher provided a detailed report on activities and plans of the Keizer Heritage Foundation, and the upcoming mural dedication sponsored by the Keizer Arts Commission. She requested that Council allow use of city funds for mailing out invitations to the dedication.

Councilor Taylor moved to suspend the rules. Councilor Koho seconded. Motion passed unanimously as follows:

AYES: Christopher, Egli, Koho, Quinn, Freeman, Taylor and Clark (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Council agreed by consensus to tap the City Council expense line with a cap of \$200 for mailing postcard invitations to the mural dedication to committee members and people in Keizer.

OTHER BUSINESS

City Recorder Tracy Davis announced that Lakepoint Church was hosting the 4th annual Serve Fest on Sunday.

Chief John Teague reported that the Phillip Johnson murder trial is underway with closing arguments in the morning.

Public Works Director Bill Lawyer reported that the Shoreline Drive project is nearly complete and the Chemawa Road North project contractors are back to work.

WRITTEN COMMUNICATION

Mayor Christopher announced that she had no written communications but shared an award given her by Salem Mayor, Anna Peterson, for her part in improving the relationship between Salem and Keizer. She added that City staff is deserving of this recognition.

AGENDA INPUT

October 6, 2014

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

October 13, 2014

5:30 p.m. – City Council Work Session - Cancelled

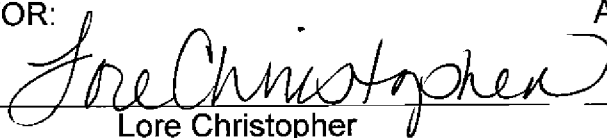
October 20, 2014

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

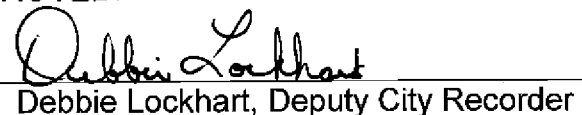
ADJOURNMENT

Mayor Christopher adjourned the meeting at 8:55 p.m.

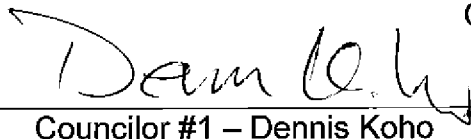
MAYOR:

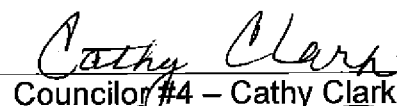

Lore Christopher

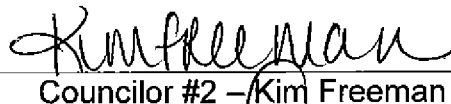
APPROVED:

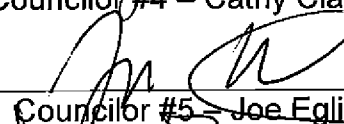

Debbie Lockhart, Deputy City Recorder

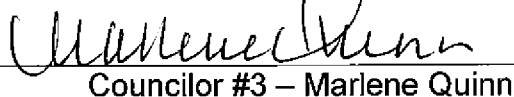
COUNCIL MEMBERS

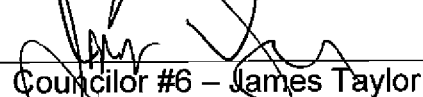

Councilor #1 – Dennis Koho


Councilor #4 – Cathy Clark


Councilor #2 – Kim Freeman


Councilor #5 – Joe Egli


Councilor #3 – Marlene Quinn


Councilor #6 – James Taylor

Minutes approved: November 3, 2014