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

AGENDA

KEIZER CITY COUNCIL
EXECUTIVE SESSION

Monday, July 10, 2000
6:15 p.m.
Keizer City Hall
Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **DISCUSSION**

   a. Pursuant to ORS 192.660(1)(h) – Litigation

4. **ADJOURN**

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

The Oregon Public Meeting Law authorizes governing bodies to meet in executive session in certain limited situations. An executive session is defined as any meeting or part of a meeting of a governing body which is closed to certain persons for deliberations on certain matters as defined by ORS 192.660. These sessions are closed to the public and under certain circumstances the media also. The governing body is not allowed to take any final action or make any final decisions during the executive sessions. Any final action or decision must be made after returning or at the next regularly scheduled meeting.

CITY OF KEIZER MISSION STATEMENT

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

AGENDA

KEIZER CITY COUNCIL
SPECIAL SESSION
Monday, July 10, 2000
7:00 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 scheduled for public hearing or listed on the agenda.

4. **COMMITTEE REPORTS**

   a. Library Task Force Report – Jerry Watson

   b. Youth Compact – Council President Christopher

   c. Receipt of the Government Finance Officer Association Certificate

   d. Parks Advisory Board Appointment

5. **OTHER BUSINESS**

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

   a. New Business

   b. Old Business

6. **PUBLIC HEARINGS**

   a. Chemawa Activity Center Plan

7. ADMINISTRATIVE ACTION

8. CONSENT CALENDAR

   a. Approval of June 19, 2000 Regular Session Minutes

   b. RESOLUTION – Transferring Appropriations for Fiscal Year 99-00 (Repealing R-2000-1181)

9. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications.

10. AGENDA INPUT

July 17, 2000

7:00 p.m. Keizer City Council Meeting

- Sparrow Addition Street Lighting District Public Hearing
- Council Procedure Amendments
- Personnel Policy Amendments
- Certification of Street Lighting Districts
- Distribution of Letters of Interest for Council Position #5

August 7, 2000

7:00 p.m. Keizer City Council Meeting

- Transportation System Plan Public Hearing – continued from 6/5/2000
- Appointment to Council Position #5

11. ADJOURN

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

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 4a

LIBRARY TASK FORCE REPORT

CITY COUNCIL MEETING: July 10, 2000

AGENDA ITEM NUMBER: ________

TO: MAYOR NEWTON AND CITY COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: LIBRARY TASK FORCE REPORT

BACKGROUND:

In November, 1999 the City Council voted to place an issue on the November 2000 ballot in regards to an option for a City of Keizer Library. In response to this action, a Library Services Ad Hoc Task Force was created in February 2000 to bring back recommendations to the City Council.

Jerry Watson, who was elected as Chair of the Ad Hoc Task Force, will bring the Council up to date on the discussions which have taken place during the last few months.

Note:
(If the Council wishes to place an issue on the November 2000 ballot, the filing date for this election is September 7, 2000)

CITY OF KEIZER LIBRARY SERVICES
AD HOC TASK FORCE

NAME	ADDRESS	POSITION
JERRY WATSON Chair	1237 Manzanita Way NE Keizer, Oregon 97303 H: 393-8160	Mayors
STAN COMPTON	308 Crystal Springs Lane N Keizer, Oregon 97303 W: 399-1778 H: 393-4566	Council #1
JUDY PETERSON	933 Dearborn N Keizer, Oregon 97303 H: 393-6900 W: 399-3233	Council #2
RICHARD WALSH	523 Lakefair Place Keizer, Oregon 97303 H: 304-0630 W: 371-2692	Council #3
ROY TRIBE	6685 McLeod Lane NE Keizer, Oregon 97303 H: 393-6957	Council #4 e-mail: roygrose@open.org
VERENA WESSEL	476 Evans Avenue N Keizer, Oregon 97303 H: 390-8507	Council #5
CYNTHIA HOLT Vice-Chair	683 Faymar Drive NE Keizer, Oregon 97303 H: 390-5854	Council #6
PATRICK SIENG	3622 Cherrylawn Court NE Keizer, Oregon 97303 H: 393-1320	Student Representative e-mail: keizercelt@aol.com
JANE KIRBY	6657 14th Ave NE Keizer, Oregon 97303 H: 390-3698	e-mail: kirby@open.org
CRAIG CAMPBELL	6736 Fenwick Court N Keizer, Oregon 97303 H: 463-8952 W: 315-1411	Council Liaison
JERRY MCGEE	4310 Shoreline Drive N Keizer, Oregon 97303 H: 390-2519	Council Liaison

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 4b

YOUTH COMPACT – COUNCIL PRESIDENT CHRISTOPHER

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 4c

RECEIPT OF GOVERNMENT FINANCE OFFICER ASSOCIATION CERTIFICATE

COUNCIL MEETING: **July 10, 2000**

AGENDA ITEM NUMBER:_____________

TO: MAYOR NEWTON AND CITY COUNCILORS

THROUGH: CHRIS EPPLEY
CITY MANAGER

CE

FROM: SUSAN GAHLSDORF, CPA
FINANCE DIRECTOR

Susan

SUBJECT: GOVERNMENT FINANCE OFFICERS ASSOCIATION AWARD

Recently the Government Finance Officers Association of the United States and Canada (GFOA) presented an award of Distinguished Presentation to the City of Keizer for its annual budget for the fiscal year beginning July 1, 1999 through June 30, 2000. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communication device.

Congratulations City of Keizer!

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 4d

PARKS ADVISORY BOARD APPOINTMENT

CITY COUNCIL MEETING: July 10, 2000

AGENDA ITEM NUMBER: ____________

TO:	MAYOR NEWTON AND CITY COUNCIL MEMBERS
THROUGH:	CHRISTOPHER C. EPPLEY CITY MANAGER
FROM:	TRACY L. DAVIS, CMC CITY RECORDER
SUBJECT:	KEIZER PARKS ADVISORY BOARD APPOINTMENT

ISSUE:

In May, Amy Ellison resigned from the Keizer Parks Advisory Board due to relocation. Ms. Ellison had just begun serving a three-year term scheduled to expire on December 31, 2002. At their meeting on June 27, 2000 the Volunteer Coordinating Committee reviewed five applications and recommended the appointment of Ray Kelly to fill this position. Mr. Kelly's application is attached.

RECOMMENDATION:

It is recommended Ray Kelly be appointed to fill the vacancy on the Parks Advisory Board.

Rec'd 2/16

City of Keizer, Oregon

CITY OF KEIZER
VOLUNTEER APPLICATION FORM

NAME Ray Kelly DATE 11/10/99

ADDRESS 2034 Heather Stone Ct NE

PHONE NUMBER: DAY: 986-1675 EVENINGS: 463-8165

****

PLEASE EXPLAIN WHY YOU WANT TO VOLUNTEER AND WHAT SKILLS YOU COULD BRING TO THE CITY OF KEIZER? (Clerical, writing, editing, foreign languages, degrees, etc. Please feel free to attach a resume.)

See attached resume

Number of hours per week you can volunteer: As Needed

Day or days of week available: all

Time of Day available: limited daytime - all evenings

PLEASE CHECK THE FOLLOWING ACTIVITIES IN WHICH YOU ARE INTERESTED IN VOLUNTEERING FOR:

BUDGET COMMITTEE X

PLANNING COMMISSION ✓

PARKS ADVISORY BOARD ✓

VOLUNTEER COORDINATING COMM ✓

TRAFFIC SAFETY COMMISSION ✓

KEIZER URBAN RENEWAL BOARD ✓

BICYCLE SAFETY COMMITTEE ______

COMMUNITY POLICING COMMITTEE ______

CLERICAL DUTIES ______

SPECIAL PROJECT TASK FORCE ______

(PLEASE INDICATE AREA OF INTEREST)

EDUCATION BACKGROUND

High School US GRANT, Van Nuys, CA. Graduate or GED yes

College Portland State Univ. Degree B.S.

(OVER)

PERSONAL REFERENCE

Name Mayor Bob Newton / Council President Christopher Telephone ____________

Address ____________

CURRENT PLACE OF EMPLOYMENT

Employer's Name Oregon Legislature

Employer's Address and Telephone State Capitol Bldg

Your Position Committee Administrator

May we contact you at work? yes

PREVIOUS VOLUNTEER EXPERIENCE

See Attached

(Volunteer Agency)

Address ____________ Telephone ____________

Supervisor ____________ Duties ____________

ADDITIONAL COMMENTS:

AUTHORIZATION WAIVER

I HAVE COMPLETED THE ABOVE QUESTIONS AND TO THE BEST OF MY KNOWLEDGE, WHAT HAS BEEN STATED IS TRUE. IF APPOINTED TO A VOLUNTEER POSITION, I AGREE TO SERVE WITHOUT REIMBURSEMENT OF ANY KIND, AND WITH THE UNDERSTANDING AND AGREEMENT THAT ACCIDENT AND MEDICAL INSURANCE IS NOT PROVIDED BY THE CITY OF KEIZER.

Raymond J. Kelly
Signature of Applicant

11/10/99
Date

PLEASE RETURN COMPLETED APPLICATION TO:
CITY OF KEIZER VOLUNTEER COORDINATING COMMITTEE
ATTENTION: TRACY L. DAVIS - CITY RECORDER (390-3700, EXTENSION 108)
P.O. BOX 21000 (CITY HALL - 930 CHEMAWA ROAD NE)
KEIZER, OREGON 97307-1000

Raymond J. Kelly

2034 Heather Stone Ct. NE ◊ Keizer, Oregon 97303
Days: (503) 986-1675 ◊ Evenings: (503) 463-8165

Major Accomplishments:

- Efficiently managed over 400 pieces of legislation through the 70th Legislative Assembly
- Organized committee and task force Chairs, facilitating goals and introduction of key legislation
- Successfully worked with majority and minority party offices as well as other opposing interests, gaining consensus on environmental legislation
- Effectively worked with the general public, lobby, local, and state elected officials on legislation and needed amendments in order to reach accord on key issues
- Instrumental in getting the City of Pendleton's flood plane re-surveyed and changed
- Key player in gaining grants to develop a new telecommunication backbone from Western to Eastern Oregon
- Creatively built public safety program from ground up, implementing cutting edge systems throughout the state while connecting Oregon to the rest of the nation through automation

Recent Professional Publications:

Major Legislation Summary, Water, Land Use, and Environmental Legislation, 70th Legislative Assembly
McCarran Amendment affect on Water Adjudication (summary)
Legislative Report on Three Sovereigns Committee
Final Report on Landslides and Public Safety
Final Report on State Flood Control Plan

Recent Professional Positions:

Current - Administrator, Joint Interim Committee on Agriculture, Water, and Natural Resources
70th Legislative Assembly - Administrator, Senate Water and Land Use Committee
70th Legislative Assembly - Administrator (select bills), House and Senate Rules Committees
69th Legislative Assembly Interim - Administrator, Task Force on Landslides and Public Safety
69th Legislative Assembly Interim - Administrator, State Flood Control Plan Task Force
1989 – 1998 - Policy Advisor/ Program Coordinator, Oregon State Emergency Management Division

Professional Associations/Volunteer Positions:

Active member, National Conference of State Legislatures (Oregon contact on land use issues)
Former member of American Society of Public Administration
Fifteen years work with youth through various sports organizations
Vice-President, Mt. Tabor Little League, Portland, Or.

Education:

B.S., Political Science, Portland State University; 1987
Graduate work, Public Administration, Portland State University; 1991 - Current
Multiple land use and environmental seminars/continuing education
Graduate, U.S. Air Force Police Academy; 1978

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 6a

CHEMAWA ACTIVITY CENTER PLAN PUBLIC HEARING

CITY COUNCIL MEETING: July 10, 2000

AGENDA ITEM NUMBER: __________

TO: MAYOR NEWTON AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY
CITY MANAGER

FROM: E. SHANNON JOHNSON
CITY ATTORNEY

SUBJECT: PUBLIC HEARING CHEMAWA ACTIVITY CENTER
DESIGN PLAN AMENDMENTS

The review of the Chemawa Activity Center Design Plan (1997) is before the City Council for public hearing tonight.

The City Council initiated the legislative amendments and referred the matter to the Planning Commission for hearings and recommendation. The City Council specifically requested the Planning Commission to review certain issues which are discussed later in the staff report.

The Planning Commission held hearings on March 29 and April 26. Development interests, real estate agents, property owners and neighbors testified regarding transportation issues, the use of Tepper Lane, and the amount and type of uses, particularly in Area A. Mark Shipman, an attorney representing a development interest appeared at both meetings and urged the Commission to explore a more flexible concept for the Activity Center. He indicated that a substantial increase in the commercial acreage in Area A was necessary to provide the economic incentive to allow development to move forward. Mr. Shipman suggested using a Special Planning District zone in which creative mixed uses could be developed. In such a zone, the Council presumably would be giving final approval to the detailed Master Plan. This would be a change from the current Design Plan which provides for more specificity, but allows a Master Plan to be approved by staff if it meets the requirements of the Design Plan. (See attachment entitled Special Planning District.)

Following the close of the hearing on April 26 the Planning Commission deliberated and continued such deliberation to May 24. Copies of the commission minutes from both the hearings and deliberations are attached, as the submitted written testimony.

The Planning Commission responded to the Council's specific questions as follows:

1. The appropriate amount of commercially zoned property in Area A. The Planning Commission wrestled with this question more than any other. After much debate and deliberation the Planning Commission determined it was best to leave the 11 acre maximum, but recognize a developer has the option of making proposals for future changes.

2. Review the street connection of Area A to Area D with an underpass loop or "jug handle" design. The Commission noted that this is a technical transportation design issue and eventually, the Commission decided to leave the language as written in the Design Plan with regard to the underpass loop.

3. Landscaping requirements for the Activity Center and/or Area A property. The Commission felt that the Activity Center Plan and the Keizer Development Code should be consistent. Though there is a twenty percent (20%) landscaping requirement under the Industrial Business Park (IBP) zone, it is also stated in the Plan. The Planning Commission decided that the requirement in the IBP zone was appropriate, but recommended deleting the following bullet point from the Area A "Site Design" section on Page 11 of the Plan:

> Individual industrial parcel sizes should be a minimum five (5) acres with a minimum twenty percent (20%) landscaping requirement.

It should be noted that the IBP zone still retains the twenty percent (20%) landscaping requirement. This change clarifies that only the IBP standards control and there is no additional Plan requirement. It also clarifies that the landscaping requirement is driven only by the Development Code. The landscaping requirement for the Commercial Mixed zone is as follows:

- Ten percent (10%) for Commercial Development
- Fifteen percent (15%) for Mixed Commercial and Residential Development
- Twenty percent (20%) for Residential Development

4. The requirement that no single use be more than 50,000 square feet. The Commission considered crafting some type of flexible limit, but this was dropped as being difficult and unworkable. Due to concerns regarding River Road businesses and transportation issues, the Commission decided not to change this requirement.

5. Design Plan is consistent with the new Keizer Development Code. The Commission noted that the appendix takes up a large part of the Activity Center Plan. In particular the Industrial Business Park zone was an appendix. The Commission noted that if the IBP zone changed then the appendix would be inaccurate. Therefore, they recommend removal of the IBP zone as an appendix to the Plan. The IBP zone itself would still remain as a section in the Development Code. The change with the landscaping requirement also makes the Plan consistent with the Development Code.

6. The appropriateness of the Park and Ride lot Area D. Planning Commission had a free-ranging discussion regarding Area D, the "jug handle" loop, and the effect of Indian control of the property. Though some Commissioners felt that a Park and Ride lot may be an appropriate use, they eventually decided that the lot should be permitted or allowed, but not required. The Commission recommended adjusting the language in the Plan as well as the zoning to accomplish this. The Park and Ride lot is currently zoned Public.

7. The appropriateness of the 150 room hotel/motel requirement in Area A. The Design Plan requires that a minimum of one hundred fifty rooms be constructed in one or more hotel/motels in Area A. The Plan allows the hotel/hotels to be built the IBP zone.

The discussion at the Commission revolved around the fact that any hotel should be required, but should be dictated by what the market will allow. Though it may be appropriate to build hotel/motels in the Area, the

Commission felt that this requirement was not necessary and recommends that it be removed from the Design Plan.

8. Protecting the residential property to the west of Area A from the traffic impacts. The current Design Plan provides some protection of the Gubser neighborhood in that Tepper Lane is to be designed as to form a "visual barrier" to discourage traffic from infiltrating into the neighborhood. In addition, any realignment of Radiant Drive can be no more than 200 feet west of its current intersection with Tepper Lane. The Commission discussed different options with regard to this issue, but ultimately determined that it would be best to leave the Design Plan essentially as written. However, the Planning Commission recommends that the Plan be clarified to limit street connections to Tepper Lane. The current section reads as follows:

> Radiant Drive may be aligned from its current course, but it shall be designed to act as a through collector street. It must connect to Lockhaven at the new signal, and it must connect at Tepper Lane no more than 200 feet west of its current intersection.

Design Plan, Page 12.

The Planning Commission recommends that the section should be clarified to indicate that no street from the south may connect to Tepper Lane more than 200 feet west of the current Radiant Drive intersection. (Note that a signal would not be necessary with the jug handle design.)

The Council needs to review this matter in connection with the applicable criteria. The criteria in this regard are set forth in the Keizer Development Code section 3.111.03 as follows:

A. Impact of the proposed amendment on land use and development patterns within the city, as measured by:

1. Traffic generation and circulation patterns.

2. Population concentrations.

3. Demand for public facilities.

4. Maintenance of public health and safety.

5. Level of park and recreation facilities.

6. Economic activities.

7. Protection and use of natural resources.

8. Natural hazards and constraints.

9. Compliance of the proposal with existing adopted special purpose plans or programs, such as public facilities improvement programs.

B. A demonstrated need exists for the product of the proposed amendment.

C. The proposed amendment complies with all applicable Statewide Planning Goals and administrative rule requirements.

D. The amendment is appropriate as measured by at least one of the following criteria:

1. It corrects identified error(s) in the provisions of the Plan.

2. It represents a logical implementation of the Plan.

3. It is mandated by changes in federal, state, or local law.

4. It is otherwise deemed by the council to be desirable, appropriate, and proper.

RECOMMENDATION:

The Council should open the Public Hearing and take testimony. Considering the magnitude of the decision and the need for additional evidence, staff recommends that the Council continue the hearing to a date certain. This allows time to further refine options and present Council with additional information.

Following the end of the testimony, the Council has several options to consider:

1. Continue the hearing and direct staff to assist with any questions the Council may have.

2. Refer the matter back to the Planning Commission for further refinement of specific policy issues.

3. Retain a consultant to prepare a conceptual plan or plan options at the Council's direction.

Any amendments of the Design Plan should be coordinated with possible Urban Renewal Plan amendments for the area. Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh
Attachments:
Proposed Special Plan District (Mark Shipman)
Planning Commission Minutes for March 29, 2000
Planning Commission Minutes for April 26, 2000
Planning Commission Minutes for May 24, 2000 (Draft)
Written Testimony Submitted to the Planning Commission
Chemawa Activity Center Map

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-1161

INITIATING LEGISLATIVE AMENDMENT REGARDING CHEMAWA ACTIVITY CENTER DESIGN PLAN (1997)

WHEREAS, the City Council has considered input from property owners in the Chemawa Activity Center;

WHEREAS, the Chemawa Activity Center Task Force has recommended review of the Chemawa Activity Center Design Plan;

WHEREAS, the Council wishes to have the Planning Commission review the Chemawa Activity Center Design Plan (1997) and recommend changes it feels it may be appropriate;

WHEREAS, the Keizer Development Code indicates the City Council can initiate such a legislative amendment; NOW, THEREFORE,

BE IT RESOLVED that the City Council of the City of Keizer hereby initiates the legislative review and amendment of the Chemawa Activity Center Design Plan (1997) and requests that the Keizer Planning Commission review such document and recommend possible amendments;

BE IT FURTHER RESOLVED that the Keizer Planning Commission is requested to specifically review the following issues:

///

Lien & Johnson
Attorneys at Law
4855 River Road N.
Keizer, Oregon 97303
(503) 390-1635

1. The appropriate amount of commercially zoned property in Area A and whether it is appropriate to change the eleven acre maximum or allow for more flexible zoning;
2. Landscaping requirements for the Activity Center and/or Area A property;
3. The street connection of Area A to Area D with an underpass loop or "jug handle" design;
4. The requirement that no single use be more than 50,000 square feet;
5. That the Design Plan is consistent with the new Keizer Development Code;
6. The appropriateness of the Park and Ride lot in Area D;
7. The appropriateness of the 150 room hotel/motel requirement in Area A.
8. Protecting the residential property to the west of Area A from traffic impacts.

BE IT FURTHER RESOLVED that the Planning Commission is requested to schedule the matter for public hearing as soon as is practical.

PASSED this 18th day of January, 2000.

SIGNED this 18th day of January, 2000.

JClouston
Mayor

Tracy L. Davis
City Recorder

2077UR12.002

Lien & Johnson
Attorneys at Law
4855 River Road N.
Keizer, Oregon 97303
(503) 390-1635

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▪ James C. Griggs
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Jeffrey G. Moore
Erich M. Paetsch
• ✧ James A. Perry
Robert J. Saalfeld
Ray W. Shaw
Mark D. Shipman
❖ Randall P. Sutton
❖ Wade A. Symons

▪ LL.M. Taxation
✱ Registered US PTO
❖ Admitted in OR & WA
✧ Of Counsel
• CFP

April 26, 2000

HAND DELIVERED

Bill Wolf, Chairman
Planning Commission
City of Keizer
930 Chemawa Road NE
Keizer, OR 97303

Re: Chemawa Activity Center Design Plan Amendments
Our File No. 10626

Dear Mr. Wolf:

Attached to this letter is our draft of the proposed Chemawa Interchange Special Plan Development (CISPD) Zone for those lands within the boundary of the Chemawa Activity Center (the Boundary). As you may recall, at the last public hearing on this matter, I testified before the Planning Commission with respect to the Planning Commission and the City Council's need to amend the current Chemawa Activity Center Design Plan. The current design plan does not provide for enough flexibility to develop those lands within the Boundary, and it needs to be changed.

To this end, at the last hearing, I proposed a concept of adopting a new zoning district (the CISPD) that would allow for a variety of permitted uses within the Boundary, subject to the approval by the City Council of a Master Plan. The Master Plan would specifically set forth detailed elements pertaining to parcel layout, street configuration, parking areas, landscaping, open space, bike and pedestrian ways and the specific use of the property. The Master Plan would be the guiding design and land use document for the development of those lands within the Boundary.

In order to adopt the CISPD Zone provisions, there will need to be changes to both the Keizer Zoning Ordinance and to the current Chemawa Activity Center Design Plan. Two of the most notable changes would be the elimination of the commercial acreage limitation; and second would be the elimination of the 50,000 square foot requirement for commercial structures.

I believe the proposed CISPD Zoning ordinance, when combined with the Master Plan, will provide the necessary flexibility for the development of the property, while at the same time achieve the expectation level for design, aesthetics, connectivity, pedestrian access, employment and economic development that is found in the current Chemawa Activity Center Design Plan. I respectfully request that the Planning Commission recommend to the City Council that they adopt the CISPD zoning provisions; that they modify the Keizer Zoning Ordinance; and that they modify the Chemawa Activity Center Design Plan as identified above.

Sincerely,

MARK D. SHIPMAN
mshipman@saalfeldlaw.com
Voice Message #305

MDS:skw
H:\Docs\10500-10999\10626\ltr.wolf.skw.doc
Attachment

2.128 CHEMAWA INTERCHANGE SPECIAL PLAN DEVELOPMENT ZONE (CISPD)

2.128.01 Purpose and Uses

A. **Purpose**. The CISPD zone applies to those properties located within the boundaries of the Chemawa Activity Center. The purpose of the Chemawa Interchange Special Plan Development (CISPD) zone is to provide for residential, professional and general commercial offices, retail sales, commercial services, light industrial, and public and semi public uses.

B. **Classification of Uses**: All permitted and special uses within CISPD are classified with reference to the Standard Industrial Classification (SIC) Manual. Numbers in parenthesis following a use designation indicate that the use is listed and described under the number in the SIC. Where particular activities otherwise included under a SIC category are excluded from the permitted, or special permitted uses, those particular activities are listed, preceded by the words, "BUT EXCLUDING" following the more general category from which they are excluded.

C. **Master Plan:** The CISPD zone is intended to allow flexibility in the development of the land within the Chemawa Activity Center boundary. The development of the land within the Chemawa Activity Center will be guided and governed by the Master Plan approved by the City Council.

2.128.02 Permitted Uses.

The following uses, when developed in accordance with the approved Master Plan for the Chemawa Activity Center and the general development standards in this zoning code applicable to the CISPD zone and to all such uses, generally, are permitted in the CISPD zone:

A. **Residential;**

1. Any combination of dwellings, attached or detached. ( )

B. **Office**

1. One or more buildings with one or more dwelling units or guest rooms and one or more other uses allowed in this section on a lot. ( )

2. Child day care service, including family day care provider. ( )

3. Public or private utility substation, but excluding electrical substation. ( )

4. Landscape counseling and planning (078).

5. Transportation, Utilities and Communication.

   a. Travel agency (4722).

   b. Communication (48) BUT EXCLUDING communication services, not elsewhere classified (489).

6. Offices for any use listed in SIC Division C – Construction.

8. Executive offices (911).

C. Retail and Industrial Trade

1. Post offices (43).

2. Building materials, hardware, retail nurseries, and garden supply (52) except mobile home dealers (527).

3. General merchandise stores (53).

4. Food stores (54).

5. Auto and home supply stores (553).

6. Gasoline service stations (554).

7. Eating and drinking places (58).

8. Miscellaneous retail (59) except fuel and ice dealers (598).

D. Commercial and Industrial Services

1. Finance, insurance and real estate (60, 61, 62, 63, 64, 65, 67).

2. Hotels, motels and lodging facilities (701).

3. Personal services (72) BUT EXCLUDING: power laundries, family and commercial (7211), linen supply (7213), dry cleaning plants, except rug cleaning (7216), carpet and upholstery cleaning (7217); and industrial launders (7218).

4. Business services (73) BUT EXCLUDING disinfecting and exterminating services (7342), building and cleaning services (7349), and equipment rental (735).

5. Watch, clock and jewelry repair (763).

6. Recreational or athletic clubs. ( )

7. Health services (80) BUT EXCLUDING hospitals (806).

8. Legal services (81).

9. Miscellaneous services (89).

10. Community or neighborhood clubs. ( )

11. Parking lots. ( )

12. Fire protection. ( )

13. Transit Stop Shelters. ( )

14. Religious organizations. ( )

15. Veterinary services (074).

16. Membership organizations (86).

17. Signs.

18. Bed and breakfast establishments. ( )

19. Miscellaneous amusement and recreation services (799) except golf courses (7992) and amusement parks (7996).

20. News dealers and newsstands (5994).

21. Commercial printing (275).

22. Communications (48).

23. Apparel and accessory stores (56).

24. Furniture, home furnishings, and equipment stores (57).

25. Electrical and lighting shops and office machines and equipment stores. ( )

26. Motion picture theaters (783) except drive-ins (7838).

27. Theatrical producers (except motion pictures), bands, orchestras, and entertainers (792).

28. Bowling alleys and billiard and pool establishments (793).

29. Museums, art galleries, botanical and zoological gardens (84).

30. Miscellaneous services (89).

31. Automotive Dealers (55).

32. Mixed-use buildings. ( )

33. Printing & Publishing. ( )

E. Public and Semi Public;

1. **Public parks, playgrounds, libraries, community clubs** including swimming, tennis and similar recreational facilities, and other public and semi-public uses. ( )

2.128.03 Special Permitted Uses

The following uses, when developed in accordance with the approved Master Plan for the Chemawa Activity Center are permitted in the CISPD zone:

A. **Partitions.**

B. **Subdivision.**

C. **Planned unit development.**

D. **Accessory structures.**

E. **Condominiums.**

2.128.04 Dimensional Standards

A. Minimum Lot Dimension and Height Requirements

DIMENSION	Singe Family	Duplex or Multi-Family	Commercial	Mixed Use
Lot Size	4,000 sq. ft. (1)	None (2)	None (2)	None (2)
Average Width	40 feet	None	None	None
Average Depth	70 feet	None	None	None
Maximum Height	35 feet	90 feet	90 feet	90 feet

(1) A single family dwelling attached on one side has a minimum lot area of 3500 square feet, and a single family dwelling attached on both sides has a minimum lot area of 3000 square feet.

(2) Parcel size shall be adequate to contain all structures within the proposed yards as shown on the approved Master Plan.

2.128.05 Development Standards

All development in the CISPD Zone shall comply with the approved Master Plan for the Development. The following includes referenced items as well as additional development requirements:

A. **Master Plan.**

1. All new development and any modification or expansion shall comply with the Master Plan for the Development.

2. All new development shall submit a site plan for approval as a part of a Type 1-A application process. The elements of such site plan shall include the location of proposed land uses, open spaces, landscaping, setbacks, and pedestrian and vehicular circulation.

3. Any modifications to the approved Master Plan shall be reviewed and approved by the City Council.

B. **Off Street Parking**: Parking shall be as specified on the Master Plan.

C. **Design Standards**: Design standards shall be as specified on the Master Plan.

D. **Subdivisions and Partitions**: Land divisions shall be reviewed in accordance with the Master Plan.

E. Yards and Lots: Yards and lots shall conform to the specifications of the Master Plan.

F. Signs: Signs shall conform to the specifications on the Master Plan.

G. Accessory Structures: Accessory structures shall conform to the specifications of the Master Plan.

H. Landscaping: All required yards shall be landscaped in accordance with the Master Plan.

I. Lot Coverage: The maximum coverage allowed for buildings, accessory structures and paved parking shall be identified on the Master Plan.

RAILEX REPUBLIC PARTNERS

P.O. Box 2148, Vancouver, B.C. V6B 3T8
Telephone: (604) 438-9409

Monday, April 17, 2000 FAX Response Line: (604) 438-4904

CHEMAWA MANAGEMENT L.L.C.,
5862 Rhinestone Court, S.E.,
Salem, Oregon, 97306

Attention: Mr. Dale E. Johnson, Manager

Dear Mr. Johnson,

Your name and contact data was provided to us by Mr. Garry Kanz of Salem.

Mr. Kanz has kept us informed on possible municipal needs for infrastructure financing in either of Keizer or Salem for the last three or four years.

Our group offers alternative and specialized financing structures to combinations of government and private sector partnerships. For example, if Keizer enlisted a developer to construct streets, water and sewer improvements along with an incentive program for private parties to erect buildings, park and recreational facilities; We can provide a form of "super wrap" loan or lease device to underwrite financing required.

The ultimate credit rating is the project; Keizer's sovereign municipal bond rating will have to stand for part of the deal relating to connections, standards and so forth. The key is to valuation and timing of the project so as to assist the private sponsors without necessarily compromising their respective balance sheets.

We are interested if the overall project ranges from $ 25,000,000 and up. We are also interested if the deal has "velocity" and is likely to proceed in the near future.

There is no interest on our part in mounting 'fiscal rescues'. The City Square - Transit Project in Salem was brought to our attention two years ago. We offered to acquire the entire project and build it to specifications-in-place. The local parties preferred to finance through tax-exempt bonds even though our offer to recapitalize the project was cheaper.

Should there to something to your project ready for financial validation, please call.

Respectfully,

Mr. L. P. (Lorne) Bradley
Managing Senior Partner

LPB/ka

c.c. RAILEX REPUBLIC PARTNERS, Seattle, Portland, Washington, D.C.

Courier address:
4963 Thornwood Place, Burnaby, B.C. V5G 3Z3

TO: Keizer Planning Commission
DATE: 04/26/00
FROM: Karen and Wayne Trucke
RE: Chemawa Activity Center Plan

The Gubser Neighborhood is located directly between River Road and Area A of the CAC. Traffic to/from locations North of Lockhaven already use the neighborhood to circumvent parts of Lockhaven to get to/from I5, the Salem/Keizer Parkway, and Portland Rd/Lancaster. The CAC is a fourth location that would cause traffic to cut through the neighborhood and would have even a greater impact because it lies directly East of the neighborhood

Currently most of this cut-through traffic uses the Manzanita/Trail/Harmony Drive route to/from Lockhaven. As a matter of fact, a count that I did 3 years ago showed that well over 50% of the traffic turning right from Lockhaven to 14th was cut-through traffic (i.e. turned left onto Harmony). Routes increasing in the amount of cut-through traffic include (but are not limited to): 1) Manzanita to 14th to/from Lockhaven, and 2) Manzanita to 14th to Meadowlark to Mcleod to/from Lockhaven.

Since the Gubser Neighborhood is directly West of Area A/the CAC, there would be no reason for traffic to even have to go on Lockhaven. Thus there is a high probability that traffic from anywhere in Keizer would use the neighborhood to cut through to the CAC if Tepper is left open (see attached map). Therefore, in response to the Councils request for review of "Protecting the residential property to the west of Area A from the traffic impacts", it is imperative that Tepper Lane be closed at the time of development of the CAC.

Gubser is a neighborhood of over 1000 homes creating over 3000 car trips that also use the 2 main outlets, Mcleod to Lockhaven and Manzanita to River Road. These 2 routes may already be at their limit just with the neighborhood load. Additionally, development is still occurring off of Mcleod.

The neighborhood has traffic problems associated with its design and own traffic load let alone cut-through traffic. Only 3 streets go through between 14th and Mcleod and the street design is long (equate to multiple blocks) and straight. This is a dangerous situation with children walking to and from all areas of the neighborhood and heavy car traffic from outside the neighborhood to the Gubser Elementary School using the same few routes.

Due to the design and location of the Gubser neighborhood; the livability, property values, and, most important, the **safety of our children** is at grave risk unless Tepper Lane is closed

The City of Keizer Comprehensive Plan dated January 19, 1987 supports this request. Page 36, includes the following policies:

13. Discourage through traffic in residential neighborhoods.

16. Protect residential areas by zone codes, subdivision codes, and other regulations from any land use activity involving an excessive level of noise, pollution, traffic volume, nuisances, and **hazards to residents.**

Page 42 includes the following policy:

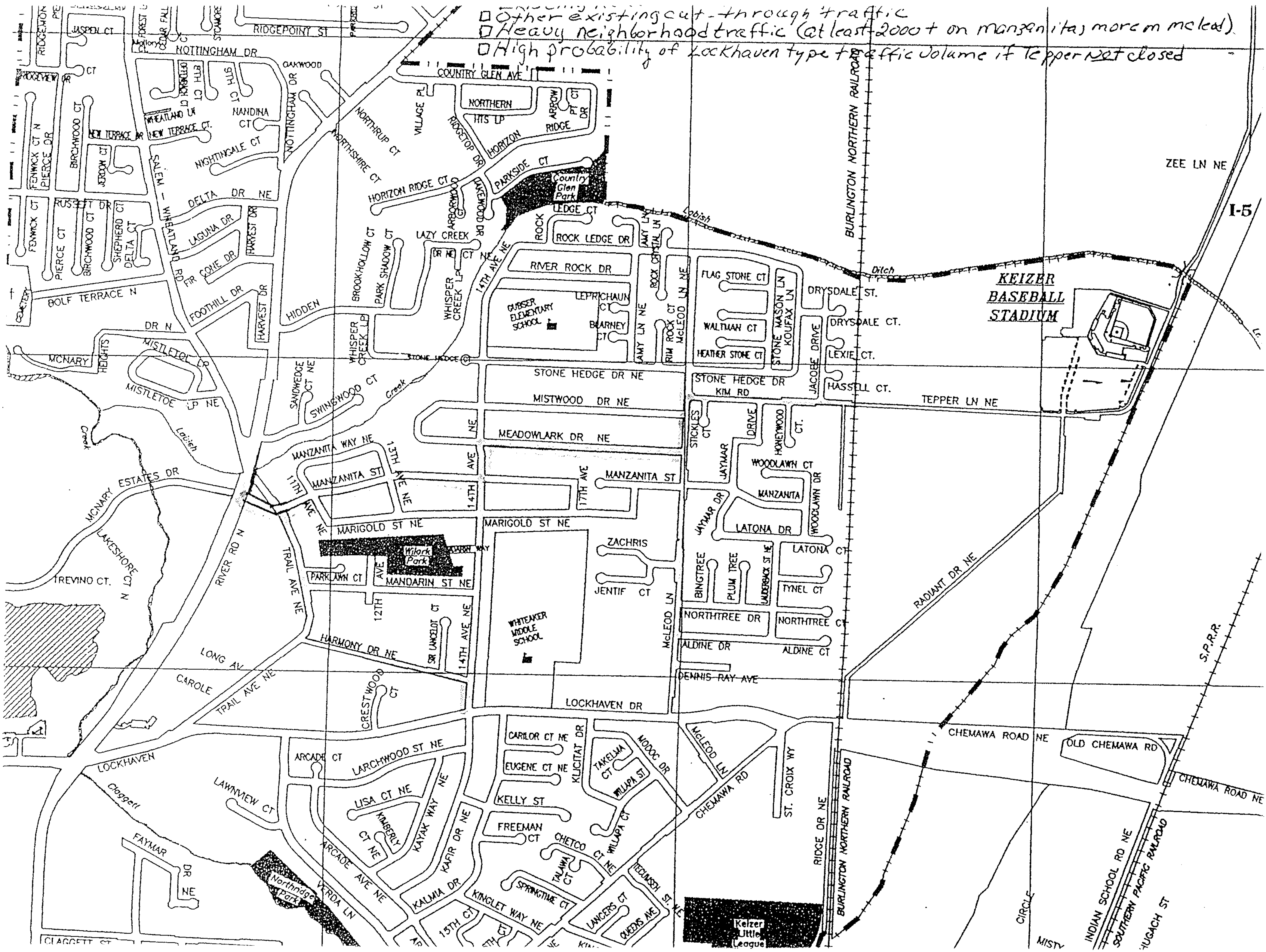
4. Discourage in commercial and industrial developments:
   (a) Major customer traffic from outside the immediate neighborhoods from filtering through nearby residential streets
   (b) Deliveries or loud outside activities adjacent to residential streets or areas.

Page 57 includes the following policy:

4. Ensure...Require that existing and planned residential areas be protected from excessive noise levels resulting from an increase in traffic.

There is no way to inhibit or filter traffic from the residential streets in the Gubser Neighborhood if Tepper is not closed because of the location of the Neighborhood in relation to the CAC. It is imperative to protect this neighborhood by closing Tepper Lane between the neighborhood and the CAC at the time of development.

The Gubser Neighborhood will work with the City to determine creative solutions to any issues resulting from the closure of Tepper.



Other existing cut-through traffic
Heavy neighborhood traffic (at least 2000+ on manzanita; more on mcleod)
High probability of Lockhaven type traffic volume if Tepper Not closed
KEIZER BASEBALL STADIUM
BURLINGTON NORTHERN RAILROAD
SOUTHERN PACIFIC RAILROAD
S.P.R.R.
I-5
ZEE LN NE
TEPPER LN NE
RADIANT DR NE
CHEMAWA ROAD NE
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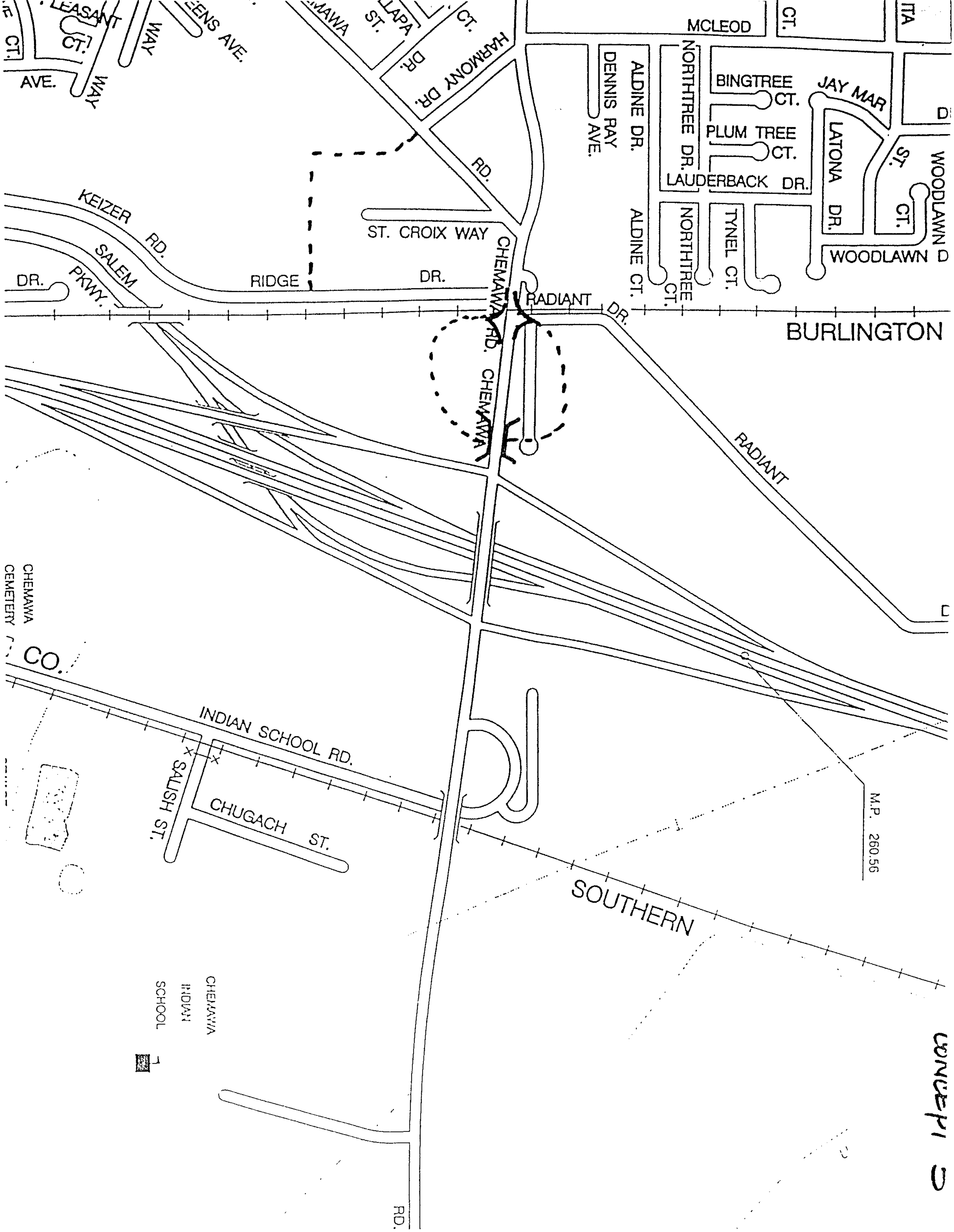
MISTWOOD DR NE
MEADOWLARK DR NE
MANZANITA ST
MARIGOLD ST NE
14TH AVE NE
WHITEAKER MIDDLE SCHOOL
GUBSER ELEMENTARY SCHOOL
Country Glen Park
Wilark Park
Northridge Park
Kelzer Little League
RIVER RD N
SALEM - WHEATLAND RD
TRAIL AVE NE
VERDA LN
NOTTINGHAM DR
RIDGEPOINT ST
COUNTRY GLEN AVE
Labish Ditch
Creek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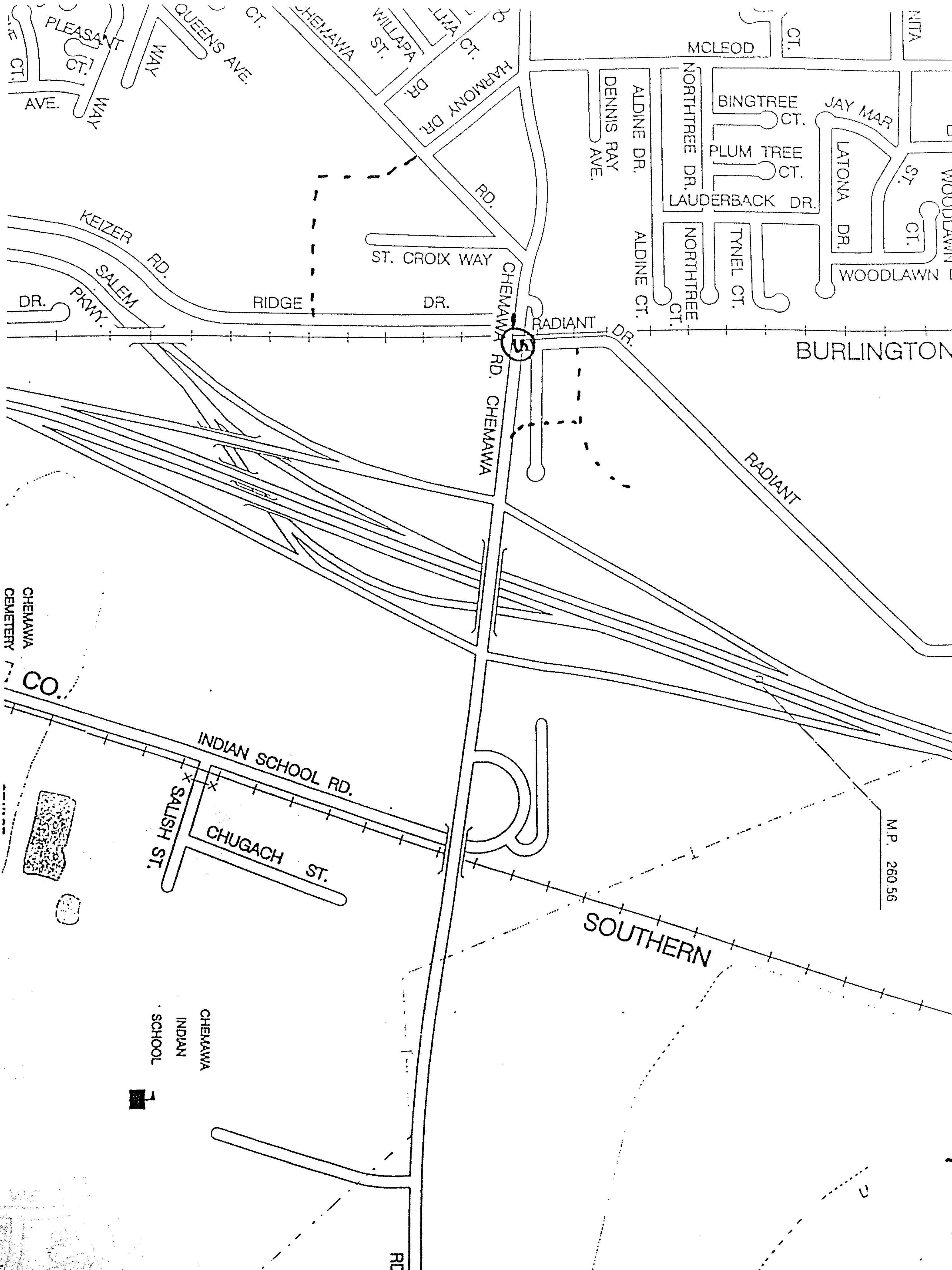
CONCEPT 3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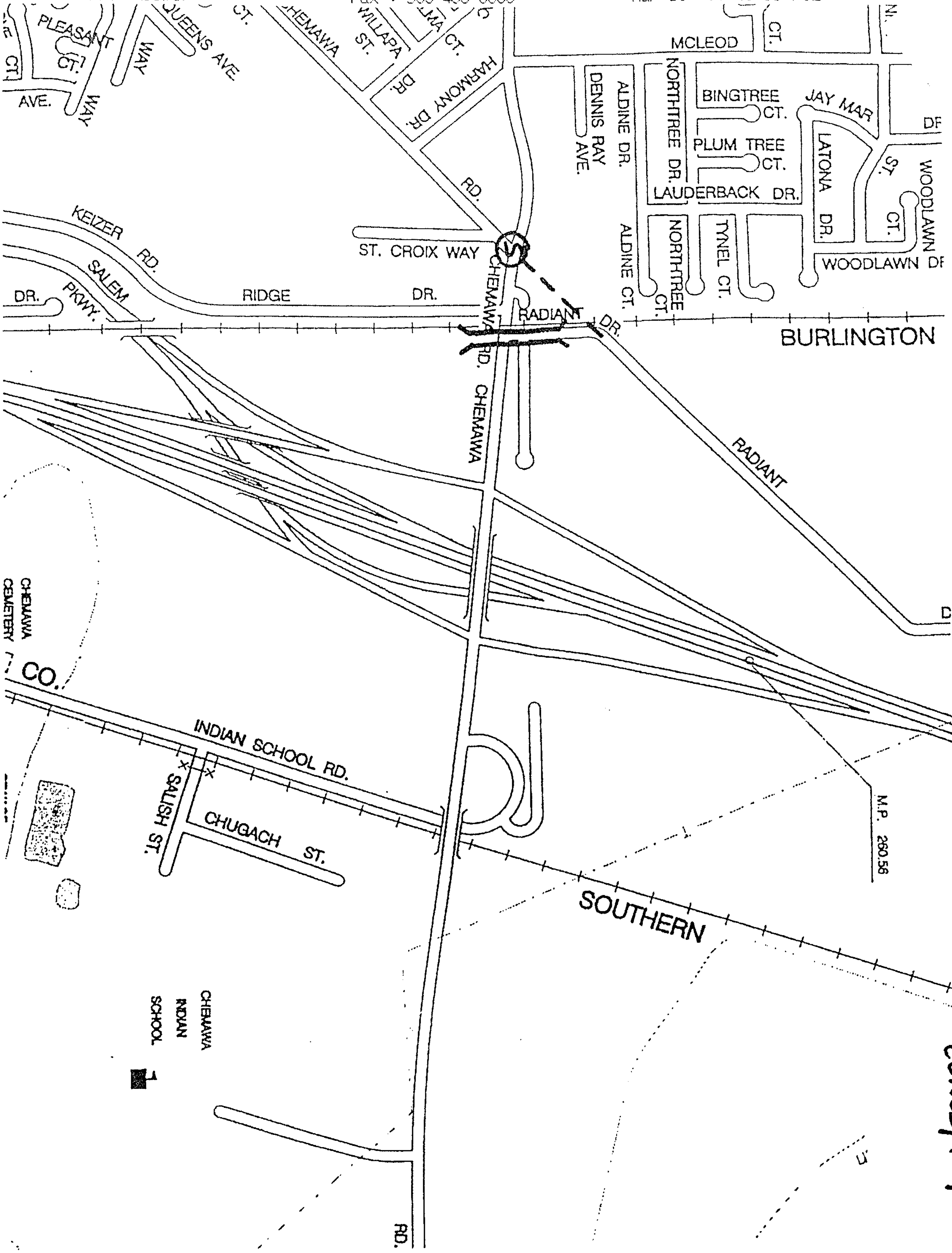
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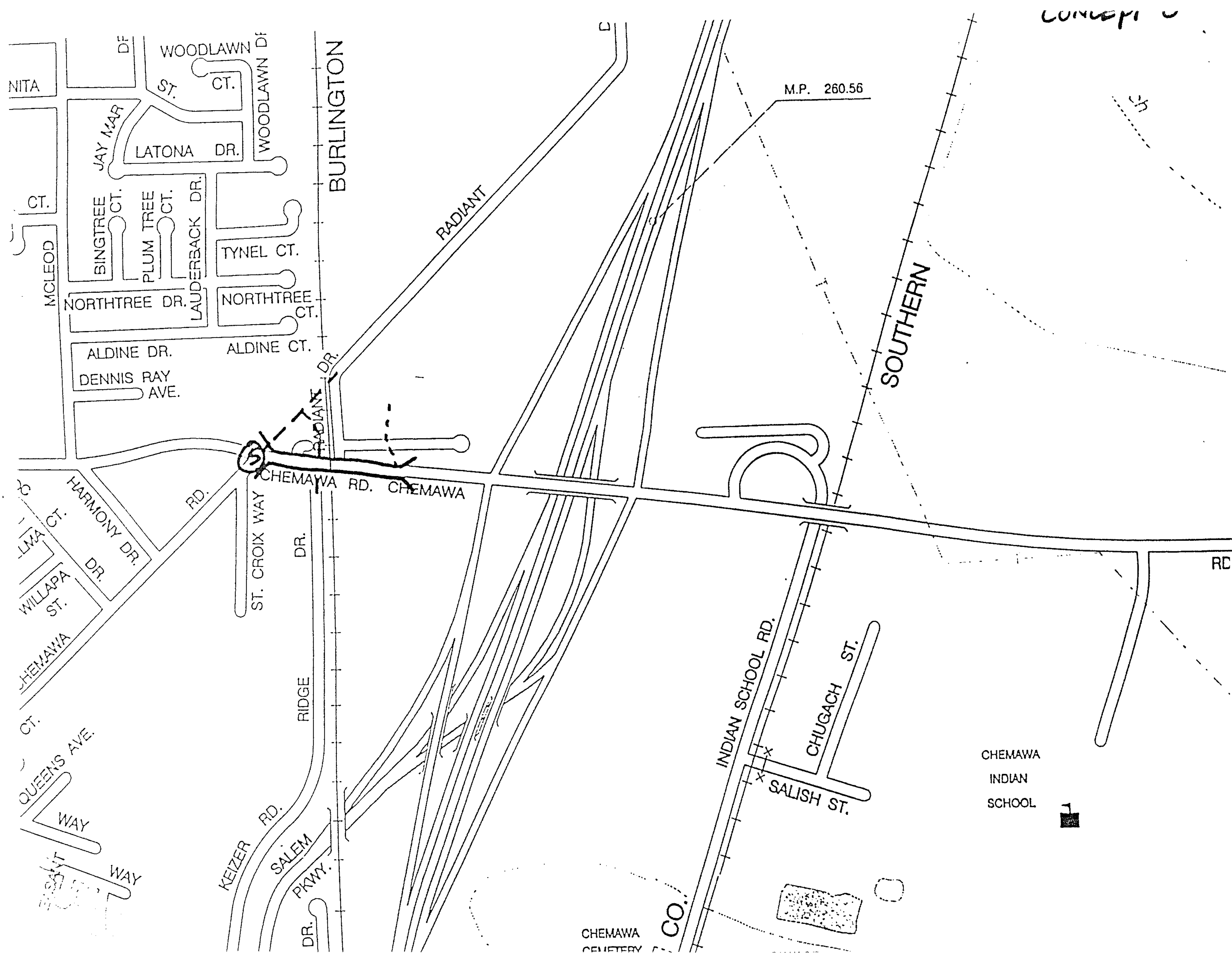
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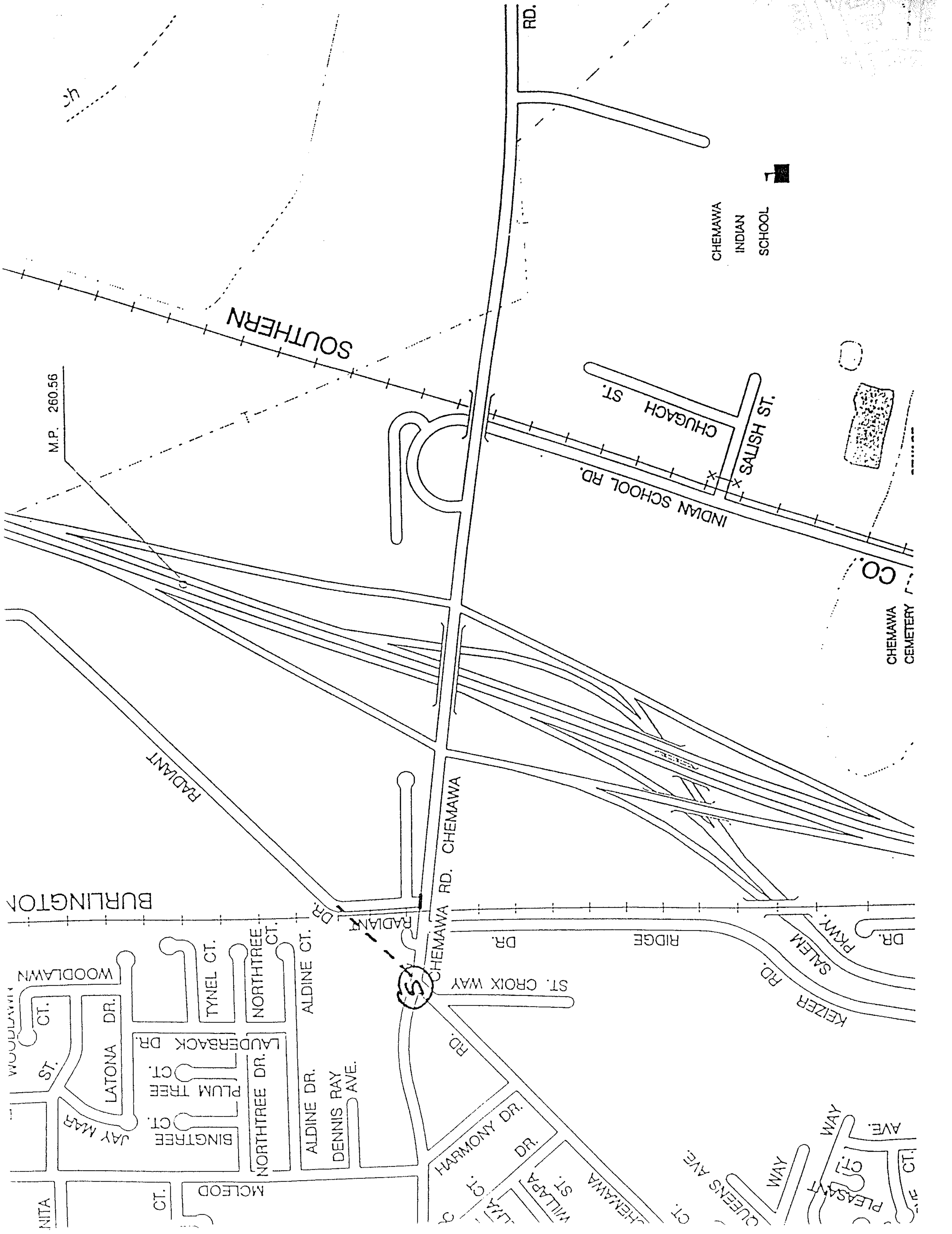

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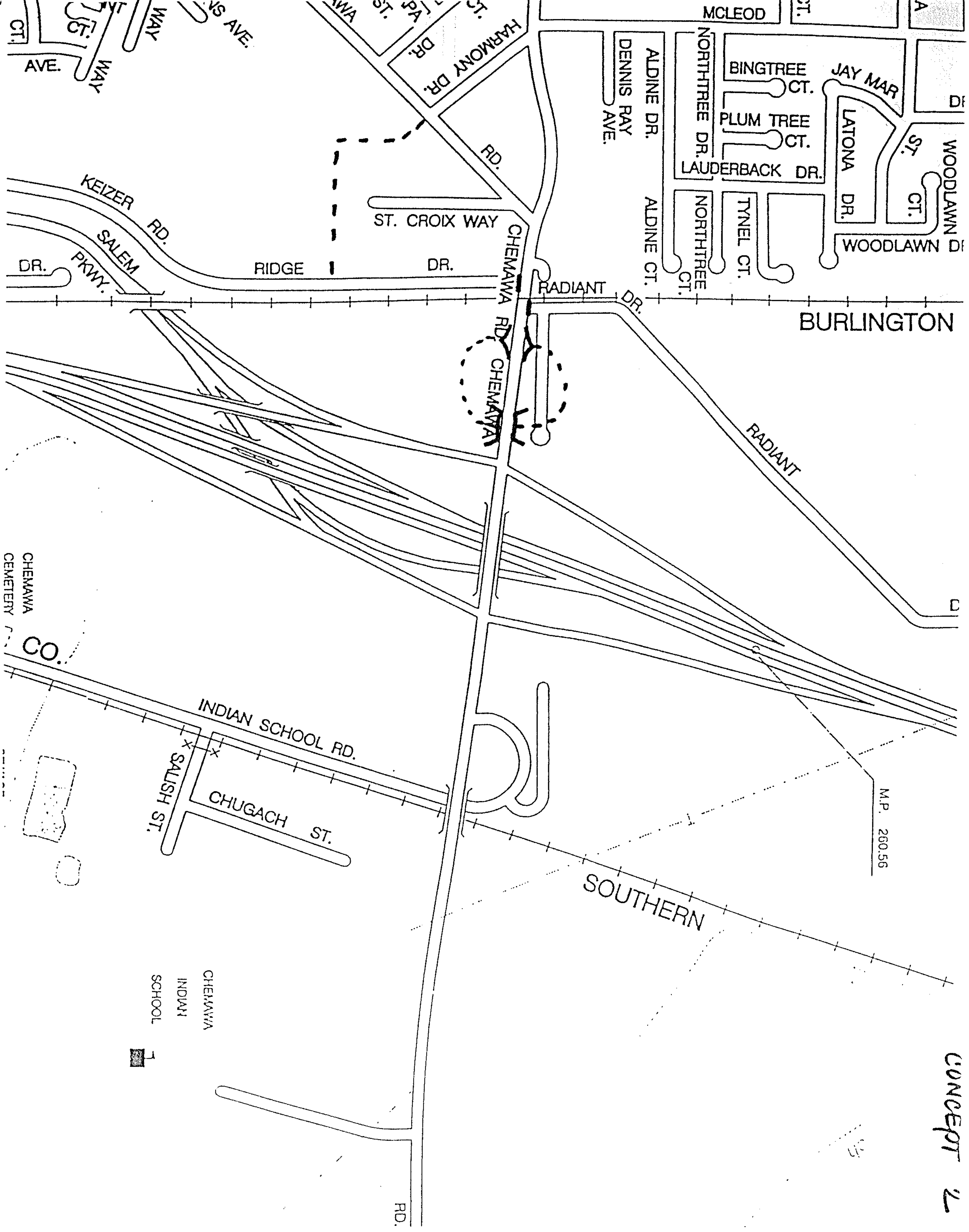
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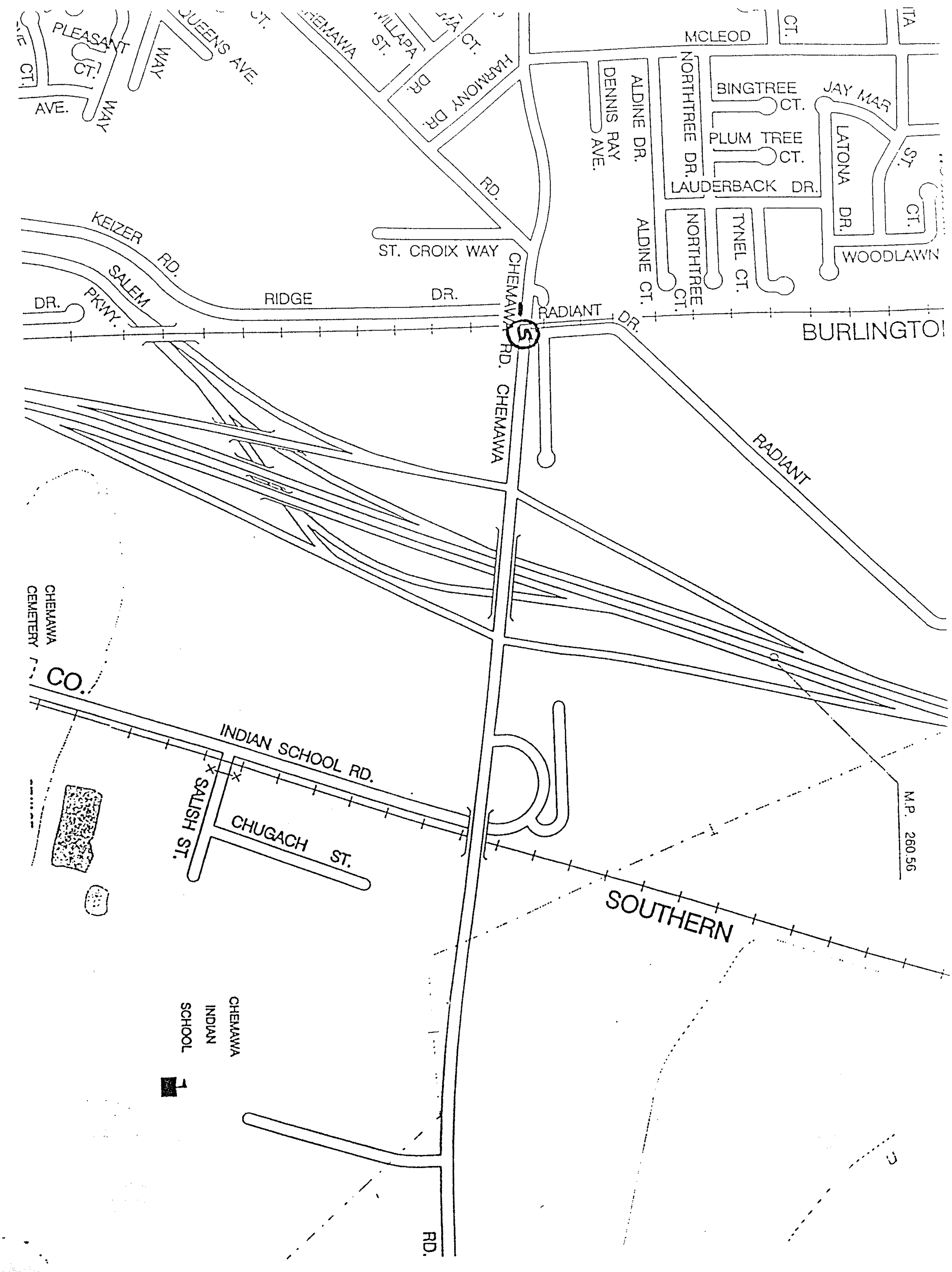
CONCEPT 2



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Chemawa Activity Center
Access Concepts

Pros	Cons
Concept 1 – Signalize intersection of Chemawa Road and Radiant Drive; close intersection of Chemawa Road and Ridge Drive. Can be retrofitted to provide access to southwest quadrant (4-way signalized intersection) if necessary.	
• Simple • Relatively inexpensive • Works without the southwest quadrant	• Inconsistent with 1999 Oregon Highway Plan re: access management near interchanges • Would require a grant of access to southwest quadrant
Concept 2 – "Jug-handle" interchange with local circulation improvements as described in the approved Chemawa Activity Center plan.	
• Best option for traffic operations • Greater safety by eliminating left turns	• Expensive • Needs southwest quadrant to work
Concept 3 – Extend Radiant Drive to Chemawa Road/Lockhaven intersection; Signalize Chemawa/Lockhaven intersection; close existing Radiant Drive/Chemawa Road intersection.	
• Better intersection and signal spacing from interchange • Works without southwest quadrant • Relatively inexpensive	• Would require new grade crossing of railroad in close proximity to existing crossing • New signal would be too close to existing signal @ McLeod
Concept 4 – Signalize Radiant Drive/Chemawa Road intersection; provide right-in only access to northwest quadrant; Close Ridge Drive intersection and install local street improvements as shown in adopted plan.	
• Relatively inexpensive • Works without southwest quadrant • Could retrofit to a "jug-handle" interchange later if necessary	• Will need "grant of access" to break access control line • Signal spacing (see Option 1)
Concept 5 – Modified "jug-handle" interchange using existing Radiant Drive intersection.	
• See Concept 2	• See Concept 2
Concept 6 – Construct grade separation from Chemawa Road/Lockhaven intersection over railroad; extend Radiant Drive to intersect at Chemawa Road/Lockhaven and signalize; extend Ridge Drive north to connect with Radiant; provide right-in only access to northwest quadrant.	
• Works without southwest quadrant • Could retrofit to a "jug-handle" interchange later if necessary	• Expensive
Concept 7 – Construct grade-separated crossing of Chemawa Road at Radiant; extend Radiant Drive to connect with Chemawa Road/Lockhaven and signalize.	
• Better intersection spacing from interchange	• Needs southwest quadrant to work • Expensive • New signal would be too close to existing signal @ McLeod

Exhibit "B"

KEIZER PLANNING COMMISSION
PUBLIC HEARING
MINUTES
Wednesday, March 29, 2000
7:00 p.m.
Keizer City Hall - Council Chambers

1. CALL TO ORDER

Chair Wolf called the meeting to order at 7:02 p.m.

2. ROLL CALL

The following members were present: Bill Wolf, June Abbott, Dick Inman, Stan Compton, Michael Smith, Bruce Anderson (arrived at 7:11 p.m.) and Jere Clancey (arrived at 7:25 p.m.)

3. APPROVAL OF MINUTES/March 8, 2000

Mr. Inman moved to approve the minutes of March 8, 2000 as written. Mr. Compton seconded the motion and carried all present voting aye.

4. PUBLIC HEARING

4.1 Chemawa Activity Center

Senior Planner, Maria Meier supplied and read from her staff report noting on August 25, 1999 the Council, Planning Commission and the Urban Renewal Board initialized the formation of the Chemawa Activity Center Task Force.

On January 3, 2000 the Task Force recommended review of the Chemawa Activity Center Design Plan. The City Council initiated a legislative review and amendment of this plan on January 18, 2000, requesting that the Planning Commission review the document and recommend possible amendments.

Ms. Meier read the eight issues that the Council suggested that the Planning Commission review this included:

1. The appropriate amount of commercially zoned property in Area A, and whether it was appropriate to change the eleven acre maximum for more flexible zoning.

2. Landscaping requirements for the Activity Center and/or Area A property.

3. The street connection of Area A to Area D with an underpass loop or "jug handle" design.

4. The requirement that no single uses is more than 50, 000 square feet.

5. That the Design Plan is consistent with the new Keizer Development Code.

6. The appropriateness of the Park and Ride Lot in Area A.

7. The appropriateness of the 150 room hotel/motel requirement in Area A.

8. Protecting the residential property to the west of Area A from traffic impacts.

Ms. Meier shared that the CAC Task Force provided a list of Access Concepts identified by the Oregon Department of Transportation for the Planning Commission to review. It was recommended that the Planning Commission conduct the public hearing to receive public testimony and at the end of public testimony staff recommended closing the public hearing to schedule a meeting date for deliberations.

Chair Wolf opened the public hearing requesting that individuals supplying testimony keep their presentations to three minutes to allow everyone to speak.

Dale Johnson, Chemawa Management LLC, 5862 Rhinestone Court SE, Keizer- Mr. Johnson shared as the manager of the LLC they have an agreement with CB Richard Ellis to work as a broker to assist developers in starting the development of the Chemawa Activity Center area.

Mr. Johnson noted that the LLC has an agreement with half of the acreage in the CAC. He introduced Mr. Stubbs to provide his presentation.

Rob Stubbs, 3460 Dogwood Drive South, Salem- Mr. Stubbs provided some history of the property in the Chemawa Activity Center and his involvement with it over the past twenty years.

Mr. Stubbs reviewed difficulties with the project in the past, such as, obtaining property values and expectations in line. He noted that 50% of the property had entered into an agreement to sell their land for fair market value as determined by an MAI appraisal. Mr. Stubbs indicated that the appraisals had been completed and were moving into escrow.

Mr. Stubbs went on to address the jug handle situation explaining that this portion of the project was critical not only to allow the project to meet ODOT requirements, and to meet EPA standards. He expressed that the city would need to be more flexible with the design plan to allow developers to organize a workable plan. He noted the 50,000 square foot requirement, as well as the hotel/motel requirement in the plan.

Responding to questions Mr. Stubbs shared that the MAI appraisals were completed by Capital Valuation Services with one-half of the property, six owners, agreeing to consolidate their ownership's based on the MAI appraisal for each individual property.

A discussion of the urban renewal district took place with City Attorney, Shannon Johnson explaining Keizer's philosophical approach of the plan and surrounding cities use of their urban renewal plans.

Chair Wolf thanked Mr. Stubbs for his presentation.

Mark Shipman, 250 Church Street SE, Suite 300, Salem- Mr. Shipman spoke as an attorney representing a developer interested in developing the Chemawa Activity Center.

Mr. Shipman outlined a proposal, which would add a new zoning designation identified as a special plan development zone. The zone would list out specific uses within the zone and would be governed by a master plan approved by the Planning Commission and the City Council. He noted that the addition of the zone would allow flexibility for developers and the ability for staff to approve minor modifications to the plan and still meet the goals of the CAC Plan.

Mr. Shipman offered to work with staff to develop a sample ordinance for the commission's review and answered questions from the commission.

Chair Wolf thanked Mr. Shipman for his presentation.

Bob Herberger, 2805 Chemawa Rd NE, Keizer- Mr. Herberger urged the commission to review the Chemawa Activity Center Plan and agreed with comments made about allowing flexibility in the plan.

As a member of the Gubser Neighborhood Association, Mr. Herberger stressed that traffic not be allowed to effect the livability of the neighborhood.

Responding to questions, Mr. Herberger shared that he represented the LLC of property owners that live on property owned within the CAC and was authorized to speak on their behalf. He indicated this encompassed 1/3 of the property, approximately six owners. He stressed the motivation of owners to sell their property at a fair market value.

Doug Parrow, 6782 Amy Lane NE, Keizer- Mr. Parrow spoke as a member of the Gubser Neighborhood Association. He noted compatible areas that were developed in Salem that would work well in the Chemawa Activity Center.

He urged the commission to keep retail development out of the CAC and spoke of the detriment it would have to the downtown area, as well as, surrounding neighborhoods. Mr. Parrow concurred with the neighborhood association's proposal to close Tepper Lane to motor vehicle traffic at the railroad tracks to keep the livability of the area as it currently is.

Lloyd Weigel, 3450 Emerald Drive West, Salem- Mr. Weigel expressed concern with the lack of flexibility of the CAC plan and urged the commission to review the plan to allow for flexibility.

Karen Trucke, 6330 14th Avenue NE, Keizer- Ms. Trucke urged the commission to thoroughly review the plan prior to making any changes. Ms. Trucke stressed that the long-term health of the city should remain a priority and the development of the city core. She referred to her prior presentations regarding reducing the amount of traffic on Lockhaven.

Ms. Trucke referred to the issue of protecting residential properties west of Area A from the traffic impacts of the CAC. She supplied copies of maps and the traffic patterns, which she currently sees moving through the Gubser Neighborhood. She offered to work with the commission to close Tepper Lane to discourage traffic from moving through the neighborhood to get to the CAC.

Ken Gierloff, 4035 Arnold St NE, Keizer- Mr. Gierloff spoke as Chair of the Keizer Neighborhood Association. He noted KNAG was in favor of the alternatives to keep Chemawa open to Lockhaven and the realignment of Radiant Drive. He stressed the importance of keeping the identity of the city center. He noted that KNAG felt the use of urban renewal dollars for the development of the infrastructure to the CAC was not a good idea and restriction of Tepper Lane and other streets into the neighborhoods should be reviewed.

Wayne Trucke, 6330 14th Avenue NE, Keizer-Mr. Trucked submitted a copy of a letter outlining his and his wife's concerns, as well as, information regarding a presentation made by George Crandall to the Keizer City Council on June 17, 1996. He urged the commission to preview this taped presentation.

Mr. Trucke noted his concern that the development of the CAC would affect businesses along River Road. He also expressed his wish to close Tepper Lane if the CAC was developed.

John Morgan, 1394 Marigold St NE, Keizer- Mr. Morgan shared he was the Community Development Director from 1990-1998 for the City of Keizer and played a role in the planning process of the CAC. He encouraged the commission to review the document, as certain issues that were relevant during the plan's adoption are no longer relevant today. (i.e. hotel/motel requirements, etc.)

He explained the concept of traffic impacts to the neighborhoods in the plan, noting the definition of acceptable level of traffic generation. He stressed as part of the plan, the traffic would not be exceed the threshold value. Mr. Morgan warned the commission against offering "flexibility" as discussed in earlier testimony noting the impact on Lockhaven Drive would also affect the surrounding neighborhoods.

Mr. Morgan noted the 1985 Comprehensive Plan in which the Activity Center was established. He indicated information in this plan would describe why the special overlay district was created. He stressed that unbridled; uncontrolled development would destroy the uniqueness of the city. Mr. Morgan urged the commission to make changes that were necessary, but continue to be mindful of the values listed in the plan.

Responding to questions, Mr. Morgan indicated that a given amount of tourist and general- purpose retail was good but was unsure of the right mix. He noted that was the idea behind the city not dictating a detailed master plan was to allow a developer to organize the appropriate amount of retail.

Tina Sloan, 5905 Radiant Drive, Keizer- Ms. Sloan requested that the record remain open for the public to provide additional information. She urged the commission to review the plan and the use of the jug handle to lessen the impact on Lockhaven. Ms. Sloan stressed that the city would benefit from the generation of taxes by the development of the CAC and agreed with the need of flexibility of the plan.

George Lizer, Georgetown Realty, 1000 NE 122nd Ave, Portland, Oregon 97230- Mr. Lizer represents developers who have acreage in the CAC under contract for purchase. He reiterated the need for flexibility.

Mr. Lizer commented about the need for a major attraction (big box store) in a retail mall to keep the retail section from failing. He urged the commission to review the issue of traffic and to budget generously for traffic issues.

Responding to questions Mr. Lizer indicated that the planned activity for the acreage under contract was for an elderly care facility.

Chair Wolf thanked everyone for their testimony and requested from staff the exact acreage for each of the areas in the Chemawa Activity Center.

City Attorney, Shannon Johnson supplied the commission with options regarding the public hearing that included; closing the public hearing and close the record to deliberate on another date, leave the record open for written testimony and close the public hearing or hold the public hearing over.

After a brief discussion it was the consensus of the commission to keep the public hearing open.

Mr. Shipman offered to return with information regarding the special planned development zone.

5. ADJOURN

Chair Wolf adjourned the meeting at 8:55 p.m.

Next meeting Wednesday, April 12th @ 7:00 p.m.

Keizer Planning Commission
Minutes
Wednesday, April 26, 2000

1. Call to Order:
Chair Wolf called the meeting to order at 7:04 p.m.

2. Roll Call:
The following members were present: Bill Wolf, June Abbott, Dick Inman, Stan Compton, Michael Smith, Jere Clancy (arrived at 7:10) and Bruce Anderson (arrived at 7:05 p.m.)

3. Approval of Minutes
Ms. Abbott moved for approval of the April 12, 2000 minutes as written. Mr. Compton seconded the motion and carried, all present voting aye.

4. Public Hearing
4.1 **Chemawa Activity Center ~ Held open from March 29, 2000.**

Chair Wolf requested that testimony be limited to three minutes to allow everyone the chance to speak and the Commission adequate time to deliberate.

Rod Stubbs, 3460 Dogwood Drive South, Salem, Oregon- supplied the Planning Commission with additional information in the form of a letter he received from Railex Republic Partners, a company out of Vancouver British Columbia. He indicated the company expressed interest in providing funding for the Chemawa Activity Center if the project was to move forward in the near future. He suggested if the Council or Planning Commission were interested, to contact the individuals noted on the letter.

Chair Wolf thanked Mr. Stubbs for the information.

Karen Trucke, 6330 14th Avenue NE, Keizer- supplied a copy of a letter highlighting the points that she and Mr. Trucke addressed during their last presentation.

Mark Shipman, 250 Church St SE, Suite 300, Salem, OR- attorney representing a developer interested in developing the Chemawa Activity Center. Mr. Shipman supplied a letter and a draft of a proposed zone entitle "Chemawa Interchange Special Plan Development Zone (CISPD)". He reviewed some of the highlights of the draft, which included elimination of the 50,000 square foot requirement for commercial structures and to allow for more flexibility in commercial zoning. Mr. Shipman disclosed that the document tied into a future

Master Plan that would identify specific uses, identifying tenants and the size of their facilities. He also detailed a provision that would allow for modifications of the Master Plan with the approval of Council.

Mr. Shipman urged the Planning Commission to recommend to the Council his proposal for the Chemawa Activity Center.

Responding to questions Mr. Shipman explained that the Master Plan would outline the uses, street layouts, parking, landscaping and pedestrian walkways which would have to go through the approval of Council prior to adoption. He went on to stress that the Master Plan would also meet ODOT requirements and satisfy any additional requirements as currently written in the plan. He felt the property would be developed over a period of years and the layout of the Master Plan would indicate these intentions.

Ms. Abbott questioned Mr. Shipman regarding the land in area D that is owned by the Bureau of Indian Affairs. Mr. Shipman indicated he did not feel ODOT would deny development if they were able to show that the development of area C would not trigger the need for those improvements at that time of development.

To reassure the Commission of his client's plan, Mr. Shipman stated as part of the Master Plan it would contain a document setting forth the rights and responsibilities of the developer, as well as, the city. He noted provisions in the contract would keep the process and development of the Chemawa Activity Center from falling to the wayside.

Chair Wolf thanked Mr. Shipman for his presentation.

Bob Herberger, 2805 Chemawa Rd NE, Keizer- referred to an article from the Keizertimes dated Thursday, January 18, 1996. He urged the Commission to obtain a copy of the article and read what the Commission discussed regarding the Chemawa Activity Center during this time.

Mr. Herberger also urged the Commission to continue to involve the Gubser Neighborhood Association in meetings pertaining to the Chemawa Activity Center, as this development would be a big impact upon the area.

Ms. Meier indicated she would be happy to supply copies of the information she was supplied with this evening for the Neighborhood Associations review.

Doug Parrow, 6782 Amy Lane NE, Keizer- endorsed Mr. Herberger's comments and urged the Commission to remember that once the area was developed that citizens would still live in the area. He stressed the importance of that their area remaining livable for the citizens.

Mr. Parrow also emphasized the need for public review of any Master Plan when as it is brought before the Council. He urged the Commission to review the issues that the City of Woodburn had dealt with after the recent addition of the shopping mall adjacent to the highway. He pleaded to the Commission not to allow that to happen to Keizer.

Chair Wolf thanked Mr. Parrow for his testimony.

Requesting clarification of the Commission's options regarding closing or leaving the hearing open, City Attorney, Shannon Johnson stated this would be at the discretion of the Commission. He read the notice of the public hearing, as it was publicized, and answered questions posed by the Commission.

Chair Wolf asked for consensus from the Commission to close the public hearing.

After a brief discussion the Commission met with the consensus that they had obtained enough information to deliberate on the eight questions affirmed to them by the City Council.

Chair Wolf closed the public hearing.

The Commission took at brief recess at 8:19 p.m., reconvening at 8:25 p.m.

Ms. Abbott suggested that the Commission start with item number eight as listed in the staff report working up the list from that point. It was the consensus of the Commission to work in this fashion.

8. Protecting the residential property to the west of Area A from the traffic impacts.

Mr. Inman asked Councilor Keller to address what the Council's intention was for number eight.

Councilor Keller stated he specifically felt it referred to whether or not Tepper Lane should remain opened, closed or restricted to traffic. He noted the information from ODOT and the many options available.

Mr. Johnson read from the Chemawa Activity Center Plan noting that Tepper Lane should be developed with two travel lane, left turn pockets, bike lanes, planting strips and property line sidewalks. Near the intersection of the BNRR, the street shall be designed so as to form a visual barrier that may serve to discourage traffic from infiltrating through the neighborhood to the west.

Mr. Clancy questioned Councilor Keller as to why the Commission would be asked to address traffic engineering issues; he did not feel that the Commission was equip to address these types of issues.

Councilor Keller noted this was addressed due to the concern of the Gubser Neighborhood Association attempting to keep traffic from infiltrating into the neighborhoods. He indicated that if the Commission wished to leave the information as written it could be forwarded back to the Council as general policy goal.

Ms. Abbott felt that what was in place would protect the neighborhood from infiltrating traffic and should remain in the plan.

Mr. Inman agreed with Ms. Abbott's recommendation.

Mr. Johnson offered and read options for the Commission to review pertaining to number eight. That included; no change to the plan, the closing of Tepper Lane, the discouragement of any north/south streets connecting to Tepper Lane other than an arterial; or a policy statement that would discourage curb cuts along Tepper Lane.

Mr. Compton shared he had not heard any information that would change what was in the Chemawa Activity Center document pertaining to number eight and was in favor of leaving the information as it was written.

Chair Wolf felt the issue should be reviewed more thoroughly by the Council pertaining to connecting streets other than Tepper Lane.

<u>Mr. Compton moved a motion regarding point number eight, as listed on the staff report recommending that it remain in the plan as written. Mr. Clancy seconded the motion.</u>

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

<u>AYES:</u> Abbott, Anderson, Clancy, Compton, Inman and Smith (6)
<u>NAYES:</u> Wolf (1)
<u>ABSTENTIONS:</u> None (0)
<u>ABSENT:</u> None (0)

7. The appropriateness of the 150 room hotel/motel requirement in Area A.

At the request of the Commission, Mr. Johnson read the information from page 11 of the Chemawa Activity Center plan pertaining to number seven.

Mr. Clancy felt that this was a non-issue with the completion of the Wittenberg Inn. He stressed that it should not be excluded from happening but should be allowed use if it became necessary in the future.

Responding to questions, Mr. Johnson noted that this type of development could take place in the IBP or the Mixed- Use Zone.

Mr. Smith moved that the requirement of number seven was inappropriate and the requirement should be removed from the Chemawa Activity Center Plan. Mr. Clancy seconded the motion.

Mr. Anderson requested clarification of the issue. He felt that by removing number seven would only remove the 150 rooms from the plan and not the intent of a hotel/motel.

Councilor Keller interjected that the intent was to remove the entire idea of a hotel/motel requirement in the plan.

Mr. Compton, for clarification purposes, restated the motion noting that the wording in the Chemawa Activity Center Plan requiring 150- room motel be deleted from the document. Mr. Smith and Mr. Clancy were both in acceptance of Mr. Compton's clarification of the motion.

Mr. Johnson requested as part of the motion that the wording "deleting other references where they may be found" was included.

Mr. Smith stated he was not addressing specific language in the plan, only the specific question as his motion stated. He felt the city attorney could address any needed language changes.

Mr. Johnson stated it was up to the Commission whether a verbal recommendation from the Commission to the Council or a written resolution that would be passed by the Commission and forwarded onto the Council. Mr. Johnson expressed the later was his preference.

Responding to questions, Councilor Keller indicated that the Council was seeking the basic concept for the document allowing the city attorney to add the necessary verbiage.

Chair Wolf felt this would be more laborious for staff, but possibly better for the public to allow them to see the changes that were being proposed.

At the request of the Chair the motion was re-read as Mr. Smith had stated it and a request for the vote was made.

The motion passed as follows:

AYES: Abbott, Anderson, Clancy, Compton, Inman and Smith (6)
NAYES: Wolf (1)
ABSTENTIONS: None (0)
ABSENT: None (0)

Chair Wolf noted his opposition to the motion was that he felt all areas had not been explored before a vote on the motion. He went on to state that he felt suggested language submitted to the city attorney was important to allow the changes to be brought back to the Commission for review prior to forwarding on to Council. Chair Wolf requested that the Commission review the possibility of sending specific language to the city attorney for review.

Mr. Compton felt armed with the information supplied by the Commission Mr. Johnson would have adequate information to draft the necessary documents and could add the necessary verbiage.

6. The appropriateness of the Park and Ride Lot in Area D.

Mr. Smith relayed that the Commission should approach number six with the assumption that area D would still be an option in the Chemawa Activity Center Plan. He felt under this condition that the use was appropriate.

Ms. Abbott felt this portion of the plan was more of a vision. She indicated her feeling that it would be inappropriate to request that this remain in the plan as a requirement.

Responding to questions, Mr. Johnson noted that there were fewer restrictions on the Indian Tribes regarding the development of their land.

A discussion of the five acres needed for the jug handle took place. Mr. Johnson referred to the map in the Chemawa Activity Center Plan to illustrate the concept of the jug handle.

Chair Wolf posed questions to the Commission regarding the uses of the Bureau of Indian Affairs land noting if this area was not used as a park and ride, what use would be appropriate for that zone.

Responding to questions, Councilor Keller indicated during the organization of the Chemawa Activity Center Plan there was an incentive for all communities to contribute funds for a high-speed rail that was expected to run from Eugene to Vancouver. It was felt at that time the ideal place for the transit center would be in the Chemawa Activity Center. He went on to state that in the urban renewal district a line item for a transit center was listed which was envisioned a transit center in the River Road area.

Mr. Smith suggested that the option of changing portions of area D to a mixed-use zone would allow for a park and ride if the use was felt to be viable in the future.

Mr. Johnson noted that the CM Zone allowed for some residential uses and a broader use of commercial uses.

The Commission discussed the option of leaving or removing any reference of the vision of the park and ride.

Mr. Smith made the motion that the park and ride lot should be "enabled" and not "required" in Area D and to direct staff to adjust the language in the Chemawa Activity Center Plan, as well as, the zoning which would accomplish this. Chair Wolf seconded the motion.

The motion passed as follows:

AYES: Abbott, Anderson, Clancy, Compton, Inman, Smith and Wolf (7)
NAYES: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

5. That the Design Plan is consistent with the new Keizer Development Code.

For the information of the Commission, Mr. Johnson noted that the Chemawa Activity Center Plan was adopted prior to the new development code. He noted the IBP zone was attached only as an appendix, along with, the Activity Overlay Zone. He noted that staff could review and confirm this information and make the necessary changes for the Commission's review.

Chair Wolf suggested since the Development Code would likely be submitted to more changes that only a reference is made to the Development Code in the Chemawa Activity Center Plan. He felt this would be more advantageous to staff and reduce the level of maintaining dual documents.

Chair Wolf made the motion to remove the Industrial Business Park Zone and the Activity Center Overlay Zone from the appendix area of the Chemawa Activity

Center Plan. Also, at staff's discretion to reference this information to the Development Code in the Chemawa Activity Center Plan. Mr. Inman seconded the motion.

The motion passed as follows:

AYES: Abbott, Anderson, Clancy, Compton, Inman, Smith and Wolf (7)
NAYES: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

It was the consensus of the Commission to complete the review of items one through four at the next Planning Commission meeting.

5. Adjourn ~ Next meeting May 10th @ 7:00 p.m.
Chair Wolf adjourned the meeting at 9:26 p.m.

KEIZER PLANNING COMMISSION
MINUTES
Wednesday, May 24th, 2000 @ 7:00 p.m.
Keizer City Hall - Council Chambers

1. CALL TO ORDER

Chair Wolf called the meeting to order at 7:05 p.m.

2. ROLL CALL

The following members were present: Bill Wolf, Dick Inman, Michael Smith, Stan Compton, Bruce Anderson and Jere Clancy

Absent: June Abbott

3. APPROVAL OF MINUTES/April 26, 2000 and May 10, 2000

Mr. Inman moved for approval of the April, 2000 minutes. Mr. Anderson seconded the motion.

The motion passed as follows:

AYES: Anderson, Clancy, Compton, Inman, Smith and Wolf (6)
NAYES: None (0)
ABSENT: Abbott (1)
ABSTENTIONS: None (0)

Mr. Anderson moved for approval of the May 10, 2000 minutes as written. Chair Wolf seconded the motion.

The motion passed as follows:

AYES: Anderson, Clancy, Inman, Smith and Wolf (5)
NAYES: None (0)
ABSENT: Abbott (1)
ABSTENTIONS: Compton (1)

4. DELIBERATIONS

➢ **Chemawa Activity Center**

City Attorney, Shannon Johnson reported that the Commission would vote separately on the remaining eight items submitted in an informal recommendation to the Council via the motions made in the minutes.

Responding to questions, Mr. Johnson indicated since no final vote had been taken that it would be appropriate by simple majority to revisit the four issues discussed during the April 26th Planning Commission meeting.

At Mr. Compton's request, Chair Wolf summarized the four items discussed during the last meeting.

4. The Requirement that No Single Use be More than 50,000 Square Feet.

Mr. Inman relayed his memory of the 50,000 square foot rule was to protect the businesses along River Road.

Chair Wolf agreed with Mr. Inman's recollection and added that traffic was also an issue that was a deciding factor.

Responding to questions, Councilor Keller indicated if a viable developer brought a master plan before the council indicating that they needed more than the 50,000 square feet of retail the Council would have to review all the options with traffic being a major concern. He was unsure at this point exactly what the Council's reaction would be to this scenario.

With the intent of drawing discussion from the Commission, Chair Wolf indicated that the Chemawa Activity Center Plan, which was updated in 1997 went through rigorous debates and received a great deal of public testimony. He felt the plan was satisfactory and he stressed he was not ready to eject the plan and start over.

Mr. Inman felt that the more retail that was allowed in the area would drive the jug handle requirement and would add to the traffic problems in the area.

Mr. Compton expressed mixed emotions regarding increasing the 50,000 square foot requirement. He stressed as a past member of the Keizer Urban Renewal Board that a great deal of money had been spent to upgrade Cherry Avenue and River Road within the Urban Renewal District. He indicated he did not wish to jeopardize the property values by increasing the amount of commercial in the Chemawa Activity Center, which could take away business from these areas.

Responding to questions, Mr. Johnson indicated any proposal for change in the Chemawa Activity Center Plan would have to go through the legislative process.

Mr. Johnson answered questions pertaining to various scenarios with the jug handle and how costs of the project could be handled.

Mr. Clancy suggested making the area solely an industrial commercial area that would not effect downtown Keizer and would eliminate the jug handle requirement.

The Commission discussed the IBP zone and the types of commercial uses that would be allowed in this zone. Mr. Johnson read from the Development Code regarding flexible space uses.

Mr. Johnson stressed that by reducing the amount of retail would not necessarily eliminate the need for the jug handle.

<u>Mr. Smith moved a motion that the requirement is retained in the CM portion of the Chemawa Activity Center and that no single use be more than 50, 000 square feet. Chair Wolf seconded the motion.</u>

The Commission discussed Area D and whether the City would have the power to place restrictions on this property since the Bureau of Indian Affairs owned it.

Mr. Johnson indicated he did not feel that ownership of the land would prevent the City from planning for this property in the future, although enforcing this could be another issue.

Mr. Compton asked for options regarding eliminating commercial retail in the area and going specifically with light industrial.

Mr. Smith felt it was important to remain with the intent of the plan.

Mr. Anderson expressed his support of the motion.

Mr. Inman provided a brief history of the IBP zone as it was reviewed by the Planning Commission in 1997.

Responding to questions, Mr. Johnson noted in order for him to draft language allowing flexibility beyond the 50,000 square feet would require specific criteria set forth by the Planning Commission.

The motion passed as follows:

AYES: Anderson, Clancy, Compton, Inman, Smith and Wolf (6)
NAYES: None (0)
ABSENT: Abbott (1)
ABSTENTIONS: None (0)

It was the consensus of the Commission to change the order of the items reviewed and work with item number one next.

1. ***The Appropriate Amount of Commercially Zoned Property in Area A and whether it is Appropriate to Change the Eleven Acre Maximum of Allow for More Flexible Zoning.***

Responding to questions, Mr. Johnson read from page 28 of the Chemawa Activity Center Plan pertaining to Flexible Space Uses.

Mr. Inman indicated that the IBP zone was modeled from the City of Salem.

Chair Wolf cautioned the Commission stressing that the retail in the IBP would not replace a commercial retail zone.

Mr. Johnson answered questions regarding the differences between the IBP and the CM zone.

Mr. Smith argued against eliminating the CM zone but was unsure what the maximum size of the CM zone within the plan should be.

Mr. Clancy felt that eliminating the CM zone would be a more viable option due to the expensive of the jug handle that retail development would require. He also stressed the lack of cooperation with the Bureau of Indian Affairs and the land in Area D that would be required to develop the jug handle.

Mr. Anderson agreed with Mr. Clancy's comments.

Responding to questions, Mr. Johnson referred to page 17 of the Chemawa Activity Center Plan and noted if a developer was interested in this area, but did not wish to build a jug handle he would have to amend the Plan.

With further discussions, Mr. Smith noted that it would be a reasonable to conclude that a jug handle configuration would be required regardless of the amount of commercial property and would be left to the Council to negotiate this issue. Mr. Smith felt it would be appropriate to change the eleven- acre maximum to allow more flexibility to the plan.

Mr. Smith made the motion that the CM zone in Area A, of the Chemawa Activity Center, not exceed 25 acres. Mr. Inman seconded the motion.

Chair Wolf indicated he was comfortable with the 11 acres listed in the plan. He stressed that 25 acres of commercial property would have an enormous impact upon the city. He went on to state that he felt some commercial retail in the area would be needed to make the project viable.

Mr. Compton expressed his opposition to the motion. He stressed that a great deal of thought and discussion had gone into the plan and did not feel he was qualified to make this type of change to the plan.

Chair Wolf noted the ability of a developer to go to zero commercial as written in the Chemawa Activity Center Plan. He stated that he felt the Comprehensive Plan's original intention was being met and the area should remain primarily industrial business. He noted he would not support the motion.

After discussions Mr. Smith stated he would withdraw his motion. Mr. Inman withdrew his second to the motion.

Mr. Compton suggested supplying the Council with criteria that would allow the Council flexibility to adjust the amount of commercial acreage without holding the process hostage.

With further discussion of this option Senior Planner, Maria Meier suggested considering 11 acres the maximum in the CM zone with the latitude upon Council approval of a change up to 10% of the standard.

Responding to questions, Mr. Johnson indicated, currently the master plan would be approved at the staff level unless appealed. He went on to state if the Commission added the amount of discretion and policy decisions in terms of increasing the commercial acreage that this would cause the format to become more difficult for staff to manage as it is currently written.

Mr. Smith wondered if adding the stipulation of not more than 10% of area A, which is approximately 14.4 acres, and allow the developers to place this portion of the development within area A where they would see fit. He asked for input from the Commission.

Chair Wolf indicated he felt the commercial development should take place along the southern end of area A and did not feel a developer would want to place this type of development in another section within area A.

Mr. Compton reiterated his earlier comments regarding how increasing the commercial acreage in the Chemawa Activity Center could effect downtown Keizer. He did not feel adding this percentage of leeway would solve the issues for a developer.

Councilor Keller suggested that the Planning Commission forward their recommendations to the Council and once a master plan was submitted that it goes through a public hearing process which could address the concerns of the public rather than leaving the process at the staff level.

Mr. Johnson indicated a number of processes could be initiated and he shared the various options with the Planning Commission. He stressed the need for criteria to be set to allow these options to be viable.

Mr. Smith suggested that the ultimate answer in terms of the number of acres involved could be subject to review of a master plan by the City Council.

Chair Wolf reiterated his feeling that the 11 acres should not be changed. He felt the current document was flexible if a developer wished to follow the process.

Mr. Inman and Mr. Johnson supplied a history of decisions made within the Chemawa Activity Center Plan.

The Planning Commission debated the issues and concerns addressed earlier in the meeting.

With further debate, Mr. Smith indicated he felt there was consensus among the Commission that there was difficulty with the eleven- acre restriction and that it conveyed the wrong message to a potential developer. He suggested that a statement be added to the Chemawa Activity Center Plan noting that there is a process for exception and to outline the process for exception through the submission of a master plan.

Mr. Johnson indicated that the master plan process was a quasi-judicial matter and that some type of standards would need to be set to afford objectivity to the plan.

Mr. Anderson urged flexibility in the plan similar to Mr. Smith's earlier comments.

After additional debate the following motion was made.

<u>Mr. Inman moved a motion to retain the amount of commercial zoning in Area A with the recognition that a developer has the option to made a proposal for future changes within the Chemawa Activity Center Plan. Mr. Compton seconded the motion.</u>

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

<u>AYES:</u> Anderson, Clancy, Compton, Inman, Smith and Wolf (6)
<u>NAYES:</u> None (0)
<u>ABSENT:</u> Abbott (1)
<u>ABSTENTIONS:</u> None (0)

Chair Wolf recessed the meeting at 9:15 p.m. and reconvened at 9: 25 p.m.

Chair Wolf requested that issue number eight, (*Protecting the Residential Property to the West of Are A from the Traffic Impacts),* which was addressed at the last Commission meeting be re-addressed. He noted that he wished to see the recommendation that no other streets could connect within 200 feet west of Radiant

Drive to Tepper Lane NE. He stressed the need to keep traffic from infiltrating through the Gubser Neighborhood.

Chair Wolf made the motion to add a fifth bullet to page 12 of the Chemawa Activity Center Plan to state that no street can connect to Tepper Lane NE from the south more than 200 feet west of the current intersection of Radiant Drive. Mr. Inman seconded the motion.

Chair Wolf stated that the intent was for the traffic to use the intersection of Chemawa and not to be exiting through the neighborhood.

Mr. Anderson indicated he was not sure how the motion fit into the plan as Chair Wolf was proposing to make a change to the Chemawa Activity Center Plan. Mr. Anderson stressed that earlier conversations were only making recommendations to the Council.

Responding to questions Mr. Johnson noted that the meeting was noticed appropriately to make changes to the plan.

Chair Wolf clarified that through his motion he was making a recommendation to the Council to amend the plan.

Mr. Compton suggested for clarification of the motion that it read that a street within a selected number of feet from the west boundary of the Chemawa Activity Center could not intersect with Tepper Lane. He felt this would be necessary as Radiant Drive may be realigned in the near future.

Chair Wolf agreed with Mr. Compton's suggestions and withdrew his earlier motion. Mr. Inman withdrew his second to the motion.

Chair Wolf made a motion to recommend to Council that the language in the Chemawa Activity Center Plan be amended involving the placement of Radiant Drive so that no other street may intersect Tepper Lane from the south within a specified number of feet east of the boundary that would be the equivalent to 200 feet west of the current intersection of Radiant Drive. Mr. Inman seconded the motion.

The motion passed unanimously as follows:

AYES: Anderson, Clancy, Compton, Inman, Smith and Wolf (6)
NAYES: None (0)
ABSENT: Abbott (1)
ABSTENTIONS: None (0)

2. The Street Connection of Area A to Area D with an Underpass Loop or "Jug handle" Design.

Mr. Smith moved a motion to recommend to Council that the preferred model would be the jug handle and to pursue development as in accordance to the master plan. Mr. Inman seconded the motion.

Mr. Clancy urged the Commission to keep in mind the land, which is owned by the Bureau of Indian Affairs that could put a halt to the concept of a jug handle.

Mr. Smith stressed that this was an unknown and the Commission must focus on the issues that ODOT had addressed and allow Council to decide how the remainder of this would be accomplished.

Mr. Johnson addressed questions regarding ODOT's specifications for the jug handle. He read from page 12 of the Chemawa Activity Center Plan that he felt mandated the use of the jug handle.

Responding to questions, Councilor Keller indicated that the jug handle was ODOT's preferred option, as it would protect the interchange. He indicated that ODOT also shared additional options, which would be predicated on discussions with ODOT.

Mr. Compton stressed if there were other options available he did not wish to tie the plan into the most expensive option.

After further discussions regarding the motion Mr. Smith agreed to withdraw his motion. Mr. Inman withdrew his second to the motion.

Mr. Smith moved a motion to leave the language as written in the plan pertaining to the underpass loop or "jug handle" design. Mr. Clancy seconded the motion.

The motion passed unanimously as follows:

AYES: Anderson, Clancy, Compton, Inman, Smith and Wolf (6)
NAYES: None (0)
ABSENT: Abbott (1)
ABSTENTIONS: None (0)

3. Landscaping Requirements for the Activity Center and/or Area A Property. Chair Wolf referred to page 11, bullet two under Site Design noting that this requirement was taken from Salem's IBP.

Mr. Compton relayed the extensive costs involved following the landscaping requirements and the upkeep for the landscaping which was done at his business located in Salem.

Mr. Clancy expressed that he felt the 20% restriction was too much.

Discussions of the Chemawa Activity Plan and the Keizer Development Code took place. Mr. Johnson ultimately stated that any changes made should allow for consistency between them both.

Chair Wolf stressed that he had not heard or received any evidence to move away from the 20% requirement.

After additional discussion the following motion was made.

Mr. Inman moved a motion to remove from page 11, second bullet under Site Design in the Chemawa Activity Center Plan the sentence that reads; *Individual industrial parcel sizes should be minimum 5-acres with a minimum 20% landscaping requirement.* Mr. Smith seconded the motion.

The motion passed unanimously as follows:

AYES: Anderson, Clancy, Compton, Inman, Smith and Wolf (6)
NAYES: None (0)

ABSENT: Abbott (1)
ABSTENTIONS: None (0)

5. ADJOURN

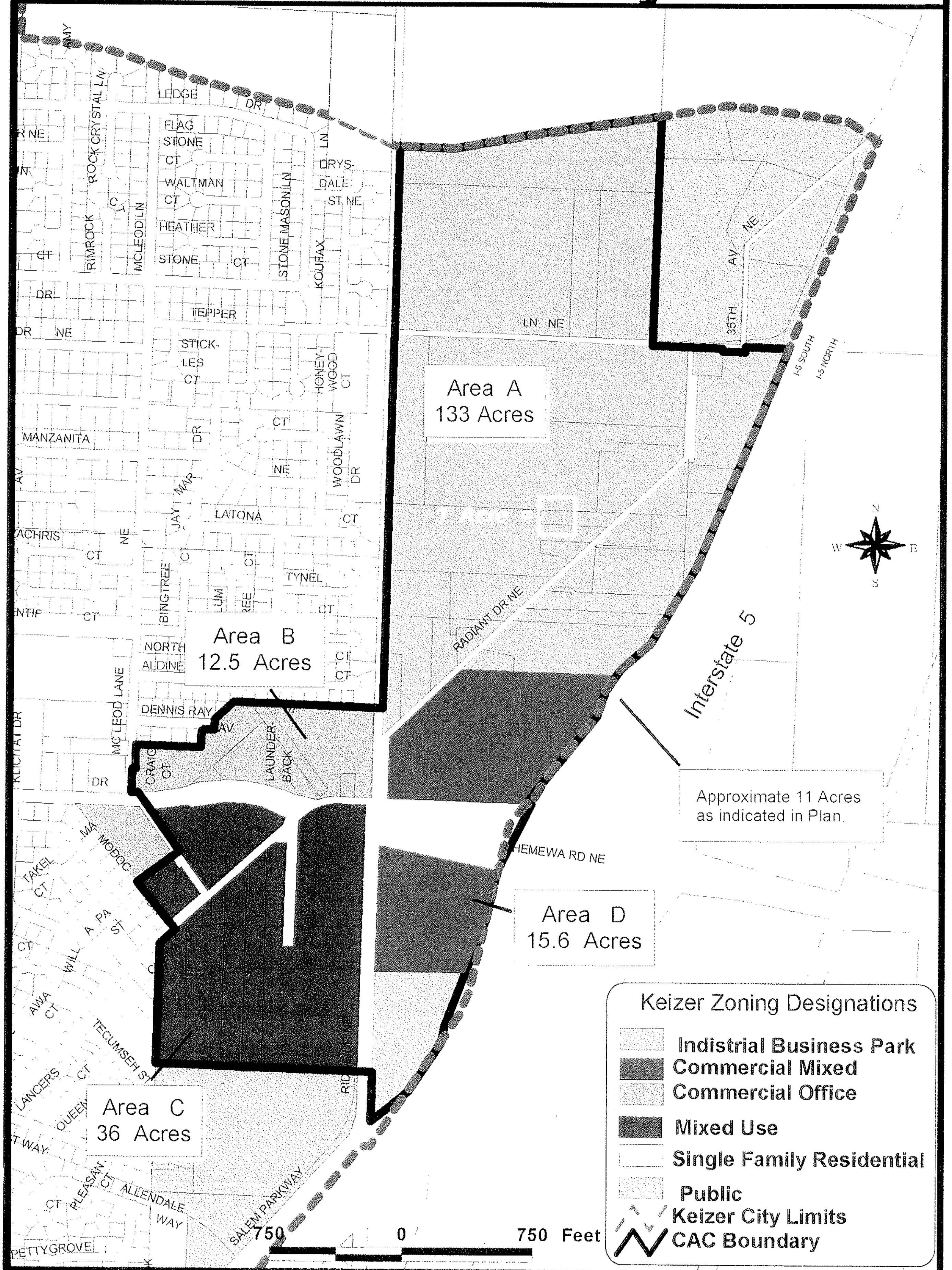
- **Discuss next meeting date**

Ms. Meier noted that the 21st Century Plan that was scheduled for the June meeting had been pulled. She suggested that the June meeting be cancelled.

It was the consensus of the Planning Commission to cancel June's regular meeting.

Chair Wolf adjourned the meeting at 10:10 p.m.

Chemawa Activity Center



Map Produced 03/07/00

Scale: 1" = 750'

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 8a

APPROVAL OF JUNE 19, 2000 REGULAR SESSION MINUTES

MINUTES

KEIZER CITY COUNCIL
Monday, June 19, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Newton called the regular meeting to order at 7:03 p.m. Roll Call was taken as follows:

Present:
Bob Newton, Mayor
Lore Christopher, Council President
Craig Campbell, Councilor
Jim Keller, Councilor
Jerry McGee, Councilor
Jacque Moir, Councilor
J. L. Wilson, Councilor

Staff:

Chris Eppley, City Manager
Wally Mull, Outgoing City Manager
Susan Gahlsdorf, Finance Director
Dianne Hunt, Human Resources Manager
Rob Kissler, Public Works Director
Marc Adams, Chief of Police
Tracy L. Davis, City Recorder
Shannon Johnson, City Attorney

PUBLIC TESTIMONY

Cathy Clark, 715 Ventura Street North, Keizer- stressed the importance of CCTV to the City of Keizer and it's public. She noted if the city withdrew from the CRC that Keizer residents would not have the opportunity to produce television programs. Ms. Clark noted the opportunities available by continuing with CCTV. She encouraged the Council to keep the funds in the budget to continue for the use of CCTV.

Mayor Newton thanked Ms. Clark for her presentation.

COMMITTEE REPORTS

a. Swearing in of Keizer Police Reserve Officers

Chief Marc Adams introduced the Police Reserve Officers and provided their background. The officers being sworn in were Tammi Bellshaw, Brian Corcoran, Endre Haaheim and Mike Salchenberger.

City Attorney, Shannon Johnson administered the oath of office to the officers.

Mayor Newton welcomed the officers to the City.

OTHER BUSINESS

a. **New Business**

Presentation to Outgoing City Manager, Wally Mull
Mayor Newton presented a plaque to Mr. Mull expressing appreciation for his work with the City of Keizer.

Mr. Mull thanked everyone for the support that he had received throughout his career.

b. **Old Business**
Public Works Director, Rob Kissler noted that the River Road overlay is scheduled to begin the middle of July, 2000. He indicated they were still in the process of working the details of when the work would be completed, either at night or during the day.

Mr. Kissler shared that the School District had met on June 13, 2000 and approved the dedication of right-of-way along Barnick Road. With the successful passage of the budget the project would be completed over the summer months.

Mr. Kissler reported that they were in the process of completing the Consumer Process Report of the City's Water Quality.

Councilor Keller requested in consideration of the businesses along River Road during the paving process that staff attempt to minimize closure of the business driveways during business hours as not to impact the businesses.

Responding to questions, Mr. Kissler reported the underground utility work along River Road was almost complete.

Mayor Newton noted the appreciation from the community regarding the contractor keeping the traffic moving along River Road.

PUBLIC HEARINGS

a. Urban Transition (UT) Zone Public Hearing

Mayor Newton opened the public hearing.

In the absence of Senior Planner, Maria Meier, City Attorney, Shannon Johnson reported the history of the UT Zone as written in the staff report. He indicated in

January 2000 the issue of eliminating the UT Zone was brought before the Planning Commission as the zone was difficult to administer under the new Development Code.

Mr. Johnson stated that the Planning Commission considered the matter and listened to a great deal of testimony. The Commission was short one member and had two tie votes pertaining to the UT Zone. The Planning Commission due to the tie votes made no formal recommendation to the Council.

Mr. Johnson reviewed the primary issues, which were discussed by the Planning Commission. Those included:

1. *Is there a requirement for a dwelling to hook up to sanitary sewer?*

- If the zone were to change from UT to RS, dwellings currently on septic would continue to use septic. The change of zone does not require a dwelling to hook up to sanitary sewer. If a septic were to fail, DEQ (Department of Environmental Quality) regulates the distance of a dwelling to a sanitary sewer line to determine if a dwelling would need to hook to sanitary sewer. The zone of a property does not regulate this issue.

2. *Farm Use as a Permitted Use in the UT Zone*
   - If the zone were to change from UT to RS, properties that currently operate a farm use may continue that use a "Legal Non-Conforming Use". If the farm use is discontinued for greater than one year, the farm use may not be able to be re-established.

3. *Tax Assessments*
   - If the zone were to change from UT to RS, properties wold not be taxed any differently. This information was not readily available at the time of the Planning Commission's review. A letter written by the Marion County Assessor's Office was submitted verifying that changing of the zone from UT to RS does not automatically trigger a re-valuing of the property by the Assessor's Office.

4. *Public Opinion*
   - Testimony received from the public at the hearing before the Planning Commission was in opposition of the proposed zone change.

Mr. Johnson reviewed each issue and summarized some of the discussions that took place during the Planning Commission meeting.

Responding to questions, Mr. Johnson indicated the change in ownership of property runs with the grand fathered right of the property. He also noted that there was not testimony in favor of eliminating the UT Zone.

Mr. Johnson indicated the main fiscal impact of the UT Zone was the amount of staff time that is used to process a partition in the area.

Mr. Mull noted it was not unusual for a partition in the Clear Lake area to consume 10-20 hours of staff time, including public works, planning and legal.

Mr. Johnson addressed issues brought out in information supplied by the residents in the Clear Lake area. He indicated he was not aware of any case where the elimination of the UT Zone would restrict the current rights of the property owners. Also the issue of hook up to sewer and water for an existing dwelling would not change. There could be a change for future dwellings depending upon proximity to the sewer line.

The Council discussed the issues of sewer and water hook up within the current UT Zone vs. it's change from UT to RS and some of the subjects that would need to be addressed if the zone was eliminated.

Responding to questions, Public Works Director, Rob Kissler indicated that sewer trunk lines were not complete in various portions of the Clear Lake area. He went on to explain that wells in the area are shallower than the city's aquifer.

Mayor Newton noted for the record that letters of objection to the elimination of the UT Zone were received from the Barnicks and the Grelich's.

Public Testimony

Bob Ohrn, 7950 Timothy Lane NE, Keizer- representing Clear Lake Neighborhood Association, he supplied handouts and a history of documented septic failure by DEQ in 1984 and the changes that were made to correct this. He reviewed some of the proposed changes to the Development Code in 1998 that included changing the UT

Zone to RS in the Clear Lake Area. He expressed his frustration with the UT issue being brought forth once again.

Responding to Mr. Ohrn's questions, Mayor Newton noted the only correspondence that he had received pertaining to the issue were in opposition of the proposal.

Councilor Moir indicated three individuals who were in favor of eliminating the UT Zone had contacted her but she had not received permission from them to supply their names for the record. Councilor Moir indicated that these individuals had purchased homes next to properties zoned UT and they did not want to take the chance that someone else would come in and use the property for a use that would not be compatible to the area.

Mr. Ohrn went on to state that property owners that he has spoken to appreciated the rural character of the area and he did not feel a tremendous amount of support for elimination of the UT Zone.

Councilor Moir referred to the DEQ survey supplied by Mr. Ohrn. She indicated that no where in the survey did it state that the 26 failing and 20 septic in marginal failure had been corrected. She requested this information from Mr. Ohrn.

Mr. Ohrn noted that other members of the association did have this information and he was supplied with information that these problems had been addressed.

Mayor Newton thanked Mr. Ohrn for his testimony.

Virginia Matthis, 8015 O'Neil Road, Keizer- reported that two of the properties in question for septic failure in the 1984 survey had been corrected and were part of a new development. She expressed her concerns with future Council and staff that if her property was changed to RS she would be required to hook up to city water and sewer even though she is being told this would not happen. Ms. Matthis stated in discussions with her new neighbors that they all appreciated the rural atmosphere of her property that abuts many of the new homes and she did not feel the reasons for eliminating the UT Zone were valid.

Councilor McGee addressed the compatibility issue and Ms. Matthis indicated that the compatibility issue should work both ways.

Marcia Bednarczyk, 7775 O'Neil Road, Keizer- spoke as Clear Lake Neighborhood Association President. Ms. Bednarczyk highlighted some of the issues discussed during the Planning Commission meeting pertaining to the UT Zone. She urged the Council to retain the UT Zone with modifications. Ms. Bednarczyk reiterated some of the comments made by Mr. Ohm and Ms. Matthis.

Ms. Bednarczyk felt that by eliminating the UT Zone would be an infringement of their property rights by limiting the uses of their property, which they did not have in the past. She also noted discussions with John Henry from the School District and they do not have a problem with the area retaining the UT Zone around the new school property. She addressed comments from staff and their reason for requesting the UT Zone is eliminated.

Ms. Bednarczyk noted some modifications that could be made to the UT Zone that included, omitting priority areas, requiring city services upon land divisions and requiring zone changes as part of a partition.

She also addressed the DEQ survey from 1984 indicating that the properties involved in the survey either had hooked up to city services or had made the necessary corrections in their septic service and the property owners have the documentation to verify the corrections. Ms. Bednarczyk strongly felt that the survey should not have been included in the report for other than historical purposes and that staff should have followed up on this report before basing their staff report on eliminating the UT Zone from the 1984 survey.

She summarized the Planning Commission's discussions and vote, which were a three to two vote to retain the UT Zone.

Councilor Moir questioned Ms. Bednarczyk regarding a flyer that was distributed requesting that people attend the Clear Lake Neighborhood Association Meeting on March 28th to discuss the UT Zone Elimination. Councilor Moir felt that the flyer contained information that was slanted and she asked if the document was distributed to the entire Clear Lake Neighborhood or only those in the UT Zone.

Ms. Bednarczyk noted the flyer was passed out at random and thought the majority of them were distributed to people in the UT Zone.

Responding to additional questions, Ms. Bednarczyk noted that the flyer was not part of their petition to obtain signatures.

Councilor Moir asked why the petition was not circulated to property owners on Keystone, St. Charles or Ericka.

Ms. Bednarczyk noted the petition was circulated to those located within the UT Zone.

Clarifying issues of farm use in the UT Zone Mr. Johnson reported generally if you have a farm use in the UT Zone the use can be changed if there is no discontinuation of use and still qualify. He went on to state if you now have a nursery and the property is changed to RS that would be a separate use listed and you may not be able to change from a nursery to a "normal" farm use.

Responding to questions, Mr. Johnson indicated in deliberations of the Planning Commission there was discussion regarding modifying the nonconforming use to allow a more extended discontinuation of use without the property owner losing their right to continue that use. This detail was not reached due to the vote not to eliminate the UT Zone.

Dave Madison, 1265 Barnick Road, Keizer- noted discussions with Don Woodley from Marion County he was told that within the right of way if a property was within 300 feet of sewer. If the sewer septic failed the property owner would not be granted the permit to repair or replace the septic. He noted that by changing his property to an RS zone would nullify his right to repair and maintain his septic system. He urged the Council to improve the UT Zone and not to eliminate it.

Ollie Allman, 7759 Timothy Lane NE, Keizer- questioned Mr. Mull how long partitions take in other areas since he made the comment it takes 10-20 hours of staff time in the Clear Lake Area.

Mr. Mull noted all partitions encompass a tremendous amount of staff time.

Ms. Allman indicated she provided her attorney with information regarding her husbands business that uses equipment, which is parked on their property. She indicated if the zoning was changed to RS and complaints were filed that they would be required to move their equipment.

Gail Vaandering, 7815 O'Neil Road, Keizer- stressed that many of the residents in the area are longtime residents. He read a statement in an attempt to put a face on individuals in the area. Mr. Vaandering shared that he and his wife and three children moved to their home in 1992. He described the country-like setting of their home located in the UT Zone. He went on to explain the changes that had taken place along with the difficulties he had incurred while development was taking place.

He questioned Keizer's original premise of less government being better government and how he was seeing that original idea slip away.

Mr. Vaandering shared the story of his wife's illness and death and urged the Council to retain the UT Zone.

Mayor Newton thanked Mr. Vaandering for his testimony.

With no additional testimony Mayor Newton closed the public hearing.

City Attorney, Shannon Johnson clarified that the distance would be 300 feet to onsite sewage disposal in a straight line from the existing sewer line with certain frontage and dimensions requirements. He noted additional restrictions depending on the size of the lot.

Mr. Johnson read from the code noting the home occupation requirements for vehicles.

Councilor Keller noted after hearing all the information he would not be making a motion to make the zone change.

Mr. Mull indicated that the Planning Department was reviewing the Development Code and suggested changes and recommendations will be brought before the Council in the near future.

Councilor McGee felt there was not a compelling reason to eliminate the UT Zone and stated he would not support the elimination of the UT Zone.

Councilor Keller moved to retain the UT Zone within the Clear Lake Area. Council President Christopher seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Newton recessed the meeting at 8:44 p.m.

Mayor Newton reconvened the meeting at 8:53 p.m.

b. City of Keizer 2000-2001 Budget

Mayor Newton opened the public hearing.

Finance Director, Susan Gahlsdorf reported that the Budget Committee approved the Manager's Recommended Budget for Fiscal year 2000-2001 as amended. Staff recommended that the Council conduct a public hearing, close the hearing, deliberate on the City budget and adopt the budget with amendments.

Responding to questions, Ms. Gahlsdorf indicated the CCTV would effect the 2000-2001 budget. She noted if option one was chosen with the one fifth split that this would bring forward $65,000 into the working capital carry forward.

Public Testimony

Lela Taylor, 6967 Ridgetop Drive, Keizer- expressed her support of CCTV and noted the options available to the community in allowing the public to produce their own programs.

Responding to questions, Ms. Taylor was unsure why Keizer's affiliation with CCTV had not been promoted more.

Cathy Clark, 715 Ventura Street North, Keizer- noted she has been a board member for Keizer CCTV for a year and half she also stressed how she would like to retain Keizer within the CCTV organization.

Greg and Kathy Fish- left before supplying testimony.

Robert Herberger, 2805 Chemawa Road NE, Keizer, President of the Gubser Neighborhood Association- asks whether the funds for neighborhood associations remained within the budget.

Councilor McGee indicated that funds remained, but were reduced to $5,000 based upon the history of funds spent.

Mr. Herberger wished to go on record stating the Gubser Neighborhood Association considers the loss of CCTV a loss to Keizer residents. He urged the Council to retain the use of CCTV.

Mr. Mull noted that the expense for the neighborhood associations was listed in the budget at $3,000.

Responding to questions, Mr. Johnson summarized the current status of the neighborhood associations and in his opinion they are not public bodies and not subject to public meeting or public record law. Pertaining to the ADA he suggested the associations would need to research this information, as he could not represent a non-city body. He indicated the memo that he compiled was forwarded to the Council and Ken Gierloff.

Mayor Newton noted this action should be formalized in the next month to make the neighborhood associations aware of this situation.

Responding to questions, Mayor Newton noted that there were limitations on the use of the funds for the neighborhood associations and this was covered under a separate document.

Mr. Johnson noted that as a homeowner they might wish to check with their insurance company regarding an umbrella policy. He was unsure if this would cover concerns that Mr. Gierloff had brought to the Council, but he urged them to check into this.

Abe Estimade, Statesman Journal, 280 Church Street, Salem- asked the number of seasonal parks personnel and the allocation for these workers.

Councilor McGee noted they only specified the dollar amount in the budget, which was $13,000 and the number of personnel would be at the discretion of staff.

Public Works Director, Rob Kissler reported that there would be for two seasonal employees and one full-time park's person.

With no additional testimony, Mayor Newton closed the public hearing.

ADMINISTRATIVE ACTION

a. RESOLUTION- Adoption of 2000-2001 City of Keizer Budget and Making Appropriations

Councilor Keller moved a Resolution Adopting the FY '01 Budget, Making Appropriations and Imposing and Categorizing Taxes. Councilor McGee seconded the motion.

Councilor Campbell moved to amend the motion to adjust the Ending Fund Balance of the Street Fund, Utility Fund, Street Lighting District Fund and the Water Fund to reflect compensation to the General Fund for CRC expenditures from the previous budget bringing in $65,029 to the General Fund based on Plan A. Councilor McGee seconded the amendment to the motion.

Councilor McGee noted that either option was acceptable, but option one placed the General Fund in a better position and would be his choice.

Ms. Gahlsdorf noted the Utility Fund could not support this under the current budget situation and she recommended reducing the transfer from the Utility Fund to the General Fund by a like amount, approximately $15,000.

Responding to questions, Ms. Gahlsdorf indicated the end result on the Utility Fund would be a zero sum and the net increase to the General Fund would be $50,000.

Councilor Campbell accepted Ms. Gahlsdorf's suggestion as a friendly amendment to the motion.

The amendment on the vote passed as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Newton expressed his disappointment that the City was not able to extend the CCTV contract due to budget constraints. He hoped in the future that the invitation to come back to CCTV would be an option.

Councilor's Campbell, Christopher and Keller echoed Mayor Newton's comments and noted other areas that the City may have the option of offering information to the public that were being researched.

Mr. Johnson noted benefits of being a member of the CRC and indicated there would be some costs that would be absorbed by the City without the assistance of the CRC membership. He also noted he was not aware of what the asset buy-in would be if the City decided to join CCTV again.

The main motion passed as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. RESOLUTION- Transferring Appropriations for Fiscal year 1999-2000.

Finance Director, Susan Gahlsdorf reviewed the funds that this would effect and the amount from each fund.

Councilor Campbell moved a Resolution "Option A" with contingency decrease of $16, 257 Transferring Appropriations for Fiscal year 1999-2000. Councilor Moir seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Additional New Business

Councilor Campbell requested to return to the order of new business, which Mayor Newton granted.

In lieu of personnel commitments Councilor Campbell resigned his City Council position number five effective July 1, 2000.

Councilor McGee moved to suspend the rules to accept

Councilor Campbell's resignation. Councilor Keller seconded the motion.

Mayor Newton thanked Councilor Campbell on behalf of the Council for the outstanding work he did on the Council.

The motion passed unanimously as follows:

AYES: Christopher Keller, McGee, Moir, Newton and Wilson (6)
NAYS: None (0)
ABSTENTIONS: Campbell (1)
ABSENT: None (0)

CITY COUNCIL APPOINTMENT PROCESS

At the Mayor's request it was the consensus of the Council to review the appointment process as outlined in the packet.

Councilor Keller moved a Resolution Declaring a Vacancy, effective July 1, 2000, for City Council Position Number Five. Council President Christopher seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Councilor Keller made the motion to Adopt the Process Outline/Timeline to Fill Council Position Number Five Vacancy as submitted. Councilor Moir seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

Mayor Newton presented a plaque to Councilor Campbell for his recognition, work and dedication to the City of Keizer.

CONSENT CALENDAR

a. RESOLUTION-Land Use Application Fee Amendments

b. RESOLUTION-Election to Receive State Shared Revenue

c. RESOLUTION- Certifying City of Keizer Provides Four or More Services

d. RESOLUTION- Approval of Engineer's Report for Sparrow Addition Street Lighting District

e. Approval of June 5, 2000 Regular Session Minutes

Councilor Keller moved for Approval of the Consent Calendar. Councilor Moir seconded the motion.

Mayor Newton noted the items on the Consent Calendar.

Mr. Johnson reminded the Council that if the Sizemore Initiative passed the City might have to submit refunds in regards to the fees.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton and Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

WRITTEN COMMUNICATIONS

Mayor Newton urged the Council to read the confidential memo supplied to them this evening.

AGENDA INPUT

July 3, 2000
City Council Meeting Cancelled

July 10, 2000
7:00 p.m. Keizer City Council Special Session

July 17, 2000
7:00 p.m. Keizer City Council Meeting

August 7, 2000
7:00 p.m. Keizer City Council Meeting
Transportation System Plan Public Hearing-continued from 6/5/2000

Mayor Newton noted the agenda items.

Councilor Campbell indicated that the Library Task Force would like to speak to the Council at the August 7th Council Meeting.

Mayor Newton thanked all the volunteers and employees of CCTV for there work with the City.

ADJOURNMENT

Chair Newton adjourned the meeting at 9:45 p.m.

Tracy L. Davis
City Recorder

APPROVED:
MAYOR:

Bob Newton

COUNCIL MEMBERS:

Councilor #1 - J. L. Wilson

Councilor #4 - Jacque Moir

Councilor #2 - Lore Christopher

Councilor #5 - Craig Campbell

Councilor #3 - Jim Keller

Councilor #6 - Jerry McGee

Minutes approved:

City of Keizer, Oregon

July 10, 2000

AGENDA ITEM 8b

RESOLUTION – TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1999-2000

COUNCIL MEETING: **July 10, 2000**

AGENDA ITEM NUMBER:______________

TO: **MAYOR NEWTON AND CITY COUNCILORS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

CE

FROM: **SUSAN GAHLSDORF, CPA**
FINANCE DIRECTOR

Susan

SUBJECT: **Repealing Resolution R2000-1181 – Transferring Appropriations for Fiscal Year 1999-2000**

BACKGROUND

Resolution R2000-1181 provides for transferring Water Fund Contingency in the amount of $61,257. The budgeted contingency is actually $56,020 in fiscal year 1999-2000. The effect of this change is as follows:

Water Fund	**R2000-1181**	**Revised**
Cable Regulatory Commission	16,257	16,257
Expenditures	45,000	39,763
Contingency	61,257	56,020

RECOMMENDATION

Staff recommend Council repeal R2000-1181 in its entirety and adopt the attached resolution which reflects the budgeted amount in Contingency in the Water Fund for fiscal year 1999-2000.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1999-2000
(Repeals R2000-1181)

WHEREAS, the Keizer City Council adopted a budget for the City of Keizer for the 1999-2000 fiscal year on June 21, 1999;

WHEREAS, there have been occurrences which were specifically unanticipated at the time of the preparation of the budget for the 1999-2000 fiscal year for the funds identified below. Such expenditures are necessary for the operations of the City's services;

WHEREAS, ORS 294.450(3) provides for the transfer of appropriations within a fund; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer, that appropriations for the fiscal year ending June 30, 2000 be transferred in the amounts indicated below:

General Fund

	Increase	Decrease
Stadium Operations Expenditures	4,000	
Parks Expenditures	1,000	
Police Expenditures	71,000	
Municipal Court Expenditures	4,000	
Contingency		80,000

Street Fund

	Increase	Decrease
Cable Regulatory Commission	16,257	
Contingency		16,257

Revenue Sharing Fund

	Increase	Decrease
Radar Trailer	8,685	
Computer Software	7,600	
Contingency		16,285

911 Fund

	Increase	Decrease
Distribution to 911 Agencies	5,000	
Contingency		5,000

Utility Fund

	Increase	Decrease
Cable Regulatory Commission	14,879	
Contingency		14,879

Water Fund

	Increase	Decrease
Cable Regulatory Commission	16,257	
Expenditures	39,763	
Contingency		56,020

Street Lighting District Fund

	Increase	Decrease
Cable Regulatory Commission	1,378	
Contingency		1,378

BE IT FURTHER RESOLVED that Resolution R2000-1181 is hearby repealed in its entirety and is replaced by this Resolution.

PASSED this _____ day of __________________, 2000.

SIGNED this _____ day of __________________, 2000.

____
Mayor

____
City Recorder

Judith Holzinger
7-10-00
cc mtg

KNAG

Keizer Neighborhood Associations Group

July 10th, 2000

To the Keizer City Council:

The Keizer Neighborhood Associations Group, KNAG, after lengthy discussion and debate passed a motion to:

Support Gubsner Neighborhood Association in updating the Chemawa Activity plan to exclude Tepper Lane as access to/from the Chemawa Activity Center.

Please include our motion in the public hearings record regarding the Chemawa activity Center. Thank you.

Respectfully submitted,

Ken Gierloff, Pres

Ken Gierloff, KNAG President

7-10-00 City Council Mtg.

KEIZER CHAMBER OF COMMERCE
KEIZER MERCHANTS ASSOCIATION 1959-1986
AND VISITOR CENTER

Phone (503) 393-9111
Fax (503) 393-1003
www.keizerchamber.com
Email keizercc@navicom.com

980 Chemewa Rd. NE
Keizer, Oregon 97303

Date: July 10, 2000

To: Mayor Bob Newton and Council Members
Christopher Eppley, City Manager

From: Steve Pfaff, Keizer Chamber of Commerce President
JoAnne Beilke, Keizer Chamber of Commerce Government Affairs Chairperson
Christine Jones, Keizer Chamber of Commerce Executive Director

Subject: Public Hearing Chemawa Activity Center Design Plan Amendments

The review of the Chemawa Activity Center Design Plan is before you and open for a public hearing tonight.

Members of the Keizer Chamber of Commerce Board of Directors and Government Affairs Committee have met to address the development issues of the Chemawa Activity Center Design Plan Amendments. This written testimony serves as options for consideration from the Chamber to the Council as you discuss the future of the plan:

- Enhancing the vitality, livability and economic development of our community is imperative. We applaud your continued review of the Chemawa Activity Plan to allow for it's flexibility and marketability. Aggressive efforts with the negotiation of property owners, ODOT, and the Chemawa Indian School; plus the City's fiscal support of infrastructure development is favored. We encourage the Council to share our Chamber's vision of the Chemawa Activity Center which reads as follows:

The area around the Chemawa interchange becomes a major new employment center for the urban area being the site of significant corporate office and light industrial uses. The Chemawa Activity Center is also the site of quality retail businesses supporting travelers on the transportation systems passing through the area, and the larger office industrial commerce base.

Development of the Center greatly expands the city's tax base and revenue, helping to support local government programs and projects.

Some River Road merchants will move or expand into Chemawa Activity Center, but it will not expand or evolve into a significant retail competitor for River and Cherry commercial corridors.

A major theme for development in the Chemawa Activity Center revolves around sports, anchored by Volcanoes Stadium. New sports and recreation orientated businesses provide employment, opportunity for family activities, and add to the cultural and social fabric of the City.

- The Keizer Chamber of Commerce has joined SEDCOR. Our Board and Executive Director have met with Larry Glassock, president of SEDCOR in order to discuss Keizer's industrial growth potential. An Economic Development Committee is underway and is available to render it's service to the Council to aide with developing and marketing options for the Chemawa Activity Center.

Chuck Sites,
et al.
07-10-00

Proposal to
Keizer City Council
for the
Development of a Regional Shopping Center
and
Light Industrial Facility Project

Prepared by Northwest National LLC, Developer

Developer will:

1. Enter into an Exploratory Agreement between the City of Keizer (hereinafter referred to as the "City") and Northwest National LLC (hereinafter referred to as "Developer") to determine the feasibility of developing a 107-acre parcel at the northwest corner of Chemawa Road at Interstate 5 (hereinafter referred to as the "Site"). Developer will also explore development of the remainder of the Chemawa Activity Center (approximately 70 additional acres) for light industrial and commercial use.

2. Create Concept Design Plans and Design Development Drawings for the 107-acre site that will be both commercially viable and acceptable to the City.

3. Endeavor to create approximately $100 million of taxable property value on the Site within 36 months of the start of construction.

The City will:

1. Enter into an Exploratory Agreement between the City and Developer as stated above to confirm and formalize the terms of this proposal, including Developer's maximum outlay for all costs.

2. If the project is deemed feasible and all parties choose to move forward, the City will rezone the Site to accommodate any commercial development called for in the Concept Design Plans and Design Development Drawings.

3. Provided the Concept Design Plans and Design Development Drawings are approved, the City will conduct further discussions relating to acquisition of the properties, including the potential for the Agency's acquisition of a portion of the property through condemnation.

4. Assist Developer in handling any ingress/egress issues directly connected to the Site with respect to ODOT and other property owners/custodians.

The Development Team

Northwest National LLC is made up of three members: Charles A. Sides, Don Jensen and John Batzer, all of whom have extensive backgrounds in the area of commercial development.

The architectural firm of Ankrom Moisan represented by Tom Moisan and Charlie Matschek would be hired to develop the Concept Design Plans and Design Development Drawings for the Site and thereafter new construction will be done by the Developer.

The Process

An Exploratory Agreement will be signed by all parties on or before July 21, 2000. A due diligence period of 270 days, with two extension periods of 90 days each, would be allowed in order to determine if the project is feasible with respect to cost and regulatory approval. During that time Developer will hire an appraisal team to determine fair market value for each of the subject properties.

Six Stages of Development
Anticipated Completion Schedule

1) Exploratory Agreement	by July 21, 2000
2) Due Diligence Period • Environmental reports • ODOT Agreement • PGE Agreement	by May 31, 2001
3) Master Plan Approval *	within 90 days after stage 2 is completed
4) Acquisition of Property *	within 180 days after stage 3 is completed
5) Off-site Improvements Begin *	within 270 days after stage 4 is completed
6) On-site Development Begins *	within 365 days after stage 5 is completed

* Developer reserves the right to two 90 day extensions on any one or more of the noted stages due to unforseen conditions that may arise.

Reasons to do the project:

1. Increases livability for the Keizer community by giving easy access to products and services.

2. Does not impact or disrupt the core Keizer area.

3. Brings additional tax revenue.

4. Creates new jobs.

5. Provides new roads, infrastructure and other improvements.

6. Builds a stronger economic base for other businesses and citizens of the Keizer community.

The "birthing" process:

Site selection analysis
Highest and best use analysis
Trade area delineation
Demographic research and analysis
Consumer and customer research and analysis
Market potential analysis
Competitor analysis
Retail trends analysis
Sales projection
Strengths and weaknesses analysis
Feasibility and impact studies
Store network planning
Positioning and merchandising studies
Architectural and retail design input
Optional configuration analysis
Marketing and Leasing analysis
Marketing and Leasing materials development
Rent projection
Financing support documentation
Due diligence studies
Rezoning application and strategies
Development and market strategies
Local architecture management

Challenges:

- ☆ Location of ingress / egress with respect to ODOT. Must not have a bottleneck.
- ☆ Relocation or dealing with the power line that crosses the middle of the property.
- ☆ Gaining direct access to and from I-5 and the timing of approval and completion from ODOT.
- ☆ Timing and acquisition of Indian-owned land.
- ☆ Defining criteria for when the city will exercise its condemnation powers.
- ☆ Thorough knowledge of what easements (utility and reciprocal) the city expects to have over the property.
- ☆ Wetland or other environmental issues.
- ☆ Determining developer's maximum contribution.

Willamette
Education Service District

2611 Pringle Road SE
Salem, OR 97302-1533

(503) 588-5330
Fax2 (503) 363-5787

June 20, 2000

Mr. Charles Sides
P.O. Box 2087
Salem, OR 97308

Dear Chuck:

I have a request of you. As you continue plans for the new Keizer Mall, I would like you to consider the inclusion of a strong educational element in your plans.

Despite the fact that our conversations have been a little limited, I believe there is great merit to the idea of including in the Mall an educational program (possibly a charter school) which would focus on real life application of skills for students.

As the mall plans unfold, I would like to convene a group of school superintendents from the Salem-Keizer School District, Silver Falls School District, Gervais and North Marion to see if we might all want to participate in such an alternative. As you know, students need a lot of alternative strategies if we are going to reach the wide variety of students coming to school today.

Students in this alternative effort might learn the basic math, english, science and other necessary skills in classroom settings and then demonstrate them through the mall in real life learning labs (the businesses) through the rest of the day. This might prove to be an exceptional professional technical experience for many of these students.

Please keep me posted on your progress on the Mall and how we might participate in its development.

Sincerely,

William J. Liebertz
Superintendent

Providence Place to teach kids a lesson or two

By Debra Hazel

Mall school may seem like some teen-ager's fondest dream, but at Providence Place it soon will be a reality.

This fall, the Rhode Island center will play host to Providence Place Academy, a four-year high school that will teach its students reading, writing and 'rithmetic, with a retail twist.

"The idea is to use the mall as a learning site for kids," said Paul Gounaris, director of standards assessment-school to career, for the Providence education system.

The city approached the downtown mall about a year before its September 1999 opening with a request to provide space for a new specialized high school — an idea reportedly spawned by Mayor Vincent A. Cianci Jr.

"The mayor and city council both felt the mall should be a learning center for school kids," Gounaris said. "Every mall has lots of kids using it as a social site, and other malls have set up G.E.D. programs."

The mayor also was a big supporter of the mall. His city has seen considerable development lately, including new hotels, a convention center and a skating rink.

With that backing, a public/private partnership was formed consisting of the mall developer, Commonwealth Development Co., and the Greater Providence Chamber of Commerce, Johnson & Wales University, the Community College of Rhode Island and the School Department.

"We saw it as a means to interact with the city more: It was so unique," said Peter W. Elliott, leasing representative at Commonwealth Development Co., Providence. "It was a great way to introduce people to retail. It's not just a cash register; it's a people business."

The students follow a modified high school curriculum, including English, math and algebra, science, computers and social studies, during the morning.

"The classes are typical for a high school but are geared to what they are doing in the afternoon, when they intern," Elliot said.

Juniors complete a series of 10-week internships at such mall retailers as Nordstrom, Godiva Chocolate and CVS. While students are not paid for the first 90 minutes of their labor, most work longer, and are compensated for that time.

"The juniors are in rotating internships, working with store managers, with the buyers. The idea is to give them project-oriented assignments, project-based learning," Gounaris said.

Gounaris is developing a "shadow" program for the younger students that will allow them to observe the juniors at work.

Some in the community were wary, however, fearing that the students, most of whom belong to minority groups, merely were being trained for low-income cashier jobs, Gounaris said. Among the students, however, the internships have been the most popular and successful part of the program.

"We went to the juniors and asked for complaints; we didn't get one," he said. "They all love their work sites, and have begun to see the possibilities."

Recruiting for the first year was difficult, because the school literally had nothing concrete to show prospective students or their parents; there were no classrooms built yet — they are still under construction — and no alumni. Freshmen and sophomores are housed at Johnson & Wales University for this year, while juniors are at the Federal Hill House nearby.

School enrollment totaled 71 students, with 25 each in the freshman and sophomore years, and the remainder juniors. Next year, the program will be full with 25 students in each of four classes.

"Now, we're a known entity," Gounaris said; the school has twice as many applicants as openings for its second year.

The mall has allotted 4,500 of its 1.3 million square feet to the creation of classrooms, including a computer lab with a T1 line for Internet access. The school is building out the classrooms and paying a reduced rent to the center, under a 10-year agreement.

The classrooms will be located one

See PROVIDENCE page 223

Providence

from page 212

floor below the mall's first shopping level, along a pedestrian walkway that runs along the Woonasquatucket River.

Eventually, the mall classrooms also might accommodate adult education classes in the evening, Gounaris said.

"It would be absurd to have school closing at 3 p.m., when the mall is open until 9 or 10 p.m.," he said.

In addition to providing classroom facilities, the center is giving the students a kiosk from which to sell their own products.

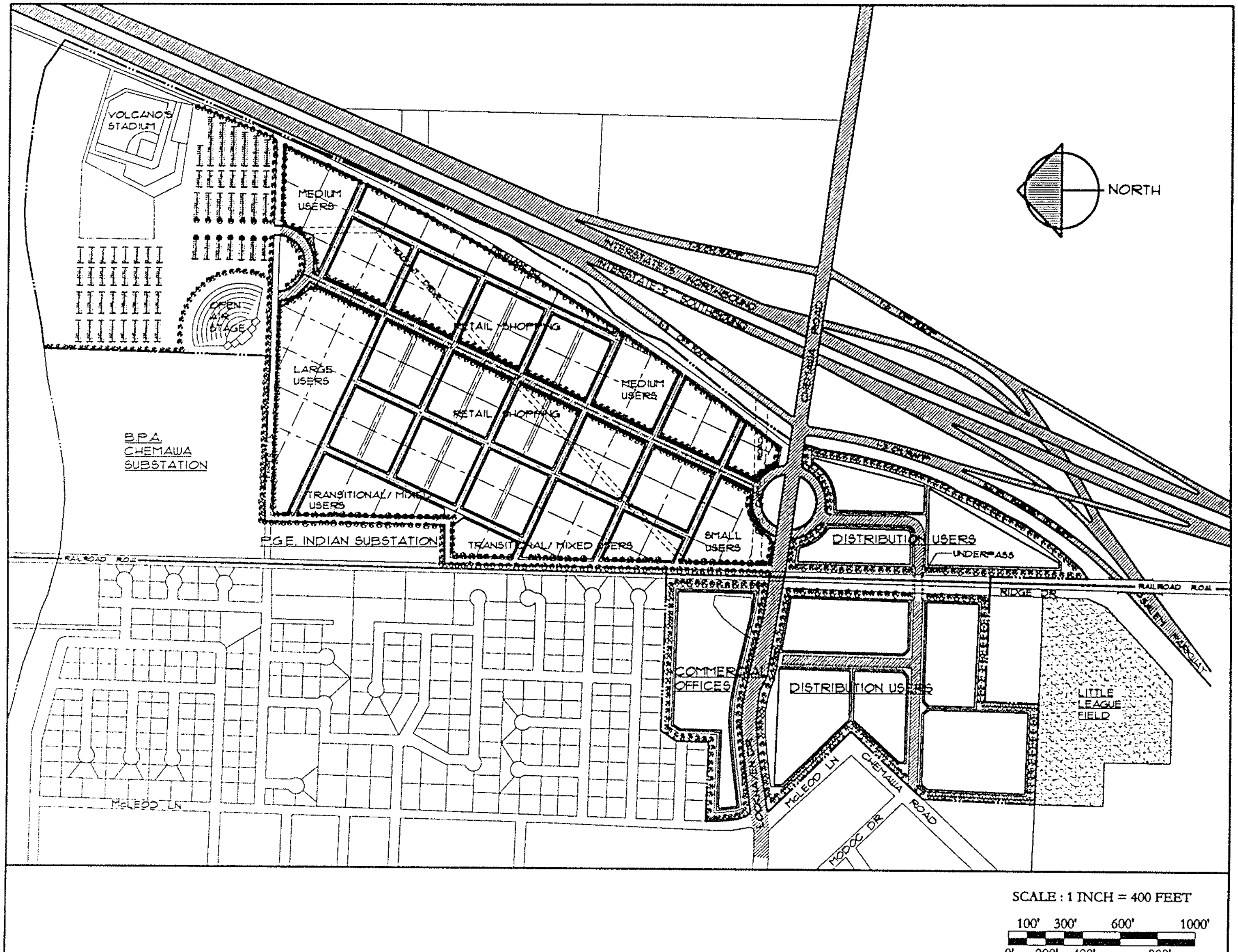
"This will be a project for the whole school. First, they have to decide what to do; do they want to run a bank, for example?" Gounaris said. "The planning of it will be as much a learning experience as the running of it."

Anyone thinking this is a way for kids to receive classroom credit for hanging out at the mall could not be more wrong, according to Elliott.

"The kids in the program are very serious about it," he said.

Besides helping the children, the program is good for the industry, say its proponents.

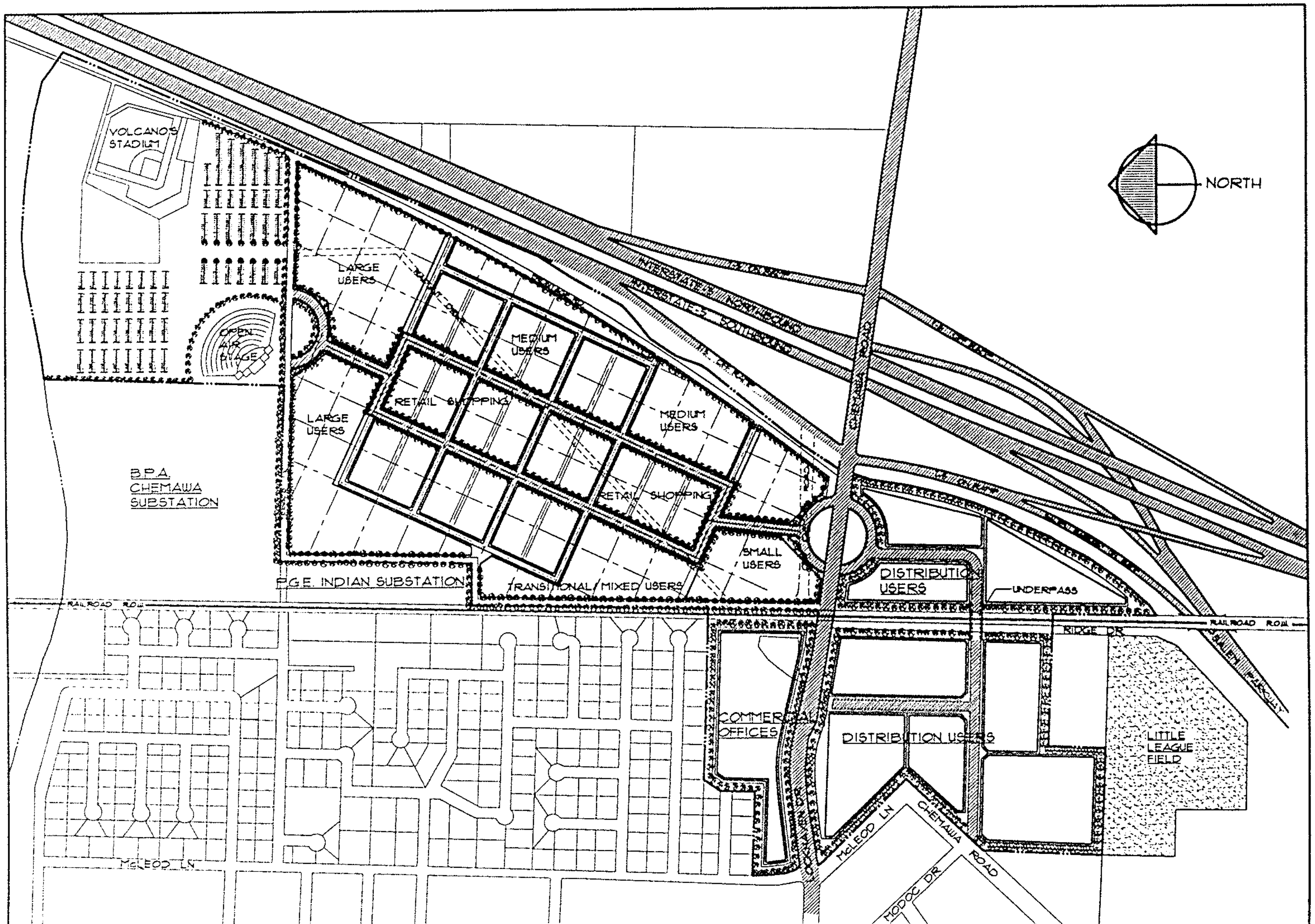
"You introduce new people into the industry, and they get a broader view than if they were just a typical part-time employee. Here, they're working with the store manager on merchandising the store. For them, it's more of a business education, while for us, we get qualified individuals," Elliott said. "It's nothing but upside for everyone involved."



KEIZER MASTERPLAN - CONCEPT #1

JULY 10 2000

ANKROM MOISAN
ASSOCIATED ARCHITECTS



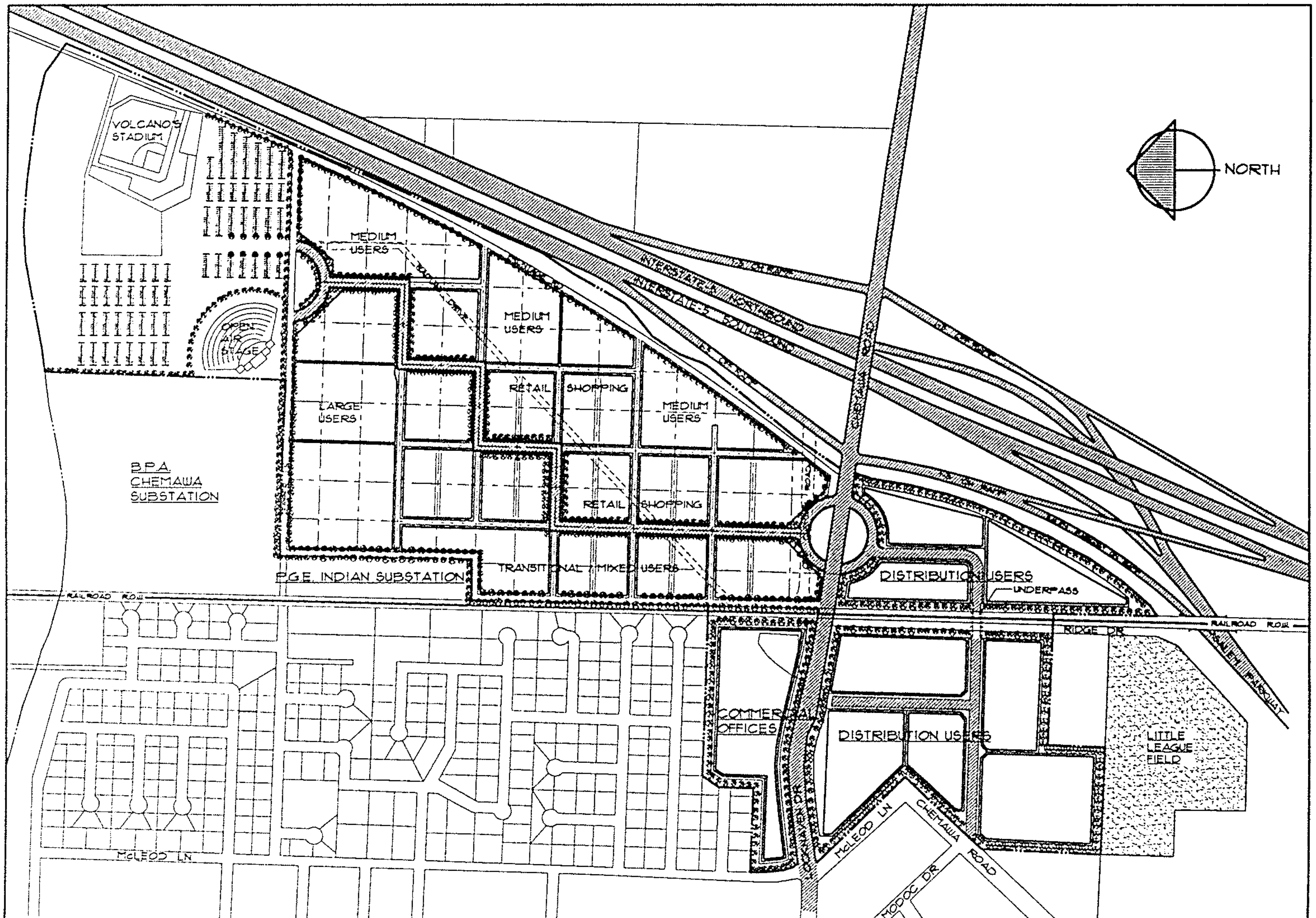
SCALE : 1 INCH = 400 FEET

100' 300' 600' 1000'
0' 200' 400' 800'

KEIZER MASTERPLAN - CONCEPT #2

JULY 10 2000

ANKROM MOISAN
ASSOCIATED ARCHITECTS



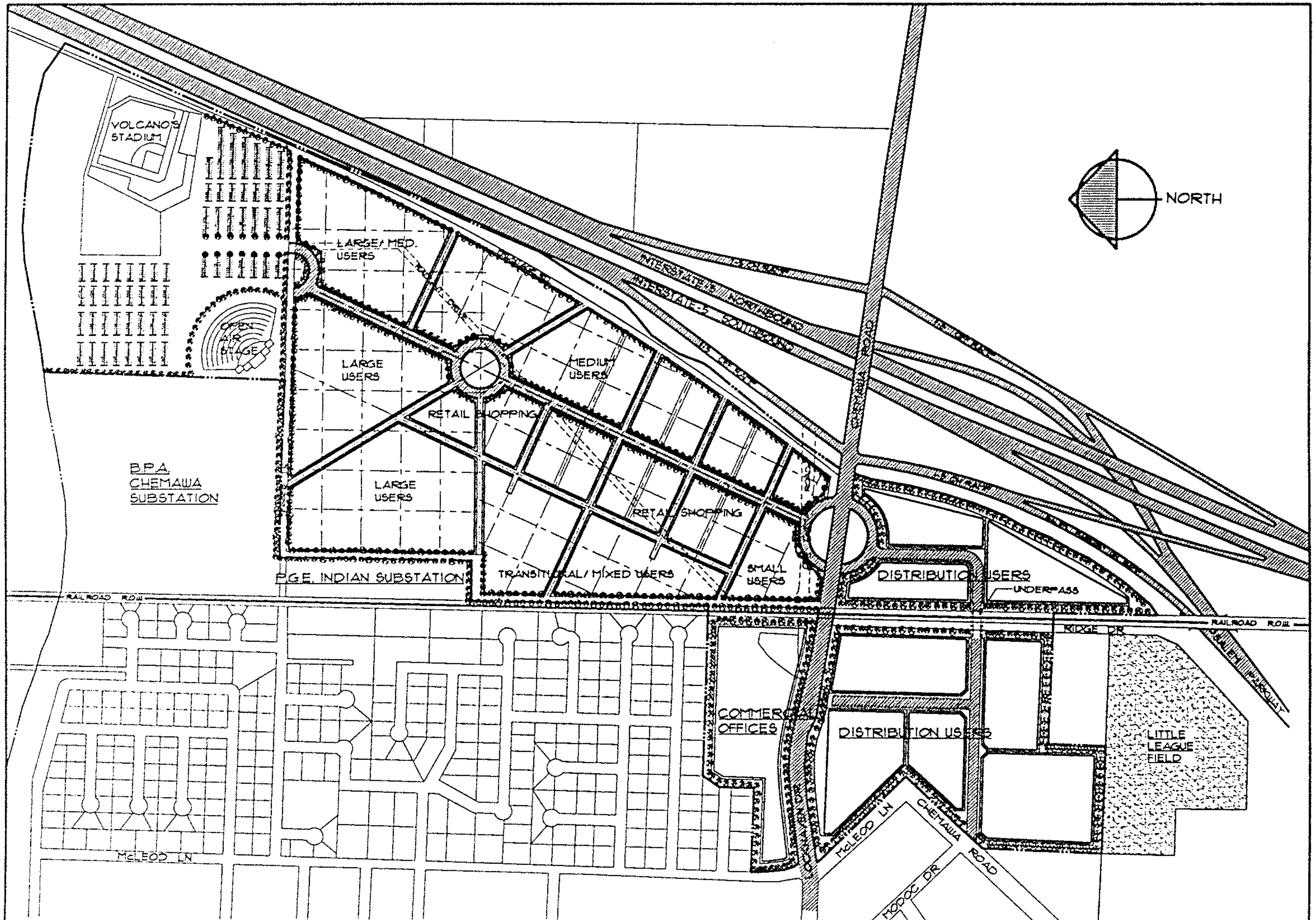
SCALE : 1 INCH = 400 FEET

100' 300' 600' 1000'
0' 200' 400' 800'

KEIZER MASTERPLAN - CONCEPT # 3

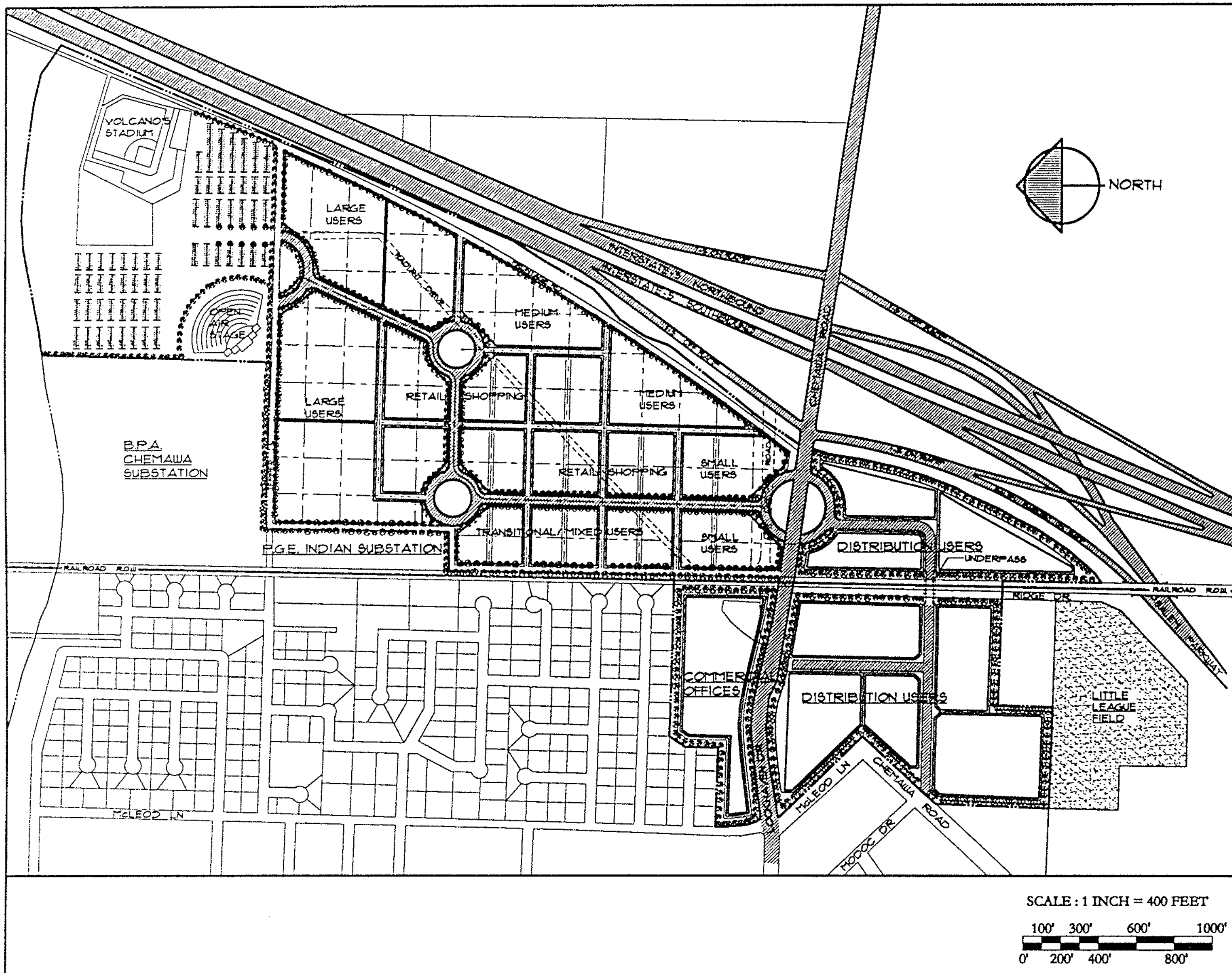
JULY 10 2000

ANKROM MOISAN
ASSOCIATED ARCHITECTS



SCALE : 1 INCH = 400 FEET

100' 300' 600' 1000'
0' 200' 400' 800'



KEIZER MASTERPLAN - CONCEPT #5

JULY 10 2000

ANKROM MOISAN
ASSOCIATED ARCHITECTS

07-10-00
submitted
by Dale
Johnson

To: Keizer City Council
From: Dale E. Johnson,
Date: July 10, 2000
Subj: Gubser neighborhood survey regarding Tepper Lane

Several times in the past the City Council has received testimony from individuals and representatives of the Gubser Neighborhood Association that would lead one to believe most residents would like to have Tepper Lane blocked to all traffic when the Chemawa Activity Center Area A is developed.

I have also heard comments from some residents that they would prefer to keep Tepper Lane open. A few days ago I decided to take an independent survey by spending an evening walking the area and talking with residents. I talked to 17 residents who live near Tepper Lane just west of the railroad tracks, asking two questions:

1. When the Chemawa Activity Center Area A is developed, would you like to see truck traffic blocked from entering the Gubser neighborhood at the railroad tracks?
2. Would you like to see ALL traffic blocked at the railroad tracks when Area A is developed?

Most residents I talked with hadn't really given traffic on Tepper Lane much thought and they had a lot of questions about what kind of a development it will be. I explained the zoning and told them this is all of the information available at this time.

Six of the 17 residents I talked with felt that it would be good to block truck traffic. The other 11 residents saw no need to block truck traffic.

In response to the question of blocking all traffic, 15 of the 17 residents did not want to see all traffic blocked. In fact, four or five of the residents felt very strongly that Tepper Lane should remain open. Only one person felt strongly that all traffic should be blocked and another person thought maybe it would be a good idea.

I hope you will find this information helpful in your deliberations.

Sincerely,

Dale E. Jo

Dale E. Johnson, Manager
Chemawa Management LLC

07-10-00
Council
Mtg
Karen
Trucke

TO: Keizer City Council
DATE: 07/10/00
FROM: Karen and Wayne Trucke
RE: Chemawa Activity Center Plan

I had the opportunity to ask two professionals in the design/planning field if they believed traffic should be routed into a neighborhood for the sake of their developments. Both said **no**. Additionally, I read a series of articles about why cities should not fund any costs to attract development. What was an interesting surprise was the concluding sentence in the last article which said, besides, the most important part of any city is its neighborhoods, not development.

The City of Keizer Comprehensive Plan dated January 19, 1987 includes the following policies:
Page 36
Discourage through traffic in residential neighborhoods.

16. Protect residential areas by zone codes, subdivision codes, and other regulations from any land use activity involving an excessive level of noise, pollution, **traffic volume**, nuisances, and **hazards to residents.**

Page42

4. Discourage in commercial and industrial developments:
   (a) Major customer traffic from outside the immediate neighborhoods from filtering through nearby residential streets

Page 57

4. Ensure……………………**Require that existing and planned residential areas be protected from excessive noise levels resulting from an increase in traffic.**

Regarding the issue, "Protecting the residential property to the west of Area A from the traffic impacts", the only way to discourage traffic from filtering through the Gubser Neighborhood is to restrict Tepper Lane near the BNRR from all vehicular and truck traffic.

The current plan states that "Near the intersection of the BNRR, the street shall be designed so as to form a visual barrier that may serve to discourage traffic from infiltrating through the neighborhood to the west". When it was reported in at least two council meetings that Engineers (in reference to any traffic congestion on Lockhaven) stated that, "the traffic will find another way to go"; it is common sense that the Gubser Neighborhood is the only other way to go. It is also common sense that a visual barrier (described as a brick entrance) would not discourage traffic in any way. It, the brick entrance, certainly does not discourage cut through traffic today at the West entrance to the neighborhood. Regarding new information from Staff at the Planning Commission meeting, "discouragement of any north/south streets connecting to Tepper Lane other than an arterial; or a policy statement that would discourage curb cuts along Tepper Lane", it seems that would make Tepper Lane a virtual 'Beltline/Parkway' and not only **not** discourage traffic but would increase the speed of the traffic entering the neighborhood. We would like to remind you that the last decision of the Planning Commission and Public Works was that Tepper should probably be closed in the future.

Because of the position of Gubser in relation to the CAC, traffic can not be "discouraged" if a road into the neighborhood directs it there. This includes Tepper and any road from Area B (see Page 13 of the CAC plan, "access to McLeod from Area B may be restricted to a right-out") which would force the traffic into the neighborhood with no exit except continuing on through the neighborhood).

Therefore, we request that the Chemawa Activity Center Plan be changed to read, "Near the intersection of the BNRR, the street shall be designed so as to **restrict** vehicular and truck traffic from infiltrating through the neighborhood to the west.

The Gubser Neighborhood is located directly between River Road and Area A of the CAC. Traffic to/from locations North of Lockhaven already use the neighborhood to circumvent parts of Lockhaven to get to/from I5, the Salem/Keizer Parkway, and Portland Rd/Lancaster. The CAC is a fourth location that would cause traffic to cut through the neighborhood and would have even a greater impact because it lies directly East of the neighborhood

Currently most of this cut-through traffic uses the Manzanita/Trail/Harmony Drive route to/from Lockhaven. As a matter of fact, a count that I did 3 years ago showed that well over 50% of the traffic turning right from Lockhaven to 14th was cut-through traffic (i.e. turned left onto Harmony). Routes increasing in the amount of cut-through traffic include (but are not limited to): 1) Manzanita to 14th to/from Lockhaven, and 2) Manzanita to 14th to Meadowlark to Mcleod to/from Lockhaven.

Since the Gubser Neighborhood is directly West of Area A/the CAC, there would be no reason for traffic to even have to go on Lockhaven. Thus there is a high probability that traffic from anywhere in Keizer would use the neighborhood to cut through to the CAC if Tepper is left open (see attached map). Therefore, in response to the Councils request for review of "Protecting the residential property to the west of Area A from the traffic impacts", it is imperative that Tepper Lane be closed **at the time of development** of the CAC.

Gubser is a neighborhood of over 1000 homes creating over 4000 car trips (estimated) that also use the 2 main outlets, Mcleod to Lockhaven and Manzanita to River Road. These 2 routes may already be at their limit just with the neighborhood load. Additionally, development is still occurring off of Mcleod.

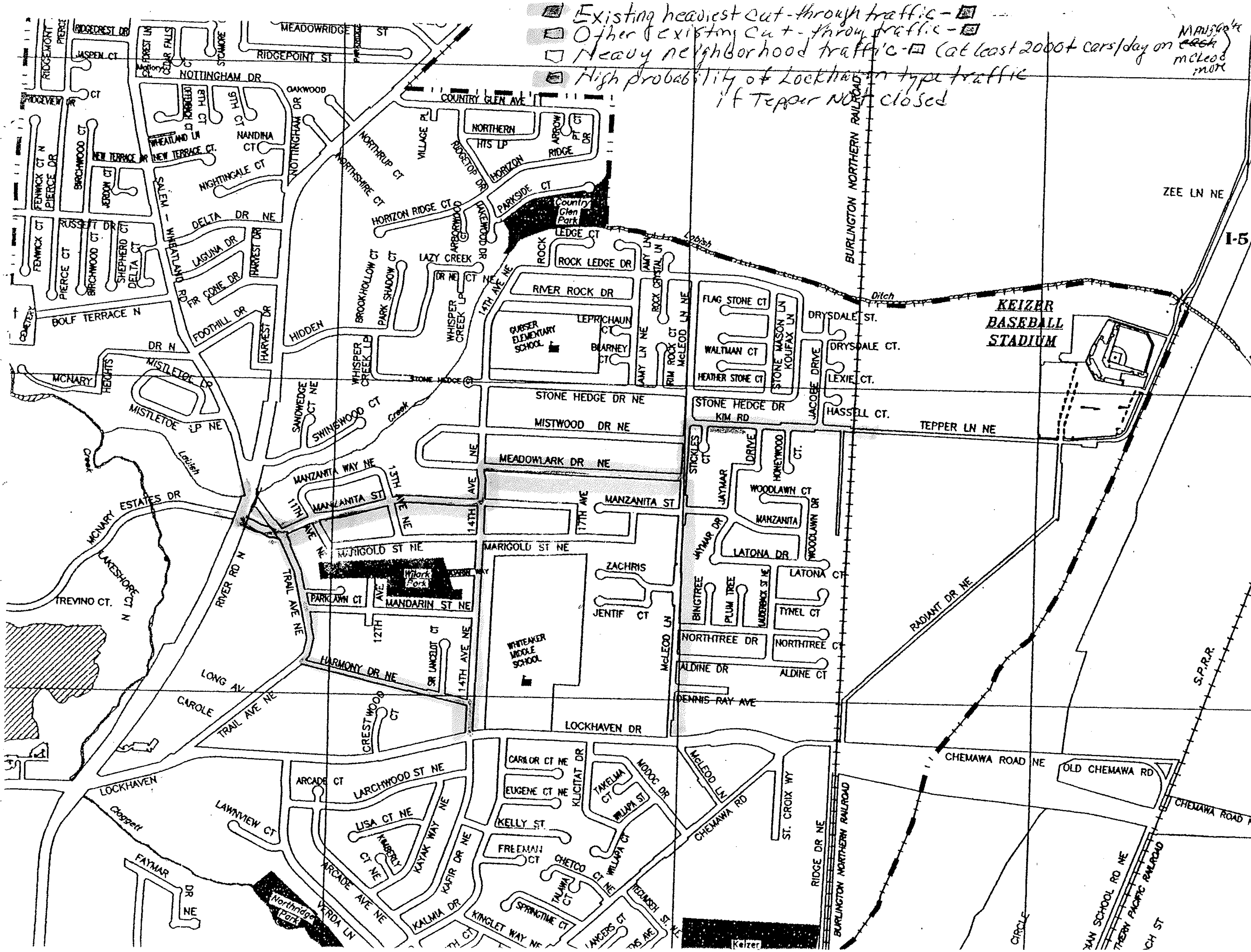
The neighborhood has traffic problems associated with its design and own traffic load let alone cut-through traffic. The neighborhood is basically just a big loop consisting of 14th Ave, Rock Ledge Dr, and McLeod. Additionally, there is only one street, Manzanita, that exits to River Road. Within the loop only 3 streets go through between 14th and Mcleod. Thus 3 streets are all that provide the neighborhood access to Manzanita and River Road. Additionally, the street design is long (equate to multiple city blocks) and straight resulting in speeding. This is a dangerous situation with children walking to and from all areas of the neighborhood and heavy car traffic from outside the neighborhood to the

Gubser Elementary School using the same few routes. Traffic counts done by residents on Manzanita averaged 2000 cars a day. Traffic on 14th Ave North of Manzanita confirmed this with 211 cars in 1 hour between 5:45 and 6:45 PM and a car every 5 seconds during the day. The above count was done when school was **not** in session. The traffic is backed up in the morning and evening when school is in session and the traffic throughout the day is increased. We do not have a traffic count for McLeod but visually, the traffic is even greater than 14th thus the 4000 cars a day estimate.

Due to the design and location of the Gubser neighborhood; the livability, property values, and, most important, the **safety of our children** is at grave risk unless Tepper Lane is closed

Due to the location of the Gubser neighborhood, we cannot stop cut through traffic totally. With the current and probably increasing volume of cut through traffic and the street design of the neighborhood already stressed with our own high volume neighborhood traffic, we hope the Council sees that dumping a 100 acre development's traffic into this neighborhood would greatly impact the livability and safety of the neighborhood.

The Gubser Neighborhood will work with the City to determine creative solutions to any issues resulting from the closure of Tepper.



Existing heaviest cut-through traffic
Other existing cut-through traffic
Heavy neighborhood traffic (at least 2000+ cars/day on Manzanita McLeod more
High probability of Lockhaven type traffic if Tepper NOT closed
KEIZER BASEBALL STADIUM
TEPPER LN NE
BURLINGTON NORTHERN RAILROAD
CHEMAWA ROAD NE
OLD CHEMAWA RD
RADIANT DR NE
ZEE LN NE
I-5
S.P.R.R.
STONE HEDGE DR NE
MISTWOOD DR NE
MEADOWLARK DR NE
MANZANITA ST
MARIGOLD ST NE
MANDARIN ST NE
14TH AVE NE
LOCKHAVEN DR
McLEOD LN
HARMONY DR NE
TRAIL AVE NE
RIVER RD N
SALEM - WHEATLAND RD
GUBSER ELEMENTARY SCHOOL
WHITEAKER MIDDLE SCHOOL
Country Glen Park
Wilark Park
Northridge Park

Public Hearing Signup

Name	Address	
Christine Jones KCC	9800 [illegible] Rd NE 5354 [illegible] Dr N	START 802 PM FINISH
Dale Johnson	5862 Rhinestone Ct SE Salem, 97306	
JUDITH HOLTZINGER	KNAG	
BOB HERBERGER	GUBSER N.A.	8:15
BRIAN SHEEHAN ?	SAMTD	8:21
TINA SLOAN	RADIANT DRIVE	8:24
Karen Trucke		830

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

AGENDA

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, July 10, 2000
Immediately following conclusion of City Council Meeting
Robert L. Simon Council Chambers
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 for matters not scheduled for public hearing or listed on the agenda.

4. **PUBLIC HEARING**

5. **ADMINISTRATIVE ACTION**

   a. RESOLUTION – Authorizing City Manager to Award Bid for River Road Overlay Project

6. **CONSENT CALENDAR**

   a. Approval of the June 19, 2000 Agency Minutes

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. **ADJOURN**

Upon request, auxiliary aids and/or special services will be provided to participants with disabilities. To request services, please contact us at 390-3700 at least two working days (48 hours) in advance.

City of Keizer, Oregon

URBAN RENEWAL AGENCY BOARD
July 10, 2000

AGENDA ITEM 5a

AUTHORIZING CITY MANAGER TO AWARD BID FOR RIVER ROAD OVERLAY PROJECT

City of Keizer
1982
Phone: 390-3700 • Fax: 393-9437
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000
Administration • Public Works • Community Development • Municipal Court • Police (business only) Phone 503.390.3713 Fax 503.390.8295

July 5, 2000

TO: Chris Eppley
City Manager

FROM: William I Peterson, P.E.
City Engineer

THROUGH: Rob Kissler, Public Works Director

RE: North River Road Overlay (JO 0622)
Recommendation of Award

Bids were received at 10 a.m. local time on Wednesday, June 28, 2000 and opened at 2:00 p.m. Wednesday, June 28, 2000 in the City Hall Library for the above referenced project.

PROJECT DESCRIPTION

Approximately 8,500 Lineal Feet of Overlay Work Consisting of 2 Traffic Lanes in Each Direction and 1 Turning Lane, Saw Cut and Digouts, Cold Plane Pavement Removal, High Strength Reinforcing Mesh, Geotextile Fabric, and Appurtenances Common to Overlay Projects.

Four bids were received for the project. The three lowest bids were received on time, and appear to be balanced. The low bid was received from Houck Construction for $708,290.20. The average of the three lowest bids received was $761,341.91.

The low bid for the above referenced project is below the Engineers Estimate.

Reference information provided by the low bidder as a part of the Bid Proposal appears satisfactory. The low bidder has previously worked on City of Keizer Public Works projects.

Based upon the above information, we recommend that the project be awarded to Houck Construction for the contractual amount of $708,290.20, based upon unit prices and lump sum amounts.

URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

AUTHORIZING THE CITY MANAGER TO ENTER AN AGREEMENT WITH HOUCK CONSTRUCTION FOR NORTH RIVER ROAD OVERLAY

WHEREAS, in June, 2000 the City of Keizer published an invitation to bid for the overlay of River Road north from Chemawa Road to the south city limits; and

WHEREAS, on June 28, 2000 four bids were received and opened. The low bid of $708,290.20 was submitted by Houck Construction; NOW, THEREFORE,

BE IT RESOLVED by the Urban Renewal Agency of the City of Keizer that the City Manager is hereby authorized to enter an agreement with Houck Construction for the overlay of River Road N from Chemawa Road to the south city limits for a total cost of $708,290.20.

PASSED this _____ day of ________________, 2000.

SIGNED this _____ day of ________________, 2000.

____
Mayor

____
City Recorder

City of Keizer, Oregon

URBAN RENEWAL AGENCY BOARD
July 10, 2000

AGENDA ITEM 6a

APPROVAL OF JUNE 19, 2000 AGENCY MINUTES

MINUTES

KEIZER URBAN RENEWAL AGENCY
Monday, June 19, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Newton called the regular meeting of the Urban Renewal Agency at 6:30 P.M.

Present:
Bob Newton, Chair
Craig Campbell,
Lore Christopher
Jim Keller
Jerry McGee
Jacque Moir
J. L. Wilson

Staff:
Chris Eppley, City Manager
Wally Mull, Outgoing City Manager
Susan Gahlsdorf, Finance Director
Rob Kissler, Public Works Director
Dianne Hunt, Human Resources Officer
Shannon Johnson, City Attorney
Tracy Davis, City Recorder

PUBLIC TESTIMONY

No public testimony was brought before the Urban Renewal Agency.

PUBLIC HEARING
a. 2000-2001 Urban Renewal Agency Budget

Mayor Newton opened the public hearing.

Susan Gahlsdorf, Finance Officer reported that the budget remained as discussed with the exception of a line item for $80,000 that staff recommended for the sewer trunk line to the Chemawa Activity Center to allow for completion of the project. She also noted that this would increase the working capital carry forward to pay for this line item.

With no further discussion Chair Newton closed the public hearing.

ADMINISTRATIVE

ACTION

a. RESOLUTION- Adoption of 2000-2001 Urban Renewal Agency Budget and Making Appropriations

Craig Campbell noted previous discussions of the funds that were allocated to CCTV in the amount of $18,400. He indicated to allocate these funds as the City Manager had discussed would need to take place in the Urban Renewal Budget prior to the Council meeting.

Jim Keller moved a Resolution Adopting the FY'01 Budget, Making Appropriations and Imposing and Categorizing Taxes as amended by the Finance Director, Moving $80,000 for the Chemawa Activity Center Sewer Trunk Line. Jacque Moir seconded the motion.

Responding to questions, Ms. Gahlsdorf noted the transfer of the CCTV funds could take place as an allocation after the approval of the budget or could take place as an amendment to the motion.

Jerry McGee felt the change should take place tonight.

Craig Campbell noted the two ways the funds could be allocated back from last year were to either split the cost equally amongst the five funds or to split according to the total percentage of funds that each of the funds represent.

Ms. Gahlsdorf reviewed the fiscal impact of each scenario as noted in the staff report for transferring appropriations for fiscal year 1999-2000.

Jerry McGee noted he would advocate the 1/5 split as noted in the staff report.

Craig Campbell moved to amend the main motion to Reduce the Ending Fund Balance for the Urban Renewal Project Fund by the Amount of $16,257.00 and Reallocation of these funds to the General Fund as Allocation of Budgeted Amount for CRC Expenditures for the 1999-2000 Urban Renewal Budget. Jerry McGee seconded the motion.

The Amendment to the Motion passed as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton, Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

The main motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton, Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. RESOLUTION- Transferring Appropriation for FY 1999-2000

Jim Keller made the motion Transferring Appropriations for Fiscal Year 1999-2000. Craig Campbell seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton, Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

a. **RESOLUTION- Residual Equity Transfer**

b. **RESOLUTION- Authorizing City Manger to Award Bid for Plymouth Drive Widening Project**

c. **Approval of the May 23, 2000 Agency Minutes**

Jim Keller moved for approval of the Consent Calendar. J. L. Wilson seconded the motion.

Jerry McGee announced the award for the bid for the Plymouth Drive widening project went to D&D Paving with the low bid of $264,704.00. He went on to state that the budgeted amount for this project was $500,000.00.

The motion passed unanimously as follows:

AYES: Christopher, Campbell, Keller, McGee, Moir, Newton, Wilson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS

No other business was brought before the Urban Renewal Agency.

ADJOURNMENT The meeting was adjourned at 6:50 p.m.

Tracy L. Davis
City Recorder

APPROVED:
CHAIR:

Bob Newton

AGENCY MEMBERS:

J. L. Wilson

Jacque Moir

Lore Christopher

Craig Campbell

Jim Keller

Jerry McGee

Minutes approved: