

MINUTES

KEIZER CITY COUNCIL

Tuesday, July 6 1993

Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Mayor Koho called the regular meeting to order at 7:32 p.m.
Roll call was taken as follows:

Present

Dennis Koho, Mayor
Jim Keller, Councilor
Jerry McGee, Councilor
Chet Patterson, Councilor
Jerry Watson, Councilor
Marlene Wellin, Councilor

Excused Absence

Al Miller, Councilor

Staff

Dotty Tryk, City Manager
John Morgan, Community Development Director
Wally Mull, Director of Public Works
Charles Stull, Chief of Police
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

Kathy Clark, 715 Ventura Street N., Keizer addressed the Council regarding backyard burning within her neighborhood. She hoped the Council would address this issue of pollutants being produced by residents burning debris and garbage. Ms. Clark stated by allowing backyard burning, it reduces the liveability of the City.

Mayor Koho advised Ms. Clark this issue has been previously discussed by the Council and would be willing to bring this issue back to Council.

John Morgan, Community Development Director, stated the Chamber Governmental Affairs Committee is presently working on this issue and the issue will be brought to the City Council in approximately fall of this year. Councilor Patterson will relay Ms. Clark's concerns to the Chamber Governmental Affairs Committee.

There was no other testimony to come before the Council.

COMMITTEE REPORTS

Volunteer of the Month

Chief of Police Charles Stull introduced Kelly Van Blockland, Keizer Reserve Officer, as the recipient of the Volunteer of the Month Award for July. Mayor Koho presented a clock to Mr. Van Blockland in recognition of this award.

Swearing In of Police Officers

Chief Stull introduced Robert C. Trump as the newest officer for the Keizer Police Department. City Attorney, Shannon Johnson issued the oath of office to Officer Trump.

Chief Stull also introduced four new Reserve Officers for the City of Keizer. City Attorney, Shannon Johnson issued the oath of office to Dan Fisher, Joe Johnson, Loretta Kuehn and Jon Jolley.

PUBLIC HEARINGS

Cherrylawn Court Street Lighting District

City Manager Tryk informed the Council a petition had been filed by the residents of Cherrylawn Court to form a local improvement district for street lighting.

Mayor Koho opened the public hearing.

Mayor Koho advised the Council two written remonstrances to the district had been received and would be made part of the record.

**Appletree Street
Estates Street
Lighting District**

No one was present to speak at the Public Hearing.

Mayor Koho closed the public hearing.

City Manager Tryk advised the Council a petition had been received from the developer of the Appletree Estates Subdivision to form a local improvement district for street lighting.

Mayor Koho opened the Public Hearing.

Mayor Koho advised the Council he had received a remonstrance petition containing 15 signatures of property owners in the area.

Speaking before the City Council were:

Oliver L. Jones, 5353 Newton Court N, Keizer advised the Council when he purchased the house a year ago he was not advised of the possibility of street lights being installed. His main opposition is not the costs of the lights but the idea of light pollution.

Louis Newman, 5355 Melrose Court, Keizer stated the installation of lights is essential to the area although he is also concerned with the light pollution.

Mayor Koho closed the Public Hearing.

**Rivercrest Street
Lighting District**

City Manager Tryk advised the Council a petition had been filed for formation of a local improvement district for street lighting by the developer of the Rivercrest subdivision.

Mayor Koho opened the Public Hearing.

No one was present to speak at the Public Hearing.

Mayor Koho closed the public hearing.

Chemawa Activity Center

John Morgan, Community Development Director asked the Council to consider holding over the Public Hearing until August 2, 1993 to consider adoption of an Ordinance at this time. Mr. Morgan also stated the City of Salem will review this matter at their July 26, 1993 City Council meeting and he would also like to have the opportunity to discuss a recent letter received from the Oregon Department of Transportation.

The Keizer Comprehensive Plan identified two areas of land for additional study. One of these areas is the Chemawa Activity Center which involves land around the Chemawa Interchange. In 1988 the City Council considered a plan for the Chemawa Activity Center but failed to adopt it. The Planning Commission recently has prepared a draft plan for the Chemawa Activity Center and unanimously recommended it's approval by the City Council. Mr. Morgan stated the draft plan is only an interim plan to set the stage for future direction. Reasons for an interim plan are to fulfill the City's obligation of adopting a plan by July 1993 as outlined in the Periodic Review Order and to show good faith to the property owners in the activity center area the City is moving forward on this project.

Since the Planning Commission lacked the knowledge of what was best for the area they did not draft a specific plan. However, they did complete a visionary document for the area. The interim plan identifies public facilities that are needed for the area and also looks at land to the north to set general direction for this land for commercial development. Another aspect of the interim plan is it does not change zoning or comprehensive plan designations.

The Plan calls for the use of the UT (Urban Transitional) zone as the holding zone until a final plan is adopted and when appropriate zone changes will take place. This would allow flexibility to the land owners in the interim.

Mr. Morgan asked the Council to adopt a strategy on where the City goes from here; both a financial strategy and a marketing strategy. Mr. Morgan offered proposed amendments to add a new paragraph to list the intent not to build a regional scale shopping center.

Mayor Koho opened the Public Hearing.

Speaking at the Public Hearing were:

Kenneth Applen, 5695 Ridge Drive NE, Keizer voiced his concerns with the economic intent and traffic impact with this possible development. He also asked the Council address the impact to the residential area when this project is developed.

John Young S., 6225 Radiant Drive, Keizer voiced his opposition for being within the Keizer city limits.

Josephine Ditchen, 7332 74th Avenue NE, Salem. Ms. Ditchen owns property on Radiant Drive and feels that all land along the freeway (area A) should be zoned commercial rather than light industrial. She hopes the Council will consider this when the plan is refined.

Pat Chapman, 2235 Chemawa Road NE, Keizer, voiced her opposition to the development of this area. She feels the money could be better spent in other areas; senior citizens or schools. Ms. Chapman stated Keizer is a safe place to raise children and by bringing in more development this would greatly reduce this.

Richard Bladorn, 2285 Chemawa Road NE, Keizer, stated his concern for the moratorium placed on his property since 1988. He would like to make improvements to his house but has been unable to do so during the last five years. He feels Keizer is a bedroom community and does not see the need to bring industrial factories to the community. He also is concerned about the monetary return he will receive in the future for

improvements he has made. Mr. Bladorn thinks it is time to get somewhere with this project and this particular document does not get us there.

Bob Herberger, area nursery owner voiced his frustrations for the moratorium placed over his property. He urged the City to proceed with adoption of a plan in order to accelerate the release of the "black cloud" over his property.

Debby Keller, 2110 Chemawa Road NE, Keizer stated she is concerned for the development of Chemawa Road.

Jack Carter, 6085 Radiant Drive, Keizer stated he does not want to be partners with the City of Keizer in this development.

Doyle Gukelsen, 2188 Aldine Drive, Keizer, wanted to insure the City has an organized plan in place for future development of the land at the interchange. He would like the community to remain calm and quiet and if we have plan for the area, we should be able to maintain this value.

Terry Dixon, 5696 Ridge Drive, Keizer, voiced her concerns for widening Chemawa Road when traffic is already speeding on this road. She asked the Council to remember the residents of the area when deciding upon a plan. Ms. Dixon feels progress is good but when you offend the homeowners with these developments, what kind of City will we have.

Dale Nissen, 2200 Chemawa Road NE, Keizer stated he does not understand the plan but is concerned Ridge Drive will run directly through his five acres. He urged the Council to make a decision in order for the landowners to know what the future will bring. Mr. Nissen also voiced his concern for the financing aspect of the plan.

Dennis Wise, 5405 Ridge Drive NE, Keizer stated change is difficult especially when the future is uncertain. He suggested the plan should reflect changes to include possibly a rail-line to downtown Salem or additional possibilities for youths in the community. He is interested in providing input to the City during this process.

Mayor Koho received a letter from residents of St. Croix Way concerned with the unanswered questions surrounding this issue.

There was no other testimony to be presented during the public hearing.

Mayor Koho recessed the public hearing until August 2, 1993.

DELIBERATIONS

ORDINANCE - Cherrylawn Court Street Lighting District

Councilor Watson inquired of the process used in assessing the amounts to each of the residents in the lighting district. He also noted the two written remonstrances received were not the minimum two-thirds needed to suspend the initiation of the lighting district.

Councilor Keller moved for an Ordinance spreading assessments to the Cherrylawn Court Street Lighting District. Councilor Patterson seconded the Motion.

The Motion passed on the first reading with the following votes:

AYES: Keller, Koho, McGee, Patterson, Watson and Wellin
(6)

NAYS: None (0)

ABSTENTIONS: None

ABSENT: Miller (1)

**ORDINANCE -
Appletree Estates
Street Lighting
District**

Councilor Watson inquired of the operating costs associated with the street Lighting Districts. Public Works Director Wally Mull stated the costs are for the amount of electricity used during the year. City Manager Tryk advised the Council of the planning requirements to form a lighting district prior to the issuance of building permits. Mayor Koho noted the petition received containing the signatures did not signify the required minimum of two-third remonstrances to suspend formation of the lighting district.

Councilor Keller moved for an Ordinance spreading assessments to the Appletree Estates Street Lighting District. Councilor Wellin seconded the Motion.

The Motion passed on the first reading with the following votes:

AYES: Keller, Koho, McGee, Patterson, Watson and Wellin
(6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Miller (1)

**ORDINANCE -
Rivercrest Street
Lighting District**

Councilor Keller moved for an Ordinance spreading assessments to the Rivercrest Street Lighting District. Councilor McGee seconded the Motion.

The Motion passed on the first reading with the following votes:

AYES: Keller, Koho, McGee, Patterson, Watson and Wellin
(6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Miller (1)

**Chemawa Activity
Center**

Councilor Keller asked about the marketing study contained in the plan. John Morgan stated the estimate to create this study is

\$25,000. Sources for funding could be obtained through lottery money, economical development or a development grant.

Councilor Watson stated without a clear idea of where to go, it will be difficult to develop the plan in detail. Mr. Morgan advised the Council adoption of the interim plan would lift the restrictions to the neighbors for remodeling project and gives them assurity we are working on the plan.

Councilor McGee stated Keizer does not have a need to develop a job bank for the residents of Keizer. He stated the land might be best developed in residential lots rather than light industry.

Mayor Koho stated we need to look at developing only section "a" and possibly section "b" in order to keep Keizer as a residential community.

Councilor Watson commended the Planning Commission on the work they have done developing this draft plan.

DISCUSSION

McNary High School Traffic Report

Wally Mull, Public Works Director reviewed the staff report outlining the history and problems associated with the area around McNary High School. The traffic study originally completed in 1989 was updated by City Traffic Engineer, Dick Woelk. Mr. Mull outlined the four recommendations and the costs associated with these recommendations contained in the traffic report. He reported staff has conducted meetings involving the School District, St. Edwards Catholic Church and local residents. Mr. Mull made the following staff recommendations:

1. Create a new access point from the school parking lot to Lockhaven Drive N along the west property line of the school to accommodate vehicle, bus and pedestrian traffic.
2. Close MacArthur street to vehicular traffic at the west property line of the school.
3. Close Sandy Drive N to vehicular and pedestrian

traffic.

4. In the next twelve months, pursue the new easterly access to River Road N that would be connected to the Claggett Street intersection.

Addressing the Council on this issue was:

Paul Whittenberg, 5210 River Road N., Keizer, owner of the Keizer Retirement Center. Mr. Whittenberg voiced his support for a light on River Road near Claggett Street to allow the residents of the center to attend St. Edward's Church but objected to the potential increase of traffic this would create on Claggett street.

Don Coons, 795 Claggett Street N., Keizer spoke in opposition to the extension of Claggett Street on the north side of River Road. His objections to the extension of Claggett include the limited sidewalks and the possible increase in traffic on Claggett street. Mr. Coons sympathizes with the residents of Newberg and Sandy but the impact should not shift to the Claggett street neighborhood. He feels McNary High School does not need three access points.

There were other residents of Claggett Street attending the meeting who concurred with Mr. Coons.

Fr. Mike Hemming, St. Edward's Catholic Church, 225 Sandy Drive N., Keizer stated that he is not opposed to the recommendations if it is the solution to the problem. He is concerned with the impact this will have on the church with the reduction of parking spaces and the possible effects on the annual Keizerfest. In response to a question from Mayor Koho, Fr. Hemming stated the Church owns approximately 13 acres of land on the west side.

Deliah Wilson, Property Manager for Arch Diocese of Portland, legal property owner of the property at St. Edward's Church, addressed the Council. She does not support or oppose the

recommendations but is greatly concerned about the impact on the Church. Ms. Wilson voiced her concern for the reduction in the parking spaces and also the assumption the land would be donated to the City. In response to a question from Councilor Watson, Ms. Wilson stated the Church does not have any immediate plans to relinquish the 13 acres of property located behind the Church.

Mayor Koho stated it was not the intent of the City to have the Church donate the land without consideration.

Councilor Patterson voiced his concern for pushing the traffic of Sandy Drive onto River Road and Claggett Street to create an additional access to McNary High School.

Councilor McGee reminded the Council the intent was to solve the school traffic problem through non-community areas. The extension of Claggett street will not solve the basic problem. Councilor Keller stated the extension of Claggett street is not appropriate now or in the future.

City Traffic Engineer, Dick Woelk reviewed the traffic study report with the Council. Mr. Woelk stated the traffic leaving the school is 40 percent higher than the national average for high school traffic. By eliminating the third access point, there will be significant traffic problems by the year 2000. The Council held a lengthy discussion on the aspects and recommendations contained in the traffic study report.

Mayor Koho moved to adopt staff recommendations 1, 2 and 3.
Councilor Keller seconded the Motion.

Mayor Koho clarified his motion to have staff bring back a report or necessary steps to complete these recommendations.

Councilor Keller asked staff to consider school methods for dealing with traffic and pedestrians. This could help the City work in closer partnership with the school to resolve these issues.

John Lewald, 5322 Newberg Drive N, Keizer stated if the school enforced the closed campus policy, this would eliminate some of the problems. He is also concerned with the traffic problems on Newberg Drive.

Dawn Meier, 1212 Manbrin Drive, Keizer addressed the Council as a representative of the school district. She stated the current budget did not list money for this project. Councilor Keller asked if the funds from the recent bond sale have been dedicated. Ms. Meier stated that each school has been given general renovation money for projects but was unsure if money was allocated for this particular project.

Mayor Koho confirmed the Motion moves us forward and allows the City Attorney to draft the necessary documents.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Patterson, Watson and Wellin
(6)

NAYS: None (0)

ABSTENTIONS: None

ABSENT: Miller (1)

**CONSENT
CALENDAR**

The Consent Calendar consisted of the following:

- a. RESOLUTION - Authorizing Renewal of Hearings Officer Contract
- b. RESOLUTION - Authorize Urban Renewal Bond Sale
- c. RESOLUTION - Approving Job Specification for Police Lieutenant
- d. RESOLUTION - Cost of Living Allowance
- e. RESOLUTION - 1993-94 Street Resurfacing Bids
- f. Council Goals Report

- g. RESOLUTION - Receive State Revenue Sharing
- h. RESOLUTION - Certifying City Provides Four or More Services
- i. RESOLUTION - Workers' Compensation Coverage for Volunteers
- j. RESOLUTION - Ratifying Agreements for Insurance Coverage
- k. Approval of June 14, 1993 Special Work Session Minutes
- l. Approval of June 21, 1993 Regular Session Minutes

Councilor Watson asked to remove items "a" and "c" from the consent calendar.

Councilor Watson moved for approval of the remaining items listed on the consent calendar. Councilor Patterson seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Patterson, Watson and Wellin
(6)
NAYS: None (0)
ABSTENTIONS: None
ABSENT: Miller (1)

Item a - Councilor Watson advised the Council he has had prior and present dealings with the Hearings Officer, Mike Hansen and asked to abstain from voting on this matter for possible conflict of interest.

Councilor Keller moved for adoption of a Resolution authorizing Renewal of the Hearings Officer Contract for the City of Keizer. Councilor Patterson seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Patterson and Watson (5)

NAYS: None (0)

ABSTENTIONS: Watson (1)

ABSENT: Miller (1)

Item c - Councilor Watson stated this approval of a job specification for a lieutenant position will not add staff but reclassify an employee from one position to another. Therefore this would not conflict with the letter sent in May to all citizens from the City Council.

Councilor Watson moved for adoption of a Resolution amending the classification plan establishing a job description for police lieutenant. Mayor Koho seconded the Motion.

The Motion passed with the following votes:

AYES: Keller, Koho, McGee, Patterson, Watson and Wellin (6)

NAYS: None (0)

ABSTENTIONS: None

ABSENT: Miller (1)

WRITTEN COMMUNICATION

There was no written communication to come before the Council.

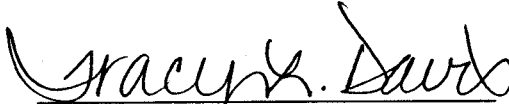
AGENDA INPUT

Councilor Patterson the subcommittee selected to review the Mission Statement will present a report at the July 19, 1993 City Council Meeting.

Mayor Koho reminded the Council of the worksession scheduled for Monday, July 12, 1993 at 7:00 p.m.

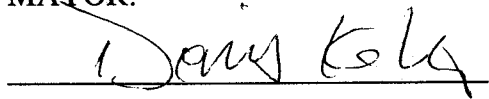
ADJOURNMENT

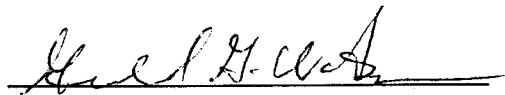
The meeting was adjourned at 10:58 p.m.


TRACY L. DAVIS
City Recorder

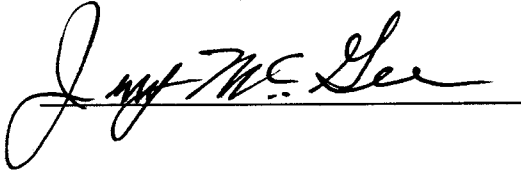
APPROVED:

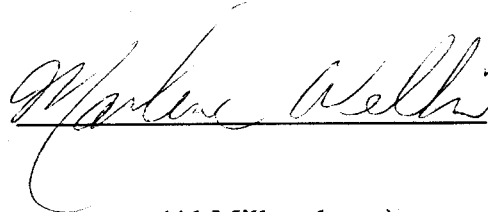
MAYOR:











(Al Miller absent)

