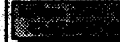


July 1992

CALENDAR OF EVENTS



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 --8:00am MUNI-COURT (NEW)	2 7:00pm PAC (LIB)	3  INDEPENDENCE EVENING	4  4TH OF JULY
5	6 7:30pm CITY COUNCIL (NEW)	7 ALL CITY MEETING	8 --8:00am MUNI-COURT (NEW) 6:00pm KGAC (LIB) 7:30pm PLAN. COMM.(LIB)	9 --8:00pm MUNI- COURT(LIB) 	10 	11 
12 	13 --5:00pm MUNI- COURT(LIB)	14 	15 --8:00am MUNI-COURT (NEW)  7:00pm ESB(LIB)	16 7:00pm PAC (LIB) 7:00pm -10:00 DEFERRED HEARING EVENING	17 	18 
19 	20 7:30pm CITY COUNCIL	21 7:00pm PAC (LIB)	22 --8:00am MUNI-COURT (NEW)	23 5:00pm MUNI- COURT(LIB) 7:00pm -10:00 DEFERRED HEARING (NEW)	24 	25 
26 	27 5:00pm MUNI- COURT(LIB)	28 	29 --8:00am MUNI-COURT (NEW)	30 	31 	

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

A G E N D A
KEIZER CITY COUNCIL
Monday, July 6, 1992

7:30 p.m.

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

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

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

4. COMMITTEE REPORTS

- a. Volunteer of the Month - Dick Inman

5. PUBLIC HEARINGS

- a. Comprehensive Park System Development Plan
- b. Keizer Tomorrow Community Vision
- c. Sign Code (Continued from June 15, 1992)
- d. Amendment to Sewer Plan (Continued to July 20, 1992)

6. DELIBERATION

- a. Comprehensive Park System Development Plan
- b. RESOLUTION - Approving the Keizer Tomorrow Community Vision (Attached to Agenda Item #5b)
- c. Sign Code (Continued from June 15, 1992)
- d. Zone Change 92-1

7. ORDINANCE

- a. Adopting the Comprehensive Parks System Development Plan Dated May 7, 1992 (Amending Ordinance NO. 87-077) (Attached to Agenda Item #5a)
- b. Amending Ordinance NO. 87-078 (Keizer Zoning Ordinance); Amendment of Chapter 15 - Sign Regulations; and Declaring an Emergency (Attached to Agenda Item #5c)

8. DISCUSSION

- a. RESOLUTION - Designating Portions of Clearview Drive as a No Parking Zone
- b. LCDC Grant Application
- c. Possible Reduction in Personnel and Calls for Service in Police Department
- d. Request for Proposed Operating Levy for 1992 - 1993 Fiscal Year

9. CONSENT CALENDAR

- a. RESOLUTION - Designating Checking Account Signers

10. OTHER BUSINESS

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

11. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications and petitions.

12. AGENDA INPUT

July 20, 1992

- City Street Resurfacing Bids
- Revised Charter
- Public Hearing - Sign Variance
- Status Report - Periodic Review

13. ADJOURN



City of Keizer - Public Works Department

Phone: 390-3700 • 393-1608
930 Chemawa Rd. N.E. • P.O. Box 21030 • Keizer, Oregon 97307-1030

COUNCIL MEETING: July 6, 1992
AGENDA ITEM NO.: 5 a

TO: Mayor and City Council
THRU: Donald Otterman, City Manager, MSPA
FROM: Wally Mull, Public Works Director
SUBJECT: Comprehensive Park System Development Plan

ISSUE

Shall The City of Keizer adopt a Comprehensive Park System Development Plan as prepared by OTAK of Lake Oswego under the direction of city staff and the Parks Advisory Board?

BACKGROUND

On May 6, 1991 the City Council adopted goals for the 91-92 budget year. One of those goals was to establish the direction of Keizer's park system by developing a comprehensive parks plan.

City staff, along with the Parks Advisory Board, established criteria outlining all the items that this plan should address. Items included in this plan are;

- . Park classifications
- . Park standards analysis
- . A complete inventory of our park facilities
- . The results of a public opinion phone survey
- . Proposed park improvements
- . Existing and proposed facilities costs
- . Maintenance cost both at current levels and proposed levels
- . Management of our park system
- . Potential funding sources
- . Maps/Air photos of all parks
- . Maps identifying schools, zoning, and the Comprehensive Plan

OTAK was chosen as the company best suited to our needs after proposals were received from seven firms. On October 21, 1991 the City Council voted to proceed with OTAK and begin developing a Comprehensive Park System Development Plan for Keizer.

Our City has had no previous plan outlining the future and direction of our parks. A plan such as this is required in many cases when requesting grant monies for park improvement projects. System Development Fees also must be based on a plan that documents

the fiscal impact development has on, in this case, the City Park System.

ANALYSIS

OTAK Inc. has proven to be very complete and sensitive to our needs as a City wishing to provide basic services to our residents. The wishes of the Parks Advisory Board, City Staff and most importantly the residents of the City of Keizer have been put directly into this plan.

Major consideration was given to the results of the Community Attitude Survey. This phone survey was conducted during the week of January 13, 1992 by members of the Parks Advisory Board and volunteers from our community. The survey was specifically designed to determine what our residents like about our parks, what they would like to see in our parks, how we should prepare for the future and what they are willing to pay for.

As the City of Keizer continues to grow it becomes increasingly important that we have a plan that specifies how we will preserve open space. This Comprehensive Park System Development Plan can be used to determine how open space is selected and used for many years to come.

This plan has been reviewed by LCDC and the Keizer Planning Commission as is required of any document affecting the Keizer Comp Plan.

FISCAL IMPACT

The plan if adopted will allow our City to apply for grants for park improvements. It will also allow us to collect a Systems Development Fee to be specifically used for park improvements and acquisition.

There will be no negative impact because of adopting this plan. It does however recommend spending monies in areas where they have not previously been spent but would likely save us money because of those recommendations.

RECOMMENDATION

That the City Council accept the Comprehensive Park System Development Plan as prepared by OTAK Inc. and adopt an ordinance recognizing the plan as a integral part of the Keizer Comp. Plan.


Kevin Wickman, Parks Director

Additional Document: Ordinance adopting the Comprehensive Park System Development Plan

MEMO

DATE: May 13, 1992

TO: Mayor Orcutt and the Keizer City Council

FROM: Terry Witham
Chairman Keizer Parks and Recreation Advisory Board

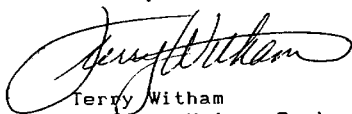
RE: Comprehensive Parks System Development Plan

In late summer of 1991 during a joint meeting with the Keizer City Council and the Keizer Parks and Recreation Advisory Board it was your charge to us to develop a Comprehensive Development Plan for the Keizer Park System. Since that time the bulk of our efforts have been to accomplish this directive.

Our efforts have been to cooperate with OTAK Inc., the firm the City of Keizer hired to put together the Comprehensive Development plan. Mr. Don Hansen did a fantastic job of getting the pulse of the City of Keizer both by his relationship with the Advisory Board and the general citizenry. Through many hours of work with the telephone survey and many other citizen volunteers we have come to this final product.

Gentlemen I highly recommend this plan. I look at this as a guide book to Keizer's future. I realize also that it cannot be accomplished immediately, nor should it be. As we go forward into the future, however the work that has been done will be an invaluable guide for those that come and serve after us. This plan is the final result of much labor, involvement and expertise. I urge the Keizer City Council to adopt it.

Thank you



Terry Witham
Chairman Keizer Parks & Recreation Advisory Board

1 BILL NO. _____ A BILL ORDINANCE NO.
2 92-_____
3 FOR

4 AN ORDINANCE

5 ADOPTING THE COMPREHENSIVE PARK SYSTEM
6 DEVELOPMENT PLAN DATED MAY 7, 1992 (AMENDING
7 ORDINANCE NO. 87-077)

8 The City of Keizer ordains as follows:

9 Section 1. FINDINGS. The City of Keizer adopts the findings
10 set forth in Exhibit "A" attached hereto and by this reference
11 incorporated herein.

12 Section 2. ADOPTION OF THE COMPREHENSIVE PARK SYSTEM
13 DEVELOPMENT PLAN. The City of Keizer hereby adopts the
14 Comprehensive Park System Development Plan dated May 7, 1992, as
15 set forth in Exhibit "B" attached and by this reference
16 incorporated herein, and such Plan is hereby made a part of the
17 Keizer Comprehensive Plan.

18 Section 3. AMENDMENT OF ORDINANCE NO. 87-077. Ordinance
19 No. 87-077 (Keizer Comprehensive Plan) is hereby amended by the
20 addition of the Comprehensive Park System Development Plan dated
21 May 7, 1992.

22 Section 4. OFFICIAL RECORD. One copy of the Comprehensive
23 Park System Development Plan referenced above shall be marked
24 "Official Text" and kept on file in the office of the City
25 Recorder.

26 Section 5. SEVERABILITY. If any section, subsection,
27 sentence, clause, phrase, or portion of this Ordinance is for any
28 reason held invalid or unconstitutional by any court or board of

1 - ORDINANCE NO. 92-_____

1 competent jurisdiction, such portion shall be deemed a separate,
2 distinct, and independent provision and such holding shall not
3 affect the validity of the remaining portions hereof.

4 Section 6. EFFECTIVE DATE. This Ordinance shall be effective
5 thirty days after its passage.

6 PASSED this _____ day of _____, 1992.

7 SIGNED this _____ day of _____, 1992.

8
9

Mayor

10
11

City Recorder

12 824H.010

EXHIBIT "A"

Findings Regarding the Adoption of the Comprehensive Park System Development Plan (See criteria set forth at Keizer Zoning Ordinance 4.15)

The City of Keizer finds that:

1. The Comprehensive Park System Development Plan dated May 1992 complies with the statewide land use goals and related administrative rules as follows:

GOAL 1: CITIZEN INVOLVEMENT

Public hearings were conducted on this matter with the review and adoption proceedings consistent with local land use regulations.

GOAL 2: LAND USE PLANNING

The Comprehensive Park System Development Plan amends the Keizer Comprehensive Plan. The adoption proceeding was conducted in a manner consistent with the requirements of the Keizer Zoning Ordinance and applicable state law.

GOAL 3: AGRICULTURE LAND

This goal does not apply as the Comprehensive Park System Development Plan does not involve land designated or zoned for agricultural use.

GOAL 4: FOREST LANDS

This goal does not apply as the Comprehensive Park System Development Plan does not involve land designated or zoned for forestry uses.

GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS, AND NATURAL RESOURCES

The Plan enhances this goal as it operates to conserve open space and provide for scenic resources if the Plan is funded to acquire additional park area.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

This goal does not apply as the Comprehensive Park System Development Plan will not affect air, water and land resources quality.

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

This goal does not apply as the Comprehensive Park System Development Plan will not affect any areas subject to natural disasters or hazards.

GOAL 8: RECREATIONAL NEEDS

The Comprehensive Park System Development Plan will enhance the recreational opportunities for the citizens of Keizer if such Plan is funded and the improvements and acquisition of parkland occur.

GOAL 9: ECONOMIC DEVELOPMENT

The Comprehensive Park System Development Plan may benefit the business community in that, if funded, the increase in acreage and improvements to the park system will attract businesses and their employees to the Keizer area.

GOAL 10: HOUSING

This goal does not apply as housing is not affected by the Comprehensive Park System Development Plan.

GOAL 11: PUBLIC FACILITIES AND SERVICES

Adequate public facilities, services and transportation networks are either in place or will be provided concurrent with the development of new park areas.

GOAL 12: TRANSPORTATION

This goal does not apply as the Comprehensive Park System Development Plan will not affect the transportation system.

GOAL 13: ENERGY CONSERVATION

This goal does not apply as the Comprehensive Park System Development Plan will directly affect energy conservation.

GOAL 14: URBANIZATION

This goal does not apply as the Comprehensive Park System Development Plan neither enhances or deters urbanization.

///

///

GOAL 15: WILLAMETTE GREENWAY

To the extent the Comprehensive Park System Development Plan calls for improvements to parks on Keizer's riverfront, the Plan enhances the scenic and recreational qualities of the Willamette River Greenway.

GOALS 16, 17, 18 AND 19: ESTUARINE RESOURCES, COASTAL SHORELANDS, BEACHES AND DUNES, AND OCEAN RESOURCES

These goals do not apply as Keizer is not located in an ocean shoreland area.

2. The Comprehensive Park System Development Plan conforms with the Keizer Comprehensive Plan (KCP) goals, policies and intent, particularly with regard to Parks and Recreation goals and policies (KCP, page 62). Among such policies is a policy of preparing a "Park and Recreation Master Plan" and accelerating the acquisition of parkland in projected growth areas.

3. Public need is best satisfied by the adoption of the Comprehensive Park System Development Plan in that it provides for public recreation needs and fits within the goals and policies of the Keizer Comprehensive Plan.

4. The Comprehensive Park System Development Plan will not adversely affect the health, safety and welfare of the community, but rather will enhance such goals.

5. Adequate public facilities, services and transportation networks are either in place or will be provided concurrent with the development of new park areas.

Findings with regard to this Ordinance are based on all written and oral testimony received at the numerous Planning Commission and City Council hearings on this matter. Such testimony includes, but is not limited to, staff reports, letters, and other written documents submitted in connection with this Ordinance. This evidence is incorporated by this reference as if fully set forth herein.



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: July 6, 1992

AGENDA ITEM NUMBER: 6b

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A. *DO*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP *JN*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING -
KEIZER TOMORROW - COMMUNITY VISION STATEMENT

DISCUSSION:

Keizer Tomorrow began work on a Vision Statement for the City in October of 1990. After extensive public presentations and meetings, plus an aggressive committee meeting schedule, Keizer Tomorrow adopted the statement in May of 1992. It is before the Council tonight for public hearing and adoption.

A memorandum from Bob French, chair of Keizer Tomorrow, is included as the "forward" to the Vision Statement. This memorandum describes the purpose and history of the project.

Of particular note in Mr. French's memo is Keizer Tomorrow's list of specific recommendations for responsibility for implementing the Vision. Each individual vision statement is "assigned" to an existing group or committee, or in three cases, assigned to a new committee. These include establishing a "Community Center/Library Task Force" to deal with these issues, a new Council subcommittee to deal with intergovernmental issues, and a "Municipal Finance" committee to work on overall financing strategies.

If Council adopts these recommendations, Staff will develop work programs for each of the Committees and its specific assignments. These work programs will be brought back to the Council for review and approval later this year.

Attached to this report is a resolution adopting the Keizer Tomorrow Community Vision.

RECOMMENDATION

It is recommended Council approve the attached resolution.



CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R92-_____

APPROVING THE KEIZER TOMORROW COMMUNITY VISION

WHEREAS, in June, 1990, the City Council of the City of Keizer established the Keizer Tomorrow Committee;

WHEREAS, the City Council charged the committee with preparing a vision of the City of Keizer's future and recommendation for services;

WHEREAS, the Keizer Tomorrow Committee has met, considered and adopted ideas and philosophies for the Community Vision Statement;

WHEREAS, the City Council has reviewed the Keizer Tomorrow Community Vision, and found that it presents a workable, general philosophy for the future of Keizer;

WHEREAS, such Community Vision may provide general direction for creating new goals and policies for the Keizer Comprehensive Plan, and direction for future services of the City;

NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that the Keizer Tomorrow Community Vision dated May 1992 is hereby approved. A copy of such document is attached as Exhibit "A" and by this reference incorporated herein.

BE IT FURTHER RESOLVED that such Community Vision does not set binding policy for the City and is not a "land use decision" or a "limited land use decision" as defined by state law; but instead, is a recommendation from the Keizer Tomorrow Committee as to the

1 future of the City, a recommendation for the services that will be
2 provided by the City, and suggested mechanisms for funding such
3 services.

4 BE IT FURTHER RESOLVED that the various components of the
5 Vision Statement be assigned for further work to those committees,
6 commissions, and other governmental bodies as listed in the
7 introductory memorandum from Bob French dated May 1992, which
8 accompanies such Vision Statement.

9 PASSED this _____ day of _____, 1992.

10 SIGNED this _____ day of _____, 1992.

11 _____
12 Mayor

13 _____
14 City Recorder

15 824.049



Keizer Tomorrow

Community Vision

**Prepared by the
Keizer Tomorrow Committee**
with the assistance of
John N. Morgan, Community Development Director

May 1992

This is a report about the future.

It is taking the values, character, hopes, and dreams of the community we call Keizer and forging them into a vision of where we want to go.

It defines those things that are most important to us as a community, and works to maximize their place and role in our future.

It is the people of this community making a choice to invent their future, based on these values, rather than let the future happen to them.

Most of all, it is people working together to achieve a very special result: the creation and implementation of a vision that keeps Keizer a very wonderful place to call home.

Community Vision

The Keizer Tomorrow Committee

Doug Arensmeier,
Dave Bauer,
Mark Caillier,
Kris England,
Don Flesch,
Bob French,
Jack Grossnickle,
Becky Halter,
Jim Keller,
Mike Kirby,
Chuck Lawson,
Wendel Mann,
Ray McKee,
Dawn Meier,
Bob Mettling,
Eric Meurer,
Louis Neuman,
Lori Parks,
Jim Reimann,
Sandy Staats,
Velma Tepper,

Marion County Fire District Representative
School District 24j Representative
Northeast Primary Representative
Southwest Primary Representative
Northeast Alternate Representative
Senior Citizen Primary Representative, **Chair**
Keizer Fire District Representative
McNary Student Body Representative
Governmental Affairs Committee Representative
Southwest Alternate Representative
Clearlake Primary Representative, **Vice Chair**
Residential Real Estate Representative
Business At-Large Representative
Keizer Fire District Representative
Clearlake Alternate Representative
Developer Representative
Senior Citizen Alternate Representative
Southeast Alternate Representative
Building/Commercial Real Estate Representative
Chamber Representative
Chamber Representative

Keizer Tomorrow

Keizer, Oregon

DATE: May, 1992

TO: The Citizens of Keizer

FROM: Bob French, Chair

SUBJECT: Your Future

I am writing you as the chair of the Keizer Tomorrow committee. In this memorandum I will introduce the committee's Community Vision Statement, as well as give a description of its background and the history of its development.

The Vision Statement is extremely important to all Keizer residents and I strongly commend it to your reading and further involvement.

The document proposes the direction for your community and your government for the next two decades. It proposes choices about the future character and nature of the city. Thus it will guide important budget decisions.

The vision statement is not "cast in concrete." Rather, it will go through an evolutionary process; being updated and revised as conditions and community attitudes change over the years. Your input in this evolutionary process is essential.

This is an on-going document in an on-going process. Even since this document was drafted, several of the recommendations have begun to be carried out. We all must continue to be involved in defining and carrying out the future we want for Keizer.

You should take particular interest in the implementation strategies as these are the specific actions identified for achieving the vision. By design, almost all of these strategies are general in nature and will be refined in detailed committee work and public input over the next year. You are encouraged to pick a topic that is of particular interest to you and volunteer to help define and carry out its implementation strategy.

The first meeting of the Keizer Tomorrow committee was held October 10, 1990. Except for time-off during the holiday season, the committee met at least twice a month through June 1991 and "as required" through April of 1992 when its recommendations were submitted to the City Council.

The visioning process included five phases as listed below.

Phase One: Committee Dialogue - This phase covered two meetings. All committee members were urged to express their thoughts about the adequacy of current city services and what, if any, should be added at some future time. The visioning process was a new experience for all members and, as expected, resulted in a rather free-flowing discussion.

By the end of the second meeting there had developed a general understanding of the divergent positions and some ground rules for future actions. It was agreed:

Not to let visioning about what services should be provided become a "wish list." Rather, there must be a reasonable degree of public willingness to fund services and activities in order for them to be included in the recommendations to Council.

Not to become involved in day to day city operations or city/community problems.

Not be seen as a vehicle for promoting city budget or tax base elections.

Phase Two: Learning About City Government: - Three meetings were spent on briefings by the City Manager and department heads on their functions and issues. Also, other districts that operate in Keizer, including school, fire, and transit, made presentations.

Phase Three: Developing the Vision: - As the committee began to developing the vision, there was a great divergence of opinion that surfaced on a wide range of issues. Never-the-less, a substantial number of important concerns arose on which there was unanimous agreement. Planning for growth, school overcrowding, urban renewal, development of activity centers, creating good stable light industry, youth activities, increased city services, and volunteer burn-out were the most frequently mentioned.

Midway through the process, the committee deemed it essential that the Vision Statement have its unanimous support. While this had a limiting effect on the statement, members were encouraged to submit minority opinions or areas of concern they felt deserved community consideration.

To prioritize the issues, the first meeting in March was devoted to identifying the city's strengths, weaknesses, opportunities, and threats. In this SWOT process, the committee addressed the list in numerical order. Issues raised were listed without any discussion. When this part of the process was completed the four areas were prioritized by vote of the members. The results of this process set the stage for the development of the vision and set the priorities for areas of focus.

Discussion and evaluation of the SWOT results, plus how to communicate them to the public, occupied the next two meetings. After considering several ways of communication, it was agreed to use a written vision statement, a slide presentation, and a community evaluation form.

Finalizing the public review draft of the Vision Statement occupied the next three meetings with final approval coming at the last meeting in June.

Phase Four: Taking the Vision to the Community - During the next four months, sixteen presentations to community groups were made using the slide show and the evaluation forms. Included were such diverse groups as: Rotary, Chamber of Commerce, Governmental Affairs Committee, Keizer Seniors, Keizer Pioneers, Optimists Club, Planning Commission, City Staff, McNary High School students, local Realtors, and a city-wide meeting. Without exception, these meetings were well attended and generated substantial interest.

Neighborhood meetings were held in October and November with minimal attendance.

Phase Five: Review of Community Input and Preparation of the Final Draft - The Committee reviewed all the input from December through March. Several changes were made to incorporate community recommendations.

Planning can never be any better than the follow-up. Realizing this responsibility and understanding that our charge is completed with submission of this report, the Keizer Tomorrow members recommend its adoption to the Council, urge the Council to make the Vision's implementation the top community priority, and stand ready to assist in the implementation process.

The Committee believes that responsibility should be set now for overseeing and implementing each of the recommendations within the various topic areas. Therefore, it is recommended the Council assign topics to each of the following groups, and ask for regular reports on the progress in achieving the vision. It is assumed the City Staff will be involved in the work of each committee, as will individual Councilors.

EDUCATION AND YOUTH ACTIVITIES
Adopt as Council Goal

COMMUNITY FACILITIES & PUBLIC SERVICES
Create Community Center/Library task force to study these issues in detail and make recommendations to the Council.
Assign the sewer and water goals to the Planning Commission.

PARKS AND RECREATION
Assign to Parks Committee

LAND USE AND ECONOMIC DEVELOPMENT

Assign land use issues to Planning Commission.
Assign economic development issues to Planning Commission, Keizer Chamber Governmental Affairs Committee, and the River Road Redevelopment Board.

HOUSING

Assign to Planning Commission

TRANSPORTATION

Assign to Council Streets Subcommittee and Planning Commission.

EMERGENCY SERVICES

Assign police issues to Police Advisory Committee.
Assign fire issues to new Council Subcommittee on intergovernmental relations.

COMMUNITY INVOLVEMENT

Adopt as Council Goal.
Assign to Volunteer Coordinating Committee.

REGIONAL/INTERGOVERNMENTAL ISSUES

Assign to new Council Subcommittee on intergovernmental relations.

FINANCE

Assign to new citizen committee on municipal finance alternatives.

It has been a pleasure for all members of Keizer Tomorrow to serve our community. We are grateful for the opportunity.

Table of Contents

VALUES	1
TRENDS AND INFLUENCES.....	2
CREATING A VISION	3
THE VISION.....	4
EDUCATION AND YOUTH ACTIVITIES	5
COMMUNITY FACILITIES & PUBLIC SERVICES	6
PARKS AND RECREATION	8
LAND USE AND ECONOMIC DEVELOPMENT	9
HOUSING	12
TRANSPORTATION	13
EMERGENCY SERVICES	15
COMMUNITY INVOLVEMENT	16
REGIONAL/INTERGOVERNMENTAL ISSUES.....	17
FINANCE	18

Values

No vision can be legitimately created without it being rooted in a common sense of values. This became evident as the Keizer Community Vision was being developed. These values provide the major "themes" for the vision statement:

- *We value our youth as a major resource.*
- *We value the family as the backbone of our community's character.*
- *We value the vibrancy, viability, diversity, and quality of our neighborhoods.*
- *We value the health and growth of commerce and industry; thereby providing employment opportunities, economic diversity, financial strength, and increased property valuation.*
- *We value people volunteering their time and talents to others, including to the City. We also value citizen involvement and the active participation of all citizens in their government.*
- *We value our heritage as an independent group of people who banded together to form a city so they could control their own destiny and assure their own identity.*
- *We value a unique government ideal, where local government is lean, aggressive, and responsive providing the services people need with an entrepreneurial spirit and in the most efficient manner possible.*

TRENDS AND INFLUENCES

Keizer is a community caught in a tremendous tide of change. As this vision statement was being created, many of these trends of change were identified so that a clearer picture of Keizer's future could be understood. The identified trends are listed in the appendix. However, some of the most important are described here.

- A Changing World and Oregon Economy - The overall economy will become less defined by national borders. Oregon is being influenced, and will be much more so in the future, by trade and finance activities around the world and especially along the Pacific Rim.
- Changing Family Structures - Pressures on the conventional two-parent family will continue.
- Commuting and Tele-Commuting - Many employees will continue to choose to live in different communities from their jobs. While this will result in increased inter-city commuting, it also will help drive the increase in tele-commuting.
- Energy Supplies - A growing need to reduce energy consumption, as well as reduce congestion and improve air quality, will create an increasing market for alternatives to the conventional single-occupant automobile.
- Reduction in "Growth" Economy - Keizer's dependence on growth to drive much of its economy may change as the urban growth boundary fills up, large-scale housing development projects cease, and the population stabilizes.

CREATING A VISION

The mission statement of the City of Keizer reads as follows:

**Keep city government costs and services to a minimum
by providing basic city services to the community in a
coordinated, efficient and least cost fashion**

Almost since incorporation on November 2, 1982, Keizer city government has been challenged to define basic services, or to obtain substantial citizen involvement in resolving the dilemma. Basic service, like beauty, was in the eyes of the beholder.

Several years of unprecedented population increases, largely made up of prior citizens of "full service" cities, created great pressure on the City to provide a wider range of services. This, coupled with continuing budget problems, made it increasingly evident that action must be taken to reach community consensus about what constituted basic services.

To assist them in resolving this issue, the Council established the Keizer Tomorrow committee in June of 1990. The Council charge to the committee was:

"To prepare for review and approval by the City Council, a vision of the City in the future and a recommendation for the services that will be provided by the City and a mechanism for funding these services. This vision is to be prepared after extensive input from all constituencies within the Community, including, but not limited to, residents, businesses and special interest groups involved in the growth of Keizer."

The City set the first meeting for October 10, 1990. Except for "time-off" during the holiday season, the committee met at least twice a month through June 1991 and as required until the completion of this report.

The committee extends its appreciation to all members of the Council for their extensive involvement; as well as their continuing interest and support.

THE VISION

The following statements deal with our vision of the nature and character of Keizer itself.

Keizer, in our vision of this city's future, is a strong community with pride and spirit setting it apart from other communities its size.

Keizer will remain a suburban community with appropriate major employers or shopping areas.

Keizer will be a community with land uses and public facilities and services oriented to the needs and wants of families.

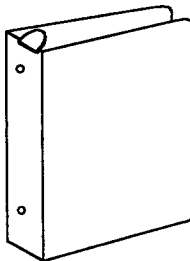
Keizer will become more involved as an active and equal partner in regional issues affecting the urban area and the Willamette Valley.

EDUCATION AND YOUTH ACTIVITIES

**Keizer schools
will be of the
highest quality
at all grade
levels.**

Implementation Strategy - This vision will be partially achieved by a high degree of communication between Keizer city government and the school district. It will also be achieved by a high level of volunteerism in the schools by local citizens. The City's role will be several fold, including the following functions:

- The City will work closely with the District in planning for school facilities and services to meet current and future needs in a timely manner;
- The City will press the District to actively participate in current planning activities in order to determine capacity and adequacy of facilities and sites, as well as plans for providing needed capacity;
- City staff will develop a very close working relationship with all schools providing information, input, and assistance to staff and parent groups working on community issues;
- The City will, as a priority, make educational opportunities available to students including providing guest speakers, providing work-study opportunities, and using students to help with special projects.



Cost to Implement - It will be a priority for staff time, as identified in work programs and the City Budget, to deal with school issues and projects. Work study opportunities may involve paid part-time positions.

Source of Funds - General fund predominantly through property tax revenue.

**School facility
development
will keep pace
with growth.**

Implementation Strategy - The City will work closely with the District in planning for school facilities and services to meet current and future needs in a timely manner. The City will work with the District to find and implement strategies for funding capital improvements.

Cost to Implement - It will be a priority for staff time, as identified in work plans and the City Budget, to deal with school issues and projects.

Source of Funds - General fund predominantly through property tax revenue.

COMMUNITY FACILITIES & PUBLIC SERVICES

Kelzer will build and operate a community center. This center, which will probably be on the current city hall site, may include a youth center, senior center, recreation complex, public meeting rooms, and City Hall. It will provide a broad array of services to the citizens and serve as the focal point for the community.

plan, build, and equip a community center could range from approximately \$3,000,000 to \$5,000,000. Assuming a two person staff above and beyond the existing city hall staff, the annual operating budget for the center could range from \$100,000 to \$250,000.

Source of Funds - Four potential sources are identified. This project could be financed through the Urban Renewal District; it could be funded in the traditional manner through a General Obligation bond repaid through property tax; private fund raising could assist in the financing; or another alternative might be a public/private partnership where a private developer would develop the property with the community facilities as well as other uses such as offices and housing and lease the community space back to the City. Operation of the community center would be through the general fund predominantly through property tax revenue.

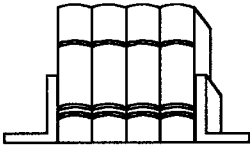
Library service for all citizens will be provided within Kelzer.

approach to creating a library, a study would be undertaken. The development of the library would probably be funded by a general obligation bond and/or urban renewal funds. Ongoing operation would be funded by the general fund.

Implementation Strategy - A study will be undertaken to determine the specific needs of the community that can be met by a community center. The study will also set design and use alternatives and financing alternatives. After broad review and input by the citizens, the Council will act on the study. If approved, the financing program will commence followed by development of the project. Such a complex will probably require a small staff to administrate the facility and run the programs.

Cost to Implement - Depending on the facilities included, the costs to

Implementation Strategies - There are three strategies that have been identified for providing library services. These are: 1) Develop a city library as a function of city government; 2) Develop a branch library of the Salem Public Library; or 3) Develop a city library in conjunction with a school library. In order to decide the best



Cost to Implement -- \$130,000-\$150,000 per year plus start-up costs estimated between \$500,000 and \$1,000,000.

Source of Funds - Development of the Library may be funded as part of the community center. Otherwise, it would probably be funded through a General Obligation bond. Operation would be through the General fund predominantly through property tax revenue.

Keizer will continue to have its own high quality water system.

Implementation strategy -- The Water Master Plan will be finalized, adopted, and updated on regular intervals. A Capital Improvements Program will be annually developed and adopted programming water system construction for five years. New wells and distribution systems will be added concurrent with growth. The water system will be regularly maintained to assure purity, pressure, and efficiency in operation. The funds to expand and maintain the system will come from

water rates, construction within new developments, and system development charges.

Cost to Implement - The cost to complete the planned water system is between \$200,000 and \$300,000. The annual cost to maintain and operate the system is \$400,000 to \$500,000.

Source of Funds - Utility Rates and systems development charges will predominate. Major expansions may require bonding with repayment from utility rates.

Keizer will continue to provide a high quality sewer system through agreement with the City of Salem.

Implementation strategy -- The sewer Master Plan will be finalized, adopted, and updated on regular intervals. A Capital Improvements Program will be annually developed and adopted programming sewer system construction for five years. New collection systems will be added concurrent with growth. The sewer system will be regularly maintained to assure safety and efficiency in operation. The funds to expand and maintain the system

will come from sewer fee revenue, construction within new developments and system development charges. There is a significant interest in the possibility of creating a regional sewerage agency to own and manage the collection system and the Willow Lake Treatment Plant. This should be given serious consideration during discussions of regional cooperation strategies.

Cost to Implement - Annual cost for the City of Salem to maintain and operate the system is \$100,000 to \$150,000.

Source of Funds - Utility Rates and systems development charges will predominate. Major expansions may require bonding with repayment from utility rates.

PARKS AND RECREATION

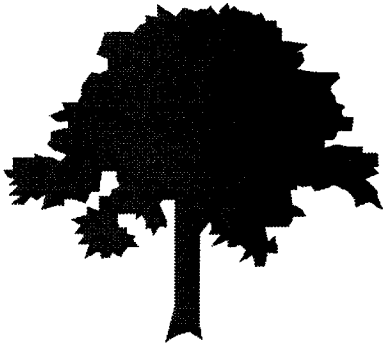
Additional Park acreage and facilities will be developed within the City in order to bring the Kelzer park system up to accepted standards and then to keep pace with growth.

Development of parks and facilities will have varying costs.

Source of Funds - Acquisition and development of parks will be funded by a combination of property taxes, systems development charges, and state and federal grants. Maintenance is supported by property taxes.

Implementation Strategy - A Comprehensive Parks plan is developed that outlines future park land needs as well as needed facilities and services. This parks plan is integrated into the Capital Improvements Program so that facilities are programmed for funding on an ongoing basis. Land is acquired for additional parks as part of the development process or when opportunities are present.

Cost to Implement - The preparation of the parks plan will be done by a consultant at a cost between \$18,000 and \$19,000.



LAND USE AND ECONOMIC DEVELOPMENT

Keizer will continue to be predominantly single family residential. Alternative housing types will be provided to meet the community's needs over time.

Implementation Strategy - New single-family subdivisions will continue to be encouraged by the City. Alternative housing types, including attached single family, condominiums, townhouses, and apartments will be encouraged in appropriate areas in a timely manner. This will become increasingly important as densities increase in response to planning for more efficient land use patterns and the protection of resource lands.

Cost to Implement - See Housing Strategy, below.

North River Road will revitalize as the result of the urban renewal program and it's aesthetic, traffic control, and building quality improvements. It will be redeveloped into a unique commercial corridor marked by distinctive and attractive urban design and a thriving business community.

Implementation Strategy - The City, Chamber, and Community will aggressively pursue the successful implementation of the strategies and programs within the North River Road Renewal Plan, and will support its various goals, objectives, and standards.

Cost to Implement - None above expected urban renewal budget. The Urban Renewal Plan anticipates a total project cost of \$19,000,000.

A new focal point for community and commercial activity will be established around the intersection of River Road and Chemawa Road.

This new node will expand the commercial area from Elizabeth on the West to Bailey on the east providing the depth necessary to encourage significant retail and office development that is attractive and pedestrian oriented. This area will be anchored on the east by the new community center. Part of the activity in this node will be a new transit transfer facility.

Implementation Strategy - The City will amend the Comprehensive Plan and zoning maps, as well as the zoning regulations, to plan for this commercial area. The Urban Renewal District boundaries will also be expanded to include it in the District's plan, activities and financing area. A design plan will be prepared as an amendment of the Urban Renewal Plan. The City will actively work to attract developers for this area, as well as oversee the projects to assure high quality and conformance with the intent of the area.

Cost to Implement - There will be minimal expense to administrate the plan and zone amendments, limited primarily to about 40 to 80 hours of staff time. The cost and time for preparing the design plan are estimated at 100 to 200 hours of staff time or contracted out for \$10,000 to \$15,000, or combination of both. Administration and promotion of the area will take additional staff time in proportion to the degree of work.

Source of Funds - A combination of Urban Renewal funds and General Fund will probably support this activity.

A major commercial/ service/light industrial complex is developed at the interchange along with many ancillary commercial uses in the immediate area.

This project will provide services and employment to Keizer citizens, will draw many customers from Interstate -5, will enhance Keizer's identity and will greatly increase the assessed valuation of the community. While many different uses may be appropriate in this area, it is envisioned to include a major motel/restaurant/meeting room

facility as well as significant office buildings and light commercial uses. The industrial lands at the north end of the area will be developed with light industrial uses oriented to the freeway access.

Implementation Strategy - The City, through a new urban renewal district, will plan and carry the project through to completion. The City will also be actively involved in economic development efforts to secure the developer for the project.

Cost to Implement - Staff time will be involved in promoting and managing the project. The actual costs of administering the urban renewal program will be borne through an urban renewal district funded through tax increment financing. It is estimated the cost of a consultant to prepare the renewal plan will be \$25,000 to \$30,000 with 40 to 80 hours of Staff time involved in managing the project.

Source of Funds - The planning work for the project would normally be funded by the General Fund. However, the developer of the property may be asked to contribute to the costs. Development of the property will be through private funds, while public improvements will be through tax increment financing through the Urban Renewal District.

Light industrial areas providing employment to local citizens and significant property valuation will be developed within the community.

Implementation Strategy - The two existing industrial areas, the Keizer Industrial Park and the lands around the Chemawa interchange, will be developed privately. However, the City, in cooperation with the Chamber and possibly with Salem and other regional programs, will actively engage in economic development efforts to promote development of these areas providing staff time as well as resources.

Cost to Implement - One fifth to one quarter of a staff member's time equaling approximately \$10,000 per year.

Source of Funds - This work can be funded through both the Urban Renewal District and the General Fund.



A new industrial area is developed just north of the intersection of Salem Parkway and Cherry Avenue.

Implementation Strategy -- A study of industrial land needs and the appropriateness of this area to meet the need is undertaken. On the basis of its recommendations, the Comprehensive Plan is amended to show the new industrial area. The Urban Renewal program is possibly used to implement all or part of the industrial plan.

Cost to Implement - The study would cost approximately \$5,000 to \$15,000.

Source of Funds - Urban Renewal funds from tax increment financing may be necessary to fund up-front property acquisition and improvements.

HOUSING

New single-family subdivisions are developed out to the urban growth boundary, which means primarily in the Clear Lake and Windsor Island Road areas. Single-family and condominium projects will be used to make more efficient use of the land, to provide housing in a broader range of prices, and to in-fill in the existing portions of the City. Apartments will continue to develop near arterial streets.

All housing in Keizer will be in a safe and sanitary condition.

Implementation Strategy - Keizer will begin a housing rehabilitation program. This can take several forms including, but not limited to, urban renewal, community development block grant, regional housing agency, and public/private partnerships. The process will include a detailed housing inventory and needs analysis followed by development of a housing plan and implementation program. A high priority is the development and

implementation of a multi-family housing code and inspection program.

Cost to Implement - Several thousand dollars in staff time may be necessary for the start-up effort, and up to one-quarter of a staff for on-going administration.

Source of Funds - These types of programs generally receive the majority of their funds from federal and state sources. However, it must be anticipated there will be some local costs, including start-up expenses and a portion of the administration, paid through either General Fund or the Urban Renewal District. The multi-family inspection program should be self supporting through licensing fees.

Implementation Strategy - Continued community development efforts including code administration and developer liaison.

Cost to Implement - The City Planning Office will continue to operate according to its Strategic Plan for Community Development.

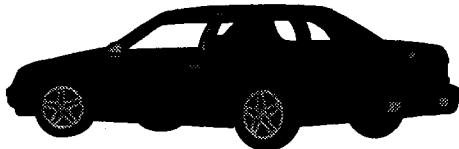
Source of Funds - Planning fees and solid waste franchise fees will continue to carry most of the cost of the function, with the balance shared by other funds.

TRANSPORTATION

Keizer will be served by pedestrian and bicycle facilities that link major areas of the City. Emphasis is given to facilities needed to enhance the safety of children.

deficiencies over time, approximately \$50,000 to \$100,000 will be necessary. However, the city budget contribution to this effort can be significantly leveraged by volunteer assistance in construction.

Source of Funds - Gas tax revenues could be used, but at a loss of money going to maintenance. Other options are General Fund tax revenues, a General Obligation bond repaid from property tax, or local improvement districts with the cost assessed to benefited property owners.



Keizer will be served with transit service that links it to major employment centers in a manner that significantly reduces peak hour congestion on major arterials, highways, and the freeway, that leads to energy savings, and that provides an attractive, convenient transportation alternative for our citizens.

Implementation Strategy -

There are two components of implementation involving intra-city and inter-city transit. The Salem Mass Transit District provides transit service to Keizer with three routes accessing downtown Salem and the Capitol Mall. The City will work closely with the Transit District and other area governments to plan for transit service improvements that not only meet the current market, but that significantly increase ridership.

Keizer, as one of the I-5 corridor cities and recognizing the high percentage of its population that commutes to the Portland metropolitan area, will actively work with ODOT and other jurisdictions to see that alternative modes of transportation are encouraged and provided along the I-5 corridor.

Cost to Implement - Keizer's greatest involvement will be in staff time supporting inter-governmental planning. Keizer may be called upon to help provide specific facilities such as bus shelters, transfer stations, and park & ride lots.

Source of Funds - General Fund will support the coordination and planning functions. Facilities may be funded through General Fund, Gas Tax, or Urban Renewal funds.

Keizer has an ongoing system of street maintenance to assure long-term quality and value.

Implementation Strategy - The City will maintain its pavement management system.

Cost to Implement - Approximately \$350,000 will be required each year.

Source of Funds - Gas Tax revenue is the primary source.

EMERGENCY SERVICES

Keizer will maintain a relatively low crime rate.

Implementation Strategy - The Police Department has a high, positive presence in the Community with expanded activities in the schools. The Department expands to keep pace with growth. Volunteerism, especially through the Reserve Program, helps to meet needs.

Cost to Implement - The current budget of \$1,500,000 expanded with population growth.

Source of Funds - General Fund through property tax revenue.



The City of Keizer will have a relatively low rate of loss due to fire and medical emergencies.

Implementation Strategy - The City works closely with the Fire District to keep it informed of anticipated growth so the District can plan for expanded services.

Cost to Implement - Staff time will be involved in coordinating planning functions.

Source of Funds - General Fund through property tax revenue.

COMMUNITY INVOLVEMENT

Keizer will continue to benefit and leverage its budget through volunteerism.

Implementation Strategy - The Council and Staff will maintain solicitation and support of volunteers as a high priority, actively using the Volunteer Coordinating Committee as a conduit for volunteers for both boards and commissions, and day-to-day volunteer activities. Particular



attention will be given to involving the children of Keizer in community service. Analysis will be made of the value of a half or full-time volunteer coordinator position on City staff.

Cost to Implement - Staff time plus possibly \$13,000 to \$26,000 per year for a volunteer coordinator.

Source of Funds - General Fund for a paid volunteer coordinator.

Citizens will be better informed about and more involved in City government.

Implementation Strategy - The Council and Staff will develop and implement a citizen involvement program which may include such strategies as forums, newsletters, polling, neighborhood associations, and outreach to existing groups.

Cost to Implement - Various strategies have varying costs. Active support to neighborhood associations can involve one or more full time staff. A city newsletter can vary in cost from \$1,500 to \$2,000 per issue depending on the size, quality, and distribution system. Providing a speakers' bureau to attend various functions and discuss city programs has minimal cost.

Source of Funds - General Fund through property tax revenue.

REGIONAL/INTERGOVERNMENTAL ISSUES

Keizer will have a peer relationship with Salem and all other governments in the region.

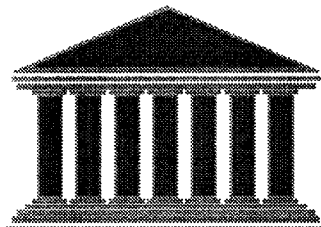
Implementation Strategy - Keizer officials will participate on a variety of regional bodies and will take leadership positions when available.

Cost to Implement -- Staff time

Source of Funds - General Fund through property tax revenues.

The City will foster and maintain a strong, mutually beneficial relationship with the community's schools.

Implementation Strategy - The strategy outlined in "Education and Youth Activities," above, is followed.



Keizer will work with other units of government to share and cooperate in the provision of services in order to increase efficiency and cost effectiveness.

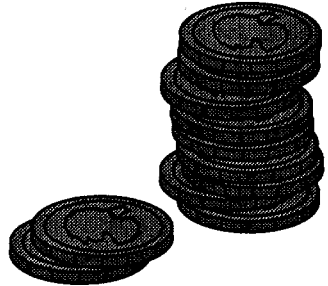
Implementation Strategy - The staff, working in cooperation with the City Council, will inventory the existing relationships with other governments, identify opportunities for new areas of cooperation, and explore strategies for improving cooperation and initiating new cooperative programs. Existing areas of cooperation include the enhanced 911 system, solid waste, and housing programs. Potential new areas include building and safety, purchasing, and personnel.

Cost to Implement - Staff time.

Source of Funds - General Fund through property tax revenues.

FINANCE

In order to finance the various components of the vision, there will need to be expanded revenues to support city government functions. With the expanded services outlined earlier in this vision statement, there will be a need for capital construction and expanded operational expense including additional staff. It is envisioned there will be an expanded list of revenue sources used to meet the community's needs. The following sources have been identified:



Property Tax Based Funding Sources - Property Taxes are traditionally used for many major projects and to fund on-going operation of many city functions.

General Obligation Bonds - These bonds are issued pledging the City's credit. They are generally repaid out of special voter-approved levy. These bonds are commonly used for one-time capital construction projects.

Operating Levies - For any needs above the tax base amount, the City must use operating levies. These are voter-approved levies, repaid through property taxes, usually for a one or two year period. They are commonly used to balance the City's annual operating budget.

New Tax Base - After other sources are brought into the budget picture, there will probably still be a gap to be filled by property tax revenue. Due to ballot measure 5, the City is limited in its capability to significantly increase the tax rate, however, some increase may be necessary. State law allows the City budget to increase only six percent a year without a voter approved levy or new tax base. Therefore, the City can continue to approve levies annually or adopt a new tax base. Adopting a new tax base that reflects the services the citizens want the City to provide will create stability in the City budget process.

One important way to minimize the impact of a new base is to increase the valuation of the community. With increased property valuation, and with a new voter approved tax base to take advantage of it, the city budget can be "spread around" to more properties, including some with relatively high value, reducing the impacts on each property and especially on homes. This is an important reason to aggressively pursue economic development programs.

User Based Funding Sources - User fees cover a broad variety of city costs where services are provided to benefit an individual user rather than the city as a whole.

Urban Renewal for Redevelopment Areas - Tax increment financing will be used to fund the various improvements in these areas plus possibly providing grants and loans for private improvements.

User Fees - User fees may be necessary to carry some of the costs of new facilities such as the community center. Other fees that may need adjustment include planning fees, hook-up charges, etc.

Utility Rates - Rates will need to adjust to meet budgeting needs. Major expansions of the utility systems may require bonding to be repaid out of rate revenue and/or system development charges.

Citizen Based Funding Sources - *Keizer's foundation in volunteerism calls for continued use of citizens' time and funds to help with special projects and on-going needs.*

Private Fund Raising - Many community projects could be at least partially funded through community fund raising. This may include the creation of a private foundation to support community projects.

Volunteers - The City will benefit from volunteers serving on citizen committees, assisting with city events, helping to provide maintenance, etc.

Alternative Provision of Services - *The traditional means of providing municipal services must be examined to determine if there are places where private sector organizations could be more effective and cost efficient.*

APPENDIX

The Vision Statement Appendix contains the following items:

1. Trend Identification - March 1991
2. Issue Identification and Prioritization - March 1991
3. Summary of Top Priority Issues - March 1991
4. Community Survey Results - November 1991
5. Staff Analysis of Community Input - November 1991



Keizer Tomorrow

TREND IDENTIFICATION

March, 1991

Trends in Culture and Community

Nature and Role of the Community

- Bedroom community will continue due to lack of major employers
- Increased commuting to and from other cities along I-5 corridor
- In-migration will continue at rapid pace for many reasons
- Increased demand on services provided by government
- Trends in education - different schedule - innovation in techniques
- Increased demand for youth/family services

Demographic Changes

- Increasing average age
- Growth in ethnic diversity

Changes in Family

- 2 income households have increased buying power
- Small circle of activities due to lack of time - reduces volunteerism
- Single parent households

Physical Changes in Community

- Activity Centers developed - changing community focus
- Substandard housing - increasing amounts and problems
- Increased housing density/change in housing types
- Urban Growth Boundary - reaching limits
- Brooks/Hopmore Area with more growth
- Telecommuting/Telecommunications - more working at home

Trends In Energy Environment, and Planning Issues

Shifts in Energy Use Patterns

Energy conservation, costs, and change will shift activity patterns

Growing Environmental Concerns

Environment-Quality will increase in importance

Beautifying of both old and new developments

Major Planning Issues

Balanced growth - development vs environmental and cost factors

Direction of Growth

Trends In Economy

Local, Regional, and National Economy

Price of Land and Houses will continue to raise

Taxes-Assessments will increase to cover costs

Business/sales dollars will be lost to larger markets

Increased computer networking will decentralize economic centers

Employment

Job creation and diversification will be community focus

Unemployment will continue to be worry

Telecommuting/Telecommunications will change daily activity patterns

Trends In Government

Structure and Role

Relationships with other governments will improve as Keizer strengthens

Changes in federal and state regulations will impact local activities

Increased demand on services with growth and changes in community

Finance

Impacts of Measure 5 will limit traditional financial tools

Infrastructure repair and improvements will be large financing issue

KEIZER TOMORROW

ISSUE IDENTIFICATION AND PRIORITIZATION

MARCH 6, 1991

STRENGTHS

- Public education and support for	11
- Youth activities	9
- More affordable housing	8
- Volunteers (including fire department)	6
- Water System	6
- Location (I-5, metro-cultural, leisure, beaches	6
- Lower taxes	6
- Government accessibility	3
- Expandability	3
- Stable employment base	1
- Heritage and independence	1
- Diversity of population	0
- Bedroom community	0
friendly - low crime rate	
support - single secondary schools - unity	
friendly - good (basic) services	

WEAKNESSES

- Planning for growth	14
- School overcrowding	10
- Apathy	6
- Lack of commercial and industrial base	6
- Lack of sidewalks, curbs, bike paths, some paved streets	5
- Lack of traffic engineering	5
- Growth restrictions	3
- Environmental vulnerability	3
- Storm drainage	3
- Lack of control over certain aspects of growth	2
- Lack of downtown (major retailers)	2
- Ethnic and language differences	1
- Flood control	1
- Lack of park development and maintenance	1
- Lack of library service	1
- Shallow depth of volunteerism	0
- Graying of the community	0
- Independence of people	0
- Prejudices	0
- Nuisance abatement (abandoned)	0
- Lack of employment opportunity	0

OPPORTUNITIES

- Development of activity center(s)	12
- Urban renewal program	12

- Ability to create good, stable, clean industrial businesses——10
- River/recreational access and bridge——7
- Larger retailers attracted——7
- Ability to give input to future of Keizer——5
- Regionalization potential——1
- Land use inventory——0
- Develop health clinic——0

THREATS

- School overcrowding——14
- Increased demand for city services——9
- Less volunteerism - burnout——9
- Growth of government——7
- Changes resulting from more people moving into Keizer——6
- Measure 5 and its effect——5
- Increase in Federal/State regulations——1
- Bridge to West Salem——1

Police / Parks / Planning



Keizer Tomorrow

SUMMARY OF TOP PRIORITY ISSUES

March, 1991

**Future of the School System and its role in the community -
youth activities**

Planning for growth -
 balance impacts against benefits
 assure quality of life
 financial capability for support growth
 expansion of city services to meet growing needs

Economic development -
 need for strong, stable industrial and commercial base
 urban renewal/activity centers present good opportunities

Housing -
 availability of affordable housing
 growing problem with substandard housing

Community
 volunteers are strength but will be lessening in impact

Keizer Tomorrow

Community Response Sheet

Ranking by Agreement - Adults

	Rank
Highest Quality Schools	1.35
Low Crime and Fire Loss Rates	1.37
High Quality Sewer and Water	1.43
School Development Keep Pace with Growth	1.46
All Housing is Safe, Decent, and Sanitary	1.50
Strong City/School Relationship	1.57
High Degree of Volunteerism	1.67
Regional Cooperation on Services	1.70
More Involved and Educated Citizens	1.76
Peer Relationship with Other Governments	1.78
Revitalize River Road Commercial Area	1.80
High Street Quality	1.87
Pedestrian & Bike Facilities Linking City	1.89
Bring Parks up to Standards	2.15
Predominantly Single Family	2.26
Significant Transit Improvements	2.31
New Industry between Parkway and Cherry	2.43
Industrial Development	2.48
Provide Library Service	2.54
Commercial Center @ River & Chemawa	2.63
Develop a Community Center	2.67
Mall at Chemawa/I-5 Interchange	2.93

Ranking by Importance - Adults

Low Crime and Fire Loss Rates	1.28
Highest Quality Schools	1.30
School Development Keep Pace with Growth	1.39
High Quality Sewer and Water	1.46
All Housing is Safe, Decent, and Sanitary	1.67
Regional Cooperation on Services	1.67
Strong City/School Relationship	1.72
More Involved and Educated Citizens	1.81
High Degree of Volunteerism	1.85
High Street Quality	1.87
Peer Relationship with Other Governments	1.96
Revitalize River Road Commercial Area	2.07
Pedestrian & Bike Facilities Linking City	2.20
Bring Parks up to Standards	2.44
Predominantly Single Family	2.50
Industrial Development	2.50
Significant Transit Improvements	2.54
New Industry between Parkway and Cherry	2.63
Provide Library Service	2.74
Commercial Center @ River & Chemawa	2.78
Develop a Community Center	2.93
Mall at Chemawa/I-5 Interchange	3.19

Keizer Tomorrow **Community Response Sheet**

Ranking by Agreement - Students

	<u>Rank</u>
Highest Quality Schools	1.44
High Quality Sewer and Water	1.57
All Housing is Safe, Decent, and Sanitary	1.61
School Development Keep Pace with Growth	1.62
Low Crime and Fire Loss Rates	1.65
Strong City/School Relationship	1.68
Bring Parks up to Standards	1.78
More Involved and Educated Citizens	1.79
High Street Quality	1.85
Pedestrian & Bike Facilities Linking City	1.88
Provide Library Service	1.95
High Degree of Volunteerism	1.97
Develop a Community Center	2.09
Revitalize River Road Commercial Area	2.11
Significant Transit Improvements	2.17
Peer Relationship with Other Governments	2.17
Regional Cooperation on Services	2.18
Commercial Center @ River & Chemawa	2.27
Mall at Chemawa/I-5 Interchange	2.30
Predominantly Single Family	2.37
New Industry between Parkway and Cherry	2.79
Industrial Development	2.85

Ranking by Importance - Students

Highest Quality Schools	1.33
Low Crime and Fire Loss Rates	1.50
School Development Keep Pace with Growth	1.54
High Quality Sewer and Water	1.56
All Housing is Safe, Decent, and Sanitary	1.56
Strong City/School Relationship	1.75
More Involved and Educated Citizens	1.82
High Street Quality	1.88
Pedestrian & Bike Facilities Linking City	1.99
Regional Cooperation on Services	2.04
High Degree of Volunteerism	2.09
Provide Library Service	2.15
Bring Parks up to Standards	2.16
Significant Transit Improvements	2.21
Peer Relationship with Other Governments	2.22
Mall at Chemawa/I-5 Interchange	2.28
Develop a Community Center	2.40
Revitalize River Road Commercial Area	2.44
Predominantly Single Family	2.53
Commercial Center @ River & Chemawa	2.56
New Industry between Parkway and Cherry	2.85
Industrial Development	2.88

11/20/91



Keizer Tomorrow

Staff Analysis of Community Input

Themes

There are several themes that have continued to be prevalent during the many discussions with the community. Each of these provides a framework for analyzing the specific points of the visions, as well as serves as a guide to budgeting decisions and to future work on strategies to implement the visions. These themes are listed below with a brief analysis:

1. KEEP KEIZER AS IT IS

People enjoy Keizer, with the exception of students who want more to do and few police to watch them do it. There is an inherent quality of life here representing traditional values, a clean environment, and family activities. While the draft Vision anticipates that "normal" single-family neighborhoods will continue to be the norm, many participants in the process suggest this may not be necessary to keep the quality of life. It also may be necessary to anticipate changing housing styles and needs.

There is a fair resistance to encouraging the development of more commercial and industrial land. People value vacant land for its open space, aesthetic, and resource qualities.

2. MAKE KEIZER BETTER

While Keizer should retain its character, there is strong interest in "cleaning it up." The support for code enforcement was strong. People want to know that neighborhoods will be clean and trim, without building, zoning, or solid waste violations. There is very strong support for improving the housing stock, recognizing that many homes do not meet basic standards for health and safety.

Quality commercial development is important to the Community. There is support for new and more "significant" businesses. Continued development of stores oriented

to day-to-day needs may be accepted, but the community seems to hunger for larger stores dealing in more durable goods and services. The City wants to "grow-up."

3. STRESS SCHOOLS

The unique relationship between the citizens of Keizer and their schools showed strongly in the conversations. The notion of creating a strong working relationship tying the City to providing educational opportunities and the schools to providing services to help the community was broadly accepted.

There is concern about the incapability of school facility construction to keep with new growth.

4. IMPROVE OUR COMMUNITY INFRASTRUCTURE - CAUTIOUSLY

Park development, library, community center, pedestrian and bicycle facilities, all received a degree of support, but none emerged as being so exciting to the citizens that they would accept them right now. But, the interest was strong enough that further study is in order.

5. KEEP TAXES DOWN

Keizer's heritage as a "least cost government" came through during the discussions. Yet, there was great interest in new and enhanced government services. The charge appears to be to find ways to create the best of both worlds.

Issues

EDUCATION AND YOUTH ACTIVITIES

In order for Keizer to assist the School District in providing highest quality schools, staff time and resources will be necessary. Providing speakers for classes, giving tours and lectures, supervising interns, or many other activities will require a significant amount of staff time. If this is to be a priority, than it must be programmed into the work and budget of the City staff.

The City can continue to monitor schools facility development, yet short of a moratorium on new development, there is little the City can do except support the District in finding new sources of revenue.

COMMUNITY FACILITIES AND PUBLIC SERVICES

A community center and library are dreams that many members of the community believe should be pursued, while others do not agree. Yet, it appears the positive interest outweighs the negative. Again, caution and patience will be necessary in addressing such major fundamental issues for the City. It is recommended that an Ad Hoc committee be formed to study these two issues, assess public opinion, and to return to the Council in a year with specific recommendations.

The importance of good, safe water and sewer service was stressed by the Citizens.

PARKS AND RECREATION

Parks are seen as a major quality of life issue and were often discussed. Yet, it does not appear the Community is ready to embark on a major park acquisition and development drive, probably due to the cost. However, the interest in the on-going Parks Master Plan process shows strong support for a great parks system - someday.

LAND USE AND ECONOMIC DEVELOPMENT

There were many topics and interests in this category, yet overall these "growth" issues are not as important to people as "public service" issues such as police and schools.

It appears the Community is not wedded to traditional single family development as the predominate land use pattern for the future, at least to the degree it is today.

Support for the River Road Redevelopment project was not as strong as might have been anticipated which to a degree must be attributed to the lack of understanding of the urban renewal hocus-pocus financing methods.

Industrial development was not embraced by the Citizens. A fear of the traditional industrial plant was strong, as was fear of the impacts such as traffic. Few people equated the value of industrial development with the capability to keep a low tax rate. A great deal of time has been spent looking at Keizer Industrial Park. There is great interest, including from the owner, in changing its Comprehensive Plan designation so it can be used for housing. However, the interest is just a strong in retaining the designation recognizing the unique value of having an industrial parcel of this size and the financial benefit its development could bring to the City. This issue is no where near resolution.

Finally, a mall at Chemawa and I-5 raised about as much strong comment on both sides of the issue as anything else. However, the prevailing opinion, as is reflected in the surveys, is against developing a mall.

HOUSING

The big issue here is housing quality. The need eliminate housing that is not safe, decent, and sanitary is embraced by the majority of the participants. This may extend to providing assistance for housing rehabilitation and to mandatory code compliance for apartments and other housing types. The Community appears to be strongly behind this objective.

TRANSPORTATION

Transportation did not receive a great deal of interest. This is possibly due to the fact that Keizer does not have any significant transportation problem today. Yet there was recognition of problems on the horizon, as well as the need to provide better facilities for pedestrians and cyclists.

Transit service did not attract much attention, nor did discussions of alternative modes between Keizer and the Portland metropolitan area.

EMERGENCY SERVICES

The public is very aware that police and fire are "basic city services" that should be supported. Concern was expressed over the capability of the agencies to keep up with the growth of the Community.

COMMUNITY INVOLVEMENT

The capability of Citizens to understand, participate in, and influence local government was an important theme for many participants. Volunteers are generally seen as continuing to be important to the City. Yet, there is concern over the capability to efficiently supervise and continually motivate volunteer help.

REGIONAL/INTERGOVERNMENTAL ISSUES

Keizer's role with other governments is moderately important to the public. Of greatest interest is the potential to provide some services on a regional basis and at less cost. Again, the City's relationship with the School District is stressed.

Recommendations

These recommendations are simple, and intended to not only offer direction, but to stimulate discussion of other alternatives. They recognize that decisions must be made now the 92-93 budget as well as a proposed tax base.

1. Use the concept of LEVERAGE to its greatest advantage in City Hall. Leverage will multiply the power of the budget, the staff, and the Citizens in providing the most services for the least cost. Specific areas where leverage can be applied include:

Volunteerism - A government that can truly take advantage of volunteer assistance must be willing to invest up-front in the catalyst to make it occur. It is recommended that a Volunteer Coordinator position be included in the 92-93 budget. This position should pay for itself many times over.

Economic Development - Increasing the overall assessed valuation of the City will be the biggest help in keeping the property tax rate down. This is best accomplished by actively working to promote and sell Keizer as a great place to locate and do business. It is recommended that the Community Development Department have the staff resources available to carry out this function.

School Relations - Actively working with teachers and students to jointly provide educational activities and to promote Keizer will lead to a strengthening in the Community and better on-going support for the City's funding needs. It is recommended that it be a priority in the City's work plan to foster and carryout this relationship with the necessary staff resources included in the budget.

2. Invest in the STRUCTURE AND FABRIC of the community. There are two critical areas where this must occur:

Housing - The City must take significant steps now to provide assistance to those without the means to rehabilitate their homes, and to assure that rental housing is safe, decent, and sanitary. It is recommended the City enter into a housing program that provides assistance for rehabilitation and that mandates minimum code compliance for apartments and other types of homes. These objectives can be achieved several ways. First, this is an area where regional cooperation must be explored it may provide the most cost-effective plan. Second, grants, renewal, fees and other sources of funding must be explored to find a way to provide this service without property tax funding. It is recommended that a Housing Committee be formed, with the necessary staff

support to explore these issues are develop a specific, implementable Keizer Housing Strategy within one year.

Transportation - Even though interest in these issues was not large, the City should recognize it is in a position now to avoid the transportation problems of other communities, instead of working to solve existing problems ten years from now. It is recommended the Planning Commission be directed to develop a more comprehensive transportation plan for Keizer, in conjunction with SKATS, Salem, and the Transit District, that is far-reaching in its scope. Staff resources will need to be allocated to this project.

Water and Sewer - Changing EPA requirements plus the demands of growth will change the degree of attention these two utilities have received. For example, there needs to be greater planning to meet the requirements of the Safe Drinking Water Act. This will require a non in-significant investment of rate payer revenue, as well as the future costs to implement required system changes. The budget needs to anticipate immediately the demands to carry out this work.

3. Direct the Planning Commission to take the lead on immediately resolving the LAND USE ISSUES. The Chemawa Activity Center Plan must be prepared and adopted so that the appropriate development activity at the interchange can move ahead. The Commission should also be prepared to consider Comprehensive Plan amendments for changes in industrial land. Again, staff resources will be necessary.
4. Define and Achieve the minimum levels of staffing and support for EMERGENCY SERVICES. This means setting public policy on the acceptable levels of service and on-going measurement of the capability to provide the service in light of continued growth.
5. Provide the on-going forum to PLAN AND DREAM_ for major new facilities in the Community. Charter the Community Center and Library Committee right away so that these issues can be resolved and the appropriate future actions taken. Keep Keizer Tomorrow on track to finish the Vision, develop specific strategies for implementation, and review the City's Mission Statement.

In summary of the specific budget recommendations:

1. Create a volunteer coordinator position.

2. Add an additional planner so the Community Development Staff can provide economic development services, housing planning and program implementation, and work more closely with the schools.
3. Budget for necessary assistance in water, sewer, and transportation planning
4. Add Police staff as necessary to meet acceptable levels of service.



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: July 6, 1992

AGENDA ITEM NUMBER: 5c

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A. *DHO*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP *JM*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SIGN CODE REVISIONS - CONTINUED PUBLIC HEARING

DISCUSSION:

The public hearing on the proposed revisions to the Sign Code was opened on June 15, 1992. The Council gave staff direction on the specific provisions to be included in an ordinance bill. That bill is before the Council tonight for adoption after closure of the public hearing.

Since the last Council meeting, staff has had to deal with many issues involving temporary signs. These types of signs appear to be more popular during the summer months, so problems and questions have been coming up. Staff finds it is interpreting the code to the extent that it is evident changes should be made to the code itself to clarify specific points and to set regulations where none exist today. The proposed changes are listed below. They have also been incorporated into the ordinance bill.

PROPOSED ADDITIONS TO THE SIGN CODE REVISIONS:

Amend 15.10(23) DEFINITIONS to read as follows:

(23) **Portable Sign:** Any sign that is not originally designed to be permanently affixed to a building, structure, or the ground. A sign originally designed, regardless of its current modification, to be moved from place to place. These signs primarily include, but are not limited to, A-frame or sandwich board signs, signs attached to wood or metal frames and designed to be self supporting and movable, and also including trailer reader boards. [Portable Signs are not to be considered Temporary Signs as defined and used in this ordinance.]



City Council
July 6, 1992

Add a new definition as 15.10(35) as follows. Renumber the definitions accordingly:

[(35) Temporary Business: A business of a temporary nature authorized through a Temporary Business Permit issued by the City of Keizer.]

Amend 15.10(35) DEFINITIONS to read as follows:

(35) Temporary Sign: A sign not permanently affixed [to a structure on a property] that ~~does not exceed 16 square feet in area. Such signs shall not be posted for more than 90 days in any 365-day period.~~ [These signs primarily include, but are not limited to, canvas, cloth, or paper banners or posters hung on a building wall or on a permanent pole such as on a free standing sign support.]

Amend 15.40(3) SIGNS GENERALLY PERMITTED to read as follows:

(3) Temporary signs that do not exceed 16 square feet in area. ~~Such~~ [Each] signs shall not be posted for more than 90 days in any 365 day period, ~~and shall be limited to one per lot.~~ [Only one temporary sign per lot may be displayed at a time.]

Add a new section 15.70(4) as follows:

[(4) Signs for temporary businesses:

Temporary businesses may display temporary or portable signs, other than trailer mounted reader boards or any sign that includes flashing or rotating lights or moving parts. The cumulative size of all such signs may not exceed 24 square feet. All temporary business signs must be placed within 10 feet of the structure or vehicle used for the temporary business and may not be placed within any public right-of-way.]

RECOMMENDATION:

It is recommended Council continue the hearing, and after its closure, pass the ordinance bill.

BILL NO. _____

A BILL

ORDINANCE NO.

92-_____

FOR

AN ORDINANCE

AMENDING ORDINANCE NO. 87-078 (KEIZER ZONING
ORDINANCE); AMENDMENT OF CHAPTER 15 - SIGN
REGULATIONS; AND DECLARING AN EMERGENCY

The City of Keizer ordains as follows:

Section 1. FINDINGS. The City of Keizer makes the findings

attached as Exhibit "A", and by this reference incorporated herein.

Section 2. AMENDMENT. Chapter 15 (Sign Regulations) of
Ordinance No. 87-078 is amended as set forth in Exhibit "B"
attached, and by this reference incorporated herein.

Section 3. SEVERABILITY. If any section, subsection,
sentence, clause, phrase, or portion of this Ordinance is for any
reason held invalid or unconstitutional by any court or board of
competent jurisdiction, such portion shall be deemed a separate,
distinct, and independent provision and such holding shall not
affect the validity of the remaining portions hereof.

Section 4. EMERGENCY CLAUSE. This act being necessary for
the immediate preservation of the public health, safety and welfare
of the community, an emergency is declared to exist and this
Ordinance shall take effect immediately upon its passage.

PASSED this _____ day of _____, 1992.

SIGNED this _____ day of _____, 1992.

Mayor

City Recorder

PAGE 1 - ORDINANCE NO. 92-_____

LIEN, HOBSON & JOHNSON

Attorneys at Law
4855 River Rd. N.
Keizer, Oregon 97303
(503) 390-1635

EXHIBIT "A"

**Findings Regarding the Adoption of the
Amendments to Keizer Zoning Ordinance
Chapter 15 - Sign Regulations**

(See criteria set forth at Keizer Zoning Ordinance 4.15)

The City of Keizer finds that:

1. The amendments to the sign regulations comply with statewide land use goals and related administrative rules as follows:

GOAL 1: CITIZEN INVOLVEMENT

Public hearings were conducted on this matter with the review and adoption proceedings consistent with local land use regulations.

GOAL 2: LAND USE PLANNING

The ordinance amends the Keizer Zoning Ordinance. The adoption proceeding was conducted in a manner consistent with the requirements of the Keizer Comprehensive Plan, Keizer Zoning Ordinance, and applicable state law.

GOAL 3: AGRICULTURE LAND

This goal does not apply as the ordinance does not occur on land designated or zoned for agricultural use.

GOAL 4: FOREST LANDS

This goal does not apply as the ordinance does not occur on land designated or zoned for forestry uses.

**GOAL 5: OPEN SPACES, SCENIC AND HISTORIC AREAS,
AND NATURAL RESOURCES**

This goal does not apply as the ordinance does not affect open spaces, scenic and historic areas, and natural resources.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

This goal does not apply as the ordinance will not affect air, water and land resources quality.

///

///

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

This goal does not apply as the ordinance will not affect any areas subject to natural disasters or hazards.

GOAL 8: RECREATIONAL NEEDS

This goal does not apply as the ordinance will not increase or decrease from recreational needs.

GOAL 9: ECONOMIC DEVELOPMENT

The ordinance will lead to more aesthetic and pleasant commercial areas, thus benefiting the businesses and providing for economic development.

GOAL 10: HOUSING

This goal does not apply as housing is not affected by the ordinance.

GOAL 11: PUBLIC FACILITIES AND SERVICES

This goal does not apply as the ordinance does not affect public facilities and services in any way.

GOAL 12: TRANSPORTATION

Vehicular traffic safety will be enhanced with the reduction in sign clutter, in that reduced sign clutter will reduce drivers' inattention to the roadway.

GOAL 13: ENERGY CONSERVATION

The ordinance will reduce the number of signs. To the extent such signs use electrical resources for lighting, such energy will be conserved by the reduction of the number of signs.

GOAL 14: URBANIZATION

This goal does not apply as the ordinance neither enhance nor deter urbanization.

GOAL 15: WILLAMETTE GREENWAY

To the extent that signs will be reduced in the Willamette Greenway, the ordinance complies with and enhances this goal.

///

**GOALS 16, 17, 18 AND 19:
ESTUARINE RESOURCES, COASTAL SHORELANDS,
BEACHES AND DUNES, AND OCEAN RESOURCES**

These goals do not apply as Keizer is not located in an ocean shoreland area.

2. The amendments regarding the sign regulations conform with the Comprehensive Plan goals, policies and intent, in that they provide for enhancement of economic development and the improvement of the appearance of the arterials.

3. Public need is best satisfied by these amendments because the clarification and extra flexibility provided by these amendments allows businesses reasonable signage without deflecting from the original goals of traffic safety and aesthetic improvement.

4. These amendments will not adversely affect the health, safety and welfare of the community, but rather will increase the safety due to reduced sign clutter and hence reduced motorist distractions.

5. (The criteria in Keizer Zoning Ordinance 4.15(e) regarding adequate public facilities, services and transportation is not applicable to this Ordinance.)

Findings with regard to this Ordinance are based on all written and oral testimony received at the Planning Commission and City Council hearings on this matter. Such testimony includes, but is not limited to, staff reports, letters, and other written documents submitted in connection with this Ordinance. This evidence is incorporated by this reference as if fully set forth herein.

2697COK.023

CHAPTER 15

SIGN REGULATIONS

15.01 PURPOSE. To help implement the Keizer Comprehensive Plan, to provide equitable methods of business identification, reduce signage conflicts, promote traffic and pedestrian safety, increase the aesthetic value and economic viability of the city, all by classifying and regulating the location, size, type and number of signs and related matters, in a content-neutral manner.

15.10 DEFINITIONS. For the purposes of this Chapter, the following definitions shall apply:

(1) Alteration or Altered: Any change in the size, shape, method of illumination, position, location, construction, or supporting structure of a sign. A change in sign copy or sign face alone shall not be considered an alteration.

(2) Area: The area of a sign shall be the entire area within any type of perimeter or border which encloses the outer limits of any writing, representation, emblem, figure, or character. If the sign is enclosed in a frame or cabinet the area is based on the ~~outer~~ [inner] dimensions of the frame or cabinet surrounding the sign face. When a sign is on a base material and attached without a frame, such as a wood board or plexiglass panel, the dimensions of the base material are to be used. The area of a sign having no such perimeter, border, or base material shall be computed by enclosing the entire area within a parallelogram or a triangle of the smallest size sufficient to cover the entire message of the sign and computing the area of the parallelogram or a triangle. For the purpose of computing the number of signs, all writing included within such a border shall be considered one sign, except for multi-faced signs on a single sign structure, which shall be counted as one sign per structure. The area of multi-faced signs shall be calculated by including only one-half the total area of all sign faces.

(3) Awning: A shelter supported entirely from the exterior wall of a building and composed of non-rigid materials, except for the supporting framework.

(4) Building Face: The single wall surface of a building facing a given direction.

(5) Building Frontage: The portion of a building face most closely in alignment with an adjacent right-of-way or fronting a parking lot when so defined, as allowed in this chapter. [A gasoline service station may use the overhanging canopy as a substitute for building frontage]

when computing the allowable sign area. The longest side of the canopy shall be used to compute the allowable sign area.]

[(6) Canopy Sign: A sign hanging from a canopy or eve, at any angle relative to the adjacent wall, the lowest portion of which is at least 8 feet above the underlying grade.]

{6} [(7)] Construct: Build, erect, attach, hang, place, suspend, paint in new or different word, affix, or otherwise bring into being.

{7} [(8)] Construction Project Sign: A sign erected in conjunction with construction projects and used to inform the public of the architects, engineers and construction organizations participating in the project and indicating "future home of" information.

{8} [(9)] Finish Ground Level: The average elevation of the ground (excluding mounds or berms, etc. located only in the immediate area of the sign) adjoining the structure or building upon which the sign is erected, or the curb height of the closest street, which ever is the lowest.

{9} [(10)] Flashing Sign: A sign any part of which pulsates or blinks on and off, except time and temperature signs and message signs allowed by conditional use.

{10} [(11)] Free-Standing Sign: A sign supported by one or more uprights, poles or braces placed in or upon the ground, or a sign supported by any structure primarily for the display and support of the sign.

{11} [(12)] Garage Sale Sign: A sign advertising garage sales or similar non-regular sales operated out of a residence.

{12} [(13)] Indirect Illumination: A source of illumination directed toward such sign so that the beam of light falls upon the exterior surface of the sign.

{13} [(14)] Integrated Business Center: A group of two or more businesses which are planned or designed as a center, or [and] share a common off-street parking area or access, whether or not the businesses, buildings or land are under common ownership.

{14} [(15)] Internal Illumination. A source of illumination from within a sign.

///

✓ ✓ ~~(15)~~ [(16)] Joint Use Sign: When two of more businesses combine part or all of their total allowed sign area into free-standing sign for each common frontage of such business.

~~(16)~~ [(17)] Message Sign: A sign which is electronically controlled and designed to display various messages or advertisements, including but not limited to signs displaying time and temperature.

~~(17)~~ [(18)] Multi-faced Sign: A sign which has two (2) or more identical sign faces, contained in a single sign structure.

~~(18)~~ [(19)] Multi-family Dwelling: A residential structure or complex of structures which include three (3) or more separate dwelling units, whether rented or owned by the occupants.

~~(19)~~ [(20)] Mural: A graphic illustration or artful presentation which is painted or otherwise applied (without projections) to an outside wall of a structure.

~~(20)~~ [(21)] Name Plate: A sign identifying the name, street address, occupation and/or profession of the occupant of the premises.

~~(21)~~ [(22)] Nonconforming Sign: Any sign which lawfully exists prior to the effective date of this chapter but, which due to the requirements adopted herein, no longer complies with the height, area and placement regulations or other provisions of these regulations.

~~(22)~~ [(23)] Owner: As used in these regulations, "owner" means owner or lessee of the sign. If the owner or lessee of the sign cannot be determined, then "owner" means owner or purchaser of the land on which the sign is placed.

~~(23)~~ [(24)] Portable Sign: Any sign that is not originally designed to be permanently affixed to a building, structure, or the ground. A sign originally designed, regardless of its current modification, to be moved from place to place. These signs primarily include, but are not limited to, A-frame or sandwich board signs, signs attached to wood or metal frames and designed to be self supporting and movable, and also including trailer reader boards. [Portable Signs are not to be considered Temporary Signs as defined and used in this Ordinance.]

~~(24)~~ [(25)] Projecting Signs: A sign [the face of which is not parallel to the wall on which it is mounted,] projecting more than 12 inches from a structure.

~~(25)~~ [(26)] Public Safety and Convenience Sign: Sign designed primarily to be read by a person on the premises and used only to identify and locate an office, entrance, exit, telephone, and similar place, service or route.

~~(26)~~ [(27)] Real Estate Sign: A sign for the purpose of rent, lease, sale, etc. of real property, building opportunities, or building space.

~~(27)~~ [(28)] Roof Line: Either the eaves of the roof or the top of the parapet, at the exterior wall. (A "mansard roof" is below the top of a parapet and is considered a wall for sign purposes.)

~~(28)~~ [(29)] Roof Sign: A sign or any portion of which is displayed above the ~~roof line~~ [highest point of the roof], whether or not such sign also is a wall sign.

~~(29)~~ [(30)] Rotating/Revolving Sign: A sign, all or a portion of which, moves in some manner.

~~(30)~~ [(31)] Sign: Any writing, including letter, word, or numeral; pictorial presentation, including mural, illustration or decoration; emblem, including device, symbol or trademark; flag, including banner or pennant; or any other device, figure or similar thing which is a structure or any part thereof, or is attached to, painted on, or in any other manner represented on a building or structure or device; and is used to announce, direct attention to, or advertise; and is visible from any public right-of-way.

~~(31)~~ [(32)] Sign Face: Surface of a sign containing the message. The sign face shall be measured as set forth in Section 15.10(2).

~~(32)~~ [(33)] Sign Height: The distance from the finish ground level, to the top of the sign or the highest portion of the sign structure or frame, whichever is greater.

~~(33)~~ [(34)] Sign structure: The supports, uprights, braces, framework and other structural components of the sign.

~~(34)~~ [(35)] Street Frontage: That portion of a property which abuts a paved street right-of-way and measured by the lineal distance of the property adjacent to such right-of-way.

[(36)] Temporary Business. A business of a temporary nature authorized through a Temporary Business Permit issued by the City of Keizer.]

4 2 ~~(35) [(37)] Temporary Sign.~~ A sign not permanently affixed [to a structure on a property] ~~that does not exceed 16 square feet in area. Such signs shall not be posted for more than 90 days in any 365 day period.~~ [These signs primarily include, but are not limited to, canvas, cloth, or paper banners or posters hung on a building wall or on a permanent pole such as on a free-standing sign support.]

~~(36) [(38)] Wall Sign:~~ A sign attached to, erected against or painted on a wall of a building or structure, with the exposed face of the sign in a plane approximately parallel to the face of said wall and not projecting more than 12 inches. A sign painted on an awning in which the face of the sign is approximately parallel to and within 3.5 feet of the wall shall also be considered a wall sign.

15.20 REVIEW PROCEDURES

(1) Permit Required. Except as specifically excluded herein, no property owner, lessee or contractor shall construct, alter, or relocate any sign without first obtaining a valid permit to do so.

(2) Current Signs. Owners of conforming or nonconforming signs existing as of December 4, 1989 are not required to obtain a permit until the end of the abatement period described in Section 15.30(3).

(3) Permit Fees. Permit fees shall be established from time to time by City Council resolution.

(4) Application Requirements. An application for a sign permit shall be made on a form prescribed by the Zoning Administrator. The application shall include, at a minimum, a sketch drawn to scale indicating the proposed sign and identifying existing signs on the premises, the sign's location, graphic design, structural and mechanical design and engineering data which ensures its structural stability. The application shall also contain the names and address of the sign company, person authorizing erection of the sign and the owner of the subject property.

The Zoning Administrator shall issue a permit for a sign unless the sign is in violation of the provisions of these regulations or other provisions of the Keizer Zoning Ordinance. Sign permits mistakenly issued in violation of these regulations or other provisions of the Keizer Zoning Ordinance are void. The Zoning Administrator may revoke a sign permit if he finds that there was a material and misleading false statement of fact in the application for the permit.

(5) Design, Construction, and Maintenance. All signs shall be designed, constructed, and maintained according to the following standards:

(a) All signs shall comply with the applicable provisions of Uniform Building Code and all other applicable structural, electrical and other regulations. The issuance of a sign permit under these regulations does not relieve the applicant of complying with all other permit requirements.

(b) Except for banners, flags, temporary signs, and window signs conforming in all respects with the requirements of these regulations, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or other structure by direct attachment to a rigid wall, frame, or structure.

(c) All signs shall be maintained in a good structural condition, attractive and readable at all times.

(d) The owner shall be responsible for its erection and maintenance and its compliance with the provisions of these regulations or other laws or Ordinances regulating signs.

15.30 NONCONFORMING SIGNS

(1) Nonconforming signs are subject to the following provisions regarding alteration:

(a) Within the abatement period described in Section 15.30 (4), a change in sign copy alone is allowed without requiring compliance with these regulations, however any alteration of a non-conforming or conforming sign shall require a permit and all signs of the business shall comply with these regulations.

(b) When a nonconforming sign face is damaged or destroyed by fire, flood, wind, or other calamity or act of God, such sign face may be restored to its original condition provided such work is completed within sixty (60) days of such calamity. However, a sign structure or support mechanisms so damaged shall not be replaced except in conformance with the provisions of these regulations.

(2) No permits shall be issued for new, altered or relocated signs unless all signs of the business comply with these regulations.

(3) Nonconforming Sign Area. Conforming and/or nonconforming signs in existence as of the date of the permit application shall be included in the total allowed area, number or size of all new, altered, or relocated signs to be allowed on the property.

(4) Abatement of Nonconforming Signs. Permanent signs in existence on the effective date of these regulations which are not in conformance with the provisions of this Ordinance shall be regarded as nonconforming signs and must be removed, altered, or replaced so as to conform on or before May 7, 1997 [except that, permanent signs in existence on May 7, 1990 shall be considered conforming signs if such signs do not exceed any quantifiable standard contained within this Chapter by more than 5%]. The period from the date of the enactment of these regulations to May 7, 1997, shall be described as the "abatement period." Temporary and portable signs which are not in conformance with the provisions of this Ordinance shall be regarded as nonconforming and shall be removed on or before September 7, 1990.

The Zoning Administrator shall notify non-conforming permanent sign owners by certified mail of the conformance deadline at least two years prior to such deadline as a public service. Failure to be notified of the deadline shall not relieve the owner of responsibility to conform with this Ordinance within the time period herein. Properties annexed to the City after the effective date of this Ordinance shall follow the same conformance schedule as defined above. The time for conformance shall be measured from the effective date of annexation rather than the effective date of the Ordinance.

(5) Abandoned Signs. All signs for a business shall be removed within thirty days after that business ceases to operate on a regular basis, and the entire sign structure or structures shall be removed within ~~six~~ [12] months of such cessation of operation.

15.40 SIGNS GENERALLY PERMITTED. Subject to the limitations in Sections 15.30(3), 15.60, 15.70, the following signs and sign work are permitted in all zones. These signs shall not require a permit, and shall not be included when determining compliance with total allowed area:

(1) Painting, change of advertising and maintenance of signs legally existing on the date of this Ordinance. If structural changes are made, the sign shall conform in all respects with these regulations.

///

(2) Name plate signs not more than four square feet in area and fastened directly to a building. This shall include house or building address numbers.

(3) Temporary signs that do not exceed 16 square feet in area. ~~Such~~ [Each] signs shall not be posted for more than 90 days in any 365 day period, ~~and shall be limited to one per lot.~~ [Only one temporary sign per lot may be displayed at a time.]

(4) Temporary real estate and/or construction project signs that do not exceed 32 square feet which advertise the sale, rental or lease of the premises upon which the signs are located.

(5) Governmental signs including legal notices, traffic, danger, no trespassing, emergency and signs related to public services or safety.

(6) One sign not over 16 square feet for a residential development, denoting only the name of the development and located at each street entrance to the development.

~~(7) Public safety and convenience signs.~~

~~(8)~~ [(7)] Signs placed on private property to warn the public of a danger or prohibition, including but not limited to "no trespassing" or "no dumping signs". Such signs shall not exceed two square feet in area per sign nor shall exceed six feet in height.

~~(9)~~ [(8)] Off-premise temporary real estate, open house or garage and yard sale signs limited to three signs per property not exceeding six square feet each, provided signs are only displayed the day of the open house or garage and yard sale.

~~(10)~~ [(9)] Signs indicating the names of farms.

~~(11)~~ [(10)] Flags on permanent flag poles which are designed to allow raising and lowering of the flags.

~~(12)~~ [(11)] Signs within a building provided they are not visible to persons outside the building.

[(12) In a CO, CR, CG, IP, IG or MU zone, signs painted or hung on the inside of windows.]

15.50 PROHIBITED SIGNS. The following signs are prohibited:

(1) Balloons or similar types of tethered objects.

§ 2) Portable signs.

(3) Signs which contain advertising matter which is untruthful.

(4) Roof signs.

(5) Signs that emit odor, visible matter, or sound, however an intercom system for customers remaining in their vehicles, such as used in banks and "drive thru" restaurants, shall be allowed.

(6) Signs that use or employ side guy lines of any type.

(7) Signs that obstruct any fire escape, required exit, window or door opening used as a means of egress.

(8) Signs closer than 24 inches horizontally or vertically from any overhead power line or public utility guy wire.

(9) No vehicle or trailer shall be parked on a public right-of-way or public property, or on private property so as to be visible from a public right-of-way which has attached thereto or located thereon any sign or advertising device for the basic purpose of providing advertisement of products or directing people to a business or activity located on the same or nearby premises. This provision applies where the primary purpose of a vehicle is for advertising purposes and is not intended to prohibit any form of vehicular sign, such as a sign attached to a motor vehicle which is primarily used for business purposes, other than advertising.

(10) Rotating/revolving signs, except by conditional use permit, and except as allowed in Section 15.60 (1)(c).

(11) Flashing signs or illuminated signs which flash, blink, fluctuate, or produce glare, except by conditional use permit, and except as allowed in Section 15.60 (1)(c).

(12) Private signs that project into or over driveways and public right-of-ways, except signs under a canopy that projects over a public sidewalk and the sign is not less than 8 feet above the sidewalk.

(13) Signs that obstruct required vision clearance area or obstruct a vehicle driver's view of official traffic control signs and approaching or merging traffic, or which present a traffic hazard. (See Keizer Zoning Ordinance Chapter 17).

///

(14) Signs that interfere with, imitate, or resemble any official traffic control sign, signal or device, emergency lights, or appears to direct traffic, such as a beacon light.

(15) Signs attached to any pole, post, utility pole or placed on its own stake and placed into the ground in the public right-of-way.

(16) Message Signs, except by conditional use permit.

(17) Projecting Signs.

(18) Any sign on unimproved property, unless allowed as a temporary sign.

15.60 SIGNS IN RESIDENTIAL ZONES. The following regulations apply to signs in the RS, RL, RM, RH, UT, P, and EFU Zones:

(1) Sign types. The following sign types are allowed:

(a) Wall [, canopy] and window signs ~~shall be permitted outright, and free standing signs as set forth below~~ [subject to the limitations in 15.60(3)].

(b) ~~One (1) free standing sign per driveway for multi-family dwellings. All other free standing signs shall be permitted by conditional use permit only~~ [Free-standing signs subject to the limitations in 15.60(3)].

(c) Temporary holiday displays consisting of any sign type for a period not to exceed twenty-one (21) days in any 365 day period, however the owners or responsible parties of such displays shall be responsible for any public or private nuisance.

(2) Maximum number. ~~One sign for each lot, such signs being located on the lot on which the permitted use is located,~~ [Any combination of wall [, canopy] or free-standing signs not exceeding the sign area and height limitations of this Section;] plus signs allowed in Section 15.60(1)(b) ~~and (c).~~

(3) Maximum total sign area [for property on which the building or buildings are located]:

(a) Single-family and two-family (duplex) dwelling - 6 square feet, ~~unless otherwise specified~~ [provided total sign area on a free-standing sign shall be limited to a maximum of 4 square feet].

- (b) Multiple family dwelling - 26 [32] square feet [provided total sign area on a free-standing sign shall be limited to a maximum of 24 square feet].
- (c) Public and semi-public - 32 [64] square feet [provided total sign area on a free-standing sign shall be limited to a maximum of 48 square feet].
- [(d) The sign area for a free-standing sign may be increased up to the maximum total sign area permitted in sections (a), (b), and (c) above, with a conditional use permit.]
- (4) Maximum sign height:
- (a) Wall or window sign - 8 feet.
- (b) Free-standing sign ~~(where allowed by conditional use permit)~~ - 6 feet.
- (5) Location:
- (a) Wall or window sign - shall be set back from the property lines of the lot on which it is located, the same distance as the building containing the permitted use; provided that wall signs may project into the required setback space up to 1.5 feet.
- (b) Free-standing sign ~~(where allowed for multi-family dwellings or by conditional use permit)~~ - where fences are allowed.
- (6) Illumination. Signs may only be indirectly illuminated by a concealed light source, shall not remain illuminated between the hours of 11:00 p.m. and 6:00 a.m., (except by conditional use permit) and shall not flash, blink, fluctuate or produce glare.

15.70 SIGNS IN CR, CO CG, IP, IG AND OTHER ZONES. The following regulations apply to signs in all zones other than those zones referenced in Section 15.60:

(1) Signs for businesses not in integrated business centers:

- (a) Total allowed area. One and one-half square feet of total allowed sign area for each lineal foot of building frontage, up to a maximum total allowed area of 150 square feet.

///

(b) [Type,] maximum number and size of signs. Within the total allowed area, one (1) free standing sign per street frontage, [a total of no more than] two (2) wall [or canopy] signs and unlimited number of windows signs per lot. Regardless of total allowed area, each free-standing sign shall be limited to a maximum of 100 square feet in area.

(c) Maximum sign height:

(i) Wall and window signs - shall not project above the parapet or roof eaves.

(ii) Free-standing signs - maximum total height of 20 feet, ~~with a maximum sign face height of 8 feet.~~

(d) Location:

(i) Wall signs - may project up to 1.5 feet from the building.

(ii) Free-standing sign - no limitation except shall not project over street right-of-way and shall comply with requirements for vision clearance areas and special street setbacks. (Keizer Zoning Ordinance Chapter 17.)

(2) Signs for integrated business centers:

(a) Total allowed area: For wall [, canopy] and window signs on individual businesses within an integrated business center, one and one-half square feet of total allowed sign area for each lineal foot of building frontage for the individual business, up to a total maximum of 150 square feet per business. Individual businesses may not assign their unused allowed area to other businesses in the integrated business center. Free standing signs are permitted only as set forth below and in Section 15.70(3).

(b) In addition to this allowed area, for each integrated business center, one (1) free-standing sign per street frontage not exceeding 100 square feet in area, ~~for a sign identifying the name of the center and/or all the tenants.~~

(c) Maximum sign height:

(i) Wall and window signs - shall not project above the parapet or roof eaves.

(ii) Free-standing signs - maximum total height of 20 feet, with a maximum sign face height of 8 feet.

(d) Location:

(i) Wall signs - may project up to 1.5 feet from the building.

(ii) Free-standing sign - no limitation except shall not project over street right-of-way and shall comply with requirements for vision clearance areas and special street setbacks. (Keizer Zoning Ordinance Chapter 17.)

(3) Additional signs. Within the limitations of this subsection, the signs below do not require a permit and are not included in calculating allowed area and number of signs:

(a) When a business has two public entrances, each on a separate building wall, there is permitted one additional wall sign not to exceed 10 square feet in area for the wall where the entrance is not the primary entrance.

(b) Directional signs, such as "Exit" or "Entrance", are allowed either as wall or freestanding signs. Such signs shall be limited to 3 square feet in area and 2 per driveway. Free standing directional signs shall be limited to a height of 6 feet.

(c) Order signs describing products and/or order instructions to a customer, such as menu boards on the exterior of a drive-thru restaurant are allowed as follows: One (1) per business limited to ~~10~~ [40] square feet in area and a maximum height of ~~six (6)~~ [eight (8)] feet. [Any order sign greater than 10 square feet in area and/or six feet in height must be screen from adjacent streets by a sight obscuring fence, wall or hedge.]

[[4) Signs for temporary businesses: Temporary businesses may display temporary or portable signs, other than trailer mounted reader boards or any sign that includes flashing or rotating lights or moving parts. The cumulative size of all such signs may not exceed 24 square feet. All temporary business signs must be placed within 10 feet of the structure or vehicle used for the temporary business and may not be placed within any public right-of-way.]

///

15.80 CONDITIONAL USE PERMITS. Applications for conditional use permits for residential free standing signs, commercial flashing, rotating/revolving signs, or message signs shall be processed according to the procedure set forth in Chapter 5 of the Keizer Zoning Ordinance. The criteria to be reviewed and applied in conditional use permit proceedings are set forth in this Section, and the criteria of Chapter 8 of the Keizer Zoning Ordinance shall not be applied.

(1) The following criteria shall be used to review and decide conditional use permit applications for flashing, rotating/revolving, and message signs:

(a) The proposed sign is located in a CR or CG zone.

(b) The proposed sign, when conditioned, will not significantly increase or lead to street level sign clutter, or to signs adversely dominating the visual image of the area.

(c) The proposed sign, as conditioned, will not adversely impact the surrounding area to a significant degree.

(d) The proposed sign will not present a traffic or safety hazard.

(e) If the application is for a flashing and/or message sign, no rotary beacon lights, zip lights, strobe lights, or similar devices shall be allowed. No chaser effect or other flashing effect consisting of external lights, lamps, bulbs or neon tubes are allowed. Only flashing effects by way of internal illumination are allowed.

(f) If the application is for a rotating/revolving sign, such sign cannot flash or be illuminated by intermittent light. Rotating/revolving signs shall revolve at a speed no greater than 5 revolutions per minute.

(g) The total allowed sign area for a business shall be reduced by 25% if the business has a flashing, rotating/revolving, or message sign.

(h) The proposed sign will comply with all other regulations, including, but not limited to height and placement restrictions.

(2) The following criteria shall be used to review and decide conditional use permit applications for residential freestanding signs:

(a) The proposed sign, as conditioned, will not adversely impact the surrounding area to a significant degree.

(b) The proposed sign will not present a traffic or safety hazard.

(c) The proposed sign will comply with all other regulations, including, but not limited to height and placement restrictions.

(d) The proposed sign is incidental to the permitted or valid non-conforming use of the property.

15.90 VARIANCES. Any allowance for signs not complying with the standards set forth in these regulations shall be by variance. Adjustments under Chapter 7 of the Keizer Zoning Ordinance shall not be allowed. Variances to this Chapter will be processed according to the procedures in Chapter 5. The criteria of Chapter 6 shall not be used, but instead the following criteria shall be used to review and decide variance applications:

(1) The granting of the variance would not decrease traffic safety nor detrimentally effect any other identified items of public welfare.

(2) There are unique circumstances or conditions of the lot, building, or traffic pattern such that:

(a) The requested variance ~~better implements~~ [is consistent with] the purpose of the Chapter as stated in Section 15.01; and

(b) The granting of the variance compensates for those circumstances in a manner equitable with other property owners and is thus not a special privilege to any one business. The variance requested shall be the minimum necessary to compensate for those conditions and achieve the purpose of this Chapter.

(3) The variance would not result in a special advertising advantage in relation to neighboring businesses or businesses of a similar nature. The desire to match standards sign sizes (for example, chain store signs) shall not be listed or considered as a reason for a variance.

(4) Granting of the variance would not obstruct views of other buildings or signs or cover unique architectural features of a building or detract from landscape areas.

///

(5) The size, placement, color, and graphics of the proposed sign results in more attractive signage than that allowed under strict interpretation of the code.

(6) The request for the variance is not the result of a self-imposed condition or hardship.

15.100 VIOLATIONS. A violation of this Ordinance is an infraction, pursuant to Sections 1.20 and 1.30.

15.110 SEVERABILITY. If any part of this Chapter is invalid, all valid parts that are severable from the invalid parts shall remain in effect.

2697COK.022



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: July 6, 1992

AGENDA ITEM NUMBER: 5d

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A.,
CITY MANAGER

FROM: JOHN N. MORGAN, AICP 
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING -
AMENDMENT TO THE KEIZER SEWER MASTER PLAN

DISCUSSION:

The City Engineer, working with the Public Works and Community Development Departments, has completed a draft of an update of the Keizer Sewer Master Plan. This update focuses on the Clear Lake area. This work was performed under contract from the City of Salem, the operator of the sewer system.

The Salem Public Works Department is reviewing the technical analysis and recommendations of the plan at this time. They have requested the hearing be held over until July 20, 1992 to allow them adequate time to finish the review. There is no practical reason why this request should not be granted. A copy of Salem's letter requesting the extension is attached.

RECOMMENDATION:

It is recommended the public hearing on this issue be held over until July 20, 1992.



June 26, 1992



**CITY
OF SALEM,
OREGON**

City Hall / 555 Liberty St. S.E.
Zip Code 97301-3503

Public Works Department
(503) 588-6211
FAX (503) 588-6025

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

RECEIVED

1992 JUN 30 AM 10 10

SUBJECT: KEIZER SEWER MASTER PLAN

Dear John:

Thank you for your prompt action in following up our meeting with your June 22, 1992, letter regarding Keizer's commitments in the area of sewer master planning and capacity improvements.

You have addressed all of the remaining requirements contained in our letter of May 12, 1992, to Wally Mull.

We are satisfied that real progress is being made on the issues. We would recommend that you consider rescheduling the Keizer City Council action to the July 20 meeting. We will be reviewing the proposed master plan with a great deal of interest, and two days is not sufficient time for our review. There may well be follow-up work to be done before we can concur with the plan, and we do not wish to put you in the potentially awkward position of having to go back to your Council a second time with significant modifications.

It is certainly our intent to have this master plan serve as the guidance document for sewer planning and development, both in the short term and as a longer-range tool. That position forms the basis of our need to conduct a careful review, to ensure that the short-term needs do not create long-term problems for both cities.

Please contact us at your earliest convenience to schedule the master plan presentation workshop. We would greatly appreciate as much advance notice as possible to allow us to schedule our team's time.

Sincerely,

David M. Siegel, AICP
Transportation/Development Services Manager

bjs/c2/lmorg2.tim

cc: Frank Mauldin, Public Works Director



City of Keizer — Community Development

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000
Phone: 390-3700 • Fax # 390-8295

CITY COUNCIL MEETING: July 6, 1992

AGENDA ITEM NUMBER: 6d

TO: MAYOR AND CITY COUNCIL
THROUGH: DONALD H. OTTERMAN M.S.P.A. *DHO*
CITY MANAGER
FROM: JOHN N. MORGAN, AICP *JN*
COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: CONTINUED DELIBERATION - ZONE CHANGE CASE 92-1

DISCUSSION:

At it's June 15, 1992 meeting, the City Council held a public hearing and deliberated on this case, which is more commonly known as the Pizza Hut Zone Change. A motion to approve the zone change failed on a three to three vote as did a motion to deny the request. Therefore, the matter is back before the Council this evening for a final decision.

bd

Copies of all material
from June 15th Agenda
packet were distributed
with this staff report!

~~to~~



City of Keizer - Public Works Department

Phone: 390-3700 • 393-1608

930 Chemawa Rd. N.E. • P.O. Box 21030 • Keizer, Oregon 97307-1030

COUNCIL MEETING: July 6, 1992

AGENDA ITEM NO.: 8a

TO: MAYOR AND CITY COUNCIL

FROM: WALLY MULL, PUBLIC WORKS DIRECTOR *Wally Mull*

THROUGH: DON OTTERMAN, CITY MANAGER *Don Otterman*

SUBJECT: RESOLUTION - DESIGNATING PORTIONS OF CLEARVIEW DRIVE NE AS "NO PARKING ZONE".

ISSUE

Shall the City Council approve the attached Resolution designating a portion of Clearview Drive NE as "No Parking"?

DISCUSSION

The Partridge Apartments are a 72 Unit complex located between Clearview Drive and Alder Streets NE. A private street, Partridge Lane, goes through the complex between Clearview and Alder. Staff has received complaints from the residents of Clearview that an overflow of vehicles visiting or residing at the apartments use the right-of-way in front of their homes on Clearview. Staff has contacted the Apartment Managers about the problem. They have leased land adjacent to the Apartment Complex which will provide them access off of Partridge Lane for overflow parking. However, overflow parking continues to occur on Clearview. It has been requested of the City of Keizer, by residents living on Clearview Drive NE, adjacent to the entrance to the Partridge Apartments, to designate a section of Clearview Drive NE as "No Parking". Staff agrees that a portion of Clearview Drive NE, as indicated on the attached map, should be designated "No Parking".

RECOMMENDATION

It is recommended that adoption of the attached Resolution designating a portion of Clearview Drive NE as a "No Parking" zone be approved.

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2 Resolution R92 - ____

3
4
5 DESIGNATING PORTIONS OF CLEARVIEW DRIVE NE
6 AS A "NO PARKING" ZONE
7

8 WHEREAS, the City Council of the City of Keizer has authority pursuant to
9 ORS 810.010(3) and 810.160 and Keizer Ordinance 86-059 to establish "No
10 Parking" zones (except in designated loading zone) where the Council deems it
11 appropriate to preserve the public health, safety and welfare; and

12 WHEREAS, Keizer Public Works Department has requested "No Parking"
13 zones for the parking of vehicles on portions of Clearview Drive and, more
14 specifically described below, which create a public nuisance and impede the
15 orderly and safe flow of vehicles at these locations, NOW, THEREFORE,

16 BE IT RESOLVED by the City Council of the City of Keizer that:

- 17 1. A "No Parking" zone is hereby established on Clearview Drive NE,
18 more particularly described as follows: From the West property line
19 of 1080 Clearview Drive , to the East Property line of 1110 Clearview
20 Drive NE.

21 BE IT FURTHER RESOLVED, that the City Manager is hereby directed and
22 ordered to have said "No Parking" signs installed as indicated at the above
23 described location.

24 PASSED this ____ day of _____, 1992.

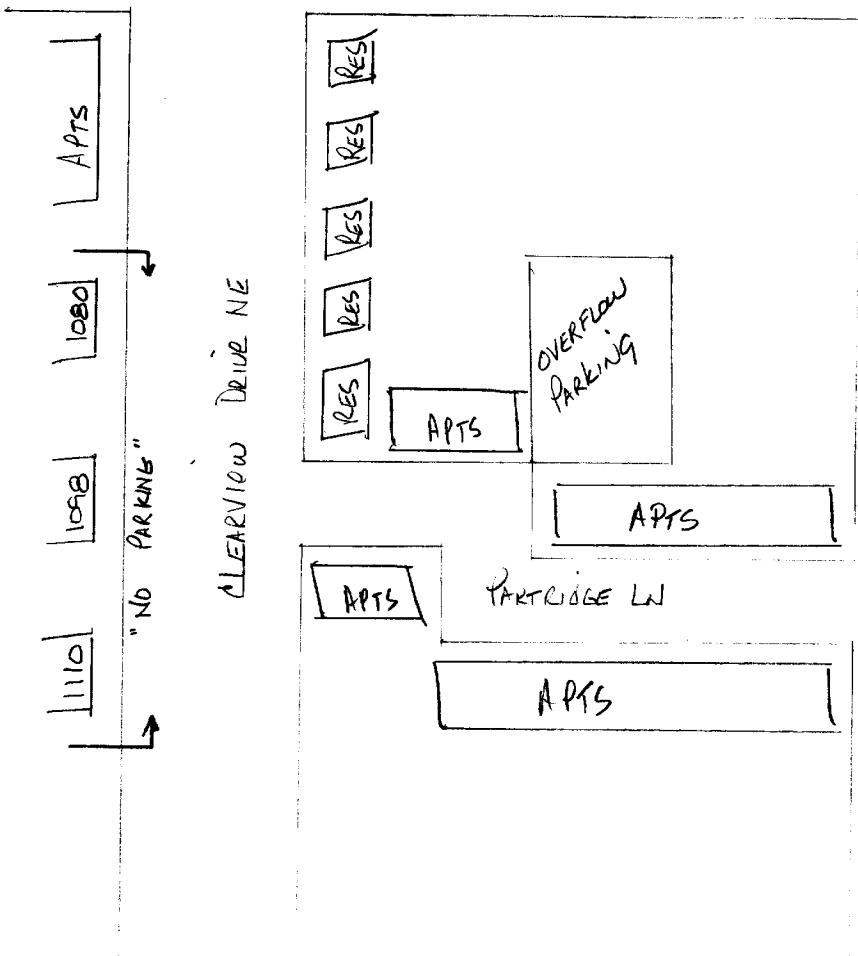
25 SIGNED this ____ day of _____, 1992.

26
27 _____
28 Mayor

29
30 _____
31 City Recorder
32

CHERRY Ave

ALDER DR



April 28, 1992

Keizer City Council
ATTENTION MIKE HART

Re: Parking on Clearview Drive - Partridge Apartments

My husband, Elwood Lindquist, has talked with the two homeowners on the east and west side of our home located at 1098 Clearview NE. Mr. Pearsall and Mr. Bash would like to have the "No Parking" signs posted. Verification of their requests are provided by their signatures on the bottom of this letter.

We don't feel it would be necessary to meet with Partridge owners or manager because, as before, they can send all the notices they want to their renters and maybe a short time the "requests" would be adhered to, but for the coming summer months with the influx of new tenants and young adults, they would soon be parking on the south side of Clearview once again.

Traffic is extremely heavy in the morning hours and on weekends. Parking cannot be tolerated on the south side of Clearview. The condition of the street is too deteriorated and needs too much attention for the city to consider sidewalks, so we (the homeowners) would like to see the signs posted. This would allow us visibility when leaving our driveways in the morning and allow "walkers" the city easement when traffic is approaching.

I don't see where this would push the problem farther east of the apartments. Most of these people would then use the overflow parking provided them because the reason for them parking on our side of the street is because they can visibly see their vehicle and the vehicle is more accessible. If they don't like the rules, they can find another place to live. At this point, we have chosen to sell our home on Clearview and move on. We cannot tolerate renters any longer. We haven't been provided the services we've paid for from the City Council and frankly, we're tired of fighting. We have promised our neighbors we will see this thing through, and hopefully, you will get some action and help us alleviate this potential hazard in the very near future. Remember, summer is upon us and younger adults will soon be taking up residence in Partridge Apartments and this means more parties, more "roommates" for the weekend, and more families sharing apartments.

Sincerely,

Elwood Lindquist

Elwood J. Lindquist & Peggy Lindquist
1098 Clearview Drive NE

Peggy Lindquist

Edward Pearsall

Mr. and Mrs. Pearsall
Clearview Drive NE

*Due to our move, please
refer correspondence to
Mr. Cliff Bash at the
address below.*

Cliff Bash
Cliff & Vicki Bash
1080 Clearview Drive NE

Vicki Bash

*This was delayed
because Mr. Pearsall
works out of town.
Mrs. Lindquist*



City of Keizer — Community Development

Phone: 390-3700 • Fax # 390-8295
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

CITY COUNCIL MEETING: July 6, 1992

AGENDA ITEM NUMBER: 8b

TO: MAYOR AND CITY COUNCIL

THROUGH: DONALD H. OTTERMAN M.S.P.A. *DHO*
CITY MANAGER

FROM: JOHN N. MORGAN, AICP *JN*
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: URBAN GROWTH MANAGEMENT GRANT APPLICATION

ISSUE:

Shall the Keizer City Council endorse a grant application for funds to help revise the zoning and subdivision ordinances?

BACKGROUND:

The local jurisdictions within the Salem/Keizer urban area, along with other urban areas within the state, are required by the state Transportation Planning Rule to adopt and implement by 1994 land use regulations that help minimize dependence on use of single-occupant automobiles. These revisions to the zoning and subdivision ordinances are intended to create land use patterns that are "pedestrian and transit friendly."

Neither Keizer or Salem have the staff resources to research and develop ordinances to implement these provisions. Therefore, a consortium of local jurisdictions is applying to the Land Conservation and Development Commission for a \$50,000 grant to fund a consulting contract to perform this work. The jurisdictions include the Cities of Keizer and Salem, Marion County, the Salem Area Mass Transit District, and Salem/Keizer School District 24j.

The grant application was filed the week of June 29th. The signature of the Department Head responsible for the work was necessary to file the application. However, a letter of endorsement by the Council, to be added as supplementary material, will greatly strengthen the application.

The criteria for selection for the grant include a demonstration that the work to be performed addresses one or more of the recommendations developed by the Department of Land Conservation and Development's "Task Group on Development Inside Urban Growth Boundaries." Two of the recommendations relate to this grant request. These are "Infill and Redevelopment: Minimum Density Zoning" and "Land Use and Transportation."

City Council
July 6, 1992

These recommendations are particularly relevant to Keizer. Vacant, developable land for large-scale residential development is becoming scarcer inside the Urban Growth Boundary. As has been seen in planning applications over the last year, redevelopment of passed-over land in smaller parcels is becoming very viable as part of the growth of the City's housing stock. However, as was shown in the Crater Avenue partitioning cases, there are many design and policy issues that need to be addressed and resolved.

Another side of the Task Group's recommendations deals with new large-scale residential development. In order to help assure the development of high-quality neighborhoods that are pedestrian and transit friendly while still helping to meet the City's 6.5 dwelling units per gross acre average density objective, revisions to the zoning and subdivision ordinances will be necessary.

The major tasks to be performed by the Consultant include:

1. Identify the current issues which inhibit the infill of property within the Salem/Keizer Urban Growth Boundary;
2. Survey a number of jurisdictions and other authorities and identify the techniques used to increase infill opportunities;
3. Develop incentives, design alternatives, and land use regulations to increase residential infill;
4. Propose incentives, design alternatives, and land use regulations with the objective of promoting pedestrian and transit oriented development;
5. Since this is a research grant, suggest techniques that are transferable among the jurisdictions participating in the study and transferrable to other jurisdictions throughout the State;
6. Create decisions packages that contain amendments for land use code revisions, new design alternatives, and development incentives, and;
7. Propose adoption processes, including workshops with elected officials, Planning Commissions, staff, and citizen groups.

The Salem Planning Division will be the grantee, which means that the City of Salem will coordinate the grant application and subsequent work. The work will be overseen by a task force with staff from each jurisdiction.

Keizer's will be required to contribute to this project in two ways. First, a \$2,000 local match will be necessary. Until the defeat of the one-year operating levy, these funds were included in the

City Council
July 6, 1992

"consulting services" line item of the Planning budget. That line item was not included in the "no-levy" budget. Therefore, staff will need to find the funds from other sources. Since the local match can be leveraged to such a large degree, and since the work needs to be done, Council may wish to include the match in any subsequent budget submitted to the voters.

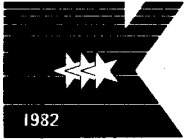
Second, staff involvement will take eight to twelve hours per month over the nine to ten month duration of the project.

As this is work that must be performed by Keizer by 1994, this grant and joint project is a substantially less expensive approach than supporting the project on its own. It will complement the revisions to the zoning ordinance covering other issues that staff has begun drafting.

A draft letter from the Council is attached for the Council's endorsement.

RECOMMENDATION:

It is recommended Council approve the attached letter and authorize the Mayor to sign it.



City of Keizer — *Community Development*

Phone: 390-3700 • Fax # 390-8295

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

July 7, 1992

Richard Benner, Director
Department of Land Conservation and Development
1175 Court Street NE
Salem, OR 97310

Dear Mr. Benner:

RE: Urban Growth Management Grant Application

You have received a joint grant application from the jurisdictions of the Salem/Keizer Urban Area. The City of Keizer is pleased to be part of this important planning project. I am sorry that this letter is not accompanying the application, but the Council did not have this issue on its agenda until yesterday.

We join with other local governments in seeking this grant for an analysis of infill and transit oriented development opportunities within the Keizer and Salem Urban Growth Boundaries. We suggest that this proposal is unique in that it attempts to deal with the infill objective through a tie between urban growth management and the transportation planning rule. We recognize the need to be more efficient in the provisions of services. This project is particularly important in Keizer as developable land within the urban growth boundary is being quickly consumed.

We are committed to the study, as is demonstrated by both our financial and in-kind contribution. We will provide \$2,000 in matching funds plus provide a staff person for 8 to 12 hours per month for the project. Skip Wendolowski, City Planner, will represent Keizer on the project team. John Morgan, Community Development Director, signed the application and will also participate. We recognize that the City of Salem will be the grantee.

If you have any questions, please contact John Morgan at 390-3700. Thank you for your consideration.

Sincerely,

Andrew J. Orcutt,
Mayor



City of Keizer

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

COUNCIL MEETING: JULY 6, 1992

AGENDA ITEM NO.: 8c

DATE: JULY 2, 1992

TO: MAYOR AND CITY COUNCIL

FROM: MICHELLE WINEGAR, ADMINISTRATIVE SECRETARY

SUBJECT: AGENDA ITEM 8c, POSSIBLE REDUCTION IN PERSONNEL AND
CALLS FOR SERVICE IN POLICE DEPARTMENT

Agenda Item Number 8c is not included in this agenda package.
However, it will be provided to you on or before Monday, July 6,
1992.



City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

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

COUNCIL MEETING: JULY 1, 1992

AGENDA ITEM NO.: 8d

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, CITY MANAGER *DHO*

SUBJECT: ONE YEAR OPERATING LEVY ON THE SEPTEMBER 15TH BALLOT

ISSUE

Shall the City Council request approval from the voters for a one year operating levy on the September 15, 1992 ballot?

DISCUSSION

The City Council, on June 30, 1992 continued the discussion of placing a levy request on the September 15, 1992 ballot to enable the Councilors to further consider the issue.

If the City Council determines that the City should request such levy, it must have a revised budget completed and authorize the placement of a measure on the ballot by July 30, 1992. If the Council does make this decision, the City must formally request of the County, an extension for filing a certification of funds necessary from property taxes pending the outcome of the election.

RECOMMENDATION

The Council request approval from the voters for a one year operating levy on the September 15, 1992 ballot.



1982

City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

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

COUNCIL MEETING: JULY 6, 1992

AGENDA ITEM NO.: 9a

DATE: JULY 2, 1992

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, CITY MANAGER *[Signature]*

SUBJECT: DESIGNATING CHECKING ACCOUNT SIGNERS

ISSUE

Shall the City Council amend the list of persons authorized to sign checks on the City's checking account?

DISCUSSION

The City Council on October 7, 1991 adopted Resolution R91-533 appointing four (4) individuals as being authorized to sign checks on the City's checking account. One of those individuals was the City Recorder. The City Recorder has left employment with the City and the City Council needs to amend the resolution authorizing signatures on the account.

RECOMMENDATION

It is recommended that the City Council adopt the attached resolution which will delete Susan Darby as an authorized signature and replace her name with Tracy Davis, Pro Tem City Recorder.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R92- _____

DESIGNATING CHECKING ACCOUNT SIGNERS

BE IT RESOLVED by the City Council of the City of Keizer
that:

1. The following individuals are authorized to sign
checks on the City's checking account:

Andrew J. Orcutt, Mayor

Mike Hart, Councilor

Tracy L. Davis, Pro Tem City Recorder

Jan Holler, Office Supervisor

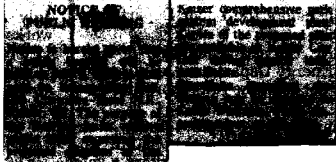
2. One signature is required for amounts under \$500.00;
two signatures are required for amounts of \$500.00 and
over.

PASSED this _____ day of _____, 1992.

SIGNED this _____ day of _____, 1992.

Mayor

Pro Tem City Recorder



Affidavit of Publication

STATE OF OREGON, }
County of Marion, } ss.

I, Marian L. Dolin, being first duly sworn, depose and say that I am the principal clerk of the Statesman-Journal, a newspaper of general circulation as defined by sections 193.010 to 193.110, Oregon Revised Statutes; printed and published at Salem in the aforesaid county and state; that the,

RE: Public Hearing on the adoption of
the Keizer comprehensive Park System
Development plan

Ad #324624

a printed copy of which is hereby annexed, was published in the entire issue of said newspaper for one successive and consecutive times in the following issues: June 24, 1992



Subscribed and sworn to me this 2nd
day of July, 1992

Patricia Ann Garrett
Notary Public for Oregon
My Commission expires August 2, 1994

SM/AC140R-580/H

PUBLIC HEARING REGARDING: SYSTEM DEVELOPMENT PLAN DATE: 7-6-92
BEFORE: city council PLACE: Council chamber TIME: 7:30 pm

PUBLIC HEARING REGARDING:

BEFORE:

PLACE:

Council Chamber

PRINTED
NAME

MAILING ADDRESS

MARION DRIVE

Ma: / Slot #101, 11115 Madison St. Salem 97303
(Kearney resident)

(Kle:zelv, rls:dent)

[illegible]

OPPONENT

GENERAL

✓

NOTICE OF PROPOSED ACTION

Must be sent to DLCD 45 days prior to the final hearing
See OAR 660-18-020

Jurisdiction CITY OF KEIZER

Date Mailed MAY 18, 1992 Local File Number _____

Date Set for Final Hearing on Adoption JULY 6 1992
Month Day Year

Time and Place for Hearing 7:30 PM
KEIZER CITY HALL

Type of Proposed Action (Check all that apply)

☒ Comprehensive Plan Amendment ☐ Land Use Regulation Amendment ☐ New Land Use Regulation

Please Complete (A) for Text Amendments and (B) for Map Amendments

- A. Summary and Purpose of Proposed Action (Write a brief description of the proposed action. Avoid highly technical terms and stating "see attached".):

ADOPTION OF A PARKS SYSTEM MASTER PLAN -
INCLUDES LOCATIONS, SITE DESIGN, ADMINISTRATION, AND
FINANCING

- B. For Map Amendments Fill Out the Following (For each area to be changed, provide a separate sheet if necessary. Do not use tax lot number alone.):

Current Plan Designation: _____

Proposed Plan Designation: _____

Current Zone: _____

Proposed Zone: _____

Location: _____

Acreage Involved: _____

Does this Change Include an Exception? _____ Yes _____ No

For Residential Changes Please Specify the Change in Allowed Density in Units Per Net Acre:

Current Density: _____

Proposed Density: _____

List Statewide Goals Which May Apply to the Proposal:

GOALS

List any State or Federal Agencies, Local Government or Local Special Service Districts Which may be Interested in or Impacted by the Proposal:

CITY OF SALEM, OREGON PARKS AND RECREATION

Direct Questions and Comments To

JOHN MORGAN
930 CHEWALA RD NE
KEIZER, OR 97303
(Phone) 390-3700

Please Attach Three (3) Copies of the Proposal to this Form and Mail To :

Department of Land Conservation and Development
1175 Court Street, N.E
Salem, Oregon 97310-0590

NOTE: If more copies of this form are needed, please contact the DLCD office at 373-0050, or this form may be duplicated on green paper. Please be advised that statutes require the "text" of a proposal to be provided. A general description of the intended action is not sufficient. Proposed plan and land use regulation amendments must be sent to DLCD at least 45 days prior to the final hearing (See OAR 660-18-020).

* * * FOR DLCD OFFICE USE * * *

DLCD File Number _____ # Days Notice _____

<pa>proposedform

MEMO

DATE: October 18, 1991
TO: Keizer City Council
FROM: Terrance Witham, Chairperson
Keizer Parks Advisory Board

The Keizer Parks Advisory Board unanimously recommends that Otak Inc. be retained by the City of Keizer to develop a comprehensive development plan for the Keizer Park system. We were impressed by their thoroughness and professionalism. We believe they will do the best job for the City of Keizer.

Terrance Witham, Chairperson
Keizer Parks Advisory Board