

SUPPLEMENTAL BUDGETS.
S&K, TRAIL, SEWERS

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 2, 1990
7:30 p.m.

Keizer City Hall
Robert L. Simon Council Chambers

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. Oath of Office for new Reserve Police Officers

5. PUBLIC HEARINGS

a. Fir Cone Drive Street Vacation

6. DISCUSSION - River Road North Urban Renewal Project
Update.

7. CONSENT CALENDAR

a. June 18, 1990 Regular Session Minutes

b. June 28, 1990 Special Session Minutes

c. Resolution - Certifying Delinquent Sewer
Assessments

8. OTHER BUSINESS

a. Trail Avenue Realignment Update

b. Street Resurfacing Update

c. CPR classes 7/11 & 7/25

9. WRITTEN COMMUNICATIONS - To inform the Council of
significant written communications and petitions.

10. AGENDA INPUT - July 16, 1990

- Public hearing (continued) - Manufactured Home Overlay Zone
- Adjustment to the recycling/garbage rates
- Development Fee Package
- Community Development Director Recruitment Update

11. ADJOURN



Marion County

OREGON DEPARTMENT OF PUBLIC WORKS

M E M O R A N D U M

February 15, 1990

DIRECTOR
Robert J. Hansen, P.E., P.L.S.

**ADMINISTRATION &
ENGINEERING**
(503) 588-5036

**COUNTY SURVEYORS
OFFICE**
(503) 588-5155

ROAD MAINTENANCE
(503) 588-5304

**BOARD OF
COMMISSIONERS**
Randall Franke
Gary Heer
Garry Kanz

**ADMINISTRATIVE
OFFICER**
Mrs. Roudybush

TO: Mayor and City Council, City of Keizer

FROM: Bob Hansen, Director, Marion County Department of Public Works

RE: Proposed Closure of Fir Cone Drive at Wheatland Road

This department has been asked to submit an engineer's report in regard to the issue of closing Fir Cone Drive at its intersection with Wheatland Road.

For background, may I refer you to Mr. Jim Nightengale's memo dated November 6, 1989 (copy enclosed). A site plan is also enclosed.

Findings

In reviewing this situation, I conclude the following:

1. Site distance at the intersection of Wheatland Road and Fir Cone Drive is limited. It would, therefore, be beneficial to the traveling public to remove or limit access to Fir Cone Drive from Wheatland Road.
2. This could be accomplished by placing a barricade:
 - (a) at the west end of Fir Cone, forcing the residents fronting on the unimproved portion of Fir Cone to travel east through the cul-de-sac; or
 - (b) at the cul-de-sac, allowing only the same residents access to Wheatland Road.

Memorandum to Mayor and City Council, City of Keizer
From Bob Hansen, Director, Marion County Department of
Public Works

RE: Proposed Closure of Fir cone Drive at Wheatland Road
February 15, 1990

Page 2

Recommendations

It is the policy of our Board of Commissioners that we do not barricade public rights-of-way. My recommendations, which reflect the County's philosophy, are:

1. Install a barricade at Wheatland Road and remove the Fir Cone street sign.
2. Vacate the unimproved portion of the right-of-way (from the west end of the cul-de-sac to Wheatland Road) to the six abutting property owners.
3. Hold back easements for use by the owners of those parcels to access the cul-de-sac, and for utilities.
4. Modify the cul-de-sac as required to allow access to the west.

WGW:dsp

Attachments: Jim Nightengale memo
Site plan

0215firconememo

Dead end sign

City of Keizer

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

COUNCIL MEETING: NOVEMBER 6, 1989

AGENDA ITEM NO.: 5

TO: MAYOR AND CITY COUNCIL
FROM: JIM NIGHTENGALE, PUBLIC WORKS MANAGER
SUBJECT: POSSIBLE CLOSURE OF FIR CONE DRIVE AT WHEATLAND ROAD

BACKGROUND

In the Spring of 1989, the City of Keizer approved plans for the construction of street improvements in a right-of-way that had been in existence for many years. The right-of-way for Fir Cone Drive was part of an old plat called Fir Cone Terrace that was approved years ago by Marion County but never developed. A small section of the plat was developed to the north of Fir Cone Drive.

Two (2) single family dwellings have been constructed that have their driveways entering onto the old undeveloped Fir Cone Drive. Their access to Wheatland Road is on a gravel surfaced roadway.

When the plans for the Fir Cone Drive improvements were approved by the city, the original requirement was for paved improvements from River Road North to Wheatland Road. The developer requested that the city inspect the intersection of Fir Cone Drive in terms of available sight distance to, hopefully, avoid a potential increase in traffic at an unsafe location. The Acting City Manager, and some Council members, inspected the intersection and agreed that the street improvement should not extend to Wheatland Road but be terminated by a cul-de-sac, as shown on the attached exhibit.

The previous residents along the old right-of-way are concerned about traffic being confused and using the old unimproved right-of-way as the access to the newly constructed improvements to the east, since the street signs already exist at the old intersection. They have requested that some type of permanent barricading be installed to stop the flow of traffic along the unimproved portion of Fir Cone Drive and that it be abandoned with the city retaining all utility easements. In addition, residents are requested to maintain the old right-of-way for their private driveways which connect to the new section of Fir Cone Drive that intersects with River Road North.

LEGAL
DESCRIPTION

ASSESSOR'S
MAP &
PROP. OWNERS
COUNTY
SURVEYOR'S
PLAT MAP

CONSENT
FORMS FROM
ADJUTING
PROPERTY
OWNERS?

CITY
ABSORBING
COSTS?

POSTING &
CERTIF

PUBLISH 1
CONSECUTIVE
WEEKS

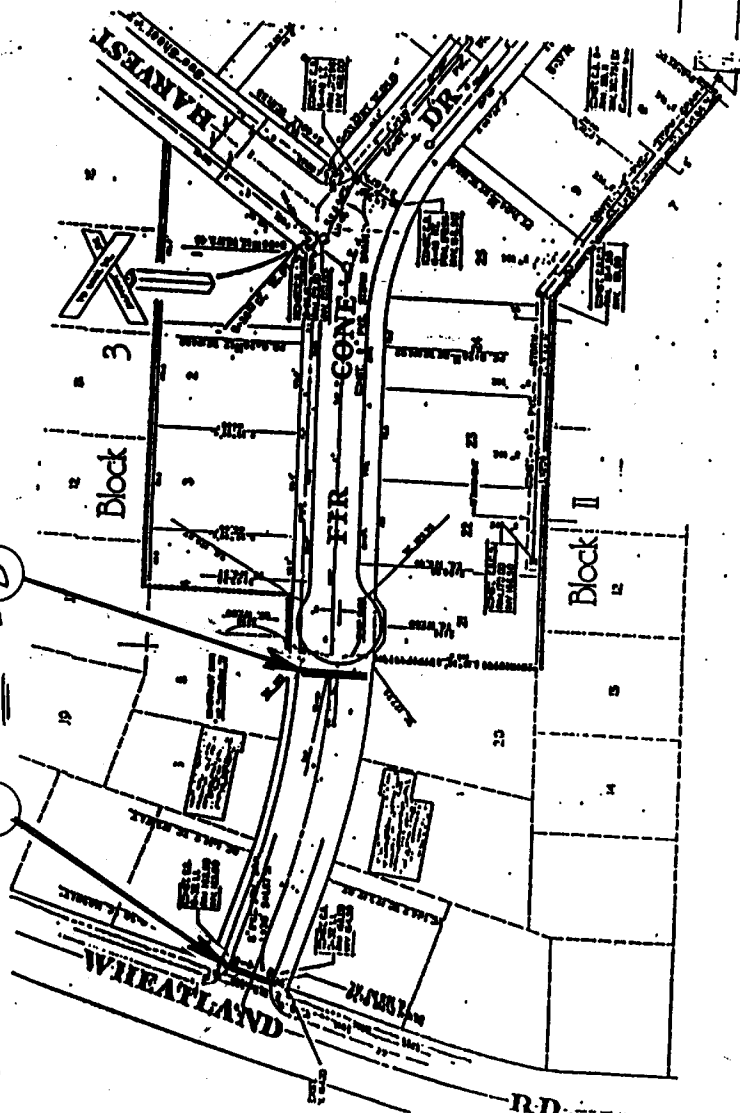
RECORD MAP
& ORD. W/
M.C.

PROPOSED

WILLI
ENGINE

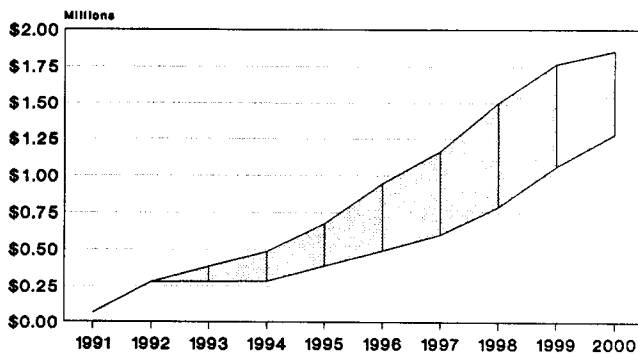
Proposed Barricade
Locations

a — OR — b



Graphic 9

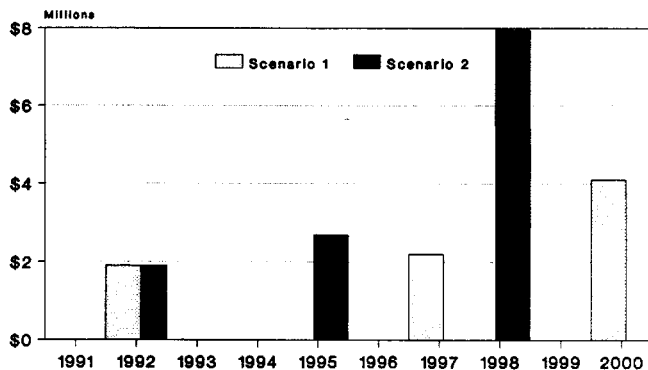
Estimated Annual Revenues River Road Study Area



Low from Table 5, High from Table 6
Low Total \$6.25 mil., High \$8.67 mil.

Graphic 10

Bond Capacity Projections River Road Study Area

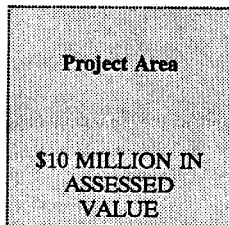


Bond rate est. @ 8.5%, 20 year term

EXAMPLE OF TAX INCREMENT FINANCING

The examples below show how tax increment financing works. The shaded squares represent an area of the City which is being considered for urban renewal. The tax revenues raised in the area are shown to the right of the box.

1 - Before Renewal



Tax Rate - \$20 per thousand

Total taxes from area - \$200,000 (\$10 million x tax rate)

Taxes distributed to taxing bodies - \$200,000

Taxes distributed to Renewal Agency - \$0
(No Renewal Plan is in effect for this area.)

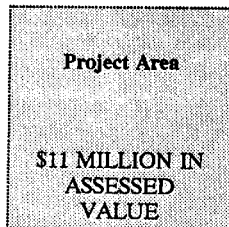
In example 1, all taxes raised in the area are distributed to the various taxing bodies, such as the School District, City, etc. The area produces \$200,000 in taxes for them this year.

Now the City Council adopts a renewal plan for the area. These are the effects:

- The County Assessor will "freeze" the assessed values in the area at their current level of \$10 million.
- While the renewal plan is in effect, taxes raised in the area will be divided among the various taxing bodies, and the renewal agency.
- The City, School District, and others will continue to receive taxes based upon the \$10 million in "frozen" values in the area.
- The local renewal agency will receive tax revenues based upon any increase in values over the "frozen" base.

Example 2 shows how taxes are divided after the renewal plan is in effect.

2 - After Renewal



Tax Rate - \$20 per thousand

Total Taxes from area - \$220,000 (\$11 million x tax rate)

Taxes distributed to taxing bodies - \$200,000

Taxes distributed to Renewal Agency - \$20,000
(Based on \$1 million increase in values x \$20 tax rate)

In example 2, the taxing bodies continue to receive \$200,000 in taxes from the area. The renewal agency receives \$20,000 based on the \$1 million increase in values. Funds received by the agency must be spent on activities in the project area. Those activities are intended to improve conditions in the area, attract new private investment, and achieve renewal plan goals set by the community.

Graphic 8

Poor Building Conditions River Road Study Area

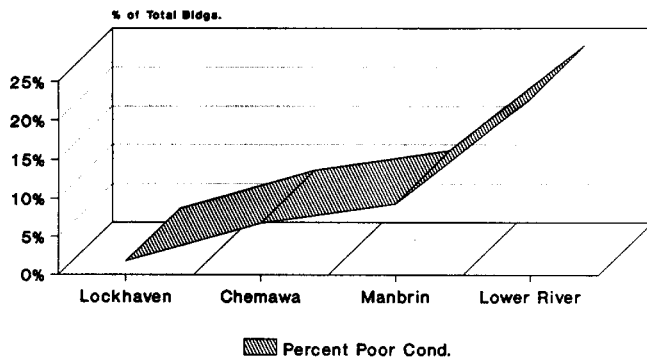


Table 5

N. River Road Study Area

Estimated Phasing of New Values and Revenues - 1

New Values Added	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Overall Increase - '90	2,400,000	0	0	0	0	0	0	0	0	0
Reiman - Apartments	0	1,500,000	0	0	0	0	0	0	0	0
Reiman - Office	0	250,000	0	0	0	0	0	0	0	0
NAPA Auto Store	0	150,000	0	0	0	0	0	0	0	0
Kaizer Housing - Phase 2	0	2,060,000	0	0	0	0	0	0	0	0
Schoolhouse Sq. - Bldg	0	4,000,000	0	0	0	0	0	0	0	0
Other - Housing & Comm.	0	0	0	0	3,750,000	3,750,000	3,750,000	6,750,000	9,800,000	7,650,000
Total New Values Added	2,400,000	7,960,000	0	0	3,750,000	3,750,000	3,750,000	6,750,000	9,800,000	7,650,000
Total Value Above Base	2,400,000	10,384,000	10,487,840	10,592,718	14,448,646	18,343,132	22,276,563	29,249,329	39,341,822	47,385,241
Tax Rate	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Tax Increment Generated	64,800	280,368	283,172	286,003	390,113	495,265	601,467	789,732	1,062,229	1,279,401
TI Collected @95 %	61,560	266,350	269,013	271,703	370,608	470,501	571,394	750,245	1,009,118	1,215,431
Cumulative TI Collected	61,560	327,910	596,923	868,626	1,239,234	1,709,735	2,281,129	3,031,374	4,040,492	5,255,923

Table 6

N. River Road Study Area

Estimated Phasing of New Values and Revenues - 2

New Values Added	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000
Overall Increase - '90	2,400,000	0	0	0	0	0	0	0	0	0
Reiman - Apartments	0	1,500,000	0	0	0	0	0	0	0	0
Reiman - Office	0	250,000	0	0	0	0	0	0	0	0
NAPA Auto Store	0	150,000	0	0	0	0	0	0	0	0
Kaizer Housing - Phase 2	0	2,060,000	0	0	0	0	0	0	0	0
Schoolhouse Sq. - Bldg	0	4,000,000	0	0	0	0	0	0	0	0
Other - Housing & Comm.	0	0	3,750,000	3,750,000	6,750,000	9,800,000	7,650,000	12,000,000	9,300,000	2,700,000
Total New Values Added	2,400,000	7,960,000	3,750,000	3,750,000	6,750,000	9,800,000	7,650,000	12,000,000	9,300,000	2,700,000
Total Value Above Base	2,400,000	10,384,000	14,237,840	18,130,218	25,061,521	35,112,136	43,113,257	55,544,390	65,399,834	68,753,832
Tax Rate	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00	\$27.00
Tax Increment Generated	64,800	280,368	384,422	489,516	676,661	948,028	1,164,058	1,499,699	1,765,796	1,856,353
TI Collected @95 %	61,560	266,350	365,201	465,040	642,828	900,626	1,105,855	1,424,714	1,677,506	1,763,536
Cumulative TI Collected	61,560	327,910	693,110	1,158,150	1,800,978	2,701,605	3,807,460	5,232,173	6,909,679	8,673,215

TABLE 4
EXISTING BUILDING INVENTORY AND CONDITIONS

North River Road Study Area

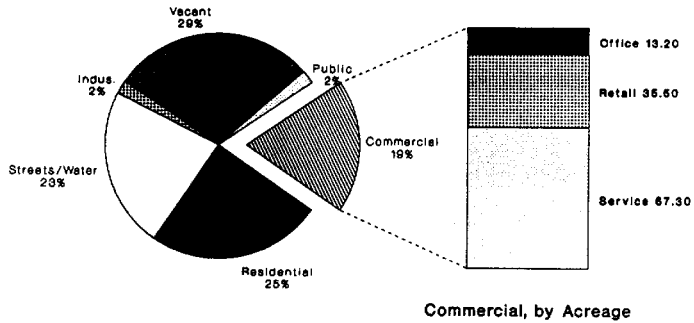
<u>Land Use</u>	<u>Total Build.</u>	<u>Resid. Units</u>	<u>Vacant</u>	<u>%</u>	<u>Poor Cond.</u>	<u>%</u>
Single Fam.	182	182	8	5.2	40	22.0
Duplex	19	38			3	15.8
Mobile Homes	157	157			26	16.6
Multi Fam.	137	766	1	0.7	7	5.1
Retail	28		1	3.6		
Office	25					
Service	91		4	4.4	3	3.3
Industrial/Ag	15		3	20.0	1	6.7
Public/Semi-Pub.	8					
Totals	662	1143	17	2.6	80	12.1

Source: Spencer & Kupper, 1990

Graphic 5

Land Uses, by Acreage

River Road Study Area

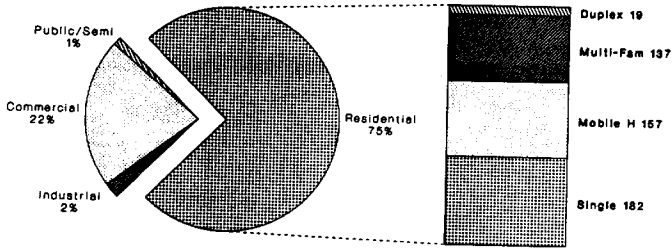


Acres, including streets = 612

Graphic 6

Building Inventory, By Use

River Road Study Area



Residential Breakdown

Total Buildings = 662

Graphic 7

Vacant & Substandard Buildings

River Road Study Area

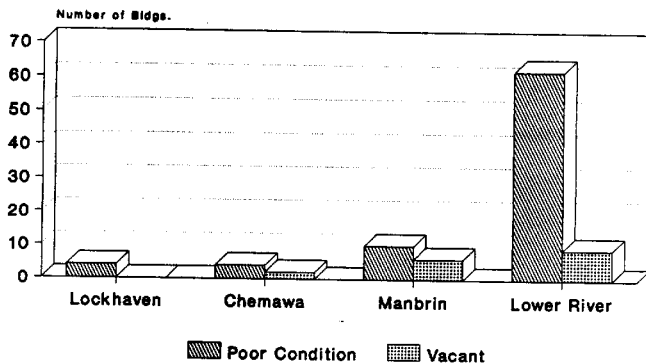


Table 1

N. River Road Study Area

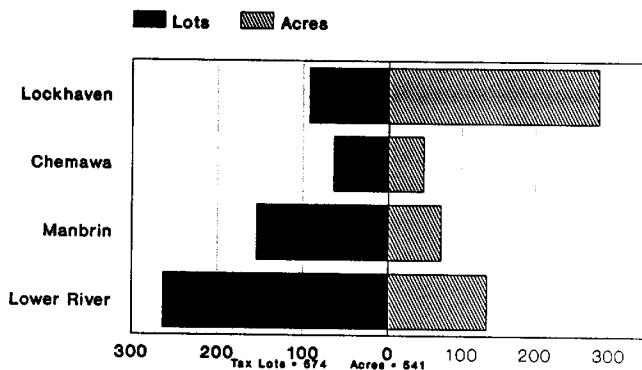
Analysis of Assessed Values

	Area 1	Area 2	Area 3	Area 4	Total
Tax Lots	93	64	154	263	574
% of total lots	16.20	11.15	26.83	45.82	
Total Acres	285.90	48.37	71.73	135.10	541.1
% of total acres	52.84	8.94	13.26	24.97	
Avg Acres/Lot	3.07	0.76	0.47	0.51	0.94
Land Value	5,468,300	5,847,190	7,653,840	7,443,309	26,412,639
Bldg	13,280,250	4,994,440	10,800,700	14,282,340	43,357,730
Total	18,748,550	10,841,630	18,454,540	21,725,649	69,770,369
% of total value	26.87	15.54	26.45	31.14	
Bldg/Land Ratio	2.43	0.85	1.41	1.92	1.64
Avg Value/Lot	201,597	169,400	119,835	82,607	121,551
Avg Value/Acre	65,577	224,140	257,278	160,812	128,942
Land Value/Acre	19,127	120,885	106,703	55,095	48,813
Bldg Value/Acre	46,451	103,255	150,574	105,717	80,129
Land Value/s.f.	0.44	2.78	2.45	1.26	1.12
Values, 89-90	18,164,170	10,831,230	17,955,640	20,516,695	67,467,735
Change in Value	584,380	10,400	498,900	1,208,954	2,302,634

Graphic 1

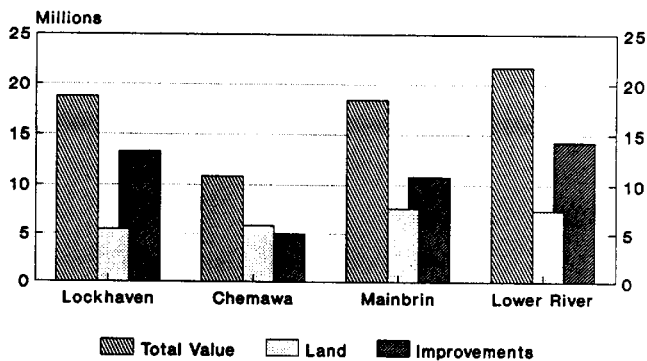
Tax Lots and Acreage

River Road Study Area



Graphic 2

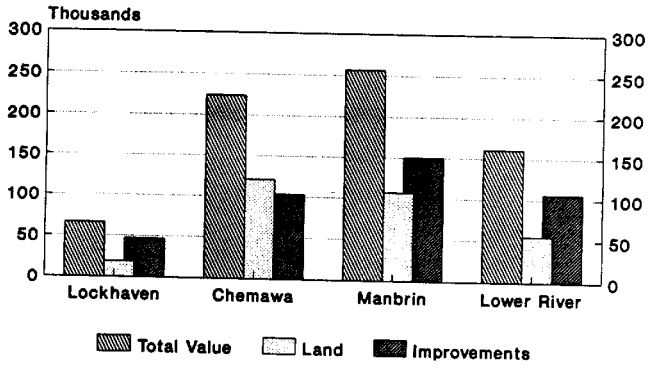
Comparison of Assessed Values River Road Study Area



Total A.V. = \$67 million

Graphic 3

Assessed Values, per Acre River Road Study Area



Graphic 4

Land Values, per Square Foot River Road Study Area

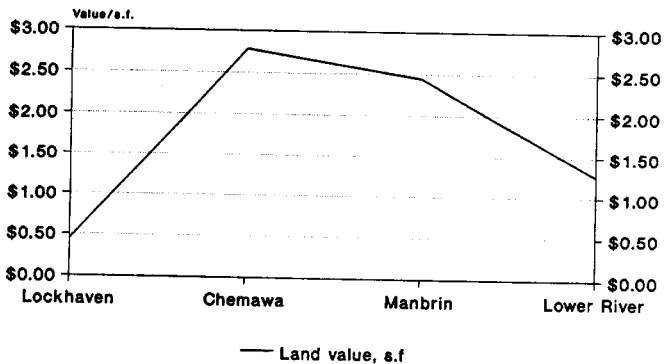


TABLE 2

EXISTING LAND USE
In Acres

North River Road Study Area

<u>Land Use</u>	<u>Lock.</u>	<u>Chem.</u>	<u>Manbrin/ Alder</u>	<u>Lower River</u>	<u>Total</u>	<u>%</u>
Single Fam.	21.7	2.8	11.4	46.6	82.5	13.5
Duplex				2.0	2.0	0.3
Mobile Homes	20.2			1.5	21.7	3.5
Multi Fam.	15.6	0.6	6.8	23.9	46.9	7.7
Retail	9.2	14.0	12.3		35.5	5.8
Office		2.2	5.9	5.1	13.2	2.2
Service	16.7	14.0	18.2	18.4	67.3	11.0
Industrial/Ag				12.9	12.9	2.1
Public/Semi-Pub.	2.0	1.8	8.1	0.9	12.8	2.1
Vacant	136.2	12.5	5.0	22.2	175.9	28.8
<u>Streets/Water</u>	<u>96.5</u>	<u>8.7</u>	<u>18.6</u>	<u>17.1</u>	<u>140.9</u>	<u>23.0</u>
Totals	318.1	56.6	86.3	150.6	611.6	100.0

Source: Spencer & Kupper, 1990

TABLE 3
EXISTING BUILDINGS BY USE
 North River Road Study Area

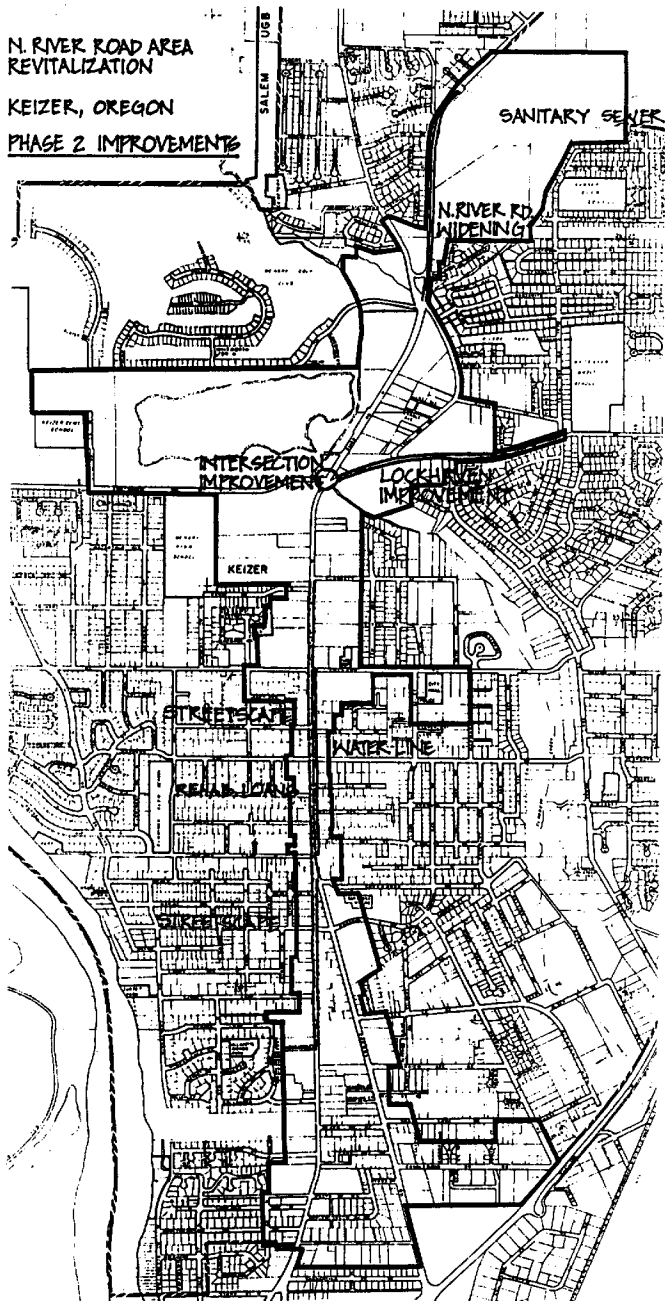
<u>Land Use</u>	<u>Lock.</u>	<u>Chem.</u>	<u>Manbrin/ Alder</u>	<u>Lower River</u>	<u>Total</u>	<u>%</u>
Single Fam.	26	12	30	114	182	27.5
Duplex				19	19	2.9
Mobile Homes	131			26	157	23.7
Multi Fam.	45	4	14	74	137	20.7
Retail	3	16	9		28	4.2
Office		6	11	8	25	3.8
Service	14	19	40	18	91	13.7
Industrial/Ag	2			13	15	2.3
Public/Semi-Pub.	2	2	4		8	1.2
Totals	223	59	108	272	662	100.0
Vacant		2	6	9	17	2.6
Poor Condition	4	4	10	62	80	12.1

Source: Spencer & Kupper, 1990

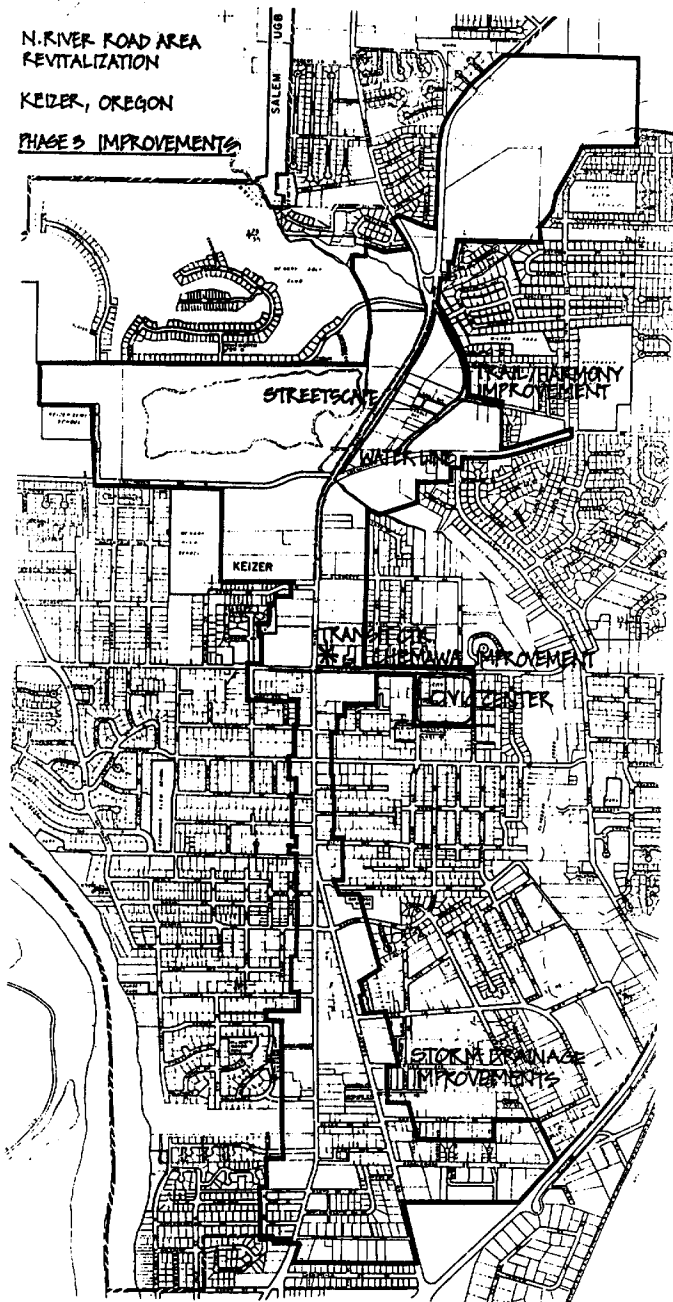
N. RIVER ROAD AREA
REVITALIZATION

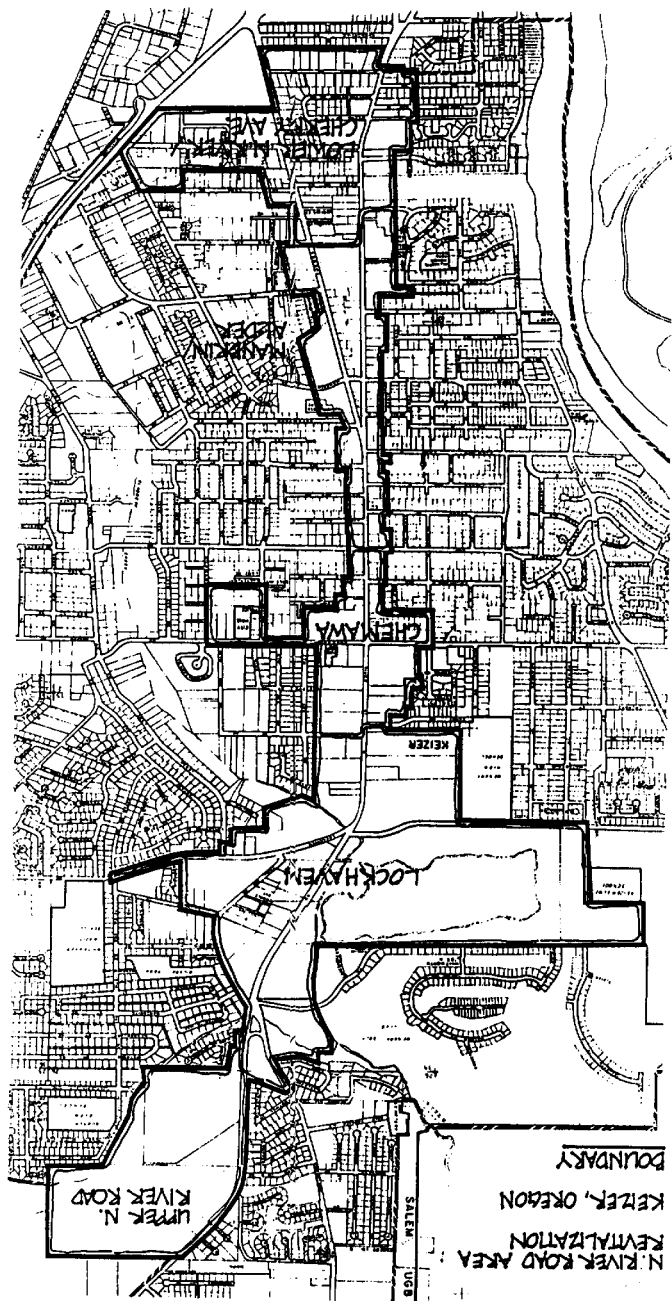
KEIZER, OREGON

PHASE 2 IMPROVEMENTS



PHASE 3 IMPROVEMENTS





Development and Rehabilitation

1. \$0.25 **Rehabilitation loan program.** Develop a rehabilitation loan program for all non-residential properties along the corridor.
2. NA **Land assembly for commercial development.** Identify development and redevelopment opportunity areas, acquire and consolidate parcels for sale to developers.

Marketing

1. \$0.02/yr **Management and marketing program.** Develop a management and marketing program for the corridor and other commercial/industrial areas in the city.
2. \$0.04/yr **Administer the urban renewal plan.**

ADDITION - LIST OF PROJECT ACTIVITIES

At the May 8th Advisory Committee meeting, a suggestion was made to include additional vacant land on North River Road, east of McNary Estates. This additional land is about 120 acres.

If this acreage is added to the project, it is recommended that the following activities be added to the list of activities previously submitted. As with those other projects, cost estimates are based on 1990 dollars, and include a 20% contingency, legal, and engineering factor.

No. Cost (In millions) **PROJECT DESCRIPTION**

Transportation Projects

1. \$0.70 **N. River Road Widening Project.** Widen N. River Road to four lanes plus left turn lane from Trail Avenue north approximately 2000 feet. Include street trees and other streetscape improvements as appropriate.

Public Facility and Utility Projects

2. \$0.05 **Sanitary Sewer Line Extension east of N. River Road.** Partial funding for the extension of a sanitary sewer line through a parcel planned for industrial development in the northern end of the district.

These activities would be required to service the additional development expected on the parcels considered for addition to the renewal area boundary. They would not need to be undertaken in the early phases of project activity funding.

NORTH RIVER ROAD STUDY AREA - STRATEGY

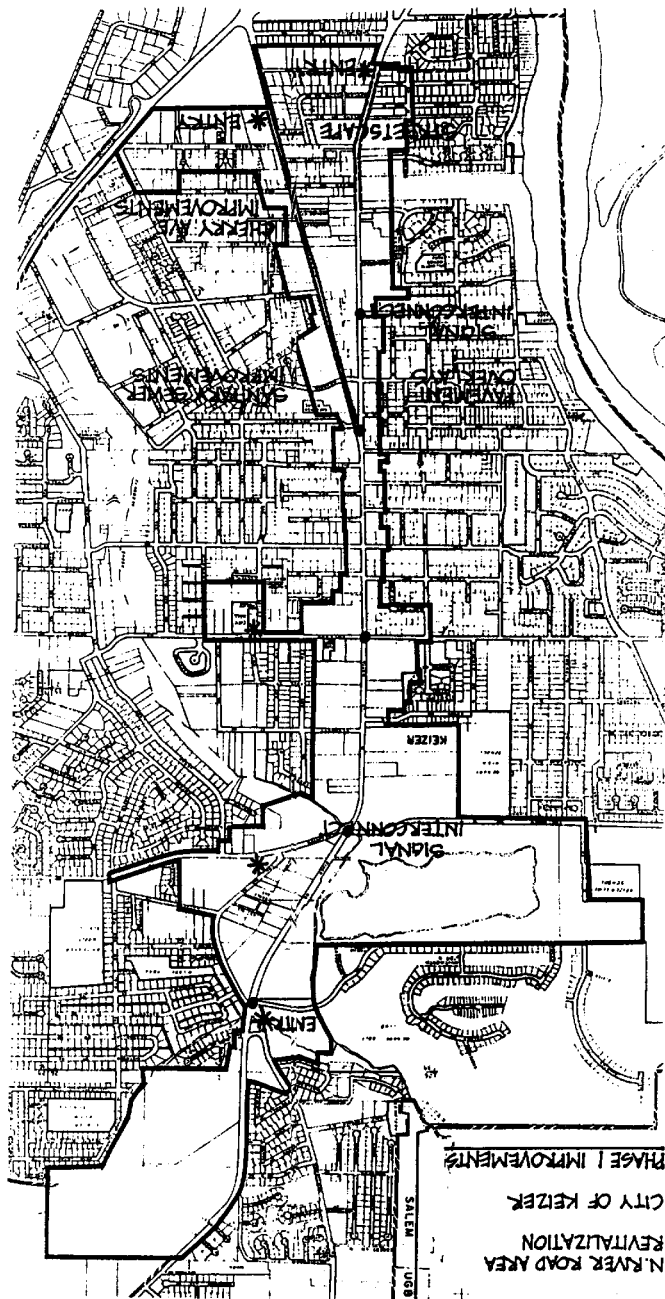
Projects included
in Draft - PFP

Proposed Phasing of Project Activities

(See List of Project Activities for Detail on Activities)

Project Description	Priority	Est. Cost
Management and Marketing Program (Annually)	1	20,000
Design Guidelines for Development	1	40,000
Renewal Program Administration (Annually)	1	40,000
General Pavement Overlays	1	150,000
Signage and Identity Program	1	200,000
Sanitary Sewer Line Improvements	1	250,000
N. River Road Signal Interconnect	1	400,000
N. River Road Streetscape/Utility Undergrounding Lower N. River Road District	1	800,000
Cherry Avenue Improvement (50% share)	1	700,000
SUBTOTAL, PRIORITY 1		2,600,000
Eliminate Billboards	2	30,000
Water Line Between Cummings and Chemawa	2	140,000
Rehabilitation Loan Program	2	250,000
N. River Road/Lockhaven Intersection Improvement	2	500,000
N. River Road Streetscape/Utility Undergrounding Chemawa District	2	740,000
Manbrin/Alder	2	1,300,000
Lockhaven Road Improvement (50% share)	2	700,000
SUBTOTAL, PRIORITY 2		3,660,000
Land Assembly for Commercial Development	3	NA
Water Line between Lockhaven and Wheatland	3	90,000
Public Transit Center	3	100,000
Create Public Square/Open Space	3	300,000
Chemawa Road Improvement	3	500,000
N. River Road Streetscape/Utility Undergrounding Lockhaven District	3	1,270,000
Trail Avenue/Harmony Lane Improvement	3	800,000
Cherry Ave. Storm Drainage Improvements	3	50,000
Dearborn Ave. Storm Drainage Improvements	3	600,000
Manbrin Drive Storm Drainage Improvements	3	1,100,000
SUBTOTAL, PRIORITY 3		4,320,000
TOTAL, ALL PRIORITIES		10,580,000

\$4,980



6. In the short-term (0 to 5 years) establish a vision and build the corridor from both ends:
 - o Complete design guidelines for public and private improvements which reinforce the positive characteristics of each district.
 - o Remove roadblocks for private development in the Lockhaven and Chemawa Districts by improving traffic flow conditions.
 - o Improve the visual character of the Lower N. River Road and Cherry Avenue Districts by reconstructing Cherry Avenue, and by constructing streetscape improvements along N. River Road including sidewalks, street trees, and pedestrian furnishings. Relocate overhead utilities underground.
7. In the mid-term (6 to 10 years) extend corridor improvements to the north and support commercial revitalization:
 - o Improve the visual character of the Manbrin/Alder and Chemawa Districts by constructing streetscape improvements along N. River Road.
 - o Improve the traffic capacity of Lockhaven Drive.
 - o Provide support for the rehabilitation of commercial properties.
8. In the long-term (11 to 15 years) support the redevelopment of the Lower N. River Road/Cherry Avenue Districts:
 - o Acquire underutilized and substandard properties.
 - o Cause the redevelopment of areas between N. River Road and Cherry Avenue for uses which support commercial and employment opportunities in the area.

LIST OF PROJECT ACTIVITIES

N. RIVER ROAD STUDY AREA City of Kelzer, Oregon

The following projects and cost estimates are based on 1990 dollars, and include a 20% contingency, legal, and engineering factor.

No. Cost (In millions)

PROJECT DESCRIPTION

Transportation Projects

1. \$1.40 Cherry Avenue improvement. Widen and improve Cherry Avenue from the intersection with N. River Road to the Salem Parkway. Include bike lanes and sidewalks. (Project expected to cover 50% of \$1.4 m. cost)
2. \$1.40 Lockhaven Drive improvement. Widen Lockhaven Road to four lanes with provision for left movements from N. River Road to the Chemawa Interchange. (Project expected to cover 50% of \$1.4 m. cost)
3. \$0.50 N. River Road/Lockhaven Drive intersection improvement. Improve to two thru lanes in each direction, two left turn lanes for north, south and east movements, one left turn lane for west movement, and one right turn lane for south and east movements. Bike lanes are planned for both N. River Road and Lockhaven Drive.
4. \$0.80 Trail Avenue/Harmony Lane improvement. Improve Trail Avenue between Lockhaven Drive and N. River Road, and Harmony Lane between Trail Avenue and Lockhaven Drive. Include drainage and sidewalk improvements.
5. \$0.40 N. River Road signal interconnect. Install a signal interconnect system along N. River Road.
6. \$0.50 Chemawa Road improvement. Widen Chemawa Road on both sides of the N. River Road intersection.
7. \$0.15 General pavement overlays. Replace existing pavement on the sections of North River Road per City assessment of 1989.
8. N. River Road Streetscape Improvements Program. Activities Include:
 - Construct sidewalks, crossings, street furniture, and lighting.
 - Install a landscape buffer and street trees.
 - Acquire additional right-of-way as required for street widening.
 - Relocate Overhead utilities underground. Cost, by area is show in 8a-8d.
- 8a. \$1.27 **Lockhaven District:** 4100 feet from Wheatland to Clagett.
- 8b. \$0.74 **Chemawa District:** 2400 feet from Claggett to Dearborn.

- 8c. \$1.30 **Manbrin/Alder District:** 4200 feet from Dearborn to Homewood.
- 8d. \$0.80 **Lower N. River Road District:** 2600 feet from Homewood to Plymouth.
- 9. \$0.10 **Public Transit Center.** Construct a public transportation center along the N. River Road corridor.

Public Facility and Utility Projects

- 1. \$0.09 **Water line between Lockhaven and Wheatland.** Construct a 1550 ft 12" water line along N. River Road between Lockhaven Drive and Wheatland Road.
- 2. \$0.14 **Water line between Cummings and Chemawa.** Replace a 3000 ft 14" water line along N. River Road between Cummings Lane and Chemawa Road.
- 3. \$0.50 **Cherry Avenue storm drainage improvement.** Construct a storm drain line from the east side of Cherry Avenue to Claggett Creek.
- 4. \$1.10 **Manbrin Drive storm drainage improvement.** Construct a storm drainage line on the east side of N. River Road near Manbrin Drive to Claggett Creek.
- 5. \$0.60 **Dearborn Avenue storm drainage improvement.** Construct a storm drainage line on the east side of N. River Road near Dearborn Avenue to Claggett Creek.
- 6. \$0.25 **Sanitary Sewer line improvements.** Replace existing sanitary sewer lines throughout the area. (Recommendations to follow from a sewer master plan currently being prepared).

Image Enhancement Projects

- 1. \$0.03 **Eliminate billboards.** Acquire and eliminate existing billboards along N. River Road and Cherry Avenue.
- 2. \$0.20 **Signage and identity program.** Design and implement a signage program at the major entrances to the corridor, and an identity program which may include banners, lighting etc. along N. River Road and Cherry Avenue.
- 3. \$0.04 **Design guidelines for public and private development.** Prepare and adopt design guidelines for new construction and major remodeling of all non-residential properties along the corridor, and for public improvements within the right-of-way.
- 4. \$0.30 **Create a public square/open space.** Possible activities and uses may include public programs and meetings, outdoor markets, musical programs.

**City of Keizer
North River Road Revitalization Area**

**Report to City Council
Project Data and Strategy**

**Spencer & Kupper
Portland, Oregon**

25 June, 1990

City of Keizer, Oregon
North River Road Revitalization Area

**Report to City Council
Project Data and Strategy**

Spencer & Kupper

25 June, 1990

This report presents a summary of the work of the Urban Renewal Advisory Board Committee to develop a revitalization plan for the N. River Road corridor. The committee has met several times during the past three months, and has held two community workshops to solicit public input. In addition, Spencer & Kupper have provided briefings to the Keizer Chamber of Commerce, KBRAD, and Planning Commission.

The committee and consultants recommend the following:

1. The city proceed with preparation of an urban renewal plan and report in order to finance the revitalization activities discussed later in this report.
2. The Overall Improvement Strategy summarized in a June 25, 1990 memo be used to guide the preparation of the urban renewal plan. An \$ 11,800,000 improvement plan is proposed.
3. The committee develop a public involvement program so that Keizer residents are better informed about the revitalization program.

This report is divided into two sections. The first section contains Goals, the Overall Improvement Strategy, List of Project Activities, and Proposed Phasing of Project Activities. Maps are included which show the proposed boundary of an urban renewal district, and the location of project activities for a three-phased improvement program. Project activity cost estimates are included.

The second section contains background data on conditions in the study area, including assessed values, tax lots, land values, land use, and building conditions. Estimated phasing of project activity costs and expected urban renewal revenues for two development scenarios are shown on Tables 5 and 6. The result of this analysis is that urban renewal revenues anticipated from either scenario are adequate to fund the \$ 11,800,000 improvement program.

A more detailed explanation of the strategy and background data will be presented at the July 2, 1990 City Council meeting.

GOALS - REVIEW

North River Road Study Area Strategy Discussion - May 8, 1990

A. HIGH PRIORITY

- Solve existing transportation, economic, environmental and land use problems in the corridor.
- Encourage rehabilitation of existing commercial structures.
- Improve the appearance and economic vitality of the corridor.
- Improve traffic flow and safety on major thoroughfares in the corridor.
- Preserve existing residential neighborhoods in community.

B. LOWER PRIORITY

- Make public improvements needed to encourage new private investment.
- Construct, install and replace public utilities.
- Support highest and best land uses by consolidating uneconomic-sized parcels.
- Encourage siting of desirable business activities within the corridor by property marketing, relocation and siting assistance, and market promotion.
- Encourage development of the corridor as a major commercial and employment base.
- Promote a high quality of design & development within the corridor.
- Provide facilities for the general public and shoppers, such as street furniture, restrooms, public square, etc.
- Eliminate blighting conditions in the corridor.

25 June, 1990

OVERALL IMPROVEMENT STRATEGY

N. RIVER ROAD REVITALIZATION AREA

The following outline is an overall improvement strategy for the North River Road Urban Renewal Area. The strategy is based on achieving two primary objectives concurrently, then accomplishing a third objective.

PRIMARY ISSUES

1. The predominant building form is auto-oriented uses.
2. High traffic volumes present barriers to east-west movement.
3. The visual quality is poor: overhead utilities, billboards, signs, buildings.
4. Pedestrian environment is discontinuous and uninviting.
5. The 3 mile corridor lacks identity.
6. The area doesn't pay its way.

PRIMARY OPPORTUNITIES

1. Good development opportunities on vacant land exist north of Chemawa.
2. Good infill and redevelopment opportunities exist along the corridor south of Chemawa.
3. Supermarkets act as primary destinations serving the community.

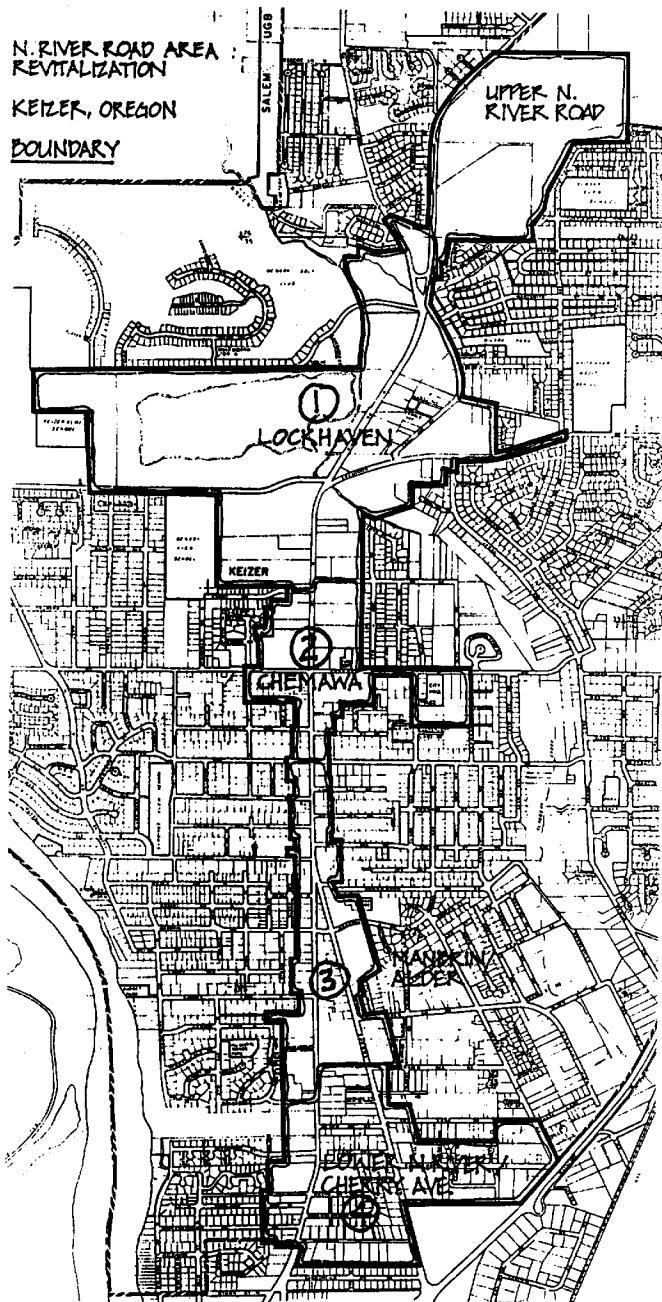
OVERALL STRATEGY

1. Near-term development and redevelopment opportunities in the north end of the corridor should be supported by removing roadblocks to development.
2. The overall appearance (visual image) of N. River Road should be improved. Streetscape improvements should be constructed first in the south end of the corridor then be extended to the north.
3. Revitalization of commercial structures throughout the corridor and redevelopment of areas between N. River Road and Cherry Avenue should be supported following completion of major public improvements.

N. RIVER ROAD AREA
REVITALIZATION

KEIZER, OREGON

BOUNDARY



STRATEGY ELEMENTS

1. Strengthen the characteristics of the corridor which already work.
2. Address corridor-wide problems such as overhead utilities by clustering improvements in identified districts.
3. Define districts with supermarkets/centers as the node.
 - o Lockhaven (Keizer Creekside/Staats)
 - o Chemawa (Schoolhouse Square/Safeway)
 - o Manbrin/Alder (Keizer Town Square/Keizer Village)
 - o Lower Cherry Avenue/Lower N. River Road
4. Reinforce a special identity at each district.
 - o Complementary uses
 - o Pedestrian circulation within district
 - o Special features (stands of trees, topography, creek/lake, entry to Keizer, etc.)
 - o Use signs, banners, colors etc. to define each district
5. Target the unique opportunities/problems at each district.
 - o Lockhaven: (Water) Pedestrian circulation, intersection capacity, entry.
 - o Chemawa: (Historic Center, Crossroads) Pedestrian circulation, underdeveloped areas.
 - o Manbrin/Alder: (Intersection, Island/Delta) Pedestrian circulation, Cherry/River Rd. intersection, public space, underdeveloped areas.
 - o Lower Cherry Ave.: (Industrial Sanctuary) Industrial uses, poor residential building conditions, roadway improvement, drainage, entry.
 - o Lower N. River Rd.: (Front Door) Entry, pedestrian circulation.



City of Keizer

Administration

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

COUNCIL MEETING: JULY 2, 1990

AGENDA ITEM NO.: 6

TO: MAYOR AND CITY COUNCIL
FROM: DONALD H. OTTERMAN M.S.P.A, CITY MANAGER *DH*
SUBJECT: RIVER ROAD NORTH URBAN RENEWAL PROJECT UPDATE

DISCUSSION

The River Road North Redevelopment Advisory Committee held two public forums to discuss the proposed urban renewal project. Unfortunately, the turn out for the forums was very light and there were only ten to twelve members of the general public in total that saw the presentation regarding the proposed project.

Now that the two public forums have been held, it was the Committee's feeling that the City Council should receive an update of the status of the project and give input regarding the proposed report to Council so that the draft can be completed and the next phase of the project, which is holding public hearings on the report to Council and draft plan, can be held.

John Spencer and Charley Kupper, consultants to the city, will be making the presentation at the July 2, 1990 City Council meeting. It is requested the City Council review the draft report and be ready to discuss the report at the Council meeting. Your input will then be put into the final draft of the report upon which the public hearing will be held.

RECOMMENDATION

It is recommended that the City Council review the report, receive and file the report, and give the consultants any input that you may have at the July 2, 1990 City Council meeting.

DHO:clm

Enclosure

f:\admin\RRNPROJ.ADG

M I N U T E S

KEIZER CITY COUNCIL

Monday, June 18, 1990

Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER Mayor Orcutt called the regular session to order at 7:31 p.m. Roll call was taken as follows:

Present: Andrew J. Orcutt, Mayor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Bob Newton, Councilor
Bob Pritchard, Councilor
Joe Van Meter, Councilor

Absent: Phil Bay, Councilor

Staff: Donald H. Otterman, City Manager
Chuck Stull, Chief of Police
Wally Mull, Public Works Director
John Lien, City Attorney
Shannon Johnson, City Attorney
Skip Wendolowski, Planner
Sue Darby, City Recorder

PUBLIC TESTIMONY There was no public testimony to come before the Council.

PUBLIC HEARING/
PARMELEE/KIDS Mayor Orcutt opened the public hearing on the
TIME CHILD CARE Parmelee/Kids Time Child Care conditional use
KC 90-5 application (Case No. KC 90-5).

Mr. Otterman stated that the City Attorney and City Planner have met with him to discuss recent changes in State law pertaining to day care facilities. These changes, Mr. Otterman indicated, would preclude cities from regulating these facilities based on their use if they provide care for fewer than 13 individuals, including, in the situation with child care facilities, the owner's own children.

Mr. Johnson stated that ORS Chapter 418 provides that day care facilities may be conducted within a residential home without the requirement to obtain a conditional use permit from the local governing authority. This law requires that such day care facility also be the residence of the day care provider. He stressed that his interpretation of the statute indicates that the

total number of individuals applies regardless of whether they attend the facility on a full or part time basis. Mr. Johnson stated that the applicant's request is for a maximum of 20 children with no more than 12 children attending at any one time. He indicated that if the applicant wishes to change her request to a maximum of 12 children, then she would be able to conduct the facility without approval from the city. However, Mr. Johnson added that the City Council can still consider the current application if the applicant wishes to proceed on the original basis of 20 children.

Responding to a question from Councilor Van Meter, Mr. Johnson clarified that the applicant, should she wish to change her application, may, for example, have a maximum of 10 children if she has two children of her own for which she will provide care. Mr. Johnson added that although State law precludes cities from requiring conditional use approval if there are a maximum of 12 children, the applicant will still need to obtain an occupancy permit. That permit, however, does not come before the governing body.

Mr. Otterman indicated that this change to State law occurred in 1988. The City's zoning ordinances have not been updated to reflect this new legislation, and Marion County Planning is now working on these amendments.

Judy Parmelee, 4727 13th Avenue NE, Keizer, indicated that she would like to withdraw her application and to provide care for a maximum of 12 children. She noted that she does not have any children of her own.

Mr. Wendolowski stated that the applicant will still need to meet certain requirements for the occupancy permit, including fire codes for the protection of the children and the applicant. He indicated that proper procedure would be for the Council to formally dismiss the application in view of the applicant's withdrawal.

Responding to a question from Councilor Hart, Mr. Wendolowski clarified that as long as there are no more than 12 children in a day care facility, the city cannot regulate the location.

Councilor Van Meter asked whether this State law applies only to child care providers. Mr. Wendolowski believed there may be separate provisions for the handicapped or elderly in a residential care facility. The basic concept, he indicated, is similar, but the maximum number of attendees may be different.

Mr. Otterman stated that staff is in the process of making changes to the City's zoning ordinances at this time. Those recommended changes will come before the Council for final approval.

Councilor Van Meter stated that those individuals who appeared tonight to oppose the conditional use permit should see their legislators since the matter is out of the City's control.

Ms. Parmelee stated for the record that she will withdraw her application for a maximum of 20 children and will drop her enrollment to 12 or fewer children. She asked whether her conditional use permit fee will be refunded. Mr. Wendolowski explained that there was a considerable amount of staff time spent on the application, and that the applicant has the right to continue on with the process under the original application. He recommended against a refund unless the Council determines otherwise.

The Council decided to receive testimony from those individuals who appeared tonight, even though the applicant has withdrawn the application.

Responding to a question from Councilor Pritchard, Mayor Orcutt stated that the City has not adopted a noise ordinance because of a lack of financial resources for the staffing and equipment to enforce such an ordinance. Mr. Lien agreed that this was the Council's consensus when the adoption of a noise ordinance was discussed some time ago.

Mr. Otterman clarified that the applicant will still need to obtain a building permit in order to make necessary modifications to the structure, and she will also need to obtain an occupancy permit. He explained that there are certain standards which must be met in order for a structure to be utilized as a day care center.

Steve Waugh, 4757 13th Avenue NE, Keizer, stated that the applicant was modifying the residence without obtaining a building permit. Only after complaints were made by the neighbors did she obtain the necessary permit. Mr. Waugh expressed concern that the neighbors do not trust the applicant because of this past experience. He questioned how noise and traffic concerns will be addressed. He also expressed concern for the children in the day care facility who may cross Dearborn Street in order to get to the park. In closing, Mr. Waugh indicated that the only time the applicant complies with the law is when the law is brought to her attention.

Mr. Otterman responded that if the neighbors find that the number of children has exceeded the maximum allowed, they may make their concern known to Mr. Wendolowski who will conduct an investigation. If a violation is found to have occurred, the applicant will be required to reduce the number of children enrolled or will be required to close the facility.

Responding to a question from Mr. Waugh, Mr. Otterman stressed that the city cannot require a conditional use permit for the facility if it contains fewer than 13 children. He suggested that Ms. Parmelee meet with the neighbors to discuss their concerns. Mr. Waugh stated that Ms. Parmelee has not shown any indication of taking such action.

William Smith, 4748 13th Avenue NE, Keizer, stated that of the 16 neighbors he contacted, 13 were opposed to this facility. The neighbors object to opening up the neighborhood to commercial endeavors. He questioned the occupancy permit requirements. Mr. Wendolowski explained that, although he is not employed by the building department which issues the occupancy permits, he believes the permit will require such modifications to include fire proofing, fire door, etc. If the applicant fails to comply, he believed it may be possible for the county to place a stop work order on the premises.

Terri Burger, 4688 13th Avenue NE, Keizer, questioned whether the applicant will be required to live on the premises. Mr. Johnson responded that State law provides that the day care facilities must be the residence of the

owner.

Ms. Parmelee, 4727 13th Avenue NE, Keizer, stated that if she were a dishonest person, as indicated by a neighbor, she would not have applied for the conditional use permit but would have conducted the day care facility without such approval. She stated that she was not originally aware she needed a building permit to remove two garage doors and enclose the area.

Ms. Parmelee testified that not one of the neighbors - with the exception of young boys - has attempted to make any contact with her. She questioned why the neighbors feel she must obtain their permission to live there and to engage in a legal operation.

Ms. Parmelee read a letter dated May 16, 1990 addressed to the City Council. The letter indicates that she understands her neighbors' concern about the process used by Marion County in that they learned of the potential use only after it was approved by the county. She was required, as a part of her application, to submit the names and addresses of residents within 100 feet of her property. This, she assumed, was to notify those in the area about the permit request. With respect to the neighbors' concern of excessive traffic, Ms. Parmelee did not feel that parents bringing and picking up infants and toddlers between the morning hours of 7 and 9 and the afternoon hours of 4 and 6 should be disturbing for the neighborhood.

Ms. Parmelee testified that the facility has a fenced play area, and that the children will not be running around the neighborhood. In addition, the play yard has been deliberately planned to be out of the view of senior citizens in the area.

Ms. Parmelee indicated that the facility will remain in a residential character; there will be no signs displayed.

In response to a question from Don Kramer, 4747 13th Avenue NE, Keizer, Mayor Orcutt stated that there is a sign ordinance in Keizer and that Mr. Kramer may obtain a copy of it at City Hall.

There being no further testimony, Mayor Orcutt closed the public hearing.

Mayor Orcutt officially accepted the applicant's withdrawal of her conditional use application.

**DEVELOPMENT
FEE PACKAGE**

Because the development fee package will require some additional staff research, Mr. Otterman requested that this item be delayed until a later meeting.

**1990-91
INSURANCE
COVERAGES**

Mr. Otterman stated that the insurance quotes for the 1990-91 general liability, property, and workers compensation coverages are included in the Council packets. The insurance agent is obtaining additional information on the CCIS program. Therefore, he indicated that this will return to Council at its late June meeting for review and approval of coverages.

The Council tentatively set a Council meeting for the morning of June 28.

**ORDINANCE -
STATE
REVENUES**

Councilor Pritchard moved for passage of an ordinance declaring the City's election to receive State Revenues. Councilor Van Meter seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)

NAYS: None (0)

ABSENT: Bay (1)

**WATER RATE
INCREASE**

Mayor Orcutt indicated that several amendments need to be made to the ordinance to establish water rates for 1990-91. Therefore, staff will bring the corrected ordinance back to the Council at its June 28 meeting.

**KEIZER
TOMORROW
COMMITTEE**

Mr. Otterman stated that at the last Budget Committee meeting, there was discussion about forming a committee to study the tax base issue. He has prepared a list of those interests he believes should be represented on this committee. They include five members at large, determined by the four quadrants bisected by the River Road/Chemawa Road intersection with a fifth area in Clearlake; business representatives including the Chamber president, KBRAD president and two other business members; the building/real estate industry with Mr. Meurer and one commercial and one residential real estate interest; up to two School District 24J representative; one Keizer Fire District member; one senior citizen representation; and the entire City Council with two members sitting

on each of the three subcommittees.

For the at large population, Councilor Van Meter suggested the School LSAC committees be contacted as a resource for interested representatives. He also suggested that the student population be represented.

Following discussion on the size of the committee, the Council determined to add one developer, to add one member to represent Marion County Fire District No. 1 in the Clearlake area, and to include the ASB president.

Asked whether the citizen Budget Committee members may be offended if they are not represented, Mr. Dennis Koho, a Budget Committee member, stated that there is plenty of opportunity for the Budget Committee members to participate and he, in fact, intends to apply for a position under one of the classifications indicated tonight.

The Council asked the media to get the word out that the City is forming this committee, and that information and application forms may be obtained at City Hall. Mr. Otterman suggested an application cut off date of July 31. This will give the Council the month of August to review applications and make appointments at the second Council meeting in August.

CONSENT CALENDAR

The Consent Calendar consisted of:

- June 4, 1990 Regular Session minutes
- Resolution - State Revenue Sharing
- Oregon Traffic Safety Grant Update
- Resignation of Judge Bob Cannon

Mayor Orcutt asked that the June 4, 1990 Council minutes be pulled off the Consent Calendar because he was absent from that meeting.

Councilor Pritchard moved for approval of the remainder of the Consent Calendar. Councilor Van Meter seconded the motion.

Councilor Hart asked about the status of appointing a presiding judge in view of Judge Cannon's resignation. Mayor Orcutt explained that he sent a letter to Judge Cannon asking that a replacement be recommended. He has not yet heard back on the request. In the meantime, there are four or five pro tem judges.

Mr. Otterman clarified that Judge Cannon felt it was necessary to resign because of his extremely busy personal calendar. He does not feel he has the time to commit at this point.

The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard, Van Meter (6)

NAYS: None (0)

ABSENT: Bay (1)

Councilor Van Meter moved for approval of the June 4, 1990 minutes as presented. Councilor Newton seconded the motion. The motion was approved by the following vote:

AYES: Fischer, Hart, Newton, Pritchard, Van Meter (5)

NAYS: None (0)

ABSENT: Bay (1)

ABSTENTION: Orcutt (1)

OTHER
BUSINESS

Keizer
Chamber of
Commerce

Mr. Otterman suggested that the City of Keizer request that it be represented on the Board of Directors for the Keizer Chamber of Commerce. He explained that there are numerous issues which involve both the Chamber and the City and that such representation would provide an automatic tie between the two organizations. He noted that the school district has a representative on the Board.

Mr. Otterman asked that the Council authorize the Mayor to direct a letter to the Chamber requesting the representation. The Council consensus was to do so.

Ordinance -
Street
Closure for
Block Party

Mr. Mull stated that the City has received a request for a neighborhood to hold a block party on July 4 on Moneda Drive. He indicated that staff would support this request, however, certain regulations should be adopted in order to provide for an orderly event. Mr. Mull stated that the Chief of Police, Fire Chief and Public Works Manager would make the determination to approve or disapprove such requests. Considerations such as the neighborhood, traffic patterns, etc. would be taken into consideration in each situation.

A draft ordinance to establish those regulations is before the Council tonight for passage. If the Council approves the ordinance, the

remaining question is whether the City should charge an application fee.

Councilor Van Meter moved for passage of an ordinance for the temporary closure of street for block party with a \$25 application fee.
Councilor Fischer seconded the motion.

Responding to a question from Councilor Newton, Mr. Mull stated that staff will take into consideration any bus routes that may be affected by the temporary closure of a street. He has checked with the transit division and they indicate they would like to know in advance of any closures.

The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard,
Van Meter (6)

NAYS: None (0)

ABSENT: Bay (1)

AGENDA INPUT

June 28
Meeting

Mayor Orcutt indicated that the City Recorder would conduct a poll of the Council to determine the best time for setting the June 28 special session.

July 16
Meeting

Mr. Otterman stated that the July 16 meeting will include a proposal to increase the trash collection rate. The City of Salem has already reviewed and acted on the request.

ADJOURNMENT

The meeting adjourned at 8:43 p.m.

Respectfully submitted,

Susan Darby, City Recorder

APPROVED:

MAYOR

(Councilor Bay Absent)

M I N U T E S

KEIZER CITY COUNCIL
Thursday, June 28, 1990
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER Mayor Orcutt called the special session to order at 8 a.m. Roll call was taken as follows:

Present: Andrew J. Orcutt, Mayor
Yvonne Fischer, Councilor
Mike Hart, Councilor
Bob Newton, Councilor
Bob Pritchard, Councilor

Absent: Phil Bay, Councilor
Joe Van Meter, Councilor

Staff: Donald H. Otterman, City Manager
Wally Mull, Public Works Director
John Lien, City Attorney
Sue Darby, City Recorder

PUBLIC
COMMENTS

There were no public comments offered to the City Council.

TRANSFERRING
APPROPRIA-
TIONS

Mr. Otterman stated that at the end of the fiscal year there is the need to make some adjustments to the budget to cover overages that have occurred during the year. He explained that there is an overage in the General Fund and one in the Water Fund as shown in the proposed resolution transferring appropriations.

Councilor Hart moved for passage of a resolution transferring appropriations. Councilor Pritchard seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard
(5)

NAYS: None (0)

ABSENT: Bay, Van Meter (2)

JUNE 26
ELECTION
RESULTS

Mr. Otterman noted that the June 26 election resulted in "yes" votes totaling 53.67% and "no" votes totaling 46.33%. This compares with the May 15 election with 40.81% in "yes" votes and 59.19% in "no votes". There were 960 more votes in the June election than in the May election. Fifty-two percent of Keizer's registered voters voted in the June election.

ADOPTING
1990-91
BUDGET

Mr. Otterman explained that the budget before the Council for adoption is the same document approved by the Budget Committee and the City Council; no changes have been made.

Councilor Hart moved for passage of a resolution adopting the budget. Councilor Fischer seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard
(5)

NAYS: None (0)

ABSENT: Bay, Van Meter (2)

MAKING
APPROPRIA-
TIONS

Councilor Pritchard moved for passage of a resolution making appropriations. Councilor Fischer seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard
(5)

NAYS: None (0)

ABSENT: Bay, Van Meter (2)

LEVYING
AD VALOREM
TAXES

Councilor Pritchard moved for passage of a resolution levying ad valorem taxes. Councilor Fischer seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard
(5)

NAYS: None (0)

ABSENT: Bay, Van Meter (2)

1990-91
INSURANCE
COVERAGES

Mr. Otterman reported that two proposals have been received for the City's general liability, auto liability and physical damage, property, and umbrella insurance coverages for 1990-91. One quote, from City/County Insurance Services (CCIS) was for a total premium of \$49,297. The second quote, from a group of four carriers, was for a total premium of \$48,471. Mr. Otterman recommended the approval of the Northland/Zurich/Kemper/United Pacific policies for 1990-91 because of the better coverage at a lower premium. The City's insurance agent, Joe Phillippay from Sedgwick James, concurred in the recommendation.

Councilor Hart moved for approval of general liability insurance offered by CCIS. Following further discussion, Councilor Hart withdrew his motion.

Councilor Newton moved for approval of general liability, auto liability and physical damage, property and umbrella insurance coverages from Northland/Zurich/Kemper/United Pacific for 1990-91. Councilor Fischer seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard (5)

NAYS: None (0)

ABSENT: Bay, Van Meter (2)

1990-91
WORKERS
COMPENSATION
COVERAGE

Mr. Otterman explained that two carriers have submitted quotations for the City's workers compensation coverage for 1990-91. He reported that the maximum the City may have to pay through SAIF would be between \$51,000 and \$67,000, depending on the type of policy chosen. The maximum for the CCIS policy is \$49,000. If the City is able to control its losses again this year, as it has in the past, the CCIS policy could be reduced to as low as \$31,000, resulting in a savings of \$15,000 to \$20,000 to the City.

Mr. Phillippay stated that the CCIS policy tends to reward to a greater extent than the SAIF policy for a good loss experience rating generated by the City over the last couple of years.

Responding to a question from Councilor Hart, Mr. Phillippay stated that the loss experience is rated by using experience from the first three years out of the last four years. He indicated that because of police activity, many carriers will not write coverage for cities. This is the reason for only two quotations being submitted. He explained that even if the City experienced a 100% loss ratio, the CCIS policy would still have an edge over the SAIF guaranteed plan with respect to premium amounts. If the loss ratio goes greatly increases, the maximum CCIS premium would be about \$49,000. The first \$15,000 of this amount is held by the City to pay initial claims. Once that amount has been exhausted, the insurance kicks in. This, he indicated, can save the City money if the \$15,000 is not exhausted.

Councilor Pritchard moved for approval of the CCIS policy and approval of a resolution regarding workers compensation group self-insurance. Councilor Fischer seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard
(5)
NAYS: None (0)
ABSENT: Bay, Van Meter (2)

MARION COUNTY
COMMUNITY
DEVELOPMENT
CONTRACT

Mr. Otterman explained that Marion County has provided planning and zoning services for the City of Keizer on an annual basis. The cost to enter into the contract for 1990-91 will increase from \$18,000 to \$20,000. This increase, he explained, is because of the City's adoption of a sign code and the additional staff time necessary to administer that document. In addition, Marion County will be hiring a zoning enforcement officer and a portion of this individual's time will be devoted to Keizer.

Mr. Otterman stated that \$25,000 has been budgeted, with the excess \$5,000 for additional projects throughout the year.

Councilor Fischer moved for approval of a resolution providing for an intergovernmental agreement with Marion County for planning administration and building inspection services and establishing a fee schedule for land use applications. Councilor Pritchard seconded the motion. The motion was approved by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard
(5)
NAYS: None (0)
ABSENT: Bay, Van Meter (2)

WATER RATE
INCREASE

Mr. Mull explained that in 1986 a City Council subcommittee reviewed and approved a water rate structure of 8% annual adjustments for five years in order to retire the water bonds and to pay for replacement of steel pipes. The Pacific Economica study had recommended an increase of 10.9%.

Responding to a question from Councilor Newton, Mr. Mull stated that after this year, one-half of the bonds will be paid, with another 10 years before they are retired. Also, the water rate structure will be reassessed after five years. He indicated that the rates have been on track for the past five years.

Councilor Newton moved for passage of an ordinance setting water rates. Councilor Pritchard seconded the motion. The motion was

unanimously passed on first reading by the following vote:

AYES: Orcutt, Fischer, Hart, Newton, Pritchard (5)

NAYS: None (0)

ABSENT: Bay, Van Meter (2)

OTHER
BUSINESS

Community
Development
Director
Recruitment

Responding to a question from Mayor Orcutt, Mr. Otterman explained that he is developing the recruitment process for the Community Development Director at this time. He expects to have the specifications completed by the Council's second meeting in July. He anticipates a 30 day recruitment period, hopefully having the person on staff by mid-September.

Police
Officer
Vacancy

In response to a question from Councilor Hart, Mr. Otterman stated that there is one vacant police officer position in the Police Department which was left vacant by Officer Stai. There have been no other resignations of which he is aware.

1990-91
Street
Resurfacing
Program

With respect to the street resurfacing program, Mr. Mull indicated that Marion County will soon be advertising for bids on those streets selected by a Keizer subcommittee for resurfacing in 1990-91. The subcommittee, comprised of members of the City Council, the City Engineer, and the Public Works Director, selected street projects totaling \$260,000, although the County was recommending projects costing \$2.6 million. Mr. Mull indicated that the cost of paving material will probably come in significantly lower than previously estimated.

Lockhaven
Repairs

Mr. Mull also reported that there are additional soft spots appearing on Lockhaven Drive. These spots will be repaired, but the repaving will not be done until next year. This, he explained, will hopefully allow all the soft spots to occur prior to resurfacing. The repairs are expected to occur soon after July 1.

Trail Avenue
Project

Councilor Newton asked about the Trail Avenue project. Mr. Mull stated that the realignment is out for bid at this time, with the opening to be held July 9. Bids are also out for the Trail Avenue traffic signal. The sewer line is also being done at this time. Mr. Mull said that City Engineer Bill Peterson will have the plans available on Monday night for the Council's review.

River Road
Repairs

Mr. Mull also reported that River Road between Lockhaven and McNary Estates Drive is cracking. In order to prevent further damage, the cracks will be sealed this year which will extend the need for resurfacing until next year. At Councilor Hart's suggestion, Mr. Mull said it may be possible to use any possible excess funds from the street resurfacing program to make the repairs this year.

Comprehensive
Plan

In response to a question from Councilor Pritchard, Mr. Otterman explained that he has discussed the possibility of an LCDC mediator becoming involved in the comprehensive plan issue. He anticipates the time frame to be toward the end of July when these discussions take place. In the meantime, LCDC is looking at possible changes in State law to address the situation of four jurisdictions under one comprehensive plan.

Dike Issue

Councilor Pritchard asked for an update on the dike issue. Mr. Mull reported that he has scheduled a meeting with FEMA on Tuesday and a meeting with the Corps two weeks from Tuesday. The City may have insurance to cover the cost if repairs to the dike are necessary. Mr. Otterman interjected that FEMA and the Corps have been working together relatively well. At this time, the City is under no time constraints with FEMA with respect to flood rates.

June 26
Levy

Councilor Newton thanked members of the citizen committee who worked hard in getting the June 26 levy passed, and also the people of Keizer for passing the ballot measure.

ADJOURNMENT

The Council meeting adjourned at 8:34 p.m.

Respectfully submitted,

APPROVED:

Susan Darby, City Recorder

MAYOR

(COUNCILOR BAY ABSENT)

(COUNCILOR VAN METER ABSENT)

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- _____

CERTIFICATION OF DELINQUENT SEWER ACCOUNTS

BE IT RESOLVED that the attached Exhibit "A" is an itemized list of delinquent sewer charges through and including June 22, 1990 that the City of Keizer has been unable to collect through the usual collection procedures; and

BE IT FURTHER RESOLVED that ten percent (10%) of the delinquent amount has been added as a penalty and that a \$10 administration cost has also been added to the delinquent amount; and

BE IT FURTHER RESOLVED that the amounts certified on Exhibit "A" shall be added to the appropriate tax accounts indicated pursuant to ORS 454.225.

PASSED this _____ day of _____, 1990.

SIGNED this _____ day of _____, 1990.

MAYOR

CITY RECORDER

EXHIBIT "A"

DELINQUENT SEWER ACCOUNTS

As of June 30, 1990

<u>TAX ACCT</u>	<u>PROPERTY ADDRESS</u>	<u>PROPERTY OWNER/ADDRESS</u>	<u>DELINQUENT AMOUNT</u>
48881-000	7495 Wheatland Rd N Keizer OR 97303	Patrick Bryant 7495 Wheatland N Keizer OR 97303	\$101.25
49255-000	2140 Chemawa Rd N Keizer OR 97303	Linea Gimmel 2140 Chemawa N Keizer OR 97303	\$131.48
52927-000	1840 Claxter Rd NE Keizer OR 97303	Richard Morgan 1840 Claxter NE Keizer OR 97303	\$162.07
52991-000	1618 Chemawa Rd NE Keizer OR 97303	Francis Lara 1618 Chemawa NE Keizer OR 97303	\$162.07
52998-000	266 Evans N Keizer OR 97303	Chester Rushing 266 Evans N Keizer OR 97303	\$131.66
70720-120	5160 Verda Ln NE Keizer OR 97303	JoAnn Wilkie 5160 Verda NE Keizer OR 97303	\$162.07
70840-030	4985 Bailey Rd NE Keizer OR 97303	Dawn Chike 4985 Bailey NE Keizer OR 97303	\$ 70.81
70840-650	4915 Rickman Rd NE Keizer OR 97303	James Cowley 4915 Rickman NE Keizer OR 97303	\$162.07
82257-200	1250 Shady Ln NE Keizer OR 97303	E. E. Asher 1250 Shady Ln NE Keizer OR 97303	\$162.07
TOTAL DELINQUENT SEWER AMOUNT:			\$1,245.55

For Comparison:

1989 Certified Amount

\$2,689.77

RD

Block I, II

FIR - CONE

CONSTRUCT SIGN
NO THROUGH TRAFFIC

157.7

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 16, 1990
7:30 p.m.

Keizer City Hall
Robert L. Simon Council Chambers

- | | | |
|-----|---|--------------------------|
| 1. | <u>CALL TO ORDER</u> | <u>RECOMMENDED</u> |
| 2. | <u>ROLL CALL</u> | <u>ACTION</u> |
| 3. | <u>PUBLIC TESTIMONY</u> - This time is provided for citizens to address the Council on matters not on the agenda. | |
| 4. | <u>COMMITTEE REPORTS</u> | |
| 5. | <u>DISCUSSION</u> - Presentation on Garbage Collection and Recycling Rate Adjustment. | Concurrence |
| 6. | <u>DISCUSSION</u> - Trail Avenue Project Update. | Info. only |
| 7. | <u>ORDINANCE</u> - In the matter of the application of Frank Walker and Keizer Elks Lodge No. 2472 (Applicant) to grant a zone change from RM (Medium Density Residential) to CR (Commercial Retail) on property located near the southeast corner of Manbrin Drive and Cherry Avenue in Keizer, Oregon, (Case No. KZC 90-4) in which the city granted the zone change requested in accordance with the Keizer Hearings Officer decision dated June 20, 1990. | Pass
Ordinance |
| 8. | <u>ORDINANCE</u> - To vacate a portion of Fir Cone Drive in the City of Keizer, State of Oregon. | Pass
Ordinance |
| 9. | <u>RESOLUTION</u> - Appointing Municipal Judge. | Adopt |
| 10. | <u>DISCUSSION</u> - Possible mediation of regional policy issues. | Resolution
Discussion |
| 11. | <u>CONSENT CALENDAR</u> | Approve |
| | A. July 2, 1990 Regular Session Minutes | |
| 12. | <u>OTHER BUSINESS</u> - This time is provided to allow Council members the opportunity to bring matters before the Council which are not on tonight's agenda. | |

13. WRITTEN COMMUNICATIONS - To inform the Council of significant written communications and petitions.
14. AGENDA INPUT - August 6, 1990
- Supplemental budget for Trail Avenue project (Street and Utility Funds)
 - Bid awards:
 - * Street resurfacing
 - * Trail Avenue project
 - Development fee package
15. EXECUTIVE SESSION - ORS 192.660(1)(d), Labor negotiations. 192.660(1)(h)
16. ADJOURN CONSULT WITH LEGAL COUNSEL

MUNI. COURT



City of Keizer

Administration

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

C O N F I D E N T I A L

TO: MAYOR AND CITY COUNCIL

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

DATE: JULY 12, 1990

SUBJECT: MID-VALLEY GARBAGE & RECYCLING ASSOCIATION RATE INCREASE REQUEST

I have some concerns regarding the request for the rate increase that I would like the Council members to know and hope that this will be helpful in your deliberations regarding the rate increase. The rate increase is for the costs of the recycling program that is currently underway in Marion County. In my discussions with Mary Kanz, she informed me that there would be some additional costs in promoting the program, as well as the additional costs in collecting, storing and finally selling the recycled materials. I am concerned that while there is a recycling program underway today, and they say that there have been costs incurred in marking the program, I am not aware of any concerted effort to market the recycling program.

If the Council wishes to concur in their request for a rate increase, I would suggest that they be required to put together a promotional campaign and present that to the City Council for the Council's review and approval so that we can be sure that there is an active campaign to promote recycling.

I think that the city should also routinely receive information from them regarding the costs of the recycling program and the revenues received in selling recycled materials. It is my understanding that, at this point in time, the price for glass and other items to be recycled has dropped dramatically and it is not cost effective to run the recycling program without a rate increase. However, the city would not be aware of the current procedures of any price increases for recycled materials and would not know if some point in the future the recycling program was receiving enough revenue to be able to justify a reduction in the rates.

If the recycling program is to be expanded and the containers are to be used as proposed, I feel that the city should be actively involved in the promotion of the recycling program,

"Pride, Spirit and Volunteerism"

at least from the standpoint of publicity in newspapers and the recycling efforts should be a joint effort between the trash haulers and the city, as well as Marion County.

These are just some areas of concern that I feel the Council should raise before the Council concurs with the proposed rate increase.

DHO:clm

f:\admin\garbage.mmo



City of Keizer

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

COUNCIL MEETING: July 16, 1990

AGENDA ITEM NO.: 5

TO: MAYOR AND CITY COUNCIL

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

SUBJECT: REQUEST FOR FIVE PERCENT (5%) RATE INCREASE FOR
KEIZER WASTE HAULERS

DISCUSSION

The City of Keizer has received a request from the Mid-Valley Garbage & Recycling Association for concurrence in their request for a 5% rate increase to cover the costs of the recycling program. Marion County administers the franchise agreements for Valley Garbage and Loren's Sanitation. Final approval of any rate increase must be obtained from Marion County, however, Mid-Valley Garbage & Recycling Association wishes to address the City Council to explain to the Council the reasons behind their request for the rate increase in hopes that they can obtain the support of the City of Keizer when they present their rate increase request to Marion County. The City of Salem City Council has already taken action to approve the request of Mid-Valley Garbage & Recycling Association.

Mary Kanz, the Executive Director of the Mid-Valley Garbage & Recycling Association, as well as representatives from Loren's Sanitation and Valley Garbage Service will be making a presentation to the City Council this evening.

It is recommended that the City Council hear the presentation and take what ever action that the City Council feels appropriate in adjusting the current collection fees.

DHO:clm

Attachment

f:\admin\garbage.adg

**Mid-Valley
Garbage
& Recycling
Association**



June 28, 1990

City of Keizer
Don Otterman, Mgr.
PO Box 21000
Salem, OR 97307

Dear Mr. Otterman,

I've enclosed information relating to our request to increase garbage collection rates (to help defray the cost of recycle collection) to Marion County Solid Waste Management Department.

Loren's Sanitation and Valley Garbage Service delivered 8600 tons of waste in 1989 to Ogden Martin WTE facility in Brooks. They are recycling 3,464,000 lbs. of materials (1989 figures).

We will be present on July 16th for an informational session before Keizer Council members.

Thank you,


Mary Katz
Executive Director

MK:hp

**Mid-Valley
Garbage
& Recycling
Association**



June 28, 1990

Marion County Solid
Waste Management
Jim Sears - Director
388 State Street - Suite 735
Salem, Oregon 97301

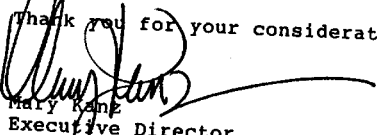
Dear Jim,

On behalf of the two franchised Keizer waste/recycle collectors - we are submitting this formal request to increase garbage collection rates 5% as of October 1, 1990.

As you may be aware, Salem has recently approved this same increase - at Councils request to develop a proposal (plus costs) to increase recycling overall.

I've enclosed a combined recycling operation costs versus revenues for Loren's Sanitation and Valley Garbage Service plus other data to emphasize the need to include recycling collection cost within our service rate base.

Thank you for your consideration


Mary Kane
Executive Director

MK:hp

Enclosure

June 18, 1990

KEIZER RECYCLING OPTIONS - PROPOSAL

While we are proud of our local recycling program, billed as 'best-in-the state', the future and the will of the people dictate that we must increase the program even more. This is evident by a recent public survey that we have prepared. The opinion of the clear majority of those interviewed was to increase recycling and they were willing to pay for it...

The proposal we make, falls within the parameters used in the attached survey summary. We respectfully request an overall 5% increase over current residential, commercial and industrial garbage collection rates. The cost average per household is less than 50¢ per month.

From our involvement in local, state and federal task forces - we believe federal and state legislation will soon mandate results at or near the level which we believe can be obtained by this enhanced program.

In 1989 garbage companies collecting recyclables here in Keizer collected and processed 3,465,992 pounds. We believe the enhancements in this program proposal will increase that volume by 1,732,996 pounds.

Program enhancements are as follows:

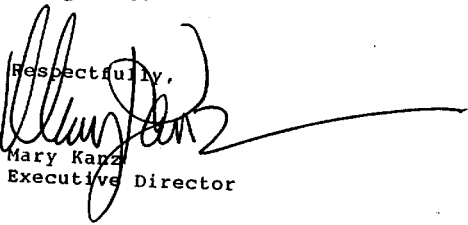
1. Residential customers who recycle on a regular basis (or who request one) will receive a recycling basket for curbside use...
2. Multi-Family housing and other commercial customers will be serviced for the basic materials: NEWSPRINT, CARDBOARD, GLASS AND TIN CANS. The size, type of container and frequency of collection will be determined at the discretion of the hauler, based upon space, access volumes generated.
3. A comprehensive education program sponsored by MVGRA includes: schools, business groups, fair & festival booths, RECYCLE hotline and more!
4. Residential non-customers may receive a basket and weekly curbside recycling collection for \$4.00 per month.
5. Current on-call customer rate remains the same (no 5% increase). (Considered residential non-customer).

KEIZER RECYCLING OPTIONS PROPOSAL Continued...

6. 2nd Residential can service: 2 cans curb/\$15.50, 2 cans non-curb/\$18.80.
7. Effective date: October 1, 1990 (Promotional week targeted for Recycling Awareness Week '90).

Your consideration and acceptance of the proposed enhanced recycling program in Keizer, Oregon will ensure a steadfast commitment of the local industry and jurisdiction to remain leaders in solid waste management.

Respectfully,



Mary Kanza
Executive Director

Please see attached for DEFINITIONS & NELSON REPORT SUMMARY

MVGRA/mk

KEIZER RECYCLING OPTIONS - PROPOSAL DEFINITIONS

RESIDENTIAL garbage service customers who place their properly prepared recyclables at the curb during a week-long promotion in October, 1990 will receive a brightly colored recycle basket. Those customers who call in, after the specified promo. will receive a new basket upon request. Collection will occur weekly, same day as garbage collection. If material identified as 'principal' recyclables by DEQ is contaminated, it will be charged as garbage (see special services).

NON-CUSTOMERS who are not currently on garbage service, may participate in principal recyclable collection service at a \$4.00 per month fee. Non-customers may participate in the week-long promo. or upon phone request.

MULTI-UNIT CUSTOMERS who are currently receiving weekly garbage collection may have their properly prepared principal recyclables collected. Due to the varying unit layouts, the type of collection may consist of baskets or centralized location collection at the discretion of the hauler. Minimum service available is centralized location collection. Unit management is responsible for providing location, access and maintaining cleanliness at point of collection. Contaminated material will be charged as garbage (see special services).

COMMERCIAL CUSTOMERS may have newspaper, cardboard, glass and tin cans collected where volumes permit. Containers will be provided at the discretion of the hauler. Management must provide centralized, easy access and maintain cleanliness around the container. Materials must be sorted separated and properly prepared. Contaminated material will be charged as garbage (see special services). Collection frequency will be determined by the hauler.

DISCRETION OF THE HAULER means: frequency of collection, proper space and hauler access will determine type of service based upon properly prepared materials in volumes of not less than one yard per week per type of recyclable for commercial customers.

PROMOTION AND EDUCATION and advertising efforts will remain at current levels for MVGRA (more than \$100,000 spent since 1986). Marion County has earmarked \$100,000 annually for recommended disbursement by a specially assigned sub-committee of the Solid Waste Advisory Committee, made up of representatives of Marion County, City of Salem and Mid-Valley Garbage & Recycling Association.

The recycling loop cannot be broken by material contamination; non-source separation or materials not properly prepared. We can make this a successful program by following the five steps in maintaining the 'recycle loop'...1) separation 2) collection 3) shipping and 4) processing 5) reuse.

The Nelson Report has highlighted below, the key results of the survey research report. The actual report is over 200 pages in length with multiple tables designed to assist the client in designing message and in targeting their choice of options toward a recycling program for the City of Salem. Key conclusion of the survey are as follows:

1. The existing garbage collection system receives a very, very high job rating.
2. Customers are more interested in service than costs - up to a point.
3. Salem residents rate the current recycling program positively but would approve an expanded program and are willing to pay for it.
4. A high percentage of Salem customers recycle and do so fairly often.
5. Generally, respondents believe that all customers, not just recycling customers should pay for recycling.
6. Salem residents strongly support a basket recycling program and will pay \$.50 - \$1.00 per month, but don't want to pay \$6.00 for the basket.
7. Salem residents believe garbage companies should recover their costs in a recycling program.
8. Respondents do not favor a mandatory recycling program.

The information above was reproduced from the NELSON REPORT, Salem Garbage Service - Recycling Options, survey research report, executive summary dated October 30, 1989.

27-JUNE-1990

Franchise Solid Waste Maximum Collection Rates
City of Keizer, effective October 1, 1990

City of Keizer Collection Rates

I	CAN SERVICE, WEEKLY SERVICE, MONTHLY RATE	CURRENT	PROPOSED 5% INCREASE
A.	RESIDENTIAL - CURB		
	One can per week	\$8.00	\$8.40
	Each additional can per week	\$4.50	\$7.50
	Occasional extra can per week	\$2.05	\$2.15
B.	RESIDENTIAL - NOT AT CURB		
	One can per week	\$9.65	\$10.10
	Each additional can per week	\$5.45	\$8.60
	Occasional extra can per week	\$2.40	\$2.55
C.	COURT AND MULTI-FAMILY RESIDENTIAL		
	Option A:		
	First can not at curb	\$8.00	\$8.40
	Each additional can	\$5.50	\$5.85
	Option B:		
	First can at curb	\$7.45	\$7.80
	Each additional can	\$5.50	\$5.85
D.	EXTRA RESIDENTIAL CANS, per can		
	Regular Customer, off-route or call-in	\$4.50	\$4.50
	Residential Non-Customer/Recycler (Principal recyclables only).	0	\$4.00
E.	ROLL CAN SERVICE		
	90-gallon roll carts - curb	\$12.95	\$13.70
	Commercial roll carts	\$22.15	\$23.50
F.	BUNDLES, BOX, SACK OR OVERFILLED CANS		
	Rate based on volumes equivalent to 32 gallon can		
G.	CALL BACK - see special services		
II	CONTAINER SERVICE weekly service, monthly rate		
A.	Container-Loose		

		<u>CURRENT</u>	<u>PROPOSED 5% INCREASE</u>
One-yard	First stop	\$49.90	\$55.00*
	Each added stop	\$38.90	\$42.90*
1 1/2-yard	First stop	\$70.25	\$77.40*
	Each added stop	\$58.95	\$64.50*
Two-yard	First stop	\$94.50	\$99.20
	Each added stop	\$77.40	\$81.70
Three-yard	First stop	\$135.55	\$142.30
	Each added stop	\$115.70	\$121.50
Four-yard	First stop	\$172.05	\$180.70
	Each added stop	\$149.55	\$157.00
Five-yard	First stop	\$211.15	\$221.70
	Each added stop	\$180.95	\$190.00
Six-yard	First stop	\$247.35	\$259.70
	Each added stop	\$207.90	\$218.30

B. CONTAINER-COMPACTED Customer supplies the compact and container. Rate for first and added stop is double the rate that size.

DROP BOX SERVICE - All rates are plus disposal fee, demurrage charge, monthly rental, and mileage, where applicable. Minimum service: 20 yards

A. LOOSE MATERIAL

Cost per yard for service per dump	\$3.05	\$3.20
Minimum charge	\$61.00	\$63.50

B. COMPACTED MATERIAL

Cost per yard for service customer supplies compactor or box	\$4.55	\$4.70
Minimum charge	\$91.00	\$95.60

C. ADDITIONAL CHARGES

Demurrage per day, after first 48 hours	\$3.60	\$3.80
Monthly rental	\$47.80	\$50.20
Mileage charge for more than five miles radius from base	\$0.85	1.00

Call back for blocked box - see special service

DISPOSAL FEE is equal to drop box cubic yard size, times average pounds per cubic yard as determined by Marion County, times the rate charged by Marion County for waste disposal at the waste-to-energy facility or landfill. The average pounds per cubic yards may be adjusted from time to-time by Marion County, but no more than ever 6 months.

MEDICAL WASTE COLLECTION RATES(Commercial)

20 Gallon box first box
Each additional box

CURRENT

\$9.50
\$7.75

PROPOSED
5% INCREASE

\$9.50
\$7.75

40 Gallon box first box
Each additional box

\$10.50
\$8.75

\$10.50
\$8.75

RESIDENTIAL

0

\$9.50

Rural area mileage for more than five miles
radius from base station, per running mile

V SPECIAL SERVICES

ALL service listed below are plus cost of disposal. If debris equals
excess of 20 yards, use drop box at Collectors discretion.

A. JANITORIAL SERVICES AND CALL BACKS

One person and one truck, portal to portal
Two persons and one truck, portal to portal

\$45.75
\$69.00

\$48.00
\$72.50

B. TIRES

Each passenger tire
Each truck tire

\$0.50
\$1.00

\$1.05*
\$3.15*

C. LARGE MAJOR APPLIANCES AND FURNITURE

Each

\$2.40

\$5.00*

VI RESTART

Flat charge for container pick up and return,
all areas \$10.00

\$15.00*

VII INTEREST

1-1/2% Per month with a .50 minimum may be
charged on an account when a past due balance
is carried over to the next regular billing
statement.

*=Corrected to reflect previous (current) Salem rates...
(the increase is 5% added to Salem's current rate)

BILL NO. _____

A BILL

ORDINANCE NO.
90- _____

FOR

AN ORDINANCE

IN THE MATTER OF THE APPLICATION OF FRANK WALKER AND KEIZER ELKS LODGE NO. 2472 (APPLICANT) TO GRANT A ZONE CHANGE FROM RM (MEDIUM DENSITY RESIDENTIAL) TO CR (COMMERCIAL RETAIL) ON PROPERTY LOCATED NEAR THE SOUTHEAST CORNER OF MANBRIN DRIVE AND CHERRY AVENUE IN KEIZER, OREGON, (CASE NO. KZC 90-4) IN WHICH THE CITY GRANTED THE ZONE CHANGE REQUESTED IN ACCORDANCE WITH THE KEIZER HEARINGS OFFICER DECISION DATED JUNE 20, 1990

The City of Keizer ordains as follows:

Section 1. THE APPLICATION. This matter comes before the Keizer City Council on the application of Frank Walker and Keizer Elks Lodge No. 2472 (Applicant) for a zone change from RM (Medium Density Residential) to CR (Commercial Retail) for a 3.05 acre parcel at 4250 Cherry Avenue NE (Section 2CD; T7S; R3W - Glads 2400 and 2500) located near the southeast corner of Manbrin Drive and Cherry Avenue, Keizer, Marion County, Oregon. The subject property is part of the 6.12 acre parcel on which the Keizer Elks Lodge is situated. The westernmost portion of the property, which contains 3.07 acres and is currently developed as the Keizer Elks Lodge and parking lot, is zoned Commercial Retail. The subject parcel is presently undeveloped and borders property to the east that is currently zoned RM and property to the south that is presently zoned UT (Urban Transition) and contains the Lions Club Lodge. On the north, the property is bordered by Manbrin Drive. The applicant intends to develop the parcel as an RV park for members of the Elks Club organization. At the present time, the applicant wishes to develop a park containing 14 spaces on the

southeastern portion of the 3.07 acre parcel that is subject to this application.

Section 2. JURISDICTION. The land in question in this ordinance is within the city limits of the City of Keizer. The City Council is the governing body for the City of Keizer. As the governing body, the City Council has the authority to make final land use decisions concerning land within the city limits of the City of Keizer.

Section 3. PUBLIC HEARING. A public hearing was held on this matter before the Hearings Officer on June 7, 1990. The following persons either appeared at the hearing or provided written testimony on the application:

- 1) Skip Wendolowski, Marion County Planning Department
- 2) Frank D. Walker, applicant's representative
- 3) The following individuals were present at the hearing and signed their names and addresses on the sign-up sheet, indicating that they supported the application, but they did not testify at the hearing:

Al Nolan, Al Davis, Dave Valleau, Gil Wood, Howard Elwood, Gary Wisser, Charles Thornton, Thomas Ryan, and David A. Large.

Section 4. EVIDENCE. Evidence before the City Council in this matter is summarized in Exhibit "A" attached.

Section 5. OBJECTIONS. No objections have been raised as to notice, jurisdiction, alleged conflicts of interest, evidence presented or testimony taken at the hearing.

Section 6. CRITERIA AND STANDARDS. The criteria and standards relevant to the decision in this matter are set forth in Exhibit "A" attached.

Section 7. FACTS. The facts before the City Council in this matter are set forth in Exhibit "A" attached.

Section 8. JUSTIFICATION. Justification for the City Council's decision in this matter is explained in Exhibit "A" attached.

Section 9. ACTION. The decision of the City Council is set forth in Exhibit "A" attached.

Section 10. FINAL DETERMINATION. This ordinance is the final determination in this matter.

Section 11. EFFECTIVE DATE. This ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this ordinance shall take effect immediately upon its passage.

Section 12. APPEAL. A party aggrieved by the final determination in a proceeding for a discretionary permit or a zone change may have it reviewed under ORS 197.830 to ORS 197.834.

PASSED this ____ day of July, 1990.

SIGNED this ____ day of July, 1990.

Mayor

City Recorder

EXHIBIT A

BEFORE THE HEARINGS OFFICER OF THE CITY OF KEIZER

In the Matter of the Application of) Zone Change Case No. 90-4
FRANK WALKER and KEIZER ELKS LODGE,)
NO. 2472, (Applicant)) RECOMMENDATION

A. The Application:

This matter comes before the Hearings Officer on the application of Frank Walker and Keizer Elks Lodge No. 2472 for a zone change from RM (Medium Density Residential) to CR (Commercial Retail) for a 3.05 acre parcel located near the southeast corner of Manbrin Drive and Cherry Avenue in Keizer. The subject property is part of the 6.12 acre parcel on which the Keizer Elks Lodge is situated. The westernmost portion of the property, which contains 3.07 acres and is currently developed as the Keizer Elks Lodge and parking lot, is zoned Commercial Retail. The subject parcel is presently undeveloped and borders property to the east that is currently zoned RM and property to the south that is presently zoned UT (Urban Transition) and contains the Lions Club Lodge. On the north, the property is bordered by Manbrin Drive. The applicant intends to develop the parcel as an RV park for members of the Elks Club organization. At the present time, the applicant wishes to develop a park containing 14 spaces on the southeastern portion of the 3.07 acre parcel that is subject to this application.

B. Public Hearing:

A public hearing was conducted in the Robert L. Simon Council Chambers on Thursday, June 7, 1990 commencing at 7:00 p.m. by Sandra Smith Gangle, Keizer Hearings Officer, pursuant to notice sent to affected property owners on May 24, 1990. The notice of hearing contained the land use decision criteria which would be applicable to the zone change request. At the beginning of the hearing, the Hearings Officer read into the record the land use criteria contained in Keizer Zoning Ordinance section 4.16. The applicant asked if there were any objections to the notice of hearing and there were none.

Mr. Skip Wendolowski of the Keizer Planning Department was present at the hearing and presented the Staff Report. The applicant, Frank D. Walker, 13500 Monmouth Highway, Monmouth, Oregon 97361 was present and testified on behalf of the application. There were no other witnesses who testified either in favor or against the application. The following persons were present at the hearing and signed their names and addresses on the sign-up sheet, indicating that they supported the application, but they did not testify at the hearing: Al Nolan, Al Davis, Dave Valleau, Gil Wood, Howard Elwood, Gary Wisser,

Charles Thornton, Thomas Ryan, and David A. Large. Mr. Wendolowski and Mr. Walker testified under oath.

C. Findings of Fact:

The Hearings Officer, having heard the testimony of the applicant and the city planning representative, hereby finds that the facts contained in the Staff Report, a copy of which is attached hereto are true except that the applicant wishes to improve fourteen RV spaces, not thirteen as referenced at page two of the Staff Report. In addition, the Hearings Officer finds the following facts:

1. The applicant concurs with the recommendation that proper screening be provided around the area that will be developed as an RV park. The applicant believes, however, that it is not necessary to put a fence around that portion of the parcel which is not intended to be developed into an RV park at the present time.
2. The applicant does intend to expand the RV park in the future or to establish some compatible use of the remaining portion of the parcel that is subject to this application. The applicant concurs that a limited use overlay zone would be an appropriate zoning designation, limiting the use of the entire parcel to recreation vehicle park use, with future development beyond the present 14-space park being subject to conditional use approval.
3. The parcel adjoining the subject property immediately to the east is presently being developed with multiple unit apartment buildings, two stories in height. The Hearings Officer finds that the coming and going of recreational vehicles using the RV park on the Elks Club property will create visual and noise impacts on the nearby apartment dwellings, particularly during the evening and nighttime hours. Therefore, the Hearings Officer finds that a sight-obscuring fence or wall, at least seven feet tall, is necessary in order to minimize those adverse impacts. The applicant testified that he preferred to plant a fast-growing arborvitae hedge as a visual screen on the property boundary in lieu of a fence or wall, which would be more expensive. The Hearings Officer finds that arborvitae alone will not be sufficient to screen the visual and noise impacts from the surrounding residential property. However, a combination of arborvitae planted closely together and a six foot sight-obscuring fence along the boundary line of that portion of the property that is actually developed as an RV park will be sufficient to protect the adjoining property.
4. The Hearings Officer finds, based upon the testimony of the applicant, that a fence in combination with the arborvitae needs to be constructed along a minimum of 150 feet of the

eastern boundary of the subject parcel and across the entire southern boundary of the parcel. The remainder of the eastern boundary does not need to be fenced until such time as the property is developed as an RV park or in some other conditional use to be approved by the City.

5. The Keizer Public Works Department submitted a report at the hearing recommending that a site plan should be submitted to and approved by the Department of Public Works before the proposed commercial use is put in operation. The Department of Public Works stated also that storm water detention would be required on the subject property.

6. The Hearings Officer, having viewed the subject property prior to the hearing, observed that the waste water disposal area was clearly visible to vehicles passing by on Manbrin Drive and to residential neighbors and therefore needs to be screened in order to minimize the adverse impacts.

D. Applicable Legal Criteria:

The zone change review criteria are found in section 4.16 of the Keizer Zoning Ordinance. The criteria are summarized in comment number 3 of the Planning Staff Report.

Section 4.18 of the Keizer Zoning Ordinance permits the placement of conditions on a zone change to mitigate any negative impacts on adjacent properties.

Chapter 45 of the Keizer Zoning Ordinance allows the imposition of a limited use overlay zone in order to reduce the list of permitted uses in a zone to those that are suitable for a particular location, particularly when permitted uses may conflict with adjacent land uses.

E. Conclusions of Law:

Having carefully reviewed the evidence in the record, the Hearings Officer concludes as follows:

a. The proposed CR zone is consistent with the comprehensive plan designation for the subject property. The proposed CR zone meets the locational and public facilities guidelines of the plan policies.

b. Provided the Public Works' concerns regarding storm water and protection of noise and visual impacts are addressed, the applicants' submitted site plan indicates the proposal can be accommodated on the subject property.

c. The Hearings Officer finds that screening should be provided around the eastern and southern boundaries of the RV

park, and to a distance of 150 feet from the rear boundary of the parcel, by a sight-obscuring fence or wall at least six feet high in combination with a densely planted arborvitae hedge, or, in the absence of an arborvitae hedge, a fence or wall at least seven feet high, to avoid the glare of lights and other visual and noise impacts on neighboring property. A similar screen is needed around the dump station.

RECOMMENDATION

Based upon the foregoing findings and conclusions, the Hearings Officer recommends approval of the proposed zone change, with the application of a limited use overlay zone to CR-LU (Commercial Retail - Limited Use Overlay Zone) which would limit the permitted uses to those found in section 28.01 (19); all remaining identified activities in the Commercial Retail Zone would require conditional use approval. The Hearings Officer recommends that the following conditions be attached to the zone change:

- a. The applicant shall obtain all required building permits from the Marion County Building Inspection Division.
- b. Prior to obtaining a permit, the applicant shall submit a site plan of the proposed RV park to the Planning Division and to the Department of Public Works for review and approval. The site plan shall contain sufficient information indicating compliance with the development standards found in Section 12.40 of the Keizer Zoning Ordinance and the conditions attached herein.
- c. The park shall be limited to a maximum of 14 spaces. Park expansion shall require conditional use approval.
- d. Prior to occupancy of the RV park the applicant shall install a sight-obscuring fence or wall of at least seven (7) feet in height around the eastern and southern boundaries of the park to a distance of 150 feet from the rear boundary, and along the north and west sides of the existing dump station. In the alternative, a sight-obscuring fence six feet in height in conjunction with an arborvitae hedge, with healthy plants two feet apart will be sufficient to satisfy this condition.
- e. All exterior lights shall be directed away from adjacent properties.
- f. Use of the RV park shall be limited to the members of the Elks Club and their guests; the park shall not provide RV spaces to the general public.

g. Signs advertising the location of the park shall be prohibited; otherwise permitted signs shall comply with the requirements in Chapter 15 of the Keizer Zoning Ordinance.

h. Unless otherwise conditioned, development of the property shall comply with all applicable provisions of the Keizer Zoning Ordinance.

i. Storm water detention, satisfactory to the Department of Public Works, must be provided.

j. Failure to comply, or continually comply, with the conditions of approval shall be considered a land use violation and subject to the provision of Section 1.30 in the Keizer Zoning Ordinance.

DATED this 20th day of June, 1990.

~~PA/ SANDRA SMITH GANGLE~~

Sandra Smith Gangle
Keizer Hearings Officer



Marion County

OREGON

**COMMUNITY DEVELOPMENT
DEPARTMENT**

DIRECTOR
Craig O. Luedeman

BUILDING INSPECTION
(503) 588-5147

**PLANNING &
ENFORCEMENT**
(503) 588-5038

**BOARD OF
COMMISSIONERS**
Randall Franke
Gary Heer
Garry Kanz

**ADMINISTRATIVE
OFFICER**
Ken Roudybush

MEMORANDUM

TO: Keizer Hearings Officer/Gangle
FROM: Keizer Planning Staff/Wendolowski *[Signature]*
SUBJECT: Keizer Zone Change Case No. 90-4/Keizer Elks
DATE: June 4, 1990

The Planning staff reviewed the above referenced case and offers the following comments.

FACTS:

1. The subject property is designated Commercial in the Keizer Comprehensive Plan. Of the property's 6.12 acres, 3.07 acres are zoned CR (COMMERCIAL RETAIL) and 3.05 acres are zoned RM (MEDIUM DENSITY RESIDENTIAL).
2. The property is located on the southeast corner of Manbrin Drive and Cherry Avenue. The property contains the Keizer Elks Lodge.
3. Land to the northwest and west is zoned CR and includes a variety of commercial uses. Land to the northeast and east is zoned RM and is developed with multi-family residences. Land to the southwest is zoned UT (URBAN TRANSITION) and contains a membership lodge (Lions). Property to the southeast is zoned RS (SINGLE FAMILY RESIDENTIAL) and contains a single-family dwelling.
4. The applicant is requesting approval of a zone change to CR (COMMERCIAL RETAIL) on the RM portion of the property. The purpose of the zone change is to permit the use of an existing recreational vehicle (RV) park.

COMMENTS:

1. The City of Keizer commented that screening should be provided adjacent to residential property, and, adjacent to the RV park to block the view of the park from the street. Internal roadways should also be paved. The Marion County Building Inspection Division commented that the applicant will be required to obtain a building permit for development of the park. The Keizer Fire District reviewed the proposal and offered no comment. No other contacted agency responded.
2. A 14 space RV park occupies approximately 1/2 acre on the southern portion the RM zoned portion of the property and was established in 1989 without land use approval. RV parks are not identified as a permitted or conditionally permitted use within the RM zone; only the CR zone [Section 28.01(19)] permits RV parks. Approval of the zone change would allow the use of the park, subject to the development provisions in the Keizer Zoning Ordinance. The applicants intend to limit the use of the RV park to Elk's patrons and guests. The site plan indicates the number of spaces will be reduced to 13. Finally, the four spaces identified along the western portion of the subject area are located within the existing CR zoned portion and are not part of this review.
3. The zone change review criteria are found in Section 4.16 of the Zoning Ordinance. The criteria include: (a) the zone must be appropriate for the Plan designation; (b) potential uses can be accommodated on the property; (c) allowed uses can comply with the development standards found in Chapters 17 to 20 of the Zoning Ordinance; (d) adequate public facilities are available; (e) the zone change complies with applicable Comprehensive Plan policies; (f) existing appropriately zoned land is not locationally or physically suited for the particular uses proposed for the property; (g) the supply of vacant land in the existing zone is inadequate to accommodate the 5 year projected rate of development; and, (h) the proposed zone, if it allows uses more intensive than other zones appropriate for the land use designation, will not allow uses that would destabilize the land use pattern of the area or significantly adversely affect adjacent properties.
4. The property is designated Commercial. Pursuant to Section 4.02, the proposed CR zoning is consistent with this designation. Based on the size of the parcel, and the fact a RV park is currently on the property, the staff finds the parcel is able to accommodate the proposed use and comply with the development standards in Chapters 17 to 20. Public sewer and water are available at the site and the property fronts an improved public road. The proposal complies with items 3(a), (b), (c) and (d).

RECOMMENDATION

PAGE 2/KZC90-4/KEIZER ELKS

5. This is an unusual situation in that the CR zone change request does not involve commercial development that is open to the public but is necessary to accommodate a specific use in conjunction with the existing membership lodge. Policies which address such items as strip development, neighborhood commercial centers, employment opportunities and economic diversity are not relevant to this request. Staff notes the zone change will have no net effect with regard to the availability of commercial land within the City. For these reasons, the staff finds the proposal complies with 3(e).
6. The use is specific only to the CR zone. There is no other suitable CR zoned parcel within the City that is able to accommodate the applicant's locational requirements. As the RV park will be limited to patrons and guests of the Elks, the RV park's proximity to the lodge building is critical to the operation of the park. The proposal complies with 3(f).
7. Staff concurs with the applicant that there is an adequate supply of RM zoned property in the City as well as land designated for Medium-High Density Residential which can provide land for multi-family development. A recent zone change (Keizer Zone Change 90-1) permitted the development of a 60 unit apartment complex. This zone change occurred on a similar sized parcel and by itself, compensates for any potential loss in dwelling units as a result of this land use action. It is the staff's understanding the Elks intend to develop the remainder of the parcel in conjunction with the existing lodge; the RV park represents the first phase of this development. Therefore, it is doubtful multi-family development would eventually occur on the subject property. The proposal complies with 3(g).
8. The Commercial designation allows either the CO (COMMERCIAL OFFICE), CR (COMMERCIAL RETAIL) or CG (COMMERCIAL GENERAL) zones. The proposed change to the CR zone is not the least intensive zone consistent with the designation. However, given the limited development along the parcel's southern boundary, and, provided the RV park is limited to the proposed 14 spaces and adequately screened, staff believes the current proposal will not destabilize the land use pattern or adversely affect the area.
9. It is important to note that while the zone change is necessary to permit establishment of the use the request would also rezone the remainder of the RM portion of the property. Staff notes that besides RV parks, the CR zone also permits automobile sales and service, gas stations, motels, food

RECOMMENDATION

PAGE 3

KZC90-4/KEIZER ELKS

stores and other activities that are neither compatible with adjacent property uses nor consistent with the purpose and intent of the zone change. Chapter 45 permits the placement of Limited Use Overlay Zone at the time the zoning is changed

on the property. The limited use zone restricts those uses that may be permitted outright and requires a conditional use for all remaining uses. Staff believes the placement of the overlay zone is appropriate for the previously noted reasons. Further, the permitted uses should be limited to the proposed RV park; all other activities, including the expansion of the lodge facilities, will require conditional use approval. This recommended limitation is due, in part, to the residential development adjacent to the subject property. The limitation permits the placement of conditions at the time of a conditional use request to ensure compatibility with the adjacent development. This limitation applies only to the rezoned property. With the inclusion of this overlay zone, staff believes the proposal complies with 3(h).

10. Section 4.18 permits the placement of conditions for a zone change. The size and location of the RV park is acceptable provided the park is limited to the existing 14 spaces and there is adequate screening. Screening should be provided around the perimeter of the park, with the exception of the proposed driveways. The screening should, at a minimum, consist of a 7 foot sight-obscuring fence or wall and be installed prior to occupancy of the RV park. A similar screening should also be provided on at least the north and west sides of the existing dump station. To avoid glare, exterior lights should be directed away from adjacent properties. Further, to ensure consistency with the purpose and intent of the zone change, the park should be limited to the patrons of the Elks club. In support of this, signs advertising the RV park should be prohibited; only directional signs, subject to the provisions in Chapter 15, would be allowed. Finally, the park will be required to comply with the development standards in Section 12.40.
11. Staff believes there is adequate justification for the a zone change to a CR-LU (COMMERCIAL RETAIL-LIMITED USE OVERLAY) zone which would limit permitted uses to those found in Section 28.01(19); all remaining identified activities would require conditional use approval. If approved the staff also recommends the placement of the following conditions:
 - (a) The applicant shall obtain all required building permits from the Marion County Building Inspection Division.

RECOMMENDATION

PAGE 4

KZC90-4/KEIZER ELKS

- (b) Prior to obtaining a permit, the applicant shall submit a site plan of the proposed RV park to the Planning Division for review and approval. The site plan shall contain sufficient information indicating compliance with the development standards found in Section 12.40 of the Keizer Zoning Ordinance and the conditions attached herein.
- (c) The park shall be limited to a maximum of 14 spaces. Park expansion shall require conditional use approval.
- (d) Prior to occupancy of the RV park the applicant shall install a sight-obscuring fence or wall of at least seven (7) feet in height around the perimeter of the park, and, along the north and west sides of the existing dump station.
- (e) All exterior lights shall be directed away from adjacent properties.
- (f) Use of the RV park shall be limited to the members of the Elks Club and their guests; the park shall not provide RV spaces to the general public.
- (g) Signs advertising the location of the park shall be prohibited; otherwise permitted signs shall comply with the requirements in Chapter 15 of the Keizer Zoning Ordinance.
- (h) Unless otherwise conditioned, development of the property shall comply with all applicable provisions of the Keizer Zoning Ordinance.
- (i) Failure to comply, or continually comply, with the conditions of approval shall be considered a land use violation and subject to the provision of Section 1.30 in the Keizer Zoning Ordinance.

APPEAL RIGHTS

The decision of the Hearings Officer is final unless a written appeal is filed with the Keizer City Council, Keizer City Hall, 930 Chemawa Road NE, Keizer, Oregon, within the ten (10) days from the date of the mailing of this decision by any person aggrieved by this decision. The appeal must be in writing, must be filed in duplicate and must state wherein this decision is in error. A copy of the appeal notice form is attached hereto.

Questions about this decision or about appeal rights may be addressed to the City of Keizer Planning Department, Marion County Planning Office at 220 High Street NE, Salem, Oregon, telephone 588-5038. An appeal fee of \$75.00 plus costs will be collected at the time of filing an appeal.

CERTIFICATE OF MAILING

I hereby certify that I served a true copy of the foregoing Order on the following persons:

KEIZER CITY COUNCIL
Keizer City Hall
930 Chemawa Road NE
Keizer, OR 97303

MARION COUNTY PUBLIC
WORKS DEPARTMENT
220 High Street NE
Salem, OR 97301

ALICE LINKER
Keizertimes
680 Chemawa Rd. NE
Keizer, OR 97303

KEIZER ELKS LODGE #2472
4250 Cherry Ave. SE
Salem, OR 97303

THOMAS S. RYAN
6080 14th Ave. NE
Keizer, OR 97303

GIL WOOD
4791 10th Pl. N.
Keizer, OR 97303

AL NOLAN
6570 River Rd. NE
Keizer, OR 97303

MARION COUNTY PLANNING
DEPARTMENT
ATTN: Skip Wendolowski
220 High Street NE
Salem, OR 97301

SHANNON JOHNSON
Attorney at Law
4855 River Road N.
Keizer, OR 97303

FRANK WALKER
13500 Monmouth Hwy.
Monmouth, OR 97361

DAVID A. LARGE
5531 Beechwood Ct. S.
Salem, OR 97306

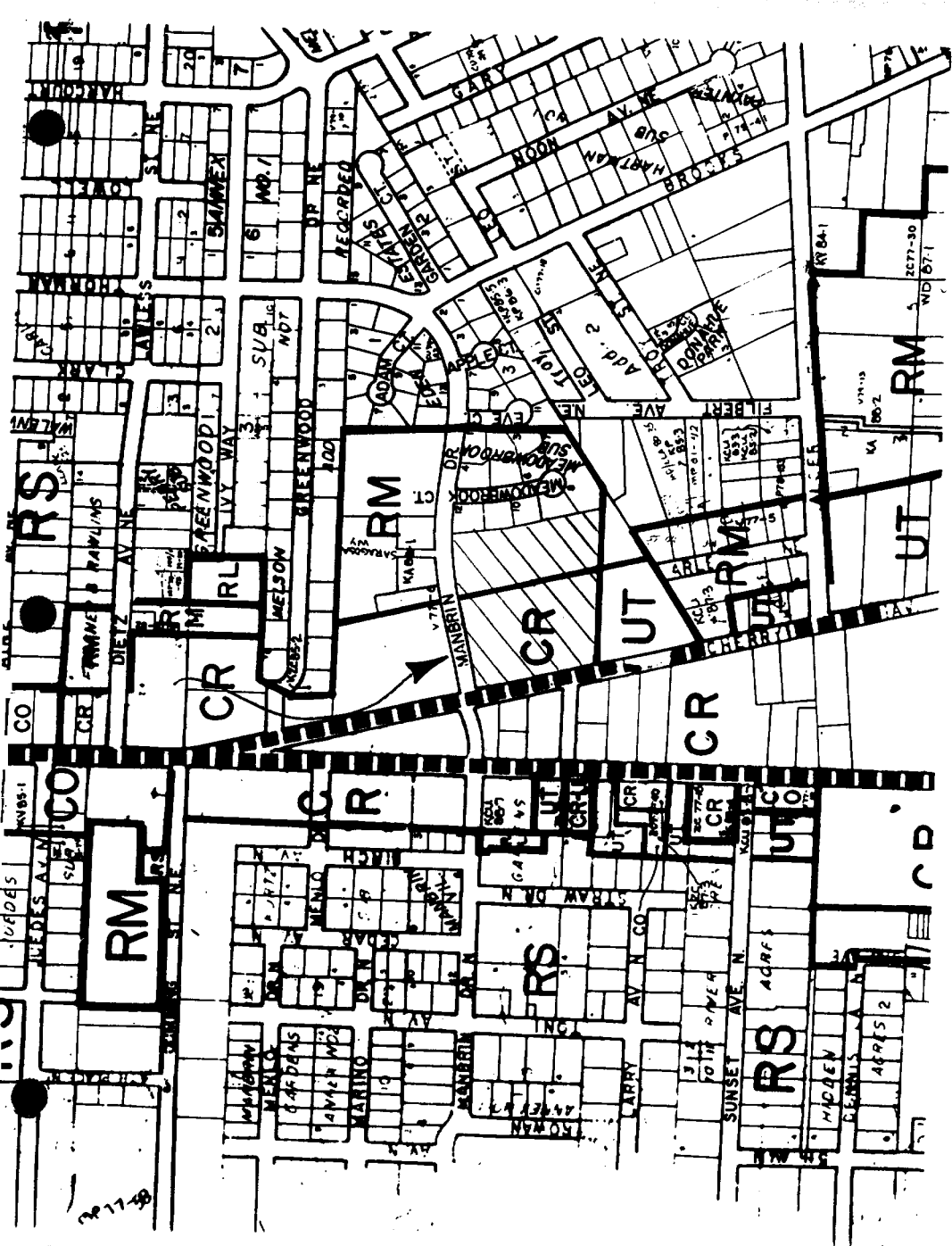
GARY WISSER
4088 78th Ave. SE
Salem, OR 97301

AL DAVIS
4352 Adam Court NE
Keizer, OR 97303

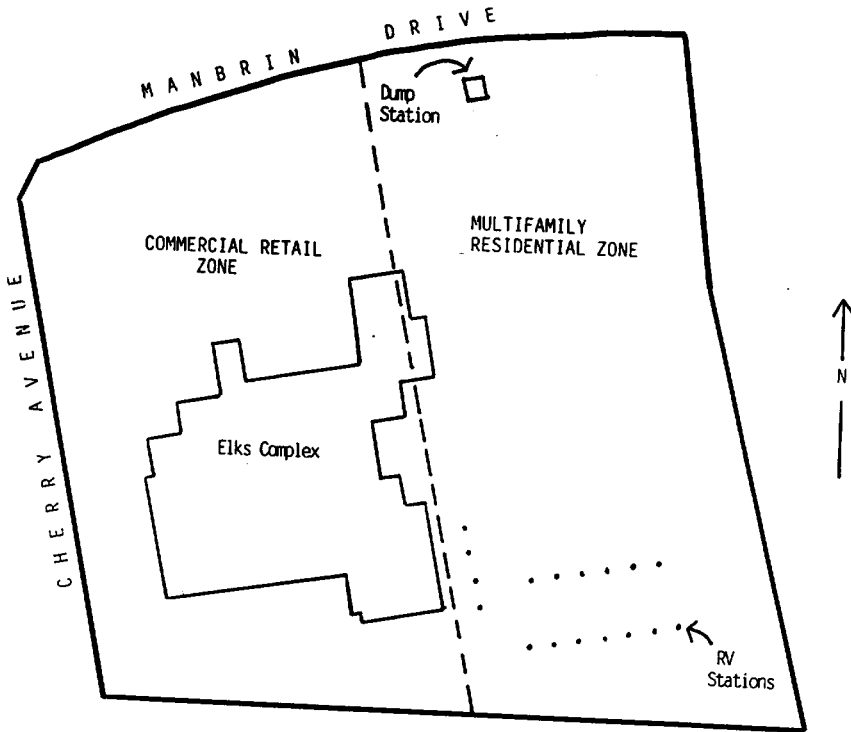
which included those witnesses who appeared at the hearing and requested, in writing, copies of this decision, by mail duly posted to them at the above addresses through the United States Post Office at Salem, Oregon, on the 20th day of June, 1990.

~~by SANDRA SMITH GANGLE~~

Sandra Smith Gangle
Hearings Officer

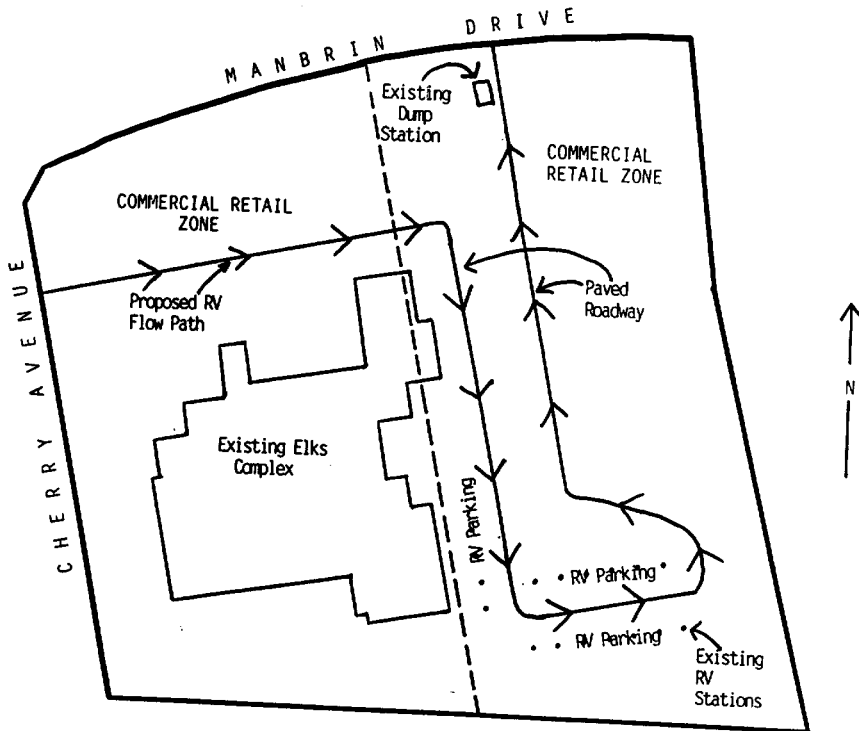


EXISTING PLOT PLAN



SCALE: 1" = 100'

PROPOSED PLOT PLAN



SCALE: 1" = 100'

BILL NO.

A BILL
FOR

ORDINANCE NO.
90-

AN ORDINANCE TO VACATE A PORTION OF FIR CONE DRIVE
IN THE CITY OF KEIZER, STATE OF OREGON

The City of Keizer ordains as follows:

Section 1 - Public Hearing. The City Council held a public hearing on the above matter on the 2nd day of July, 1990. At that time, the vacation question and any objections or remonstrances were heard. The time for filing objections or remonstrances has fully expired.

Section 2 - Notice of Street Vacation. The City Council determines that the required legal notice has been published in the City official newspaper once each week for four consecutive weeks prior to the date of the hearing; and the legal notice was posted at or near each end of the proposed vacated portions in at least two conspicuous places in the proposed vacation area within five days of the first publication of notice. Further, the Council determines that the posting of notice was completed and the first publication of notice appeared at least 28 days prior to the hearing.

Section 3 - Consent of Real Property Owners. The City Council determines that the proposed vacation will not substantially affect the market value of the abutting property.

Further, the City Council determines that the City has not received written objections from owners of a majority of the area affected, computed on the basis provided in ORS 271.080.

Section 4 - Public Interest Served. The Council determines that the public interest is served and not prejudiced by the

proposed vacation.

Section 5 - Land Use Considerations. The Council determines that the proposed vacation would not constitute a significant impact on present or future land uses.

Section 6 - Vacation. The Council ordains that:

The Westerly 245.46 feet of Fir Cone Drive when measured from the Easterly right-of-way line of Wheatland Road and lying in Fir Cone Terrace subdivision as said addition is platted and recorded in Volume 18, Page 30, Book of Town Plats for Marion County, Oregon

be vacated subject to and reserving an easement for utility purposes throughout said vacated portion of Fir Cone Drive and also reserving an access easement from the subsequent westerly terminus of Fir Cone Drive to Lot 7, Block 3, and Lot 18, Block 2, Fir Cone Terrace Subdivision.

Section 7 - Conditions for Vacation. Nothing contained herein shall cause or require the removal or abandonment of any sewer, water line, conduit of any kind, wires or poles which are now installed in said street and used or intended to be used for any public service, and owned or used by any public or private utility, and the right is hereby reserved to maintain and continue to repair, reconstruct, renew, replace, rebuild or enlarge any and all such facilities.

PASSED this _____ day of _____, 1990.

SIGNED this _____ day of _____, 1990.

Mayor

City Recorder

PLAT MAP OF A CERTAIN TRACT OF 160 ACRES

JANUARY 1904

150'

VACATION

Scale: 1"=150'

VACATION



City of Keizer

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

COUNCIL MEETING: July 16, 1990

AGENDA ITEM NO.: 9

TO: MAYOR AND CITY COUNCIL
FROM: DONALD H. OTTERMAN, M.S.P.A, CITY MANAGER
SUBJECT: RESOLUTION - Appointing Municipal Judge

On May 31, 1990, Municipal Judge Bob Cannon tendered his resignation to Mayor Orcutt. Therefore, the City Council will need to appoint a new presiding judge. A meeting has been scheduled for Thursday, July 12, between staff and one of the pro tem judges who has expressed an interest in serving in this capacity. Staff will orally report on the results of this meeting at your Monday night Council meeting.

RECOMMENDATION

Adoption of the attached resolution appointing a municipal judge.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R90- _____

APPOINTING MUNICIPAL JUDGE

WHEREAS, the City Council has determined that _____
_____ is qualified to be municipal judge and
is willing to serve in that position; NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer
that _____ is appointed as Keizer
Municipal Judge pursuant to the first Keizer Charter of 1983
and Ordinance 89-144.

BE IT FURTHER RESOLVED by the City Council of the City
of Keizer that the municipal judge shall be paid at the rate
of \$ _____ per hour.

PASSED this _____ day of _____, 1990.

SIGNED this _____ day of _____, 1990.

Mayor

City Recorder



City of Keizer

Administration

930 Chemawa Rd. N.E. • P.O. Box 21000

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

COUNCIL MEETING: July 16, 1990

AGENDA ITEM NO.: Supplement to #9

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN, M.S.PA, CITY MANAGER

SUBJECT: APPOINTMENT OF MUNICIPAL JUDGE

Attached is a letter from Erik Larson outlining his proposal for Municipal Judge services for the City of Keizer. Mr. Larson proposes a monthly fee of \$1,150 for approximately 25 hours of work each month.

Also attached is a letter from Mr. Al Depenbrock. He is also interested in serving as Keizer's Municipal Judge if the position is compensated.

The City has also had contact from Mr. Ira Feitelson, indicating that he would also be interested in a compensated Municipal Judge position.

IRA S. FEITELSON
ERIK LARSON
ATTORNEYS AT LAW

IRA S. FEITELSON
P.O. BOX 805
SALEM, OR 97308
TEL: (503) 364-6533

512 STATE STREET
SALEM, OREGON 97301

ERIK LARSON
P.O. BOX 805
SALEM, OR 97308
TEL: (503) 371-2929

16 July 1990

Keizer City Council
Keizer City Hall
Keizer, Oregon

Dear Mayor and Council Members:

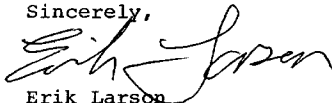
I propose to work as Keizer's Municipal Court Judge on the following basis.

I will work 25 hours per month as a Judge (the number of hours Bob Cannon advised the job will take, at least presently), at the rate of \$1150 per month. The hours would be broken down as one morning court per week, (or an afternoon court, depending upon scheduling), and one evening court, per week, for a total of 25 hours per month. This also includes administration time (phone, etc.).

Additional court time would be furnished by pro tems, at no cost, as before.

Thank you for your courtesy in this matter.

Sincerely,



Erik Larson

DEPENBROCK, GANGLE AND NAUCLER

ATTORNEYS AT LAW

ROBERT C. DEPENBROCK
SANDRA SMITH GANGLE
MITZI M. NAUCLER
MARION B. EMBICK,
OF COUNSEL

RECEIVED

LANCASTER MALL
831 LANCASTER DRIVE N.E.
SUITE 209-211
SALEM, OREGON 97301
(503) 581-7322
FAX (503) 581-1861

July 13, 1990

RECEIVED
JULY 13 1990

The Honorable Andy Orcutt, Mayor
City of Keizer Council Members
Keizer City Hall
P.O. Box 21000
Salem, Oregon 97307

RE: Application for Service as Municipal Judge

Dear Mayor Orcutt and Council Members:

This is to again express my interest in serving as a Municipal Judge for the City of Keizer.

I am an attorney with 12 years experience in general trial practice locally. I have prosecuted (as an Air Force J.A.G.) and defended all types of criminal cases as well as tried many types of civil cases.

I was born and raised in Salem, graduating from North Salem High School and the University of Oregon. I have served in the Air Force as a pilot and currently serve in the Air Force Reserve as an attorney.

Currently I am on the Marion County panel of approved reference judges and the Court Annexed Arbitration Panel and have been selected by other attorneys to decide cases. I have also decided cases as a referee in administrative hearings. I enjoy this work very much. The people who have appeared before me have commented favorably. I conduct a fair hearing and I explain how I apply the law in reaching my decision.

My partner, Sandra Smith Gangle, currently serves as your Land Use Hearings Officer. We share similar ideas on the conduct of hearings and the duties of the Hearings Officer or Judge.

As I mentioned last year, it is my firm belief that a judgeship position such as this requires an on-going commitment which is a professional responsibility. For service of one night a week or other schedule I would expect to be compensated at a reasonable amount.

I believe it is incumbent upon the city to seek a judge who has a professional commitment to the city and who will provide consistency in decision-making and will within the canons of judicial ethics, remain accountable to the city.

In the long run I believe it would be in the city's best interest to retain a municipal judge for compensation and I would be pleased to apply for such a position within your budget constraints.

I would look forward to meeting with you at your convenience.

Very truly yours,

DEPENBROCK, GANGLE & NAUCLER

Albert C. Depenbrock
Attorney at Law

ACD/sh



City of Keizer

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

COUNCIL MEETING: JULY 16, 1990

AGENDA ITEM NO.: 10

TO: MAYOR AND CITY COUNCIL

FROM: DONALD H. OTTERMAN M.S.P.A, CITY MANAGER *DHO: dho*

SUBJECT: DISCUSSION REGARDING POSSIBLE MEDIATION OF REGIONAL POLICY ISSUES

DISCUSSION

The City Attorney and City Manager attended a meeting, hosted by the Department of Land Conservation and Development, on July 10, 1990, to discuss the possibility of DLCD hosting a mediation effort involving all four jurisdictions to see whether there could be any agreement on the regional policies that are still dividing Marion and Polk Counties and the cities of Salem and Keizer. The purpose of the mediation meeting would be to discuss the issues and through a facilitator that would be provided by Confluence Northwest or some other facilitating organization come to an accord on the regional issues.

The mediation concept was first discussed with representatives of the Department of Land Conservation and Development, approximately two months ago, and at that time it appeared that DLCD would pay the costs of providing that mediation service. It now, however, appears that DLCD would pay for the initial costs of establishing the framework in which the mediator would work, but that the jurisdictions would share the remainder of cost. At this point in time, there is no estimate on how much cost the City of Keizer could possibly incur.

The purpose of this agenda item is to have the City Council discuss whether the Council is interested in pursuing the course of mediation in the regional policies and whether the Council will direct staff to continue discussions regarding the establishment of such a mediation effort, subject to final approval of the cost by the City Council.

Much of what the mediator would provide in the way of expertise has already been followed by the jurisdictions in attempting to come to an agreement over these issues and some headway has been made in the past. It is questionable whether the mediation of the issues would result in a decision that could be supported by all four jurisdictions,

especially the elected officials of those jurisdictions. If the jurisdictions pursue the mediation effort, I would strongly suggest that there be included in that effort elected officials from all four jurisdictions so that the technical, as well as the political ramifications of the decisions that might be reached can be addressed.

The City Attorney and I will be discussing this concept further at the City Council meeting and will attempt to describe further what could be gained from such a mediation effort.

DHO:clm

Attachments

f:\admin\regional.adg

CONFLUENCE NORTHWEST

Using Conflict Creatively

MEDIATION

Attorney—Mediators:
Mary C. Forst
R. Elaine Hallmark
Theresa Anne Jensen

What Is Mediation?

Mediation is a negotiation process facilitated by a neutral third person. A mediator helps people follow a process that encourages them to work together to make informed decisions and develop mutually acceptable agreements.

What Are The Benefits Of Mediation?

Mediation allows people to resolve differences so as to meet the most important interests of each, not just to compromise.

It promotes communication, cooperation and informed decisions.

It allows people to take and retain control of the disputes in which they are involved.

It may be confidential and without court involvement.

It can be completed in an orderly fashion that allows the people and their businesses or agencies involved to maintain and define their relationship according to their own wishes.

How Does Mediation Work At Confluence Northwest?

Confluence Northwest's mediators are skilled at structuring a win/win collaborative negotiation process. We will help to identify the key people needed to fully resolve the problem. We can contact the other parties to address their questions about mediation and to invite them to participate.

Our mediators will help the parties agree on the groundrules and structure needed. We will generally convene an initial joint meeting of the parties in which these agreements are clarified. The mediator will then facilitate the sharing of information about the problem in a way that allows everyone to be heard and to move into problem solving, rather than blaming or arguing.

The mediator may meet individually with the parties in confidence if it would be helpful. If the parties agree that additional information is needed, the mediator will help them obtain the information and incorporate it into the process.

Options for solving the problem are then developed together. The mediator helps the parties evaluate the alternatives in light of the needs and interests they satisfy.

Agreements which allow each person to realize a positive result are made. If appropriate, a written agreement will be drafted and will be signed by the parties.

Collaborative Problem Solving

A collaborative problem solving process is:

- Problem and opportunity oriented rather than solution oriented. (Agreement on the problem and/or the opportunity allows for creative solutions to evolve.)
- Inclusive. To be successful the process must include all who are stakeholders (those individuals or groups that are responsible for final decisions and implementation, would be affected by the decision, or have the power to block the decision or its implementation). Participants represent different interests and needs, not certain numbers of people.
- One in which participants are involved and have feedback in the ongoing design of the process.
- Based on consensus decision-making. Typically, the process itself has no formal authority. The group must decide its own process for decision-making. Group must determine who needs to be involved in decisions, while also allowing participants with less involvement to increase their levels of involvement as they perceive the need or desirability of doing so.

Collaborative problem solving follows these steps:

1. Information Gathering

Allows the group to get educated on the issues and the participants to share their individual perspectives.

2. Understanding the Interests behind the Problems and the Opportunities

The group needs to understand the underlying interests of all the stakeholders and to incorporate all the related issues. "Experts" may need to be brought in to clarify some of the issues or questions. The group must agree on the problem(s) and opportunities it is going to address.

3. Creating Options

The group should be involved in creating and exploring a range of options or alternatives.

4. Evaluating the Options

The group must develop a consensus on the specific criteria to be applied to any solutions. Criteria generally include the priority interests of the various stakeholders. The group must evaluate the options in terms of the criteria and the interests. Technical expertise may be needed.

5. Deciding on Solutions

The group must reach a consensus or agree on a method to make final decisions as well as how to communicate and implement them.

CONFLUENCE NORTHWEST

Using Conflict Creatively

Attorney-Mediators:
Mary C. Forst
R. Elaine Hallmark
Theresa Anne Jensen

REFERENCES

R. Elaine Hallmark has facilitated numerous mediation-collaborative problem solving processes. Following is a partial list with references:

Tualatin Wetlands Protection Area - Zidell Development

Facilitated a decision-making session with representatives of city, state and federal agencies, environmental groups and developers who are working together to develop acceptable mitigation measures and development options to allow commercial development of a site in and around the Tualatin wetlands area. Contact: Steve Shain, Zidell Resources, 228-8691.

U.S. Forest Service - use of herbicides to control vegetation

Facilitated sessions of a collaborative process involving the US Forest Service, representatives of environmental groups and representatives of industry groups, which allowed settlement of a 13 year dispute over the Agency's use of herbicides. (Team of 3 shared responsibility for various sessions.) Contact: Dave Caraher, US Forest Service, 326-7551; John DiLorenzo, Attorney for Industry groups, 225-0010.

Field Burning Task Force

Facilitated an all-day session and co-facilitated numerous meetings of a task force of representatives of environmental groups, the seed growers industry, the governor's office and state agencies in exploring interests and possible solutions to the field burning problem. Contact: Gail Achterman, Governor's office, 378-3548; John Charles, Executive Director, Oregon Environmental Council, 222-1963.

Multnomah County Community Action Agency - emergency services

plan. Facilitated a series of meetings of contractors group representatives and of an Issues Resolution Team, assisting them to come up with recommendations for the County's allocation of emergency services resources. Contact: Bill Thomas, Dep't of Human Services, 248-3646; Jean DeMaster, 222-5574.

Clackamas Town Center Area Design Standards Study Group

Designed and co-facilitating a process to allow different interests, public and private, in the Clackamas Town Center area to work together with design consultants to develop recommendations for design standards and other unifying elements for the area. Contact: Max Talbot, Clackamas Development Agency, 655-8521; Robert Perron, 223-2266

Senn Dairy - Co-mediated longstanding dispute between business and neighbors to allow for modifications in business operations. Contact: Eugene Gambee, 253-4997; Kevin Adams, Senn's, 256-2727.

M I N U T E S

KEIZER CITY COUNCIL
Monday, July 2, 1990
Keizer City Hall

Robert L. Simon City Council Chambers

CALL TO
ORDER

The meeting was called to order at 7:33 p.m. by Mayor Andy Orcutt.

ROLL
CALL

The following Council members were present: Mike Hart, Bob Newton, Joe Van Meter, Bob Pritchard, Yvonne Fischer and Mayor Andy Orcutt. Councilor Phil Bay was absent.

PUBLIC
TESTIMONY

Mike Gardner, 849 Chemawa Road N.E., testified he is the father of the son that picked up the syringe needle this past month. His story was recently run in the local newspaper. He questioned what type of pressure could be placed upon the owner of the complex at 861 Chemawa Road N.E. to clean up the area. Mr. Gardner was under the impression the owner/manager would stand liable for such activity to take place on private property. In addition, Mr. Gardner said this problem exists along Chemawa Road at large. He stressed that clean up of such items must be addressed. He stated 9 to 12 people occupy each unit and questioned the ratio between residents and restroom facilities at each dwelling unit. In addition, Mr. Gardner questioned what is being done to ensure the needles are not being discarded in the public telephone booths along Chemawa Road, parks and road sides. Mr. Gardner said the people utilizing the needles for drug purposes must discard the needles in such a fashion that they do not endanger the local children or pets. Mr. Gardner summed up his statement by requesting feedback from the Council as to what can be done to eliminate this situation.

Mayor Orcutt questioned the City Manager regarding occupancy permits and zoning permits for occupants in an apartment dwelling. Mr. Otterman responded by saying a definition of a family is defined in the Zone Code as those members related by blood or marriage or five unrelated individuals, with a maximum of one family per dwelling unit. Mr. Otterman assured the Mayor and Council staff would follow up on this complaint by contacting the property owner to ascertain the number of tenants

who are living in each unit. If there is a discrepancy, staff will require the property owner to reduce the number of residents living in any over crowded unit to no more than five persons.

Mr. Otterman said he has seen it happen in the past where the city has requested residents to leave the dwelling, only to have them reappear within a few days. Mr. Gardner said this over crowding is a seasonal problem while the migrant farm workers are in town.

On behalf of Mrs. Gardner, Mr. Gardner said she is concerned about the way the situation was handled at the Police Department's level. In addition, they both questioned whether or not the syringe they turned over to the Police Department was tested for the AIDS virus. Mr. Gardner testified that the physician handling the case assured him that the testing results did not, at this time, reveal any AIDS virus, however, the needle could have transmitted Hepatitis.

Lloyd Weathers, 4747 Lowell, testified he has lived in Keizer for almost 70 years. Mr. Weathers testified that his neighbor has left a vacant home on his property for over two years and fails to maintain the property. Mr. Weathers suggested the City of Keizer incorporate an Ordinance, fashioned after a City of Salem Ordinance, which states that any property owner who fails to maintain any dwelling/parcel should be fined. The City of Salem fines such property owners \$200 each quarter. In addition, Mr. Weathers said the neighbors on the other side of his property have trees which align his fence have encroached onto his property, covering half of his garden area. He feels this vegetation is trespassing his "air space". He feels this neighbor, in such cases, should be given two weeks notice to trim the vegetation back to the property line or a contracted service should be contacted and the property owner billed for the work.

Mayor Orcutt responded by saying vegetation on private property does not pose a health or fire hazard, the city does not have any jurisdiction to make the property owner eliminate the vegetation. He explained the only time the city can become involved is when the vegetation encroaches into a public thoroughfare. City Attorney Lien recommended that Mr. Weathers contact his private legal counsel to resolve the civil matter. Mr. Joseph Trembl, 4737 Caroline N.E., testified he

is the property owner of the apartment complex that Mr. Gardner previously testified about. Mr. Treml said he constantly keeps a surveillance on his property in order to clean up any signs of drug activity. However, to date, Mr. Treml testified he has yet to find any evidence of drug activity occurring on or near his apartment complex. Mr. Treml questioned why the property owner is not informed whenever tenants are in violation of any particular law.

Mayor Orcutt stated that city staff will pass along the results of the investigation to the Zoning Administrator. He recommended that Mr. Treml pay more attention to the activities taking place on his property.

Mrs. Gardner, 849 Chemawa Road N.E., testified that the reason Mr. Treml does not find any needles on his side of the property is because the hypodermic needles are tossed onto her property. Mrs. Gardner explained the stress a parent goes through when a child may have contacted Hepatitis through contact with a contaminated hypodermic needle.

Brad Archibald, 839 Chemawa Road N.E., testified he is a neighbor of the Gardners. He called the Governor's office and various other officials, including those in the City of Keizer, and State, Salem and County Police agencies. In addition, Mr. Archibald contacted the Health Department due to the numerous bags of garbage strewn along the fence line. Mr. Archibald testified the Health Department has received numerous complaints at property owned by Mr. Treml. Mr. Archibald contacted Mr. Treml who stated he was unaware of any difficulties occurring at the site. Mr. Archibald said the Health Department did clean up the garbage and the only time Mr. Treml is present at the site is to collect rent payments.

Mayor Orcutt assured Mr. Archibald that this matter will be investigated.

Bob French, 1384 Manzanita St. N.E., as Chairman of the "Yes for Keizer Committee", wished to express his public appreciation for the efforts of the City Council and city staff. Mr. French singled out Councilors Fisher and Hart, Mayor Orcutt, Don Otterman and Chief Stull for the major roles they played to ensure the passage of the recent levy. Mr. French assured the audience that city staff participated in the committee's efforts on their own time, not on paid city time, which meant long

and arduous hours of effort, working towards the passage of the levy. In addition, Mr. French commended the Police Officers for all of their efforts in this endeavor.

COMMITTEE
REPORTS
Oath of
Office

Chief Charles Stull stated the new Reserve Officers began their Police Academy work in October, 1989. After nine months of continuous training, they have recently graduated from the Academy on June 9, 1990.

Chief Stull introduced the Reserve Officers, prior to the swearing-in ceremonies. Those Reserve Officers are:

Richard M. Cummings
Karen L. Hilfiker
David M. Moir
Brian G. Richards

City Attorney John Lien swore in the Reserve Officers with Mayor Orcutt at his side.

PUBLIC
HEARING
Fir Cone
Drive
Vacation

Mayor Orcutt opened the Public Hearing relating to the Fir Cone Drive Street Vacation. Bill Peterson, City Engineer, said Fir Cone Drive is a street in a large subdivision that was platted many years ago. Mr. Peterson said if the right-of-way is vacated, an easement must remain for access to the adjoining properties, in addition to possibly barricades placed along Wheatland Road.

Nina Treece, 814 Fir Cone Drive N.E., testified she was also speaking on behalf of Mr. & Mrs. Al Friesen, who reside at 805 Fir Cone Drive N.E. Mrs. Treece is in favor of the street closure on Wheatland Road, providing there is an easement provided for her three lots. She is in opposition of closing the street, on the cul-de-sac portion, because the street would need to be changed in order to eliminate confusion, especially for emergency vehicles. Mrs. Treece assured the Council that the property owners would install gravel at their own expense.

Mrs. Friesen, 805 Fir Cone Drive N.E., requested a "Dead End" sign be placed at the intersection of

Harvest and Fir Cone Drive.

Mayor Orcutt closed the Public Hearing and agreed with those who testified that this is a dangerous intersection at Fir Cone and Wheatland Road.

Councilor Hart agreed the intersection is dangerous. In addition, those residents who live south of this site, sometimes park their cars along the side of the road, making it extremely difficult for vehicular traffic travelling north on Wheatland Road. Councilor Hart strongly urged the Council to agree to close off Fir Cone, at Wheatland Road.

Councilor Mike Hart moved to close off Fir Cone Drive, at the Wheatland Road intersection. The motion was seconded.

Councilor Van Meter was concerned with the type of barricade the city would utilize, especially with the future installation of a bike path along Wheatland Road.

Bob Pritchard agreed with the previous suggestion that a "Dead End" sign be installed at this intersection.

Public Works Director Mull commented that the city must obtain an actual vacation Order from City Attorney, contact the various other utilities and acquire the necessary easements involved.

The motion was put to a vote and passed unanimously. (Councilor Bay absent.)

DISCUSSION:

River Road

Urban Renewal

Update

City Manager Otterman announced that two public forums have been conducted by the Advisory Committee to take input regarding the proposed River Road Urban Renewal Project. Unfortunately, the turn out was minimal. At this time, it was felt the Council should be informed as to the status of the project.

John Spencer, Planning Consultant, reported on the River Road Urban Renewal Project. He stated the boundary of the area that is under consideration for this project includes all commercial and industrial properties with direct frontage on both sides of River Road North, both sides of Cherry Avenue and the area between Cherry Avenue extending from the city limits on the south and past the

intersection of Wheatland Road. The total area under analysis is approximately 640 acres. This area, along with a possible renewal area out in the Chemawa area, would be well within the 25% criteria established for urban renewal districts. Vacant or residential properties that have a direct frontage along River Road North have also been included in the boundary.

The analysis has consisted of what type, if any, problems exist along the corridor and what solution will be needed in order to correct those problems. Mr. Spencer said the automobile oriented uses along River Road corridor serve the auto traffic, although the businesses along River Road do not service the community at large. The heavy traffic along the corridor was identified as a problem, especially making left turns at some of the major intersections along the corridor. Overall, the committee and consultants feel the visual quality of the corridor, such as overhead utility wires, billboards, and unorganized signage, are problems that must be dealt with. The major problems have been identified in the south end of the corridor, especially due to the deterioration of buildings along Cherry Avenue and River Road North, since they are the "gateways" to the community. Therefore, the committee felt the main thrust of improvements should begin in the southern region of the community.

Public improvements have been divided into three different phases. The first phase will focus on the southern end of the corridor. It involves some pavement overlays along River Road North, interconnecting the signals along River Road North, "street scape" improvements along River Road North, and west side overhead utility lines be placed underground. Cherry Avenue improvements would include making it into a four lane street with curbs, sidewalks and possibly trees planted along curb side. Sanitary sewer lines will need to be upgraded along the corridor which will cost approximately \$250,000. City entry signs have also been planned to be installed. The cost of all said improvements for Phase I will run approximately \$2.6 million. It is anticipated that in the first five years of the program, the majority of the projects can be completed.

Phase II, which would run year 6 to year 10, would move to the center section of the corridor. This would include some reconstruction work and additional traffic lanes added at the River Road

North/Lockhaven intersection. This latter project would have a price tag of approximately \$500,000 to continue street-scape improvements, underground utilities, tree plantings, and sidewalks along River Road through the Chemawa area and the Manbrin/Alder area. Improvements also are projected at Lockhaven, from the intersection at River Road to 14th Street; widen the section of River Road to where it tapers down at Wheatland Road to two lanes to at least four lanes up to the northern part of the project boundary; upgrade water lines in the area; and sewer line expansions near the Epping property. \$30,000 has been earmarked to eliminate the billboards that have been erected. Also included in Phase II has been \$250,000 to begin a rehabilitation loan program that could be made available for commercial property owners along the corridor. The total cost for Phase II is approximately \$4.4 million.

Phase III is focusing improvements primarily on the northern third of the corridor. Those improvements include improvements to Chemawa Road, both on the east and west side of the corridor; on the east side to extend an improvement with curbs, sidewalks, street trees to the main entrance to the Keizer City Hall complex; to extend the street-scape and utilities project up to Wheatland Road; to do some overall improvements to the Trail Avenue/Harmony Street to bring them up to city standards, which would include curbs, gutters, drainage, and sidewalks. Water lines need to be upgraded along River Road. There are a number of storm drainage improvements that are a part of the storm drainage master plan that could be built in this phase. A community center is also a possibility. The total budget for Phase III is approximately \$4.8 million. The total budget for all three phases is \$11.8 million.

An analysis has been conducted regarding the impact of an urban renewal program on taxes. State statutes require this analysis and more information will be forthcoming.

Mr. Spencer stated that the city, as a whole, is increasing in value at a rate of 12% per year (1989-90-91) whereas the corridor increased only 3%. Therefore, the corridor is not increasing in value and is not contributing its proportional share of property taxes in our community. To turn that around, the city must create additional value and support improvements to existing businesses and encourage redevelopment of underdeveloped property

and to encourage new development that will add new values to the southern corridor.

Mr. Spencer said it is much less expensive for the residents in the community to pursue these improvements using an urban renewal program, which results in an approximately .17 cent per \$1,000 assessed value increase, over a .42 cents per \$1,000 of assessed value if a bond issue was utilized to pay for these improvements. The average increase, assuming the .17 cent increase, would average approximately \$10.20 per year for a \$60,000 home. Using the bond to finance the same project, residents would realize a \$25.20 per year increase. Mr. Spencer's recommendation is approval from the Council to begin the preparation for the urban renewal planning report, based upon the overall strategy discussed earlier.

Regarding the street-scaping project, Mike Hart questioned whether appropriate room is available for tree plantings. Mr. Spencer said the existing right-of-way along River Road varies. Eighty feet is needed to implement this improvement. Therefore, some sections of roadways will need to be acquired in order to execute this improvement.

Bob Newton questioned whether the Salem/Keizer Transportation Plan network has been considered as improvements are planned? Mr. Spencer answer in the affirmative.

Mr. Spencer feels within the first ten years of the program, at least \$8 million can be raised through tax increment financing. That would be enough money to sell bonds that would assist in the financing for the \$11.8 million needed.

Regarding the three mile corridor, Bob Newton questioned the significance of each of the areas having their own identity. Mr. Spencer said one of the problems discovered was that River Road is a three mile strip that extends the entire length of the community. The committee is attempting to create segments along that corridor that the immediate surrounding community would have access to and identification with. Each district could then create its own identity by choosing a particular street tree and/or street lighting etc., in an effort to distinguish one district from another.

Bob Newton voiced his strong approval for the project and suggested the city strengthen its

argument as to the benefits such an endeavor would bring to the city.

Mr. Spencer announced that the next phase of this endeavor will be to prepare a draft urban renewal plan and report that will incorporate many of the technical background materials. He anticipates that will be completed sometime in August, 1990. The Planning Commission will then hear the proposal and will hold a public hearing on the matter and are expected to ensure that the urban renewal program conforms with the Comprehensive Plan. After the Commissioner's have reviewed the plan, the City Council will receive the plan from the Commission for adoption by non-emergency ordinance, which means at least two public hearings must be held. Therefore, at least three formal public hearings will be held on the matter within the next few months. Mr. Spencer is hopeful the Council will adopt the plan by October, 1990.

Joe Van Meter commented on the low turn-out rate at the public forums. He is hoping this low attendance rate is one of lack of information and not one of a lack of enthusiasm within the community. In addition, Mr. Van Meter requested examples where other cities have reduced taxes for the home owners, based on a revitalization plan such as the one proposed by Mr. Spencer. Mr. Kupper will conduct such research.

CONSENT CALENDAR

The Consent Calendar consisted of:

- June 18, 1990 Regular Session Minutes
- June 28, 1990 Special Session Minutes
- Resolution certifying delinquent sewer assessments

It was moved to approve the Consent Calendar agenda items as presented.

Joe Van Meter requested it be noted he was not present at the June 28, 1990 Special Session Minutes.

The motion was seconded and put to a vote. The motion passed with Councilor Van Meter abstaining. (Councilor Bay absent.)

OTHER
BUSINESS

Trail Avenue
Realignment

City Manager Otterman said the City Council asked at their last meeting for an update on the Trail Avenue realignment project. City Engineer Peterson said the project is out to bid. The bid opening is Monday, July 9, 1990, beginning at 11:00 a.m. The bidding will be done in four schedules. Schedule A is the Manzanita Street improvement, including closing off Trail Avenue, proposing a curb, sidewalk and barricades. Wheatland Road is another schedule that will be bid separately because some resident property owners have responsibilities towards paying a portion of the costs of improvements. A third schedule is a construction of a sanitary sewer line through that major intersection. Another alternate schedule to be bid is a complete street overlay of the entire project. This latter alternate schedule may be postponed for implementation for another year because the sewer line is deep and may endure some settlement during the inclement winter months facing us. Mr. Peterson is hopeful that at the July 16, 1990 City Council meeting a recommendation for award of bid will be on the agenda.

An entirely separate schedule will incorporate the signalization of the project. That bid opening has been scheduled for July 16, 1990. Mr. Peterson will report to the Council the outcome of the bids at the Council meeting later that evening.

Bob Newton questioned the target date for completion. Mr. Peterson said 85 calendar days is targeted. Mr. Peterson said if the bids do not come in favorably to the city, the city could elect to build the sewer line and delay the street improvements.

Street
Resurfacing

Mayor Orcutt said a committee was formed, consisting of Councilor Newton (who was absent), Councilor Bay, Mayor Orcutt, Wally Mull and Bill Peterson. The committee reviewed the Master Plan book and selected through streets that maintain heavy traffic and streets that were in the worst state of repairs. The list the committee came up with for resurfacing consist of portions of:

McLeod Lane N.E. - from Manzanita to Tepper Lane

Windsor Island Road - from Chemawa to Wildwood
Villa

Shoreline Drive - from Cummings to Chemawa North
Newberg North - from McArchur to Lockhaven North
Elizabeth North - from Evans to Dearborn North
Arnold/Harcourt - from Beebe to Dearborn N.E.
Beebe N.E. - from Gary to Arnold Street
Dearborn N.E. - from verda Lane to River Road
Thorman N.E. - from dearborn NE to end of curb
8th St N.E. - from chemawa NE to Claggett NE
Allendale Way - from Hasbrook to end of pavement
Hasbrook NE - from Keizer Rd to Allendale NE
Pettygrove Ct - from Hasbrook to cul-de-sac
Cranberry - from Hasbrook to cul-de-sac
Gable Court - from Hasbrook to cul-de-sac
Keizer Court - from Allendale Way to cul-de-sac
Pleasant Court - from Allendale to cul-de-sac
Appleblossom North - from River Road to Potts Drive

Mr. Otterman said this matter will be brought to the Council either July 16, 1990 or August 6, 1990 for award of contract.

CPR

Classes

Mr. Otterman said city staff will be conducting mandatory CPR classes on July 11 and July 25 for city staff. They will be administered by city staff and Keizer Fire employees. Keizer Police employees have already attended these classes. Mr. Otterman feels all city employees should be certified and will obtain a Red Cross certification upon completion of the class. Mr. Otterman offered attendance to any interested Councilors.

WRITTEN

COMMUNICATIONS

There were no written communications to come before Council this evening.

OTHER

BUSINESS

Bike

Path

Joe Van Meter questioned the status of the bike path along Wheatland Road. Mr. Mull responded by saying the reason the city did not receive a grant for this project was because the bicycle path does not go anywhere. According to the Bicycle Advisory Committee, a bike path is needed that continues from Lockhaven, either north on River Road or around Trail through the new intersection. This path would then be connected onto Wheatland Road and would meet the grant criteria. He said parts of River Road are not wide enough to install a bike path. The alternative is to install a bike path

along Trail Avenue.

ADJOURN Mayor Orcutt adjourned the meeting.

Respectfully Submitted By:

Chris Moreland
Chris Moreland
Administration Secretary

APPROVED:

MAYOR

(COUNCILOR BAY ABSENT

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Note: Minutes have been reviewed by City Manager Otterman.

COUNCIL MEETING: July 16, 1990

AGENDA ITEM NO.: 13

association of oregon housing authorities

135 SW Ash, Suite 400
Portland, OR 97204
(503) 225-1065

Dear Friend of Affordable Housing and Economic Development:

The Association of Oregon Housing Authorities is proud to invite you to attend its' Affordable Housing Conference, "The Political Challenge," being held July 20, 1990 at Chemeketa Community College in Salem. An agenda, maps, and registration form are enclosed.

You are among a limited number of state leaders who are being invited to attend. We can accommodate no more than 200 people. Please register no later than July 13.

This conference is important because of critical housing shortages across the state for households earning at median income levels and below.

Featured speakers will be Barbara Roberts and David Frohnmayer, respectively the Democratic and Republican candidates for governor, both of whom are expected to make major campaign statements regarding the role of state government in affordable housing.

The morning's program will also have three panel discussions featuring leaders from local government, the private sector housing industry and the state legislature. All-in-all there will be more inside information available about the political future of affordable housing in Oregon at this conference than anywhere in the state before the legislature convenes next January.

Please join us. If you have questions, please call me.

Sincerely,



Peter Grundfossen
Legislative Liaison

:pg

MAYOR & CITY COUNCIL: COUNCILOR HART WILL BE
ATTENDING THIS CONFERENCE ON JULY 20.

RECYCLING INCOME & EXPENSE 1989
Combined: Lorens & Valley

REVENUE - - - - -	\$ <u>51,832.00</u>
(all proceeds from materials)	
LABOR - - - - -	\$ <u>55,500.00</u>
(including fringe benefits)	
HAUL COSTS- - - - -	\$ <u>26,029.00</u>
TRUCK COSTS - - - - -	\$ <u>8,434.00</u>
(including depreciation maintenance--Gas, license-insurance)	
UTILITIES - - - - -	\$ <u>1,213.00</u>
(pro rate portions of telephone power etc.)	
OFFICE OVERHEAD - - - - -	\$ <u>12,915.00</u>
(allocation of office staff expenses)	
PROMOTION - - - - -	\$ <u>13,910.00</u>
(recycling direct advertising dues, etc.)	
OTHER - - - - -	\$ <u>14,778.00</u>
 TOTAL - - - - -	 \$ <u>-80,947.00</u>

The specifics of the proposal including definitions are attached on pages 6, 7 and 8 of this report.

CURRENT RECYCLING PROGRAM

The collectors serving the City of Salem have been offering a residential recycling program in Salem since the early 1980's. The program consists of a weekly curbside pick-up of recyclables on the same day that regular garbage service is provided. The success of the current program is evident in that the tonnage collected by the haulers has increased from 5,493 tons in 1986 to 9,965 tons in 1989, a 81% increase (see the attached, pgs 11, 12 and 13 for detail.)

The Salem community has been well served by the haulers in that the local recycle program is the most successful in Oregon and has received national recognition. Even more to the haulers credit is that they have provided this service at no additional cost to the customer. Although it is true that in the early years the haulers may have made money with the program that is not the case in today's world. Recycling is no longer just a "fashionable" thing to do it is a "the right" thing to do.

PROPOSED RECYCLING PROGRAM

Even though the current program is successful it is in Salem's best interest to improve on its success, and although there are currently no laws mandating that more be done, there is little question that the near future will bring forth those laws and mandates.

A recent public survey conducted in October, 1989 by Nelson Report concluded that Salem residents want an expanded recycling program and are willing to pay for it (see attached page 9 for a summary of the report.) The Council has also requested that an expanded program be developed.

The proposed recycling program has been developed in response to the requests and a brief synopsis is given below.

1. Residential customers who recycle (on a regular basis) will receive a colorful basket for curbside use.
- ? 2. ~~Non-residential~~ customers may also receive a basket for weekly curbside pickup for \$4 a month.
3. A new 20 gallon residential can service will be offered at the current one can (32 gal.) rate (no proposed increase) that includes weekly garbage and recycling pickup. A basket will be provided.

4. The rate for second can residential service is being increased from \$12.55 to \$15.50 curbside and from \$15.55 to \$18.80 for non-curbside service. This will affect less than one percent of residential customers but it should give an added incentive for these customers to recycle.
5. Multi-family and commercial customers will also be given recycling service for basic materials: newsprint, cardboard, glass and tin cans. This service will be determined at the discretion of the hauler, based upon space, access and volumes generated. There are a lot of unknowns in providing this service.
6. The proposed effective date will be 10-01-90. This is to allow the haulers time to purchase the recycling baskets.

The proposed residential recycling basket curb-side weekly pick-up is a proven and very successful program. Some of the haulers have started the program in other cities in the area and it has increased the collection of recyclable material by 50+ percent.

PROPOSED REVENUES AND EXPENSES

There is, or at least used to be, the conception that recycling "paid" and did not "cost." Unfortunately this is not true in today's market place. The market for recycled material has fluctuated considerably over the years but has been on the downside for the past several years. The evidence for this can be seen by the loss of almost \$220,000 that the haulers had in 1989 (see below).

The amounts shown below for both the haulers request and staff's recommendation are educated guesses at best. The assumed revenue will fluctuate not only by the market but by the degree of success (or failure) of the multi-family and commercial program. On the expense side the haulers are anticipating that their direct cost of labor and equipment will at least double.

Because of all of the unknowns an approval of this request will require the haulers to provide on a quarterly basis a statement of actual revenues and expenses so that we can monitor the progress of the program. If the market changes and profits are realized, those profits will be used to offset future rate increases.

I have reviewed Sanitary Service Co., Inc. financial statements for 1989 and their profit from the garbage operation was equal to a ten percent return on their equity in the company. This is a reasonable return in todays market and is in keeping with the financial analysis that staff has performed in the past.

	ACTUAL 1989	HAULERS REQUEST 6%	STAFF RECOMMENDATION 5%
REVENUE			
(Recyclables)	\$ 193,044	\$289,565	\$289,565
EXPENSES			
Haul (to market) ¹	53,695	80,545	80,545
Route Pick-up ¹	282,663	565,325	565,325
Office Overhead	50,189	59,440	59,440
Promotion	20,529	20,530	-0- ²
Other	5,870	11,740	11,740
Containers	-0-	34,880 ³	34,880
TOTAL	412,946	772,460	751,930
OPERATING LOSS	(219,902)	(482,895)	(462,365)
RATE INCREASE		443,440	366,535
CITY FRANCHISE FEE		(13,300)	-0- ⁴
NET LOSS	<u>\$(219,902)</u>	<u>\$(52,755)</u>	<u>\$(95,830)</u>

RATES

An example of the effect on rates between the six percent and five percent is shown below. Attached on pages 14, 15 and 16 is the full rate schedule comparing the six percent and five percent with the current rates.

¹ Includes labor and equipment (O & M and depreciation)

² Marion County has stated they will set aside \$100,000 for promotion.

³ Container cost is for commercial and multi-family only (5 year depreciation). The cost of residential baskets is not included due to tax offsets for their purchase by the haulers.

⁴ Staff is recommending that the 3% franchise fee not be collected on this increase.

	<u>CURRENT</u>	<u>6%</u>	<u>5%</u>
Residential			
1 can - curb	\$ 8.00	\$ 8.50	\$ 8.40
1 can - not curb	9.65	10.25	10.15
1 can - hardship	8.65	9.15	9.10
90 gal roll can	12.95	13.75	13.60

Commercial customers that have drop box service could actually decrease their bills with an aggressive recycling program since their cost is plus their tipping fee.

Attached on page 10 is a comparison of residential garbage rates (updated May 1990) with other cities in the area. The tipping fees for the areas are also shown.

Even if the rates are increased six percent, Salem will still have the third lowest rate for all the cities shown even though our tipping fees are by far the highest.

ALTERNATIVES

1. The hauler's request for six percent would raise revenues by \$443,440 and includes \$13,300 in additional franchise payment to the City. Their losses would be reduced from \$220,000 to \$53,000. The \$20,530 for promotion expense would be in addition to the \$100,000 to be made available from Marion County.
2. Staff's recommendation of five percent would eliminate the \$20,530 promotion expense and the \$13,300 franchise fee. All promotion cost would be paid from the County's \$100,000. The haulers losses would be reduced from \$220,000 to \$96,000. Staff's main reason for recommending the five percent is that there are so many unknowns in what is actually going to happen with the program we are taking a little more conservative approach.
3. Take no action on the proposal leaving the haulers with their current program and resulting losses of \$220,000.

RECOMMENDATION:

Information only. Public hearing is scheduled for June 11, 1990.

Johnnie D. Jordan
 Johnnie D. Jordan
 Assistant Director of Finance

GARBRATE.STF.sb
 Attachments

GARBAGE RATE COMPARISONS...UPDATED MAY 1990...RESIDENTIAL COLLECTION...OREGON

<u>City</u>	<u>Company Name</u>	<u>One Can Curb.</u>	<u>Two Cans Curb.</u>	<u>Disposal Per Ton</u>
Albany	Albany/Lebanon San.	\$ 6.70	\$10.50	\$16.32
Beaverton	Beaverton Sanitary	\$ 9.29	\$17.50	\$41.25
Beaverton	Valley Garbage Srv.	\$10.10	\$19.35	\$44.75
Eugene	Lane Garbage	\$ 8.90	\$13.25	\$27.00
Keizer	Loren's Sanitation	\$ 8.00	\$12.50	\$55.00
Keizer	Valley Garbage Srv.	\$ 8.00	\$12.50	\$55.00
Oregon City	Oregon City Garbage	\$11.40	\$21.10	\$45.75
Portland...City Wide	McInnis & Sons	\$10.75	\$20.00	\$45.75
Portland...Northeast	Waste Mgmt. or Oregon	\$11.00	\$18.00	\$45.75
Portland...Southwest	Sunde Howard San. Srv.	\$10.50	\$20.00	\$45.75
Portland...Northwest	Refuse Removal, Inc.	\$11.00	\$21.00	\$45.75
Portland...Southeast	Kampfer's Sanitary	\$11.15 NE \$10.50 SE	\$20.50 NE \$17.50 SE	\$55.00
Salem	All 8 Companies	\$ 8.00	\$12.55	\$27.00
Springfield	San-a-pac	\$ 7.10	\$12.05	\$44.75
Tualatin	United Disposal Srv.	\$10.10	\$19.40	\$44.75
Wilsonville	United Disposal Srv.	\$10.10	\$19.70	\$44.75

RECYCLE TONNAGE SUMMARY FOR 1989
MARION COUNTY
BY: MID-VALLEY GARBAGE & RECYCLING ASSOCIATION

Haulers: Curbside/residential, office/business/industrial	9964.72
Ogden Martin: Ferrous metal recycling began March 1988	3298.72
Garten Foundation: Combined; newspaper/cardboard/ glass/metal/paper	10031.00

Sub Total - - - - - 23,294.08 tons

The following tonnages are based
upon statewide conservative
averages from (DEQ) Department of
Environmental Quality. Tonnages
listed are applicable to Marion
County* - - - - -

24,750.00 Commercial
8,250.00 Bottle Bill

Sub Total - - - - - 56,294.00 tons

Cannery wastes recycled into farm land in Marion County 150,000.00 tons

1989 Percentage diverted from Marion
County wastestream: without cannery
waste.....25%
with cannery
waste.....55%

*Commercial=Recyclables processed/hailed by non-reporting entities -
other than those listed above. Bottle Bill=Glass and aluminum
processed/hailed by non-reporting entities other than listed above.

(see attached breakdown since 1986)

MVGRA RECYCLE TONNAGE BREAKDOWN
1986-1989

HAULERS	1986	1987	1988	1989
Newspaper	2201.80	2639.34	2951.29	3835.25
Glass	338.20	429.38	715.81	799.15
Tin	118.80	316.42	281.18	537.13
Cardboard	2648.50	2558.34	3095.72	3883.46
Hi-Grade Paper	3.30	15.07	22.87	10.26
Oil	4160 Gal.	5263 Gal.	10127 Gal.	13893 Gal.
Scrap Metal	182.60	640.96	723.92	839.19
Non-Ferrous Metal	.29	.87	40.63	60.28
Sub Total:	5493.49	6600.38	7831.42	9964.72
OGDEN (ferrous metal recycling began 3/88)			2306.24	3298.36
GARTEN (combined news/card/tin/glass/metal/ofc.paper)	4441.00	9315.00	9888.00	10031.00
GRAND TOTAL	9934.49	15,915.38	20,025.66	23,294.08 tons



Marion County

OREGON

DEPARTMENT OF
SOLID WASTE MANAGEMENT

Received
4-16-90

DIRECTOR
James V. Sears

(503) 588-5169

**BOARD OF
COMMISSIONERS**
Randall Franke
Gary Heer
Garry Kanz

**ADMINISTRATIVE
OFFICER**
Ken Roudybush

April 5, 1990

Mary A. Kanz, Executive Director
Mid-Valley Garbage & Recycling Association
3680 Brookdale Road N.E.
Salem, Oregon 97305

Dear Mary:

Per your request, following is the annual tonnage reports for disposal. These figures may include tonnage that was being hauled from the West Salem service area outside of Marion County. Marion County did not maintain records for just the Marion County area until 1989.

<u>YEAR</u>	<u>Tonnage</u>
1986	174,743.22 tons
1987	156,106.77 tons
1988	167,923.58 tons
1989	170,929.32 tons

If you have any questions, please contact me at 588-5169.

Sincerely,

Jerry E. Carter
Solid Waste Specialist

JEC:jp
mvgraannultons0390

**Mid-Valley
Garbage
& Recycling
Association**



May 18, 1990

To: Sam Brentano
From: Mary Kanz
Re: Weekly Recycle Lbs.

The following information summarizes recycle scouts average pounds per week and the value per pound of each commodity.

<u>Commodity</u>	<u>Pounds</u>	<u>Value per lb.</u>	<u>Per Ton</u>
Newspaper	11.0...multiplied by...	.019¢=.209¢	39.00
Cardboard	2.2	" .015¢=.033¢	30.00
Glass	3.2	" .020¢=.064¢	40.00
Tin	1.2	" .019¢=.023¢	37.00

Total- - - -17.6 pounds average = 32¢ per week value!

\$36.50 average per ton

.018 average per lb.

32¢ average value per week x 4.3 = \$1.376 value per month

MK:hp

■ 3680 Brooklake Rd. N.E.
Salem, Oregon 97305
(503) 390-1370

**Mid-Valley
Garbage
& Recycling
Association**



January 15, 1990

D.F.O.
811 SW 6th
Portland, OR 97204

*Handers:
DFO suggested for
to F.R.C. that plastics
not be added to the
principal recyclables list
refuse*

Dear Lissa Weinholdt,

Here are the costs versus revenues for our county wide plastic
jugs drop-off program:

Tons received	1.44 tons
Nation Recycling Center (NRI) trans. costs	\$297.00
Collectors hauling costs	\$400.00
Labor	\$480.00
Total costs*	\$1177.00
Revenues	\$108.00

Program Information:

- *Began Fall of 1989
- *Milk jugs & distilled water jugs only
- *Rinse, remove cap & stamp
- *13 drop-off sites throughout Marion County
- *Jug head character was developed (see attached)
- *Large colorful decals posted at sites
- *Promo: Initial news release & follow up articles RECYCLE HOTLINE,
11 collector offices
- *NRI purchased on-site grinder - \$5,000.00
- *NRI sells ground plastic to Portland market

Problems:

- *Low weight and bulk results in costly transportation
- *Estimated 5% received is contaminated
- *Revenues are too low to form ongoing paid publicity
- *We currently rely on unpaid publicity (not effective enough)
- *Market prices are currently too low
- *NRI storage costs (constant jug mountain) are not included in
total costs

Thank you,


Mary Kay
Executive Director

MK:hp

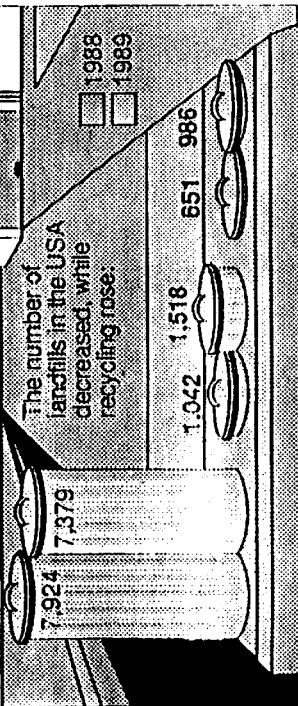
3680 Brooklake Rd. N.E.
Salem, Oregon 97305
(503) 390-1370

September 20, 1989

RECYCLE EXPENSES
Promo/Adv/Education/Office

1984	Original Character Development Adv., hangers, printing, etc....	\$16,922.38
1985/ 1986	Information not available (records do not exist)	
1987		\$27,779.97
1988		\$33,187.22
1989	(thru August 31, 1989)	\$23,088.79
Total to date (excluding '85/'86 info. not available).		\$100,978.36

More recycling, fewer landfills



Landfills

Curbside collection programs
Yard waste composting programs

Source: *BioCycle Magazine*

Marcy E. Mullins, Gannett News Service

5/5 6-3-90

Business



Wayne Thackery's job involves all kinds of machinery.

Thackery cleans up in his work

By Katherine Marsh
Katherine Marsh is a
Business Correspondent
for the *Star*. She is the
second generation of the
family to work for the
company. Loren's Sanitation, located on
Chemawa Rd.

"You might say I just grew up with
it," says Thackery.
Indeed he did. Thackery remem-
bers when his parents joined Delbert
Goode as a partner in the business,
then known as "Kaiser Sanitation"
back in 1938.

By the year 1957, his parents had
bought out Goode and changed the
name to Loren's.
During the early years, Thackery
would wash, grease and clean out the
city and his father's trucks after school
and on the weekends.

After high school, he worked for
the Eola Iron works for about a year as
a fabricator before the outfit moved to
Eugene.
About the same time, a man work-
ing for Thackery's father quit and he
took his job doing a route. His new job
was suddenly cut short when he was
drafted into the Army six months
later.

After two years of military service,
he had plans to take a two-week vaca-
tion, but he was called back to work.

tion, but like his previous job, that was
cut short as well. One week after being
out of the service, another interview
for another business, so Thackery
went back to work for Loren's.

When he returned in 1955, he
got more involved in the office work
on the business but is working toward
retirement.

In addition to taking on office
tasks, Thackery continued to carry a
full-time route and worked on the
trucks in the afternoons and evenings.
Today, he still works in the shop
and tends numerous meetings. Still,
he says he's happy doing the business
and calls himself a workaholic.

"I never thought about anything
but going to work and doing what you
got to do. You just get up and do what you
got to do. You just go on."
Thackery runs in 10 to 12 hours a
day on the job. He says there's always
something that needs to be done.

He has watched the business grow
from one employee, and one truck to
the six that now operate on a full-time
basis.

People At Work

**'You can't al-
ways take from
the community;
you have to give
back.'**

**— Wayne
Thackery**

In the early years, people would
just put their garbage out in whatever
containers they had. There were no
standard-sized containers, nor was
there any recycling or separating of
waste.

Today, the business has become
more technical and like everything
else at a greater cost to the public.
Many trash receptacles have wheels.
All trucks now have lifts. Many
items — glass and plastic containers
and various types of paper — are re-

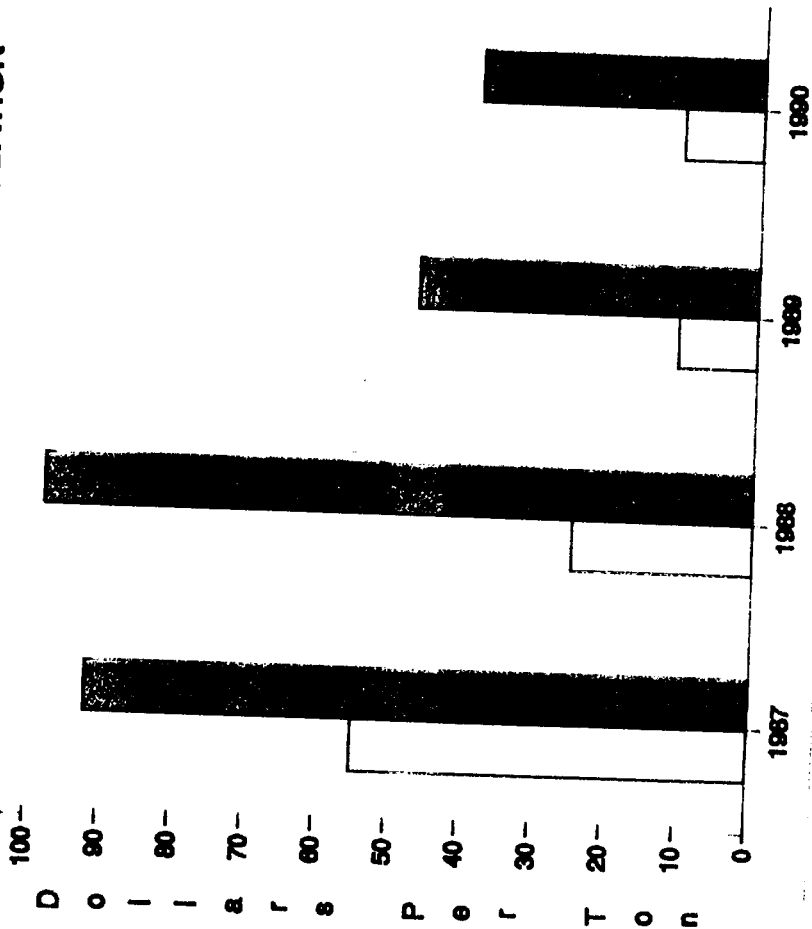
ycled, and new laws concerning
technical wastes have added another
dimension to the industry. The Mar-
tin Luther King Jr. Center has urged
citizens to "use a truck to handle only
technical waste. And along with the
new restrictions come new ways of
handling the waste."

Thackery predicts that the industry
will see more recycling of plastics and
even noncombustible materials.
In addition to his business, Thack-
ery is active in the community.
He serves each year to the Me-
tropolitan Chamber of Commerce and
Miss Oregon, and also serves as im-
presario for various community func-
tions.

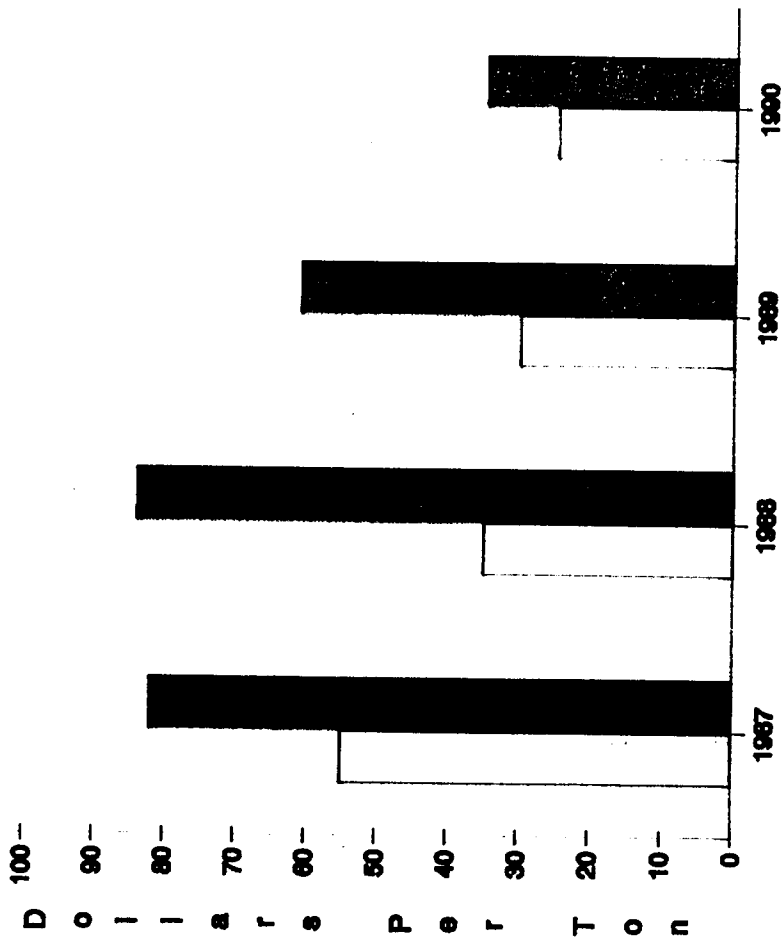
He also belongs to the Kiwanis Club
and the Rotary Club and is a member
of the Eugene Chamber of Commerce.
"When you're in business and been
in business so many years, you can't
always take from the community; you
have to give back," explains Thack-
ery.

During his free time, he collects old
steam engines, tractors and fly-
wheels. He says he has been a collector
all his life and he thinks it's important
to preserve some history for the future.
He also enjoys fishing and hunting.
In his spare time, he enjoys reading
and watching the news.

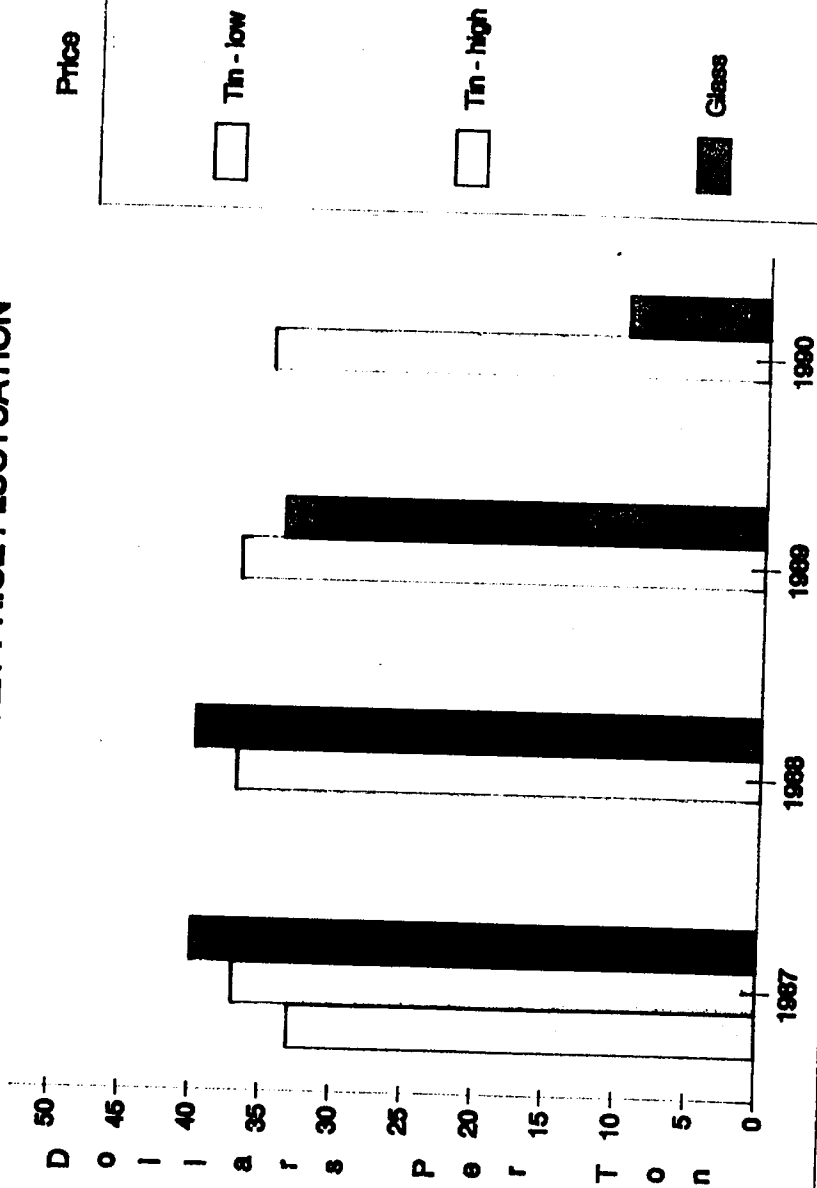
NEWSPAPER RECYCLING MARKET PRICE FLUCTUATION



CARDBOARD RECYCLING MARKET PRICE FLUCTUATION



GLASS AND TIN RECYCLING MARKET PRICE FLUCTUATION





City of Keizer

Administration

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

COUNCIL MEETING: JULY 16 1990

AGENDA ITEM NO.: 6

TO: MAYOR AND CITY COUNCIL
THROUGH: DONALD H. OTTERMAN M.S.P.A, CITY MANAGER
FROM: *[Signature]* WILLY MULL, PUBLIC WORKS DIRECTOR
SUBJECT: TRAIL AVENUE PROJECT UPDATE

Discussions before the Council regarding the Trail Avenue project will commence at the July 16, 1990. Staff will be present to bring the Council up to date on this matter at that meeting.