MINUTES

KEIZER CITY COUNCIL
Monday, July 1, 2002
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the regular meeting to order at 7:02 p.m. Roll Call was taken as follows:

Present:
Lore Christopher, Mayor
Michel Gaynor, Councilor
Charles E. Lee, Councilor
Jerry McGee, Councilor
Jacque Moir, Council President
Judy K. Smith, Councilor
Richard Walsh, Councilor

Staff:
Chris Eppley, City Manager
Rob Kissler, Public Works Director
Maria Meier, Senior Planner
Marc Adams, Chief of Police
Dianne Hunt, Human Resources Director
Keith Liden, Consultant
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

Mike Strasser, 1795 Chemawa Road NE, Keizer- addressed 7b on the agenda pertaining to a proposed park in this area. Mr. Strasser indicated that there had been problems with vagrants and questioned if there would be law enforcement available for this area. He noted problems with Spongs Landing and addressed issues with parking and flooding. He urged the Council to consider these issues prior to planning a park in this area.

Responding to questions Mr. Strasser indicated he was aware that the area was already designated as a park, but concern with opening the road and allowing vehicle traffic into the area. He continued to exhibit worry that there would not be adequate enforcement to police the area.

Vince Alvarez, 1850 Chemawa Road-owns the property where the gate was place. He indicated the Department of Transportation placed the gate with his permission and understanding that it would not be used for public access. He re-addressed some of Mr. Strasser's comments.

Responding to questions, Mr. Alvarez expressed his lack of confidence that enforcement would take place routinely in the areas since it was outside the Keizer City limits.

Mayor Christopher thanked Mr. Alvarez for his testimony.

Teresa Landau, 1311 Chemawa Rd North-noted that her concerns were the same as the previous two speakers.

COMMITTEE REPORTS

a. Volunteer Coordinating Committee
Councilor McGee noted the new procedures for appointing new volunteers. He also noted that October 22nd had been set as the Volunteer Recognition Ceremony to honor Keizer citizens who had volunteered over the past twenty years.

b. Traffic Safety Commission Appointment
Councilor McGee reported that on June 19th the Volunteer Coordinating Committee reviewed three applications to fill the position vacated by Jeff Hansen. The Board unanimously chose David Dehlin to fill this position (ending December 2002) and recommended him for an additional three-year term. Mr. Dehlin's term would expire in December 2005.

It was recommended that the Council fill the vacancy as recommended by the Volunteer Coordinating Committee.

<u>Councilor McGee moved to accept the recommendation of the Volunteer Coordinating Committee and appoint David Dehlin to the Traffic Safety Commission. Councilor Smith seconded the motion.</u>

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

c. Council Liaison Reports

- **Emergency Operations Committee**

Council President Moir indicated there was nothing new to report.

- **Claggett Creek Watershed Council-**

Council President Moir reported the Council was continuing to work on the wetland project at Claggett Creek.

- **Bikeways Committee-**

Councilor Smith indicated there was nothing to report.

- **Salem-Keizer Area Transportation Study**

No report was provided.

- **Traffic Safety Commission-**

Councilor Lee deferred the report to Councilor Smith who shared that the Commission reviewed and the draft plan of the Gubser Neighborhood Traffic Plan that would be brought before the Council in the near future.

- **Keizer Urban Renewal Board-**

Councilor Gaynor reported that the City Manager and Finance Director provided an "Urban Renewal Class 101" to bring the members up to speed on how urban renewal districts work.

OTHER BUSINESS

- **Charter Amendment for Park Funding**

City Attorney Shannon Johnson addressed information pertaining to a charter amendment. He summarized options and asked for direction from the Council regarding the structure of the charter amendment.

Staff and Council discussed whether to include a specific dollar amount in the amendment and whether to include an accompanying resolution, which would be reviewed annually. Mr. Johnson indicated the draft would be brought before the Council for review and debate.

After discussion it was the consensus of the Council to direct staff to formulate a charter amendment without a dollar amount and to include an accompanying resolution.

- **Junior Miss Winner**

Mayor Christopher congratulated America's Junior Miss Winner, Amy Kerr who is a resident of Keizer and a recent graduate of McNary High School. She extended an invitation to Ms. Kerr to attend the next Council meeting to receive a proclamation in her honor.

- **Ad Hoc Task Force**

Mayor Christopher reported that she had appointed an ad hoc task force Keizer 23 Television. This would be a task force comprised of Councilor Gaynor, Mayor Christopher, Cathy Clark, Christopher Eppley and Counsel Shannon Johnson. The purpose of the task force is to establish guidelines for what will be aired on Channel 23.

- **Law Enforcement Levy**

City Manager Eppley reported that at Council's direction he had drafted a letter of support to Marion County regarding the pending levy.

It was the consensus of the Council to direct City Manager Eppley to submit the letter to the County.

PUBLIC HEARINGS

a. Naming of Focal Point Area

City Manager Eppley reported that the Focal Point Task Force met on June 10, 2002 to review the suggested names submitted for the area. Suggested names were submitted and staff recommended conducting the public hearing and selecting a name for the Focal Point area.

Mayor Christopher opened the public hearing.

With no one wishing to testify Mayor Christopher closed the public hearing.

Councilor Lee reported that the Task Force had narrowed the suggested names down to four. These suggestions included *Keizer Unity Point, Keizer Center, Keizer Corners and the Heart of Keizer.*

Councilor Gaynor moved a motion to name the focal point area "Keizer Corners". Mayor Christopher seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. Buffalo Pit Liquor License Application

City Manager Eppley reported on June 11, 2002 Paul Wittenberg submitted an application for a Limited on-Premises Sales liquor license for the Buffalo Pit Restaurant located at 5024 River Road North, Keizer, Oregon. The required notices and background checks were conducted and made available to the Council.

Staff recommended that Council conduct the public hearing and approve the application for the Limited On-Premises liquor license for the Buffalo Pit Restaurant.

Mayor Christopher opened the public hearing.

With no one wishing to testify Mayor Christopher closed the public hearing.

Council President Moir moved to approve the liquor license application for the Buffalo Pit Restaurant and forward the recommendation to the Oregon Liquor Control Commission. Councilor Lee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, ~~Kelly~~ Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)

corrected 8-5-02 tc

ABSENT: None (0)

c. Chemawa Activity Center/Keizer Station Plan-Text Amendment/Comprehensive Plan Change/Zone Change Case No. 01-50 (continued from June 3, 2002)

Planning Director Maria Meier reported that on June 3, 2002 the Keizer City Council continued the public hearing until July 1, 2002. She noted additional exhibits and summarized the potential design standards as requested by the Council.

Staff recommended that the potential design standards be reviewed leaving the record open until a date as determined by the Council.

Mayor Christopher opened the public hearing.

Public Testimony:

Brenda Breckner, Confederated Tribes of Siletz, 201 SE Swan Avenue, Siletz, OR-speaking on behalf of the Siletz and Grand Ronde Tribes requesting consideration of comments for the proposed zoning in Area "D" of the Keizer Station Plan. Ms. Breckner summarized a letter with the Tribes recommendations and submitted a copy for the record.

Mayor Christopher thanked Ms. Breckner for her testimony.

Karen Trucke, 6330 14th Avenue NE, Keizer-distributed and read a letter urging that the Council consider two main routes for the city, by reversing the roles of Chemawa Road and Lockhaven.

Bill Wolf, 6629 Jacobe Street, Keizer-spoke in opposition to the proposed development with the additional retail zoning. Mr. Wolf requested as part of the design that there be no access to Tepper Lane beyond the 200-foot limit and that methods be placed to "hide" the intersection from view of the development, which he felt would help to alleviate additional traffic to this area. He also requested that general industrial be removed from the area that borders residential areas.

Responding to questions, Mr. Wolf indicated he would rather see the area proposed as general industrial to be zoned industrial business park.

Planning Director Maria Meier noted additional language, which was being proposed to alleviate traffic concerns in the Tepper Lane area.

Tom Champagne, 1000 Friends of Oregon, 388 State Street, Salem-addressed the retail vacancy rate along River Road. He felt the plan lacked the ability to renew River Road and suggested that the amount of retail in the proposed development be reduced to help assist with the revitalization of River Road. Mr. Champagne went on to speak in opposition of the proposed development and requested that the Council wait on a proposal, which he felt was more consistent with the Comprehensive Plan.

Sid Friedman, 1000 Friends of Oregon, 388 State Street, Salem-re-addressed his testimony from earlier meetings noting studies which had been provided. He encouraged design standards that assured a pedestrian and transit friendly environment.

Mr. Friedman supplied written testimony as a transportation addendum comparing the traffic generation of the existing zoning and the staff alternative plan during the peak hour for retail of Saturday afternoon. He indicated that under the staff's proposal that Saturday peak traffic generation would be 43-51% higher.

Responding to questions from Council Mr. Friedman indicated from an earlier vacancy study with north Salem removed from this ratio actually increased the percentage of vacancy rates in Keizer. He was unable to provide this information in writing.

Doug Parrow, 6782 Amy Lane NE, Keizer-addressed discussions between the Planning Commission and Mr. Stanley on January 9, 2002 regarding Mr. Stanley's comments that to achieve build-out in the area of the development that Lockhaven would have to be increased to five lanes. Mr. Parrow noted the TSP and Lockhaven Drive's current street designation. He indicated although the TSP (Transportation System Plan) did not list additional improvements to Lockhaven that the designation allowed for this to take place.

Mr. Parrow suggested that additional language be added to the master-planning requirement that would include a schedule and detailed funding plan for the construction and operation of an aquatic center, a sports complex, a library and a commuter railroad to Wilsonville. He requested that the funding plan include an assessment to the businesses developed through the plan.

Frank Angelo, 620 SW Main Street, Portland, OR- distributed Exhibit A-85 and raised concern regarding the twenty-five percent (25%) of the EG (Employment General Zone) being dedicated to industrial uses. He noted the development's team's request that this requirement be removed. Mr. Angelo addressed the difficulties, which the team felt this requirement would involve during the master planning process.

Mr. Angelo went on to note the overall square feet of retail being proposed in the plan at 975,000 square feet.

Responding to questions, Mr. Angelo indicated the team's preference of the removal of the twenty-five percent restriction, opposed to making an adjustment to the ten-percent cap on office space in the Employment General Zone.

Wendie Kellington, P. O. Box 1930, Lake Oswego, Attorney representing Northwest National LLC-re-addressed Mr. Angelo's comments pertaining to the team's request for the removal of the twenty-five percent industrial requirement in the Employment General Zone.

She expressed her agreement with the suggestion that the record remain open until July 15, 2002 and noted that additional materials that would be made available pertaining to Goal Nine.

Responding to questions regarding the objection to the twenty-five percent limitations Ms. Kellington indicated this would reduce the flexibility in the master planning process.

Planning Director Maria Meier urged the Council, if accepting the 975,000 square feet limitation as proposed by the development team, that Council takes into consideration how the land would be used and issues pertinent to this.

Ms. Kellington interjected that this was a global comprehensive planning designation. She felt the master planning process would be a more appropriate arena to address these issues.

Mayor Christopher thanked everyone for his or her testimony and continued the public hearing until July 15, 2002.

The meeting was recessed at 9:00 p.m. and reconvened at 9:15 p.m.

ADMINISTRATIVE ACTION

a. RESOLUTION-Intent to Develop 21st Century Library in the City of Keizer

City Attorney Shannon Johnson reported at the last Council meeting staff was directed to prepare a "philosophical" resolution indicating the Council's intent to move forward with the 21st Century or "gap" library.

Mr. Johnson offered to answer questions from the Council.

Councilor Walsh moved a motion in the Matter of Resolution of Intent to Develop "21st Century" Library in the City of Keizer with the following amendments to page one line 15 "refer to the voters the question of whether to establish a "21st Century Library" within the City of Keizer and page two line one to read, "Be it further resolved that the City Council directs staff to investigate the potential of CCRLS participation and funding options and to report back to the Council on a timely basis. Councilor McGee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)

NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

b. Partnership with Oregon Parks and Recreation for Potential Park in West Keizer

City Manager Christopher Eppley reported that the Oregon Parks and Recreation Department owns two parcels of ground totaling approximately 85-acres to the west of the Keizer city limits.

At the request of Council Mr. Eppley met with OPRD to discuss partnership opportunities pertaining to this property. Mr. Eppley indicated that the OPRD displayed an interest in such a partnership with the following caveats;

- The property must be utilized as a park
- The property must be accessible for use by the public
- OPRD recommended use of the ground with minimal enhancements and in a natural state.

Mr. Eppley outlined concepts in which the natural area could be used as a limited use park.

Staff recommended that the Council review the issue and direct staff regarding exploratory options.

Council President Moir moved to direct staff to thoroughly explore funding methods for capital improvements and legal issues surrounding all options included in the staff repot and including the issues raised by the residents, and input from the Keizer Parks Advisory Board. Councilor Gaynor seconded the motion.

Responding to questions Chief Adams indicated that any additional acreage to patrol would be difficult with the limited manpower available.

Council discussed the issues that they felt would need to be addressed in the process, ownership and financial control were outlined.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)

NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

c. Approval of SKAPAC Minutes from May 23, 2002 Meeting

City Attorney Shannon Johnson reported he was seeking approval of the May 23, 2002 SKAPAC minutes as amended by his June 27, 2002 memo. Copies of this memo were also provided to the other jurisdictional bodies.

Mr. Johnson answered questions from the Council.

Council President Moir moved for approval of the SKAPAC minutes from May 23, 2002 as amended as outlined by City Attorney Johnson. Councilor Smith seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

CONSENT CALENDAR

a. RESOLUTION-Authorizing the City Manager to Enter Lease Agreement for Police Department Vehicles
b. ORDER-Solid Waste Franchise Fee Increase

Council President Moir moved to approve the Consent Calendar. Councilor Lee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, ~~Kelly~~ Gaynor, Lee, McGee, Moir, Smith and Walsh (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

corrected 8-5-02 tl

WRITTEN COMMUNICATIONS

Mayor Christopher read the events from the Keizer 20th Anniversary Celebration.

AGENDA INPUT

July 8, 2002
5:30 p.m. City Council Work Session

- Keizer Station Plan

July 15, 2002
6:30 p.m. Executive Session
- Developing Protocol for Judge's Evaluation

7:00 p.m. City Council Regular Session
- RFP to Further Explore 21st Century Library Proposal
- Resolution-No Parking on Portion of Alder Drive
- Adoption of Chalmers Jones Park Master Plan-Public Hearing
- Comprehensive Plan Map Designation Interpretation Hearing

August 5, 2002
7:00 p.m. City Council Regular Session
- City of Salem Presentation on Satellite Treatment Plant

Mayor Christopher noted the agenda items.

ADJOURNMENT

Mayor Christopher adjourned the meeting at 9:45 p.m.

Cindy Perry

Cindy Perry
Recording Secretary

APPROVED:
MAYOR:

Christopher

Lore Christopher

COUNCIL MEMBERS:

Councilor #1 - Judy K. Smith

Councilor #2 - Michel Gaynor

Charles E. Lee

Councilor #3 - Charles E. Lee

Jacque Moir

Councilor #4 - Jacque Moir

Councilor #5 - Richard Walsh

Jerry McGee

Councilor #6 - Jerry McGee

Minutes approved:
August 5, 2002
w/corrections
on page 5+11