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

AGENDA

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, June 19, 2000
6:30 p.m.
Robert L. Simon Council Chambers
Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC TESTIMONY**
   This time is provided for citizens to address the Urban Renewal Agency for matters not scheduled for public hearing or listed on the agenda.

4. **PUBLIC HEARING**

   a. 2000-2001 Urban Renewal Agency Budget

5. **ADMINISTRATIVE ACTION**

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

   b. RESOLUTION – Transferring Appropriation for FY 1999-2000

6. **CONSENT CALENDAR**

   a. RESOLUTION – Residual Equity Transfer

   b. RESOLUTION – Authorizing City Manager to Award Bid for Plymouth Drive Widening Project

   c. Approval of the May 23, 2000 Agency Minutes

7. **OTHER BUSINESS**

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

8. **ADJOURN**

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

City of Keizer, Oregon

AGENDA ITEM 4 a & 5a

URBAN RENEWAL AGENCY BOARD
June 19, 2000

2000-2001 URBAN RENEWAL AGENCY BUDGET

URBAN RENEWAL MEETING: June 19, 2000

AGENDA ITEM NUMBER: _____

TO: CHAIR NEWTON AND BOARD MEMBERS

THROUGH: CHRIS EPPLEY
CITY MANAGER

FROM: SUSAN GAHLSDORF, CPA
FINANCE DIRECTOR

SUBJECT: RESOLUTION ADOPTING FISCAL YEAR 2000-01 BUDGET, MAKING APPROPRIATIONS, IMPOSING AND CATEGORINZING TAXES

BACKGROUND:

The Budget Committee, comprised of the Board and seven citizens, reviewed, modified and, on May 23, 2000, approved the Manager's Recommended Budget for Fiscal Year 2000-01, as amended. The Committee Approved Budget was published in a local newspaper as required by Oregon Budget Law. After publication, the law requires the governing body to conduct a public hearing on the Committee Approved Budget. The Board must adopt the upcoming fiscal year budget by June 30.

Since the Budget Committee meeting on May 23, 2000 it has come to staffs attention that the Chemawa Activity Center – Sewer Truck Line line item will not be fully expended by June 30, 2000. Therefore, 80,000 needs to be carried over to fiscal year 2000-2001 to complete this project.

RECOMMENDATION:

Staff recommends the council amend the Committee Approved budget to increase the Chemawa Activity Center – Sewer Truck Line $80,000 and increase working capital carryforward by $80,000 as these funds will not be expended by June 30, 2000.

Furthermore, staff recommends that the Keizer Urban Renewal Board conduct a public hearing, close the hearing, deliberate on the Agency Budget as shown on the attached resolution, and adopt the budget with amendments, if any.

CITY OF KEIZER, STATE OF OREGON

RESOLUTION UR00-_____

ADOPTING THE FY'01 BUDGET, MAKING APPROPRIATIONS,
AND IMPOSING AND CATEGORIZING TAXES

BE IT RESOLVED, that the Keizer Urban Renewal Agency hereby adopts the budget for fiscal year 2000-01 in the sum of $6,744,988 now on file at Keizer City Hall.

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2000, and for the purposes shown below are hereby appropriated:

Tax Increment Fund			
	Debt Service	$3,336,905	
	Reserves	777,225	
TOTAL TAX INCREMENT FUND			**$4,114,130**
Project Fund			
	Personal Services	$146,479	
	Materials & Services	124,368	
	Capital Outlay	2,240,011	
	Transfers	100,000	
	Contingency	100,000	
TOTAL PROJECT FUND			**$2,710,858**
TOTAL ALL FUNDS			**$6,744,988**

BE IT FURTHER RESOLVED that the Urban Renewal Board for the Keizer Urban Renewal District hereby resolves to certify to the county assessor for the North River Road Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under section 1c, Article XI, of the Oregon Constitutions with no amount to be raised through the imposition of a special levy.

BE IT FURTHER RESOLVED that no taxes will be imposed from a Special Levy.

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Chair

_____
City Reer

2000-2001
KEIZER URBAN RENEWAL AGENCY COMMITTEE APPROVED BUDGET

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 3,346,883	$ 3,130,656	$ 191,121	Net Working Capital	$ 563,224	$ 563,224	
-	-	2,717,949	Loan Proceeds	2,360,671	2,360,671	
1	5,216	1	Stadium Rent	1	1	
107,642	70,327	10,500	Interest	59,746	59,746	
145,000	145,000	-	Transfer from Street Fund	-	-	
807,555	-	-	Transfer from Tax Increment Fund	-	-	
$ 4,407,081	$ 3,351,199	$ 2,919,571	**TOTAL RESOURCES**	$ 2,983,642	$ 2,983,642	

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENDITURES			
			PERSONAL SERVICES			
$ 1,055	$ 1,536	$ 1,621	City Manager	$ 26,289	$ 26,289	
-	5,291	5,648	City Recorder	5,977	5,977	
26,846	-	-	Community Development Director	-	-	
-	10,261	12,533	Senior Planner	16,882	16,882	
			Associate Planner	1,896	1,896	
1,774	11,502	21,945	Administrative Support Staff	25,285	25,285	
			Facility Maintenance Worker	2,683	2,683	
			Public Works Director	11,670	11,670	
4,468	14,483	16,851	Finance Director	18,716	18,716	
			Human Resources Director	1,267	1,267	
504	645	900	Medicare	1,701	1,701	
5,159	6,713	10,334	Retirement	19,589	19,589	
1,885	3,815	7,275	Health & Dental Insurance	-	-	
26	67	95	Life Insurance	-	-	
333	594	798	Disability Insurance	-	-	
			Benefit Cap	14,316	14,316	
327	526	765	Workers Compensation	208	208	
-	1,948	-	Benefit Cash-Out	-	-	
$ 42,377	$ 57,381	$ 78,765	TOTAL PERSONAL SERVICES	$ 146,479	$ 146,479	

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ 1,122	$ 1,402	$ 2,500	Materials & Supplies	$ 1,802	$ 1,802	
1,126	2,130	5,000	Printing & Postage	2,858	2,858	
871	358	1,000	Dues & Subscriptions	787	787	
1,158	825	1,875	Training & Travel	2,285	2,285	
2,817	6,658	6,000	Advertising	4,000	4,000	
28	361	150	Equipment Maintenance	1,224	1,224	
13,528	26,636	18,000	Legal Services	12,000	12,000	
25,929	24,149	75,000	Contractual Services	50,000	50,000	
280	258	280	Audit	2,866	2,866	
11,486	19,768	20,000	Design Services	20,000	20,000	
-	1,314	1,350	Computer Maintenance	4,546	4,546	
-	-	10,500	Facility Maintenance	10,500	10,500	
-	14,708	-	CCTV Buy-In Fee	-	-	
21,257	315	7,400	Bond Issue Costs	6,500	6,500	
5,000	-	5,000	Mapping	5,000	5,000	
12,032	-	-	Engineering	-	-	
$ 96,634	$ 98,882	$ 154,055	TOTAL MATERIALS & SERVICES	$ 124,368	$ 124,368	

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			CAPITAL OUTLAY			
$ -	$ -	$ 575	Furniture	$ -	$ 1,625	
371	491	1,275	Computer Equipment	2,500	2,876	
-	-	-	Copier	-	510	
-	-	2,475	Software	-	-	
769,854	645,775	250,000	Cherry Avenue	-	-	
14,490	-	-	East/West Connector	-	-	
38,725	6,457	-	Cherry Avenue Reserve	-	-	
-	213,862	-	Traffic Signals	-	-	
3,277	1,047,475	-	Underground Lines	-	-	
2,750	10,264	80,000	Signage & Identity	-	-	
45,491	21,295	25,000	Street Lighting	-	-	
67,260	6,033	75,000	Property Improvement Program	50,000	50,000	
-	-	320,000	Water System Infrastructure	-	-	
370	-	-	Sewer System Infrastructure	-	-	
67,132	-	85,000	Parking Lot	-	-	
-	-	-	Radiant Drive Realignment	-	-	
-	-	100,000	Alder Street Realignment	100,000	100,000	
-	190,552	-	Iris Lane	-	-	
-	336,253	300,000	Land Acquisition	250,000	250,000	
127,694	270,602	-	Sewer & Water	-	-	
-	-	120,000	Storm Sewer & Water & Street- Plymouth	500,000	500,000	
-	3,543	-	Storm Drainage	-	-	
-	-	100,000	Manbrin Storm Drainage	225,000	225,000	
-	-	250,000	Heritage School	-	-	
-	-	30,000	Master Plan Civic Center	30,000	30,000	
-	-	500,000	Sewer Trunk - Chemawa Activity Center	-	-	
-	-	-	Whisper Creek Street Improvements	150,000	150,000	
-	-	-	Chemawa Road NE 7th Avenue to Rickman	150,000	150,000	
-	-	-	River Road Overlay	700,000	700,000	
-	8,612	200,000	Right-of-Way	-	-	
$ 1,137,414	$ 2,761,214	$ 2,439,325	TOTAL CAPITAL OUTLAY	$ 2,157,500	$ 2,160,011	

SPECIAL REVENUE FUND

Urban Renewal Project Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			TRANSFERS			
$ -	$ -	$ 100,000	City Hall Facility Fund	$ 100,000	$ 100,000	
-	521,018	-	Urban Renewal Tax Increment Fund	-	-	
$ -	$ 521,018	$ 100,000	TOTAL TRANSFERS	$ 100,000	$ 100,000	
$ 1,276,425	$ 3,438,495	$ 2,772,145	TOTAL EXPENDITURES	$ 2,528,347	$ 2,530,858	
-	-	50,000	Contingency	100,000	100,000	
3,130,656	(87,296)	97,426	ENDING FUND BALANCE	355,295	352,784	
$ 4,407,081	$ 3,351,199	$ 2,919,571	**TOTAL EXPENDITURE & FUND BALANCE**	$ 2,983,642	$ 2,983,642	

SPECIAL REVENUE FUND

Urban Renewal Tax Increment Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 377,367	$ 659,488	$ 2,282,208	Net Working Capital	$ 1,388,397	$ 1,388,397	
1,853,037	2,183,630	2,400,305	Tax Increment Revenue	2,858,606	2,858,606	
49,284	-	-	Series 1993 Prior Year Tax	53,800	53,800	
111,842	83,420	48,600	Interest	90,235	90,235	
2,129	-	-	Miscelllaneous	-	-	
-	521,018	-	Transfer from Urban Renewal Project Fund	-	-	
4,072,745	-	-	Bond Proceeds	-	-	
$ 6,466,404	$ 3,447,556	$ 4,731,113	**TOTAL RESOURCES**	$ 4,391,038	$ 4,391,038	

SPECIAL REVENUE FUND

Urban Renewal Tax Increment Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENDITURES			
			DEBT SERVICE			
$ 155,000	$ 160,000	$ 170,000	Principal - 1993 Series A	$ 175,000	$ 175,000	
210,910	204,655	197,075	Interest - 1993 Series A	188,278	188,278	
4,315,671	-	-	Principal - 1996 Series A & Series B	-	-	
317,780	-	-	Interest - 1996 Series A & Series B	-	-	
-	350,000	330,000	Principal - 1998 Series A & Series B	400,000	400,000	
-	259,235	235,940	Interest - 1998 Series A & Series B	212,955	212,955	
-	-	2,717,949	Loan Payment	2,360,672	2,360,672	
$ 4,999,361	$ 973,890	$ 3,650,964	TOTAL DEBT SERVICE	$ 3,336,905	$ 3,336,905	
			TRANSFERS			
$ 807,555	$ -	$ -	Transfer to Project Fund	$ -	$ -	
$ 5,806,916	$ 973,890	$ 3,650,964	TOTAL EXPENDITURES	$ 3,336,905	$ 3,336,905	
			FUND EQUITY			
$ -	$ -	$ 808,779	TOTAL RESERVES	$ 777,225	$ 777,225	
659,488	2,473,666	271,370	ENDING FUND BALANCE	276,908	276,908	
$ 659,488	$ 2,473,666	$ 1,080,149	TOTAL FUND EQUITY	$ 1,054,133	$ 1,054,133	
$ 6,466,404	$ 3,447,556	$ 4,731,113	**TOTAL EXPENDITURE & FUND BALANCE**	$ 4,391,038	$ 4,391,038	

SPECIAL REVENUE FUND

Urban Renewal Refund Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ -	$ -	$ 343,352	Net Working Capital	$ -	$ -	
-	1,119,995	-	Tax Revenues	-	-	
-	9,800	-	Interest	-	-	
$ -	$ 1,129,795	$ 343,352	TOTAL RESOURCES	$ -	$ -	
			EXPENDITURES			
			MATERIALS & SERVICES			
$ -	$ 2,149	$ 2,000	Postage	$ -	$ -	
			SPECIAL PAYMENTS			
-	1,070,113	341,352	Property Tax Refund	-	-	
$ -	$ 1,072,262	$ 343,352	TOTAL EXPENDITURES	$ -	$ -	
			Transfer to Tax Increment Fund	$ -	$ -	
-	57,533	-	ENDING FUND BALANCE	-	-	
$ -	$ 1,129,795	$ 343,352	TOTAL EXPENDITURE & FUND BALANCE	$ -	$ -	

City of Keizer, Oregon

AGENDA ITEM 5b

URBAN RENEWAL AGENCY BOARD
June 19, 2000

TRANSFERING APPROPRIATION FOR FISCAL YEAR 1999-2000

BOARD MEETING: June 19, 2000

AGENDA ITEM NUMBER:_____

TO: **CHAIR NEWTON AND BOARD MEMBERS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

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

SUBJECT: Transferring Appropriation for Fiscal Year 1999-2000

ISSUES:
Two issues regarding the current 1999-2000 budget need resolution:

1) During the fiscal year 1999-2000 budget process the Budget Committee approved $81,286 in expenditures to the Cable Regulatory Commission for the use of CCTV broadcast services. The entire amount was appropriated to the General Fund. However, the preceding year (1998-1999) the buy-in fee to CRC was split among the operating funds in recognition that each of these funds would receive benefit from broadcast services. During staff discussions this past week the question was raised as to why the cost of CRC was fully funded by the General Fund and not the City's other operating funds, including the Urban Renewal District, which receive some benefit from this service.

2) In reviewing the 1998-1999 general ledger, staff discovered $5,216 in baseball ticket revenues from the Volcano Ball Club was coded to the Urban Renewal Agency Project Fund. These revenues are to be allocated to the General Fund – Stadium Operations Fund. Since the accounting records are closed it would be difficult to correct the records through a correcting journal entry. The most expedient remedy would be to authorize a transfer of $5,216 from the Urban Renewal Project Fund to the General Fund using contingency funds.

FISCAL IMPACT:
1) The cost/(savings) of allocating the budgeted amount of CRC expenditure is as follows:

	Based on 1/5 Split	Based on Budgeted Expenditures
General Fund	$(65,029)	$(60,549)
Street Fund	16,257	7,842
Utility Fund*	14,879	14,391
Street LD Fund*	1,378	1,332
Water Fund	16,257	8,403
Urban Renewal	16,257	28,581
Net Change	$ 0	$ 0

* The Utility Fund and the Street Lighting District Fund share the cost based on budgeted expenditures.

2) The transfer to the General Fund is $5,216.

Between $21,473 and $33,797 in contingency funds is needed to pay for these items depending on the allocation method chosen. The Urban Renewal Project Fund has a projected $563,224 in working capital carryforward on July 1, 2000 and a projected ending fund balance of $352,784 at June 30, 2001 and can therefore support these expenditures.

RECOMMENDATION:

Staff recommend the Council adopt one of the attached resolutions based on the allocation method chosen for funding CRC costs.

URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

Resolution UR2000-_____

TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1999-2000

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

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

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

BE IT RESOLVED by the Keizer Urban Renewal Board, that appropriations for the fiscal year ending June 30, 2000 be transferred in the amounts indicated below:

Project Fund

	Increase	Decrease
Cable Regulatory Commission	16,257	
Transfer to General Fund	5,216	
Contingency		21,473

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Mayor

_____
City Recorder

URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

Resolution UR2000-_____

TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1999-2000

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

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

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

BE IT RESOLVED by the Keizer Urban Renewal Board, that appropriations for the fiscal year ending June 30, 2000 be transferred in the amounts indicated below:

Project Fund

	Increase	Decrease
Cable Regulatory Commission	28,581	
Transfer to General Fund	5,216	
Contingency		33,797

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____

Mayor

_____

City Recorder

City of Keizer, Oregon

AGENDA ITEM 6a

URBAN RENEWAL AGENCY BOARD
June 19, 2000

RESOLUTION - RESIDUAL EQUITY TRANSFER

BOARD MEETING: June 19, 2000

AGENDA ITEM NUMBER:_____

TO: **CHAIR NEWTON AND BOARD MEMBERS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

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

SUBJECT: Residual Equity Transfer

BACKGROUND:
In November 1998 the Board established a Tax Refund Fund within the Urban Renewal Agency to account for a Special Levy that was inadvertently assessed and the subsequent refund to taxpayers for that Levy. The Resolution establishing this fund specified that refunds shall not be issued to taxpayers that have not paid special levy taxes in full by May 15, 1999.

ISSUE:
The Tax Refund Fund currently has a balance of $79,571. Oregon Laws governing Urban Renewal Tax Increment revenues require such revenues to be used exclusively for the payment of debt. Our Bond Council has advised the Agency remit the ending cash balance in the Tax Refund Fund to the Urban Renewal Tax Increment Fund.

FISCAL IMPACT:
The projected ending cash balance in the Tax Refund Fund at June 30, 2000 is estimated at $94,000. This amount is included in the Working Capital Carryforward line item of the Tax Increment Fund for the fiscal year 2000-2001 budget. The exact amount of ending cash balance in the fund will not be known until the fiscal year 1999-2000 audit is compete. Delinquent taxes collected after June 30, 2000 will be accounted for in the Tax Increment Fund.

RECOMMENDATION:
Staff recommend the Board adopt the attached resolution and authorize a residual equity transfer of the audited cash balance in the Tax Refund Fund as of June 30, 2000.

URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

RESOLUTION UR2000-_____

ELIMINATION OF TAX REFUND FUND AND
DISPOSITION OF CASH BALANCE

(Repeals UR98-035 Section 1.)

WHEREAS, the Keizer Urban Renewal Agency established a Tax Refund Account (Resolution UR98-035) for the expressed purpose of refunding monies inadvertently assessed through a Special Levy in November 1998;

WHEREAS, all monies have been refunded as directed; NOW THEREFORE,

BE IT RESOLVED by the board of directors of the Urban Renewal Agency of Keizer that the purpose of the Tax Refund Account ceases to exist and the audited cash balance in the fund at June 30, 2000, revert to the Urban Renewal Tax Increment Fund.

BE IT FURTHER RESOLVED, delinquent special levy tax revenues received after June 30, 2000 shall be accounted for in the Tax Increment Fund.

BE IT FURTHER RESOLIVED that UR98-035 is hereby repealed in its entirety.

PASSED this _____day of _____, 2000.

SIGNED this _____day of _____, 2000.

_____
Chairperson Urban Renewal
Agency of Keizer

_____
City Recorder

City of Keizer, Oregon

AGENDA ITEM 6b

URBAN RENEWAL AGENCY BOARD
June 19, 2000

RESOLUTION – AUTHORIZING CITY MANAGER TO AWARD BID FOR PLYMOUTH DRIVE WIDENING

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

June 14, 2000

TO: Rob Kissler
Director of Public Works

FROM: Preston Van Meter, P.E. PVM

THROUGH: Bill Peterson, City Engineer

RE: Plymouth Drive Widening (JO 0446)
Recommendation of Award

Bids were received and opened at 10 a.m. local time on Wednesday, June 14, 2000 in the City Hall Library for the above referenced project.

PROJECT DESCRIPTION – Plymouth Drive Widening
Widening approximately 1,500 lineal feet of two lane roadway including excavation and embankment, pavement geotextiles, cold plane pavement removal, aggregate base, HMAC Paving, PCC curbs, gutters, and sidewalks, storm drain improvements, water main improvements, and appurtenances common to road widening projects.

This project is a continuation of the urban renewal in the Cherry Avenue Corridor and was approved by the Keizer Urban Renewal Agency as a part of the Cherry Avenue Design Plan. Over the past 18 months we have been working on final design and detail drawings concurrent with right-of-way acquisition by the Oregon Department of Transportation on a contract to the City of Keizer.

All bids were received on time, and appear to be balanced. The low bid was received from D&D Paving for $264,704.32. Bids were received from eight contractos with bid prices ranging from $264,704.32 to $351,573.65.

The Engineer's Estimate for this project, based upon the final construction drawings, was $406,000.

Reference information provided by the low bidder as a part of the Bid Proposal appears satisfactory.

Based upon the above information, we recommend that the project be awarded to D&D Paving for the contractual amount of $ 264,704.32, based upon unit prices and lump sum amounts.

URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

AUTHORIZING THE CITY MANAGER TO ENTER AN AGREEMENT

WITH D & D PAVING FOR PLYMOUTH DRIVE WIDENING

WHEREAS, in May 2000 the City of Keizer published an invitation to bid for the widening of Plymouth Drive; and

WHEREAS, on June 14, 2000 eight bids were received and opened. The low bid of $264,704.32 was submitted by D & D Paving; NOW, THEREFORE,

BE IT RESOLVED by the Urban Renewal Agency of the City of Keizer that the City Manager is hereby authorized to enter an agreement with D & D Paving for the widening of Plymouth Drive for a total cost of $264,704.32.

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____

Mayor

_____

City Recorder

City of Keizer, Oregon

AGENDA ITEM 6c

URBAN RENEWAL AGENCY BOARD
June 19, 2000

APPROVAL OF MAY 23, 2000 AGENCY MINUTES

MINUTES

KEIZER URBAN RENEWAL AGENCY
Monday, May 23, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Newton called the regular meeting to order at 5:43 p.m. Roll Call was taken as follows:

Present:
Bob Newton, Chair
Craig Campbell,
Lore Christopher (arrived at 5:46 p.m.)
Jim Keller
Jerry McGee
Jacque Moir
J. L. Wilson

Staff:
Wally Mull, City Manager
Susan Gahlsdorf, Finance Director
Marc Adams, Chief of Police
Maria Meier, Senior Planner
Rob Kissler, Public Works Director
Tracy Davis, City Recorder

DISCUSSION
a. Urban Renewal Financing Issues

Charlie Kupper with Spencer and Kupper supplied an information packet that he reviewed with the Agency.

Mr. Kupper answered questions from the Agency regarding the removal of the stadium from the urban renewal district.

Ms. Gahlsdorf reviewed the spreadsheet of 2000-2001 Property Tax Revenue Estimates and the net anticipated tax collection during the 2000-2001 fiscal year.

Mr. Kupper reviewed the spreadsheet of the Keizer 21st Century Renewal Strategy Operations Plan and Capital Improvement Programs and the memo accompanying the spreadsheet.

Responding to questions, Mr. Kupper reported if the activities which the Agency would like to complete are inside the boundary of the renewal area that there would be an additional three million dollars to spend on plan activities that were not covered in the 21st Century Renewal Strategy Plan.

Discussion took place and Mr. Kupper confirmed that if no projects in the plan were done during the next two years and then carried the money over into the next two- year period there would be seven million dollars to work with.

Responding to questions, Mr. Kupper suggested speaking to the bond council but did not believe that funding the interchange would be considered private activity.

Mr. Kupper responded to various scenarios pertaining to the stadium and the development of the Chemawa Activity Center.

City Manager Mull explained his option of developing the Chemawa Activity Center through a public/private partnership.

Responding to the Agency's concerns, Mr. Kupper indicated that Mr. Mull's suggestion of the Agency entering into a development agreement with a developer is a common practice in the negotiation process.

Finance Director, Susan Gahlsdorf responded to questions stating that there would be approximately $560,000 going into July 1, 2000 with tax revenues being accumulated in November, 2000 totaling 2.3 million.

A discussion of financing possibilities took place with Mr. Kupper answering the Agencies questions. He also reviewed the Tracking of Maximum Indebtedness table indicating that in 1998 the City's maximum indebtedness was $22,390,384 and reviewing the remainder of the table through fiscal year 2005-2006.

Chair Newton thanked Mr. Kupper for his presentation.

OTHER BUSINESS

No further business was brought before the Urban Renewal Agency.

ADJOURNMENT

Chair Newton adjourned the meeting at 6:46 p.m.

Tracy L. Davis
City Recorder

APPROVED:
CHAIR:

Bob Newton

AGENCY MEMBERS:

J. L. Wilson

Jacque Moir

Lore Christopher

Craig Campbell

Jim Keller

Jerry McGee

Minutes approved:

CITY OF KEIZER MISSION STATEMENT

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

AGENDA

KEIZER CITY COUNCIL
Monday, June 19, 2000
7:00 p.m.
Robert L. Simon Council Chambers
Keizer City Hall, Keizer, Oregon 97303

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **PUBLIC TESTIMONY**

   This time is provided for citizens to address the Council on matters not scheduled for public hearing or listed on the agenda.

4. **COMMITTEE REPORTS**

   a. Swearing in of Keizer Police Reserve Officers

5. **OTHER BUSINESS**

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

   a. New Business

   b. Old Business

6. **PUBLIC HEARINGS**

   a. Urban Transition (UT) Zone Public Hearing

   b. City of Keizer 2000-2001 Budget

7. **ADMINISTRATIVE ACTION**

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

   b. RESOLUTION – Transferring Appropriations for Fiscal Year 1999-2000

8. CONSENT CALENDAR

a. RESOLUTION – Land Use Application Fee Amendments

b. RESOLUTION - Election to Receive State Shared Revenue

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

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

e. Approval of June 5, 2000 Regular Session Minutes

9. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications.

10. AGENDA INPUT

July 3, 2000
CITY COUNCIL MEETING CANCELLED

July 10, 2000
7:00 p.m. Keizer City Council Special Session
- Chemawa Activity Center Public Hearing

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

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

11. ADJOURN

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

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 4a

SWEARING IN OF KEIZER POLICE RESERVES

CITY COUNCIL MEETING OF JUNE 19, 2000

AGENDA ITEM NO. _____

TO: Mayor and City Council

FROM: H. Marc Adams, Chief of Police H. M. Adams

SUBJECT: **Swearing In of New Reserve Police Officers**

The Keizer Police Department is pleased to announce the graduation of four (4) new reserve recruits from the CART Reserve Academy in Monmouth.

Officer Tammi Bellshaw	Works full-time at the City of Salem dispatch center; married to Officer Steve Bellshaw of the Salem Police Department.; graduated from Sprague High School in south Salem.
Officer Brian Corcoran	Employed as a security officer for Salem Hospital; raised in Keizer and attended Cummings, Whiteaker and McNary High Schools; married to Michelle and they have year-old son Brandon.
Officer Endre Haaheim	Works full-time FME Management; graduated from Western Baptist College with bachelors in youth work, and received a masters degree in middle east study; Endre is single.
Officer Mike Salchenberger	Employed as the manager of facilities/materials for Ashton Photo; graduated from McNary High School and attended various classes at Chemeketa Community College; married to Tonya and they have a 9-year-old son Nathan.

hma:cp

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 6a

URBAN TRANSITION (UT) ZONE

MEMO TO: Mayor Newton and City Councilors

FROM: Maria C. Meier, Senior Planner

THROUGH: Chris Eppley, City Manager

RE: Public Hearing for Text Amendment to the Keizer Development Code: Legislative Review of the Urban Transitional (UT) Zone

DATE: June 7, 2000

On February 7, 2000, the Keizer City Council initiated a legislative Text Amendment of the Keizer Development Code regarding the Urban Transitional (UT) zone. The proposed text amendment is to eliminate the UT zone, and rezone properties currently zone UT to Single Family Residential (RS). The procedure for amending the Keizer Development Code requires that the Planning Commission conduct the first public hearing and make a recommendation to the City Council for their consideration.

The Planning Commission reviewed the proposed text amendment and accepted public testimony on the issue. The Planning Commission identified the various issues as listed on attached Exhibit "A" and requested the City Council acknowledge the items discussed regarding the proposed elimination of the UT zone. The Planning Commission voted three to three, with one person absent. Therefore, the Planning Commission does not have a formal recommendation for the City Council regarding the proposed Legislative Review of the UT zone. An analysis of this proposed text amendment is described below.

BACKGROUND:

When the UT zone was originally adopted, a significant percentage of the City was not developed. These lands were spread throughout the City Limits, and all were zoned UT. When the City incorporated, property zones were adjusted to reflect the newly created City of Keizer Comprehensive Plan Map. However, the Clear Lake neighborhood was zoned UT in one large block, as it was largely undeveloped. The UT zoned worked well to prevent premature and damaging development in this area, avoiding scattered urban sprawl.

In 1993, the Planning Commission decided the UT zone had outlived its usefulness, due to the extensive consumption of vacant land since 1985 and due to difficulties of any development within UT zoned areas. It was ultimately decided, however, that the area just over 200 acres should remain in the UT zone. This allowed the few working farms to continue as allowed uses and slowed down land divisions in the area.

In 1998, the Planning Commission again determined that the time had come to eliminate the UT zone. There was little urbanizable land left in the Clear Lake neighborhood. The primary purpose of the UT zone was to preserve land for future urbanization and the need in 1998 no longer existed. Subdivision developments have improved and extended public facilities including streets, water, sewer and storm drains. These developments border on the final remaining UT zoned parcels within the City Limits and public facilities are within a reasonable distance for each developable property. Therefore, the UT zone's original purpose to protect lands for future urban use for those properties that do not have available urban facilities such as sanitary sewer, water, drainage, and streets was no longer necessary. Yet, prior to the Keizer Development Code being adopted, the City decided to utilize the UT zone.

Again, in January 2000, the topic of remaining properties zoned UT within the City Limits of Keizer came forth during discussions regarding the proposed revisions for drainage standards within the Keizer Development Code. Upon request, staff assembled information for the Council to review with respect to the purpose of the UT zone. Since reviewing this information, the City Council initiated a legislative Text Amendment and Zone Change to eliminate the UT zone and rezone those properties zoned UT to Single Family Residential (RS).

ISSUE:

I. According to Section 2.118 *Urban Transitional (UT) Zone*, newly constructed single family dwellings on either vacant or partitioned lots within the UT zone can utilize rural facilities (ie. Septic tanks and groundwater wells). However, Section 2.301.03 *General Provisions; Application of Public Facility Standards* states that all new development, including newly constructed dwellings and partitions, are required to connect to public facilities such as water, sewer, and storm drain. Therefore, a conflict currently exists in the Keizer Development Code. Staff understands the City's intention for Section 2.301.03 is to require all development to connect to public facilities; not to allow new dwellings to be constructed within a short distance to available public facilities and rather connect to a septic tank. Therefore, a text amendment is necessary to create consistency throughout the Development Code.

   In addition, there are many aspects of the UT zone that allows uses and activities that may be incompatible with a developed or developing neighborhood. Of course, the zone allows farm uses. While the existing farm uses may continue as non-conforming uses, establishment of new farms adjacent to new subdivisions, may not be appropriate. ***If a farm use was legally established on a property while the property was originally zoned UT, the farm use may continue.*** Property owners

may continue the use, and property owners may sell the property to another and the farm use can continue. Should the use itself be discontinued for greater than a year, the farm use may not be re-established. Established farm uses are protected under Section 2.204 *Non-Conforming Uses* to continue farm use. The intent for the change is to not allow newly created farm uses in an area where it may not be appropriate, given the amount of and types of development in the area. Therefore, a text amendment is necessary to administrate the concept to limit additional farm uses from being created within the City Limits.

II. The purpose for the UT zone identified in Section 2.118 of the Keizer Development Code sates the following:

> "The UT zone is intended to retain and protect for future urban use properties, which are undeveloped or underdeveloped and do not have available urban facilities such as sanitary sewer, water, drainage, and streets. The zone allows the continuation of legally established uses and certain other limited uses that will not interfere with the efficient, later use of the land for urban development."

With reference to the attached map, identified as Exhibit "A", the remaining amount of land zoned UT within the City Limits is approximately 120 acres. Upon approval and recordation of subdivisions for properties originally zoned UT, the zone automatically is rezoned to Single Family Residential (RS). Within the past three years, developing subdivisions have extended as far north as Clear Lake Road and areas between Wheatland Road and O'Neil Road NE. An established manufactured home park within the UT zone contains approximately 13.5 acres. Also, the Salem-Keizer School District has initiated discussions with City staff regarding the development of a middle or elementary school to be located on the ten (10) acre parcel with frontage on both Clear Lake Road and Rupp Avenue. The majority of the remaining properties zoned UT contain single family dwellings on largely underutilized parcels, which have potential for future development. On the average, public facilities are either immediately available or within 400 feet to the remaining properties zoned UT. The properties north of Clear Lake Road between Timothy Lane and Wheatland Road, and the five-acre parcel south of Clear Lake Road between Timothy Lane and Wheatland Road average 600 feet from the nearest available public facilities developed in the Clear Lake area. Public sanitary sewer service already exists for properties on Jays Drive and Barbara Avenue.

There are three basic reasons for the UT zone to be eliminated:

- There is little developable land remaining in the Clear Lake area. The primary purpose of the UT zone is to protect lands for future urban use properties, which are undeveloped or underdeveloped and do not have available urban facilities such as sanitary sewer, water, drainage, and streets. This need no longer exists.

- There are many aspects of the UT zone that allows uses and activities that may be incompatible with a developed or developing neighborhood. For example, the zone allows farm uses. While existing farm uses may remain as non-conforming uses, establishment of new farms adjacent to new subdivisions, may not be appropriate. ***As discussed above, if a farm use was legally established on a property while the property was originally zoned UT, the farm use may continue.***
- It is difficult to build in the UT zone. While the development process for subdivisions is not affected, the process for partitioning, and especially for granting a building permit, is saddled with extraordinary requirements (See Exhibit "B", Sections 2.118.03, 2.118.04, and 2.118.10 of the Keizer Development Code). Partitions must meet strict lot size requirements. In fact, the UT zone requires the minimum lot size to be determined upon the availability of public facilities to a subject property. Section 2.118.10(C)(4) within the UT zone, states that partitioning land creating an vacant parcel of less than 5 acres shall not be allowed in two of the priority areas defined in that section. Only one parcel exists in the Clear Lake area that is greater than five acres that could meet this requirement. Furthermore, the UT zone conflicts directly with Partition requirements within the Code (See Exhibits "B" and "C"). Partitions require improvements and connections to public facilities, whereas the UT zone allows further development of rural services, such as septic tanks. In addition, all building permits must go through the Conditional Use process, which adds four to eight weeks to the development process.

According to Section 2.301.03 *Application of Public Facility Standards*, all development must connect to public water, sanitary sewer, storm drain, and street lights. Street improvements and fire hydrants may vary. In this Section, the following uses are also defined as *development:* ***(Newly Constructed)*** Single Family Dwellings, Duplexes, Partitions, Subdivisions, Planned Unit Developments, and Manufactured Home Parks. Due to the close proximity of each UT zoned parcel to available public facilities, all new development in the UT zoned properties should connect to public services. The primary reason for developments to utilize public facilities is to eliminate potential health hazards from poorly maintained wells and on-site sewage tanks. It is necessary for the City to plan for future development within the Clear Lake area and to not allow new development without connecting to public facilities.

The proposed change would also comply with the text of the Comprehensive Plan. Specifically, three sections within the Comprehensive Plan states that the Clear Lake area in north Keizer has areas where on-site septic systems have failed. In a sanitary sewer survey of the Clear Lake area in north Keizer in 1984 by DEQ and Marion County Environmental Health Department, it was determined the Clear Lake area contained failing septic systems which needed sanitary collection and treatment facilities. In addition, failing and marginal septic systems were found throughout the Clear Lake Area. As a result of the DEQ survey and a review by the State Public

Health Department, it was concluded that on-site repairs were not feasible and that sanitary sewers are needed for the area. While a sanitary sewer line was constructed for the area that needed an immediate solution (Wheatland Road to Jays Drive), the remaining identified areas were *not undeclared* from being a potential health hazard area. The long-term solution was determined to provide sanitary sewer service for the area. This information can be confirmed in the adopted Keizer Comprehensive Plan on pages 26, 53, and 54. The proposed change would also bring the area into compliance with the adopted Master Sewer Plan Update dated March 1994, which was developed with the intent to connect all future development within the City Limits and Urban Growth Boundary to connect to the public sanitary sewer system.

Any use of land in the UT zoned area that does not conform to the RS zone will be legally non-conforming if the zone is changed. All uses will be able to continue unimpeded. Staff believes the UT zone has outlived its usefulness and now creates difficulty in the development of land in the Clear Lake area. In 1994, all UT zones within Residential Comprehensive Plan areas south of Barnick Road were rezoned to RS or RM as appropriate. The Comprehensive Plan Map designation for the remaining properties zoned UT is Low Density Residential (LDR). Staff recommends the same action for the balance for the City. Since there is no impact on existing uses, and no practical benefit from having the UT zone, it is appropriate to eliminate the zone and bring zoning into compliance with the Comprehensive Plan.

III. The criteria for reviewing a Text Amendment is listed in Section 3.111.03 of the Keizer Development Code.

Amendments to the Comprehensive Plan or Development Ordinance text shall be approved if the evidence can substantiate the following:

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

1. Traffic generation and circulation patterns;
2. Population concentrations;
3. *Demand for public facilities and services;*
4. *Maintenance of public health and safety;*
4. Level of park and recreation facilities;
5. Economic activities;
6. Protection and use of natural resources;
7. Natural hazards and constraints;
8. *Compliance of the proposal with existing adopted special purposed plans for programs, such as public facilities improvement programs.*

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

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

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

1. *It corrects identified errors in the provisions of the plan.*
2. *It represents a logical implementation of the plan.*
3. It is mandated by changes in federal, state or local law.
4. It is otherwise deemed by the Council to be desirable, appropriate, and proper.

PLANNING COMMISSION RESPONSE:

The Planning Commission voted three to three, with one person absent. Therefore, the Planning Commission does not have a formal recommendation for the City Council regarding the proposed Legislative Review of the UT zone. The Planning Commission contested the following primary issues regarding the proposed zone change from UT (Urban Transition) to RS (Single Family Residential):

Issue	***Response***
Is there a requirement for a dwelling to hook up to sanitary sewer?	If the zone were to change from UT to RS, dwellings currently on septic would continue to use septic. The change of zone does not require a dwelling to hook up to sanitary sewer. If a septic were to fail, DEQ (Department of Environmental Quality) regulates the distance of a dwelling to a sanitary sewer line to determine if a dwelling would need to hook to sanitary sewer (See Exhibit "C"). *The zone of a property does not regulate this issue.*
Farm Use as a Permitted Use in the UT zone	If the zone were to change from UT to RS, properties that currently operate a farm use may continue that use a "Legal Non-Conforming Use". If the farm use is discontinued for greater than one year, the farm use may not be able to be re-established.
Tax Assessments	If the zone were to change from UT to RS, properties would not be taxed any differently. This information was not readily available at of time Planning Commission's review. A letter written by the Marion County Assessor's Office is attached as Exhibit "D". The Marion County Assessor's office verifies that the *"changing of the zone from UT to RS does not automatically trigger a re-valuing of the property by the Assessor's office."*
Public Opinion	Testimony received from the public at the hearing before the Planning Commission was in opposition of the proposed zone change.

STAFF RECOMMENDATION:

Staff recommends the City Council evaluate the criteria listed above to review a text amendment. Based upon the intent of the Master Sewer Plan Update 1994 and the Urban Growth Boundary, the clarification of issues regarding tax assessments and sanitary sewer connections, and the necessity to correct identified errors in Development Code, Staff recommends the UT zone should be eliminated.

It is recommended that the City Council open the public hearing and receive testimony. Staff recommends the City Council deliberate the purpose of the UT zone, and to determine the appropriateness for rural development within the city limits of Keizer.

REMAINING PARCELS ZONED UT IN NORTH KEIZER

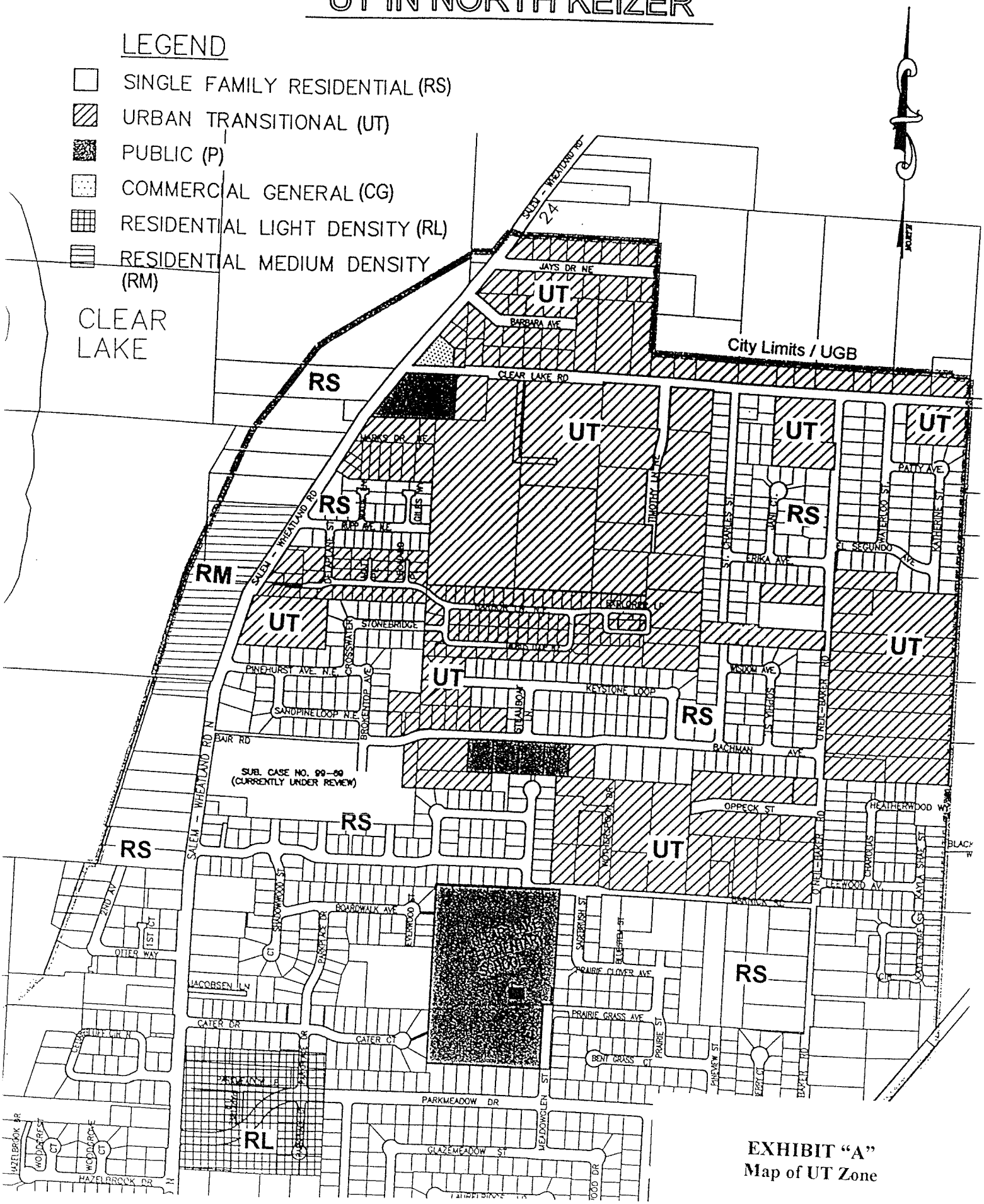


EXHIBIT "A"
Map of UT Zone

Marion County
OREGON
ASSESSOR'S OFFICE

ASSESSOR
Doug Ebner
(503) 588-5144

CHIEF DEPUTY ASSESSOR
Dennis Ragain
(503) 588-3576

CHIEF OFFICE DEPUTY
Gayla Robblee
(503) 588-5479

ASSESSOR FAX #
(503) 588-7985

BOARD OF COMMISSIONERS
Randall Franke
Patti Milne
Mike Ryan

WEBSITE
www.open.org/marion

May 24, 2000

Maria Meier, Senior Planner
Keizer Planning Dept
930 Chemawa Rd NE
Keizer, OR 97307-1000

Dear Maria,

Yesterday you asked me if the zoning was changed on a property would the assessed value, or taxes, change on the property. In general the answer is no, a zone change would not automatically trigger a revaluing of the property by the Assessor office. However there are a couple of exceptions to that general answer.

First exception; If the property were to change from a residential or farm zone to a commercial zone the property may be revalued, but the taxable value would not change. It would definitely be revalued, and the taxable value would change, if a commercial use was established on the property.

Second exception; The Assessor's office values property at market value. We determine market value based on sales of property in an area. If a zone change were to cause properties to sell for more, or less, this change in value would be reflected in the market value of the properties in an area. However, it would not affect the taxable value.

Sincerely,
DOUG EBNER
MARION COUNTY ASSESSOR
by

K. Kenneth Brown
Senior Property Appraiser

EXHIBIT "B"
Letter from Marion County Assessor's Office regarding tax assessments.
[No Impact from UT to RS]

RECEIVED
MAY 31 2000
CITY OF KEIZER
COMMUNITY DEVELOPMENT

May 24, 2000

To: Doug Ebner, Marion County Tax Assessor

From: Jacque Moir, Keizer City Council JM 390-4323

RE: Possible Zone Change

If the City Council of Keizer were to change all the remaining Urban Transitional (UT) zones in Keizer to Single Family Residential (RS) what impacts would that have to the taxpayers in the following situations?

1. Would taxes for property owners increase solely because of the change in zone (UT to RS)?

2. Would any changes occur to taxes if the property owner were to change from farm use to non-farm use? Does changing the zone from UT to RS cause any tax increase or would it occur under either zone designation?

3. If the property owner were to partition or subdivide their property, would that land division cause their tax rate to change? Would that change occur whether the property were zoned RS or UT?

4. I have asked specific questions to changing the zone from UT to RS. Is there any effect to the property owner that I have not specifically addressed that would cause them to have a tax increase caused solely by changing the zone?

EXHIBIT "C"
Information submitted to the record May 31, 2000; Comments re: Marion County Assessor's Analysis of Zone Change UT to RS

Councilor Moir,

Here is a response to the questions that you rose in your fax of May 24, 2000 regarding a zone change from UT to RS.

1) Merely changing zoning from UT to RS would not trigger a revaluation of the properties. Neither the Real Market Value nor Assessed Value would change due to this event.

2) If a property was taken out of farm use, and had been under the farm special assessment program, the taxable value on the property would increase. There would also be additional taxes owing for a specific number of prior years (based on how long the property was specially assessed, and whether it was in the city or not). The possible disqualification from farm special assessment would be the same whether the property was zoned UT or RS.

3) If a property is partitioned or subdivided the Real Market Value would change based on the new property size. The assessed value would also change, which would affect the amount of taxes that would be due. The tax rate would be unchanged. Whether the zone is UT or RS would not affect this procedure, or the market value.

4) Attached is a letter that was written to Maria Meier of the Keizer planning Dept. that discusses some things that would generate an increase in assessed value. Another instance would be if the property was zoned EFU (exclusive farm use) and was rezoned to a non-resource zone (like UT, or RS) the property owner's farming operation would than have to meet an income test, or the property would be disqualified from farm special assessment. This would cause an increase in taxes.

(e) The proposed system location is encumbered as described in OAR 340-071-0130(8);

(f) A sewerage system which can serve the proposed sewage flow is both legally and physically available, as described in paragraphs (A) and (B) of this subsection:

(A) Physical Availability. A sewerage system shall be deemed physically available if its nearest connection point from the property to be served is:

ısed on location of existing uses.
ɔt based on Zoning of property.

formation distributed by
arion County. →

(i) For a single family dwelling, or other establishment with a maximum projected daily sewage flow of not more than 450 gallons, within 300 feet;

(ii) For a proposed subdivision or group of two to five single family dwellings, or equivalent projected daily sewage flow, not further than 200 feet multiplied by the number of dwellings or dwelling equivalents;

(iii) For proposed subdivisions or other developments with more than a case-by-case five single family dwellings, or equivalents, the Agent shall make determination of sewerage availability.

EXCEPTION: A sewerage system shall not be considered available if topographic or man-made features make connection physically impractical.

(B) Legal Availability. A sewerage system shall be deemed legally available if the system is not under a Department connection permit moratorium, and the sewerage system owner is willing or obligated to provide sewer service.

(6) A permit shall be issued only to a person licensed under ORS 454.695, or to the owner or easement holder of the land on which the system is to be installed.

(7) No person shall construct, alter or repair a system, or any part thereof, unless that person is licensed under ORS 454.695, or is the permittee.

(8) The Agent shall either issue or deny the permit within 20 days after receipt of the completed application.

EXCEPTION: If weather conditions or distance and unavailability of transportation prevent the Agent from acting to either issue or deny the permit within 20 days, the applicant shall be notified in writing. The notification shall state the reason for delay. The Agent shall either issue or deny the permit within 60 days after the mailing date of such notification.

(9) A permit issued pursuant to these rules shall be effective for one year from the date of issuance for construction of the system. Once a system is installed pursuant to the

EXHIBIT "D"
DEQ Requirements re: Hook-Ups to Sanitary Sewer System. [Based on location of use; No based upon Zone]

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

MEMO TO: Maria Meier
Senior Planner

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

RE: Text Amendment to the Keizer Development Code
UT Zone

DATE: May 8, 2000

The following information is being forwarded to you for your use in providing information to the Keizer Planning Commission in relation to septic tank use in the UT Zone. Exhibit A is the North Keizer Sanitary Survey completed in February, 1984. The survey indicates areas of failing septic tanks and systems of suspected or marginal failures. As a result of the survey, the Keizer City Council passed an ordinance setting up a Local Improvement District for the purpose of providing sanitary sewers to the area.

Exhibit B includes "Plan F" which is the plan approved by the City Council to provide for a sewer district which would be funded by local residents, the City of Keizer, and a Community Development Block Grant from the State of Oregon. That system was constructed. In addition, sanitary sewer trunk lines have been constructed by developers that serve O'Neil Road, Barnick Road and the Eastern portion of Clear Lake Road.

To my knowledge, there has been no additional sanitary sewer surveys for this area of Keizer and I would assume that there is still a potential for failures to occur of existing septic systems. The City has no record of existing private wells in the area and it is not known how many could be affected by existing or future septic systems.

The Department of Public Works will continue to work towards a sanitary sewer system that will provide all the necessary sanitary sewer trunk lines indicated in the North Keizer Master Sewer Plan. At the present time, over 90 percent of the sewer trunk lines necessary to serve the area have been completed.

EXHIBIT "E"
Comments submitted by City Engineer re: Sanitary Sewer Surveys & Master Sewer Plan Update 1994

The current Keizer Development Code requires all residential development to provide for public water and sanitary sewers. In light of the progress that has been made in constructing the sanitary sewer system for the North Keizer Area, it would be consistent to keep this policy in place.

The Public Works Department believes that no change in the requirement for public sewer and water should be made at this time. If the City does consider a change, it should not be done without a comprehensive analysis of the existing wells and septic tanks in the area. In addition, an analysis should be made that would consider the impact on the ability to construct the balance of the public facility plans in this area of Keizer.

1982

City of Keizer

4823 River Rd. N. • Keizer, Oregon 97303 • (503) 390-3700

COUNCIL MEETING: November 4, 1985

AGENDA ITEM NO.: 8

TO: MAYOR & CITY COUNCIL

FROM: RP ROY PAYNE, CITY MANAGER

SUBJECT: RESOLUTION - DECLARING THE CITY'S INTENT TO INITIATE A LOCAL IMPROVEMENT DISTRICT (WHEATLAND ROAD SEWER DISTRICT) TO PROVIDE SANITARY SEWERS AND DIRECTING THE CITY ENGINEER TO FILE A WRITTEN REPORT WITH THE CITY RECORDER

ISSUE

Shall the City Council adopt the attached resolution setting November 18, 1985 to receive the City Engineer's report on the proposed formation of the Wheatland Road Sewer Local Improvement District?

BACKGROUND

December 13, 1985 is the deadline for the City of Keizer to apply to the Oregon Community Development Program for Block Grant Funding for 1986. If the City intends to apply for such a grant to provide for funding assistance to construct sewers in the North Keizer area, then it is necessary that as a part of the grant application the City take the necessary preliminary steps to form a local improvement district to provide the additional financing for the project.

ANALYSIS

The City Manager, in analyzing the North Keizer septic tank situation has determined that perhaps a better approach to the solution of the problem would be to attempt to construct the master plan system in incremental phases. By so doing, it may be possible for the City to construct a phase of the Master Plan Sewer System which will solve over 70% of the identified failing and marginal septic tank systems and allow the City to apply for Block Grant Funds to reduce the cost of the system down to a more reasonable level for the property owners.

As the Council will recall, when the Sewer Master Plan Study was presented in conjunction with our previous Block Grant

Application, there was very strong opposition to the project because of the high cost. As a result of that opposition, the City Council authorized the City Engineer to do an alternative sanitary sewer system analysis to look at different sewer systems to serve the Clearlake area. That report was presented to the City Council in March, 1984. One of those alternatives was identified as Plan F. Plan F was intended to isolate the areas of the Clearlake system which is the easiest to solve and included only properties along Wheatland Road. This system was, in accordance with the Master Sewer Plan, making use of gravity mains and two interim pump stations. Only a small part of the system would be required reconstructed at later date when the balance of the Clearlake area is ready to be developed and serviced and the downstream portions of the Clearlake Sewer Master Plan System are constructed. The estimated cost of Plan F is $908,000. The system is designed to serve approximately 110 lots which would equate to approximately $8200 per lot. If the City can obtain the maximum amount of Oregon Community Development Block Grant Funds of $500,000, then the cost to each lot served can be reduced to a cost of less than $4000 per lot. The actual estimated cost will be the subject of the City Engineer's report on November 18, 1985.

It is the City's intent to attempt to notify all of the affected property owners so that they may be present at the November 18, 1985 meeting. It is suggested that the City Council consider holding its November 18 meeting at McNary High School in order to accommodate all interested parties.

RECOMMENDATION

The City Manager recommends that the City Council adopt the attached resolution declaring the City's intent to initiate the Wheatland Road Sewer Local Improvement District and setting November 18, 1985 to receive the City Engineer's report on the cost and assessment method to be used for the district.

Attachment
RP:s

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R85-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KEIZER, DECLARING THE CITY'S INTENT TO INITIATE A LOCAL IMPROVEMENT DISTRICT (WHEATLAND ROAD SEWER DISTRICT) TO PROVIDE SANITARY SEWERS AND DIRECTING THE CITY ENGINEER TO FILE A WRITTEN REPORT WITH THE CITY RECORDER

The City Council of the City of Keizer does hereby resolve as follows:

Section I. That sanitary sewers do not currently exist to serve developed property in the northern portion of the city and a survey by the Department of Environmental Quality in February, 1984 determined that the septic tank systems in the area are failing and that a hazard to the health of the public exists which necessitates sanitary sewers be provided.

Section II. That the City Council declares its intent to initiate the necessary sanitary sewer improvement by formation of a local improvement district.

Section III. That the City Engineer is directed to file a written report with the City Recorder to be considered by the City Council on November 18, 1985.

Section IV. That the City Council may abandon the proceedings for the sanitary sewer improvements if Oregon Community Development Block Grant funds are not received and/or sufficient property owner support for the Local Improvement District does not materialize.

/ / / / /

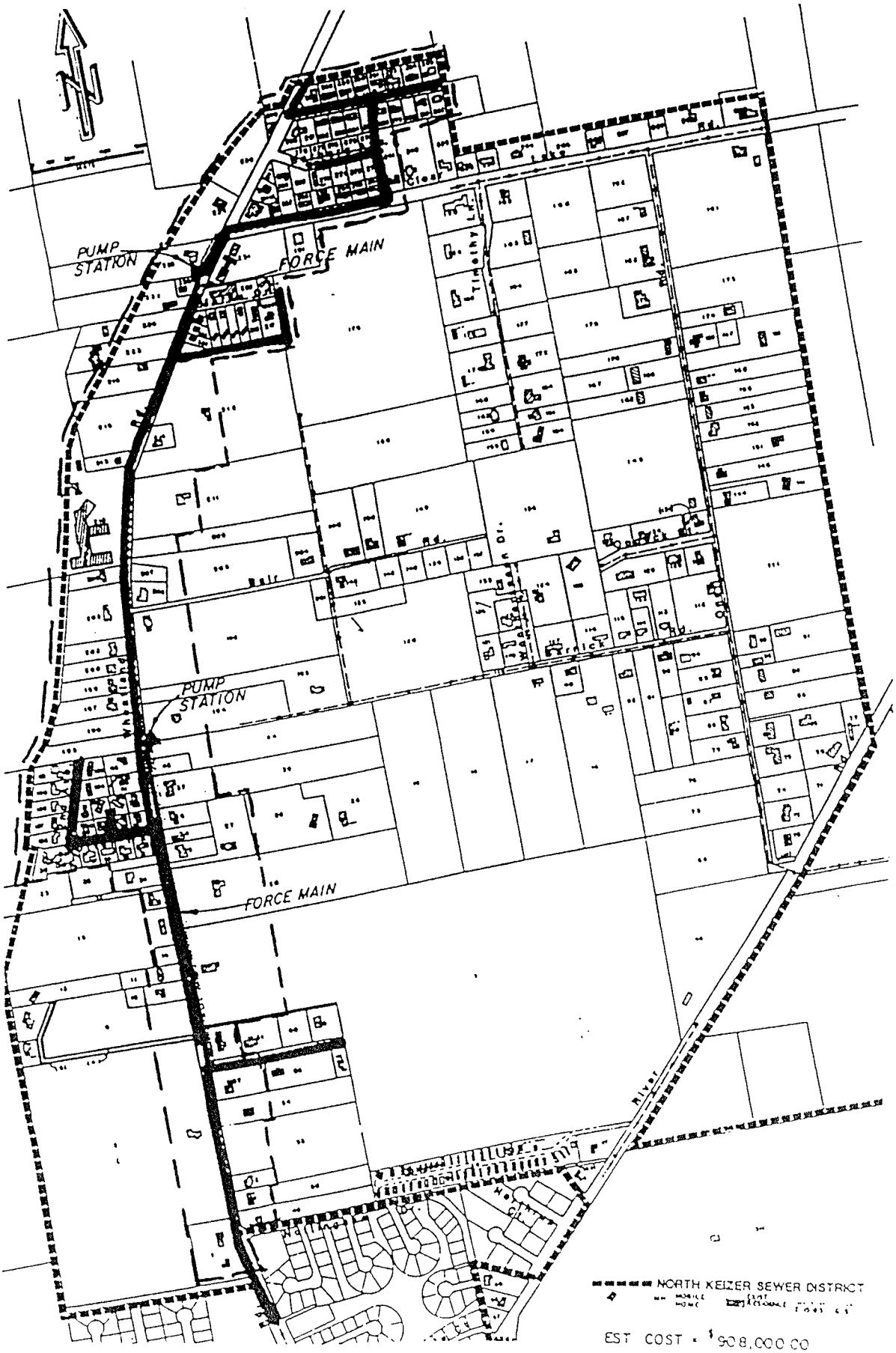
Section V. If any section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Resolution. The City Council hereby declares that it would have passed this resolution and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

INTRODUCED AND APPROVED this ____ day of November, 1985.

SIGNED this ____ day of November, 1985.

_____
Mayor

_____
City Recorder



PLAN "F"

WHEATLAND ROAD SEWER DISTRICT

VICTOR ATIYEH
Governor

Department of Environmental Quality

522 S.W. FIFTH AVENUE, BOX 1760, PORTLAND, OREGON 97207 PHONE: (503) 229-5696

Willamette Valley F
895 Summer Stree
Salem, Oregon 97

March 15, 1984

Mr. Roy Payne, City Manager
City of Keizer
4823 River Rd. N.
Keizer, OR 97303

RE: WQ-City of Keizer
Marion County

Dear Mr. Payne:

Attached are the results of the North Keizer Sanitary Survey completed on February 28, 1984. There are two definite areas of failing septic systems which need sanitary collection and treatment facilities. One area along Oakwood Street is close to existing sanitary sewers; the other north and northeast of Clear Lake School is some distance from existing sewers. Besides the above areas, the remainder of the failing and marginal systems are scattered throughout North Keizer.

Time constraints did not allow us to determine if onsite repairs are feasible on all failing and marginal systems. However, we did determine that individual repairs are not feasible along Jay's Drive and the western portions of Clear Lake Road and Wheatland Road north of Clear Lake, and along Oakwood Street, which serves Oakwood Mobile Home Park.

Also surveyed and included in the report is a status report of Willamette Lutheran Home. The Department feels that the observations made during the sanitary survey clearly indicate the imminent need for sanitary sewers in portions of the survey area. The Department understands that the City is presently in the process of updating its Master Sewerage Plan. Concurrent with this update, the City should commence planning efforts to provide sewerage services to those areas identified as needing immediate attention. Please comment to us by May 1 on our attached survey.

Sincerely,

John E. Borden

John E. Borden, P.E.
Regional Manager

TRF/wr

cc: Bob Foster, Marion County Environmental Health Department w/att
cc: Joe Fowler/Dr. Ruth Shirley, Marion County Health Department w/att
cc: Water Quality Division, DEQ w/att

MARION COUNTY

Health Department

Health and Services Building, 3180 Center St. N.E., Salem, Oregon 97301

April 4, 1984

RECEIVED
'84 APR 5 AM 10 32
CITY OF KEIZER
OREGON 97303

Mr. Roy Payne, City Manager
City of Keizer
4823 River Rd No
Salem, OR 97303

Dear Mr. Payne:

I have been requested by you to comment on the recent North Keizer Sanitary Survey conducted in February 1984. This Survey was a cooperative effort by the Department of Environmental Quality and Marion County Environmental Health.

The Survey includes property bounded on the north by Jays Drive N on the south by Oakwood St NE. One area of failing septic systems involves Jays Drive N where half of the properties have failed septic systems and several others show evidence of failing. The other cluster of failed systems is along Oakwood St NE in a mobile home park. In between these two dense areas of septic system failures are approximately a dozen confirmed failed systems and at least as many properties with evidence of failing systems.

The Survey contains descriptions and colored photographs of raw sewage overflowing drainfields, and standing on the surfaces of these properties. Laboratory (bacteriological) findings confirm that the material is indeed sewage. Such conditions constitute a hazard to the health of the public. The density of population and the type of soil in this area are two factors against adequate repair of the present failed systems in the two portions described on Jays Drive N and Oakwood St NE. These two areas should be considered top priority for establishing sanitary sewers.

Sincerely,

B. J. Olsen, M.D.

B. J. Olsen, M.D.
Public Health Officer

BJO/ct

cc: Board of Commissioners
Legal Counsel

Department of Human Resources
HEALTH DIVISION
1400 S.W. 5th AVENUE, PORTLAND, OREGON 97201 PHONE 229-5032

October 18, 1984

RECEIVED
'84 OCT 24 PM 3 09

Roy Payne
City Manager
City of Keizer
4198 River Road North
Keizer, Oregon 97303

Dear Mr. Payne:

I am writing in support of the City's grant application for funding for the Clear Lake area sewage project.

My support is based on a number of factors:

1. The results of the sanitary survey conducted in the area in February of 1984.

2. Subsequent staff visits.

3. Our knowledge of soil types and drainage characteristics of the area.

4. The density of current development.

5. The area-wide distribution of failing septic systems.

The combination of these factors make it clear that a public health danger exists in the Clear Lake area and that the only viable solution lies in the provision of sewers.

I would, therefore, urge and ecourage the City's efforts to provide sewer service for the protection of citizens living in the area.

Sincerely,

Kristine M. Gebbie
Assistant Director, Human Resources
Administrator, Health Division

KMG:ho
cc: Fred Bolton
Tom Fischer
Bob Foster

AN EQUAL OPPORTUNITY EMPLOYER

Department of Environmental Quality
WILLAMETTE VALLEY REGION
895 SUMMER, N.E., SALEM, OR 97310 PHONE (503) 378-8240

RECEIVED
'85 JUN 7 PM 4 40
CITY OF KEIZER
OREGON 97303

Mayor & City
Peterson
File

June 5, 1985

Mr. Claude Goldsby
7660 O'Neil Road N.E.
Salem, OR 97303

RE: WQ-Keizer Sewer Issues
Marion County

Thank you for your letter of June 3 and for clarifying your position on injection wells. I am pleased to retract all portions of my May 30, 1985, letter which relates you in any way to suggested uses of injection wells. My initial concerns remain, however, in recalling your proposal to dispose of sewage in "hydraulically blasted" cavities below the drainfield, even if installed at shallow depths.

The problem with the soils in the Clear Lake/Jay's Drive area is that during winter the subsoils cannot percolate naturally occuring infiltrative rainfall at rates great enough to keep temporary seasonal water tables from developing on top of then. For several months, this temporary water table exists at or near the ground surface. You are aware that the topography in the area is fairly flat. During these periods, many homeowners experience flooded out disposal fields and have resorted to daylighting their systems for the express purpose of keeping sewage from backing up into their homes. You don't like this situation; we don't like this situation; and the affected property owners don't like this situation.

I hope you agree that we both share the common goal of eliminating these health hazards. Where we disagree is how to resolve these hazards. Based on our sanitary survey of the Clear Lake/Jay's Drive area, DEQ believes the only permanent solution to eliminate the hazards involves extension of municipal sewers. We have not promoted attempts at temporary repairs because we don't believe they would work for any length of time, and may actually retard timely efforts to permanently resolve the problem by sewer extensions.

For a septic tank and drainfield system to operate properly, it must dispose and treat the sewage effluent. Treatment is largely a biological process and is dependent upon aerobic and unsaturated flow conditions to exist in the soils. During winter in the Clear Lake/Jay's Drive area, these conditions do not exist as the soil voids become filled with temporary ground waters. Besides flooding out, the disposal fields continue to receive nutrient loadings from normal sewage flows. Due to the absence of oxygen, the soil microflora that normally metabolize the sewage nutrients and sewage organisms cannot survive and what we term

a 'biological mat' develops at the infiltrative surfaces of the disposal trench. This mat effectively seals the trenches, which in turn causes home plumbing to back up, which in turn causes people to daylight their systems.

I'm not criticizing your suggestions---I just cannot support them. Use of some form of hydraulic process would, in my opinion, create saturated flow conditions, and would minimize or eliminate what small amount of soil voids that exist in the soils for gaseous exchange. Mandating temporary repairs, in my opinion, would not resolve the problem--only prolong it.

References to the Amity silt loam soil series is based on the Soil Survey of Marion County, authored by the United States Department of Agriculture, Soil Conservation Service, as well as the survey staff's familiarity with this soil series as generally not meeting current DEQ standards for conventional septic tank system development.

From our past correspondence, I don't expect your support of our beliefs or opinions on how best to effect a permanent solution. Rather than continuing in lengthy written correspondence, if you would like to review these matters further, please call and arrange a time for Tom Fisher and me to meet with you.

Sincerely,

David St. Louis, P.E.
Region Manager

DSL/gm/wr
cc: Fred Hansen, Director
cc: City of Keizer
cc: Marion County Building Department
cc: Water Quality Division
cc: Attorney General's Office

R.P.

VICTOR ATIYEH
GOVERNOR

OFFICE OF THE GOVERNOR
STATE CAPITOL
SALEM, OREGON 97310

August 13, 1985

Claude W. Goldsby
7660 O'Neil Road N.E.
Salem, OR 97303

Dear Mr. Goldsby:

Thank you for your letter of June 28, 1985, on the unsanitary conditions caused by sewage reaching storm drainage systems in the North Keizer area.

I have made a formal inquiry of the Department of Environmental Quality (DEQ) and they fully concur that sewage problems exist in the area.

The issue of ending the discharges to the storm drainage systems is not as clearcut as your proposal on page 2 of your June 10 letter. The options available appear to be:

1. Require residents to immediately reconnect household plumbing to the existing, failed drainfield systems; or to eliminate seasonal overflow relief drains from the drainfield systems. If this were done, backup of raw sewage into the household fixtures would occur. Toilets and other facilities would then overflow into living quarters. The residents would be forced either to reinstall the relief drains or to daylight the systems directly to the storm drains or roadside ditches.

2. Require the property owners to make costly repairs or replacements of failing drainfield septic tank systems, with the knowledge that the new or repaired systems will likely fail as soon as the seasonal temporary water table develops at or near the ground surface. The existing systems failed many years ago; the agencies involved have no reason to believe that repaired or replaced systems would not also quickly fail. Furthermore, the lots may simply be too small for replacement drainfield areas.

3. Install sewage collection facilities within two years as a permanent solution to the problem, at a target cost of $4,000 per household (as estimated by City of Keizer and their consultant).

4. Install "interim facility" collector sewers to serve only the affected area. The cost to homeowners would be as high or possibly higher than the proposed permanent sewer system. Moreover, the construction schedule may be no shorter than for the permanent system.

The DEQ's June 5, 1985 letter to you describes the reasons on-site treatment and disposal systems will not function in the area. "Plumbing-related" repairs can be made, the drainfields can be reconnected, and the daylight drains eliminated. But as the DEQ reports, the work would be to no avail when sewage again backs up into the dwelling units, thus forcing homeowners to reinstall the relief lines, or daylight drains, to the storm drain system in order to continue living in the dwelling.

In short, none of the regulatory agencies desire to see sewage flowing into the storm drainage systems. They appear, however, to have no workable solution other than collection of sewage. The DEQ is working with the appropriate local government agencies to find affordable ways this solution may be implemented. In the interim, the DEQ is seeking to coordinate a multi-agency effort to minimize public contact with sewage in the storm drain system.

Based on my inquiries, I cannot agree with your statement about the agencies being unresponsibe to your inquiries. The DEQ has invited you to call or visit their office on three occasions (by phone on May 22, and by letters dated May 30 and June 10) if you had questions or wished to visit with the technical staff. I hope you'll agree that, from this point on, the issues are better reviewed in person with the affected agencies than through letters. I encourage you to make those contacts.

Sincerely,

Jeffrey R. Lewis
Assistant to the Governor
Citizens' Representative

JRL/sm

VICTOR ATIYEH
GOVERNOR

Department of Environmental Quality

Willamette Valley Region
895 Summer Street, NE
Salem, Oregon 97310

522 S.W. FIFTH AVENUE, BOX 1760, PORTLAND, OREGON 97207 PHONE: (503) 229-5696

March 15, 1984

Mr. Roy Payne, City Manager
City of Keizer
4823 River Rd. N.
Keizer, OR 97303

RE: WQ-City of Keizer
Marion County

Dear Mr. Payne:

Attached are the results of the North Keizer Sanitary Survey completed on February 28, 1984. There are two definite areas of failing septic systems which need sanitary collection and treatment facilities. One area along Oakwood Street is close to existing sanitary sewers; the other north and northeast of Clear Lake School is some distance from existing sewers. Besides the above areas, the remainder of the failing and marginal systems are scattered throughout North Keizer.

Time constraints did not allow us to determine if onsite repairs are feasible on all failing and marginal systems. However, we did determine that individual repairs are not feasible along Jay's Drive and the western portions of Clear Lake Road and Wheatland Road north of Clear Lake, and along Oakwood Street, which serves Oakwood Mobile Home Park.

Also surveyed and included in the report is a status report of Willamette Lutheran Home. The Department feels that the observations made during the sanitary survey clearly indicate the imminent need for sanitary sewers in portions of the survey area. The Department understands that the City is presently in the process of updating its Master Sewerage Plan. Concurrent with this update, the City should commence planning efforts to provide sewerage services to those areas identified as needing immediate attention. Please comment to us by May 1 on our attached survey.

Sincerely,

John E. Borden, P.E.
Regional Manager

TRF/wr
cc: Bob Foster, Marion County Environmental Health Department w/att
cc: Joe Fowler/Dr. Ruth Shirley, Marion County Health Department w/att
cc: Water Quality Division, DEQ w/att

SANITARY SURVEY

NORTH KEIZER, MARION COUNTY

Completed
February 26 - 28, 1984

Department of Environmental Quality
and
Marion County Environmental Health Department

Tom Fisher, R.S.
Environmental Analyst
Department of Environmental Quality

Bob Foster, R.S.
Supervising Sanitarian
Marion County Environmental Health Department

At the request of the City of Keizer, the Department of Environmental Quality conducted a sanitary survey of the unsewered areas in North Keizer on February 26 - 28, 1984. The City requested the survey:

1. To address and verify citizens' complaints that numerous failing septic systems are creating health hazards in defined areas of Keizer that are not served by sanitary sewers.

2. To establish eligibility for grant funds (in regard to sewer extensions) that might be available to correct documented health hazards associated with area-wide failures of septic systems.

3. To establish a priority for Keizer to base future sewer extension decisions on.

In the target area, a total of 160 septic systems were surveyed. Of these systems surveyed, 26 were found to be failing during the survey. Criteria for failure are:

1. Sewage on the ground surface.

2. Sewage discharges to storm drains.

3. Split waste systems where gray water (wash water) does not discharge into septic tanks.

4. Standing water in area of drainfield.

Other than visual observations, bacteriological samples and dye tests were used to document the discharge of sewage on the ground surface or into storm drains.

Following are the addresses where the septic systems were found to be failing:

<u>Confirmed Failures - 26 total</u>

1075 Blair Rd.
1275 Barnick Rd.
1085 Clear Lake Rd.
1585 Clear Lake Rd.
1212 Jay's Drive
1140 Jay's Drive
1145 Jay's Drive
1165 Jay's Drive
1175 Jay's Drive
1190 Jay's Drive
1237 Jay's Drive
1267 Jay's Drive

1215 Jay's Drive
7365 O'Neil Rd.
7435 O'Neil Rd.
7500 O'Neil Rd.
7995 O'Neil Rd.
1336 Oppeck
7060 Wheatland Rd.
7070 Wheatland Rd.
7075 Wheatland Rd.
8000 Wheatland Rd.
7880 Wheatland Rd.
7436 Wheatland Rd.
8025 Wheatland Rd.
910 Marks Drive

Also in the target area, 20 systems were found to be operating under suspected or very marginal conditions. We suspect that, during periods of seasonal storms or prolonged wet weather, sewage from these systems will discharge onto the ground surface and/or back up in the plumbing. Criteria for suspected or marginal are:

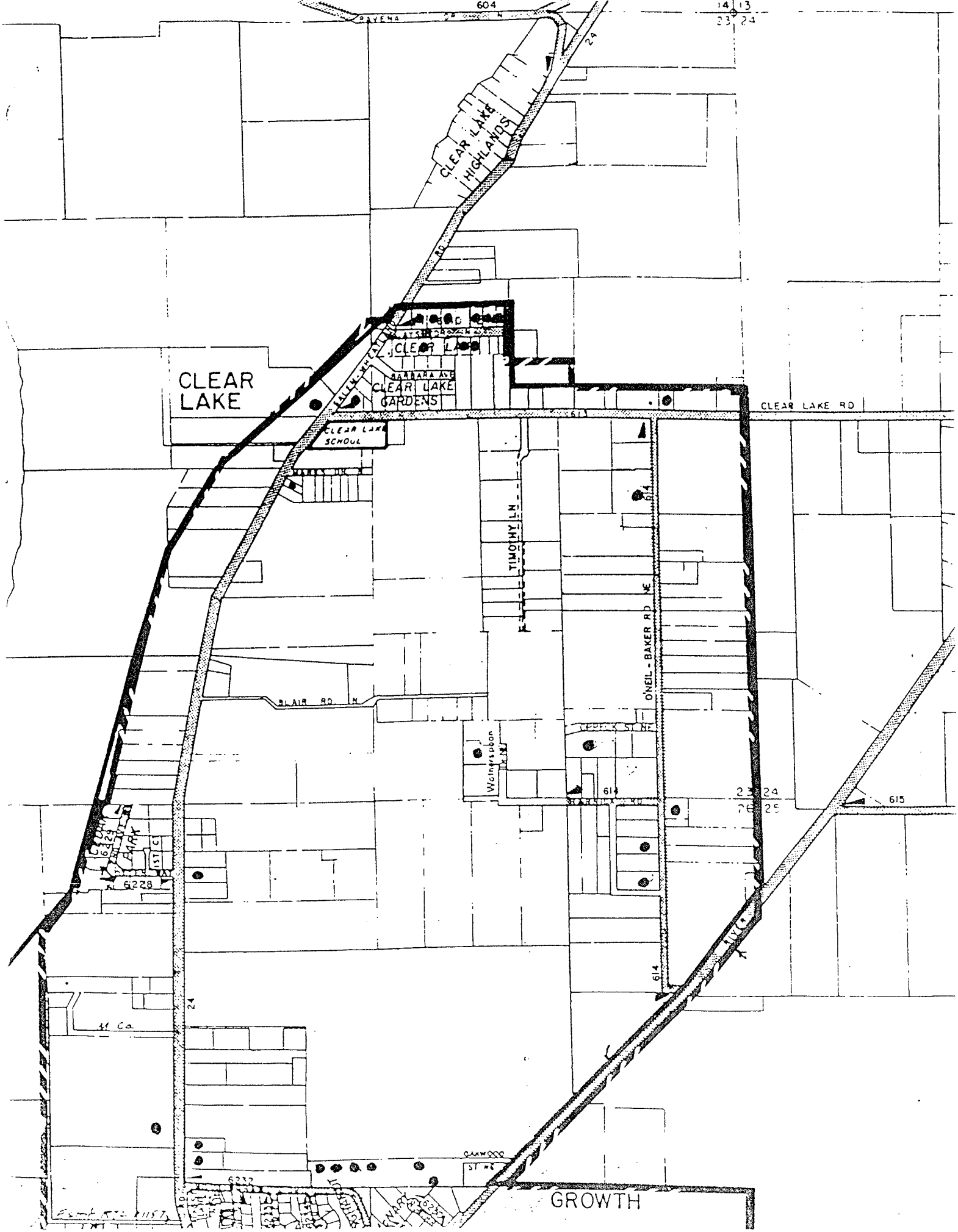
1. Occupant's admission that plumbing drains slow; frequent pumping is required; and standing water is over drainfield area.

2. Observations during survey of saturated soils in the drainfield area.

Following is the list of addresses where the septic systems were found to be marginal:

Suspected or Marginal Failures

7452 2nd Ave. N.
7482 2nd Ave. N.
965 Blair Rd. NE
1345 Barnick Rd. NE
1010 Clear Lake Rd. NE
1095 Clear Lake Rd. NE
1097 Clear Lake Rd. NE
1099 Clear Lake Rd. NE
1105 Clear Lake Rd. NE
1318 Clear Lake Rd. NE
1125 Jay's Drive NE
1185 Jay's Drive NE
7595 O'Neil Rd. NE
1426 Oppeck St. NE
7130 Wheatland Rd. N.
7325 Wheatland Rd. N.
7510 Wheatland Rd. N.
7690 Wheatland Rd. N.
7990 Wheatland Rd. N.
8050 Wheatland Rd. N.


CLEAR LAKE
CLEAR LAKE HIGHLANDS
CLEAR LAKE GARDENS
CLEAR LAKE SCHOOL
CLEAR LAKE RD
TIMOTHY LN
O'NEIL-BAKER RD NE
BLAIR RD N
Wolingspoon
PARK
GROWTH

In order to locate and generalize areas of concentrations of failing and marginal systems, the status of the septic system per individual lot is indicated on the attached map. A red dot denotes a failing system, and a yellow dot denotes a marginal septic system.

A review of the septic system status map reveals two areas of concentration of septic tank failures which need to be individually discussed. The first area includes the Oakwood Mobile Home Park located west off River Road.

Oakwood Mobile Home Park

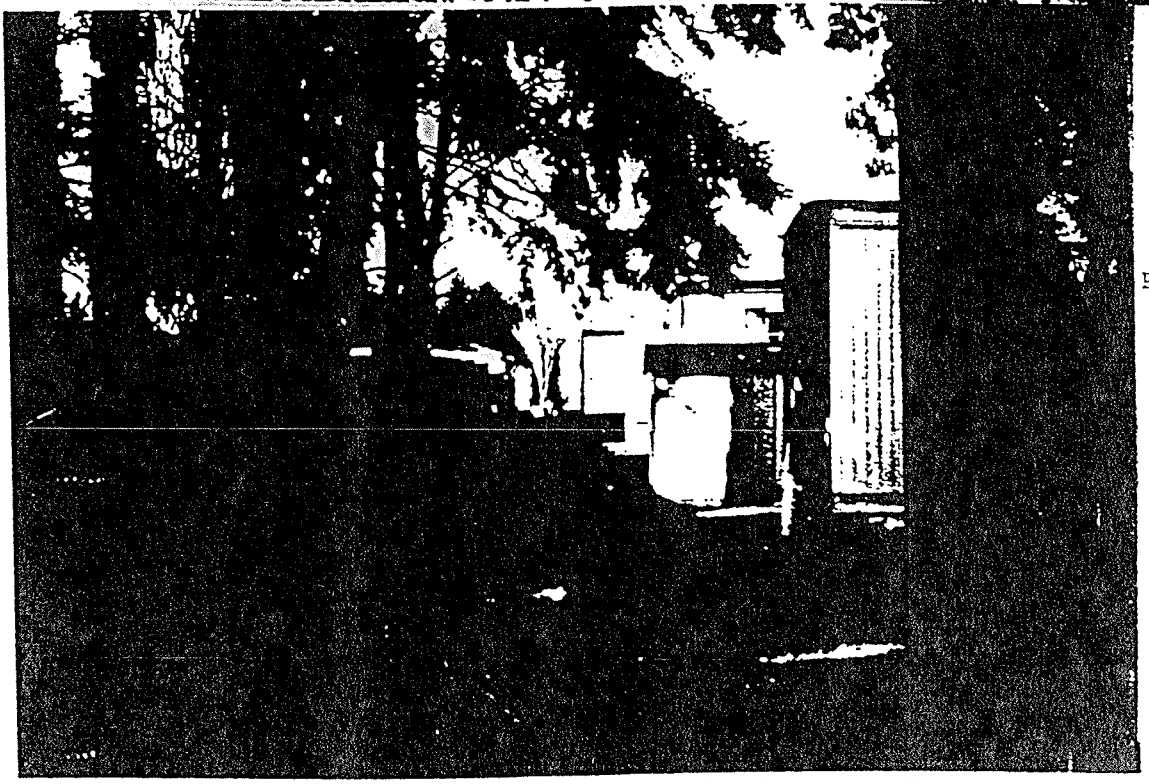
The mobile home park was developed in the late 1960's and early 1970's prior to adoption of DEQ's subsurface sewage disposal regulations. At that time, typical mobile homes were much smaller than they are currently. Since development of the park, the homes that are being placed in the spaces have become larger. The sewage systems were designed to serve approximately four mobile homes per system and were installed along the rear property lines. As shown in pictures #1 and #2, the mobile homes are now being placed over the drainfields, some of which are currently failing. There is virtually no room left on the property to make repairs to these failing systems.

As reported by the park manager, there are approximately 10 separate sewage systems serving the 47 mobile homes in the park. During the survey, four systems were found to be failing, with sewage discharging to the ground surface. Two other systems were failing, with the septic tanks being pumped as needed to prevent sewage from backing up into homes. Picture #3 shows the sewage surfacing near the back door of the mobile home located on space 1118 and running around and under the mobile home. Picture #4 shows the opening in the septic tank located at space 1059. This tank is being pumped once or twice a week. Picture #5 shows the sewage surfacing over the septic tank at space #979.

Bacteriological samples were taken of the water standing on the surface of the ground over the four systems that are currently failing. The results show extremely high counts in both total coliform bacteria and fecal bacteria. See the attached laboratory report for details.

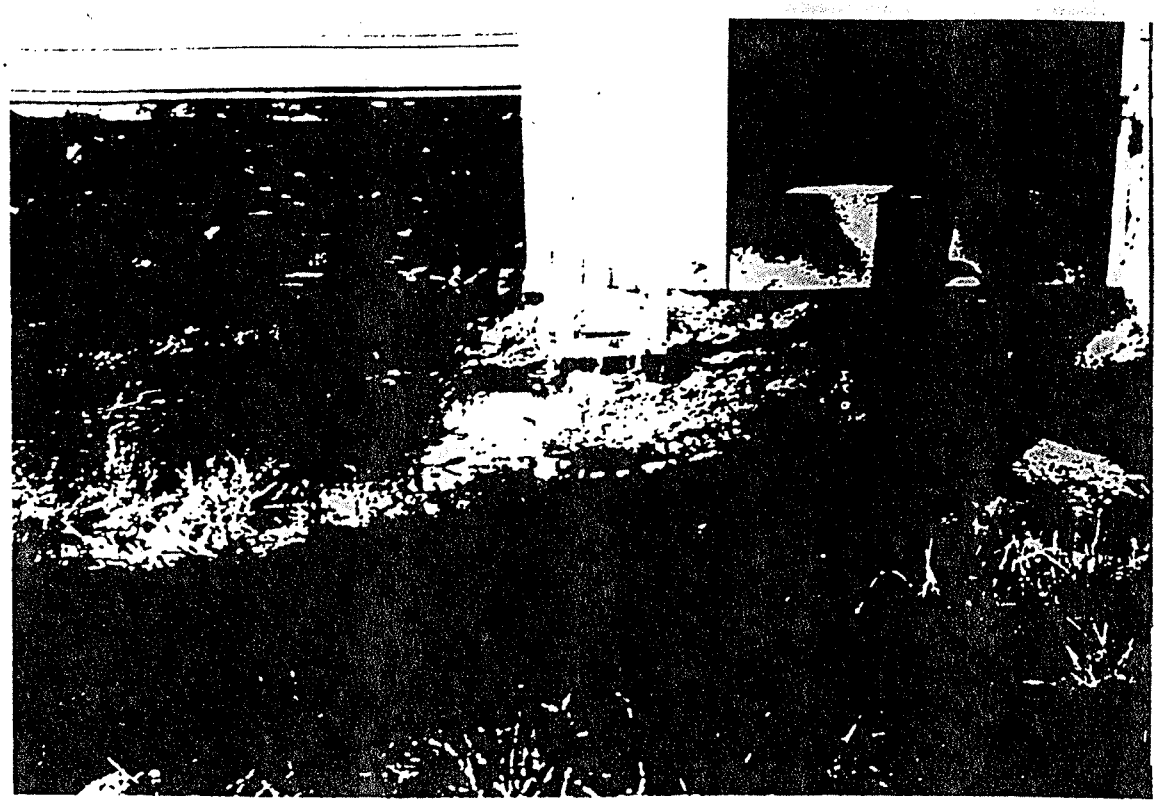
Onsite repairs cannot resolve the sewage problems at this mobile home park.

PICTURE #1



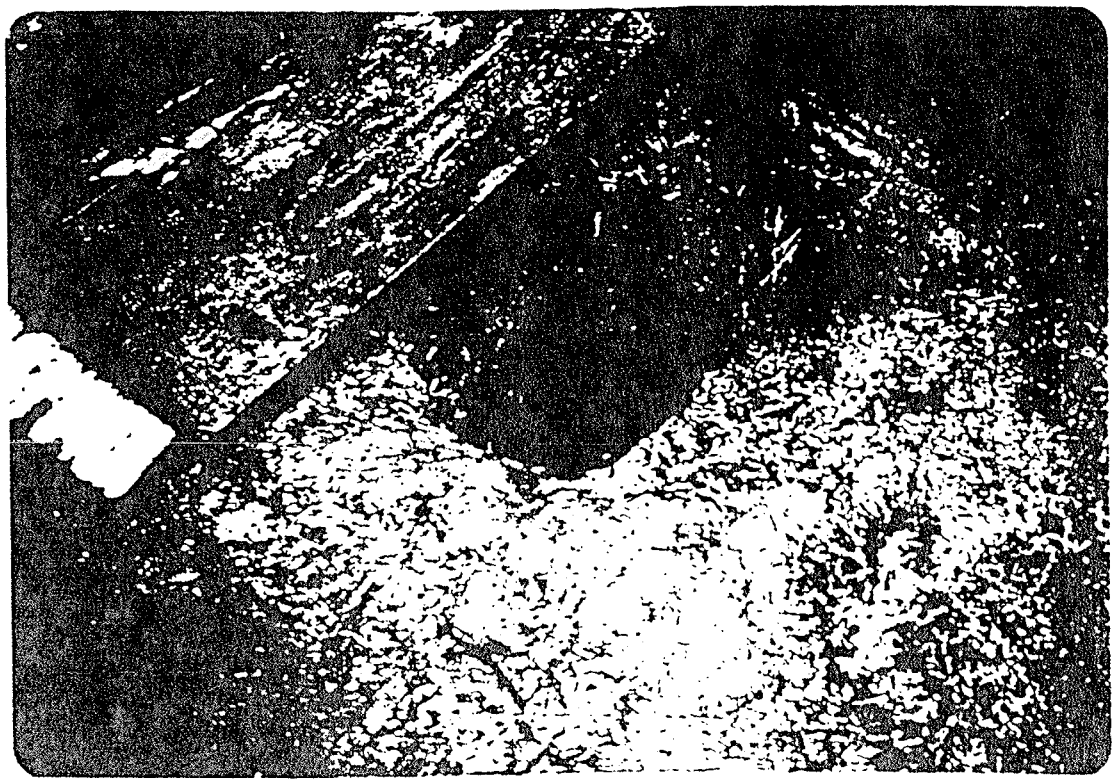
PICTURE #2

Oakwood Mobile Home Park has 47 mobile homes on 10 septic systems. Mobile homes have been placed over portions of the septic systems. Note how close mobile homes are spaced. Because there are no undeveloped common areas, there is no room to repair the hydraulically overloaded failing septic systems.



PICTURE #3

The green dye and high bacteriological counts confirm that sewage is surfacing near the back door of the mobile home located on space 1118, Oakwood Mobile Home Park.

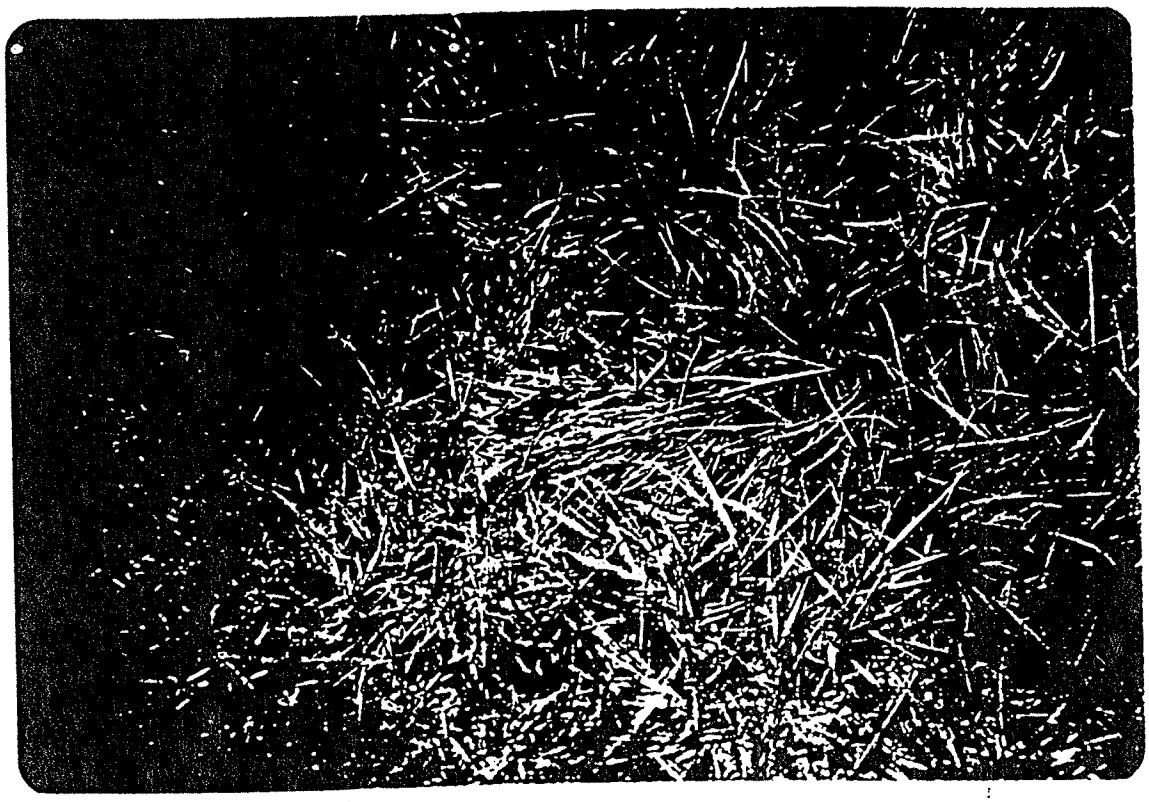


PICTURE #4

This open septic tank is located at space 1059. It must be pumped weekly to keep sewage from backing up into the plumbing of the mobile homes it serves.

PICTURE #5

Surfacing sewage over the septic tank located at space 1059.



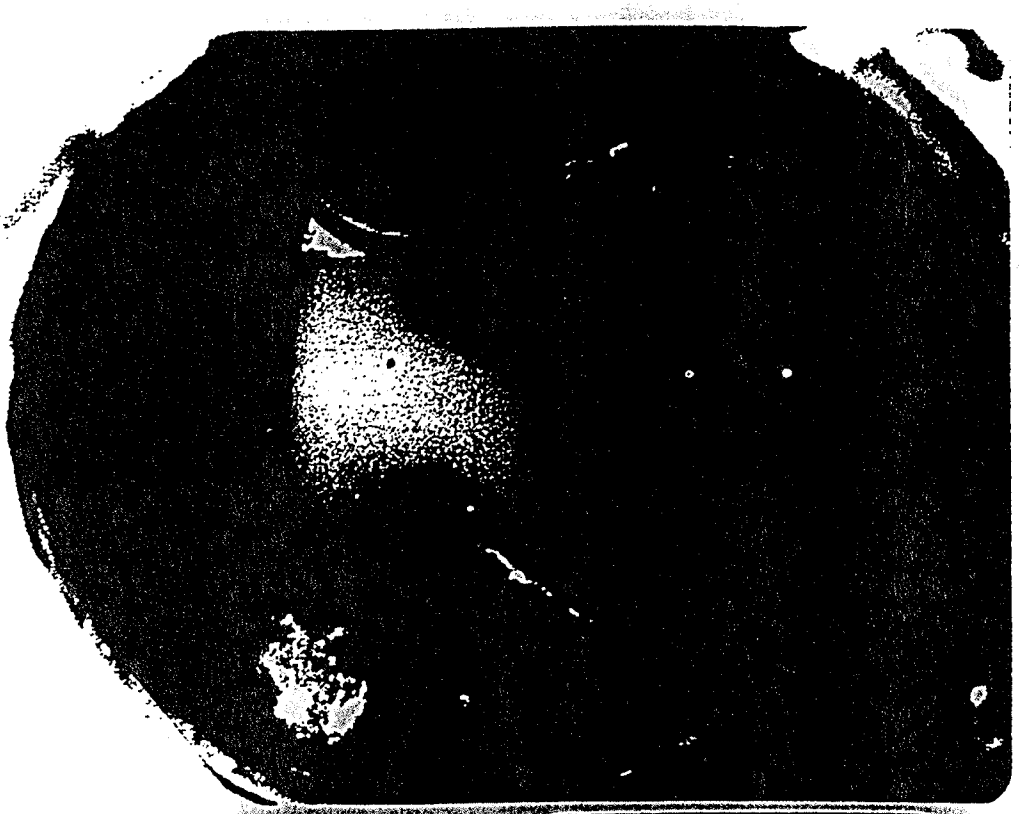
The other area of concentrated septic failures includes an area bordered by Jay's Drive to the north; western portion of Clear Lake Rd.; and Wheatland Rd. from Clear Lake School to Jay's Drive. Eleven septic systems were found to be failing during the survey and an additional nine were found to be marginal.

Besides surfacing sewage, sewage was found discharging into the storm drains along Wheatland Rd. and Jay's Drive. The reason for the many problems with septic systems in this area is a combination of poorly drained soils and small lot sizes.

The soils in the area have been mapped by the Soil Conservation Service as Amity silty loams. For extended periods during the winter, the Amity soil has a temporarily perched water table from 6" to 12" below the ground surface. Compounding the drainage problem in this area is the size of the residential lots, where buildings, driveways and streets have eliminated much of the area for rainwater infiltration and installation of drain lines.

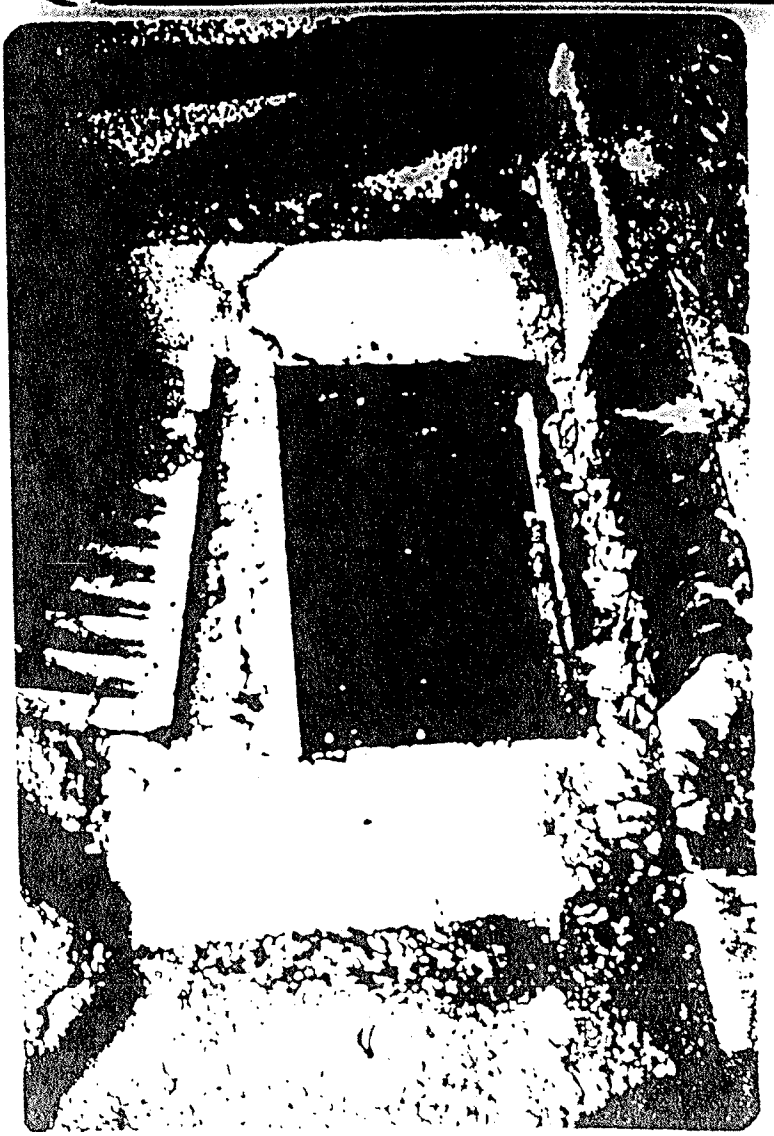
It is not possible for individual repairs to correct the majority of the failures in this area.

The following pictures demonstrate the problems associated with septic systems in this area.



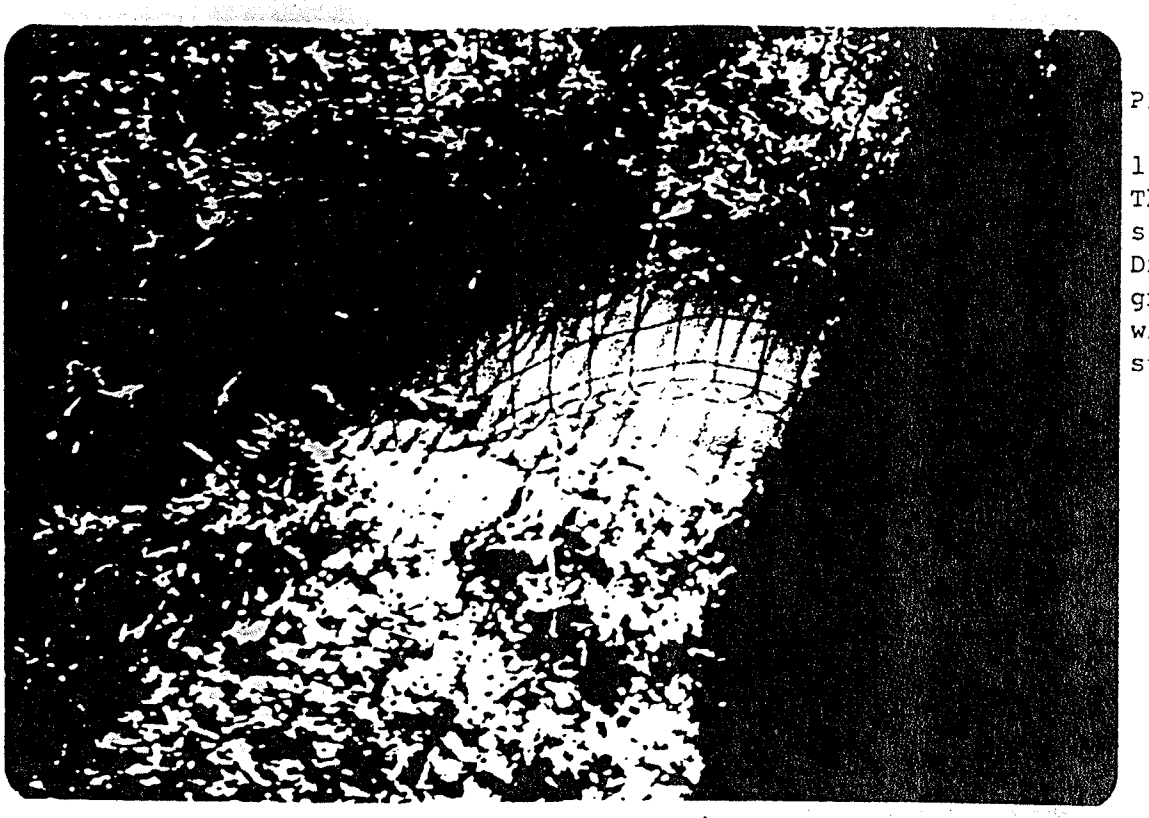
PICTURE #6

This is the manhole at the corner of Jay's Drive and Wheatland Rd. Combined storm water and sewage discharge from it across Wheatland Rd into a small stream on the terrace escarpment above Mission Bottom. Samples of the contents show the sewage levels to be similar to those commonly found in a sanitary sewer.



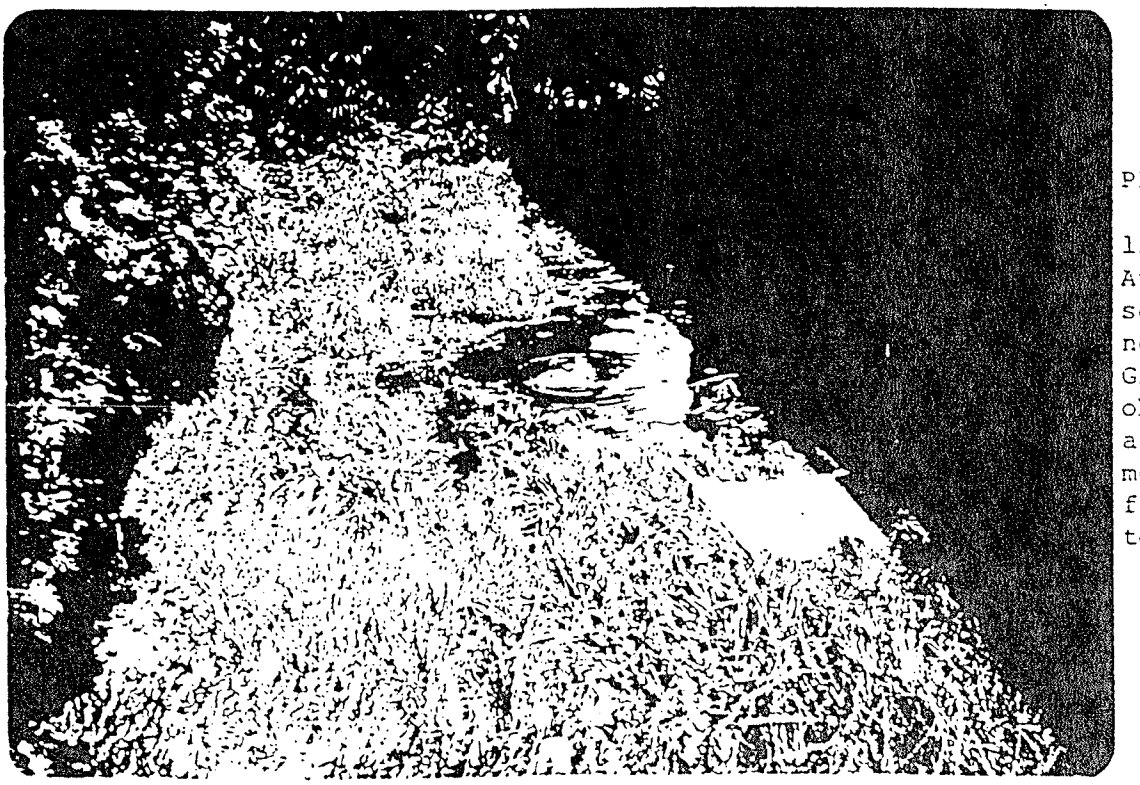
PICTURE #7

Some residences on Jay's Drive discharge sewage into the storm drain. This picture showing dye in the storm drain was taken moments after placement in wash water drain.



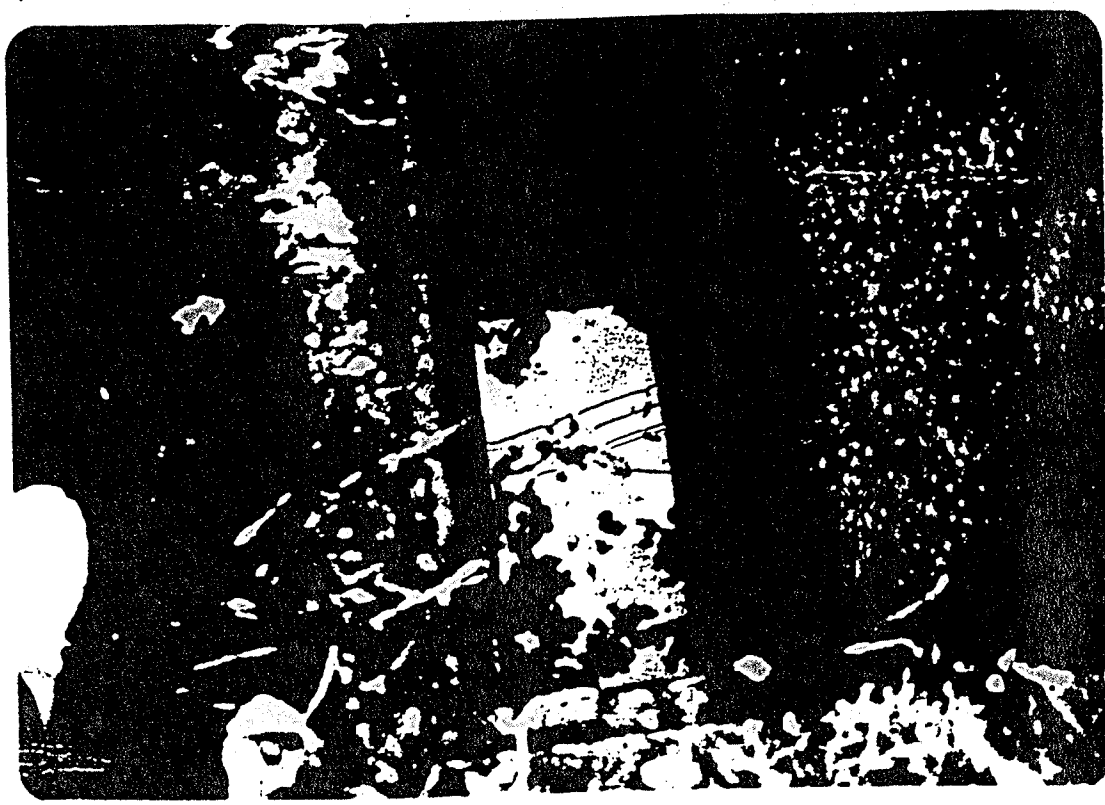
PICTURE #8

1145 Jay's Drive: This is a typical site along Jay's Drive where the ground is saturated with sewage and storm water.



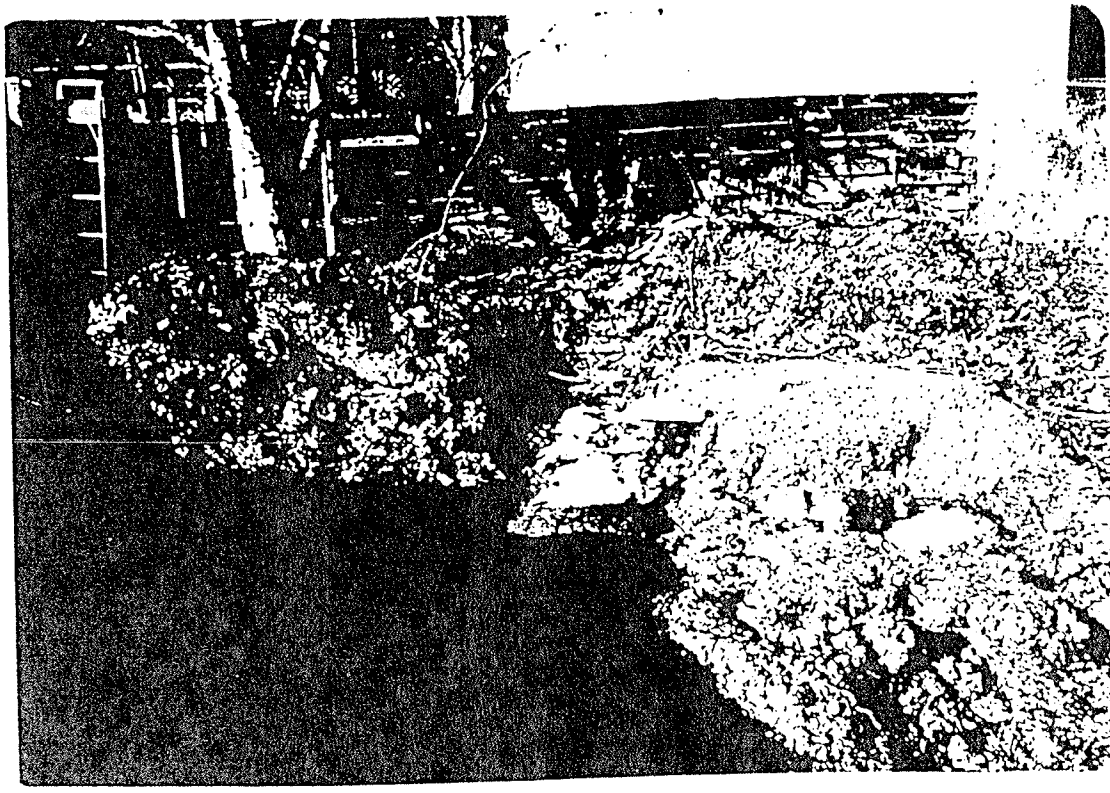
PICTURE #9

1267 Jay's Drive: At this residence sewage is ponded next to the house. Green dye was observed immediately upon placement into and flushing the toilet.



PICTURE #10

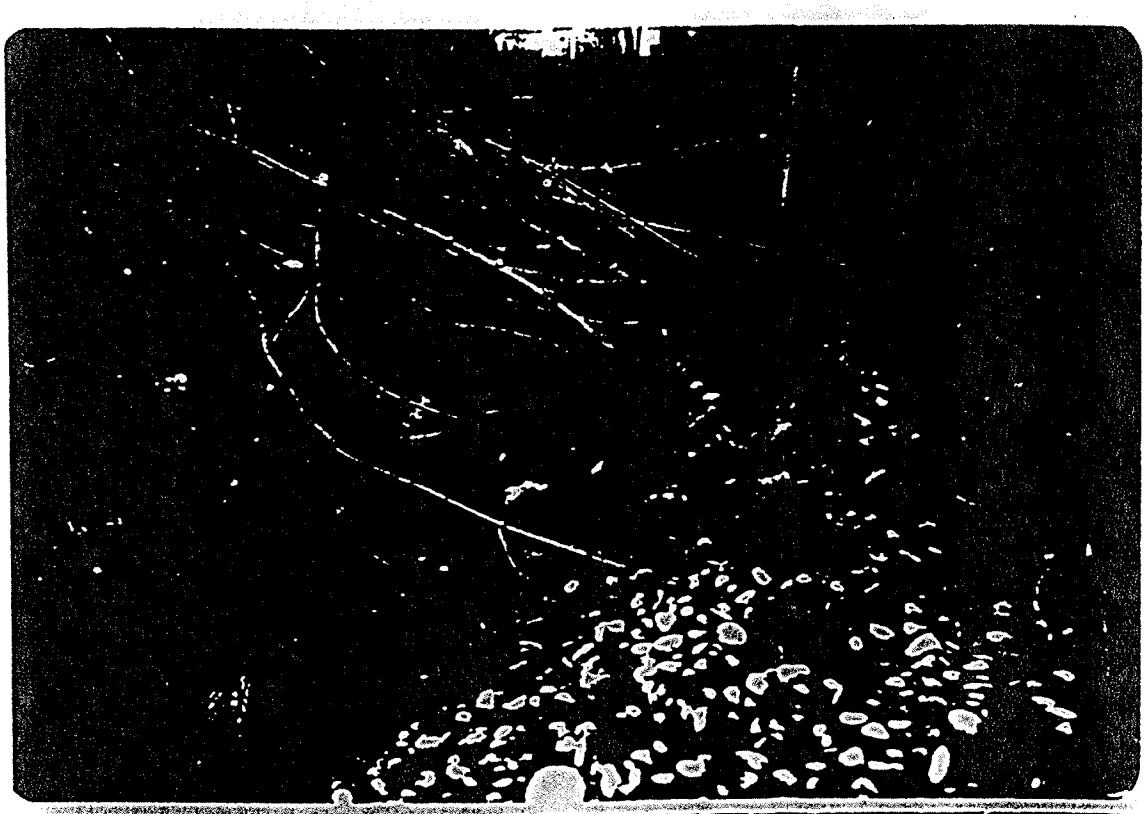
Manhole located at the corner of Clearlake Rd. and Wheatland Rd. Bacteriological samples confirm sewage present; also dye confirmed sewage discharges into it.



PICTURE #11

1085 Clearlake Rd.: Picture shows excavated drain-field trenches.

In addition to the two previously mentioned areas, a number of isolated instances of failures were found. The following pages show examples of those failures and examples of the methods people are using to cope with those failing systems.



PICTURES
#12 and #13

7995 O'Neil Rd.NE:

This is an example of a situation where the plumbing evidently backed up into the house, and the owner has excavated an area at the end of the drainfield to relieve the pressure in the drainfield to allow the house plumbing to drain.

The green color in the water is a tracer dye that was introduced into the toilet in the house.

PICTURE #14

7500 O'Neil Rd.NE: This is another example of excavating an area of the drainfield, allowing the sewage to discharge to the surface to relieve the pressure in the drainfield so the house plumbing will operate properly.

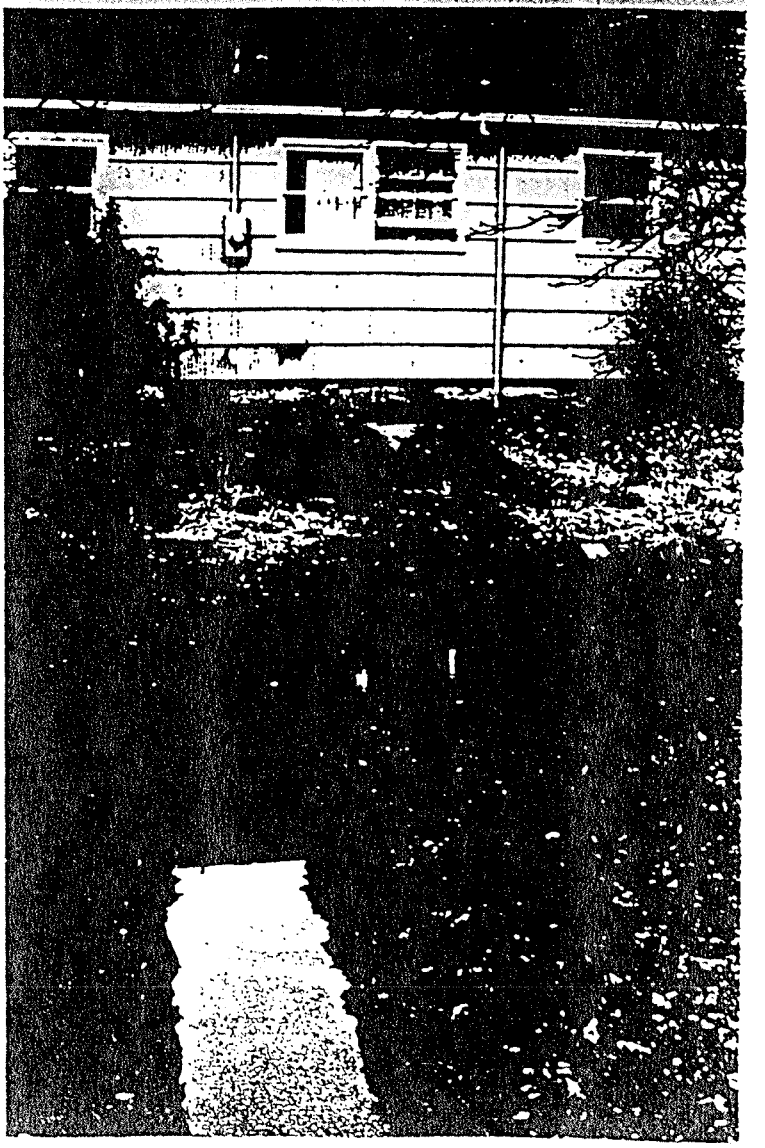
It was confirmed that this is sewage by placing dye in the toilet in the house and later observing the dye in water on the ground surface.

PICTURE #15

The area over the septic tank has been excavated and sewage is standing in the hole. The level of sewage in the hole is above the top of the septic tank. During heavy water use, the hole overflows and floods around the hole.

PICTURE #16

1336 Oppek St. NE: This is an example of excavating the area over the drain-field to relieve pressure in the system and allow house plumbing to drain. The drain-field was completely saturated and could not handle the sewage flow.



PICTURE #17

This is another example of exca-vating a trench away from the house to allow plumbing to drain. In this case, a trench was dug directly from the septic tank out away from the house.

This is at 7075 Wheatland Rd.NE

PICTURE #18

7070 Wheatland Rd.NE
In this situation, a hole has been dug over the drain-field, which will allow the house plumbing to drain more rapidly.

The drainfield area was very soggy and wet and indicates that the sewage system was failing. The water level in the hole is above the top of the drainfield.

PICTURES #19 and #20

These pictures show a common method of reducing the sewage flow to the septic tank. The picture above shows the laundry discharge to the surface.

The picture below is the kitchen sink discharge which is ponding next to and under the house.

PICTURE #21

910 Marks Dr.NE: Laundry drain discharges to the surface of the ground. All other waste is carried to the septic tank.

Besides individual septic systems, the Department surveyed Willamette Lutheran Home, located at 7693 Wheatland Rd. N.E. This is a nursing home with about 130 residents. Located on the terrace above Mission Bottom, all sewage flows into a single cell lagoon near Clear Lake. Originally, lagoon effluent was allowed to discharge into the Lake. In 1977, the facility terminated all discharges to Clear Lake and was subsequently issued a Water Pollution Control Facilities (WPCF) Permit. All discharges to public waters are prohibited. The type of treatment has since been termed an evaporation/ seepage lagoon. Infrequent lagoon overflows during wet weather are allowed to discharge into a small marsh area adjacent to the lagoon.

Since its construction, this facility has been classified as an "Interim Facility", meaning that when area-wide sewerage services become available, the treatment system must be phased out and connections made to the sewerage system.

As a part of the Keizer Sanitary Survey, Department officials inspected the treatment system. The results of this inspection have yielded several concerns:

1. Although wet weather discharges to a marsh are permitted, the water level in the lagoon seldom fluctuates. No apparent dike leaks have been noted. It is suspected that the lagoon liner leaks, allowing waste water to percolate into Mission Bottom ground water.

2. Burrowing rodents are known to inhabit the lagoon area. During the Department's site inspection, numerous tunnels were seen into the lagoon walls. Although the embankments are well vegetated, high water entering these tunnels could lead to internal erosion of the embankment.

3. Tall grass and weeds in the lagoon have led to several occasions of uncontrolled mosquito breeding. Marion County Vector Control has had difficulty spraying the area to effectively control the pests.

In summary, the lagoon treatment system at Willamette Lutheran Home does not impose any pressing health hazards. This system has worked reasonably well for over twenty years. The Department is concerned, however, that direct waste water infiltration from the lagoon may be contaminating local Mission Bottom groundwater, and possible erosion problems in the future may lead to increased maintenance efforts. The Department recommends that the lagoon be decommissioned when local sewers are provided in the area. Preliminary discussions with the permittee also are supportive of this recommendation.

Many people were involved in gathering the information included in this report. A number of the citizens of Keizer were very helpful in gathering some preliminary information during evenings and weekends. This information was very helpful to the survey teams during the actual survey, and contributed to the speedy conclusion of the field work.

Because of the number of people involved, including the private citizens and the survey teams, it is possible that errors have been made in accurately identifying the location of individual sewage problems. Every effort has been made to accurately report the sewage failures and suspected failures that were observed during the survey. If any errors are identified, they should be brought to our attention and corrections to the report will be made.

The photographic evidence contained in the report is meant to graphically show the nature of sewage failures in the area, and is not meant to single out individuals with failing systems.

APPENDIX A

Laboratory Report Indicating Location Of Samples and Bacteriological Results

preliminary results 6 Mar 84

DEPARTMENT OF ENVIRONMENTAL QUALITY
Request for Analysis

Laboratory No. 84-0135

Location/Site: Sanitary Survey

Date: 2-27-84

Date Received Lab: FEB 27 1984 1700

Collected By: GAP

Program: WQ 3250 [redacted] D

Date Reported:

Purpose: Sanitary Survey

Report Data To:

Comments:

lab prepared

* Basic (P) unpreserved; Nutrient (R) add H_2SO_4 in field; Metals (Tm) HNO_3 added in lab--don't rinse; Organic (X) mason jar

Item No.	Sampling Point Description (include time)	*Sample Container (bottle) #'s Nutrients / Basic	DO / BOD	Metals / Organic	FC	Test Required
1	1145 NE Jays Dr. back yard	~~R507~~			365	TC + FC ~~FS~~
2	Corner Jays Dr. & Wheatland Manhole	R507 P879			388	TC + FC ~~FS~~ NH_3-N pH NO_3 + NO_2-N BOD, SS
3	7075 Wheatland Rd. Sample From 20-30' below Septic Tank				333	TC + FC ~~FS~~
4						
5						
6						

Laboratory comments

2/

Preliminary results 6 Mar 84

DEPARTMENT OF ENVIRONMENTAL QUALITY
Request for Analysis

Laboratory No. 84-0135

Location/Site: Kaser Survey

Date: 2-28-84

Date Received Lab: FEB 28 1984 1700

Collected By: GAP Tom Fisher

Program: 32501D

Date Reported:

Purpose: Evaluation of on-site Systems

Report Data To:

Comments:

* Basic (P) unpreserved; Nutrient (R) add H_2SO_4 in field; Metals (Tm) HNO_3 added in lab--don't rinse; Organic(X) mason jar lab prepared

Item No.	Sampling Point Description (include time)	*Sample Container (bottle) #'s Nutrients / Basic	DO / BOD	Metals / Organic	FC	Test Required
4	Oakwood Mobile Village 1118 NE Oakwood				310	Total & Fecal Coliform
5	Mobile Village 1024 NE Oakwood				218	"
6	Mobile Village 979 NE Oakwood				336	"
7	Mobile Village 929 NE Oakwood				261	"
8	1273 Barnick Rd.				3062	"
9	7500 O'neil Road				19	"

Laboratory comments

3/3 Preliminary results 6 Mar 84

DEPARTMENT OF ENVIRONMENTAL QUALITY
Request for Analysis

Laboratory No. 84-0135

Location/Site: Kuiser Survey

Date: 2-29-84

Date Received Lab: FEB 29 1984 1400

Collected By: GAP

Program: 3250D

Date Reported:

Purpose: Evaluation of On-site sewage Systems

Report Data To:

Comments:

lab prepared

* Basic (P) unpreserved; Nutrient (R) add H_2SO_4 in field; Metals (Tm) HNO_3 added in lab--don't rinse; Organic (X) mason jar

Item No.	Sampling Point Description (include time)	*Sample Container (bottle) #'s Nutrients / Basic	DO / BOD	Metals / Organic	FC	Test Required
10 / 1	Storm drain clean out Corner NE Barbara + NE Wheatland				348	Total & Fecal Coliform
11 / 2	7995 O Neil Rd.				4042	" "
3						
4						
5						
6						

Laboratory comments

14 Preliminary results 6 Mar 84

DEPARTMENT OF ENVIRONMENTAL HEALTH

Water Bacteriological Membrane Filter Analysis

Location/Site: Kaiser

Collected By: GAP

Date Collected: 2-27-84

Laboratory No.: 84-0135

Program Code: 3250D

Date/Time Received: 2-27-84 1700

Date/Time Tested: 2-28/1030

Date Reported: 2-29

Reported By: L. Schwin

COMMENTS:

ITEM	BOTTLE #	SAMPLING POINT DESCRIPTION (time)	IN LAB #	TOTAL COLIFORMS Dil. (ml)	TOTAL COLIFORMS MF Count	TOTAL COLIFORMS No. /100 ml	FECAL COLIFORMS Dil. (ml)	FECAL COLIFORMS MF Count	FECAL COLIFORMS No. /100 ml	FECAL STREPTOCOCCI Dil. (ml)	FECAL STREPTOCOCCI MF Count	FECAL STREPTOCOCCI No. /100
1	365	1145 NE Jays Dr. backyard (time?) Cl2 ____ Turb. 3.1	110	10		5300000	50		est. 450000	10		
				1			10			1		
				0.1	CONFL.		1	CONFL.		0.1		
				0.01	TNTC		0.1	CONFL.		0.01		
				0.001	53		0.01	95		0.001		
2	388	Corner Jays Dr & Wheatland manhole (time?) Cl2 ____ Turb. 3.0	111	10		est. 16800000	50		510000	10		
				1			10			1		
				0.1	CONFL.		1	CONFL.		0.1		
				0.01	CONFL.		0.1	CONFL.		0.01		
				0.001	168		0.01	51		0.001		
3	333	7075 Wheatland Rd sample from 20-30' below septic tank (time?) Cl2 ____ Turb. 1	112	10	CONFL.	180,000	50		est. 216,000	10		
				1	CONFL.		10	CONFL.		1		
				0.1	CONFL.		1	CONFL.		0.1		
				0.01			0.1	216		0.01		
				0.001			0.01			0.001		
				10			50			10		
				1			10			1		
				0.1			1			0.1		
				0.01			0.1			0.01		

Preliminary results 6 Mar 84

DEPARTMENT OF ENVI MENTAL QUALITY
Water Bacteriological Membrane Filter Analysis

Location/Site: Kaiser Survey
Collected By: GAP T. Fisher
Date Collected: 2-28-84

Laboratory No.: 84-0135
Program Code: 32501D
Date/Time Received: [illegible] 1700

Date/Time Tested: 2-29/0800
Date Reported: 3-1
Reported By: [illegible]

COMMENTS:

ITEM #	BOTTLE #	SAMPLING POINT DESCRIPTION (time)	IN LAB #	TOTAL COLIFORMS Dil. (ml)	TOTAL COLIFORMS MF Count	TOTAL COLIFORMS No. /100 ml	FECAL COLIFORMS Dil. (ml)	FECAL COLIFORMS MF Count	FECAL COLIFORMS No. /100 ml	FECAL STREPTOCOCCI Dil. (ml)	FECAL STREPTOCOCCI MF Count	FECAL STREPTOCOCCI No. /100 m
4	310	Oakwood Mobile Village 1188 NE Oakwood Cl_2 ____ Turb. 3	131	10 1 0.1 0.01 0.001	 CONFL CONFL CONFL	>8000000	50 10 1 0.1 0.01	 CONFL CONFL CONFL	>600000	10 1 0.1 0.01 0.001		
5	218	Mobile Village 1029 NE Oakwood Cl_2 ____ Turb. 2	132	10 1 0.1 0.01 0.001	 CONFL CONFL CONFL 	>80,000	50 10 1 0.1 0.01	 CONFL CONFL 25	25,000	10 1 0.1 0.01 0.001		
6	336	Mobile Village 979 NE Oakwood Cl_2 ____ Turb. 2	133	10 1 0.1 0.01 0.001	 CONFL CONFL 138 	est. 1,380,000	50 10 1 0.1 0.01	 CONFL 55 4	55,000	10 1 0.1 0.01 0.001		
7	261	Mobile Village 929 NE Oakwood Turb. 2+	134	10 1 0.1 0.01	 CONFL CONFL	>8000000	50 10 1 0.1	 CONFL CONFL	>600000	10 1 0.1 0.01		

3/4 2rev results 6 Mar 84

DEPARTMENT OF EN RONMENTAL QUALITY
Water Bacteriological Membrane Filter Analysis

Location/Site: Kaiser Survey
Laboratory No.: 84-0135
Date/Time Tested: 2-29/0800
Collected By: GAP T. Fisher
Program Code: 3250D
Date Reported: 3-1-84
Date Collected: 2-28-84
Date/Time Received: 1700
Reported By: [illegible]

COMMENTS:

ITEM #	BOTTLE #	SAMPLING POINT DESCRIPTION (time)	IN LAB #	TOTAL COLIFORMS Dil. (ml)	TOTAL COLIFORMS MF Count	TOTAL COLIFORMS No. /100 ml	FECAL COLIFORMS Dil. (ml)	FECAL COLIFORMS MF Count	FECAL COLIFORMS No. /100 ml	FECAL STREPTOCOCCI Dil. (ml)	FECAL STREPTOCOCCI MF Count	FECAL STREPTOCOCCI No. /10
8	3062	1273 Barnick Rd Cl_2 ____ Turb. 1	135	10		69,000	50		est. 90	10		
				1	CONFL.		10	TOO, 9		1		
				0.1	69		1	TOO, 1		0.1		
				0.01	7		0.1	0		0.01		
				0.001			0.01			0.001		
9	19	7500 O'neil Rd Cl_2 ____ Turb. 2.5	136	10		2900000	50		est. 540000	10		
				1			10			1		
				0.1	CONFL.		1	CONFL		0.1		
				0.01	CONFL.		0.1	CONFL		0.01		
				0.001	29		0.01	84		0.001		
		Cl_2 ____ Turb. ____		10			50			10		
				1			10			1		
				0.1			1			0.1		
				0.01			0.1			0.01		
				0.001			0.01			0.001		
		Cl_2 ____ Turb. ____		10			50			10		
				1			10			1		
				0.1			1			0.1		
				0.01			0.1			0.01		
				0.001			0.01					

1/4

Preliminary results 6 Mar 84

DEPARTMENT OF ENV. NMENTAL QUALITY
Water Bacteriological Membrane Filter Analysis

Location/Site: Kaiser

Collected By: GAP

Date Collected: 2-29-84

Laboratory No.: 84-0135

Program Code: 3250D

Date/Time Received: 1400

Date/Time Tested: 3-1/1015

Date Reported: 3-2-84

Reported By: [illegible]

COMMENTS:

ITEM #	BOTTLE #	SAMPLING POINT DESCRIPTION (time)	IN LAB #	TOTAL COLIFORMS Dil. (ml)	TOTAL COLIFORMS MF Count	TOTAL COLIFORMS No. /100 ml	FECAL COLIFORMS Dil. (ml)	FECAL COLIFORMS MF Count	FECAL COLIFORMS No. /100 ml	FECAL STREPTOCOCCI Dil. (ml)	FECAL STREPTOCOCCI MF Count	FECAL STREPTOCOCCI No. /10
10	348	Storm drain clean out corner NE Barbera & NE Wheatland Cl_2 ____ Turb. 3	137	10		740,000	50		180,000	10		
				1			10			1		
				0.1	TNTC		1	TNTC		0.1		
				0.01	74		0.1	TNTC		0.01		
				0.001	10		0.01	18		0.001		
11	4042	7995 O'Neil Rd Cl_2 ____ Turb. 3	138	10		350,000	50		110,000	10		
				1			10			1		
				0.1	TNTC		1	TNTC		0.1		
				0.01	35		0.1	110		0.01		
				0.001	8		0.01	15		0.001		
		Cl_2 ____ Turb. ____		10			50			10		
				1			10			1		
				0.1			1			0.1		
				0.01			0.1			0.01		
				0.001			0.01			0.001		
				10			50			10		
				1			10			1		
				0.1			1			0.1		
				0.01			0.1			0.01		

Arthritis has affected my handwriting, addle-minded, my spelling
Please excuse both

April 19th 2000

On April 12th I attended the Public Hearing concerning the elimination of the UT Zone left in the Clearlake Changing it to RS.

This change that has so many of us upset really is necessary.

Case in point — In April 1997 we got a notice in the mail for a "Zone change" — So the Cherrie Orchard across road (east of us) could be turned into a subdivision.

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Each time it just took a notice for a Zone change, The Zone got changed and the building started.

The small amount that is still UT can be done the same way.

Anyone, us included wanting to sell or develope - can have it done for that property. The Market will determine how much more gets developed.

Its not as if this area is underdeveloped. My goodness the object shouldn't be to see how many houses can be crammed into a given area, but the quality of living has needs to be considered also.

EXHIBIT "F"
Information submitted to the record during legislative review.

When I spoke at the meeting on the 12th – In the interest of time I kept it very short, If I had touched on everything of concern, we would have had to send out for Pizza.

However, someone on the committee mentioned the UT Zone we still have, took up more time (4 to 8 weeks) for the Builders. Also, cost several hundred dollars more, and was inconvenient.

Oh my! talk about a poor choice of words!

Most of these people effected by this have a similar story as ours.

From the time this development started 3 yrs ago, we have had several thousand dollars extra expense; had to give an easement across our front yard for the sewer, water & utilities, and much more.

1st They cut down 3 large trees and hedges, that was my seclusion from the road.

The big machines that dug for the Sewer and Water pipes, finished tearing up the rest of the yard – – – yes they were going to fix it, but by the time the last of the Utilities were in, late in '98 it was to late to plant grass, the winter rains were already here.

About that same time the developer on our South side got my attention when I looked out of the window and saw Surveyors on our side of a fence that had been there for 20 yrs – put up by the previous owner of that property.

They were driving stakes – Taking several feet from our side.

A couple mos. later I came home from the store to find the deep trench they were digging didn't stop at the property line, it was 4 feet onto our drive way, befor an easement was signed.

With building going on behind us, beside and in front, it soon became obvious we were going to have to fence in our Acre

To keep out the Builders debris - plastic, Insulation, paper, Pop + b
cans, fast food wrappers and so on.

Even after a 6 ft cyclone fence it somehow found its wa
under, over or against it. Last summer while picking u
papers and strips of plastic - I found the S.W corner post and
section of fence had been damaged.

Nobody had let us know; I found out who was working
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For well over 2 years we had to physically be here to protect
our property. — The constant Noise 6 days a week was so lou
even talking on the phone, in the house, the person on the other en
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Every machine, and there would be 30 or more working at any
given time. Dozers, diggers, Dump Trucks, you name it —
and they all have that loud Beep - Beep - when they back up ...
and half of them were backing up - all the time. —
didn't make any difference where I would go — Out back,
Out in the front or in the house with doors and windows shut
it was always there - Beep Beep Beep —
I fluctuated between Anxiety and Depression.

It seems almost comical now, looking back - but it was overwhelming the
"Time" (a very long time) "Cost" (Very costly) "inconvenient"

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and not permitted anymore.

If you think that sounds far fetched — A neighbor in
the New development wanted a circular clothes line by her back
door. And was told they weren't permitted.

If you've read this far - Bless you.

So much for owning your property in a RS Zone.

Some friends had a horse and 3 sheep on their 3 acres, when the last of the kids left home they sold the sheep, boarded out the horse and enjoyed 2 yrs of being able to travel a bit. Now they have a few more sheep, the horse is back for the grandkids. - sounds pretty normal, but they could not have done that under this proposed RS Zone.

— I wish I had a Pizza and Root beer about now. —

Just a couple more points —

Another reason given to eliminate UT was the "potential health hagards of poorly maintained Wells, and on-site septic tanks."

The only septic problem was 10-15 yrs ago in the Jay Dr + Barbara Ln area. Public Sewer exists there now. It was an overcrowded area - too many septic tanks - to close together - been fixed a long time. For the rest of us that still have septic systems - if a tank needs pumped out we do it, if there's No problem - leave it alone.

If the property is sold and New houses built they hook up to City sewer because they automatically go from UT to RS if its developed. Sounds like someone was looking to find a problem to justify changing the Zone.

Flooding - that could be a problem. We never had to worry about that before. We were high and dry so to speak. However the New construction on our South and West sides were built higher. This winter when I walked out back by the fence I found I was sloshing in water several inches deep. Never in over 20 years has that happened before.

We were assured there would be No drainage problem, The Swells (ditch) would take care of any run off — at best, that plan was flawed. — There is no way to enforce it.

The Builder is the only one obligated, and once its sold he's long gone, and if the New owner plants anything there it would be compromised.

Our only recourse is to complain, but to whom ??
The Council voted for the City Not be responsible for enforcing the maintenance of the ditches.

But guess what – there is No Swill or ditch to worry about, The houses are for Sale, yard is in, there is only 5 or 6 feet between the house and our fence And it's looked real good (No drainage ditch.)

Some of the builders will agree to anything to get the permit they need. If someone is not held responsible for the problems they cause, then the inconvenience and expense gets passed on to us again.

Remember when Salem treated this area like "poor relations"? Now that Keizer City Hall is deciding which way things go, please don't make the same mistake with this Clear Lake area.

Developers have one thing in mind, they see a piece of land and want to fill it with houses.

But the people we elect for our City Council need to see the broader picture of a community. Of the 120 acres in the City limits still Zone UT, the object should not be "how can we speed up the development of this land", But instead "how can we protect the land use rights of the folks that already live there" — balanced with any new development the market may call for.

Not everything needs fixed or changed ..... And I plead with your good judgement to see that to eliminate the UT Zone is not one of them

May I ask .. who is pushing for this change ?? and why ? (really.)

Must we again bear the expense and inconvenience for someone elses gain.

If you've taken the time to read this - I thank you.

Mrs Matthews
8015 Orchard Rd

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Additional Written Testimony
Submitted to the Record

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If you've read this far -- Bless you.

So much for owning your property in a RS Zone.

Some friends had a horse and 3 sheep on their 3 acres, when the last of the kids left home they sold the sheep, boarded out the horse and enjoyed 2 yrs of being able to travel a bit. Now they have a few more sheep, the horse is back for the grandkids. — sounds pretty normal, but they could not have done that under this proposed RS Zone.

— I wish I had a Pizza and Root Beer about now. —

Just a couple more points —

Another reason given to eliminate UT was the "potential health hagards of poorly maintained Wells, and on-site septic tanks."

The only septic problem was 10-15 yrs ago in the Jays Dr + Barbara Dr area. Public Sewer exists there now. It was an overcrowded area — too many septic tanks — to close together — been fixed a long time. For the rest of us that still have septic systems — if a tank needs pumped out we do it, if there's No problem — leave it alone.

If the property is sold and New houses built they hook up to City sewer because they automatically go from UT to RS if its developed. Sounds like someone was looking to find a problem to justify changing the Zone.

Flooding — that could be a problem. We never had to worry about that before. We were high and dry so to speak. However the New construction on our South and West sides were built higher. This winter when I walked out back by the fence I found I was sloshing in water several inches deep. Never in over 20 years has that happened before.

We were assured there would be No drainage problem, The Swills (ditch) would take care of any run off — at best, that plan was flawed — There is no way to enforce it.

The Builder is the only one obligated, and once its sold he's long gone, and if the New owner plants anything there it would be compromised.

Our only recourse is to complain, but to whom ??
The Council Voted for the City Not be responsible for enforcing the maintenance of the ditches.

But guess what – there is No Swill or ditch to worry about, The houses are for Sale, yard is in, there is only 5 or 6 feet between the house and our fence and it's looked real good (No drainage ditch.)

Some of the builders will agree to anything to get the permit they need. If someone is not held responsible for the problems they cause, then the inconvenience and expense gets passed on to us again.

Remember when Salem treated this area like "poor relations"? Now that Keizer City Hall is deciding which way things go, please don't make the same mistake with this Clear Lake area.

Developers have one thing in mind, they see a piece of land and want to fill it with houses.

But the people we elect for our City Council need to see the broader picture of a community. Of the 120 Acres in the City limits still Zoned UT, the object should not be "how can we speed up the development of this land", But instead "how can we protect the land use rights of the folks that already live there" — balanced with any new development the market may call for.

Not everything needs fixed or changed ..... And I plead with your good judgement to see that to eliminate the UT Zone is not one of them

May I ask -- who is pushing for this change ?? and why ? (really.)

Must we again bear the expense and inconvenience for someone elses gain.

If you've taken the time to read this - I thank you.

Mrs Matthews
8015 Sprecil Rd

April 20, 2000

To: Planning Commission
City of Keizer

From: Carl and Ollie Alleman
7759 Timothy Lane, N.E.

Re: UT Zone Change

We understand that written testimony regarding the zone change may be submitted prior to April 26, 2000.

This morning (April 20th), we contacted Zan Ewing, registered sanitarian for Marion County. We explained that the City of Keizer is using failing septic tanks in the Clear Lake area as part of the criteria for changing our UT zone to RS. Mr. Ewing has been in his present position for 2 ½ years and states that our area has had no septic tank failures as far back as he can remember. He advised us to ask the City of Keizer for specific addresses of failing septic tanks.

As I stated in oral testimony on April 12, 2000, our attorney has stated that we would be required to move our equipment if we were in the RS zone and the City of Keizer received a complaint. This has happened to Robert Comstock of 7402 O'Neil Road. Mr. Comstock parked his trucks at his home when their zone was changed to RS and Mr. Comstock's neighbor directly behind the Comstock home complained. Mr. Comstock is now forced to rent space in South Salem to park his trucks. We feel this is a huge loss of property rights to the Comstock's as it would be for us.

We have suffered financially from the development around our property. Construction on Berkshire Manufactured Home Park began in June of 1997. Elevations were changed drastically. The natural drainage from our property went toward the northwest. That natural drainage has been stopped and each time there is rain, we have water in our storage building. We have been renting a shop for $300.00 per month since September 1997. We have incurred around $9,300.00 expense for the 31 months that we have been renting an off-site shop. We must have a dry area to store grass seed, fertilizer and wood cellulose fiber needed for our hydroseeding business. In addition, since the swale and storm drain adjacent to two sides of our property is privately owned by Berkshire Estates, we are not allowed to drain our water into their storm drain system. During construction of the swale, a huge Douglas Fir tree behind our shop was battered by construction equipment and died as a result. The City of Keizer informed us that it was a civil matter between us and the owner of Berkshire Estates. The owner will not pay for the removal of the dead tree.

We believe that this written testimony will show members of the Planning Commission that we have suffered financially as well as losing our property rights. We believe our losses will be greater if the UT Zone is changed to RS. Therefore, we urge the Planning Commission to vote against the zone change.

Sincerely,

Carl & Ollie Alleman

Date: April 24, 2000

To: Chairman Wolf and Commission Members

From: Marcia Bednarczyk
Clear Lake Neighborhood Association

Having received the minutes of the April 12th Public Hearing on the UT Zone, I would request that the following information be added to the record to clarify incorrect statements.

1) Correction :
Ms Meier submitted for the record that she included specifically
" information distributed to the Clear Lake Neighborhood Association"
At the public hearing complete packets of information were not made available to citizens that evening, as we did not have the same information that the Commission had. I was confused by her comments, since the **only information distributed at the Clear Lake Neighborhood Association was**

1) Memo to Council from Ms Meier
2)Evening's Agenda
3)Meeting Dates 2000

I would like to request a complete packet of testimony and additional information upon closure of the record to share with members. I also ask that this correction be entered into the record.

Thank you .

RECORD OF CONVERSATION
MEMORANDUM TO FILE

To: File for Legislative Review of Urban Transitional (UT) Zone

From: Maria Meier, Senior Planner

Date: May 4, 2000

RE: Discussion with Luella Garren

On April 26, 2000 the City received a written statement from Marcia Bednarczyk, Clear Lake Neighborhood Association Representative, to be added to the record as public testimony regarding the legislative review of the UT zone. Upon receipt of this letter, Staff determined it was necessary to clarify the origin of the copy of the document that staff indicated was distributed at the Clear Lake Neighborhood Association meeting.

As staff indicated at the public hearing, on March 30, 2000, a concerned citizen provided at copy of a document that she said was distributed at the Clear Lake Neighborhood Association meeting conducted on March 28, 2000. The citizen requested the Planning Department to clarify issues listed on the document. The citizen had specific concerns regarding the "possible implications" listed on the document. I spoke with this person about the purpose for the proposed change and went through the list of "possible implications". As you will see on the copy I provided, during my conversation with the citizen, I marked an "X" next to those possible implications that were not based on fact. Each identified implication was not true. The citizen specifically requested I bring this document to the public hearing on April 12, 2000 to clarify these issues for both the Planning Commission and citizens.

Upon receipt of the Clear Lake Neighborhood Association's comments about origin of the document discussed, staff determined it was necessary to clarify the issue. On May 4, 2000 at approximately 9:30 a.m., I called Luella Garren to ask if I understood correctly where she received the document that listed the "possible implications" of eliminating the UT zone. It was my original understanding that she stated the document was given to her at the Clear Lake Neighborhood Association meeting. During this phone conversation, Ms. Garren again stated that the document listing "possible implications" was distributed to her at the Clear Lake Neighborhood Association meeting held on March 28, 2000.

Staff did not want to misrepresent the facts regarding the receipt of this document. As requested by the inquiring citizen, it was brought to the Planning Commission's attention for staff to respond to the "possible implications" indicated on the document. Again, it was requested by the citizen to clarify these questions at the public hearing for both the public and Planning Commission.

ELIMINATION OF THE UT ZONE FOR REMAINING CLEAR LAKE AREA

DO YOU WANT TO RETAIN YOUR UT ZONING?

ISSUE:

At the City Council meeting on Monday, February 7, 2000 Councilor Keller raised the issue of reviewing the Urban Transition (UT) zone in the Keizer Development Code. A motion was made and passed unanimously to initiate this amendment and direct the Planning Commission to hold a public hearing and return a recommendation to the City Council.

RECOMMENDATION

City staff recommends the UT zone should be eliminated for the general public health, safety and welfare of the community. Staff recommends the Council deliberate the purpose of the UT zone and determine the appropriateness for rural development, including the addition of septic tanks, within the city limits of Keizer.

Possible implications:

X *Creating Improvement District costing each homeowner thousands of dollars.
X *Forcing Sewer and water hook-ups-initial cost plus monthly sewer and water fees.
X *RS zone has different requirements. Since the City operates on a "complaint driven"
X process, If your existing use is a "nuisance" it may not be allowed, and fines may result.
X If your animals or land use are considered a "nuisance to your neighbor" under the RS Zone you could be cited and fined
X *Will Clear Lake Rd, and other streets have to be improved (curbs, gutter&,sidewalks)?
X Requiring existing homeowners to subsidize the surrounding growth, although they are not yet ready to partition their property?

Councilman Jim Keller requested the elimination of the UT Zone for Clear Lake residents, how do you feel about restricting the use of your land?

Document distributed at Clear Lake Neighborhood Association Meeting. A copy was given to the City of Keizer on March 30, 2000 for the record by an attending resident.

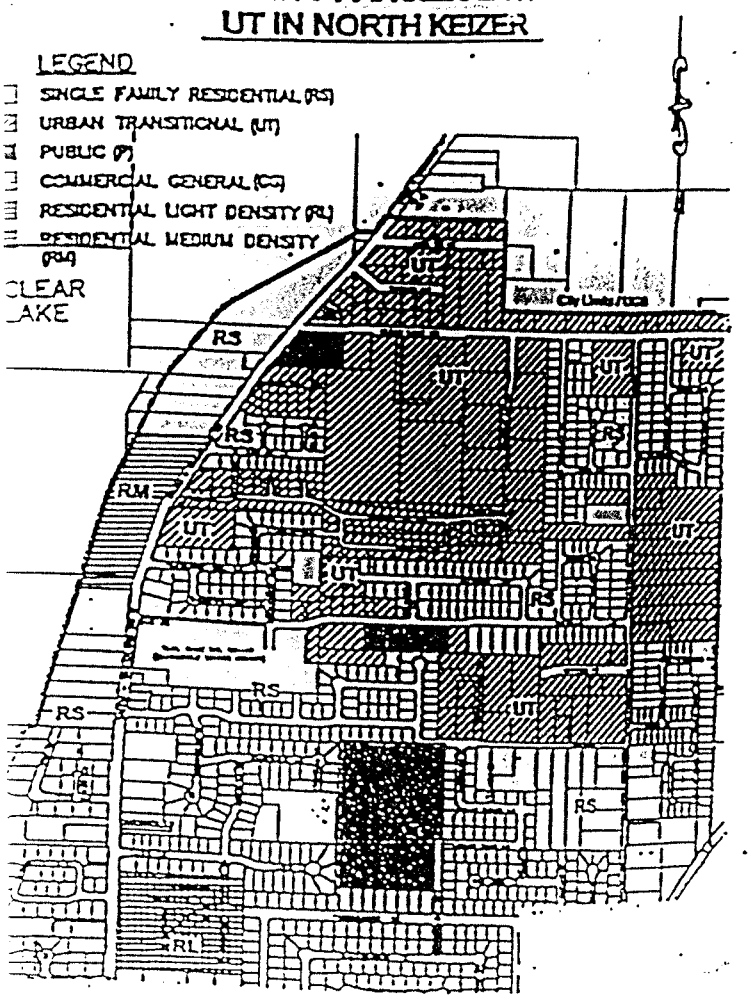
WHAT CAN YOU DO NOW?

#1) Most Important:
Attend the Clear Lake Neighborhood Association Meeting, March 28th at 7:00 at the Clear Lake Elementary School. Let them know how you feel on this issue.

Over >>>

1st STEP:
VOICE CONCERNS TO
THE NEIGHBORHOOD ASSOCIATION
MEETING MARCH 28TH 7:00
AT CLEAR LAKE SCHOOL

REMAINING PARCELS ZONED UT IN NORTH KEIZER



2nd STEP:
CALL OR WRITE PLANNING COM. MEMBERS(letters to City Hall Address) BEFORE PUBLIC HEARING ON APRIL 1
AND AT THE PUBLIC HEARING!

Planning Commission

MEMBER	
Bill Wolf- Chair	393-5525
June Abbott-Vice Chair	390-1258
Bruce Anderson	
Jere Clancy	
Dick Inman	
Michael Smith	
Stan Compton	
Shannon Johnson-	:390-3700
Maria Meier-Staff Liaison	390-3700

3rd STEP:
CALL OR WRITE YOUR CITY COUNCILORS,
AS THEY WILL HAVE THE FINAL AUTHORITY

Keizer City Councilors

Councilor	Phone
Mayor Bob Newton	393-5194
J. L. Wilson	393-0184
Lore Christopher	393-7707
Jim Keller	390-2768
Jacque Moir	390-4323
Craig Campbell	463-8952
Jerry McGee	390-2519

Gregory & Kathy Fish
8025 O'Neil Rd NE
Keizer, Oregon 97303

Keizer City Council
Keizer City Hall
930 Chemawa Road NE
Keizer, Oregon

April 11, 2000

Re: Urban Transition Zone (UT), Clearlake Community

Dear Council City Member:

Thirteen years ago I purchased a small 1.6 acres in the Clearlake area to build my home and live the life my wife and I had long wanted. We set up the home and the Property to be rural and comfortable. We have had lots of privacy over the years and enjoyed it.

With the new homes being built in our area, bit by bit our life style and privacy are being taken away. Our plan is to stay put, but we want to keep our level of comfort and our style of living. Our well is wonderful, our septic tank works fine. (We have it pumped out regularly). We have created a "park"like piece of property for all to look at and enjoy. We have no need of a sidewalk or utility services.

Please allow us to keep our UT zoning. The new homes have taken so much away from us. Do not add the"straw that breaks the camels back" to the situation we are already enduring. Allow the people who want to divide up their properties re-zone to RS when they build on the property. Don't make us all conform because a few people want to sell out and move on. Our community has already been broken up. **Please let us keep our UT.**

I already have drainage problems at the front and the rear of my property due to the homes being built around me. The land around these new homes are 2'-2.5' higher than mine. This may need to be corrected in the future, after the lawns are in, and I can see how much of their water flows onto my property. I think they will need a "ditch" at the edge of the development.

Please let us keep our UT. We do not need RS. The mix of homes is good for the community. I have never heard of any health or safety problems in my area.

Thank you for your time.

Sincerely,

Gregory N. Fish

Kathy Fish

Kathy Fish

Submitted to record
before/during public hearing
conducted on April 12, 2000.

April 8, 2000

To KEIZER COMMUNITY DEVELOPMENT DEPARTMENT

Having lived in the Keizer/Clearlake area most of my life, (except for the first 2 years), and having attended all 8 grades at Keizer School, am not exactly happy over what is known as "Progress". Most of all the "Farmable and Producing" land has been taken up by dense "Housing Development". Houses that have no space s between them, no yards big enough for children to play, no parking space for company. Traffic increase and speeding, and children playing in the street. A Zone change will limit what we want to do with "Our Own Property". Amongst my neighbors, we have never had any complaints as to what each wants to do, and if we had, would have been able to reach a settlement between ourselves. None have never done anything to detract value from the others property. At least we KNOW each other, and look out for one another, and have enjoyed the space around us. Therefore I DO NOT WANT the zoning changed. There should still be something left of the Original Clearlake Community!

Luella M. Garren

Luella M. Garren
1315 Barnick Rd. N.E.
Keizer, Oregon 97303

RECEIVED
APR 10 2000
CITY OF KEIZER
COMMUNITY DEVELOPMENT

March 31, 2000

To: Members of the Keizer City Council,
J.L. Wilson
Lore Christopher
Jim Keller
Jacque Moir
Craig Campbell
Jerry McGee

Dear Councilors,

It has come to my attention that you are considering eliminating the U.T. zoning of parcels in the Clear Lake area and changing them to R.S. zoning. I respectfully submit to you this should not happen at this point in time.

I and my family reside at 1585 Clear Lake Rd. and I farm in this area. The property I own on Clear Lake Rd. is split zoned the road frontage being in the U.G.B.(zoned U.T.) and the back portion zoned E.F.U. All of which is in producing orchard.

As I understand the memo of Feb. 3, 2000 from Maria Meier to you councilors this use would be allowed as a " non-conforming" use and grandfathered in. However, since codes in the city of Keizer are enforced on a complaint driven basis, I am concerned that should the zoning be changed to R.S. it could affect my farm, as the code is much more restrictive. Also should I change types of crops, remove trees, or leave the ground fallow for a period of one year the "non-conforming" use might be in jeopardy.

This Clear Lake area still has many small acreages of 1 1/2 to 5 acres, many of which would be "non-conforming" under R.S. zoning. Many of the owners of those parcels have no intention of developing at this time, nor should they be forced to.

The U.T. zoning of these can be changed at any time to R.S. under the present rules, as is being done now, without undue hardship on the partitioner. I know this first hand having personally sold some land recently for development.

As for the sanitation and water issues in the memo, to my recollection since sanitary sewers were brought to the Jays Dr. and Barbara Ave. areas I have heard of no septic failures in this area. Since most of these parcels either are on large enough acreages to support septic systems or are near city sewer lines I don't believe the sanitation and public health argument to be a valid point.

Therefore in closing I would urge you councilors each not to vote to blanketly change the zoning on all these parcels at this time, but rather to continue in the present system of making the zone changes only on those parcels being subdivided at their time of development.

Sincerely,

Rick Johnson

Rick Johnson
1585 Clear Lake Rd.
Keizer, OR 97303

MEMORADUM

To:	Text Amendment Case No. 00-10 File
From:	Maria C. Meier, Senior Planner
Date & Time:	March 30, 2000; Approximately 9:30 a.m.
RE:	Conversation with Vera Martin; 7760 O'Neil Road NE, Keizer.

For the record, on March 30, 2000 at approximately 9:30 a.m., I had a telephone conversation with Vera Martin regarding the proposed Legislative Zone Change of the Urban Transitional (UT) zone to Single Family Residential (RS). To begin with, I explained the original intent for the UT zone, which was to retain and protect for future urban use properties that are undeveloped or underdeveloped and do not have available urban facilities such as sanitary sewer, water, drainage, and streets. I then explained that the development that had occurred in Keizer over the years has brought public facilities at or near most properties in north Keizer.

Vera expressed that she did not want to have to hook up to public facilities. I then explained that the proposed zone change does not require any existing dwellings to connect to public facilities. The purpose of the zone change is to require new development to connect to public facilities.

Furthermore, I explained that the UT zone currently allows farm use. All properties currently zoned UT that contain a farm use, are permitted to continue the use. Typically people refer to this as a "grandfather" situation. The City refers to it as becoming a legal non-conforming use. The farm use was established in the UT zone legally, and becomes "non-conforming" within the RS zone. Non-conforming uses are permitted to continue. Therefore, a farm use may continue on the property. The property owner can sell the property to another, and still the farm use may continue, etc. Should the farm use be stopped for greater than a year, the farm use would not be able to be re-established

Again, it was explained that properties containing farm use can continue and that changing the zone does not require property owners to hook up to public services

Vera stated that she understood my explanation and to please put our conversation in the record

7830 Timothy Lane, N.E.
Keizer, OR 97303
March 28, 2000

Keizer Community Development Department
930 Chemawa Road, N.E.
Keizer, OR 97303

Dear Sir/Madam:

This concerns the Wednesday, April 12, 2000 hearing at 7:00 P.M. about the proposed "Amendment to Eliminate the UT (Urban Transitional) Zone & Rezone Properties Zoned UT to RS (Single Family Residential) Zone."

As residents of Keizer we favor the continuation of the UT Zone. We are opposed to the proposed amendment to change the status quo.

Your careful consideration of this matter would be appreciated. Thank you.

Sincerely,

Gary J. Parish
Donald E. Parish

Keizer City Council
Keizer Planning Commission
Keizer City Staff

April 11, 2000

Re: Potential Zone Change

I've received notice of your intent to convert areas of Keizer, currently zoned as Urban Transition (UT), to single family residential (RS). This is supposedly being done because the UT zone is no longer needed. It appears, to me, that this change is being made to facilitate the placing of more homes and manufactured homes on this land so that Keizer can remain a bedroom community of Salem.

It is more reasonable to use the UT zone to designate permanent transition space between residential space and farm or other use areas. Of course, to accept this definition, one would have to understand that a community can be vibrant without the sheer growth in the number of people who live here.

The homes on Timothy Lane sit on lots of 1.5+ acre size. This is the size of home and lot that I choose to own. It is also of benefit that other homes/lots in the immediate area are of the same general size. I also have to assume that my neighbors have chosen their homes of their own free will. A changing of the zone would only attract persons who are not interested in this neighborhood but only interested in making money off of it.

The current uses permitted under the UT zone are those that are appropriate for lots in our area. The changing of the zone would restrict those uses and thus confiscate certain property rights. The assurance that we could continue current uses under the new zone is not enough because it reduces our future options, which are part of those property rights.

Stop thinking of my property and neighborhood as undeveloped or underdeveloped and start thinking of it as developed the way we would like it to be. If it ain't broke, don't break it.

I request that this letter be entered into the public record of the Planning Commission meeting of April 12, 2000. Thankyou.

Sincerely,

Bill P. Jacobsen

Bill P. Jacobsen
7909 Timothy Lane N.E.
Keizer, Oregon, 97303

Clear Lake Neighborhood Association

April 6, 1998

To: Keizer City Council
From: Clear Lake Neighborhood Association
Subject: Comments In Opposition To Zone Change Proposal, Case No. 98-01.

Availability of Staff Report and Recommendations

The Notice of Public Hearing for Zone Change Case No. 98-01 stated in part; "The staff report and recommendations concerning this case will be available for review by the public at least 7 days prior to the hearing." This did not occur. I stopped by Keizer City Hall Wednesday, April 1, just prior to 5:00 pm, and asked for a copy of the subject staff report. I was told the staff report should be available Thursday morning, April 2, 1998. If this was the case, and counting Thursday as day one, the staff report was available for only 5 days prior to the public hearing.

This is not a technicality raised for the purpose of delaying the hearing. Due to work commitments and other circumstances, I was unable to obtain a copy of the staff report during the short time it was available prior to this public hearing.

The Clear Lake Neighborhood Association requests that the hearing be held open to allow the association an opportunity to respond to the information contained in the staff report.

The proposed change from urban transition (UT) to single family residential (RS) in the area north of Barnick Road takes away existing property rights of some residents of the Clear Lake area.

We specifically object to section 2.203.02 D in the Draft Keizer Development Code which states in pertinent part; "...except that the keeping of livestock, poultry or the sale of livestock, poultry and produce on site are prohibited." Those of us who have not subdivided, partitioned, or converted our properties to manufactured home parks are currently allowed to initiate and conduct these activities freely. We see no reason why these property rights should be taken away by the City of Keizer. It's not enough to grandfather in currently existing uses. We desire to maintain our existing property rights including the right to initiate these uses on non-urbanized parcels.

Lack of a clearly defined need for the zone change from UT to RS in the area north of Barnick Road

The reasons given in the public notice are to 1) bring the zoning map into compliance with the Comprehensive Plan and 2) to bring the zoning map into compliance with the proposed land development code.

We fail to understand the conflict between the Comprehensive Plan and existing zoning. When parcels are subdivided in the UT zone, they automatically convert to the underlying zone when the final plat is approved. We don't understand how retaining the UT zone until a parcel is urbanized could be a problem.

The other reason published in the Notice of Public Hearing is to bring the zoning map into compliance with the proposed land development code. This is exactly the concern expressed by the Clear Lake Neighborhood Association in our comments on the proposed Keizer Development Code, that is, the City decides to implement the draft development code, then makes the zoning map fit. We feel this is backwards. The first step should be to decide on the appropriate zones. Then write the code to fit the zones, not the other way around.

There is at least one other reason for the zone change not published in the Notice of Public Hearing and possibly others. The reason given at a recent meeting of the Clear Lake Neighborhood Association and in an article published by the Keizer Times is to expedite the land use application process. At the neighborhood association meeting we were told this was only a concern for partitions, not subdivisions. Clear Lake Neighborhood Association does not oppose this. We think it may be more appropriate to amend the UT zone provisions rather than completely throw out the UT zone.

Could there be a hidden agenda? Possibly somebody in the city or under contract with the city labors under the impression that keeping poultry and/or livestock represents an incompatible use. The issue of compatibility between residences on small acreages and farms both inside and outside the urban growth boundary, and new subdivisions and manufactured home parks has been raised on a fairly regular basis to hearings officers. The compatibility issue has been elevated to the Keizer City Council at least twice in recent appeals. In all cases the ruling has been that there is no incompatiblity.

Recommendations. We see three possible ways to address our concerns about maintaining our property rights.

1. **Maintain the existing urban transition zone in the area north of Barnick Road.** This would require modification of existing UT zone provisions to clarify that manufactured home parks convert to RS. We have no objection to expediting the application process for partitions, but feel this is of little consequence to anybody.
2. **Change the zoning to RS as proposed, but don't take away our property rights until our properties are urbanized.** Simply change the code to allow existing property rights until such time as specific parcels are urbanized.
3. **Buy out our existing property rights.**

Sincerely,

Robert A. Ohrn

Robert A. Ohrn, Chair
Clear Lake Neighborhood Association

Kendall Jacobsen

Keizer City Council
Keizer Planning Commission
Keizer City Staff

April 11, 2000

Re: Potential Zone Change

I've received notice of your intent to convert areas of Keizer, currently zoned as Urban Transition (UT), to single family residential (RS). This is supposedly being done because the UT zone is no longer needed. It appears, to me, that this change is being made to facilitate the placing of more homes and manufactured homes on this land so that Keizer can remain a bedroom community of Salem.

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The current uses permitted under the UT zone are those that are appropriate for lots in our area. The changing of the zone would restrict those uses and thus confiscate certain property rights. The assurance that we could continue current uses under the new zone is not enough because it reduces our future options, which are part of those property rights.

Stop thinking of my property and neighborhood as undeveloped or underdeveloped and start thinking of it as developed the way we would like it to be. If it ain't broke, don't break it.

I request that this letter be entered into the public record of the Planning Commission meeting of April 12, 2000. Thankyou.

Sincerely,

Bill P. Jacobsen

Bill P. Jacobsen
7909 Timothy Lane N.E.
Keizer, Oregon, 97303

Marcia Bednarczyk

PLANNING COMMISSION
PUBLIC HEARING 4-12-2000

For the record, the first item we would like to address is regarding a jurisdictional notice defect. We object to the notice sent out to residents, as it failed to list all of the applicable criteria. It failed to list 2.118 (UT) and 2.102 (RS), thus residents were unaware of all of the applicable criteria.

We are requesting that the Planning Commission recommend **amending** the UT Zone, rather than eliminating it. We are requesting that City Staff **amend the language** in the UT Zone, allowing staff to get what they need for new developments, without trampling on the rights of property owners.

*In response to the staff memo to City Council stating ***"there is little developable land remaining in Clear Lake"*** Since that is true, why take the drastic measure of eliminating the UT Zone? What is the rush? Recent data from Portland State University shows that growth is slowing, as well as in state migration. We would ask that the Staff be directed to slow down and take more responsibility going through the steps to amend the zone, to the benefit of all of the property owners.

*The Staff memo also states that many aspects of the UT Zone may be ***"incompatible with a developing neighborhood"*** The property owners (Most, longtime residents) within the UT Zone have signed these petitions opposing the elimination of the UT Zone. One family collected these in two afternoons. 165 Signatures, some of which are not zoned UT, but signed to support retaining the UT Zone, appreciating the diversity that these properties provide. Many outside the UT Zone strongly disagreed with the City's attempt to eliminate the zoning.

* The Staff memo also refers to the new school. We would like it clearly stated for the record what infrastructure will be required, and the timeline involved. Also, if the Clear Lake residents will be required to subsidize this growth, by paying for improvements.

On constitutional grounds, there could be possible litigation . The substantial issue is our rights as property owners. In regards to the 5th Amendment, the Supreme Court recognizes property owners rights as a " *bundle of rights*". By eliminating our zoning, and limiting the permissible use of our land, you are taking our sticks and **throwing them away**! This is considered "**taking** of our property", and there are constitutional grounds for litigation .

*The Staff memo also states "*that it is difficult to build in the UT Zone.*" We have seen no evidence of that since we have houses all around us. Why is it assumed that we need to make developing quick and easy ? Now is not the time to make it easier for developers. We have already done that, with some problematic results.
If Building permits require a little extra time to go through the process, what is the rush? Why are you hurrying to take away our neighbor's property rights for the convenience of developers?

Lastly, The Staff memo **"recommends the UT Zone be eliminated for the general public health, safety and welfare of the community"** As the citizens that live in the Clear Lake Area, we see no evidence that this statement is accurate. And, as you can see by these signatures, it appears that a substantial number of citizens feel that there is no threat to health and safety by retaining the UT Zone.

We urge you to recommend amending the Zoning language, to retain the UT Zone. This is in the best interest of Clear Lake Community.

Clear Lake Neighborhood Association

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address
Kenneth [illegible]	1085 Clearlake Rd. Keizer, 97303
John E. Zehlander	1326 Opper St. N.E. Keizer, 97303
[illegible] R. [illegible]	7770 Wheatland Rd Keizer 97303
Leroy Hooch	1353 Barnick Rd N.E. Keizer OR. 97303
Lucinda Moller	998 Ruppe Ave NE, Keizer OR 97303
[illegible] Parsotka	8025 Wheatland Rd Keizer, OR 97303
Kendall K. Jacobsen	7909 Timothy Ln. N.E. Keizer 97303
Sally A. Jacobsen	7905 Timothy Lane NE. Keizer 97303
Gen Morton	7770 Timothy Ln NE Keizer 97303
Don Morton	7766 Timothy Lane N.E. Keizer 97303
Kathleen Lorey	7849 Timothy Ln NE Keizer 97303
Robert G. [illegible]	7950 Timothy Lane NE Keizer, OR 97303
Genevieve Good	7770 Timothy Lane NE Keizer OR 97303
Howard Good	7770 Timothy Lane NE Keizer OR 97303
Don Ingberg	7790 TIMOTHY LN. KEIZER, ORE 97303

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address	
Daryl Miller	1267 Jays DR	Keizer, OR. 97303
Karen Miller	1267 Jays Dr.	Keizer, OR 97303
Karen Soto	1237 Jays Dr	Keizer, OR 97303
Jess Soto	1237 Jays Dr	Keizer, OR 97303
Ted Brunell	1215 JAYS DR	Keizer OR 97303
Loyd Woolfe	1185 Jays Dr.	Keizer OR. 97303
Ruth Woolfe	1185 Jays Dr.	Keizer, OR. 97303
Mary Lou Eggen	8080 Wheatland Rd	Keizer OR 97303
David Eggen	8080 Wheatland Rd.	Keizer OR 97303
[illegible]	1190 Jays Dr.	KEIZER, OR 97303
[illegible]	1212 Jays Dr	Keizer OR 97303
[illegible]	1212 JAYS DR	KEIZER 97303
[illegible]	1175 Jays Drive	Keizer 97303
Edward Murphy	1256 Jays Dr.	Keizer OR. 97303
Shirley Phillips	1165 Jays Dr	Keizer OR. 97303

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address
[illegible]	1025 Clearlake Rd NE Keizer 97303
Thomas D. Smith	1010 Clearlake Rd NE Keizer 97303
Craig M. Kuch	759 Rupp Av. N.E. Keizer 97303
Cindi Cromemiller	1100 Cushman Rd NE Keizer 97307
Kevin W. Bachle	1140 Jays Dr. N.E. Keizer Ore
Charleen Bachle	1140 Jays Dr NE Keizer, OR 97303
Marsha Sheridan	1160 Jays Dr. NE, Keizer, OR 97303
Betty J. Simes	120 Jays Dr NE Keizer OR 97303
Norman E. Austin	8050 Wheatland Rd N. Keizer, OR 97303
Joyce H. Austin	8050 Wheatland Rd. N Keizer OR 97303
Virgil A. Jones	1040 Barbara Ave NE Keizer OR 97303
Alice Jones	1040 Barbara Ave. NE. Keizer, OR 97303
JAMES JONES	1091 Barbara Ave NE Keizer, OR 97303
Nola Jones	1091 Barbara Ave NE Keizer OR 97303
Brandon L. Olson	1095 Barbara Ave. N.E Keizer, OR 97303

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address
Oscar E. Phillips	1165 Jays Dr. Keizer OR 97303
Vanessa A. Wenigmann	1130 Jays Dr. NE Keizer OR 97303
Edward L. Lepper	1330 Clearlake Rd NE Salem OR 97303
Greg Fink	8025 O'Neil Rd NE, Keizer, OR. 97303
Dennis M. Inlow	7780 O'Neil Rd N.E. Keizer, OR 97303
Rita K. Ritter	7780 O'Neil Rd. N.E. Keizer, Or 97303
Gary G. Vaagen	7815 O'Neil Rd NE Keizer, Or 97303
Dan Miller	7680 O'Neill Road Keizer Or 97303
James F. Smith	7650 O'Neil NE Keizer OR 97303
Carolyn Sweet	7650 O'Neill NE Keizer Or 97303
Robert F. Smith	7710 O'Neil Rd NE Keizer Or 97303
Mary Ann Smith	7710 O'Neil Rd N.E. Or 97303
Maria Elena Rodriguez	1105 Clear Lake R. Keizer
[illegible]	1095 Clearlake Rd NE Keizer
Pat Waite	1095 Clearlake Rd N.E. Keizer, Or.
Ron Bassett	965 Bair Rd NE Keizer OR
Donald Goodrich	1099 Clearlake Rd Keizer OR
Linda Goodrich	1099 Clearlake Rd Keizer OR

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address	
Lucille M. Garren	1315 Barnick Rd NE	Keizer
[illegible] T [illegible]	1135 Barnick Rd N.E.	Keizer
[illegible]	1135 Barnick Rd NE	Keizer
Bonny K Mattison	1265 Barnick Rd NE	Keizer
Dave Mattison	1265 Barnick Rd NE	Keizer
Marge Cuff	1273 Barnick	Keizer
Carl Cuff	1273 Barnick	Keizer
[illegible] Johnson	1350 Barnick Rd	Keizer
[illegible] Ann Robison	7555 O'Neil Rd, NE	Keizer
Ray Baumann	1426 Oppelt St N	Keizer
Ollie Alfido	1337 Oppelt St. N.	Keizer
Joy K Martin	7740 O'Neil Rd N.	Keizer
Vera Martin	7760 O'Neill Rd N	Keizer
[illegible] Martin	7760 O'Neill Rd N	Keizer
[illegible]HET CLARK	7595 O'NEIL Rd. N.E.	KEIZER OR.

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address	
Douglas Dowden	1345 Barnick N.	Keizer 97303
Joanne Dowden	1345 Barnick Rd	Keizer 97303
Richard Robinson	1620 Glen Lake Rd N.E	Keizer 97303
Ona Robinson	1620 Glen Lake Rd NE	" "
June Adams	7850 O'Neil Rd NE	Keizer OR
Roger C. Beaudoil	7850 O'Neil Rd NE	Keizer OR
Nancy Beaudoil	7850 O'Neil Rd. N.E.	Keizer, Or.
Donna A. Zahn	1323 Barnick	Keizer OR
Don W. Zahn	1323 BARNICK	Keizer, OR
PAT GRALISKI	1355 BARNICK RD	KEIZER OR
Joellen Gralish	1355 Barnick Rd	Keizer OR
Wayne J. Miller	1427 Oppek St N	Keizer Ore
Joyce J. Miller	1427 Oppek ST N	Keizer, OR
Rick Hess	1336 Oppek St N	Keizer OR
Tonnie Hess	1336 Oppek St. N	Keizer OR

We, the undersigned, **oppose** the elimination of the UT(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address
HOA V. TRUONG (HVT)	1275 BARNICK RD NE KEIZER, OR 97303
Tosie J. Truong	1275 Barnick Rd NE Keizer OR 97303
BRIAN SCHWINDT	7575 WOTHERSPOON DR. NE KEIZER OR 97303
CAROLYN SCHWINDT	7575 WOTHERSPOON DR NE KEIZER OR 97303
Lyle Royston	7545 O'Niel Rd Dr. NE. Keizer OR 97303
Jason Bohlander	1326 Oppek NE Keizer OR 97303
Chris Weigel	1145 Barnick Rd Keizer OR 97303
Diane Weigel	1145 Barnick Rd Keizer
Phil Weigel	1145 Barnick Rd Keizer
Katie Weigel	1145 Barnick Keizer
Kay Frustad	7660 O'Neil Rd NE Keizer OR 97303
(TERRANCE FRISTAD)	7660 O'NEIL RD NE OR 97303
Ken Rose	7720 O'Neil Rd N.E. Keizer OR 97303
Eldora Rose	7720 O'Neil Rd NE Keizer OR 97303
Mike Riley	7830 O'Neil Rd NE Keizer OR 97303

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address
Alice Johnson	1585 Clear Lake Rd Keizer
Rick Johnson	1585 Clear Lake Rd Keizer, OR 97303
Margarita Robles	1455 Clear lake Rd Keizer Or 97303
Robert A. Rill	1455 Clearlake Rd Keizer Or 97303
Korey Miller	1385 Clearlake Rd. Keizer Or 97303
Flora Whitlock	1365 Clear Lake Rd NE Keizer, Or 97303
Jack A Evans	1155 CLEARLAKE RD NE Keizer Or 97303
Sharon Evans	1155 Clearlake Rd N.E. Keizer Or 97303
Kirsten Mouchel	1135 Clearlake Rd NE, Keizer OR 97303
Ronald H Mouchel	1135 Clearlake Rd NE Keizer OR 97303
Allen L Lagsing	1290 Clearlake Rd NE Keizer 97303
Beverly Eckers	1115 Clearlake Rd NE 97303
Donna Ramey	1097 Clearlake Rd NE 97303
[illegible]	1097 Clearlake Rd ↓
Rod & Lorrie Cook	1010 Clear Lake Rd NE 97303

We, the undersigned, **oppose** the elimination of the UT(Urban Transition)Zone

We want the UT Zone Retained.

Name	Address	
[illegible]	1095 Barbara Ave NE	Keizer, OR 97303
James Ashton	1090 BARBARA AVE	Keizer, OR 97303
Ken Holler	1105 Barbara Ave	Keizer OR 97303
Mont Rock	1100 Barbara Ave	Keizer Or 97303
Bill J. Randall	8040 Wheatland Rd N	Keizer Or 97303 *
Dan E. Gibson	8040 Wheatland Rd. N.	Keizer, OR. 97303 *
Douglas A. [illegible]	860 MARKS DR. NE.	Keizer Or. 97303
Kim McCallister	860 Marks Dr NE	Keizer OR 97303
Florence C. Brundidge	950 Marks Dr. NE	Keizer Or 97303
L. D. Brundidge	950 Marks Dr NE	" "
[illegible]	910 Marks Dr NE	Keizer 97303 *
[illegible]	910 MARKS Dr NE	Keizer 97303 *
[illegible]	1010 Bair Rd NE	Salem, 97303
Maria Kapetanatos	965 Bair Rd NE	Keizer, 97303
Dorothy Lorenz	1005 Bair Rd	Keizer Or 97303
Robert A. Lorenz	" " "	" " "
Gilbert McCullough	1055 Bair Rd	Keizer Or. 97303
Betty P. McCullough	1055 Bair Road	Keizer Or 97303

We, the undersigned, **oppose** the elimination of the **UT**(Urban Transition)Zone

We want to retain the UT Zone.

Name	Address		
Pamela Lingsbury	7950 Timothy Ln NE,	Keizer	97303
Vernon Buchholz	7580 Wheatland Rd NE	Keizer	97303
Carl Allemar	7759 Timothy Ln NE	Keizer	97303
Jellie M. Allemar	7759 Timothy Ln. N.E.	Keizer	97303
Ronald E. Barnick	7835 Timothy Lane N.E.	Keizer	97303
Grace J. Barnick	" "	"	"
Marie Budnarczyk	7775 O'Neil Rd N	Keizer	97305
Kurt Budnarczyk	" " "	"	
Virginia Matthews	8015 O'Neil Rd N	Keizer	97303
Stuart Z Matthews	8015 O'Neil Rd	"	"
Kathy Fish	8025 O'Neil Rd	"	"

We, the undersigned, **oppose** the elimination of the UT(Urban Transition)Zone

We want to retain the UT Zone.

(tte)	Dennis L. Wise	999 Rupp Ave. N.E.
	Harry Smith	7886 Giles Way Keizer
(wife tte)	Randall J. Stone	7885 Giles Way Keizer
	Judi Westlake	939 Rupp Ave NE Keizer
	Audrey Rose	899 Rupp Ave NE Keizer
(s)	Steve L Blue	879 Rupp Ave NE Keizer
(te)	Shane Weston	918 Rupp AVE NE. KEIZER
	Troy Walter	878 Rupp AVE NE. KEIZER OR
	Karen Wanda Gil	849 Rupp Ave NE Keizer, OR
	Nancy Anj. Hieff	789 Rupp Ave. Keizer, OR
	Blanca Jaime	768 Rupp Ave NE. Keizer OR.
	NICK GOIT	988 Rupp Ave NE Keizer

Cindy Nelles 324-8775 (t) 775-993-6492 (f) lulu40@aol.com

Ltr
5/23/00
CC✓

Gregory & Kathy Fish
8025 O'Neil Rd NE
Keizer, Oregon 97303

Keizer City Council
Keizer City Hall
930 Chemawa Road NE
Keizer, Oregon 97303

May18, 2000

Re: Urban Transition Zone (UT), Clearlake Community

Dear City Council Member:

This is my second letter to the council members regarding the desire of the governing body of the City of Keizer to change the zoning of our property. We do not want this change, and I have listed below the reasons:

1. **Property taxes will go up.** I have no intention of subdividing my 1.6 acres, but with the zone change the property taxes would still go up, even if I did not add any more value to the property by subdividing and building on it. This may drive many people off of their properties they have owned for years.
2. **Property Use:** The zone change will, without a doubt, lead to eventual government intervention in the use of our property. We bought the property with the right to use our land as was legal when we purchased it, for such things as farm animals, pets and crops. The zone change will certainly lead to restrictions of our Constitutional Rights to use our land as we desire.
3. **Water & sewer:** We have no water and sewer problems, and we should not be required to hook-up to the lines. The hook-up would cost my family a lot of money that we don't have and do not desire to spend if we did have it. I live on corner acreage and have approximately 560 feet of road frontage.

What is the great need to change the zone? What is it hurting anyone to leave it the way it is? Is there some underlying reason, like needing to build more houses so that there is more tax money to the city? Are there some developers waiting in the wings to scoop up the properties after the homeowners have been forced off of their land due to rising property taxes? What is the reason? I say leave us alone, and keep our UT.

Thank you for your consideration in this matter.

Sincerely,

Gregory N. Fish

Kathleene D. Fish
Kathleene D. Fish

Discrepancies & Erros Identified in Keizer Development Code 1998 Section 2.118 – UT Zone

2.118.01 Purpose

Purpose Statement

2.118.02 Permitted Uses

(B) Farm Use

2.118.03 Conditional Uses

(E) Single Family Dwelling

2.118.04 Conditional Use Criteria

(C) Use of Rural Services (septic tanks)

2.118.09 Development Priorities

Priority Areas Descriptions

- Priority Area 1
- Priority Area 2
- Priority Area 3

2.118.10 (C)(1) Minimum Lot Area Requirements

(vacant/containing dwelling)

(2)(3)(4) Priority Areas

(map vs. written description)

EXHIBIT "G-I"
Outline Planning Commission
Created during Deliberations.
Conflicting Sections of UT Zone that
make the Zone un-administratable.

UT → RS

Ownership does apply

No new farm use could be established

FARM USE:	Continued as non-conforming use
	Conditional Use permit to expand use
	All or any part of land –
SEPTIC TANKS:	Force hook-ups
	Failures/Repairs
	Lids – require
	New development require hook-ups
PARTITIONING:	Force Hook-ups to public facilities (reimbursement agreement)
	Enables partitions for smaller lots < 5 acres
CITY SERVICES:	No changes
NUISANCE COMPLAINTS:	No changes. DEQ – clean air act
PROPERTY RIGHTS/CONSTITUTIONAL RIGHTS:	Municipal zoning laws
	Compliance with Comprehensive Plan
TAXES:	No change?
LOT SIZE:	5000 SF minimum lot – density 6 units per acre
	Zone change option – Council review vs. changing UT zone
VALUATION:	Unknown

EXHIBIT "G-II"
Outline Planning Commission
Created during Deliberations.
Primary Issues regarding Zone
Change from UT to RS.

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 6b & 7a

CITY OF KEIZER 2000-2001 BUDGET

CITY COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER: _____

TO: MAYOR NEWTON AND COUNCIL MEMBERS

THROUGH: CHRIS EPPLEY
CITY MANAGER

FROM: SUSAN GAHLSDORF, CPA
FINANCE DIRECTOR

SUBJECT: RESOLUTION ADOPTING FISCAL YEAR 2000-01 BUDGET, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES

BACKGROUND:

The Budget Committee, comprised of the Council and seven citizens, reviewed, modified and, on May 23, 2000, approved the Manager's Recommended Budget for Fiscal Year 2000-01, as amended. The Committee Approved Budget was published in a local newspaper as required by Oregon Budget Law. After publication, the law requires the governing body to conduct a public hearing on the Committee Approved Budget. The Council must adopt the upcoming fiscal year budget by June 30.

RECOMMENDATION:

Staff recommends that the City Council conduct a public hearing, close the hearing, deliberate on the City Budget as shown on the attached resolution, and adopt the budget with amendments, if any.

CITY OF KEIZER, STATE OF OREGON

RESOLUTION R00-_____

ADOPTING THE FY'01 BUDGET, MAKING APPROPRIATIONS
AND IMPOSING AND CATEGORIZING TAXES

BE IT RESOLVED, that the City Council of the City of Keizer hereby adopts a budget for fiscal year 2000-01 in the sum of $14,414,100 now on file at City Hall.

BE IT FURTHER RESOLVED that the amounts for the fiscal year beginning July 1, 2000, and for the purposes shown below are hereby appropriated:

General Fund			
	Administration	333,286	
	Parks	86,748	
	Community Development	240,161	
	Municipal Court	260,794	
	Police	3,648,767	
	Stadium Operations	34,527	
	Contingency	50,000	
TOTAL GENERAL FUND			**$4,654,283**
Revenue Sharing			
	Expenditures	225,260	
	Contingency	900	
TOTAL REVENUE SHARING			**226,160**
911 Communications			
	Expenditures	170,474	
	Contingency	121,331	
TOTAL 911 COMMUNICATIONS			**291,805**
Housing Services	Expenditures	88,000	
TOTAL HOUSING SERVICES			**88,000**
Crime Prevention	Expenditures	11,795	
TOTAL CRIME PREVENTION			**11,795**
Street			
	Personal Services	186,089	
	Materials & Services	986,235	
	Capital Outlay	817,115	
	Contingency	120,000	
	Reserves	25,000	
TOTAL STREET			**2,134,439**

City Hall Facility			
	Expenditures	60,000	
	Contingency	103,431	
TOTAL CITY HALL FACILITY			**163,431**
Parks Improvement			
	Expenditures	60,000	
	Contingency	249,818	
TOTAL PARKS IMPROVEMENT			**309,818**
Utilities			
	Personal Services	132,927	
	Materials & Services	3,321,654	
	Capital Outlay	3,173	
	Debt Service	8,839	
	Transfers	30,000	
	Contingency	15,000	
TOTAL UTILITIES			**3,511,593**
Street Lighting Districts			
	Personal Services	30,511	
	Materials & Services	292,337	
	Capital Outlay	494	
	Contingency	10,000	
TOTAL STREET LIGHTING			**333,342**
Water			
	Personal Services	736,024	
	Materials & Services	708,652	
	Capital Outlay	113,358	
	Debt Service	381,600	
	Transfers	67,000	
	Contingency	60,000	
	Reserves	25,000	
TOTAL WATER			**2,091,634**
Water Facility Replacement Reserve			
	Expenses	58,800	
	Reserve	237,000	
TOTAL WATER FACILITY REPLACEMENT RESERVE			**295,800**
Sewer Reserve			
	Expenses	302,000	
TOTAL SEWER RESERVE			**302,000**
TOTAL ALL FUNDS			**14,414,100**

BE IT FURTHER RESOLVED that the City Council of the City of Keizer hereby imposes the taxes provided for in the adopted budget at the rate of $2.0838 per $1,000 of assessed value for operations; and that these taxes are hereby imposed and categorized for tax year 2000-01 upon the assessed value of all taxable property within the district.

	General Government
General Fund	$2.0838/$1000

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Mayor

_____
City Recorder

CITY OF KEIZER
2000-2001
COMMITTEE
APPROVED
BUDGET

All Funds Combined

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 2,890,958	$ 3,398,620	$ 2,493,101	Net Working Capital	$ 2,487,986	$ 2,495,484	
2,188,116	2,290,349	2,431,154	Taxes & Assessments	2,627,122	2,627,122	
1,384,663	1,755,190	1,660,989	Licenses & Fees	1,886,347	1,743,449	
334,256	370,681	480,000	Fines & Forfeits	416,000	416,000	
1,886,075	1,730,469	2,051,828	Intergovernmental	2,145,214	2,145,216	
4,222,521	4,616,655	4,626,993	Charges for Services	5,073,890	4,940,890	
337,280	360,796	363,431	Miscellaneous	244,275	251,275	
241,011	187,670	275,565	**TRANSFERS IN**	413,050	200,000	
$ 13,484,880	$ 14,710,430	$ 14,383,061	**TOTAL RESOURCES**	$ 15,293,883	$ 14,819,435	
			EXPENDITURES			
$ 3,204,512	$ 3,990,804	$ 4,431,059	Personal Services	$ 4,798,771	$ 4,718,119	
4,744,375	5,739,121	6,181,833	Materials & Services	6,682,276	6,618,448	
1,358,406	1,714,087	1,845,773	Capital Outlay	1,525,995	1,572,615	
392,955	390,069	391,005	Debt Service	390,439	390,439	
$ 9,700,248	$ 11,834,081	$ 12,849,670	**TOTAL EXPENDITURES**	$ 13,397,481	$ 13,299,620	
386,011	332,670	175,565	**TRANSFERS OUT**	313,050	97,000	
-	-	796,996	**CONTINGENCY**	730,635	730,480	
-	-	180,000	**RESERVES**	420,000	287,000	
3,398,621	2,543,678	380,830	**BUDGETED FUND BALANCE**	432,717	405,335	
$ 13,484,880	$ 14,710,430	$ 14,383,061	**TOTAL EXPENDITURES & FUND EQUITY**	$ 15,293,883	$ 14,819,435	

CITY OF KEIZER

2000-2001 Property Tax Revenue Estimates

		Estimates Based on Percent New Construction Expected					
	1999-00 Actual Tax Revenues	Maximum Assessed Value Increase 3%	1% New Construction 4%	3% New Construction 6%	4% New Construction 7%	6% New Construction 9%	8% New Construction 11%
District Net Value	$1,214,180,036	$1,250,605,437	$1,262,747,237	$1,287,030,838	$1,299,172,639	$1,323,456,239	$1,347,739,840
Urban Renewal Increment (see below)	(173,024,052)	(178,214,774)	(183,405,495)	(186,865,976)	(190,326,457)	(193,786,938)	(197,247,419)
District Net Value w/o Urban Renewal	$1,041,155,984	$1,072,390,664	$1,079,341,742	$1,100,164,862	$1,108,846,181	$1,129,669,301	$1,150,492,421
Permanent Tax Rate per $1,000	$ 2.0838	$ 2.0838	$ 2.0838	$ 2.0838	$ 2.0838	$ 2.0838	$ 2.0838
Gross Property Tax Revenues	$2,169,561	$2,234,648	$2,249,132	$2,292,524	$2,310,614	$2,354,005	$2,397,396
Penalties/Commpression/adjustments	1,246	1,283	1,283	1,283	1,283	1,283	1,283
Property Tax Revenues	$2,170,807	$2,235,931	$2,250,416	$2,293,807	$2,311,897	$2,355,288	$2,398,679
Uncollectables and Discounts (4%)	(86,832)	(89,437)	(90,017)	(91,752)	(92,476)	(94,212)	(95,947)
Net Anticipated Tax Collected	$2,083,975	$2,146,494	$2,160,399	$2,202,055	$2,219,422	$2,261,077	$2,302,732
1999-00 Actual Tax Revenues		(2,083,975)	(2,083,975)	(2,083,975)	(2,083,975)	(2,083,975)	(2,083,975)
Increase over 1999-00 Revenues		$62,519	$76,425	$118,080	$135,448	$177,102	$218,758

Urban Renewal Property Tax Revenues		Maximum Assessed Value Increase 3%	3% New Construction 6%	5% New Construction 8%	7% New Construction 10%	9% New Construction 12%	11% New Construction 14%
Real Market Value inside Keizer's Plan Area	$ 236,290,926						
Assessed Value (frozen)	63,266,874						
Increment Value	$ 173,024,052	$ 178,214,774	$ 183,405,495	$ 186,865,976	$ 190,326,457	$ 193,786,938	$ 197,247,419
Tax Rate per $1,000 Increment Value	$ 15.6453	$ 15.6453	$ 15.6453	$ 15.6453	$ 15.6453	$ 15.6453	$ 15.6453
Division of Tax Revenues	$2,707,013	$2,788,224	$2,869,434	$2,923,574	$2,977,715	$3,031,855	$3,085,995
Uncollectables and Discounts (4%)	(108,281)	(111,529)	(114,777)	(116,943)	(119,109)	(121,274)	(123,440)
Net Anticipated Tax Collected	$2,598,733	$2,676,695	$2,754,657	$2,806,631	$2,858,606	$2,910,581	$2,962,555

The Fiscal year 2000-2001 City of Keizer budget anticipates property tax revenue to increase 3% for increases in assessed value and another 4% for new construction
The Fiscal year 2000-2001 Keizer Urban Renewal budget anticipates property tax revenue to increase 3% for increases in assessed value and another 7% for new construction

General Fund Summary

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 378,737	$ 611,969	$ 587,057	Net Working Capital	$ 66,805	$ 74,305	
1,883,514	1,995,506	2,186,035	Taxes	2,339,422	2,339,422	
827,040	1,146,330	955,241	Licenses & Fees	1,258,646	1,115,748	
349,270	355,597	534,470	Intergovernmental	531,368	531,369	
334,256	370,681	480,000	Fines & Forfeits	416,000	416,000	
156,552	142,998	131,025	Miscellaneous	92,800	144,800	
134,071	62,260	-	**TRANSFERS IN**	113,050	33,000	
$ 4,063,440	$ 4,685,341	$ 4,873,328	**TOTAL RESOURCES**	$ 4,818,092	$ 4,654,644	
			EXPENDITURES			
$ 2,419,579	$ 3,069,795	$ 3,399,313	Personal Services	$ 3,668,473	$ 3,626,669	
1,012,829	1,160,586	1,164,346	Materials & Services	1,142,119	970,898	
19,063	1,834	96,500	Capital Outlay	7,500	6,716	
$ 3,451,471	$ 4,232,215	$ 4,660,159	**TOTAL EXPENDITURES**	$ 4,818,092	$ 4,604,283	
			TRANSFERS OUT			
$ -	$ 5,687	$ -	To Utility Assessment Fund	$ -	$ -	
-	-	80,243	**CONTINGENCY**	-	50,000	
611,969	447,439	132,926	**BUDGETED FUND BALANCE**	0	361	
$ 4,063,440	$ 4,685,341	$ 4,873,328	**TOTAL GENERAL FUND**	$ 4,818,092	$ 4,654,644	

GENERAL FUND

General Support Resources

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
$ 378,737	$ 447,439	$ 587,057	Net Working Capital	$ 66,805	$ 74,305	
			LICENSES & FEES			
$ 121,924	$ 120,899	$ 122,000	Salem Electric	$ 172,000	$ 122,000	
247,152	262,752	268,000	PGE	382,000	260,000	
74,932	142,658	93,250	NWNG	158,500	98,500	
68,752	114,680	93,500	US West	94,800	94,800	
180,625	203,683	203,217	AT & T	230,496	230,496	
44,622	45,531	45,439	Lorens Sanitation	76,345	46,345	
24,750	27,021	25,775	Valley Garbage	46,000	28,000	
			Water Fees		133,000	
-	145,230	-	PEG Fees	-	-	
3,600	7,272	7,260	Cell Tower Rent	6,600	7,260	
-	5,121	2,000	Systems Development Administration Fee	2,000	2,000	
5,733	3,840	4,100	Licenses/Permits	4,100	4,100	
$ 772,090	$ 1,078,687	$ 864,538	Total Licenses & Fees	$ 1,172,841	$ 1,026,501	
			INTERGOVERNMENTAL			
$ 222,829	$ 215,201	$ 224,643	Liquor Tax	$ 231,769	$ 231,769	
73,056	63,575	63,906	Cigarette Tax	62,486	62,486	
$ 295,885	$ 278,776	$ 288,549	Total Intergovernmental	$ 294,255	$ 294,255	

GENERAL FUND

General Support Resources

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MISCELLANEOUS			
$ 10,230	$ 8,140	$ 7,025	Rentals	$ 2,800	$ 2,800	
25,504	24,182	47,500	Interest	9,000	59,500	
33,127	27,838	2,000	Misc. Revenue	8,000	8,000	
$ 68,861	$ 60,160	$ 56,525	Total Miscellaneous	$ 19,800	$ 70,300	
			TRANSFERS			
$ -	$ 62,260	$ -	From Street Assessment Fund	$ -	$ -	
66,500		-	Revenue Sharing Fund	113,050	-	
			From Housing Rehabilitation Fund		3,000	
67,571		-	From Utility Fund	-	30,000	
$ 134,071	$ 62,260	$ -	Total Transfers	$ 113,050	$ 33,000	
$ 1,649,644	$ 1,927,322	$ 1,796,669	TOTAL GENERAL SUPPORT RESOURCES	$ 1,666,751	$ 1,498,361	
			TAXES			
$ -	$ 40,443	$ 50,000	Hotel/Motel Tax	$ 50,000	$ 50,000	
80,471	84,016	80,000	Prior Year Taxes Due	70,000	70,000	
1,802,363	1,871,047	2,056,035	Tax Base	2,219,422	2,219,422	
$ 1,882,834	$ 1,995,506	$ 2,186,035	TOTAL TAXES	$ 2,339,422	$ 2,339,422	
$ 3,532,478	$ 3,922,828	$ 3,982,704	**TOTAL RESOURCES**	$ 4,006,173	$ 3,837,783	

GENERAL FUND

Administration

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 329,423	$ 400,224	$ 535,915	GENERAL SUPPORT	$ 454,991	$ 333,286	
			EXPENDITURES			
			PERSONAL SERVICES			
$ 30,077	$ 43,768	$ 46,189	City Manager	$ 39,434	$ 27,673	
17,872	11,586	13,481	Finance Director	14,973	14,973	
27,355	31,371	38,494	Human Resources Director	44,341	47,508	
58,664	51,716	46,274	Administrative Support Staff	47,001	42,213	
-	4,661	6,205	Facility Maintenance Worker	6,709	5,367	
1,730	1,419	1,000	Overtime	1,000	1,000	
2,081	2,253	2,315	Medicare	2,343	2,117	
16,553	20,628	26,757	Retirement	27,047	24,416	
9,912	10,795	16,859	Health & Dental Insurance	18,562	-	
199	219	235	Life Insurance	365	-	
1,424	1,845	2,052	Disability Insurance	2,076	-	
			Benefit Cap		16,272	
11,522	(607)	1,575	Unemployment Insurance	1,575	1,575	
3,185	1,696	1,956	Workers Compensation	334	297	
			Salary Survey		(6,000)	
-	5,210	-	Benefit Cash-Out			
$ 180,574	$ 186,560	$ 203,392	TOTAL PERSONAL SERVICES	$ 205,760	$ 177,411	

GENERAL FUND

Administration

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ 11,383	$ 9,140	$ 7,600	Materials & Supplies	$ 12,000	$ 11,630	
925	927	1,100	Printing	385	385	
4,944	6,942	7,500	Postage	5,250	4,663	
15,818	20,554	20,450	Dues/Subscriptions/Memberships	19,500	19,338	
2,495	5,448	10,430	Training & Travel	3,070	2,600	
7,039	6,517	4,000	Advertising	4,000	4,000	
46,965	32,151	31,300	Professional Services - Legal	33,000	33,000	
17,959	8,278	5,800	Contractual Services	12,500	-	
8,210	7,711	9,000	Audit	9,000	5,400	
8,370	8,388	7,000	Janitorial	9,300	9,300	
4,585	5,733	4,500	Utilities	2,700	2,700	
6,046	8,722	8,000	Telephone	10,600	10,600	
5,065	4,388	5,000	Insurance	5,043	5,043	
3,540	4,363	3,700	Equipment Maintenance	4,600	4,349	
467	444	400	Rental Property Expense	-	-	
1,682	521	3,000	Neighborhood Association Expense	3,000	3,000	
594	806	1,500	Volunteer Recognition	1,000	1,000	
2,014	3,141	1,700	Miscellaneous Expense	735	735	
-	510	2,000	Safety Committee	450	450	
-	4,684	3,257	Computer Maintenance	5,900	4,966	
-	14,000	-	CCTV Buy-In Fee	-	-	
-	53,409	81,286	Cable Regulatory Commission	92,198	-	
-	-	5,000	Emergency Management Expense	5,000	10,000	
-	-	10,000	KAVA - Hotel/Motel Tax	-	10,000	
-	6,485	10,000	Fire District - Hotel/Motel Tax	10,000	10,000	
$ 148,101	$ 213,262	$ 243,523	TOTAL MATERIALS & SERVICES	$ 249,231	$ 153,159	
			CAPITAL OUTLAY			
$ 748	$ 227	$ -	Office Furniture	$ -	$ -	
			Copier		2,716	
	175	-	Software	-	-	
-	-	89,000	PEG Equipment	-	-	
$ 748	$ 402	$ 89,000	TOTAL CAPITAL OUTLAY	$ -	$ 2,716	
$ 329,423	$ 400,224	$ 535,915	**TOTAL EXPENDITURES**	$ 454,991	$ 333,286	

GENERAL FUND

Parks

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
			LICENSES & FEES			
$ 530	$ 420	$ 500	Parks Fees	$ 500	$ 500	
90,647	116,962	124,226	GENERAL SUPPORT	116,794	86,248	
$ 91,177	$ 117,382	$ 124,726	**TOTAL RESOURCES**	$ 117,294	$ 86,748	
			EXPENDITURES			
			PERSONAL SERVICES			
$ -	$ 34,213	$ 31,433	Municipal Utility Worker	$ 34,042	$ 34,042	
28,575	-	-	Parks Maintenance Worker	-		
-	5,145	6,869	Administrative Support Staff	7,491	7,491	
4,104	5,857	13,000	Seasonal Help	-	13,000	
31	-	500	Overtime	-		
498	661	589	Medicare	638	638	
4,667	5,801	6,512	Retirement	7,061	7,061	
6,051	5,979	6,524	Health & Dental	7,254		
72	83	90	Life Insurance	144		
355	482	522	Disability Insurance	566		
			Benefit Cap		7,918	
321	291	528	Workers Compensation	1,247	1,247	
$ 44,674	$ 58,512	$ 66,567	TOTAL PERSONAL SERVICES	$ 58,444	$ 71,398	

GENERAL FUND

Parks

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ 341	$ 637	$ 250	Office Materials & Supplies	$ 250	$ 250	
7,650	11,173	11,000	Parks Materials & Supplies	11,000	11,000	
10	10	300	Dues	300	300	
140	947	1,000	Travel & Training	500	500	
1,938	1,489	1,000	Legal Services	1,000	1,000	
35,674	44,052	35,000	Contractual Services	36,000	-	
750	-	-	Professional Services	-	-	
-	150	109	Computer Maintenance	300	300	
-	-	1,000	Youth Recreation	1,000	1,000	
-	24	500	Equipment Maintenance	500	500	
			Parks Master Plan			
-	388	500	Vehicle Maintenance	500	500	
$ 46,503	$ 58,870	$ 50,659	TOTAL MATERIALS & SERVICES	$ 51,350	$ 15,350	
			CAPITAL OUTLAY			
$ -	$ -	$ 7,500	Vehicle Lease to Purchase	$ 7,500	$ -	
-	-	-	Goal Posts	-		
$ -	$ -	$ 7,500	TOTAL CAPITAL OUTLAY	$ 7,500	$ -	
$ 91,177	$ 117,382	$ 124,726	**TOTAL EXPENDITURES**	$ 117,294	$ 86,748	

GENERAL FUND

Community Development

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
			LICENSES & FEES			
$ 17,711	$ 23,904	$ 24,281	Land Use Application Fees	$ 22,411	$ 25,852	
37,239	22,022	23,807	Building Fees - Zoning	20,895	20,895	
-	21,717	42,114	Building Fees - Sinking Fund	42,000	42,000	
$ 54,950	$ 67,643	$ 90,202	Total Licenses & Fees	$ 85,305	$ 88,747	
$ 54,950	$ 67,643	$ 90,202	TOTAL ACTIVITY GENERATED	$ 85,305	$ 88,747	
79,237	172,361	165,773	GENERAL SUPPORT	169,408	151,414	
$ 134,187	$ 240,004	$ 255,975	**TOTAL RESOURCES**	$ 254,713	$ 240,161	

GENERAL FUND

Community Development

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENDITURES			
			PERSONAL SERVICES			
$ 5,966	$ -	$ -	Community Development Director	$ -	$ -	
-	7,189	22,559	Senior Planner	36,175	27,011	
37,505	39,641	30,967	Associate Planner	30,339	28,443	
19,427	31,062	33,546	Code Enforcement/Zoning Technician	33,285	33,285	
-	-	13,353	Permit Specialist	13,977	13,977	
-	5,145	6,869	Administrative Support Staff	7,491	7,491	
488	3,844	3,000	Overtime	3,000	3,000	
989	1,417	1,649	Medicare	1,864	1,694	
9,724	13,118	18,466	Retirement	20,615	18,735	
5,038	10,831	15,099	Health & Dental Insurance	16,277	-	
125	169	252	Life Insurance	426	-	
819	1,195	1,461	Disability Insurance	1,651	-	
			Benefit Cap		16,930	
892	1,179	1,452	Workers Compensation	333	316	
$ 80,973	$ 114,790	$ 148,673	TOTAL PERSONAL SERVICES	$ 165,434	$ 150,881	
			MATERIALS & SERVICES			
$ 3,328	$ 3,381	$ 3,000	Materials & Supplies	$ 4,300	$ 4,300	
834	1,507	2,000	Mapping Supplies & Services	1,200	1,200	
3,068	4,927	8,645	Printing & Postage	7,500	7,500	
353	469	500	Dues & Subscriptions	650	650	
2,422	3,553	4,500	Travel & Training	4,500	4,500	
2,479	6,719	1,500	Legal Advertising	2,000	2,000	
22,574	40,338	32,000	Legal Services	35,850	35,850	
12,256	53,905	38,235	Contractual services	18,280	18,280	
4,800	7,335	5,400	Hearings Officer	5,400	5,400	
-	3,080	1,522	Computer Maintenance	4,600	4,600	
-	-	10,000	Nuisance Abatement	5,000	5,000	
1,100	-	-	Building Administration Network	-	-	
$ 53,214	$ 125,214	$ 107,302	TOTAL MATERIALS & SERVICES	$ 89,280	$ 89,280	
$ 134,187	$ 240,004	$ 255,975	**TOTAL EXPENDITURES**	$ 254,713	$ 240,161	

GENERAL FUND

City Recorder - Municipal Court

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 183,211	$ 234,335	$ 274,720	**GENERAL SUPPORT**	$ 274,833	$ 260,794	
			EXPENDITURES			
			PERSONAL SERVICES			
$ 37,050	$ 40,088	$ 39,533	City Recorder	$ 41,838	$ 41,838	
-	22,061	27,934	Administrative Support Staff	29,315	29,315	
36,173	32,848	31,680	Court Clerk	36,357	36,357	
216	471	520	Overtime	500	500	
1,125	1,546	1,524	Medicare	1,652	1,652	
11,934	15,481	17,250	Retirement	18,695	18,695	
8,663	13,189	15,656	Health & Dental Insurance	17,445	-	
158	183	194	Life Insurance	311	-	
964	1,312	1,350	Disability Insurance	1,464	-	
			Benefit Cap		18,681	
997	1,121	1,325	Workers Compensation	180	180	
$ 97,280	$ 128,300	$ 136,966	TOTAL PERSONAL SERVICES	$ 147,758	$ 147,219	
			MATERIALS & SERVICES			
$ 2,616	$ 2,260	$ 1,900	Materials & Supplies	$ 2,500	$ 2,500	
2,530	2,626	3,075	Travel & Training	3,075	3,075	
5,858	1,260	1,600	Professional Services - Legal	1,600	1,600	
-	9,930	17,000	Professional Services - Judge	17,000	17,000	
13,748	2,412	4,875	Contractual Services	3,500	3,500	
-	3,125	1,954	Computer Maintenance	1,950	1,950	
-	-	350	Equipment Maintenance	350	350	
-	7,266	8,000	Collections Cost	10,000	10,000	
14,274	15,348	23,760	CC Assessments	12,800	12,800	
46,725	56,837	75,240	Unitary Assessment	60,800	60,800	
-	-	-	Elections Expense	13,500	-	
180	4,971	-	Refunds	-	-	
$ 85,931	$ 106,035	$ 137,754	TOTAL MATERIALS & SERVICES	$ 127,075	$ 113,575	
$ 183,211	$ 234,335	$ 274,720	**TOTAL EXPENDITURES**	$ 274,833	$ 260,794	

GENERAL FUND

Police

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
			INTERGOVERNMENTAL			
$ 42,400	$ 40,000	$ 73,047	SRO Contract	$ 96,114	$ 96,114	
10,775	35,276	172,875	Grants	141,000	141,000	
210	1,545	-	Crime Prevention	-	-	
$ 53,385	$ 76,821	$ 245,922	Total Intergovernmental	$ 237,114	$ 237,114	
			FINES & FORFEITS			
$ 303,277	$ 292,216	$ 396,000	Municipal Court Fines	$ 320,000	$ 320,000	
-	34,833	40,000	Collections - Past Due	50,000	50,000	
22,910	39,153	42,000	Impoundment Fees	46,000	46,000	
8,069	4,479	2,000	Civil Forfeitures	-	-	
$ 334,256	$ 370,681	$ 480,000	Total Fines & Forfeits	$ 416,000	$ 416,000	
			MISCELLANEOUS			
$ 5,480	$ 168	$ -	Police Donations	$ -	$ -	
7,515		-	DARE Donations	-	-	
-	9,317	2,000	K-9 Donations	3,000	3,000	
2,214	1,376	2,000	Special Duty Officers	-	1,500	
$ 15,209	$ 10,861	$ 4,000	Total Miscellaneous	$ 3,000	$ 4,500	
$ 402,850	$ 458,363	$ 729,922	TOTAL ACTIVITY GENERATED	$ 656,114	$ 657,614	
2,278,456	2,752,750	2,709,264	GENERAL SUPPORT	3,025,620	2,991,153	
$ 2,681,306	$ 3,211,113	$ 3,439,186	**TOTAL RESOURCES**	$ 3,681,734	$ 3,648,767	

GENERAL FUND

Police

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENDITURES			
			PERSONAL SERVICES			
$ 67,059	$ 34,790	$ 36,680	Administrative Assistant	$ 40,772	$ 40,772	
-	4,661	4,964	Facility Maintenance Worker	5,367	5,367	
36,181	69,713	77,995	Chief of Police	84,092	84,092	
91,378	127,776	134,226	Lieutenants	142,600	142,600	
280,833	274,582	397,500	Sergeants	476,565	476,565	
190,613	126,266	181,476	Detectives	276,528	234,624	
-	-	-	School Resource Officers	-	109,318	
629,526	954,501	903,025	Officers	940,546	873,133	
32,661	44,741	52,856	Community Service Officer	28,091	28,091	
84,359	132,767	152,498	Police Support Specialists	169,396	169,396	
-	40,322	41,827	Community Services Coordinator	-	-	
-	13,360	-	Crime Data Analyst	-	-	
-	-	34,101	Community Services Specialist	37,809	37,809	
9,165	490	2,000	Reserve Officers	5,150	-	
106,509	104,162	110,000	Overtime	90,000	90,000	
23,275	29,859	31,004	Medicare	33,841	33,841	
269,772	340,190	366,696	Retirement	400,710	400,710	
136,284	197,545	257,250	Health & Dental Insurance	268,026	181,608	
2,449	3,094	3,326	Life Insurance	5,380	3,859	
17,718	25,756	27,465	Disability Insurance	29,979	19,197	
-	-	-	Benefit Cap	-	92,552	
10,179	-	1,575	Unemployment Insurance	1,575	1,575	
28,117	26,549	27,251	Workers Compensation	54,651	54,651	
-	30,509	-	Benefit Cash-Out	-	-	
$ 2,016,078	$ 2,581,633	$ 2,843,715	TOTAL PERSONAL SERVICES	$ 3,091,078	$ 3,079,760	

GENERAL FUND

Police

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ 19,099	$ 16,826	$ 16,000	Materials & Supplies	$ 20,000	$ 20,000	
-	-	-	Reserve Officer Program	-	5,150	
32,334	36,016	26,000	Clothing	26,000	26,000	
5,366	67	-	DARE Program Supplies	-	-	
-	10,977	2,000	K-9 Supplies	3,000	3,000	
2,387	5,331	5,500	Printing	6,000	5,000	
6,068	5,080	7,500	Postage	8,000	8,000	
22,149	15,470	25,000	Travel & Training	25,000	24,000	
837	973	5,000	Tuition Reimbursement	5,000	5,000	
7,521	6,749	4,000	Testing	4,000	4,000	
19,415	9,642	9,000	Legal	6,000	6,000	
3,234	2,533	-	Contractual	-	-	
8,908	8,652	9,000	Janitorial	9,000	9,000	
11,950	8,410	11,000	Utilities	6,000	6,000	
20,498	28,395	22,000	Telephone	23,000	23,000	
51,689	50,351	56,600	Insurance	50,700	45,700	
7,699	16,469	21,000	Vehicle Lease	25,000		
2,508	2,923	2,000	Equipment Rental	5,500	5,500	
21,273	27,686	27,000	Gasoline	35,000	35,000	
-	36,602	19,130	Computer Maintenance	19,250	19,250	
44,105	50,060	40,000	Maintenance-Vehicles	25,000	25,000	
20,523	18,252	19,500	Maintenance-Equipment	19,500	19,500	
29,636	16,848	25,000	Operating Materials	30,000	29,000	
247,739	161,731	154,933	Salem Communications	162,316	162,316	
49,142	60,019	59,807	RAIN	50,891	50,891	
2,396	12,979	14,000	Investigations	14,000	13,000	
2,150	4,218	4,000	Crime Prevention	4,000	4,000	
2,208	8,115	-	Crime Prevention Program	-	-	
320	1,000	1,000	HEP-B Immunizations	1,000	1,000	
1,922	1,388	3,000	Miscellaneous	1,000	1,000	
			Ammo/Weapons		4,700	
3,837	4,286	6,500	Community Policing	6,500	5,000	
$ 646,913	$ 628,048	$ 595,470	TOTAL MATERIALS AND SERVICES	$ 590,657	$ 565,007	

GENERAL FUND

Police

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			CAPITAL OUTLAY			
$ 1,962	$ -	$ -	Weapons	$ -	$ -	
-	1,047	-	Protective Vests	-	4,000	
9,334	-	-	Patrol Vehicles	-	-	
7,019	385	-	Computer Equipment	-	-	
$ 18,315	$ 1,432	$ -	TOTAL CAPITAL OUTLAY	$ -	$ 4,000	
$ 2,681,306	$ 3,211,113	$ 3,439,185	**TOTAL EXPENDITURES**	$ 3,681,734	$ 3,648,767	

GENERAL FUND

Stadium Operations

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
			MISCELLANEOUS			
$ 53,491	$ 71,557	$ 70,000	Stadium Rent	$ 70,000	$ 70,000	
18,461	-	-	Team Property Tax Payment	-	-	
$ 71,952	$ 71,557	$ 70,000	**TOTAL RESOURCES**	$ 70,000	$ 70,000	
			EXPENDITURES			
			MATERIALS & SERVICES			
$ 380	$ -	$ -	Operational Costs	$ -	$ -	
1,166	243	-	Legal Services	-	-	
264	221	-	Contractual Services	-	-	
30,357	28,694	29,638	Property Tax	34,527	34,527	
$ 32,167	$ 29,158	$ 29,638	TOTAL MATERIALS & SERVICES	$ 34,527	$ 34,527	
$ 39,785	$ 42,399	$ 40,362	**AVAILABLE FOR GENERAL SUPPORT**	$ 35,473	$ 35,473	
$ 71,952	$ 71,557	$ 70,000	**TOTAL EXPENDITURE & GENERAL SUPPORT**	$ 70,000	$ 70,000	

SPECIAL REVENUE FUND

Street Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 865,639	$ 888,894	$ 547,374	Net Working Capital	$ 871,439	$ 871,439	
51,237	14,236	10,000	Planning Construction Fees	47,987	47,987	
(1,300)	-	-	ODOT Bike Grant	-	-	
1,205,223	1,158,171	1,268,073	State Fuels Tax	1,327,696	1,327,696	
-	7,330	2,206	Orchard-Filmore Assessments	2,200	2,200	
-	1,515	1,160	Orchard-Filmore Assessment Interest	1,200	1,200	
47,607	28,877	5,000	Interest	25,000	-	
14,020	-	-	FEMA Reimbursement	-	-	
21	1,405	-	Miscellaneous Revenue	-	-	
-	-	125,565	Transfer from Utility Fund	-	-	
6,940	19,723	-	Transfer from Street Assessments	-	-	
$ 2,189,387	$ 2,120,151	$ 1,959,378	**TOTAL RESOURCES**	$ 2,275,522	$ 2,250,522	

SPECIAL REVENUE FUND

Street Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENDITURES			
			PERSONAL SERVICES			
$ 7,387	$ 10,750	$ 11,345	City Manager	$ 9,685	$ 6,918	
27,883	29,279	33,802	Public Works Director	38,898	27,229	
-	17,334	18,800	Public Works Superintendent	21,463	21,463	
4,631	5,291	5,648	City Recorder	5,977	5,977	
-	19,484	33,648	Municipal Utility Worker	34,939	34,939	
22,796	4,661	7,446	Facility Maintenance Worker	8,050	5,367	
11,932	-	-	Community Development Director	-	-	
-	4,104	5,013	Senior Planner	2,412	2,412	
-	-	5,806	Associate Planner	5,689	5,689	
4,245	10,640	13,425	Administrative Support Staff	12,824	14,420	
-	2,897	3,370	Finance Director	3,743	3,743	
			Human Resources Director		2,534	
-	-	-	Code Enforcement/Zoning Technician	3,698	3,698	
2,257	1,380	4,500	Overtime	3,300	3,300	
1,240	1,672	2,126	Medicare	2,265	2,066	
15,337	15,266	24,454	Retirement	26,027	23,647	
8,309	11,898	19,159	Health & Dental Insurance	21,065	-	
119	138	230	Life Insurance	367	-	
890	1,674	1,882	Disability Insurance	2,007	-	
			Benefit Cap		20,975	
-	433	-	Unemployment	500	500	
1,132	1,409	1,814	Workers Compensation	1,247	1,214	
-	5,618	-	Benefit Cash-Out	-	-	
$ 108,158	$ 143,928	$ 192,468	TOTAL PERSONAL SERVICES	$ 204,155	$ 186,089	

SPECIAL REVENUE FUND

Street Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ -	$ 1,119	$ 2,000	Materials & Supplies	$ 2,000	$ 1,413	
1,790	2,003	2,500	Dues/Subscriptions	1,500	1,401	
307	3,553	3,740	Training & Travel	3,520	3,232	
8,337	10,698	6,000	Legal Services	7,000	7,000	
6,274	898	1,200	Contractual Services	1,000	1,000	
1,960	1,820	2,100	Audit	2,100	1,916	
96,513	110,161	75,000	Engineering Services	75,000	75,000	
-	-	7,000	Traffic Engineering	7,000	7,000	
274	480	1,000	Janitorial	1,000	1,000	
4,259	3,965	4,600	Insurance	8,800	8,800	
-	4,384	1,231	Computer Maintenance	1,700	1,127	
223	1,794	3,000	Equipment Maintenance	3,000	3,000	
-	-	3,000	Office Equipment-Maintenance	3,000	2,846	
-	-	10,500	Facility Maintenance	10,500	10,500	
3,268	17,209	25,000	Sidewalk Maintenance	25,000	25,000	
18,105	69,008	50,000	Storm Drain Maintenance	50,000	50,000	
51,390	51,954	67,000	Street Sweeping	68,000	68,000	
48,908	273,620	300,000	Street Resurfacing	526,000	526,000	
86,771	65,245	100,000	Street Maintenance	100,000	100,000	
44,558	31,071	55,000	Street Light Utilities	55,000	55,000	
18,067	9,770	19,000	Traffic Light Utilities	19,000	19,000	
-	14,000	-	CCTV Buy-In Fee	-	-	
-	-	10,000	River Wall Contract Services	3,000	3,000	
24	11,109	28,000	Flood & Drainage Services	15,000	15,000	
	5,000	-	Miscellaneous Expense	-	-	
$ 391,028	$ 688,861	$ 776,871	TOTAL MATERIALS & SERVICES	$ 988,120	$ 986,235	

SPECIAL REVENUE FUND

Street Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			CAPITAL OUTLAY			
$ 11,239	$ 3,138	$ 5,000	GIS System	$ 7,407	$ 7,407	
-	-	-	Copier	-	472	
-	-	425	Furniture	60	685	
675	1,257	520	Computer Equipment	-	523	
-	-	450	Software	-	-	
15,000	39,868	-	Vehicle	-	-	
-	-	2,000	Shop Paving	-	-	
-	-	4,000	Shop Addition	-	-	
-	-	6,500	Field Equipment	5,300	5,300	
-	-	310,000	Keizer Levee Construction	267,728	267,728	
-	-	125,000	Labish HMG Grant Expenditures	-	-	
-	-	-	Fork Lift	5,000	5,000	
-	57,582	-	Keizer Levee Study	-	-	
-	830	-	Master Plan	-	-	
53,075	63,531	99,000	Bike Paths	50,000	50,000	
415,431	436,930	165,000	Street Improvements	220,000	220,000	
133,532	-	-	Signal	-	-	
-	-	-	Storm Master Plan	125,000	125,000	
27,355	57,171	75,000	Storm Drains	135,000	135,000	
$ 656,307	$ 660,307	$ 792,895	TOTAL CAPITAL OUTLAY	$ 815,495	$ 817,115	

SPECIAL REVENUE FUND

Street Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			TRANSFERS			
$ 145,000	$ 145,000	$ -	Transfer to Urban Renewal (Radiant - 1/2)	$ -	$ -	
$ 1,300,493	$ 1,638,096	$ 1,762,234	TOTAL EXPENDITURES	$ 2,007,771	$ 1,989,439	
-	-	116,807	Contingency	120,000	120,000	
-	-	-	Reserve for Shop Addition	25,000	25,000	
888,894	482,055	80,337	BUDGETED FUND BALANCE	122,751	116,083	
$ 2,189,387	$ 2,120,151	$ 1,959,378	**TOTAL EXPENDITURE & FUND BALANCE**	$ 2,275,522	$ 2,250,522	

SPECIAL REVENUE FUND

Housing Services

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 6,779	$ 17,479	$ 76,472	Net Working Capital	$ 23,454	$ 23,454	
79,906	-	80,000	Community Development Block Grant	-	-	
23,594	54,740	80,000	Loan Proceeds	80,000	80,000	
437	2,228	500	Interest Revenue	500	500	
$ 110,716	$ 74,447	$ 236,972	**TOTAL RESOURCES**	$ 103,954	$ 103,954	
			EXPENDITURES			
			MATERIALS & SERVICES			
$ 29,402	$ 3,797	$ 23,697	Contractual Services	$ 8,000	$ 8,000	
63,835	18,205	213,275	Housing Rehabilitation Services	80,000	80,000	
$ 93,237	$ 22,002	$ 236,972	TOTAL MATERIALS & SERVICES	$ 88,000	$ 88,000	
$ 93,237	$ 22,002	$ 236,972	TOTAL EXPENDITURES	$ 88,000	$ 88,000	
17,479	52,445	-	BUDGETED FUND BALANCE	15,954	15,954	
$ 110,716	$ 74,447	$ 236,972	**TOTAL EXPENDITURE & FUND BALANCE**	$ 103,954	$ 103,954	

SPECIAL REVENUE FUND

Revenue Sharing

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 19,045	$ 26,365	$ 53,904	Net Working Capital	$ 64,790	$ 64,790	
137,143	134,999	141,285	State Revenue Sharing	161,370	161,370	
1,049	62	-	Interest	-	-	
4,628		-	Miscellaneous	-	-	
$ 161,865	$ 161,426	$ 195,189	**TOTAL RESOURCES**	$ 226,160	$ 226,160	

SPECIAL REVENUE FUND

Revenue Sharing

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENDITURES			
			MATERIALS & SERVICES			
$ -	$ -	$ -	Elections	$ -	$ 13,500	
-	-	-	Contract Services - Admin	-	5,800	
-	-	-	Contract Services - Parks	-	35,000	
-	-	-	Parks Master Plan Update	-	20,000	
$ -	$ -	$ -	TOTAL MATERIALS & SERVICES	$ -	$ 74,300	
			CAPITAL OUTLAY			
$ -	$ 5,558	$ 1,525	Furniture	$ -	$ 4,000	
-	-	6,670	Police Nylon Duty Rigs	-	-	
3,000	7,364	18,566	Police Motorcycles/Equipment	-	-	
3,202	12,411	13,535	Police Radios	-	-	
9,142	42,717	38,545	Computer Equipment	-	10,050	
-	-	4,725	Software	-	-	
-	-	14,110	Police Mobil Computer Terminal	14,110	14,110	
-	4,068	-	Vehicle Equipment	2,800	2,800	
20,156	43,366	16,235	Patrol Vehicles	87,500	87,500	
-	-	1,600	Police Storage Building	-	-	
-	-	8,707	Patrol Equipment	-	-	
-	-	5,000	Planning - GIS Plotter	-	-	
-	-	2,000	Parks Master Plan Update	-	-	
-	-	-	Ammo/Weapons	4,700	-	
-	-	-	Vehicle Lease - Police	-	25,000	
-	-	-	Vehicle Lease - Parks	-	7,500	
-	-	1,000	Police Protective Vests	4,000	-	
$ 35,500	$ 115,484	$ 132,218	TOTAL CAPITAL OUTLAY	$ 113,110	$ 150,960	

SPECIAL REVENUE FUND

Revenue Sharing

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			TRANSFERS			
$ 100,000	$ -	$ -	Transfer to City Hall Facility Fund	$ -	$ -	
-	-	-	Transfer to General Fund	113,050	-	
$ 100,000	$ -	$ -	TOTAL TRANSFERS	$ 113,050	$ -	
$ 135,500	$ 115,484	$ 132,218	TOTAL EXPENDITURES	$ 226,160	$ 225,260	
-	-	62,971	Contingency	-	900	
26,365	45,942	-	BUDGETED FUND BALANCE	-	-	
$ 161,865	$ 161,426	$ 195,189	**TOTAL EXPENDITURE & FUND BALANCE**	$ 226,160	$ 226,160	$ -

SPECIAL REVENUE FUND

Crime Prevention Grant

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 12,521	$ 10,351	$ 10,768	Net Working Capital	$ 11,795	$ 11,795	
-	-	-	Police Grant	-	-	
-	500	-	Police Donations	-	-	
598	570	-	Interest	-	-	
$ 13,119	$ 11,421	$ 10,768	**TOTAL RESOURCES**	$ 11,795	$ 11,795	
			EXPENDITURES			
			PERSONAL SERVICES			
$ -	$ 370	$ 10,768	Overtime & Benefits	$ 5,898	$ 5,898	
$ -	$ 370	$ 10,768	TOTAL PERSONAL SERVICES	$ 5,898	$ 5,898	
			MATERIALS & SERVICES			
$ -	$ 63	$ -	Materials & Supplies	$ 5,898	$ 5,897	
$ -	$ 63	$ -	TOTAL MATERIALS & SERVICES	$ 5,898	$ 5,897	
			CAPITAL OUTLAY			
$ 2,768	$ -	$ -	Computer Equipment	$ -	$ -	
$ 2,768	$ -	$ -	TOTAL CAPITAL OUTLAY	$ -	$ -	
$ 2,768	$ 433	$ 10,768	TOTAL EXPENDITURES	$ 11,795	$ 11,795	
10,351	10,988	-	BUDGETED FUND BALANCE	-	0	
$ 13,119	$ 11,421	$ 10,768	**TOTAL EXPENDITURE & FUND BALANCE**	$ 11,795	$ 11,795	

SPECIAL REVENUE FUND

911 Communications

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 176,751	$ 198,807	$ 173,344	Net Working Capital	$ 167,026	$ 167,025	
101,813	81,702	108,000	911 Excise Tax	124,780	124,780	
9,651	11,075	8,000	Interest	6,000	-	
$ 288,215	$ 291,584	$ 289,344	**TOTAL RESOURCES**	$ 297,806	$ 291,805	
			EXPENDITURES			
			MATERIALS & SERVICES			
$ 22,908	$ 24,808	$ 24,300	DST. to 911 Agencies	$ 28,100	$ 53,655	
-	52,130	52,970	911 Calls	60,544	60,544	
	44,207	50,579	Police Dispatch	56,275	56,275	
$ 22,908	$ 121,145	$ 127,849	TOTAL MATERIALS & SERVICES	$ 144,919	$ 170,474	
			TRANSFERS			
$ 66,500	$ -	$ -	Transfer to General Fund	$ -	$ -	
$ 66,500	$ -	$ -	TOTAL TRANSFERS	$ -	$ -	
$ 89,408	$ 121,145	$ 127,849	TOTAL EXPENDITURES	$ 144,919	$ 170,474	
-	-	161,495	Contingency	152,886	121,330	
198,807	170,439	-	BUDGETED FUND BALANCE	-	-	
$ 288,215	$ 291,584	$ 289,344	**TOTAL EXPENDITURE & FUND BALANCE**	$ 297,806	$ 291,805	

CAPITAL PROJECTS FUND

City Hall Facility Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 17,556	$ 103,265	$ 13,871	Net Working Capital	$ 60,431	$ 60,431	
4,211	3,615	600	Interest	3,000	3,000	
-	-	100,000	Transfer from Urban Renewal Project Fund	100,000	100,000	
100,000	-	-	Transfer from Revenue Sharing	-	-	
$ 121,767	$ 106,880	$ 114,471	**TOTAL RESOURCES**	$ 163,431	$ 163,431	
			EXPENDITURES			
			CAPITAL OUTLAY			
$ 18,502	$ 94,023	$ 100,000	Improvements	$ 60,000	$ 60,000	
$ 18,502	$ 94,023	$ 100,000	TOTAL EXPENDITURES	$ 60,000	$ 60,000	
-	-	14,471	Contingency	103,431	103,431	
103,265	12,857	-	BUDGETED FUND BALANCE	-	-	
$ 121,767	$ 106,880	$ 114,471	**TOTAL EXPENDITURE & FUND BALANCE**	$ 163,431	$ 163,431	

CAPITAL PROJECTS FUND

Park Improvement Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 275,755	$ 320,754	$ 312,440	Net Working Capital	$ 249,818	$ 249,818	
16,683	15,563	14,116	Interest	4,500	-	
119,200	136,746	75,000	System Development Fees	60,000	60,000	
$ 411,638	$ 473,063	$ 401,556	**TOTAL RESOURCES**	$ 314,318	$ 309,818	
			EXPENDITURES			
			CAPITAL OUTLAY			
$ 74,853	$ 128,578	$ 80,000	Land Acquisition	$ -		
-		8,000	Parks Master Plan Update	-	-	
16,031	59,241	40,000	Improvements	60,000	60,000	
$ 90,884	$ 187,819	$ 128,000	TOTAL CAPITAL OUTLAY	$ 60,000	$ 60,000	
-	-	273,556	Contingency	254,318	109,818	
-	-	-	Contingency for Improvements	-	140,000	
320,754	285,244	-	BUDGETED FUND BALANCE	-	-	
$ 411,638	$ 473,063	$ 401,556	**TOTAL EXPENDITURE & FUND BALANCE**	$ 314,318	$ 309,818	

DEBT SERVICE FUND

Street Assessments

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 67,894	$ 80,673	$ -	Net Working Capital	$ -	$ -	
			Keizer Heights LID			
515	-	-	Assessments	-	-	
84	-	-	Assessment Interest	-	-	
			Orchard-Filmore			
7,859	-	-	Assessments	-	-	
2,182	-	-	Assessment Interest	-	-	
4,079	1,391	-	Interest	-	-	
5,000	(81)	-	Miscellaneous Revenue	-	-	
$ 87,613	$ 81,983	$ -	**TOTAL RESOURCES**	$ -	$ -	
			EXPENDITURES			
			TRANSFERS			
$ 6,940	$ 19,723	$ -	Transfer to Street Fund	$ -	$ -	
-	62,260	-	Transfer to General Fund	-	-	
$ 6,940	$ 81,983	$ -	TOTAL TRANSFERS	$ -	$ -	
$ 80,673	$ -	$ -	BUDGETED FUND BALANCE	$ -	$ -	
$ 87,613	$ 81,983	$ -	**TOTAL EXPENDITURE & FUND BALANCE**	$ -	$ -	

ENTERPRISE FUND

Utilities Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 127,112	$ 174,484	$ 203,193	Net Working Capital	$ 96,825	$ 96,825	
12,876	1,631	300	Planning/Construction Fees	11,000	11,000	
2,476,491	2,703,007	2,866,511	Salem Sewer Billing	3,249,768	3,249,768	
188,530	247,237	228,250	Sewer Administration Fee	240,214	240,214	
-	-	4,641	Oakwood Assessment	4,600	4,600	
290,682	281,963	-	Lighting Districts	-	-	
905	909	900	Wheatland Sewer Assessment	900	900	
$ 3,096,596	$ 3,409,231	$ 3,303,795	TOTAL	$ 3,603,307	$ 3,603,307	
			MISCELLANEOUS			
$ 7	$ 1,798	$ -	Miscellaneous	$ -	$ -	
4,946	9,688	5,000	Interest	2,500	-	
-	-	3,754	Oakwood Interest	3,700	3,700	
375	573	575	Wheatland Interest	575	575	
$ 5,328	$ 12,059	$ 9,329	TOTAL MISCELLANEOUS	$ 6,775	$ 4,275	
$ 3,101,924	$ 3,421,290	$ 3,313,124	**TOTAL RESOURCES**	$ 3,610,082	$ 3,607,582	

ENTERPRISE FUND

Utilities Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENSES			
			PERSONAL SERVICES			
$ 3,694	$ 5,375	$ 5,672	City Manager	$ 4,843	$ 692	
13,942	14,639	10,141	Public Works Director	11,670	11,670	
4,631	5,291	-	City Recorder	-	-	
5,966	-	-	Community Development Director	-	-	
-	4,104	5,013	Senior Planner	965	965	
14,825	51,780	57,168	Administrative Support Staff	63,477	63,477	
2,234	2,897	13,481	Finance Director	14,973	14,973	
			Human Resources Director	-	1,900	
-	4,317	2,800	Overtime	2,500	2,500	
686	1,359	1,406	Medicare	1,474	1,440	
6,143	14,741	15,951	Retirement	16,682	16,262	
4,602	8,279	14,337	Health & Dental Insurance	16,551	-	
64	161	174	Life Insurance	281	-	
477	1,184	1,246	Disability Insurance	1,306	-	
			Benefit Cap	-	17,356	
-	3,893	-	Unemployment	1,500	1,500	
601	890	1,221	Workers Compensation	199	193	
-	2,584	-	Benefit Cash-Out	-	-	
$ 57,865	$ 121,494	$ 128,610	TOTAL PERSONAL SERVICES	$ 136,421	$ 132,927	

ENTERPRISE FUND

Utilities Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ 302	$ 4,789	$ 3,768	Materials & Supplies	$ 5,500	$ 5,460	
11,206	8,093	7,307	Postage & Printing	10,040	9,977	
901	1,020	1,348	Dues/Subscriptions	950	933	
20	2,033	2,847	Travel & Training	4,950	4,900	
266	349	130	Advertising	1,000	1,000	
6,977	4,017	5,916	Legal Services	2,300	2,300	
18,354	7,018	8,200	Contractual services	3,000	3,000	
980	910	1,213	Audit	1,250	3,335	
40,952	40,152	49,225	Engineering Services	24,000	24,000	
736	2,394	1,576	Utilities	500	500	
1,506	521	445	Telephone	100	100	
12	28	20	Insurance	5,300	5,300	
-	3,576	2,965	Computer Maintenance	4,370	4,270	
112	-	-	Equipment Maintenance	100	73	
-	-	10,500	Facility Maintenance	-	10,500	
2,469,224	2,692,607	2,866,511	Salem Sewer Payments	3,246,007	3,246,007	
238,186	244,874	-	Lighting Costs	-	-	
-	14,000	-	CCTV Buy-In Fee	-	-	
$ 2,789,734	$ 3,026,381	$ 2,961,971	TOTAL MATERIALS & SERVICES	$ 3,309,366	$ 3,321,654	
			CAPITAL OUTLAY			
$ 10,050	$ 8,430	$ 3,000	GIS System	$ -	$ -	
			Copier		571	
-	-	-	Telephone Equipment	400	400	
207	-	2,400	Furniture	480	1,780	
-	344	-	Scanner	-	-	
2,013	2,252	935	Computer Equipment	-	422	
-	740	2,250	Software	-	-	
$ 12,270	$ 11,766	$ 8,585	TOTAL CAPITAL OUTLAY	$ 880	$ 3,173	

ENTERPRISE FUND

Utilities Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			DEBT SERVICE			
$ -	$ -	$ 5,000	Oakwood Principal	$ 5,000	$ 5,000	
-	-	4,345	Oakwood Interest	3,839	3,839	
$ -	$ -	$ 9,345	TOTAL DEBT SERVICE	$ 8,839	$ 8,839	
			TRANSFERS			
$ 67,571	$ -	$ -	Transfer to General Fund	$ -	$ 30,000	
-	-	125,565	Transfer to Street Fund	-	-	
$ 67,571	$ -	$ 125,565	TOTAL TRANSFERS	$ -	$ 30,000	
$ 2,927,440	$ 3,159,641	$ 3,234,076	TOTAL EXPENSES	$ 3,455,506	$ 3,496,593	
-	-	26,199	Contingency	30,000	15,000	
174,484	261,649	52,849	BUDGETED FUND BALANCE	124,575	95,989	
$ 3,101,924	$ 3,421,290	$ 3,313,124	**TOTAL EXPENSES & BUDGETED FUND BALANCE**	$ 3,610,082	$ 3,607,582	

ENTERPRISE FUND

Water Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 515,665	$ 690,611	$ 203,532	Net Working Capital	$ 457,184	$ 457,184	
29,731	12,218	8,000	Planning & Construction Fees	14,000	14,000	
1,545,190	1,660,098	1,760,482	Water Sales	1,824,122	1,691,122	
92,245	73,346	50,000	Service Fees	50,000	50,000	
20,631	17,347	10,000	Interest	3,000	3,000	
1,368	36,801	2,000	Other Income	2,000	2,000	
12,310	6,313	8,500	Live Tap Reimbursement	7,500	7,500	
$ 2,217,140	$ 2,496,734	$ 2,042,514	**TOTAL RESOURCES**	$ 2,357,806	$ 2,224,806	

ENTERPRISE FUND

Water Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENSES			
			PERSONAL SERVICES			
$ 10,553	$ 15,357	$ 16,207	City Manager	$ 13,836	$ 6,918	
13,942	14,640	16,901	Public Works Director	19,449	19,449	
35,943	26,000	28,199	Public Works Superintendent	32,194	32,194	
260,804	283,636	285,669	Municipal Utility Worker	296,805	296,805	
8,949	-	-	Community Development Director	-	-	
-	4,105	5,013	Senior Planner	965	965	
-	-	1,935	Associate Planner	1,896	1,896	
84,637	72,399	85,138	Administrative Support Staff	91,684	91,684	
11,724	13,445	16,497	Human Resources Director	19,003	10,135	
20,105	26,069	16,851	Finance Director	18,716	18,716	
-	4,661	6,205	Facility Maintenance Worker	6,709	6,709	
-	-	-	Seasonal Help	38,000	38,000	
-	-	2,800	Overtime/Vacation Pay - Utility Billing	3,000	3,000	
16,117	17,840	15,050	Overtime/Vacation Pay - Public Works	16,000	16,000	
5,057	5,200	5,200	Duty Pay	5,200	5,200	
7,135	7,468	7,356	Medicare	7,704	7,462	
71,528	74,181	83,125	Retirement	87,030	84,163	
53,005	65,895	68,860	Health & Dental Insurance	76,852	-	
868	989	925	Life Insurance	1,477	-	
5,684	6,538	6,517	Disability Insurance	6,825	-	
			Benefit Cap		81,950	
1,810	4,325	1,525	Unemployment Insurance	8,000	8,000	
11,049	5,454	6,461	Workers Compensation	6,802	6,779	
-	7,015	-	Benefit Cash-Out	-	-	
$ 618,910	$ 655,217	$ 676,434	TOTAL PERSONAL SERVICES	$ 758,147	$ 736,024	

ENTERPRISE FUND

Water Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ 14,037	$ 14,873	$ 14,000	Materials & Supplies	$ 14,000	$ 13,736	
15,989	12,075	15,000	Postage & Printing	15,000	14,581	
2,808	-	3,000	Concrete	4,000	4,000	
4,797	3,472	6,000	Rock & Backfill	5,000	5,000	
9,981	8,222	13,000	Paving	10,000	10,000	
11,560	26,858	32,000	Polyphosphate	55,000	55,000	
8,527	9,646	12,000	Fluoride	12,000	12,000	
5,024	4,940	8,000	Dues & Subscriptions	6,000	5,885	
7,443	14,336	14,000	Travel & Training	14,000	13,665	
1,022	1,186	1,000	Advertising	1,000	1,000	
4,138	2,470	3,000	Legal Services	3,000	3,000	
24,419	23,390	19,000	Contractual Services	19,000	19,000	
2,830	2,600	3,000	Audit	3,000	1,870	
1,683	463	2,000	Flagging	2,000	2,000	
31,295	28,150	25,000	Engineering Services	25,000	25,000	
7,702	8,057	4,500	Janitorial	7,000	7,000	
2,288	2,590	3,000	Clothing	3,000	3,000	
87,187	103,831	104,476	Utilities	104,000	104,000	
4,702	5,210	5,500	Natural Gas	5,500	5,500	
30,422	29,245	29,000	Telephone	29,000	29,000	
3,595	(515)	6,000	Telemetry	6,000	6,000	
34,893	32,107	36,500	Insurance	31,600	31,600	
6,038	7,717	8,000	Gasoline	10,000	10,000	
3,820	3,185	6,000	Diesel Fuel	6,000	6,000	
-	15,432	268	Computer Maintenance	7,160	6,494	
7,615	16,236	13,000	Vehicle Maintenance	13,000	13,000	
15,501	12,876	10,000	Equipment Maintenance	10,000	9,821	
21,260	31,750	30,000	Plant Maintenance	32,000	32,000	
9,585	5,738	7,650	Live Taps	5,000	5,000	
5,636	15,019	20,000	Pumphouse Maintenance	20,000	20,000	

ENTERPRISE FUND

Water Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
7,419	27,755	25,000	Pump Maintenance	25,000	25,000	
32,047	22,887	30,000	Op Mat/Supply-New Service	30,000	30,000	
-	194,012	80,000	Watermains	120,000	120,000	
2,544	5,088	4,000	Well Property Lease	4,000	4,000	
6,120	28,325	12,000	Lab Tests	12,000	12,000	
-	-	14,000	Contract Meter Reading	18,000	18,000	
-	-	9,000	Consumer Confidence Report	15,000	15,000	
-	-	10,500	Facility Maintenance	10,500	10,500	
78	242	100	Miscellaneous	-	-	
$ 434,005	$ 719,468	$ 638,494	TOTAL MATERIALS & SERVICES	$ 711,760	$ 708,652	
			CAPITAL OUTLAY			
$ -	$ 3,435	$ 10,000	Base Maps	$ 2,000	$ 2,000	
			Copier		1,322	
-	-	-	Telephone System	550	550	
580	226	3,375	Furniture	660	2,285	
5,231	-	3,000	Field Equipment	5,000	5,000	
-	14,764	-	Itron System Upgrade	-	-	
	-	3,000	Telemetry System	-	-	
-	345	-	Scanner	-	-	
7,670	4,152	2,635	Computer Equipment	-	2,200	
1,802	740	2,925	Software	-	-	
18,774	19,542	-	Public Works Vehicle	-	-	
-	-	8,000	Shop Paving	-	-	
-	-	11,000	Shop Addition	-	-	
1,987	56,161	-	Auxiliary Water Garage	-	-	
35,851	34,282	35,000	Water Meters	35,000	35,000	
-	-	9,000	Water Master Plan Amendment	-	-	
-	-	-	Fork Lift	5,000	5,000	
-	-	-	Pressure Relief Valves	35,000	35,000	
19,114	10,315	54,000	Water Pump	25,000	25,000	
$ 91,009	$ 143,962	$ 141,935	TOTAL CAPITAL OUTLAY	$ 108,210	$ 113,358	

ENTERPRISE FUND

Water Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			DEBT SERVICE			
$ 305,000	$ 320,000	$ 340,000	Bond Principal-6/3/1991 Issue	$ 360,000	$ 360,000	
77,605	60,220	41,660	Bond Interest-6/3/1991 Issue	21,600	21,600	
$ 382,605	$ 380,220	$ 381,660	TOTAL DEBT SERVICE	$ 381,600	$ 381,600	
			TRANSFERS			
$ -	$ 100,000	$ 50,000	Transfer to Water Facility Replacement Reserve	$ 200,000	$ 67,000	
$ -	$ 100,000	$ 50,000	TOTAL TRANSFERS	$ 200,000	$ 67,000	
$ 1,526,529	$ 1,998,867	$ 1,888,523	TOTAL EXPENSES	$ 2,159,717	$ 2,006,634	
$ -	$ -	$ 56,020	Contingency	$ 60,000	$ 60,000	
-	-	-	Shop Reserve	25,000	25,000	
690,611	497,867	97,971	BUDGETED FUND BALANCE	113,089	133,172	
$ 2,217,140	$ 2,496,734	$ 2,042,514	**TOTAL EXPENSES & BUDGETED FUND BALANCE**	$ 2,357,806	$ 2,224,806	

ENTERPRISE FUND

Street Lighting Districts

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ -	$ -	$ 34,664	Net Working Capital	$ 53,863	$ 53,862	
-	-	39,598	Administration Fee	-	-	
-	-	237,371	Lighting District Assessments	280,000	280,000	
$ -	$ -	$ 311,633	**TOTAL RESOURCES**	$ 333,863	$ 333,862	
			EXPENSES			
			PERSONAL SERVICES			
$ -	$ -	$ 6,760	Public Works Director	$ 7,780	$ 7,780	
-	-	5,648	City Recorder	5,977	5,977	
-	-	1,859	Administrative Support Staff	1,997	3,593	
-	-	3,370	Finance Director	3,743	3,743	
			City Manager		692	
			Facility Maintenance		1,342	
-	-	271	Medicare	300	355	
-	-	3,180	Retirement	3,517	4,144	
-	-	1,889	Health & Dental Insurance	2,032	-	
-	-	22	Life Insurance	35	-	
-	-	240	Disability Insurance	265	-	
			Benefit Cap		2,843	
-	-	226	Workers Compensation	31	42	
$ -	$ -	$ 23,465	TOTAL PERSONAL SERVICES	$ 25,676	$ 30,511	

ENTERPRISE FUND

Street Lighting Districts

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			MATERIALS & SERVICES			
$ -	$ -	$ 200	Materials & Supplies	$ 100	$ 100	
-	-	101	Dues/Subscriptions	50	50	
-	-	475	Travel & Training	200	200	
-	-	300	Legal Services	50	50	
-	-	60	Audit	75	318	
-	-	80	Utilities	700	700	
-	-	25	Telephone	550	550	
-	-	148	Computer Maintenance	530	530	
-	-	6,000	Engineering costs	2,700	2,700	
-	-	267,940	Lighting Costs	287,138	287,138	
$ -	$ -	$ 275,329	TOTAL MATERIALS & SERVICES	$ 292,094	$ 292,337	
			CAPITAL OUTLAY			
$ -	$ -	$ 100	Furniture	$ -	$ 325	
			Copier		97	
-	-	90	Computer Equipment		72	
-	-	450	Software	-	-	
$ -	$ -	$ 640	TOTAL CAPITAL OUTLAY	$ -	$ 494	
$ -	$ -	$ 299,434	TOTAL EXPENSES	$ 317,770	$ 323,342	
-	-	5,232	Contingency	10,000	10,000	
-	-	6,967	BUDGETED FUND BALANCE	6,092	519	
$ -	$ -	$ 311,633	**TOTAL EXPENSES & BUDGETED FUND BALANCE**	$ 333,863	$ 333,862	

ENTERPRISE FUND

Water Facility Replacement Reserve

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ 430,684	$ 151,457	$ 98,761	Net Working Capital	$ 169,935	$ 169,935	
27,396	11,997	4,800	Interest	7,000	-	
125,482	108,030	87,500	Systems Development Fees	54,000	54,000	
-	-	9,100	Oversized Reimbursement Fees	6,000	6,000	
-	100,000	50,000	Transfer from Water Fund	200,000	67,000	
$ 583,562	$ 371,484	$ 250,161	**TOTAL RESOURCES**	$ 436,935	$ 296,935	
			EXPENSES			
			CAPITAL OUTLAY			
$ -	$ 49,518	$ 70,000	Repayment for Oversized Watermains	$ 58,800	$ 58,800	
60,971	-	-	Land Acquisition	-	-	
-	-	-	Meadows Well	-	-	
371,134	292,887	-	Reservoir	-	-	
$ 432,105	$ 342,405	$ 70,000	TOTAL EXPENSES	$ 58,800	$ 58,800	
$ -	$ -	$ 180,000	Reserve for Reservoir	$ 370,000	$ 237,000	
$ 151,457	$ 29,079	$ 161	BUDGETED FUND BALANCE	$ 8,135	$ 1,135	
$ 583,562	$ 371,484	$ 250,161	**TOTAL EXPENSES & BUDGETED FUND BALANCE**	$ 436,935	$ 296,935	

ENTERPRISE FUND

Utilities Assessment Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
			Oakwood Sewer District			
$ (3,180)	$ (4,788)	$ -	Working Capital Carryforward	$ -	$ -	
4,641	4,641	-	Sewer Assessments	-	-	
4,735	4,244	-	Assessment Interest	-	-	
-	3	-	Miscellaneous Revenue			
$ 6,196	$ 4,100	$ -	TOTAL	$ -	$ -	
			TRANSFERS			
$ -	$ 5,687	$ -	From General Fund	$ -	$ -	
$ 6,196	$ 9,787	$ -	**TOTAL RESOURCES**	$ -	$ -	

ENTERPRISE FUND

Utilities Assessment Fund

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			EXPENSES			
			MATERIALS & SERVICES			
$ 634	$ 615	$ -	Contractual Services	$ -	$ -	
$ 634	$ 615	$ -	TOTAL MATERIALS & SERVICES	$ -	$ -	
			DEBT SERVICE			
			Bond Principal			
$ 5,000	$ 5,000	$ -	Oakwood Sewer 11/1/88	$ -	$ -	
$ 5,000	$ 5,000	$ -	TOTAL PRINCIPAL	$ -	$ -	
			Bond Interest			
$ 5,350	$ 4,849	$ -	Oakwood Sewer 11/1/88	$ -	$ -	
$ 5,350	$ 4,849	$ -	TOTAL BOND INTEREST	$ -	$ -	
$ 10,350	$ 9,849	$ -	TOTAL DEBT SERVICE	$ -	$ -	
$ 10,984	$ 10,464	$ -	TOTAL EXPENSES	$ -	$ -	
(4,788)	(677)	-	BUDGETED FUND BALANCE	-	-	
$ 6,196	$ 9,787	$ -	**TOTAL EXPENSES & BUDGETED FUND BALANCE**	$ -	$ -	

ENTERPRISE FUND

Sewer Reserve

Actual 1997-98	Actual 1998-99	Adopted 1999-00		Manager Recommended	Committee Approved	Adopted 2000-01
			RESOURCES			
$ -	$ 128,298	$ 177,721	Net Working Capital	$ 194,621	$ 194,621	
126,852	262,653	198,000	Sanitary Sewer Acreage Fee	112,500	112,500	
-	-	-	Storm Sewer Acreage Fee	32,000	32,000	
1,446	13,890	8,900	Interest	5,000	5,000	
$ 128,298	$ 404,841	$ 384,621	**TOTAL RESOURCES**	$ 344,121	$ 344,121	
			EXPENSES			
			CAPITAL OUTLAY			
$ -	$ 156,487	$ 375,000	Sewer Line Extensions	$ 270,000	$ 270,000	
-	-	-	Storm Drain Reimbursement	32,000	32,000	
$ -	$ 156,487	$ 375,000	TOTAL EXPENSES	$ 302,000	$ 302,000	
128,298	248,354	9,621	BUDGETED FUND BALANCE	42,121	42,121	
$ 128,298	$ 404,841	$ 384,621	**TOTAL EXPENSES & BUDGETED FUND BALANCE**	$ 344,121	$ 344,121	

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 7b

RESOLUTION TRANSFERING APPROPRIATIONS FOR FISCAL YEAR 1999-2000

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER:_____

TO: **MAYOR NEWTON AND CITY COUNCILORS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

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

SUBJECT: Transferring Appropriation for Fiscal Year 1999-2000

ISSUE:
There are several issues regarding the current 1999-2000 budget that need resolution:

1) During the fiscal year 1999-2000 budget process the Budget Committee approved $81,286 in expenditures to the Cable Regulatory Commission for the use of CCTV broadcast services. The entire amount was appropriated to the General Fund. However, the preceding year (1998-1999) the buy-in fee to CRC was split among the operating funds in recognition that these funds would receive benefit from broadcast services. During staff discussions this past week the question was raised as to why the cost of CRC was fully funded by the General Fund and not the City's other operating funds, including the Urban Renewal District, which receive some benefit from this service.

2) Several situations occurred during the past year which were unanticipated at the time of the budget preparation for the 1999-2000 fiscal year. For example:

- Property tax payments from the Stadium Operations Fund were higher than anticipated.
- Worker's compensation costs for the Police Department almost doubled from the budgeted amount.
- During the 1999-2000 budget process the City was in negotiations with the Keizer Police Association. The impact of these negotiations was not known at the time the budget was prepared and resulted in higher salaries in some cases.
- Gasoline prices went above the amount anticipated.
- The City Manager retirement cash-out was an unanticipated personal services cost. The Water Fund was the heaviest hit by this expense.
- Council approved a "radar trailer" to be funded from the Revenue Sharing Fund. In addition, File Magic software was needed to make our record keeping function year 2000 compliant.

Staff has taken several measures to cut costs in other line items to cover these overages. The May 31, 2000 expenditure report shows the General Fund slightly under budget year-to-date (10.85% unexpended verses 9% targeted for the 11th month). However, much work needs to be done to close the books for the year. Invoices will be coming in during July, August and September which will be coded to the 1999-2000 budget. It is not known at this time the full impact of these closing entries. To ensure the City's compliance with Oregon Budget Law staff recommend transferring the contingency appropriation as follows:

FISCAL IMPACT:

1) The cost/(savings) of allocating the budgeted amount of CRC expenditure is as follows:

	Based on 1/5 Split	Based on Budgeted Expenditures
General Fund	$(65,029)	$(60,549)
Street Fund	16,257	7,842
Utility Fund*	14,879	14,391
Street LD Fund*	1,378	1,332
Water Fund	16,257	8,403
Urban Renewal (for reference)	16,257	28,581
Net Change	$ 0	$ 0

* The Utility Fund and the Street Lighting District Fund share the cost based on budgeted expenditures.

All funds have sufficient projected working capital carryforward at July 1, 2000 to fund the CRC Costs with the exception of the Utility Fund. If CRC costs are allocated to the Utility Fund, the fund will be short approximately $15,000.

2) The fiscal impact of transferring contingency to operating expenditures corresponds to the amount transferred by fund.

RECOMMENDATION:

Staff recommend the Council allocate CRC expenditures to all operating funds based on one of the two methods identified above. Furthermore, staff recommend reducing the Transfer to the General Fund from the Utility Fund by $15,000 in the 2000-2001 budget to cover the CRC costs.

Staff recommend the Council adopt one of the attached resolutions based on the allocation method chosen for funding CRC costs.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1999-2000

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

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

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

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

General Fund

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

Street Fund

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

Revenue Sharing Fund

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

911 Fund

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

Utility Fund

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

Water Fund

	Increase	Decrease
Cable Regulatory Commission	16,257	
Expenditures	45,000	
Contingency		61,257

Street Lighting District Fund

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

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Mayor

_____
City Recorder

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

TRANSFERRING APPROPRIATIONS FOR FISCAL YEAR 1999-2000

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

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

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

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

General Fund

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

Street Fund

	Increase	Decrease
Cable Regulatory Commission	7,842	
Contingency		7,842

Revenue Sharing Fund

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

911 Fund

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

Utility Fund

	Increase	Decrease
Cable Regulatory Commission	14,391	
Contingency		14,391

Water Fund

	Increase	Decrease
Cable Regulatory Commission	8,403	
Expenditures	45,000	
Contingency		54,403

Street Lighting District Fund

	Increase	Decrease
Cable Regulatory Commission	1,332	
Contingency		1,332

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Mayor

_____
City Recorder

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 8a

RESOLUTION – AMENDMENTS TO LAND USE APPLICATION FEES

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER:_____

TO: **MAYOR NEWTON AND CITY COUNCILORS**

THROUGH: **CHRIS EPPLEY**
CITY MANAGER

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

SUBJECT: Land Use Application Fee Schedule

BACKGROUND:

During the 2000-2001 budget process the Budget Committee recognized that Land Use Application Fees had not increased since 1994. The Committee determined that fees should increase by the cost of living (CPI-W Portland Index) each year since 1995, compounded annually. The fee increases are shown on the attached Schedule 1. The fee amounts have been rounded to the nearest $5 increment with the exception of Dealers Licenses Renewals, which have increased from $10 to $12. The new fees go into effect on the date the resolution is adopted, June 19, 2000.

FISCAL IMPACT:

The fee increases are estimated to increase revenues in the General Fund by approximately $3,400 in fiscal year 2000-2001.

RECOMMENDATION:

Staff recommend the City Council adopt the attached resolution.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

(Repeals R94-702)

WHEREAS, the Keizer City Council by Resolution 94-702 adopted on January 18, 1994, established a fee schedule for applications and actions which is intended to help cover the cost of processing such applications and actions; and

WHEREAS, the Keizer Budget (2000-2001) Committee recognized cost of living increases and voted to increase such fees by the CPI-W Portland Index each year since 1995. NOW THEREFORE,

BE IT RESOLVED that the Land Use Fee Schedule, attached hereto, marked as exhibit A, is hereby adopted.

BE IT FURTHER RESOLVED that R94-702 is hereby repealed in its entirety.

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____

Mayor

_____

City Recorder

CITY OF KEIZER
LAND USE FEE SCHEDULE
Adopted January 18, 1994
Adjusted for January 2000

Schedule 1

	1994 Amount	1995 3.00%	1996 3.50%	1997 3.30%	1998 1.60%	1999 3.10%	Rounded*
				CPI-W			
STAFF DECISIONS							
1 Adjustments	$160	$165	$171	$176	$179	$185	$185
2 Conditional uses	$200	206	213	220	224	231	230
3 Conditional Use/Floodplain Greenway	$175	180	187	193	196	202	200
4 Lot Line Adjustments	$160	165	171	176	179	185	185
5 Partitioning (Minor or Major)	$200	206	213	220	224	231	230
6 Variance	$200	206	213	220	224	231	230
PUBLIC HEARINGS							
1 Annexations	$725	747	773	798	811	836	835
2 Annexations w/ zone Change	$800	824	853	881	895	923	925
3 Comprehensive Plan Amendments	$725	747	773	798	811	836	835
4 Comprehensive Plan/Zone Changes	$800	824	853	881	895	923	925
5 Subdivision	$800	824	853	881	895	923	925
6 Zone Changes	$725	747	773	798	811	836	835
ADMINISTRATIVE ACTIONS							
1 Dealers License (New)	$25	26	27	28	28	29	30
2 Dealers License (Renewal)	$10	10	11	11	11	12	12
3 Floodplain Determination	$50	52	53	55	56	58	60
4 Floodplain Determination (Subdivision)	$50	52	53	55	56	58	60
5 Land Use Compatibility Statement	$25	26	27	28	28	29	30
6 Legal Lot Determination	$50	52	53	55	56	58	60
7 Site Plan Review, w/Building Permit							
(Commercial)	$150	155	160	165	168	173	175
(Industrial)	$200	206	213	220	224	231	230
8 Written Determination	$35	36	37	39	39	40	40
APPEALS							
1 Appeals of Staff Decisions	$150	155	160	165	168	173	175
2 Appeals of Hearing Officer	$100	103	107	110	112	115	115
Budgeted Revenues	$22,411	$ 23,083	$ 23,891	$ 24,680	$ 25,075	$ 25,852	3,441 net increase

* **Amounts are rounded to the nearest $5 increment with the exception of Dealer License Renewals which have increased from $10 to $12.**

EXHIBIT A

CITY OF KEIZER – LAND USE FEE SCHEDULE

(Resolution R2000-_____; Adopted June 19, 2000)

STAFF DECISIONS

1.	Adjustments	$185.00
2.	Conditional Uses	$230.00
3.	Conditional Use/Floodplain Greenway	$200.00
4.	Lot Line Adjustments	$185.00
5.	Partitioning (Minor or Major)	$230.00
6.	Variance	$230.00

PUBLIC HEARINGS

1.	Annexations	$835.00
2.	Annexations w/Zone Change	$925.00
3.	Comprehensive Plan Amendments	$835.00
4.	Comprehensive Plan/Zone Changes	$925.00
5.	Subdivisions	$925.00
6.	Zone Changes	$835.00

All land use applications requiring a public hearing are subject to a supplemental fee of $30.00/acre for property containing four (4) or more acres.

ADMINISTRATIVE ACTIONS

1.	Dealers License (New)	$30.00
2.	Dealers License (Renewal)	$12.00
3.	Floodplain Determination	$60.00
4.	Floodplain Determination (Subdivision)	$60.00 (plus $12.00 /lot)
5.	Land Use Compatibility Statement	$30.00
6.	Legal Lot Determination	$60.00
7.	Site Plan Review, w/Building Permit	
	(Commercial)	$175.00
	(Industrial)	$230.00
8.	Written Determination	$ 40.00

APPEALS

1.	Appeals of Staff Decisions	$175.00 (Full refund if staff decision is reversed)
2.	Appeals of Hearing Officer	$115.00 (Full refund if staff decision is reversed)

Refunds are cumulative if a staff decision is eventually reversed by the City Council. The City Council may, at its discretion, refund all or part of the appeal fee for a decision which is upheld but where the Conditions of Approval are substantially modified.

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 8b

RESOLUTION – ELECTION TO RECEIVE STATE SHARED REVENUE

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER:_____

TO: MAYOR NEWTON AND CITY COUNCIL MEMBERS

FROM: CHRISTOPHER EPPLEY
CITY MANAGER

SUBJECT: CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING

ISSUE:

State Revenue Sharing Law, ORS 221.770 requires cities to pass a Resolution each year stating they want to receive state revenue sharing money. The law also requires the City to certify the public hearings for the budget were held. The adoption of this Resolution will accomplish both of these items.

RECOMMENDATION:

It is recommended the Council adopt the Resolution declaring the City's election to receive state revenue sharing and certify the dates of the budget public hearings.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

DECLARING THE CITY'S ELECTION TO RECEIVE

STATE REVENUES

The City Council of the City of Keizer resolves as follows:

Pursuant to ORS 221.770, The City Council of the City of Keizer hereby elects to receive state revenues for fiscal year 2000-2001.

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Mayor

_____
City Recorder

I certify that a public hearing before the Budget Committee was held on May 9, 2000 and a public hearing before the City Council was held on June 19, 2000, giving citizens opportunity to comment on use of State Revenue Sharing.

_____
City Recorder

City of Keizer, Oregon

AGENDA ITEM 8c

June 19, 2000

RESOLUTION – CERTIFYING THE CITY OF KEIZER PROVIDES FOUR OR MORE SERVICES

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER:_____

TO: MAYOR NEWTON AND CITY COUNCIL MEMBERS

FROM: CHRISTOPHER EPPLEY
CITY MANAGER

SUBJECT: CERTIFYING THE CITY PROVIDES FOUR OR MORE MUNICIPAL SERVICES

ISSUE:

The law provides that a city located within a county having more than 100,000 inhabitants must provide four or more municipal services to be eligible to receive state-shared revenue.

RECOMMENDATION:

It is recommended the Council adopt the Resolution certifying the City of Keizer provides four or more municipal services.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

CERTIFYING THAT THE CITY OF KEIZER PROVIDES FOUR OR MORE MUNICIPAL SERVICES

WHEREAS, ORS 221.760 provides as follows:

Section 1. The officer responsible for disbursing funds to cities under ORS 323.455, 366.785, 366.820 and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

1) Police protection

2) Fire protection

3) Street construction, maintenance and lighting

4) Sanitary sewer

5) Storm sewers

6) Planning, zoning and subdivision control

7) One or more utility service

WHEREAS, city officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760; NOW THEREFORE,

/////

BE IT RESOLVED that the City of Keizer hereby certifies that it provides the following four or more municipal services enumerated in Section 1, ORS 221.760:

1) Police protection

2) Street construction, maintenance and lighting

3) Planning, zoning and subdivision control

4) One or more utility services

PASSED this _____ day of _____, 2000.

SIGNED this _____ day of _____, 2000.

_____
Mayor

_____
City Recorder

City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 8d

RESOLUTION – APPROVAL OF ENGINEER'S REPORT FOR SPARROW ADDITION STREET LIGHTING DISTRICT

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER: _____

TO: MAYOR NEWTON AND CITY COUNCIL

THROUGH: CHRISTOPHER EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: SPARROW ADDITION STREET LIGHTING LOCAL IMPROVEMENT DISTRICT

ISSUE:

Upon review of the City Engineer's report filed for the Sparrow Addition Street Lighting Local Improvement District, should City Council adopt a Resolution approving this report - or amend and approve the report as amended - and set a public hearing date to receive remonstrances to the project; or, in the alternative, abandon formation of the district.

BACKGROUND:

On May 15, 2000, the City Council adopted Resolution R2000-1179 declaring the City's intent to initiate Sparrow Addition Street Lighting Local Improvement District and directing the City Engineer to make a survey and file a written report with the City Recorder. This Council action was taken in response to a petition from the developer requesting the formation of a lighting district in this area.

FISCAL IMPACT:

The costs for establishing the district in the first year include a fee for the engineers report and an administrative fee to cover the costs for advertising and staff time in establishing the district. The City receives reimbursement from the property owners for these costs and the actual electricity used through assessments placed on the tax rolls. All activity is budgeted through the Street Lighting District Fund.

RECOMMENDATION:

It is recommended City Council adopt a Resolution approving the City Engineer's Report and set the public hearing date for July 17, 2000 to consider remonstrances and other comments on the district's formation and objections to proposed assessments, and directing the City Recorder to provide notice of public hearing.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-____

APPROVING THE CITY ENGINEER'S REPORT; DECLARING THE CITY'S INTENT TO FORM SPARROW ADDITION STREET LIGHTING LOCAL IMPROVEMENT DISTRICT; PROVIDING NOTICE AND SETTING HEARING

BE IT RESOLVED by the City Council of the City of Keizer, Oregon:

Section 1. That the City Council hereby finds the City Engineer's Report, marked as exhibit "A" and by this reference incorporated herein, containing preliminary plans and an estimate of probable costs for Sparrow Addition Street Lighting Local Improvement District which was filed with the City Recorder on May 26, 2000 to be satisfactory, and the same are hereby approved and adopted.

Section 2. That the City Council hereby declares its intention to form Sparrow Addition Street Lighting Local Improvement District and to make the lighting district improvements to serve Sparrow Addition Street Lighting Improvement District.

Section 3. That the City Council hereby directs the City Recorder to give notice of its intention to form Sparrow Addition Street Lighting Local Improvement District and to make the improvements by sending notice to the property owners within the district stating a public hearing will be held on July 17, 2000, said notice to also provide that information required under City of Keizer Ordinance 94-278, an ordinance providing for procedures for municipal lighting districts and special assessments.

PASSED this ____ day of _____, 2000.

SIGNED this ____ day of _____, 2000.

_____
Mayor

_____
City Recorder

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

ENGINEER'S REPORT

FOR

SPARROW ADDITION

STREET LIGHTING DISTRICT

For City Council Action June 5, 2000

REGISTERED PROFESSIONAL ENGINEER
6,191PE
OREGON
JULY 12, 1968
WILLIAM I. PETERSON

Renew date: December 31, 2000

PREPARED BY:
William I. Peterson
Engineering Consultants, Inc.
4300 Cherry Ave. N
Keizer, OR 97303
(503) 390-7402

Date: May 25, 2000

Project File 00-0686

TO: The Hon. Mayor and City Council

FROM: City Engineer's Office

SUBJECT: Street Lighting District for Sparrow Addition

Authority and Purpose: This report is submitted in accordance with the requirements of City of Keizer **Ordinance No. 94-278** and Council **Resolution 2000-1179** for the purpose of creating the subject Street Lighting District.

District Boundaries and Map: A Map of the proposed District is attached showing the areas benefitted by the street lights proposed to be installed.

Lighting Plan The lighting improvements will consist of 3, 100 Watt, high pressure sodium luminaires mounted on 4 foot long mast arms and attached to 30 foot gray fiberglass poles. This design is selected to be consistent with adjacent lighted areas. It is recommended that installation be accomplished by the following method:

> Portland General Electric (PGE) would supply, install and maintain the luminaires, poles and underground or overhead wiring. PGE would also supply the electrical power to the District.

Estimated Costs:

Initial Cost and Annual costs -

3 Poles & 100 Watt luminaires @ $11.17 per month each x 12 mos. =	$402.12
Administrative Fee @ $6.00/Lot:	48.00
Engineering @ $14.00/Lot:	112.00
Total Assessment	$562.12
(1)Per Lot Assessment (First Year, 8 Lots)	$70.26

(1) Includes tax roll preparation, audit, delinquencies and miscellaneous administrative costs to the City as authorized by Res. 94-716.

Method of Assessment: It is recommended that the costs be assessed on a per lot basis to each parcel in the district.

The first year assessment would include the one time costs for District formation and engineering. Subsequent years assessments would reduce to $50.26 per lot.

Assessment Roll: The attached preliminary assessment roll identifies the benefitted properties and the first year assessments to be levied against each.

Respectfully submitted,

William I. Peterson, PE

PRELIMINARY ASSESSMENT ROLL

SPARROW ADDITION
STREET LIGHTING DISTRICT

*Assessors Map 7 3W 02BD

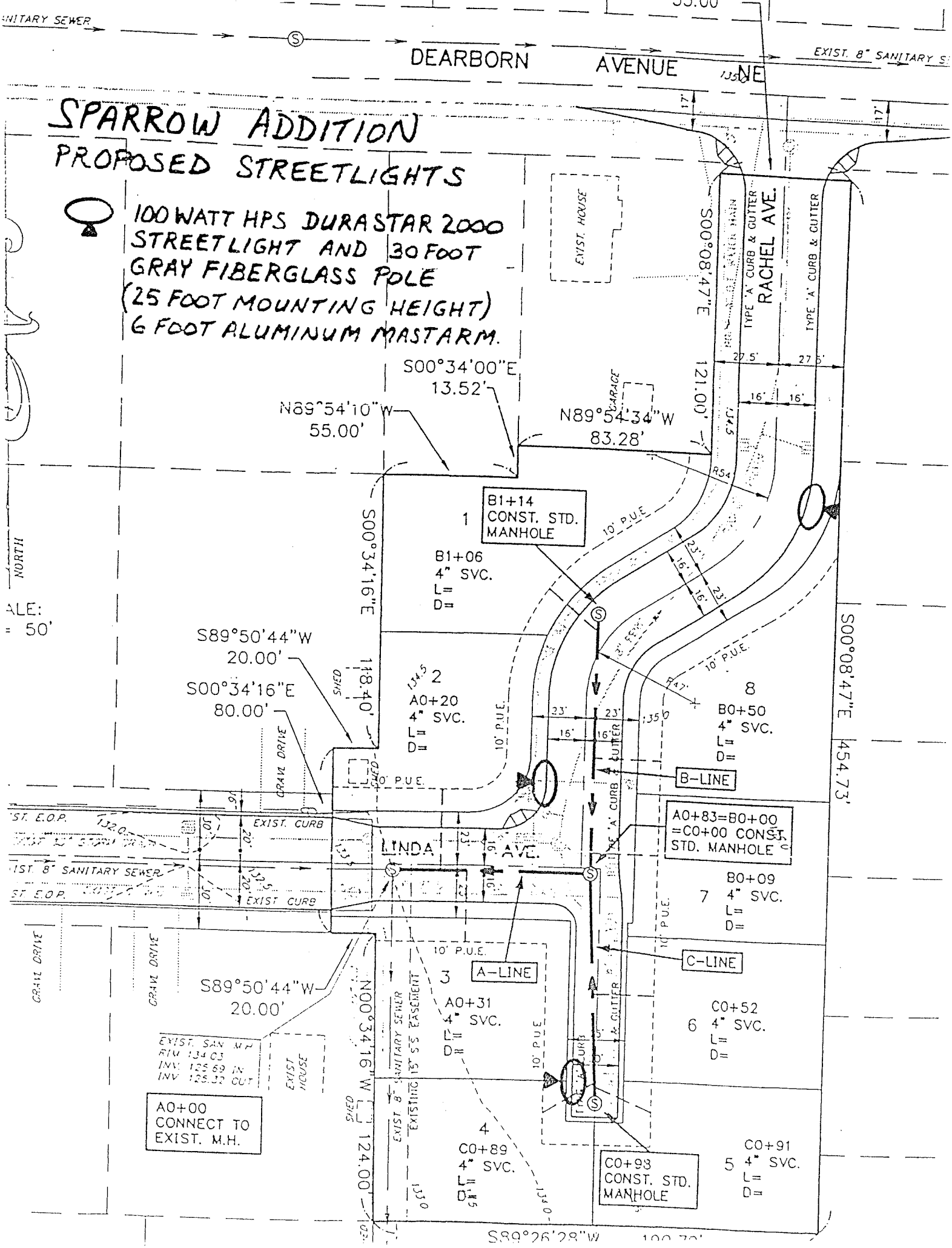
Lot #	Owners Name and Address	Cost per Lot	Lots	Assessment
1-8	ALPHA CONSTRUCTION CORP 3093 12TH ST SE #A SALEM, OR 97302	$70.26	8	$562.12

TOTAL ASSESSMENT $562.12

SPARROW ADDITION

PROPOSED STREETLIGHTS

100 WATT HPS DURASTAR 2000 STREETLIGHT AND 30 FOOT GRAY FIBERGLASS POLE (25 FOOT MOUNTING HEIGHT) 6 FOOT ALUMINUM MASTARM.



City of Keizer, Oregon

June 19, 2000

AGENDA ITEM 8e

APPROVAL OF JUNE 5, 2000 REGULAR SESSION MINUTES

MINUTES

KEIZER CITY COUNCIL
Monday, June 5, 2000
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Newton called the regular meeting to order at 7:07 p.m. Roll Call was taken as follows:

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

Absent:
J. L. Wilson, Councilor

Staff:
Wally Mull, Outgoing City Manager
Christopher Eppley, Incoming City Manager
Rob Kissler, Public Works Director
Maria Meier, Senior Planner
Marc Adams, Chief of Police
Dianne Hunt, Human Resources Director
Tracy L. Davis, City Recorder
Shannon Johnson, City Attorney

PUBLIC TESTIMONY

Ken Gierloff, KNAG President, 4035 Arnold Street, Keizer- requested interpretation from the City Attorney whether their organization would fall under the public meeting law. Mr. Gierloff indicated this could have an impact upon their budget since it would require them to comply with ADA requirements. He also noted that the neighborhood associations were not covered under the City's policy as volunteers and expressed concern with the possibility of being sued because of public comment.

Mayor Newton directed City Attorney, Shannon Johnson to review and bring back a report to the Council by June 19th.

Mr. Gierloff also invited City Manager Eppley to the next KNAG meeting on June 26th.

Tim Kelsh, 1370 Rafael, Keizer- referred to letter submitted by Clark Williams and expressed the importance of the height and width of the river wall being described in the easement. Mr. Kelsh indicated many of the property owners would be willing to sign if the easement issue could be worked out.

Cliff Mueller, 1180 Rafael, Keizer- reiterated Mr. Kelsh's concerns and the need to have this information in writing.

City Attorney, Shannon Johnson noted that the easement of the river wall was a precise type of use and would not allow for any other type of use.

Mayor Newton indicated that the attorney had been instructed to work to resolve the above issues.

Robert Herberger, 2805 Chemawa Road NE, Keizer- asked if there would be an opportunity for public testimony regarding the *Request for Initiation of Text Amendment for Gasoline Service Stations Near Chemawa/River Road.*

Mr. Mull noted that the requested was to place a service station in the parking lot west of Safeway. He indicated policy currently does not allow service stations to exist on River Road and Chemawa between Sandy Drive, Churchdale, Elizabeth and Rickman Drive.

Senior Planner, Maria Meier noted that staff recommendation was to make no change to the policy.

Mr. Johnson shared that the initiation of the text amendment is for the Council to review. He noted if the Council does decide to initiate the text amendment that a series of public hearings would take place.

Marcia Bednarczyk, 7775 O'Neil Road, Keizer- felt it was important to continue the CCTV service and requested that the City go back to Marion County and the City of Salem to request a reduction in the service.

Council President Christopher stressed that there was not $92,000 in the budget to continue funding this program and this was purely a fiscal decision.

Councilor Campbell who serves on the Cable Regulatory Commission had spoken with the Salem representative and his sense from the representative was that they were not favorable regarding a partial contribution to CCTV.

Mayor Newton indicated that if Ms. Bednarczyk wished to submit her proposals to Councilor Campbell he could review the options.

William George, 990 Rafael, Keizer- stressed the importance of the wording of the contract for the river wall to limit the height and width of the wall.

Council President Christopher noted the Council had met in Executive Session and reviewed the concerns addressed in Mr. Williams' letter. She addressed the partnership between the City and the Army Corp of Engineers indicating that the height and width of the wall refers back to the plan which the Corp acts as the builder of the plan. She indicated that the Corp would not allow the language that was being requested. Council President Christopher went on to note that the city attorney would review the other issues that were addressed in the letter.

City Attorney, Shannon Johnson stressed that the reference to the easement refers to the plan. He indicated that the plan contains diagrams and language for exact height of the wall and felt this should alleviate any concerns.

Robert Herberger, 2805 Chemawa Road, Keizer- speaking as President of the Gubser Neighborhood Association noted that the association had adopted by motion that the televised Council Meetings through CCTV continue. He stressed that this was a valuable communication tool for the City.

Mayor Newton thanked everyone for his or her testimony.

COMMITTEE REPORTS

a. Introduction of City Manager Chris Eppley

City Manager Mull introduced the incoming City Manager, Christopher Eppley. He supplied Mr. Eppley's background and experience and welcomed Mr. Eppley as the new City Manager.

Councilor Keller provided Mr. Mull with a memento of his appreciation for his work as City Manager.

Emergency Management Committee
Councilor Moir noted the generator at the police department had been installed and was working properly. She also noted that Don Blevens, an EVAK member, attended the VOAD Meetings (Voluntary Organizations Active in Disasters). Mr. Blevens noted that Keizer had one of the most active volunteer bases in the state.

Councilor Moir indicated that the next training session for Emergency Management Volunteers would take place Thursday, June 15th at 7:00 p.m. and Saturday, June 17th at 10:00 a.m. She also noted that the EVAK web site was posted in coordination with the City of Keizer's web site. She urged everyone to review the site.

OTHER BUSINESS

Councilor Campbell congratulated Officer Eric Jefferson for receiving the 2000 Outstanding Site Award for the Police Canine web site.

Chief Adams reported the next Community Policing Meeting would take place on Thursday, June 8th at 7:00 p.m. Discussion would be the police budget.

a. New Business

- **Dedication of Right of Way by Salem-Keizer School District ~ Barnick Road**

Public Works Director, Rob Kissler reported with the completion of the Vineyards Sub-Division the opportunity had been made available to improve pedestrian safety, vehicle safety and access to Clearlake School. He indicated that the School Board through staff had indicated their willingness to dedicate the necessary property to the City for right of way purposes. The School District Board had scheduled formal action on the dedication June 13, 2000. The City Public Works Department has funds available in the 2000-2001 Street Fund budget to complete this project during summer of 2000.

Mr. Kissler shared that when Bair park and the second phase of the Vineyards Sub-Division was complete three additional sub-divisions north of the Clearlake School would have better access. He noted that this additional access would relieve some of the congestion on Parkmeadow and Meadowglen streets during the opening and closing of school.

Responding to questions, Mr. Kissler indicated that the street would be a 3/4 street improvement with the loss of possibly one-two of the sequoia trees.

Senior Planner, Maria Meier noted that conductivity was a requirement for all new developments and was part the approval process of the subdivision.

Mr. Kissler noted in this case that the developer did one-half street improvement on the north side. The south side of the property is owned by the school district. He went on to note that formal action with the School District would take place on June 13, 2000.

Councilor McGee moved a Resolution supporting the design plan that was presented by staff and encouraged the school district to deed the land to the City of Keizer. Councilor Moir seconded the motion.

The motion passed unanimously as follows:

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

Mr. Mull noted that no opposition was made by the school district to the resolution.

- **Request for Initiation of Text Amendment for Gasoline Service Stations Near Chemawa and River Road**

Senior Planner, Maria Meier reported on May 5, 2000 the City received a request for the Council to consider initiating a text amendment to the Keizer Development Code with regards to the prohibited locations of gasoline service stations. Ms. Meier stated that the applicant requested that the City Council consider the text amendment to allow the establishment of a gasoline service station at 4990 River Road North, Keizer (located south of Sheri's Restaurant on River Road)

Ms. Meier supplied the background of the *City of Keizer River and Chemawa Center Specific Plan* and the *River and Chemawa Design Study*. She indicated according to Section 2.110.04C that gasoline service stations are

prohibited specifically from the east side of River Road between Claggett Street on the north and James Avenue on the south.

Ms. Meier stated that staff concurred that the standards in Section 2.11.05C are appropriate for the Chemawa/River Road interchange and recommended no change to the Keizer Development Code.

Councilor McGee moved a Resolution that Council go on record concurring with the staff's report that Section 2.110.05C is an appropriate condition of the Chemawa/River Road interchange and that the Council see no reason to bring this issue forward. Councilor Moir seconded the motion.

The motion passed unanimously as follows:

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

PUBLIC HEARINGS

a. Keizer Transportation System Plan

Mayor Newton opened the public hearing.

Senior Planner, Maria Meier reported that in 1996 the City began reviewing standards within the development code regarding streets, modeling for Alder Street and integrating a bicycle element into the standards for streets. The adoption of the 1998 Keizer Development Code addressed issues identified by the state Transportation Planning Rule, such as bicycle and vehicular parking requirements. From that time the City of Keizer was required by the Metropolitan Planning Organization (MPO) to produce its own transportation system plan to be consistent with the regional plan.

Ms. Meier summarized the TSP indicating that it was a long- range plan that provided goals and policies to guide development of transportation modes. (pedestrian, bicycle, motor vehicles, public transit, etc.)

Ms. Meier reported that the Planning Commission formally recommended that the City Council adopt the Transportation Systems Plan with the submitted additions.

Wayne Rickert, Mid-Willamette Council of Governments- noted the state of Oregon requires the TSP and it must be consistent with the regional plan. He noted the plan emphasized bike and pedestrian facilities and should be reviewed every five years.

Responding to questions Ms. Meier noted the yellow inserts added to the TSP that noted the suggested changes in the TSP.

City Attorney, Shannon Johnson responded to questions regarding the mandating of the plan. He stated that this did not mean that these projects must be done in a particular time frame and projects would mainly remain a budget issue.

Councilor McGee stressed that he wanted the flexibility with the plan to remain if the city was unable to fund certain projects during a given year.

Councilor Keller noted at the time of a motion he would add an amendment to remove the elements that exceed state standards and bring back to the standard. He stressed that he did not want to create false expectations by including the exceeded standards within the plan.

Responding to questions, Ms. Meier noted that the TSP could be adopted and changed at any time. The Transportation System Plan was required to be reviewed every five years and would go back before the Planning Commission for this process.

Councilor Moir noted page 14 of the TSP indicating that the Neighborhood Traffic Management Plan had been adopted and suggested a sentence in the street section of the TSP that refers to the plan.

Ms. Meier agreed with updating this portion of the plan and suggested in chapter three to add a sentence summarizing the role of the commission.

Public Testimony

Karen Trucke, 6330 14th Avenue NE, Keizer- expressed concern with the plan noting that a jug handle would cut off traffic to the center of the city. She indicated that the

plan had not taken into consideration the current plans of the Chemawa Activity Center Plan.

Ms. Trucke noted the impacts on Lockhaven including the schools and citizens cutting through neighborhoods to get to Lockhaven. She requested that the Council wait before adopting the plan. She felt a more comprehensive creative design plan based on all of the cities needs would be more beneficial to the children and the neighborhoods. She felt it was necessary to have two roads to support the city and wanted to see a design that would incorporate this.

Councilor McGee attempted to address Ms. Trucke's concerns noting that the information that she had provided was part of the living document.

Ms. Trucke stressed that she did not feel the information that she had provided had been discussed or reviewed thoroughly.

Councilor Keller addressed references to the Chemawa Activity Center Plan. He felt it was important to be cautious about this information was referenced in the document since the CAC Plan was currently being reviewed by the Planning Commission.

Ms. Meier noted that with direction from Council the statement regarding the Chemawa Activity Center could be amended to meet the needs of the plan. She went on to note that the minutes from the Planning Commission identify testimony and what the Planning Commission considered during this process.

Ms. Trucke reiterated her concerns about the passage of the Transportation System Plan.

Robert Herberger, 2805 Chemawa Road, Keizer- urged that the Chemawa Activity Center as written within the TSP not contain elements that would slow down the process of development in the area.

Councilor Moir noted page 26 of the Transportation System Plan (TSP) which indicated that Radiant Drive would need to be signalized to increase safety. She believed in earlier discussions with ODOT that this signal could not be placed due to its location in proximity to the

freeway off ramp. Councilor Moir expressed concern regarding this statement as it would be something that could not be followed through with.

Ms. Meier agreed that it might be appropriate to remove that reference from the Transportation System Plan (TSP).

Ms. Trucke felt when she reviewed the plan that the Radiant signal would be placed inside the development and not at Radiant and Lockhaven Drive.

City Attorney, Shannon Johnson stated due to comments made by the public it would be prudent to hold the public hearing over and for Council to direct staff to discuss these issues with Mr. Rickert and the appropriate staff.

Ms. Meier noted that the Planning Commission had made a formal recommendation to the Council regarding the Chemawa Activity Center. She suggested that the Chemawa Activity Center recommendations be reviewed by the Council prior to making any decisions regarding the Transportation System Plan in the event there were changes within the CAC plan that would effect the TSP.

Responding to questions Mr. Mull stated that by not adopting the TSP at this time that would not prevent current street projects from moving forward.

Mayor Newton suggested rescheduling the first Council meeting in July to allow the Council to review the recommendations made by the Planning Commission regarding the Chemawa Activity Center Plan.

Ms. Meier felt that this would allow enough time to meet the noticing requirements.

Mr. Mull urged the Council to forward any additional concerns regarding the Transportation System Plan to Ms. Meier to enable her to incorporate them into the plan.

Mayor Newton continued the public hearing of the Transportation System Plan until the first Council meeting in August.

ADMINISTRATIVE ACTION

No Administrative Actions were brought before the City Council.

CONSENT CALENDAR

a. RESOLUTION- **Designating Checking Account Signers**

b. **Approval of May 15, 2000 Regular Session Minutes**

Councilor Keller moved for approval of the Consent Calendar. Councilor Campbell seconded the motion.

The motion passed unanimously as follows:

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

WRITTEN COMMUNICATIONS

There were no written communications to come before the Council.

AGENDA INPUT

June 19, 2000
6:30 p.m. Keizer Urban Renewal Agency Minutes
- Urban Renewal Agency 2000-2001 Budget Public Hearing
- Adoption of Urban Renewal Agency 2000-2001 Budget

7:00 p.m. Keizer City Council Meeting
- City of Keizer 2000-2001 Budget Public Hearing
- Adoption of City of Keizer 2000-2001 budget
- Urban Transition (UT) Zone Public Hearing
- Ordinance Adopting Transportation System Plan

July 3, 2000
CITY COUNCIL MEETING CANCELLED

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

The Council agreed by consensus to schedule a meeting for Monday, July 10, 2000 for a public hearing on the

Planning Commission recommendation of the Chemawa Activity Center Plan.

Mayor Newton noted the remainder of the agenda items.

ADJOURNMENT

Mayor Newton adjourned the meeting at 8:37 p.m.

Tracy L. Davis
City Recorder

APPROVED:
MAYOR:

Bob Newton

COUNCIL MEMBERS:

Councilor #1 - J. L. Wilson

Councilor #2 - Lore Christopher

Councilor #3 - Jim Keller

Councilor #4 - Jacque Moir

Councilor #5 - Craig Campbell

Councilor #6 - Jerry McGee

Minutes approved:

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER:

TO: MAYOR NEWTON AND CITY COUNCILOR MEMBERS

THROUGH: CHRIS C. EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: CITY COUNCIL APPOINTMENT PROCESS

ISSUE:

On June 19, 2000 Councilor L. Craig Campbell submitted his resignation effective July 1, 2000. Councilor Campbell was elected to Council Position Number Five in November, 1998. He is in the middle of a four-year term scheduled to expire in January 2003. The City Charter specifies the Council shall declare an office vacant upon the resignation of a Council member. A vacant elective office shall be filled by appointment of a majority of the remaining members of the Council.

In 1999, the Council utilized an appointment process outlined in the draft City Council procedures. I have attached this process and a proposed timeline to follow.

RECOMMENDATION:

It is recommended the Council accept the resignation of Councilor Campbell and adopt the attached Resolution Declaring a Vacancy for City Council Position Number Five. In addition, the Council should discuss and announce the process that will be used for filling this vacancy.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

DECLARING A VACANCY FOR CITY COUNCIL POSITION NUMBER FIVE

WHEREAS, Councilor L. Craig Campbell who was elected to City Council Position Number Five in November 1998 has tendered his resignation effective July 1, 2000;

WHEREAS, the City Council has accepted such resignation;

WHEREAS, the City Charter calls upon the Council to declare such office vacant upon resignation; NOW, THEREFORE

BE IT RESOLVED that the City Council of the City of Keizer hereby declares Council Position Number Five vacant.

PASSED this ____ day of _____, 2000.

SIGNED this ____ day of _____ , 2000.

_____
Mayor

_____
City Recorder

Process Outline/Timeline to Fill Council Position Number Five Vacancy

June 19, 2000

- City Council accepts the resignation of Councilor Craig Campbell effective July 1, 2000.
- City Council adopts Resolution Declaring Council Position Number Five Vacant.

June 20, 2000

- City Recorder prepares Press Release announcing any citizen interested in applying to fill the vacancy and meeting the qualifications as outlined in the City Charter, submit a letter of interest to the City by July 17, 2000.

July 18, 2000

- Copies of the letters of interest will be distributed to the City Council members.

August 7, 2000

- Each candidate will be invited to give a 3 minute presentation to the City Council outlining their qualifications and why they are interested in filling this position. (The presentation is not considered mandatory)
- The City Council will vote to fill the vacancy in Council Position Number Five.
- The newly appointed Councilor will be sworn in following the final vote.

City Council Appointment Process
August 7, 2000

Council Nominations

- A motion should be made to bring forth the names of the individuals who have expressed their interest in filling the vacancy on the City Council.
- A member of the Council may nominate other individuals at this time.
- At the point where it appears there are no more nominations to be made, a motion shall be made to close the nominations.

Candidate Presentations

- Each candidate who has been nominated for consideration will be given three minutes to give a brief presentation to the Council on their backgrounds, their reason for seeking the appointment, or any matter they wish to talk about.
- There will not be any questions from members of the City Council.

Appointment Vote

- The Mayor shall review the appointment voting process with members of the audience.
- The City Recorder shall distribute ballots containing the names of the nominated candidates.
- The voting process will proceed as follows:

a) Each of the remaining members of the Council shall select one candidate and mark their ballot accordingly. If one candidate receives the majority of the votes of the remaining members of the Council, they shall be appointed to fill the vacant position.

b) If no candidate receives a majority vote of the remaining members of the Council on the first ballot, a second ballot shall be distributed. The second ballot shall contain the names of the two candidates receiving the most votes from the first ballot, unless a tie resulted from the first ballot. In a tie situation, the first place candidates will be placed on the second ballot. Each remaining member of the Council shall select one candidate and mark their ballot accordingly. The candidate receiving a majority of the votes of the remaining members of the Council shall then be appointed to fill the vacant position.

c) If a tie results from the second ballot, a third and final ballot will be prepared containing the names of the two candidates, or three in case of a three-way tie in the second vote. Each remaining member of the Council shall select one candidate and mark their ballot accordingly. The candidate receiving the majority of the votes of the remaining members of the Council shall be appointed to fill the vacant position.

d) In case of a tie vote on the third and final vote, the names of the first place candidates will be placed in the official city bucket, and the City Recorder will draw the name of the successful candidate to fill the vacant position.

e) By Resolution, the Council shall validate the appointment.

City of Keizer, Oregon

DRAFT

For Immediate Release
June 20, 2000

Contact: (503) 390-3700
Tracy L. Davis – City Recorder or
Dianne Hunt, Public Information Officer

KEIZER – On June 19, 2000 Craig Campbell tendered his resignation from the Keizer City Council, effective July 1, 2000. Mr. Campbell was in the middle of a four-year term scheduled to expire in January, 2003. The City Charter requires that any vacant elective office be filled by appointment of the remaining members of the City Council.

At their June 19, 2000 meeting, the City Council accepted Councilor Campbell's resignation and declared the position vacant. Mayor Newton announced anyone interested in being considered for this appointment should submit a resume and a cover letter expressing their interest and outlining their qualifications for this office. Interested parties must be a qualified elector and have resided within the city of Keizer during the previous twelve month period. Letters of interest must be physically received prior to **5:00 p.m. on Monday, July 17, 2000**. Facsimiles and postmarked dates will not be accepted.

Candidates will be invited to give a brief presentation outlining their interests and qualifications to the Council on Monday, August 7, 2000. Following the presentations, the City Council will vote to fill the vacancy The successful candidate will be sworn in immediately following the vote.

Letters of interest should be mailed to Tracy L. Davis, City Recorder, P.O. Box 21000, Keizer, Oregon 97307 or delivered to Keizer City Hall, 930 Chemawa Road NE, Keizer Oregon prior to the deadline. For additional information, please contact Ms. Davis at 390-3700, extension 108.

"We're Building a Better Community - Together"

June 19, 2000

The Honorable Bob Newton
Mayor of the City of Keizer
P.O. Box 21000
Keizer Oregon 97307

Mr. Mayor:

I am writing to notify you that effective July 1, 2000 I am resigning my position as Council Member Position #5 for the City of Keizer. This will also result in my resignation from my current liaison responsibilities with the Keizer Library Task Force, the Personnel Committee, the Management Committee, the Marion County Public Safety Coordinating Council and the Mid-Willamette Valley Cable Regulatory Commission.

I am thankful to you, the members of the Council and the City Staff for making my experience as a City Councilor a rewarding one. I am resigning to spend more time with my family, which has been and always shall be my first priority.

With greatest sincerity and appreciation,

L. Craig Campbell
City Councilor, Position #5
6736 Fenwick Ct N
Keizer, OR 97303

COUNCIL MEETING: June 19, 2000

AGENDA ITEM NUMBER:

TO: MAYOR NEWTON AND CITY COUNCILOR MEMBERS

THROUGH: CHRIS C. EPPLEY
CITY MANAGER

FROM: TRACY L. DAVIS, CMC
CITY RECORDER

SUBJECT: CITY COUNCIL APPOINTMENT PROCESS

ISSUE:

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RECOMMENDATION:

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CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2000-_____

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PASSED this ____ day of _____, 2000.

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Mayor

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City of Keizer, Oregon

DRAFT

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June 20, 2000

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"We're Building a Better Community - Together"

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: URBAN TRANSITION (UT) ZONE

DATE: JUNE 19, 2000 TIME: 7:00 p.m. AGENDA ITEM # 6a

BEFORE THE: KEIZER CITY COUNCIL PLACE: ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT
Bob Ohrn	7950 Timothy Lane NE			X
Virginia Marthus	7015 O'Neil Rd			
Marcia Bednarczyk	7775 ONEIL RD			X

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: URBAN TRANSITION (UT) ZONE

DATE: JUNE 19, 2000 **TIME:** 7:00 p.m. **AGENDA ITEM #** 6a

BEFORE THE: KEIZER CITY COUNCIL **PLACE:** ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: CITY OF KEIZER 2000-2001 BUDGET

DATE: JUNE 19, 2000 TIME: 7:00 p.m. AGENDA ITEM # 6b

BEFORE THE: KEIZER CITY COUNCIL PLACE: ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT
Lela Taylor	16967 Ridgetop Dr. Keizer			
Cathy Clark	715 Ventura St N Keizer	X		
Greg & Kathy Fish	5025 O'Neil RD. N.E. Keizer			

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: CITY OF KEIZER 2000-2001 BUDGET

DATE: JUNE 19, 2000 **TIME:** 7:00 p.m. **AGENDA ITEM #** 6b

BEFORE THE: KEIZER CITY COUNCIL **PLACE:** ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT

City of Keizer, Oregon

PUBLIC HEARING SIGN UP SHEET

PUBLIC HEARING RE: URBAN RENEWAL 2000-2001 BUDGET

DATE: JUNE 19, 2000 TIME: 6:30 p.m. AGENDA ITEM # 4a

BEFORE THE: KEIZER URBAN RENEWAL AGENCY PLACE: ROBERT L. SIMON COUNCIL CHAMBERS

(PLEASE PRINT)

NAME	ADDRESS	GENERAL	PROPONENT	OPPONENT

given by
Bob Ohrn
6-19-00

Clear Lake Neighborhood Association

June 19, 2000

To: Keizer City Council
From: Clear Lake Neighborhood Association
Subject: Comments on amendment to eliminate the UT zone in the Clear Lake area of Keizer.

History

1984: DEQ survey determined that failing septic systems in the Clear Lake area, especially on Jays Drive and Barbara Avenue.

1985 and after: City services (water and sewer) extended to Jays Drive and Barbara Avenue. Compliance with sanitary standards enforced on other properties found not in compliance with sanitary standards. Public health and safety issues resolved.

1993: UT zoned property south of Barnick Road rezoned to RS.

1998: Zone change proposal wrapped together with proposal to adopt the new Keizer Development Code (KDC). When the Clear Lake Neighborhood Association (CLNA) informed the City Council of these hidden zone change proposals, a new round of public hearings was scheduled to address the zone change proposals. The portion of the proposal that would have changed the remaining UT zone lands in the Clear lake area was defeated.

2000: A repeat of the 1998 proposal to eliminate the UT zone in the Clear Lake area initiated by Jim Keller.

CLNA issues with staff report and memos to the City Council

Bottom line concerns of the City of Keizer:

1. City staff seems to want to prevent any future septic system installations. **CLNA recommendation: Amend code to ban new septic systems.**
2. There seems to be concern that new farms uses, such as a pig farm, may become established next to residential development. **CLNA recommendation: No action is needed because this is a n non-issue (paper tiger).** It makes no sense to buy expensive ($80,000+ per acre) land suitable for residential development rather than much less expensive land in a farm use zone. In addition, any thinking person would foresee conflicts with residential developments and elect not to establish a clearly incompatible use.
3. The staff report states: "It is difficult to build in the UT zone. While the development process for subdivisions is not affected, the process for partitioning, and especially for granting a building permit, is saddled with extraordinary requirements." **CLNA recommendation: No action needed.** What these "extraordinary requirements" mean to applicants for a partition is that they must apply for a conditional use permit, which adds six to eight weeks to the approval process. Those of us who would have to comply with this process see it as a minor inconvenience rather than the virtually insurmountable hurdle the city makes it out to be.

This is a solution in search of a problem. The UT zone will go away on its own as development continues to occur. Please vote no on this ill advised proposal.

Thank you for the opportunity to comment.

Sincerely,

Robert A. Ohrn

Robert A. Ohrn, Vice-Chair and Land Use Chair
Clear Lake Neighborhood Association

Clear Lake Neighborhood Association

April 6, 1998

To: Keizer City Council
From: Clear Lake Neighborhood Association
Subject: Comments In Opposition To Zone Change Proposal, Case No. 98-01.

Availability of Staff Report and Recommendations

The Notice of Public Hearing for Zone Change Case No. 98-01 stated in part; "The staff report and recommendations concerning this case will be available for review by the public at least 7 days prior to the hearing." This did not occur. I stopped by Keizer City Hall Wednesday, April 1, just prior to 5:00 pm, and asked for a copy of the subject staff report. I was told the staff report should be available Thursday morning, April 2, 1998. If this was the case, and counting Thursday as day one, the staff report was available for only 5 days prior to the public hearing.

This is not a technicality raised for the purpose of delaying the hearing. Due to work commitments and other circumstances, I was unable to obtain a copy of the staff report during the short time it was available prior to this public hearing.

The Clear Lake Neighborhood Association requests that the hearing be held open to allow the association an opportunity to respond to the information contained in the staff report.

The proposed change from urban transition (UT) to single family residential (RS) in the area north of Barnick Road takes away existing property rights of some residents of the Clear Lake area.

We specifically object to section 2.203.02 D in the Draft Keizer Development Code which states in pertinent part; "...except that the keeping of livestock, poultry or the sale of livestock, poultry and produce on site are prohibited." Those of us who have not subdivided, partitioned, or converted our properties to manufactured home parks are currently allowed to initiate and conduct these activities freely. We see no reason why these property rights should be taken away by the City of Keizer. It's not enough to grandfather in currently existing uses. We desire to maintain our existing property rights including the right to initiate these uses on non-urbanized parcels.

Lack of a clearly defined need for the zone change from UT to RS in the area north of Barnick Road

The reasons given in the public notice are to 1) bring the zoning map into compliance with the Comprehensive Plan and 2) to bring the zoning map into compliance with the proposed land development code.

We fail to understand the conflict between the Comprehensive Plan and existing zoning. When parcels are subdivided in the UT zone, they automatically convert to the underlying zone when the final plat is approved. We don't understand how retaining the UT zone until a parcel is urbanized could be a problem.

The other reason published in the Notice of Public Hearing is to bring the zoning map into compliance with the proposed land development code. This is exactly the concern expressed by the Clear Lake Neighborhood Association in our comments on the proposed Keizer Development Code, that is, the City decides to implement the draft development code, then makes the zoning map fit. We feel this is backwards. The first step should be to decide on the appropriate zones. Then write the code to fit the zones, not the other way around.

There is at least one other reason for the zone change not published in the Notice of Public Hearing and possibly others. The reason given at a recent meeting of the Clear Lake Neighborhood Association and in an article published by the Keizer Times is to expedite the land use application process. At the neighborhood association meeting we were told this was only a concern for partitions, not subdivisions. Clear Lake Neighborhood Association does not oppose this. We think it may be more appropriate to amend the UT zone provisions rather than completely throw out the UT zone.

Could there be a hidden agenda? Possibly somebody in the city or under contract with the city labors under the impression that keeping poultry and/or livestock represents an incompatible use. The issue of compatibility between residences on small acreages and farms both inside and outside the urban growth boundary, and new subdivisions and manufactured home parks has been raised on a fairly regular basis to hearings officers. The compatibility issue has been elevated to the Keizer City Council at least twice in recent appeals. In all cases the ruling has been that there is no incompatiblity.

Recommendations. We see three possible ways to address our concerns about maintaining our property rights.

1. **Maintain the existing urban transition zone in the area north of Barnick Road.** This would require modification of existing UT zone provisions to clarify that manufactured home parks convert to RS. We have no objection to expediting the application process for partitions, but feel this is of little consequence to anybody.
2. **Change the zoning to RS as proposed, but don't take away our property rights until our properties are urbanized.** Simply change the code to allow existing property rights until such time as specific parcels are urbanized.
3. **Buy out our existing property rights.**

Sincerely,

Robert A. Ohrn

Robert A. Ohrn, Chair
Clear Lake Neighborhood Association

KEIZER PLANNING COMMISSION
MINUTES
Wednesday, May 10th, 2000 @ 7:00 p.m.
Keizer City Hall – Council Chambers

1. CALL TO ORDER
Chair Wolf called the meeting to order at 7:07 p.m.

2. ROLL CALL
The following members were present: Bill Wolf, June Abbott, Dick Inman, Michael Smith, Bruce Anderson and Jere Clancy

Absent: Stan Compton

Also present: Senior Planner, Maria Meier; City Attorney, Shannon Johnson; Council Liaison, Jim Keller and Recording Secretary, Cindy Perry

3. APPROVAL OF MINUTES/April 26, 2000
The minutes of April 26, 2000 were tabled for corrections until the next meeting.

3. PLANNING UPDATE
Senior Planner, Maria Meier reported that Consultant, John Morgan would be leading the discussion regarding the 21st Century Plan during the Planning Commissions Work Session during the June 14th meeting.

5. DELIBERATIONS
5.1 UT Zone - Keizer Development Code
Senior Planner, Maria Meier noted Section 2.118 (Urban Transition- UT) of the Development Code. She requested that the Planning Commission carefully review this section of the code to distinguish the content of the chapter and how it relates to other portions in the Development Code.

Ms. Meier referred to a memo from City Engineer, Bill Peterson relating to septic tank use in the UT zone and the North Keizer Sanitary Survey completed in 1984.

Chair Wolf sought the Commission's input regarding the process to delineate what issues are pertinent in the deliberations of the Urban Transition Zone.

Responding to questions, Ms. Meier noted the areas where sanitary sewer and water extended to in the areas near UT zones. These areas included the Northwest and Northeast corners of O'Neil and Clear Lake Roads. Sanitary sewer

Chair Wolf noted one of the opponents' requests was that the UT Zone be modified rather than eliminated from the Development Code. He felt it would be more beneficial for the City to have one unified RS Zone while providing for concerns of current property owners in the UT Zone.

Mr. Inman emphasized he had not received any information that would sway him to the position of eliminating the UT Zone.

The Commission debated the issue of the lack of testimony in citizens from the area wishing to eliminate the UT Zone.

Responding to questions, Ms. Meier stated that change in ownership of property would not effect the grandfathered use of the property.

Mr. Smith once again requested that a list be developed showing the negative impacts on the property owners currently in the UT Zone.

With assistance from the Planning Commission Ms. Meier listed written concerns supplied from UT property owners.

1.Farm Use

a. Possible requirement for a conditional use permit to expand all or part of land.
b. No new farm use could be established.
c. Ownership does apply.

Ms. Meier stated that existing farm use could remain. If a property was to change ownership the use could still remain. Any non-conforming uses discontinued for more than one year could not be re-established.

Ms. Meier noted the city would be willing to work with property owners if their farmland needed to remain fallow for a year to reconstitute the soil, but noted the Planning Commission may wish to add language to this effect including a refined definition of existing farm use.

Responding to questions, Mr. Johnson noted that partitioning by itself would not change an established use. He went on to explain how the non-conforming use section of the Development Code supplied information regarding alteration or enlargement of an existing non-conforming use and the requirement to apply for a conditional use permit.

2.Septic Tanks

a. Public concern over possible forced hook-ups

Chair Wolf requested clarification in the UT Zone regarding the requirement to hook up to city services. Mr. Johnson noted that if a property owner in the UT zone was within 300 feet of city services they would be required to hook up to these services.

4. City Services

Mr. Smith asked if there would be any requirements imposed to hook up to city services as a result of the UT zone being eliminated. Ms. Meier stated there would be no changes as a result.

5. Nuisance Complaints

Responding to questions, Mr. Johnson explained the nuisance abatement and noise ordinance stating that it did not relate to any specific zone. He proceeded to answer questions pertaining to the noise ordinance.

Mr. Anderson questioned how odors permeating from a farm near a residential area would be handled. Mr. Johnson was unable to give a definitive answer regarding how this would be handled.

Ms. Abbott felt that possibly the DEQ Clean Air and Water Act would fall into play with these complaints. She noted as a member of the Clean Air Act Committee for the State of Oregon that this Committee reviews each complaint administered in the state.

6. Property Rights/Constitutional Rights

a. Municipal Zoning Laws
b. Compliance with Comprehensive Plan
c. Public Opinion

Chair Wolf stated he felt the issue of property rights or constitutional rights had no bearing in this situation as no taking of land was being constituted. He felt the elimination of the UT Zone would only bring this portion of the City in line with the rest of the City.

The Commission discussed the public's opinion of changes being imposed by a government entity pertaining to landowner's rights.

Mr. Smith stated he felt the case to eliminate the UT Zone would have to be compelling before he would consider it.

Chair Wolf made the motion to recommend to the City Council the conversion of the UT zone to an RS zone. Mr. Clancy seconded the motion.

Chairs Wolf reiterated his earlier argument that he felt no rights were being taken away from property owners by eliminating the UT zone. He felt the UT zone had outlived its usefulness as originally offered in the Development Code.

Mr. Clancy made a friendly amendment to the motion that grandfathered UT land have the tax rate or valuation of the land is grandfathered in as well.

Mr. Johnson noted that the City had no control over tax rates in the planning process. He noted at the Planning Commission's request it could be mentioned as something that they would like the Council to review.

Due to the lack of a second the amendment to the motion died.

Mr. Smith expressed his opposition to the motion. He urged a more simplified result be brought about to correct the problems in administering the Development Code pertaining to the UT zone. He did not feel that eliminating the UT zone would be the acceptable answer to the problem.

Ms. Abbott spoke in favor of the motion quoting the "Purpose" from the UT zone portion of the Development Code. She concluded that the UT zone had outlived its usefulness.

Mr. Inman spoke against the motion noting he did not see a compelling reason to eliminate the UT zone. He also felt modifications to the Development Code would allow staff to administer the UT zone.

Mr. Anderson also spoke in opposition of the motion. He expressed concerns about potential costs to the property owners and also urged a modification to the Development Code.

The motion failed as follows:
AYES: Abbott, Clancy and Wolf (3)
NAYES: Anderson, Inman and Smith (3)
ABSTENTIONS: None (0)
ABSENT: Compton (1)

The motion failed as follows:
AYES: Anderson, Inman and Smith (3)
NAYES: Abbott, Clancy and Wolf (3)
ABSTENTIONS: None (0)
ABSENT: Compton (1)

Councilor Keller noted he would carry forward to the Council the work that the Planning Commission had done along with the possible suggestion of making revisions to the Development Code.

Mr. Johnson requested a formal recommendation from the Planning Commission to the City Council.

Mr. Smith made the motion that the Planning Commission deliberated on the matter of eliminating the UT zone and was unable to arrive at a conclusion, the recommendation would reflect both motions and votes. The Planning Commission recommended that the City Council adopt the matter for deliberation. Chair Wolf seconded the motion.

The motion passed unanimously as follows:
AYES: Abbott, Anderson, Clancy, Inman, Smith and Wolf (6)
NAYES: None (0)
ABSTENTIONS: None (0)
ABSENT: Compton (1)

5.1 Chemawa Activity Center
Due to the late hour discussion of this topic was deferred until May 24th at 7:00 p.m.

6. ADJOURN
Chair Wolf adjourned the meeting at 10:00 p.m.

- Wednesday, May 24th, 2000 @ 7:00 p.m. ~ Chemawa Activity Center Deliberations
- Wednesday, June 14, 2000 @ 7:00 p.m.