

MINUTES
KEIZER CITY COUNCIL
Monday, May 20, 2002
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the regular meeting to order at 7:00 p.m. Roll Call was taken as follows:

Present:

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

Staff:

Chris Eppley, City Manager
Susan Gahlsdorf, Finance Director
Rob Kissler, Public Works Director
Maria Meier, Senior Planner
Marc Adams, Chief of Police
Shannon Johnson, City Attorney

PUBLIC TESTIMONY

Lova Sturgill, 1656 Willow Lake Road North, Salem-read from a letter submitted to the Council expressing her concerns regarding the city's budget and use of Parks funds to purchase additional parks property, especially that outside of the UGB. She posed questions to the Council regarding this and asked that her questions be answered.

Wayne Sturgill, 1656 Willow Lake Road North, Salem-referred to the letter which he submitted to Council. He addressed property at Tax Lot #700, 6000 Windsor Island Road North, and suggested that this property would be a better choice for a park opposed to the property being discussed by the Parks Board.

Mr. Sturgill indicated that if the city purchased Tax Lot #700 for a park that he would be willing to donate 50 trees for this park.

FMAGIC

Councilor McGee felt it would be appropriate for the City

Manager to reply to the Sturgill's questions via a letter.

Mr. and Mrs. Sturgill responded to questions from the Council regarding the suggested properties.

Councilor McGee noted the difficulties with the suggested property including it acting as a buffer for the sewage treatment plant and that the land was owned by the City of Salem.

Mr. and Mrs. Sturgill urged the Council to review the possibility of this property and work in conjunction with the City of Salem to make it happen.

Mayor Christopher thanked the Sturgill's for their testimony.

COMMITTEE REPORTS

a. Oath to Keizer Reserve Officers Craig Kistler and Rich Cummings

Chief Adams supplied a brief biography for each officer.

City Attorney Shannon Johnson issued the oath of office to Officer Kistler and Officer Cummings.

Mayor Christopher welcomed the newly sworn-in Reserve Officers.

b. Proclamation- Appreciation for Services-Former Councilor Ray Kelly

Mayor Christopher read the proclamation for services provided by former Councilor Ray Kelly.

c. Proclamation- Mark Atwood and Cathy Clark/Budget Committee Members

Mayor Christopher read the proclamation and provided copies to Ms. Clark and Mr. Atwood for their recent appointment to the volunteer positions on the Keizer Budget Committee.

d. Claggett Creek Watershed Presentation

Gary Miller and members of his class from McNary High School supplied a Power Point Presentation regarding the Claggett Creek Watershed Wetland Mitigation Project and the importance of wetlands. Each of the students provided a brief summary regarding the many aspects of a wetland.

Mr. Miller noted the fall planting plan and the assistance of the community to make this happen. He also summarized an "Adopt a Reach Program" which would help to keep the reed canary grass at bay.

Responding to questions Mr. Miller indicated that a volunteer in the Adopt a Reach Program would be committing to walking a 100-foot reach once every couple of weeks to remove canary grass. He noted how the involvement of the students was an attempt to get them interested in their community.

Mayor Christopher thanked Mr. Miller and his students for their presentation.

e. Council Liaison Reports

- **Bikeways Committee-**

Councilor Smith reported the committee's participation in the Iris Parade and the additional efforts of Dr. Wallace Dick to make this successful. She noted the committee's allegiance to seek donations for the purchase of additional bike helmets, which would be given out to children whose family cannot afford to purchase one for them.

- **Mid Willamette Valley Area Commission on Transportation (MWACT)-**

Councilor Smith reported on the STIP funds and the progress taken place by the commission regarding the 2004-2007 STIP.

- **Planning Commission-**

Councilor Walsh reported that the commission reviewed the private street ordinance and would continue with this discussion during the next meeting.

- **Mid-Willamette River Corridor Project**

Councilor Walsh reported that the Willamette Initiatives Program would be hosting a seminar on May 22, 2002 at Western Oregon University. He outlined some of this seminar and it's components.

- **Community Policing Committee-**

Mayor Christopher reported the City Council would be holding a joint work session with this committee on May 28, 2002 pertaining to the Community Policing Resolution.

OTHER BUSINESS

Iris Festival

Mayor Christopher complemented the Keizer Chamber of Commerce on their work during the Iris Festival.

Symposium Update

Councilor Smith shared information regarding the symposium she attended in Cambridge, Massachusetts pertaining to land-use and transportation.

EVAK Update

Council President Moir requested a work session between Council and EVAK to update the Council on EVAK's progress.

After a brief discussion it was the consensus of Council to direct staff to schedule this work session in July.

Alarm Ordinance

Councilor Lee requested updates regarding this ordinance.

City Attorney Johnson indicated this was currently being reviewed and a report would be brought back to Council the second meeting in June.

Police Department Updates

Chief Adams supplied updates regarding the Iris Festival and the department's participation in the process.

PUBLIC HEARINGS

a.

**Chemawa Activity
Center/Keizer Station
Plan-Text Amendment/
Comprehensive Plan
change/Zone Change
Case No. 01-50 (cont
from May 6, 2002)**

Mayor Christopher opened the public hearing.

Public Testimony

Bruce Anderson, 1290 Leo Street NE, Keizer-Chair of Keizer Planning Commission supplied a history of the Activity Center and the process taken by the Commission to consider all the information and testimony and to consider amendments to the plan as submitted by Northwest National LLC.

He referred to the extensive process taken by the Commission to critique the plan in conjunction with the Statewide Planning Goals, Land-Use Planning Goals and the Keizer Comprehensive and Keizer Development Code. Mr. Anderson expressed the Commission's feeling that the plan met all the necessary requirements. He urged the

Council to move forward with the project.

Mayor Christopher thanked Mr. Anderson for his testimony.

Responding to questions Mr. Anderson indicated that the Commission reviewed the technical issues of conformance to land use planning. He indicated that the Council should decide issues outside of that realm relating to policy. Mr. Anderson urged the Council to review the possible impacts on River Road businesses, traffic along Lockhaven Drive and within the Gubser neighborhood.

Frank Moore, 7796 St. Charles St NE, Keizer-speaking as a member of the Planning Commission Mr. Moore thanked Mr. Anderson for his role as chair of the Commission and reiterated Mr. Anderson's comments regarding the process taken by the Commission.

Jacob Brostoff, 534 SW 3rd Avenue, Suite 300, Portland, OR, Transportation Advocate for 1000 Friends of Oregon-supplied a copy of the *Shils Report* which illustrates the impacts of "Big Box" retail on rural and small town communities.

Responding to questions, Mr. Brostoff indicated the chapters, which might refer more to Keizer and the proposed development. (Chapters I, III, IV and IX)

Mayor Christopher thanked Mr. Brostoff for his testimony.

Bob Thompson, 4970 Chauncy Court, Salem, representing Chuck Sides and Northwest National LLC-indicated they would like to tweak staff's alternative recommendation. He supplied copies of these suggested changes to Council.

Charles Matschek, Associate Architect, Ankrom Moisan Associated Architects, 4131 SW Gerald Court, Portland, OR-supplied a brief history of the team's work on the plan in conjunction with staff. Mr. Matschek addressed the private/public aspect of the plan.

Steve Ferrarini, Hobson Ferrarini Associates, 610 SW Alder, Suite 515, Portland, OR-summarized the economic analysis as provided in the Keizer Station staff alternative document. Mr. Ferrarini indicated that the analysis showed

the current need for a total of 85 acres of commercial land, growing to 107 acres by the year 2021.

Mr. Ferrarini stressed that the plan would not impact industrial development opportunities within the city and noted that the proposed plan would reduce the current level of industrial land to 82 acres still providing a 40-year inventory of industrial land.

Mr. Ferrarini addressed some of the vacancy issues for businesses along River Road. He used the area across from Bi-Mart as an example and fielded additional questions from Council. (remainder of testimony missing from tape)

Tom Jones, 8405 SW Nimbus Ave, Beaverton, OR- addressed service capacity issues for the plan including sewer, water, fire and storm water treatment. He indicated that the impact on Labish Ditch would be minimal. Mr. Jones answered questions from the Council pertaining to storm water retention and water quality improvements for the development.

Public Works Director Rob Kissler responded to questions from the Council relating to the new water regulations.

Responding to additional questions, Mr. Jones outlined the developments additional water needs specific to fire protection.

Frank Angelo, Angelo Eaton and Associates, 620 SW Main, Suite 201, Portland, Oregon-affirmed the development team's support of the staff's recommended alternative plan. Mr. Angelo clarified comments and testimony from citizens. He noted when comparing the existing Chemawa Activity Center Plan versus staff's proposed plan that the net change in industrial land was an approximate reduction of 45 acres and an increase of approximately 52 acres of commercial above the current Chemawa Activity Center Plan.

Mr. Angelo summarized the letter from Chuck Sides noting staff's recommended changes to the plan and the development team's request that the Council considers removal of the 25-percent requirement in the Employment General Zone. He also outlined the team's difference of

opinion regarding gasoline stations in the Commercial Mixed Zone. In the interest of time Mr. Angelo offered to address the remainder of the letter with staff outside of the meeting.

Councilor Walsh outlined other possible concepts to meet the suggestions as outlined in the Shils report. Mr. Angelo indicated he could not answer this at this time.

Mayor Christopher thanked Mr. Angelo for his testimony.

Wendie Kellington, Lake Oswego, Attorney for Northwest National LLC-supplied and reviewed with the Council a seven page matrix pertaining to the legal standards and goals for the proposed development.

Ms. Kellington, Mrs. Meier and the City Attorney answered questions from the Council.

Mayor Christopher thanked Ms. Kellington for her testimony.

Kelly Walther, 344 Lake Point Place, Keizer-spoke as a representative for the Keizer Chamber of Commerce. Ms. Walther referred to Exhibit A-19, which included the survey taken of the Chamber members regarding the development.

She answered questions from the Council regarding Exhibit A-19.

Mayor Christopher thanked Ms. Walther for her testimony.

With no one else wishing to testify Mayor Christopher continued the public hearing until June 3, 2002.

ADMINISTRATIVE ACTION

No Administrative Action was brought before the Council.

CONSENT CALENDAR

- a. RESOLUTION-Authorizing the City Manager to Enter Agreement with Valley Credit Services for Collection Services
- b. RESOLUTION-Authorizing City Manager to Award Bid to R.L. Houck Construction for 2002 Street Resurfacing

Council President Moir moved for approval of the Consent Calendar. Councilor McGee seconded the motion.

The motion passed unanimously as follows:

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

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

WRITTEN COMMUNICATIONS

Mayor Christopher noted written communications from the Board of Commissioner's regarding the development of an ornament for the U.S. Capital Holiday Tree for 2002.

By consensus the Council agreed to participate in the program by submitting the information to the Keizer residents to participate. Mayor Christopher indicated she would provide additional information at the next Council meeting.

AGENDA INPUT

May 23, 2002

5:30 p.m. Special City Council Session (Keizer Heritage Center)

- SKAPAC Meeting with Salem City Council/Marion County Commission/Polk County Commission-Chemawa Activity Center/Keizer Station Plan

June 3, 2002

6:30 p.m. Urban Renewal Agency Meeting

- 2002-2003 City of Keizer Budget Public Hearing and Adoption of Budget
- Housing Consortium Intergovernmental Agreement

June 10, 2002

5:30 p.m. City Council Work Session

- Marion County Juvenile Facility Tour

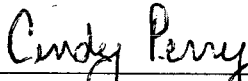
June 17, 2002

7:00 p.m. City Council Regular Session

Mayor Christopher noted the agenda input.

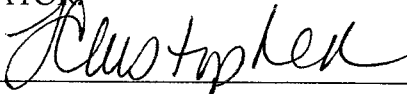
ADJOURNMENT

Mayor Christopher adjourned the meeting at 10:33 p.m.


Cindy Perry
Recording Secretary

APPROVED:

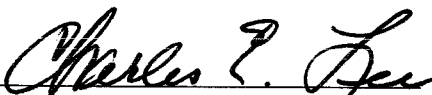
MAYOR:

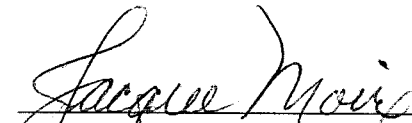

Lore Christopher

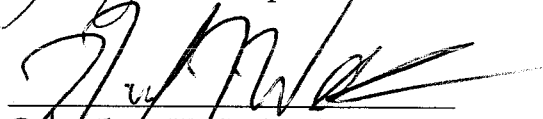
COUNCIL MEMBERS:

Councilor #1 - Judy K. Smith

Councilor #2 - Michel Gaynor


Councilor #3 - Charles E. Lee


Councilor #4 - Jacquie Moir


Councilor #5 - Richard Walsh


Councilor #6 - Jerry McGee

Minutes approved:

August 5, 2002