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To provide oral comments via electronic means, please contact the City Recorder's Office no later than 2:00 p.m. on the day of the meeting. Most regular City Council meetings are streamed live through www.KeizerTV.com and cable-cast on Comcast Channel 23 within the Keizer City limits.

AGENDA
KEIZER CITY COUNCIL
REGULAR SESSION

Monday, December 1, 2025

6:00 PM

Robert L. Simon Council Chambers
930 Chemawa Road NE
Keizer, Oregon

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **FLAG SALUTE**
4. **SPECIAL ORDERS OF BUSINESS**
 - a. **PROCLAMATION**: Human Rights Day
 - b. Introduction of Officer Joshua Barnett, Officer Caleb Harrison, and Community Service Officer Ben Crosby
5. **COMMITTEE REPORTS**
6. **PUBLIC COMMENTS**

This time is provided for citizens to address the Council on any matters other than those on the agenda scheduled for public hearing.
7. **CONSENT CALENDAR**
 - a. Approval of November 17, 2025 Regular Session Minutes
8. **PUBLIC HEARING**
 - a. Text Amendment Case 2025-17: Amending Keizer Code Appendix A - Development Code Section 2.110 - Commercial Mixed Use (related to auto-oriented uses)
9. **ADMINISTRATIVE ACTION**
 - a. Keizer Public Arts Commission (KPAC) approval to use Los Dos Hermanos as a mural location.
 - b. Parks Master Plan Project Process Update and Discussion

10. OTHER BUSINESS

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

11. STAFF UPDATES

12. COUNCIL MEMBER REPORTS

13. AGENDA INPUT

Monday, December 8, 2025 - 6:00 p.m.

Long Range Planning Task Force Meeting

Monday, December 15, 2025 - 6:00 p.m.

City Council Regular Session

Monday, December 15, 2025 - 7:00 p.m.

City Council Work Session - Bailey Road Property Discussion

Monday, January 5, 2026 - 6:00 p.m.

City Council Regular Session

14. ADJOURNMENT

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 Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."



WHEREAS, on December 10, 1948, the member States of the United Nations signed the Universal Declaration of Human Rights and countries of different political, economic and social systems unanimously agreed on the fundamental rights that all people share solely on the basis of their common humanity; and

WHEREAS, the Universal Declaration asserts recognition of the inherent dignity and of the equal and inalienable rights of all members of the human family is the foundation of freedom, justice, and peace; and

WHEREAS, disregard and contempt for human rights have resulted in acts which have outraged the conscience of mankind; and

WHEREAS, the advent of a world in which human beings enjoy freedom of speech and freedom of belief, along with freedom from fear and want, has been proclaimed to be the highest aspiration of the worldwide human community; and

WHEREAS, the City of Keizer affirms that all people shall be treated with dignity and respect; and

WHEREAS, each person has the power and ability to promote and to act on respect for human rights and freedoms.

NOW, THEREFORE, the Keizer City Council assembled here in Regular Session, does hereby proclaim, December 10, 2025 as:

HUMAN RIGHTS DAY

And urges the residents of our community to actively and thoughtfully live out these ideals.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Keizer to be herein affixed this 1st day of December 2025.

MAYOR CATHY CLARK
City of Keizer, Oregon



MINUTES
KEIZER CITY COUNCIL
Monday, November 17, 2025
Robert L. Simon Council Chambers
930 Chemawa Road NE
Keizer, Oregon

CALL TO ORDER

Mayor Clark called the meeting to order at 6:00 p.m.

ROLL CALL

Roll call was taken as follows:

Present:

Cathy Clark, Mayor
Shaney Starr, Council President
Soraida Cross, Council Vice
President
Kyle Juran, Councilor
Daniel Kohler, Councilor
Marlene Parsons, Councilor -
Attending Via Zoom
Lore Christopher, Councilor
Felicia Guptill, Youth Councilor

Staff:

Adam Brown, City Manager
Tim Wood, Assistant City Manager
Shane Witham, Planning Director
Joseph Lindsay, City Attorney
Bill Lawyer, Public Works Director
Andrew Copeland, Police Chief
Garrett Klever, Human Resources
Director
Melissa Bisset, City Recorder

FLAG SALUTE

Mayor Clark led the pledge of allegiance.

SPECIAL ORDERS OF BUSINESS

There were no special orders of business.

COMMITTEE REPORTS

Tammy Kunz, Member of the Community Diversity Engagement Committee, summarized the recent meeting.

Youth Councilor Guptill announced that she was accepted to Great Northern University.

a. Portland General Electric Presentation

Larry Bekkendahl, Senior Vice President of Portland General Electric (PGE), provided a history of the transmission system, noting the growth in the system. He shared that PGE was working on increasing and strengthening resiliency. Mr. Bekkendahl shared that they offer payment

assistance.

He displayed a map of High Fire Risk Zones and shared that they were working with communities to reduce fire risk.

Public Works Director Lawyer shared the efforts of tree trimming and monitoring to keep the trees out of the power lines.

Mr. Bekkendahl shared about PGE's progress towards clean energy.

There were questions about the payment assistance programs. Only 60 percent of eligible Keizer residents were taking advantage of the payment assistance programs.

Wendy Veliz, Senior Local Government Affairs Manager, PGE responded to questions about the payment assistance program.

Councilor Christopher expressed concern about the 18 percent cost increase. Mr. Bekkendahl explained that the purchasing of energy and hardening processes were both factors and explained how PGE was working towards opportunities to reduce costs.

There was a suggestion for an annual update. There was a question about the incinerator shutting down and the impact.

Mr. Bekkendahl discussed battery storage in relation to resiliency.

Mayor Clark expressed concern about losing hydropower.

PUBLIC COMMENTS

There were no public comments.

CONSENT CALENDAR

Council President Starr moved that the Keizer City Council approve the Consent Calendar.

Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Starr, Cross, Kohler, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

- a. **Approval of November 3, 2025 Regular Session Minutes**
- b. **Event Center Use Fee Waiver - Keizer Community Band**

PUBLIC HEARINGS

- a. **RESOLUTION - Authorization for a Supplemental Budget - Park Improvement Fund - State of Oregon Grant**

RESOLUTION - Authorization for a Supplemental Budget - General Fund - Park Services -

Capital Outlay

RESOLUTION - Authorization for a Supplemental Budget - Administrative Services Fund - General Administration - Liability Insurance

Mayor Clark opened the Public Hearing.

Assistant City Manager Tim Wood summarized the staff report.

With no further testimony, Mayor Clark closed the Public Hearing.

Council President Starr moved to adopt Resolution R2025- Authorization for a Supplemental Budget - Park Improvement Fund - State of Oregon Grant. Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Council President Starr moved to adopt Resolution R2025- Authorization for Supplemental Budget - General Fund - Transient Occupancy Tax. Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Council President Starr moved to adopt Resolution R2025- Authorization for Supplemental Budget - Administrative Services Fund - General Administration - Liability Insurance. Councilor Kohler seconded. Motion passed unanimously as follows:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

ADMINISTRATIVE ACTION

a. **ORDINANCE - Establishing a Franchise Agreement with Forged Fiber 37, LLC for the Provision of Telecommunications Services Within the City of Keizer**

City Manager Brown shared that the item was not ready and that it would be rescheduled for a future date.

b. **ORDINANCE - Establishing a Franchise Agreement NFC Northwest, LLC for the Provision of Telecommunications Services Within the City of Keizer**

City Attorney Joseph Lindsay summarized the staff report. Jessica Epley, Vice President - Regulatory and External Affairs for Ziply Fiber, explained the relationship between Ziply Fiber and

NFC Northwest. Ms. Epley discussed the growing pains and complaints in Keizer at the beginning of the construction. She shared that as of today they had no open complaints about Keizer. Ms. Epley shared that they were approximately one-third of the way done with construction and that they had changed the way they were handling the construction. Construction was anticipated to be completed in mid-2026. Ms. Epley explained the complaint reporting process.

Council President Starr moved to adopt an Ordinance No. 2025- Establishing a Franchise Agreement with NFC Northwest, LLC for the Provision of Telecommunications Services Within the City of Keizer. Councilor Kohler seconded. Motion passed unanimously as follows upon first reading:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

c. RESOLUTION - Amending the City of Keizer Police Services Fee; Repealing Resolution R2023-3376

Assistant City Manager Tim Wood summarized the staff report. Mr. Wood reviewed a chart showing the Police Department revenue by source, the Police Department expenses and full-time equivalents. He reviewed a history of the police services fee rate, and the proposed rate increase options.

There was discussion about the Transient Occupancy Tax (TOT). Council President Starr expressed concern about increased fees and the impact that they were having and felt that the Police Fee Task Force needed to complete their work before a decision was made. Council President Starr asked if staff could look at alternatives.

Councilor Christopher shared that she would not vote for a discretionary tax without a vote of the people. She thought there were other places to get the funds and that the Police Fee Task Force would have a solution that would be supported.

Council Vice President Cross asked about opiod money for the year. Mr. Wood explained the challenges with the inconsistency of the opiod funds. Council President Cross asked if internal cost-saving alternatives had been explored.

Mr. Brown shared about the potential proceeds from land sales and using the funds for the side account.

Councilor Christopher asked if they did not pass the fee, where the funds would come from. Mr. Brown shared that he would suggest using the contingency fund.

Discussion ensued regarding the timing of a fee increase for commercial customers.

Mayor Clark invited the public to provide comments.

Tammy Kunz, Keizer, shared that she supported the work of the Police Fee Task Force. She commented that she didn't know how to field the phone calls about various fees—and with the government shutdown, residents still haven't received their food stamps. She expressed her support for the Police Department. The Board for the Greater Northeast Neighborhood

Association was preparing a letter in support of police fees to support the police task force side of things.

Jaqueline Green, Keizer, shared that people were asking how to get food boxes for Thanksgiving and that they were scared about not being able to feed their families.

Joe Grant, Keizer, Budget Committee Member, expressed support for the Police Department. He liked looking at other ways to fund the fee.

The Police Fee Task Force was looking into the commercial, Equivalent Service Unit (ESU) model.

Councilor Christopher moved that we postpone taking action on item 9.c. until the second meeting in February. Councilor Juran seconded.

Support was expressed for the Police Department.

Council Vice President Cross noted that she was not in favor of a fee increase without a vote of the people.

Motion passed unanimously as follows upon first reading:

AYES: Clark, Cross, Kohler, Starr, Juran, Christopher, and Parsons (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

OTHER BUSINESS

Council President Starr announced that the Police Fee Task Force meeting would be rescheduled.

Council President Starr shared that she had heard from the West Keizer Neighborhood Association requesting to be able to submit input on the Master Plan at the beginning of next year before it went to the Parks and Recreation Advisory Board. Council President Starr referenced an email for a decision to include one of the venues presented by the consultant that would be decided at the December 9th meeting, which was being asked to postpone to receive opportunities for input at the beginning of next year. There was a suggestion for a Town Hall and questions about the scope of the consultant contract. Council President Starr clarified that she was wanted to discuss the process, engagement, and next steps.

Lisa Cejka, Parks and Recreation Advisory Board Member, clarified that the decision that the Parks and Recreation Advisory Board was looking at was whether or not to include a pavilion at Keizer Rapids Park in the Master Plan.

Mr. Lawyer explained that he had two questions for the Parks and Recreation Advisory Board. He asked if a pavilion should be included in the Master Plan and where it should be located. He noted there were current references to a pavilion in the current Parks Master Plan.

Councilor Juran thought that the biggest concern about making the decision was on the location.

Mr. Lawyer explained that it must be included within an area of the Park. The Master Plan could be amended if the location changed in the future.

Carolyn Holman, West Keizer Neighborhood Association, shared that one of the main comments was that there was not enough citizen input and outreach.

Mr. Lawyer shared that the Multi-use Sports Facility, a 50,000 square foot indoor sports facility that was formed by the Something Special in the Park and modeled after The Hoop facility in Salem, was removed from the Master Plan in the last update. He clarified that it was never a pavilion.

Mr. Brown suggested moving the topic to a future agenda since it was not included on the meeting agenda.

The Council requested that staff report on a process for clarifying the steps on putting a covered facility in the activity area of Keizer Rapids Park, including an outreach plan, verbiage, and the scope and what the Council would be asking the Parks and Recreation Advisory Board and anyone involved.

STAFF UPDATES

City Manager Brown reported that the Emergency Operations Plan was finished by the consultant, so the Emergency Planning Committee could move forward on the next step.

Human Resources Director Klever reported that the Public Works Director position was open and a first review of applicants would be the first week of December.

Assistant City Manager Wood reported that the Community Diversity Engagement Committee (CDEC) would like to meet with the Council in February and September. He reminded the community to conserve water since it was the annual sewer reset period.

Chief Copeland reported that there were three officers at the Academy with one lateral completing their field training, and there was one current opening.

Planning Director Witham reported that the meeting the following night regarding the Ila Vey (Clutch Industries) property on River Road was not a City meeting but a meeting that a developer was having, and they were renting space in the building to host their meeting. He reminded the Council that there would be future quasi-judicial public hearings on the matter. Mr. Witham shared that he received a draft scenario plan and the Transportation System Plan (TSP) update was getting nearer.

City Attorney Joseph Lindsay reminded the Council that if they were to attend the meeting, they would need to disclose it as ex-parte contact in the future. He also explained that if there were a quorum attending and they deliberated, it would become a public meeting, so they should be cautious not to do so.

COUNCIL MEMBER REPORTS

Mayor Clark and the Councilors each reviewed the events and meetings that they had attended as well as upcoming events.

Mayor Clark shared that the Claggett Creek Watershed Council wished to have signs at each of the bridges that cross Claggett Creek. City Staff would bring the topic back to the Council at a future meeting.

AGENDA INPUT

Monday, December 1, 2025 - 6:00 p.m.

City Council Regular Session

Monday, December 8, 2025 - 6:00 p.m.

Long Range Planning Task Force Meeting

Monday, December 15, 2025 - 6:00 p.m.

City Council Regular Session

Monday, December 15, 2025 - 7:00 p.m.

City Council Work Session - Bailey Road Property Discussion

ADJOURNMENT

Mayor Clark announced that the Keizer City Council would be meeting in Executive Session pursuant to ORS192.660 (2) (e) To conduct deliberations with persons designated by the governing body to negotiate real property transactions. The Council would not be taking any action after the executive session.

Mayor Clark adjourned the meeting at 8:29 p.m.

MAYOR:

APPROVED:

Cathy Clark

Dawn Wilson, Deputy City Recorder

Minutes approved: _____

"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."



To: City Council

From: Shane Witham, Planning Director

Subject: Text Amendment-Auto-oriented uses in Commercial Mixed Use Zone

Proposed Motion

I move the City Council direct staff to prepare an ordinance for adoption of proposed text amendments along with any other identified changes necessary for consistency with the Keizer Development Code.

I. Summary

The proposed text amendment will modify the Code to allow for *Automotive services, except repair (SIC 754)* as a Conditional Use within the Commercial Mixed Use (CM) zone in Keizer Station Area B (only on the east side of Keizer Station Boulevard). Currently, this, along with several other auto-oriented uses, are prohibited within Keizer Station Area B. The proposed changes will only apply to the land located on the east side of Keizer Station Boulevard. Previously, the code was modified to allow for a drive-through window or car service associated with eating and drinking places in this same area.

II. Background

- A. The Commercial Mixed Use zone (Section 2.110) has historically included "use restrictions" limiting specific uses within a specified and described area located near Chemawa and River Road. This area near the intersection of Chemawa and River Road was established in the 90's to attempt to alleviate concerns around traffic and congestion, as well as aesthetics. When the Keizer Station Plan was developed in the early 2000's, the same list of restricted uses was included for the properties located within Area B of the Keizer Station. When the River Cherry Overlay District was established and adopted in 2019, properties along River Road were rezoned to mixed use and "auto-oriented" uses are restricted within the identified "Centers" to only be allowed through a Conditional Use Permit.
- B. The City Council adopted Ordinance 2025-899 on August 4, 2025, approving a text amendment to allow *drive-through window or car service associated with eating and drinking places (58)* as a conditional use only on the east side of Keizer Station Boulevard in Keizer Station Area B. This ordinance was adopted after much discussion regarding neighborhood concerns with development within Keizer Station Area B. The process included public hearings before both the Planning Commission and City Council, along with a neighborhood meeting and re-opening the public

hearing before City Council. Ultimately, changes were made affecting the area on the east side of Keizer Station Boulevard only, as opposed to the area directly adjacent to the residential neighborhood.

- C. On October 6, 2025, City Council authorized a letter of intent with CPD Real Co, LLC on behalf of Happy's Car Wash and Oilstop, and passed Resolution R2025-3619 initiating the legislative amendment process and directed staff to draft revisions regarding use restrictions related to auto-related businesses and follow the appropriate process including notice and hearings to consider changes.
- D. Properties developed within the Keizer Station Area are required to be consistent with the adopted Masterplan for the subject area. This means additional future land use actions would have to be taken prior to establishing these uses since they are not currently part of the adopted Masterplan for Area B.
- E. The Planning Commission held a public hearing November 12, 2025, and ultimately made a unanimous recommendation to forward the proposed changes to City Council for consideration.

III. **Current Situation**

- A. Currently, the City is negotiating the purchase and sale agreement for the City-owned property located on the east side of Keizer Station Boulevard. A letter of intent was authorized by City Council at the October 6, 2025 meeting and Resolution R2025-3619 was passed initiating a new text amendment process to consider allowing additional auto-oriented uses. The property this amendment affects is limited to Area B of the Keizer Station, for property on the east side of Keizer Station Boulevard, which has remained undeveloped for many years. The City of Keizer owns the property that is currently vacant, while the other property in this area is developed with the Transit Center.
- B. Planning Commission is recommending approval of the proposed amendments. The proposed change would allow for *Automotive services, except repair (SIC 754)* in Keizer Station Area B as a Conditional Use. This would not guarantee the development of these use types, nor does it approve a specific development proposal. A future application for a new Master Plan Approval/Amendment would be required and would be subject to that quasi-judicial land use approval process.
- C. The matter has been scheduled, and appropriate notice was published for the public hearing to be held before City Council to consider the Planning Commission's recommendation.

IV. **Analysis**

- A. **Strategic Impact** - No direct strategic impact. However, this change is being requested in order for properties within Area B of Keizer Station to be sold, which is an identified goal of the City Council.
- B. **Financial** - No direct financial impact. However, this amendment may further the ability of the City to sell the property affected by this amendment.

- C. **Timing** - The public hearing has been noticed and identified as the time for City Council to consider this change.
- D. **Policy/Legal** - The code identifies the process for a text amendment, which has been followed. Appropriate notices have been sent, and the time has been set for the public hearing to consider the proposed changes.

V. Alternatives

- A. Direct staff to prepare an ordinance for adoption of the proposed changes.
- B. Direct staff to prepare an ordinance for adoption of the proposed changes with any modifications or adjustments identified by Council. This could include allowing additional uses as a Conditional Use, or include additional provisions to address any concerns that Council may have.
- C. Take no action. This would result in no change to the existing provisions of the Keizer Code.

VI. Recommendation

Staff recommends that City Council consider the proposed changes and direct staff to prepare an ordinance for adoption of the Council's desired identified proposed changes.

Attachments

- 1. CC_Draft_Sec._2.110.04.____Conditional_uses.
- 2. CC_Draft_Sec._2.110.05.____Use_restrictions. (1)
- 3. RES_CC_Initiating Text Amendment_R2025-3619_2025-10-06

"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."

Sec. 2.110.04. Conditional uses.

The following uses may be permitted, subject to obtaining a conditional use permit:

- A. Craft industries, subject to the provisions in section 2.421. (5/98)
- B. Transit station (section 2.429). (5/09)
- C. ~~Drive-through windows or car service associated with eating and drinking places (58)~~ The following uses may be allowed conditionally on the east side of Keizer Station Boulevard in Keizer Station Area B. (7/25)

1. Drive-through windows or car service associated with eating and drinking places (58)

2. Automotive services, except repair (754).

In addition to the conditional use criteria found in Section 3.103.03, the following requirements must be satisfied: (7/25)

- 1. Must provide screening and buffering to adjacent residential uses and must mitigate the aesthetic impacts of on-site stacking and queuing visible from any public right-of-way or adjacent properties. (7/25)
- 2. Employ access management and control standards as appropriate to eliminate and/or reduce conflicts. (7/25)
- 3. Comply with all applicable requirements and standards, including, but not limited to, KDC 2.301.04 (Traffic Impact Analysis) and all mitigations required by such section. Traffic analysis must address the operational needs of the Keizer Fire District. (7/25)

(Ord. No. 2025-899, § 1(exh. A), 8-4-2025)

Sec. 2.110.05. Use restrictions.

No permitted or special permitted use shall in any way involve any of the following:

- A. Farm use. (5/98)
- B. The rendering, processing, or cleaning of animals, fish, seafoods, fowl, poultry, fruits, vegetables, or dairy products for wholesale use. (5/98)
- C. The following uses are prohibited from any property contained within the Area B as described in the Keizer Station Plan. (7/25)
 - 1. Gasoline service stations (554), except as provided in section 2.110.04.C. (9/17)
 - 2. Vehicle sales and secondary repair. (5/98)
 - 3. Public utility structures and buildings. (5/98)
 - 4. Recreational vehicle parks (7033). (5/98)
 - 5. Automobile parking not associated with an allowed use (752). (5/98)
 - 6. Automotive dealers (55). (5/98)
 - 7. Automotive rental and leasing, without drivers (751). (5/98)
 - 8. Automotive repair shops (753). (5/98)
 - 9. ~~Automotive services, except repair (754). (5/98)~~
 - 10. Utilities; secondary truck parking and material storage yard. (5/98)
- D. A limitation of the total floor area of specified uses applies to all of Area B, Retail Service Center, of the Keizer Station Plan. A maximum total floor area shall apply to the uses identified in sections 2.110.02(I) and 2.110.03(E)(12)—(14). This maximum floor area is set forth in the Keizer Station Plan; however, this maximum floor area may change as part of an approved master plan. (9/18)

(Ord. No. 2025-899, § 1(exh. A), 8-4-2025)

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

2
3 Resolution R2025- 3619
4

5
6 INITIATING LEGISLATIVE AMENDMENTS TO THE KEIZER
7 CODE, APPENDIX A TO CONSIDER AMENDING SECTION 2.110.04
8 AND SECTION 2.110.05 AND OTHER RELEVANT SECTIONS TO
9 ALLOW AUTO-RELATED BUSINESS IN AREA B – KEIZER
10 STATION PLAN IN THE AREA BY THE TRANSIT STATION
11

12
13 WHEREAS, the City Council of the City of Keizer considers it necessary and
14 appropriate to initiate the legislative amendment process to review and possibly revise
15 certain portions of the Keizer Development Code;

16 NOW, THEREFORE,

17 BE IT RESOLVED that pursuant to KDC 3.111.02 and 3.203.01, the City
18 Council of the Keizer hereby initiates the legislative amendment process to review the
19 following Keizer Development Code sections and determine possible amendments:

20 1. KDC Section 2.110.04 regarding allowances and restrictions for applying
21 for a conditional use.

22 2. KDC Section 2.110.05 regarding revision of the use restrictions relating to
23 an auto-related business in Area B – Keizer Station Plan in the parcels located by the
24 transit station.

25 BE IT FURTHER RESOLVED that planning staff is directed to send appropriate
26 notice to the Department of Land Conservation and Development and any other affected
27 agencies and jurisdictions in a manner appropriate and necessary under state law.

Page 1 - RESOLUTION NO. 2025- 3619

Keizer City Attorney
930 Chemawa Road NE
PO Box 21000
Keizer, Oregon 97307
503-856-3433

1 Planning staff is delegated the authority to draft proposed text amendments for notice
2 purposes.

3 BE IT FURTHER RESOLVED that any notice shall state that additional
4 amendments to other sections of the Keizer Development Code that are related to the
5 above referenced proposed amendments shall also be considered and possibly adopted.

6 BE IT FURTHER RESOLVED that the Keizer Planning Commission is
7 requested to schedule the matter for public hearing as provided in state and local law.

8 PASSED this 6th day of October, 2025.

9
10 SIGNED this 6th day of October, 2025.

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Mayor


City Recorder



To: Mayor Clark and City Council Members
Thru: Adam J. Brown, City Manager
From: Adam Brown, City Manager
Subject: Mural Art Location Approval

Proposed Motion

I move that the Keizer City Council approve “Los Dos Hermanos,” located at 3590 River Rd. N, Keizer, OR, as an authorized site for public art, subject to Keizer Code public art provisions and the Keizer Public Arts Commission (KPAC) review criteria.

I. Summary

Keizer Public Arts Commission (KPAC) is seeking Council authorization to recognize the “Los Dos Hermanos” property as an eligible site for public art. Upon authorization, the applicant/property owner may submit a formal public art or public mural application to KPAC for review under the City’s criteria and process.

II. Background

- A. Keizer’s public art framework provides application pathways for public murals and other public art, with KPAC responsible for evaluating proposals using criteria such as artistic quality, originality, context, permanence, feasibility, scale, and community support. Projects are generally funded by donations or in-kind contributions unless specifically budgeted; City staff support is provided as directed by the City Manager.

III. Current Situation

- A. The proponent seeks to designate the Los Dos Hermanos location as a public art site to enable submission of a complete KPAC application for a proposed mural. The City Council authorizes the location of art. KPAC is responsible for approving the art.
- B. The owner of Los Dos Hermanos has talked with KPAC representatives and is agreeable to using the south facing wall of their business as the location of a mural.

IV. Analysis

- A. **Strategic Impact** - No impact on Keizer's short or long-term goals.

- B. **Financial** - Unless specifically budgeted by Council, public art projects typically rely on donations, in-kind contributions, and their annual budget of \$6,000.
- C. **Timing** - Council authorization allows KPAC to work with the owner to get the necessary authorizations. KPAC will schedule review/consideration per its regular meeting calendar and criteria.
- D. **Policy/Legal** - Section 12-26 of the Keizer City Code allows for the siting of public murals by the City Council. It reads, "A public mural obtained pursuant to this article may be sited in, on or about any city building as approved by the city council or other property under the control of or made available to the city by an art easement between the property owner and the city." Sections 12-27 and 12-28 refer to the regulations that KPAC must follow to add a mural to an approved site.

V. Alternatives

- A. Approve the Request from KPAC to add the location as a site for a mural in accordance with City Code 12-26.
- B. Take No Action - KPAC would not be able to move forward with a mural at this location.

VI. Recommendation

Staff recommends approval of the request from KPAC to authorize public art, specifically a mural at 3590 River Rd. N. Keizer.

Attachments

None

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To: Mayor Clark and City Council Members
Thru: Adam J. Brown, City Manager
From: Bill Lawyer, Public Works Director
Subject: Parks Master Plan Update

Proposed Motion

I move that the Keizer City Council direct staff to provide additional engagement opportunities through a town hall-style meeting by amending MIG's contract and to use the city's engagement platform to seek feedback on alternative locations within Keizer Rapids Park for the pavilion under consideration.

or

I move that the Keizer City Council direct staff to continue with the current approval process as scheduled.

I. Summary

The City Council requested an opportunity to discuss the public engagement on the Parks Master Plan amendment at Keizer Rapids Park that has been underway for the past year.

II. Background

- A. At the November 17th, 2025 regular session of the City Council, the topic of the Parks Master Plan Update was discussed. Council inquired about the public outreach done up to this point.
- B. The Master Plan amendment process has included a pop-up booth at this year's KeizerFest event, a meeting with a stakeholders group that included all neighborhood association representatives, sports group representatives, and community members, and an input session from the Parks Board. Staff also presented the outreach boards used at the KeizerFest event to various city committees for their input.
- C. Prior to discussion at the November 17th meeting, the discussion was planned to return to the Parks Board for a recommendation to the Keizer City Council.
- D. The City Council asked staff to bring the topic back to the next council meeting to discuss possible additional outreach on the pavilion being sited at Keizer Rapids

Park. Additional information and input on the location at Keizer Rapids Park may be a point of conversation for future public engagement. The area of the dog park off of Chemawa Road has not been considered in the public outreach materials.

III. Current Situation

- A. Staff is recommending an additional Town Hall meeting be scheduled after January 1st, 2026 to engage the community on the topic and solicit more feedback.
- B. Staff will coordinate with the consultant, MIG, to schedule this Town Hall as soon as practicable in January. If desired, the staff may be able to use a public engagement platform to seek feedback online about the location of the proposed pavilion.

IV. Analysis

- A. **Strategic Impact** - Updating the Parks Master Plan is a Council approved short-term goal.
- B. **Financial** - There will be additional costs for this meeting as it will be outside the scope of services in the current contract. For consistency' sake, staff believes it would make more sense to retain MIG to add additional engagement efforts.
- C. **Timing** - Providing direction to staff now will allow the process to keep moving forward at the earliest possible date.
- D. **Policy/Legal** - Projects need to be on the Parks Master Plan to be eligible for SDC funds.

V. Alternatives

- A. Provide direction to staff on additional public outreach opportunities.
- B. Do nothing and proceed with the Parks Master Plan update.

VI. Recommendation

Staff recommends the City Council direct staff to provide additional engagement opportunities through a town hall-style meeting by amending MIG's contract and to use the city's engagement platform to seek feedback on alternative locations within Keizer Rapids Park for the pavilion under consideration.

Attachments

None

"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."