



MINUTES
KEIZER CITY COUNCIL
Monday, September 16, 2019
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Clark called the meeting to order at 7:00 pm. Roll call was taken as follows:

Present:

Cathy Clark, Mayor
Kim Freeman, Councilor
Daniel Kohler, Councilor
Laura Reid, Councilor
Elizabeth Smith, Councilor
Roland Herrera, Councilor

Absent:

Marlene Parsons, Councilor
Youth Councilor Christopher
Wolfert

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Shane Witham, Senior Planner
Bill Lawyer, Public Works Director
John Teague, Police Chief
Tim Wood, Finance Director
Tracy Davis, City Recorder

FLAG SALUTE

Mayor Clark led the pledge of allegiance.

SPECIAL ORDERS OF BUSINESS

**a. US Census
Bureau
Presentation**

Kirsten Stein, Partnership Specialist with the United States Census Bureau, shared information about the census through a slide presentation and handouts.

**COMMITTEE
REPORTS**

Matt Lawyer, Keizer, provided a report on Claggett Creek Watershed Council planned projects and partnerships and shared information about the Keizer Little League Park Long Range Planning Task Force plans to create a long term maintenance and sustainability governance for the complex.

Garry Whalen, Keizer, Planning Commission Chair, shared details of the discussion that took place at the recent meeting and noted that Commissioners Juran and DeBlasi would be leaving the Commission and two new commissioners would be sworn in in October.

**PUBLIC
TESTIMONY**

Caterina Rosenfeld, Independence, shared information about her daughter, the difficult life situation she has endured and inadequate treatment received from Keizer police. She asked that police be trained more thoroughly so that they can respond properly to women who are

assaulted and treat mentally disabled individuals with respect and asked that the Keizer Police Chief be more accessible to the public.

Mayor Clark expressed sympathy to Ms. Rosenfeld and noted that Mr. Eppley would be in contact with her.

Amy Ryan Courser, Keizer, announced that that she was a candidate for Congress District 5 and shared her plan.

PUBLIC HEARING
a. Keizer
Revitalization
Plan

Mayor Clark opened the Public Hearing. She urged Council and staff to take on this issue carefully and methodically and to talk about what is important and work through the document.

Community Development Director Nate Brown summarized his staff report. Li Alligood (OTAK) provided information through a slide show. Matt Hastie (APG) went through the Development Code and the Comprehensive Plan amendments portion of the Plan. Susan Wright (Kittelson) reviewed the transportation components of the Plan. Consultants and staff then provided clarification and fielded questions regarding accessory dwelling units, driveway spacing, changes associated with redevelopment and window coverings. Ms. Alligood reviewed the final section of the Plan which was on public investment, implementation and funding.

Wayne Frey, Keizer, voiced opposition to the proposed trail loop and urged Council to refrain from adopting this portion of the Plan. He noted that he is in favor of bike and pedestrian trails but does not want one in his back yard. Mr. Brown responded that this is identified as a concept but there is no detail of the specific location. It would be in conjunction with major development of the entire area and property would not be condemned.

Jonathan Thompson, Keizer, President of the Keizer Chamber of Commerce, voiced support for simplifying the zoning on River Road, nodes and center development, a main street program or urban renewal district and the proposed changes at McNary and River Road. He expressed concern with reducing parking standards, applicability standards and narrower lane widths on River Road. Discussion followed regarding the level of window opaqueness standard.

Jonathan Eggert, McNary Estates, voiced concern regarding lowering the parking requirements and asked that when changes happen to intersections they happen quickly.

Audey Robinson, Keizer, voiced concern about the 60-foot road that will cut across the farmer's field across the street from his home. He asked when it would happen, where it will go, and what will happen to Trail Avenue and Manzanita. Mr. Brown and Mr. Witham explained that this refers to the realignment which has been in the Transportation System Plan for about a decade and that existing right-of-way would be used but additional acquisition might be necessary; some questions, however, cannot be answered until the Transportation System Plan is updated.

They assured Mr. Robinson that the project would take place in the 'years' future, not 'months'.

Tim Smith, Keizer, expressed support for the Plan, shared development prospects in Keizer, suggested initiation of an Urban Renewal District to fund the extension of Verda Lane, and cautioned that because of the lack of depth on River Road, redevelopment would be a challenge. Discussion followed regarding zoning and zone changes

Kathy Lincoln, Keizer, speaking as a member of the Traffic Safety/ Bikeways/ Pedestrian Committee and as a Keizer citizen, voiced support for mid-block pedestrian crossings on River Road, urged that the sidewalks be widened to 8 feet on both sides of River Road south of Chemawa and expressed excitement about the proposed redevelopment of the River Road corridor.

Gonzalo Contreras, Keizer, questioned if 'tiny houses' were allowed in Keizer. Mr. Witham explained that Keizer does not have adopted standards for tiny houses but that the Plan reduces minimum lot sizes and, if it goes through, property owners would have more flexibility. He concluded that the City Code allows for accessory dwelling units but not homes on wheels.

Keith Jenke, owner of property on Cherry and River Road, indicated that he supported the Plan but had concerns about the strategy on building improvements because they might be expensive and force a tenant to leave or discourage development rather than encourage it.

Jeremy Grenz, Keizer, voiced support for the Plan and indicated that his concerns were in line with those of Tim Smith and Jonathan Thompson. Discussion followed regarding the 20% assessed value threshold, parking, allowed uses and pedestrian crossings.

Council expressed the desire that the 25% assessed value threshold be the value of the building and the property. Exemptions would include: Interior remodels that are not connected to a change in use or that have a change in use that does not increase intensity of use or trip generation, equipment upgrades, and major maintenance work such as roof, HVAC and repaving of a parking lot.

Following discussion Council agreed by consensus to have the consultants bring back some language options on the above suggestion.

Following discussion about mid-block pedestrian crossings, Council agreed that they wanted drop off River Road and concentrate on the overlay district alone at this time. Mr. Brown explained that this would include an engineering study to determine if a crossing is warranted and determination of suitable treatments.

Consultant Matt Hastie provided clarification and additional information regarding the recommended reduction in parking requirements.

Mr. Brown suggested crafting language that would lower the minimum but allow the choice to use the new minimum or use the provisions in the current Code. Discussion followed regarding parking in centers and the overlay district, and parking reductions standards.

Discussion took place regarding referencing the trail along Claggett Creek even though it is not within the district, adding local examples to the Plan, clarification of setback requirements, perceived conflicts between the Plan and the Code, removal of the sign code, lane width reduction, accommodating cyclists and pedestrians, and the 'preferred option'.

Council suggested that a list of public identified goals for the multi-use corridor along River Road with examples of what it could look like be included in the Plan rather than having a 'preferred option'. Mr. Brown noted that it is a priority of the City to address pedestrian and mobility issues in its corridors. Council asked the consultants to provide examples from other cities of the narrower lanes and multi-use paths on one side of an arterial.

Following discussion regarding the location of public plazas, Council agreed by consensus to replace 'focal points' with 'gathering places' on page 23 under the picture of the Christmas tree and that 'an opportunity to create community gathering places' be included on this page as well.

Mayor Clark closed the Public Hearing but left the record open for 14 days with a 5:00 p.m. September 30 deadline for submittal of written comments.

ADMINISTRATIVE ACTION

a. ORDINANCE – Regulating the Maintenance, Reconstruction, Alteration and Repair of Sidewalks; Repealing Ordinance No. 2016-758 (Second Reading)

Mr. Johnson explained that because this ordinance did not pass unanimously at the last meeting it was being brought back for a second vote.

Councilor Freeman moved that the Keizer City Council adopt a Bill for an Ordinance Regulating the Maintenance, Reconstruction, Alteration and Repair of Sidewalks; Repealing Ordinance No. 2016-758 (Second Reading). Councilor Herrera seconded. Motion passed as follows:

AYES: Clark, Reid, Freeman, Herrera, Smith and Kohler (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Parsons (1)

CONSENT CALENDAR

a. Approval of September 3, 2019 City Council Regular Session Minutes

Councilor Freeman moved for adoption of the Consent Calendar. Councilor Herrera seconded. Motion passed as follows:

AYES: Clark, Reid, Freeman, Herrera, Smith and Kohler (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Parsons (1)

COUNCIL LIAISON REPORTS

Councilor Herrera reported that he had attended the NALEO Conference and that September is National Hispanic Month.

Councilor Freeman announced that the Chamber Board is accepting nominations for the First Citizens award to be given in January.

Councilor Reid announced that Fox 12 news had done a story about the McNary soccer team who helped with sandbagging when Beaverton High School was flooded.

Councilor Kohler reported on the Traffic Safety/Bikeways/Pedestrian Committee and various other events and meetings he had attended.

Mayor Clark reported on the Strategic Economic Development Corp luncheon and announced the upcoming League of Oregon Cities conference.

OTHER BUSINESS None

WRITTEN COMMUNICATIONS

Mayor Clark read a thankyou note addressed to Finance Director Tim Wood from the Keizer Heritage Foundation Board of Directors for his assistance in making sure that needed money is available in a timely fashion and for being so easy to work with.

AGENDA INPUT

October 7, 2019 - 7:00 p.m. - City Council Regular Session
October 14, 2019 - 6:00 p.m. – City Council Work Session - Cancelled
October 21, 2019 - 7:00 p.m. - City Council Regular Session
October 28, 2019 – 7:00 p.m. – City Council Work Session – Emergency Management/Report from Councilor Herrera

ADJOURNMENT

Mayor Clark adjourned the meeting at 11:38 p.m.

MAYOR:

APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Laura Reid

Councilor #4 – Roland Herrera

Councilor #2 – Kim Freeman

Councilor #5 – Elizabeth Smith

~ Absent ~

Councilor #3 – Marlene Parsons

Councilor #6 – Daniel R. Kohler

Minutes approved: 10-07-19