

**2015 ANNUAL ASSOCIATION REPORT**  
for the  
**WEST KEIZER NEIGHBORHOOD ASSOCIATION**

**January 8, 2015 Annual Meeting at the Keizer Civic Center**

Elections were held for WKNA officers and directors, facilitated by Ron Freeman. Board members were approved unanimously and election results were as follows:

- Rhonda Rich, President
  - Carol Doerfler, Vice President
  - Carolyn Homan, Secretary
  - Directors: Art Mauer, Ron Freeman and Clint Holland.
- (The 4th position was filled by Sarah Head at the April 2nd Board meeting)

**Councilor Kim Freeman** was appointed WKNA’s liaison to City Council.

**Chief John Teague ,Keizer Police Dept.** discussed Problem Oriented Policing (POP) which aims to identify problems and solve them, thus driving down crime and making citizens feel safer by assigning officers who are having more conversations with citizens in order to identify issues. He also reported that KPD is leading a pilot for Salem-Keizer schools on truancy. He shared that a computer forensics investigator position will be filled soon.

**Report from Eric Bandonis, Marion County Sheriff’s Office, Parole and Probation officer**

**Ron Freeman, the WKNA representative to the Keizer Rapids Park playstructure taskforce** gave an update and encouraged anyone to go to [www.keizerbigtoy.org](http://www.keizerbigtoy.org).

**WKNA’s website, westkeizerna.org**, has been updated and the new **web manager is Barbara Smith Henke**.

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**February 12, 2015 General Meeting at the Keizer Civic Center**  
**“Pizza Planning Party”**

Pizza donated by **Keizer Figaro’s & Rhonda Rich**.

**Planning for 2015 included:** Participation in the Adopt-a-Street program, support the Keizer Rapids Playstructure construction, partner with the Audubon Society for a tour of KRP, invite River Rd. businesses to meetings, promote Sidewalks on Delight St., start Little Libraries project. Topics for future monthly meetings was also discussed.

**Thank you to former Board member Gary Blake** – Rhonda noted that Gary served from 2008 through 2014, including a term as vice president in 2010. Among his accomplishments were the Iris Parade boat float; acquiring supplies and carving of the Palma Ciega neighborhood signs; neighborhood watch participation; representation of WKNA on the fire department’s citizen task force; and organizing the Adopt-A-Street

program for Chemawa Road. She presented Gary with a certificate to recognize his service. He expressed his appreciation and said that he looks forward to continuing to be connected to the group.

**Ron Freeman and Clint Holland** gave updates on **Keizer Rapids Park projects, Sunset Park improvements** which include grass and a sprinkler system and the possibility of a parks taxing district.

**Gary Blake, Davis Dyer and Art Mauer** continued to be the **WKNA representatives to the Keizer Fire Dept. at a Citizen’s Advisory meeting** with Chief Cowan on Thursday, February 26th.

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### **March 5, 2015 General Meeting at the Keizer Civic Center**

**Officer David LeDay from Keizer Police Department**, said that foot patrols will soon resume at Wallace House Park. Sweeps have been made of the lower park areas, closest to the river, to ensure that homeless encampments are not being reestablished.

**Bill Lawyer, Keizer Public Works Director discussed many public works projects:**

**Parks:**

Bill gave background on the **Big Toy project at Keizer Rapids Park**. He stated that In the parks budget for 2015-16, the No. 1 priority is \$11,000 to resurface the **tennis courts at Willamette Manor Park in West Keizer**.

Member Bob DeVore asked about **kayak access at Sunset Park** resulting in some brainstorming about ways to facilitate safely getting large kayaks and other vessels over the chain link fence at the park entrance. Mark Callier suggested installing vertical pipes at both ends with a “roller” pipe in between, which would allow a kayak to easily slide along it and over the fence. Bill said he would see that improvements are made.

Carol Doerfler posed the question of the **possible sale of Palm Ciega Park**. Bill said that this topic will be discussed at the Parks Advisory Board meeting and a recommendation could go to the City Council.

**Streets:**

Other members expressed concerns about: rain water pooling in driveways on **Toni Ave.N.**, allowing parking on the **west side of Delight at the intersection of Chemawa** which can restrict traffic flow at this busy intersection. dangerous pedestrian crossing at **River Road and Sam Orcutt Way**, improvements of **Delight Street** which have included discussions of adding sidewalks to improve safety for school children walking to McNary and Cummings schools, and the roundabout planned at **Verda/ Chemawa**.

**Water:**

**Water system update** – Bill outlined water main replacements underway in areas along Rivercrest, Mandarin, Menlo, Marino and Toni avenues.

**Drinking water** – Some complaints have come in about “stinky” water in some areas. Bill suggested that this problem can be helped in some cases by replacing flexible tubing with copper piping. All of Keizer’s drinking water is from wells so mineral

content is inevitable. The city is rigorous in testing for impurities, he said, with some sites tested monthly – above and beyond the federal standards. He urged anyone with questions or concerns to call him. “I need to know!” he said.

**Mark Callier, project coordinator for the KRP Community Build**

**Playstructure**, outlined the plan for needing many volunteers and more donations. He explained how the work will be divided and that there is work for skilled and unskilled volunteers. In addition, Mark who is with the Claggett Creek Watershed Council, said his volunteers are planning to plant trees along the south edge of the pond at Keizer Rapids Park in hopes the shade will help control the invasive aquatic vegetation.

**Mark Callier, President of the Greater Gubser Neighborhood Association**

shared upcoming events such as, Holiday lighting event which benefits the Marion Polk Food Share, a garage sale, National Night Out Parties & code enforcement intervention.

**Art Mauer and Davis Dyer** gave an update on the Keizer Fire District Citizen Advisory Committee. Art said a bond measure seeking 14 cents/thousand of assessed valuation will be sought in November to fund equipment purchases, which will be phased in over several years.

**Carol Doerfler** was commended for organizing an effort to plant pansies in the reader board planter at **Cummings Elementary school**. Carol enlisted Board members to get and donate free pansies offered this spring by Egan Gardens. Carol shared a report from **Principal Lisa Sundseth** on current events at the school

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**Adopt-a-Street Cleanup on Chemawa Rd. - March 14, 2015**

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**April 2, 2015 General Meeting at the Keizer Civic Center**

**Ron & Kim Freeman, lead persons for the Volunteers for the KRP**

**Community Build Playstructure** encouraged members to sign up & talked about the logistics of organizing more than 200 people per shift – 3 shifts per day for 5 days.

A **Little Library** was approved to stand at **Moneda & Shoreline** and built and managed by **Martin & Carol Doerfler**. It features books, a log book & WKNA brochures & information about meetings.

**Joe Egli, Chairman of the Keizer Iris Festival**, presented details on the May 14-17 event. Egli thanked WKNA for its help last year in notifying neighbors of the marathon route through West Keizer.

**Candidates for May 19 Special Elections**

– Rhonda introduced candidates for Salem-Keizer Transit District Richard Stevenson and Colleen Busch, subdistrict 2, and Kathy Lincoln, unopposed for subdistrict 3; Salem-Keizer School Board, Zone 6, Timothy Moles, who is running against Chuck Lee. Mr. Lee could not attend; and Keizer Fire District candidates James Mulhern, running against Chet Patterson for Position 3; Michael Bauer, unopposed for Position 4; and Betty Hart and Jim Taylor, Position 5. Mr. Patterson could not attend but provided an information sheet.

The candidates were given a maximum of 10 minutes to provide background on themselves and why they are running.

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**MINUTES KEIZER CITY COUNCIL**

**Monday, April 20, 2015**

**Volunteer of the Quarter Award – Gary Blake**

*Rhonda Rich*, President of the West Keizer Neighborhood Association, explained that Gary Blake had been on the Board for seven years and done a lot for the Association and the City including the adopt-a-street program, providing his boat for a float in a parade, and working on park projects.

*Gary Blake* voiced appreciation to the City Council for allowing volunteerism to be a strong feature of the city. He expressed appreciation for Rhonda Rich’s dedication and leadership and announced that he would continue to serve the community and the association even though he is no longer on the board.

Mayor Clark explained that the Volunteer of the Quarter Award was established several years ago to recognize and thank those who give their time to the community. She then presented him with a personalized clock as a token of appreciation.

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**May 7, 2015 Board Meeting**

Rhonda had the **Keizer Iris Fest flyers** that will be used to alert West Keizer neighbors to the marathon and fun run route, as well as the bike route. The flyers need to go out by Wed., May 13. She had maps of the affected streets where flyers need to be distributed so Board members could divide up the packets for delivery. Joe Egli, chairman of the Iris Fest, said the notification system was very effective last year and encouraged WKNA to take on the task again this year.

**May 14, 2015 General Meeting at the Keizer Civic Center**

**Mary Jo Emmett, coordinator, John Knox Community Garden**,reported that from the original 16 plots, expansion was begun in 2012 with four “E” plots and they have added raised beds thanks to grants and help from Marion-Polk Food Share. Thanks to a grant from Sunrise Rotary, they have erected a fence and gate along Cummings to indicate to neighbors that everything behind the fence belongs to people tending the plots. In front of the fence is a “public nibbling area” and passersby and neighbors are encouraged to sample fresh produce from that area. The gazebo/pergola/ grape arbor, as well as the raised bed boxes, were built last fall by members of the Willamette University football team. The plan is to add some blueberry plants and flower beds up front, too.

**Jenny Meisel, Marion Soil and Water Conservation District, Creating Backyard Habitat for Wildlife and Pollinators** – Jenny is a Resource Conservationist with the district. She gave a brief introduction to the Marion SWCD, including the fact that it is not a regulatory organization. Its mission is to protect, enhance and improve the

natural resources in Marion County through education, technical assistance and grants. It offers free technical advice to help landowners conserve soil and water, operating thanks to a small tax levy. Increasing your backyard habitat has educational and esthetic values, as well as benefits to wildlife and pollinators. She gave many examples of how to accomplish these goals. The website is [www.marionswcd.net](http://www.marionswcd.net)

**Clint Holland, Parks Advisory Board member**, said that at the last meeting the board approved a new improvement at Keizer Rapids Park. Hans Schneider is donating three sand volleyball courts, with work to start in July.

**Discussion of the possible sale of Palma Ciega Park. See minutes of meeting on [www.westkeizerna.org](http://www.westkeizerna.org) and minutes below of public testimony at the June 1st City Council Meeting and June 9th and July 14th Keizer Parks & Recreation Advisory Board.**

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**MINUTES KEIZER CITY COUNCIL Monday, June 1, 2015**

**Darrell Richardson**, Keizer, urged that the City not sell Palma Ciega Park and suggested that features of Palma Ciega Park that make it difficult to use could be fixed. Public Works Director Bill Lawyer explained that the Parks Board wants only to look at options for the park and has therefore requested a market analysis or appraisal to begin those discussions. There has been no decision to sell the park.

**Gary Blake**, Keizer, representing a number of citizens in the area of Palma Ciega Park, voiced opposition to selling the park. He suggested improving the park, adding that one citizen in the area has expressed a willingness to donate money to build walkways in the park.

**Rhonda Rich**, Keizer, President of West Keizer Neighborhood Association, expressed opposition to selling Palma Ciega Park noting that Sunset Park did not start out pretty but it is now and that could be the case with Palma Ciega.

**KEIZER PARKS & RECREATION ADVISORY BOARD REGULAR SESSION  
MINUTES Tuesday, June 9, 2015**

**Gary Blake, Keizer, and Rhonda Rich**, President of the West Keizer Neighborhood Association, Keizer, expressed opposition to selling Palma Ciega Park and urged that it be developed into a 'destination park' instead. Mr. Blake indicated that a neighbor of the park has offered to donate funds to improve the park. Board members explained that Council has simply approved the purchase of an appraisal for the property; at this time there are no plans to sell it. The process for selling the park, should that appear to be beneficial to the City, would include ample opportunity for the public to express their opinion through public hearings; the appraisal is more of an information gathering exercise. Board members encouraged Mr. Blake to contact Robert Johnson for direction on using volunteers to improve the park.

**KEIZER PARKS & RECREATION ADVISORY BOARD REGULAR SESSION  
MINUTES Tuesday, July 14, 2015**

**Gary Blake**, Keizer, representing friends and neighbors of Palma Ciega Park asked about the status of the park and informed the Board that nearby residents and

neighbors would like to pursue improving the park. Suggestions have been creating a neighborhood garden in the park, using volunteers for maintenance and for completing plans shown in the Parks Master Plan. He stressed that residents want to be involved in the decision on what happens to the park and indicated that he had several letters to submit into the record. (Mr. Blake left without submitting the letters to staff.)

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## **June 4, 2015 Board Meeting at Keizer Civic Center**

**Nate Brown, Keizer’s Community Development Director**, discussed infill development issues and the Planning Commission 2015 Work Plan. Nate said infill has become a big issue following a controversial lot partition and development on Sunset Avenue in recent years. He said staff would appreciate WKNA’s help on some of the proposed standards set forth in a memo from city staff to the Planning Commission. Nate asked for input on some of the specific standards.

1) Requirement for a significant variation of at least 3 building materials on at least 10% of the home’s façade facing the street. Builders felt this also could affect starter homes, but staff felt builders have leeway because Keizer’s Systems Development Charges are among the lowest in the state. WKNA agreed that 10% is reasonable.

2) Garage doors – Should they constitute 40 or 50% of the façade, which can be a factor on the newer, narrower lots? WKNA felt 40% was OK. Staff is asking the Planning Commission to provide direction.

3) Exempting lots 8,000 sq. ft. from the design requirements relating to “garage prominent” or garage forward plans. Builders want lots 7,500 sq. ft. to be exempted. Staff recommends retaining the 8,000 sq. ft. standard and WKNA agreed.

3) Requiring a development plan be submitted with a partition or subdivision application that meets the infill size threshold. The plan must show the proposed building footprints and setbacks, heights and typical architectural designs and landscaping, fencing, etc. that will be used to screen the proposed development. Applicant must supply the information so it can be shared with neighbors. This provision was prompted by the Sunset Ave. infill.

4) In an effort to make new single-family infill compatible with the existing neighborhood, a new structure can be no more than 5 feet above the adjacent house unless mitigation measures are provided. This would be a combination of landscaping and/or increased setbacks. On Sunset, two lots were carved out behind an existing one-story structure. A new, two-story home was built on the back parcel and a one-story manufacture home will be placed on the lot between the existing and the new homes.

5) Requiring an emergency turnaround regardless of the length of the easement. WKNA agreed.

6) Requiring a parking plan for development not served by a public street or a street that doesn't allow parking on both sides, specifying three parking spaces if the lot is a flag lot or on an access easement. The garage does not count as a space. Some felt the garage should count as an acceptable parking space.

**KEIZER PLANNING COMMISSION MEETING MINUTES**  
**Wednesday, June 10, 2015**

**CONTINUATION OF PUBLIC HEARING: Text Amendment Case No. 2015-06**

**Rhonda Rich**, Keizer, President of the West Keizer Neighborhood Association, referred to the draft WKNA Board meeting minutes which Mr. Brown had distributed, noting that in general the Board was in agreement with the staff recommendation but opposed to the allowance of partitioned lots.

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**Adopt-a-Street Cleanup on Chemawa Rd. - June 13, 2015**

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**September 10, 2015 General Meeting at the Keizer Civic Center**

**Chief Cowan, Keizer Fire Dept.** presented information for a new 20-year bond measure that will help the district replace aging equipment. KFD seeks funds for 3 new engines, 5 ambulances, emergency medical equipment such as an EKG monitor, a replacement for KFD's 25-year-old Jaws of Life apparatus, other rescue equipment and communications equipment that will mesh with that of other area police and fire agencies. The new bond measure will replace the 20-year measure approved in 1996 to build the KFD headquarters station. That measure will be paid off in February 2016. The 1996 measure started at 20 cents/thousand of assessed value and then dropped, averaging 14 cents/thousand over the 20-year life. The new bond measure will start at 14 cents/thousand, Cowan said. The district looks to raise about \$6.2 million.

**Ron Freeman, WKNA representative to the Big Toy project**, reported on the Big Toy dedication. The group will seek grants to pay for the new rubberized play surface and restrooms that are ADA compliant. the Big Toy Facebook page will be used to sign up volunteers for various upkeep projects that will be necessary going forward. He also urged people to visit the kiosk at the Big Toy, which recognizes volunteers, and he reminded everyone that commemorative pickets still can be purchased.

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**Adopt-a-Street Cleanup on Chemawa Rd. - September 12, 2015**

**3rd Annual Birding field trip** with the Audubon Society at Keizer Rapids Park was organized by **Carolyn Homan. - September 24, 2015**

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**MINUTES KEIZER CITY COUNCIL Tuesday, September 8, 2015**

**Rhonda Rich**, President of the West Keizer Neighborhood Association, voiced support for the proposed ordinance amending the Development Code, thanked the community and council for the Big Toy play structure, requested that the pathway from Tate Avenue to Keizer Rapids Park be made more accessible, announced the upcoming WKNA meeting, Chemawa Road cleanup and the Audubon birding field trip, and commended the City’s new website.

**MINUTES KEIZER CITY COUNCIL/PARKS ADVISORY BOARD WORK SESSION**

**Monday, September 14, 2015 Keizer Rapids Park**

**Rhonda Rich**, President of the West Keizer Neighborhood Association, introduced Carolyn Holman who invited everyone to a ‘Bird Watch’ with the Audubon Society at Keizer Rapids Park. Ms. Rich urged that the pathway from Tate Avenue be paved to make it ADA accessible. Mr. Lawyer pointed out that it is a temporary pathway and it is not clear that it will be in existence in the future.

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**October 8, 2015 General Meeting at the Keizer Civic Center**

**Benjamin Crosby, Code Compliance Officer for the City of Keizer** discussed his new position as Keizer’s code enforcement officer. Although he’s new to Keizer, he said he’s lived all his life in the area, spending the past 9 years in enforcement, mainly with Salem’s compliance and enforcement. In addition to code enforcement, he also has assumed graffiti and parking enforcement duties from Keizer Police.

As a final note, he urged people to first try the neighbor-to-neighbor, direct approach to resolve issues before any enforcement process starts. It makes for a better neighborhood. He shared his email – [crosbyb@keizer.org](mailto:crosbyb@keizer.org) – should anyone have questions. He also can be reached at (503) 856-3438.

**Rod Conway, KFD Fire Marshal**, who has worked in the fire industry for 25 years. He talked about the city’s tag-team approach to code enforcement. Conway said he has no jurisdiction on private property, but commercial property’s a different story. Business inspections are his duty, although most are not inspected annually. Annual inspections are the goal for schools, churches and apartments/multi-family housing units. He also does a lot of work with new construction, noting the several new care homes under way in Keizer. Marijuana facilities also are of interest because of the wiring and chemicals involved that could be fire hazards.

Back-yard burning, banned 8 years ago, is still a pretty big issue. People should know it’s a \$500 ticket, but in addition they can be billed \$1,000 or more for personnel and equipment costs if the city has to respond to a back-yard burning call. He also gets lots of calls regarding grass fires and fireworks.

Keizer records 60 to 65 fires a year, many of them grass and cooking fires. Conway noted that “clean houses don’t burn,” citing the clutter found in the aftermath of many home fires.

As it was Fire Prevention Week, he recommended having a fire extinguisher as a first line of defense and said people could get them on sale at most home improvement stores. He recommended a 2-A:10-B:C model. He can be reached with any questions at [rconway@keizerfire.com](mailto:rconway@keizerfire.com), or 503-390-9111.

**Kathy Lincoln, Mass Transit board member and member of WKNA,** explained the details of the **Salem Area Mass Transit payroll tax measure** to fund renewed bus service on evenings and weekends and return the student bus pass for 6th through 12th graders.

The transit board rejected seeking a property tax measure because it would fall unequally on some areas, including West Salem and Keizer. A public poll showed people favored the payroll tax. At .21%, or \$2.10/\$1,000 of payroll a business with an \$80,000 payroll would pay \$169 annually. That is tax deductible. Members were encouraged to send in ballots by November 3rd.

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**October 15, 2015 Dedication of the new Little Library**

created by Carol & Martin Doerfler at the corner of Shoreline Dr. & Rafael Ave.

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**MINUTES KEIZER CITY COUNCIL Monday, October 19, 2015**

City Manager Chris Eppley reported that an application was submitted for a **new Liquor License for Pats 1 Cig, Keizer, Oregon.** A public hearing was scheduled, notice published, necessary notification given, a background check was done, and the location of the establishment was found to be properly zoned. Mayor Clark read an email received from the West Keizer Neighborhood Association Board stating that the Board has no objections to the application.

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**October 21, 2015 Keizer Chamber of Commerce, Leadership Keizer, Education & Workforce Development.** Rhonda Rich attended and gave a report on the West Keizer Neighborhood Association’s activities for the last 10 years.

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**November 12, 2015 General Meeting at the Keizer Civic Center**

**Eric Bandonis, Marion County Sheriff’s Parole & Probation Officer** noted a 2.2% caseload increase from October 2014 to October 2015, with 79 more clients, although no causes have been identified. He said the department is hiring more probation/parole officers.

Clients meet at his office (he’s housed at Keizer Police Department) but he also goes to their home and/or workplace to make sure they are complying with the conditions of their parole. They refer clients to various resources to help them, including

an employment counselor and substance abuse treatment if they can't afford it or they don't have insurance coverage.

**Skye Hibbard-Swanson, JustWalk Salem** – She is with Oregon State University Extension/Marion County and is facilitating a grant from Salem Health to fund neighborhood walking groups to promote good health in the community.

The effort just sponsored its first Keizer walk in conjunction with Keizer Fire Department. KFD community education specialist Anne Marie Storms is organizing walks every Tuesday, starting at 10 a.m. at Panera Bread in Keizer Station and following the walking path around Keizer Station. To find a walking group go to [justwalksalem.com](http://justwalksalem.com), [facebook.com/justwalksalem](https://www.facebook.com/justwalksalem) or phone 503-373-3760.

**Diane Child, Outreach Coordinator with Oregon Department of Consumer and Business Services** spoke on “**Identity Theft**”. She outlined the need to protect your personal identity, including your Social Security, driver’s license and credit card numbers and information. She distributed a brochure outlining the 2007 Oregon Identity Theft Protection Act, including what constitutes personal information; some tips on preventing theft of your ID, including a security freeze; and immediate action to take if ID theft occurs.

Sources of ID theft include data breaches, phishing schemes, theft and Dumpster diving, and negligence.

Get your free credit report annually at 877-322-8228 or [www.annualcreditreport.com](http://www.annualcreditreport.com). She said the advertised “free credit report.com” is not free.

If you suffer a data breach, follow the instruction on the letter you get. There is information at [www.ftc.gov](http://www.ftc.gov) and [www.OnGuardOnline.gov](http://www.OnGuardOnline.gov)

For other information, go to [www.dfcs.oregon.gov](http://www.dfcs.oregon.gov) and click on Identity Theft.

**Councilor Freeman** requested for people to remind their neighbors that the green yard debris garbage container now goes out weekly. Garbage rates went up to cover this

**Rhonda Rich** announced that the **Salem-Keizer Transit District’s budget committee is looking for a citizen member**. Details are on the district’s website at <http://cherriots.org/budget-committee> or at the Salem-Keizer Transit administration office, Suite 5230, 555 Court Street NE, Salem, Oregon 97301/503-588-2424.

Also, **Oregon Department of Transportation is holding outreach meetings in November on improving passenger rail between Eugene and Portland**. More information is available on that website at <http://eepurl.com/bDuT49>.

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For complete WKNA board and general meeting minute, and additional information, go to [www.westkeizerna.org](http://www.westkeizerna.org).

**Respectfully submitted by Rhonda Rich, 2015 President of the WKNA**