

## **West Keizer Neighborhood Association General Meeting Minutes**

April 10, 2014, at the Keizer Heritage Center

Submitted by Carolyn Homan, secretary

**Introductions** -- President Rhonda Rich called the meeting to order at 7:00 p.m. at the Keizer Heritage Center. Approximately 11 people were in attendance, although six more joined the meeting later. Introductions were made around the room. Among those in attendance were guest speakers Nate Brown, Keizer's Community Development director, and Bill Lawyer, Public Works director.

**Approval of minutes** -- Rhonda asked for approval of minutes from the March 13, 2014 WKNA General Meeting, which had been emailed to members and copies of which were also available at the door. Art Mauer moved to approve the minutes as submitted and Clint Holland seconded. Motion carried.

**Budget for 2013-14** -- Rhonda reported \$454.67 in expenditures from the 2013-14 budget, with reimbursements due for copy paper and business cards that will bring the total close to the \$500 limit. She has asked for another \$500 for 2014-15, submitting that request to the city March 31. Budget hearings will be held Tuesday, May 6; Thursday, May 8, and Tuesday, May 13, should anyone want to attend. The hearings also will be televised on Channel K23. Bill Lawyer explained that those with Comcast service can watch many city meetings, including council, the Planning Commission and Parks Advisory Board sessions on Channel 23. Others can stream the meeting coverage online at K23.com.

**Speakers -- 1) Keizer's Urban Growth Boundary** update -- Rhonda introduced Nate Brown, Community Development Director, to provide an update on Keizer's UGB expansion process. By way of background, she said WKNA's Board had some questions about the UGB amendment, Comprehensive Plan Change/Zone Change, Annexation Case No. 2014-05 involving the filbert orchard east of the Keizer Rapids Park dog park, as well as the open fields south of the orchard that are part of KRP but have not yet been annexed into the city – 58 acres in all.

Rhonda submitted three questions to the city March 28 and received answers via email. WKNA Board members subsequently met April 1 with Nate to get more information on the process and to discuss further the issues raised by WKNA: 1) seeking a firm commitment to maintain the 58 acres for park use only; 2) continuation of the 75- to 100-foot buffer zone between the neighborhood and the park north into the newly annexed portion; and 3) creation of a master plan for the 28-acre orchard portion before any trees are removed.

At its April 3 meeting, the WKNA Board again endorsed the three requests and Rhonda then covered the points in a presentation to the Planning Commission meeting on Wednesday evening (April 9). The Planning Commission approved a statement to be sent to City Council backing the requests. Rhonda said there will be more time for public input at the next City Council meeting.

Nate Brown then expressed his appreciation for WKNA's participation in the current process and in park planning since KRP was established in 2006. WKNA was active in the first master planning process for the park and has provided input all along.

Referring to the three issues raised by WKNA, he said that keeping the acreage in question as parkland was the intent of the City Council when the land was annexed in 2010. He said extending the buffer zone would be part of the Master Plan process. And creating a Master Plan

for the new lands, including the 28-acre orchard parcel, was an idea strongly backed by the Planning Commission at its April 9 meeting and he feels strongly that there should be a Master Plan for the new parcels.

Brown said the UGB/Comprehensive Plan/annexation issue arose, in part, when the city limits were expanded past the UGB in order to spend city funds to purchase the Buchholz property in 2010. Not changing the UGB at that time is consistent with state law, he said. The current action seeks to take all active areas of the park into the city and within the UGB.

He distributed an information sheet that outlines various elements involved, including the comprehensive plan designation of "park"; the purpose of a "public" zone, and the permitted uses, special permitted uses and the conditional uses possible within a public zone.

With the 28 orchard acres currently zoned EFU (Exclusive Farm Use), the city has to bring it into the city limits in order to continue to develop that land as an urban park area, Brown said. The only activities appropriate in EFU zoning would be trails and the like, not park amenities such as a playground. He said a lot of effort went into the Master Plan that exists for the rest of the park and now there would be the opportunity to expand the MP into this area.

The application before the City Council is to OK the UGB expansion; adopt the comprehensive plan change and zoning change that will move the land to the city's jurisdiction from Marion County; and finally, to annex the open fields in the lower parcel from the orchard's south boundary down to the river so urban park activities can occur there. In answer to questions, Brown said that a conservation easement controls the area south of the amphitheater, so only soft trails can go in there and he clarified that the Alvarez farm property west of the main road into KRP (west of the dog park) creates a private property boundary on the west. The owner has indicated no desire to sell.

Questions also arose regarding the Public Zone wording that would seem to allow rezoning to conform to surrounding zoning or be devoted to permitted uses under certain conditions. Brown said the issue is what is proposed in conjunction with a master plan. He said a use can only become a permitted use if it's included in the master plan. Another question addressed "subdivision" being a special permitted use within a public zone. He said this would not be a residential subdivision as typically envisioned but rather a "public" kind of subdivision. Any use would have to be consistent with the comprehensive plan "Park" designation providing for public and semi-public use. As for conditional uses listed, he cited solid waste as not consistent with the "park" designation. The Chamber of Commerce is listed as a conditional use – this also could be in a "public" zone, but not in a park. He said the city can only establish a playground with a conditional permit subject to public hearings, etc. Asked if the Big Toy would need a conditional permit, Brown said it would if it's located in an area not Master Planned (i.e., the 28 acre filbert orchard area). It would not need a conditional use permit if sited in Area B, which has been Master Planned.

At the previous night's Planning Commission meeting, the group voted to approve recommending to City Council the UGB amendment, providing a Master Plan is established before any development of the 28 acres. That condition also applies to any tree removal. In answer to a question about how long a Master Plan process would take, Brown answered that Bill Lawyer is working on two time lines. Lawyer said one is very condensed and fast, and would require special meetings to get it before City Council July 7. The other option is longer and would go to the second council meeting in August or the first one in September. This is the preferred option, Lawyer said, because it allows for more public input and a more comprehensive master plan.

Another question arose about housing being allowed in the new area. Brown reiterated that the public zoning doesn't allow for housing. The only way to justify a UGB expansion is through an

extensive analysis of land use and that work has been done for this area over the last several years, Brown said. It was suggested at the Planning Commission meeting that housing would be appropriate here but Brown said that the city staff's report is a "dense document" covering how everything has been studied and examined according to use of the area as a park. Any change would require another long period of study. The only way the UGB can be drawn here is because the need has been established, he said.

The 64-page staff report basically is about bringing this land in as a park because all seven governmental entities that are affected have signed off. Polk County just has to provide a letter of agreement. Marion County has to acknowledge the swap of designations. The city of Salem has to amend its comprehensive plan to note the change. "Everyone is committed to it," Brown said, because they've worked on it so long. If it were to change to some other type of development, the process would have to begin all over.

In answer to a question about the possibility of siting the Big Toy within the 28-acre parcel, Brown said that if it's deemed preferable as a site, it still needs to comply with the zoning and meet the project deadline. The Big Toy build is Sept. 17-21. Lawyer said that council is on record saying that if no other site is OK'd by July 1, the Big Toy will go in the selected site – Site B, above the Boat Ramp area. Some site work has to happen before the build week, thus the need for a July site decision.

As to whether proposing a Big Toy site within the 28-acre orchard property sped up the UGB expansion process, Brown and Lawyer said it hasn't changed the process materially. It would have been possible to expand the UGB just to accommodate the park but would have taken as much work as a city-wide UGB expansion. Brown said staff assumed it would be a "painful process" and they did not want to do it twice.

Rhonda asked if attendees concurred with the three items of concern WKNA submitted and, hearing no objections, said that she would continue to pursue them with the City Council. The Planning Commission vote showed six members in favor of keeping it all park land and one in favor of housing.

In answer to a question about bringing the 28 acres into the KRP Master Plan, Lawyer clarified that as of 2008, the Keizer City Parks Master Plan was updated to include KRP. There is no longer a stand-alone KRP Master Plan; it's the system Master Plan. The process is the same to amend it, so the goal is to look at all the parts within the UGB.

As to whether master planning the new parcels would block siting the Big Toy in the orchard area because of the time involved, Nate said it's possible City Council could go through the steps and seek a conditional use permit. However, he said that would not be favored by staff.

**2) Public Works update** – Bill Lawyer provided information on various street improvement projects under way or planned in Keizer and specifically in the West Keizer neighborhood.

The Chemawa North project is gearing up to restart April 14. The contractor plans to finish the south side curb, sidewalks and drainage and then move to the north side for those improvements before finishing by paving the entire project. Oregon Department of Transportation is managing the project and he is being told that it will be done mid- to late July. He said it is pretty much finished west of Shoreline with the bulk of the work remaining east of there. A traffic signal will go in at Celtic Way to improve safety at that intersection.

The second big project planned is rebuilding Shoreline Drive from Cummings to Wayne. With the rebuild, the street must be brought to Americans with Disabilities Act standards, including 5-foot sidewalks and drop ramps at intersections. The curb-to-curb width won't change, but some properties will lose a little ground because of the wider sidewalks. Curb height is remaining the same.

He said the project will go to bid within three weeks; bids will be opened in May and work should start after 4th of July, with 90 days to finish the job. He already has had meetings with residents about the project. In answer to a question, he said that the sharp curve at Wayne will not be softened because of concerns that arose from residents. He said any move to limit parking on that curve would require City Council action and it would mean that some residents would have no on-street parking.

Other Public Works projects include the Big Toy. He is looking forward to the build days in September for this exciting project.

The city's annual street resurfacing program this year includes nine streets, six within WKNA. Keizer has been working with Marion County on an annual report to assign repaving numbers to streets in order to rank the need and prioritize work. The lowest ranking number on the list this year is 47 (Shoreline), with 100 the best ranking.

Other streets to be improved this year within WKNA are 5th Street, from Honeysuckle to Fall Creek; Fall Creek to Sandra; Sandra to 114 feet south of Fall Creek; Four Winds to Summer Breeze; Summer Breeze to Sea Gale; and Juniper to 13th. These projects involve grinding down the surface and then applying a 2-inch resurfacing. The improvements will have about a 15-year life span.

Lawyer distributed business cards and urged anyone with questions about Keizer Public Works (water, streets, parks, storm water, etc.) to give him a call.

**West Keizer Parks reports** -- Improvements at Sunset Park are in the works. Lawyer said this project arose after the city's budget was approved, but he confirmed that he does have funds to purchase materials for the work. WKNA Board member Clint Holland and other neighbors have volunteered to do the work, which includes installing irrigation at the park. Rhonda said she would put out an email to the neighborhood list in case others want to volunteer to help.

Rhonda also passed along a request from WKNA Board member Ron Freeman about whether the city could put a solar speed detector light on Chemawa at KRP because of speeders in that area. Lawyer said the city has two of the lights but he is hesitant to buy any more (at \$7,000 each) until they have a good idea how long the batteries will last. The vendor estimates only a two- to three-year battery life in this area – in sunnier areas they last up to seven years.

Rhonda noted that there were copies of the Letter of Support from WKNA in support of the city's grant application to the state for the play structure if people were interested.

**Medical Marijuana Facilities Regulations Task Force** – WKNA's representative, Art Mauer, reported that the group had held its first meeting and basically reviewed the ground rules as to where facilities could be located. The group will meet again April 22, 7 p.m. at City Hall, and public input will be taken. Another meeting is set for April 29. Councilor Dennis Koho is the task force chairman. Nate Brown said the city has been told it can have a temporary moratorium until May 1, 2015. Minimum guidelines from the state say facilities must be 1,000 feet from any other dispensary and 1,000 feet from any school. The local jurisdiction can add other appropriate time and place restrictions. Mauer noted that a facility can't be in a residential zone. Brown added that commercial/industrial/mixed use zoning is the only allowed choice and dispensaries must be totally separate from any grow operation.

**Keizer Iris Festival and Fun Run** – Council President Joe Egli, who is chairman of the Iris Festival, and Christine Dieker from the Chamber of Commerce reported on plans for the 2014 event May 15-18. Egli reported that the fairgrounds is moving back to the heart of Keizer this year. It will be located on Cherry Avenue through a partnership with the Lions and Elks clubs there. A portion of Cherry Ave. on the north end will be closed during the Festival but businesses affected all have customer access from River Road, he said.

A big effect on WKNA will be the fun runs, Dieker said. The first is a 5K run Saturday, May 17, starting at 9 a.m. at O'Reilly's Auto Parts on River Road at Manbrin. It will proceed south on River Road to Plymouth, turn around and head up River Road to Chemawa and then back to Manbrin. A 3K will start later and proceed to Plymouth and back to Manbrin. Events Sunday, May 18, involve a 10K and a full and a half marathon with possibly 100 participants. The marathon starts at 7 a.m.; the 10 K and half marathon start at 8 a.m. The routes will follow the Willamette Valley Scenic Bikeway starting at Manbrin and River Road, heading west to Shoreline and then right to Windsor Island Road, proceeding 6 miles or 3 miles out and back, depending on the length of the run.

Dieker said they are looking to assistance from the neighborhood to get the word out that the races are happening. It's helpful if cars aren't parked on the street, she said, although no restrictions will be in place. No street closures are planned but warning signs to alert drivers will be placed at the 4-way stop at Shoreline. A small family bike ride is planned at 1 p.m. along the same route. She said neighbors are encouraged to be out to greet runners, wave, play music and in general cheer them on. She said an informational flyer would go to everyone along the routes.

It was noted that the Salem Bicycle Club's Monster Cookie Ride April 27 will also wind through West Keizer. About 2,000 riders bike from downtown Salem out the Scenic Bikeway route to Champoeg Park and back.

**Next meetings:** Rhonda noted that the next WKNA Board meeting is May 1 at 6 p.m. at her house and the next WKNA general meeting is 7 p.m. May 8 back at the Civic Center. The program includes speakers from the Keizer Community Food Bank, the community garden and Marion Polk Food Share. This will be the last meeting until fall unless there's a need for a special meeting regarding the play structure.

The meeting adjourned at 8:35 p.m.