

WKNA General Meeting

Oct. 9, 2025, 7 p.m.

At Keizer Civic Center

Submitted by Carolyn Homan, WKNA Secretary

16 people in attendance

Call to Order: President Rhonda Rich called the meeting to order at 7:05 p.m.

Minutes of the Sept. 11 meeting – Kris Adams moved approval; Art Mauer seconded. Motion carried.

Budget Report for July 2024-July 2025 \$1,200 budget – Expenditures so far of \$206.90 for 250 copies of August newsletter and \$43.99 for printer ink, leaving a balance of \$949.11.

Introductions – These were made around the room, including a representative from Rep. Kevin Mannix’s office and City Council President Shaney Starr, Council liaison to WKNA.

Guest speaker -- Rhonda introduced Shane Witham, Keizer City Planning Director. Rather than deliver a prepared speech, he asked what the audience was interested in and asked for questions about current or proposed developments. The two new projects on River Road came up – the one-story office project and the three-story mixed use building at Churchdale and River, which has an esthetician/salon business on the ground floor and apartments above. He said the revitalization plan for Keizer done a few years ago looked at the entire River Road corridor and rezoned most of it as mixed use to remove barriers to these types of projects.

The status of the proposed pavilion at Keizer Rapids Park came up and Councilor Starr provided that update. She said it will be years before this comes to fruition, if ever. The city got a grant to reopen the Parks Master Plan to allow a pavilion and consultants have done surveys and held public conversations about what kind of project people envision. A wide spectrum of ideas has come up – everything from a covered, open-sided shelter to an enclosed, insulated sports-type facility for basketball, etc. Council has not seen the consultants’ final report. It will be shared at the Oct. 14 Parks Advisory Board meeting. Funding is a big question that goes beyond just construction, Starr said. Maintenance and staffing will be major considerations. She said she doesn’t have enough information as yet to form an opinion on the project. Shane added that another factor is that the Parks Master Plan has not been formally amended as yet to allow a pavilion project to proceed.

Other questions involved new projects at Keizer Station. Shane said a letter of intent has been filed for a car wash and oil change business next to the Cherriots facility. A hotel and two other buildings that do not yet have tenants are being built south of Chemawa near Chic-Fil-A. And the boarded up house off Chemawa and McLeod may actually be removed in the near future, he said. That has been an issue for 25 years.

He said the remodel of the former Shari’s at River and Chemawa is proceeding. The owners of the Pho restaurant further south on River have the property. He said he isn’t sure if they plan to operate both sites or not.

He had just learned that Marion County’s review of the Sonic building on River is in and plans for the Keizer Burgerville site could be proceeding fairly rapidly. It will look a bit different – the whole “car hop” format will go away – and they plan to expand the building a bit to add a bathroom, small inside seating area and larger kitchen.

As for infrastructure in Keizer – water and sewer capacity – he said the city’s aquifer and the regional

sewage plant both are substantial. But both are evaluated for every development plan submitted to the city. If new, larger-capacity pipes are needed, the developers have to bear that cost.

Another question involved how many police Keizer has. Councilor Starr said there are 41 sworn officers plus other non-sworn staff. She wants to add a Community Resources officer who would respond to calls about things like parking, graffiti and other non-emergency situations. The City has one traffic patrolman and just hired another who previously served in Stayton. A couple other new-hires have been added, but they need to attend the Academy before they can be sworn in. The department should have 50 employees at capacity.

Shane was asked what's planned for the area along both sides of River Road from Trail south to Lockhaven, which he said is the biggest piece of undeveloped property in Keizer. The developer has planned a Nov. 18 meeting at City Hall to gather community input. The city has no role in that meeting, he said. He's not sure who the actual developer will be (no application has been filed) but Clutch Industries LLC is partially involved. This property is also zoned mixed use, he said, so it will have housing units of some kind (apartments, condos) as well as businesses.

Rhonda asked if there have been any changes to Keizer's flood plain. He said none have been made since 2001 or 2002, in the aftermath of the 1996 floods. Construction of a levee to prevent property damage means most Keizer areas do not need flood insurance. A lawsuit filed in 2016 by conservation groups against the federal government, however, means that anything that is in a flood plain (areas along Claggett Creek for instance) have to follow a lot of rules in order to ensure protection of certain endangered species. Also protected are Greenway areas along the Willamette River. Removal of trees not permitted in certain cases and construction in some areas not allowed.

Many current issues for the Planning Department involve middle housing – four-plexes duplexes, cottage clusters in neighborhoods that have been single-family zoning. A project up to a four-plex or cottage clusters can't be regulated differently than single-family and these have become the dominant development pattern.

He was asked if there are rules about tree replacement when a development causes removal of established trees. The City requires that replacement trees 2 inches in diameter and at least 8 feet tall when planted.

REPORTS

City Council -- Councilor Shaney Starr said the main news from Monday's Keizer Council meeting was the vote to authorize City staff to negotiate a contract to manager the Little League fields with an organization from Florida. Staff had talked with For the Love of the Game, the local nonprofit that has been managing the fields, and FLTG had said if a suitable response came to a Request for Proposal, they would bow out of the current contract. A local panel reviewed applicants and narrowed the field to two entities for interviews. Shaney joined the review group for the final interviews and said she understands the concerns about having an out-of-area manager. But the applicant was impressive and will hire a local team of people for field care and operation. The company manages sports complexes at various sites around the country, The City still needs to negotiate a contract with the group and she said the company won't be able to charge any fee the City doesn't approve. The complex needs a lot of work that the company will have to address.

Another Council item was an increase in garbage rates. They approved a 2.1% hike to take effect in January. The garbage haulers had asked for a 3% increase some months ago, but the Council wanted a pause for more consideration and the result was the decreased rate.

CUMMINGS SCHOOL

NEIGHBORHOOD FAMILY COUNCIL, Kris Adams – The group will host a Harvest Fest event from 5-7:30 Oct.. 28 at Cummings School. It will feature lots of activities for kids, pizza, a variety of vendors and informational resources.

School Plantings – Carol will pull the decorative pots in the next few weeks. Rhonda thanked Greta Van Veen for plants and decorative rocks provided on the back side of the Reader Board planter.

PTA – Rhonda and Kris have been attending. Rhonda said last meeting was a budget review and report on the Jogathon fundraiser. WKNA member Mandy Hansen has been invited to serve as our liaison to the PTA and provide information on fundraisers such as the Butter Braid sale in November and Willamette Pie sale in February.

PARKS

KRP Turf Fields Nike Ad Sept. 25-27 -- Rhonda was notified of this early on Sept. 25 from the Keizer Community Fields people and was asked to notify neighbors. There was to be little noise and they said they would use the field lights to be done by 9 -9:30 each day. Instead, they used several large spotlights, directed at the Tate Ave. neighborhood and didn't finish until 5 a.m. Rhonda plans to meet with field managers and Adam Brown to clarify communication with neighbors around events like this.

Rhonda shared copies of the 5-year Parks Fund Capital Improvement Plan, which will be reviewed at the Oct. 14 Parks Advisory Board. A new play structure at Wallace House Park and resurfacing of Willamette Manor tennis court are planned in 2029-30 and a new picnic shelter for Wallace House with ADA adaptations is set for 2030-31. Also set at the Oct. 14 meeting is the consultants' report on the proposed pavilion at KRP.

TRAFFIC SAFETY BIKEWAYS PEDESTRIAN COMM. – Rhonda said the new speed limit sign on Manbrin Ave. is to be installed mid-October. Neighbors had requested traffic calming measures on their street from Rowan to Rivercrest but the complaint did not meet requirements in the Neighborhood Traffic Management Plan. Council eventually approved the sign.

Pilot flag program -- Brenda Lamb, TSBP member, said the program is going well at the crosswalk on Chemawa to the turf fields at KRP. There is a QR code to scan to provide feedback. The city has OK'd keeping the pilot going through the winter. Another pilot site is now in use near Kennedy School.

LITTLE LIBRARY/KEIZER COMMUNITY LIBRARY -- Kris Adams said the Little Library on Rafael is doing well however an issue with book theft seems to have arisen. She said all the children's books disappeared one day from the Rafael site and all the books were taken recently from the Little Library on Rivercrest. A neighbor at the meeting said he saw books scattered along 5th St. N one morning when he was walking his dog.

Kris said Keizer Community Library's annual fall book sale will be held Oct. 17-18. Paperbacks are 50 cents and hardbacks. \$1. She said the Library has a new manager and things are going well.

OPEN DISCUSSION

Keizer Community Dinner – Robb said they are looking for volunteers to help with cleanup after the November Thanksgiving dinner, which will be held Wednesday, Nov. 26.

Housing measure -- Robb also asked Rep. Mannix's representative if he knew if any Keizer

properties had been ID'd under the recently passed Home Start measure aimed at encouraging affordable housing. No information was available.

Upcoming Trashy Tuesday -- ct. 21, 5:30-6:30 p.m., Wallace House Park.

Next WKNA meetings –

Nov. 6, 7 p.m., WKNA Board

Nov. 13, 7 p.m., General meeting – Stacy Perry, Keizer Environmental Education coordinator guest speaker.

No General Meeting in December

Meeting adjourned at 8:40 p.m.