

City, developer agree on reimbursement

By CRAIG MURPHY
Of the Keizertimes

It came down to two numbers: 24.45 percent and 12.08 percent.

KS Reim LLC, the company established by the developers of the new Mountain West apartments and the Bonaventure senior living center in Area C of Keizer Station, wanted to be reimbursed the higher rate for the extension of McLeod Lane.

In the end, however, company officials agreed on the lower amount. Keizer City Councilors unanimously approved the 12.08 percent on Sept. 21.

Total costs for the project are estimated at \$3,233,931. Of that cost, the costs associated with extending McLeod are \$683,476.83.

City leaders and company officials met to figure out trips generated from two areas along the current part of McLeod are expected to contribute 12.08 percent of the traffic along the new part of the road. That means KS Reim will be reimbursed for 12.08 percent of the \$683,000, or \$82,564. At the rate of 24.45 percent, the amount would have been \$167,110.

"The main disagreement with the applicant is the reimbursement for McLeod extension, from 24.45 percent to 12.08 percent," said Bill Lawyer, Public Works director for Keizer.

Dana Krawczuk, an attorney speaking on behalf of KS Reim, noted the reimbursement district issue was brought up in the spring.

"We are taking the risk that others will connect in and we get paid back," Krawczuk said. "If the balance of Area C doesn't develop, we don't get paid back anything. This is a \$3.2 million risk. Our prime directive was to be fair but also predictable."

Krawczuk emphasized paying a fair share wasn't an issue for her company.

"This will be a community asset and an Area C asset, so costs ought to be shared," she said. "Apartments and senior homes are not required to put in a signal, but we're going to pay our fair share of the signal. We ought to pay, the same thing for the McLeod extension. Just because we're first on the property doesn't mean there shouldn't be a shared cost."

John Eld from Bonaventure also pointed out the potential risk.

"We're taking a risk here," Eld said. "We're willing to take a risk because we believe in the development. If Area C doesn't develop in 20 years, we're not being reimbursed."

Lawyer said the percentage came from the Traffic Impact Analysis study done for the project. The \$683,000 figure is an estimate at this point; whatever the final cost ends up being, 12.08 percent of that new number will be what KS Reim is reimbursed. As long as final costs are no more than 10 percent different in either direction, there will not have to be another public hearing on the topic.

In other business Sept. 21:

- Early sales of recreational marijuana will be allowed at medical marijuana facilities, effective Oct. 1 and going through the end of 2016.

Councilors unanimously approved a motion to amend the Keizer Development Code to align with Senate Bill 460. An ordinance to allow early sales on a medical marijuana facility permit had already been

approved; last week's motion revised the definition in the KDC.

A sunset clause calls for the amendment to end on Dec. 31, 2016. By that time, recreational marijuana facilities will be allowed to sell product.

- Lawyer gave an update on an August request from Keizer resident Scott Amlin to create a quiet zone at the Chemawa Road/Keizer Station railroad crossing between 10 p.m. and 6 a.m.


"I made some contacts," Lawyer said. "I thought it would be a cumbersome process. I'm very pleased to report there is an Oct. 20 meeting with all the representatives that need to meet, on the site. It's likely the only thing we'll need are signs. All preliminary indications are positive."

- Nate Brown, director of Community Development, said there were 21 applications for new single family residences in Keizer for the month of August.

"We went through the records and that's the most we've ever had in an August," Brown said. "There is building activity going on. Our economy is improving."

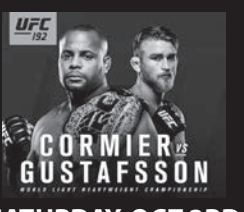
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Cormier vs. Gustafsson



SATURDAY, OCT 3RD
21 & OVER
Live Fights at 5 pm - Tickets \$12
9 fights in all on the HUGE screen!
Reserved Seats Available Now Online

Lights, Comedy, Laughs!
Saturday, Oct 10th

DEREK RICHARDS & CHRIS MORAN
will perform at 7pm and 9pm. Admission is only \$10. Ages 21 & over only. Reserved seating for this show. Purchase tickets at box office or on our website.

Saturday, Oct. 17, at 11:00 am
Sensory Sensitive Show ONLY \$3
MOVIE: INSIDE OUT [PG]
Special showing for kids and adults with Autism or other sensory sensitivities.

Today in History
Claiming his right to the English throne, William (the Conqueror), duke of Normandy, invades England at Pevensey on Britain's southeast coast. His subsequent defeat of King Harold II at the Battle of Hastings marked the beginning of a new era in British history.
— October 2, 1066

Food 4 Thought
"Happiness is when what you think, what you say, and what you do are in harmony."
— Mahatma Gandhi (Born October 2, 1869)

The Month Ahead

Friday, October 2
Pentacle Theatre presents *The Addams Family: A New Musical Comedy* opening tonight. The show runs through Oct. 24. For times and tickets visit pentacletheatre.org.

Friday, October 2 – Sunday, October 4
Quiltopia, a quilting event, at various locations including Greenbaum's Quilted Forest in Salem. Quilt show at Willamette Heritage Center (10 a.m.-5 p.m. Friday and Saturday, noon-5 p.m. on Sunday). \$5 entry fee. quiltedforest.com.

Saturday, October 3
Second annual Claggett Creek Fall Festival, 10 a.m.-6 p.m. Vendors, games, food, raffle. Keizer's Got Talent show. Claggett Creek Middle School. 971-273-3719.

Keizer/Salem Area Seniors is holding a breakfast event from 8 to 10 a.m. Pancakes, eggs, meat, coffee and juice. \$4 per person. Corner of Cherry Avenue and Plymouth Drive in Keizer.

Artists' reception for Keizer Art Association's October show, *Occupations and Workplaces*, 2-4 p.m., Enid Joy Mount Gallery at Keizer Heritage Center. keizerarts.com

Howl-A-Palooza at Keizer Rotary Amphitheater at Keizer Rapids Park, 6:30 p.m. Free. kraorg.com.

Sunday, October 4
Anthems of the Anglican Tradition, 4 p.m. at St. Paul's Episcopal Church. 503.362.3661 www.stpaulsoregon.org

Monday, October 5
Keizer Fire District annual open house and safety fair, 6:30 to 8:30 p.m., 661 Chemawa Road NE.

Keizer City Council meeting, 7 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Tuesday, October 6
Community Build Task Force meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Wednesday, October 7
Claggett Creek Watershed Council meeting, 5:30 p.m. at Keizer Civic Center, 930 Chemawa Road NE.

Thursday, October 8
Traffic Safety/Bikeways/Pedestrians Committee meeting, 6 p.m. at Keizer Civic Center, 930 Chemawa Road NE.

West Keizer Neighborhood Association meeting, 7 p.m. at Keizer Civic Center, 930 Chemawa Road NE, 5:45 p.m.

Alzheimer's and Dementia Family Education and Support Group meeting, 5:30 p.m. at The Arbor at Avamere Court, 450 Claggett Court North in Keizer.

Monday, October 12
Keizer City Council work session with the Salem-Keizer Transit District, 5:45 p.m.

Tuesday, October 13
Keizer Parks and Recreation Advisory Board meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Wednesday, October 14
Keizer Planning Commission meeting, 6 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Thursday, October 15
Volunteer Coordinating Committee meeting, 6:30 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road NE.

Greater Gubser Neighborhood Association meeting, 7 p.m. at Gubser Elementary School.

Add your event by e-mailing news@keizertimes.com.

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Greater Gubser Neighborhood Association meetings haven't changed location much over the years.

Like clockwork, the meetings have been held at Gubser Elementary School since the organization started.

"We've been meeting here for like 20 years," GGNA president Mark Caillier said at the Sept. 17 monthly meeting.

When Caillier spoke, it appeared the organization would have to come up with a new meeting place.

"The schools have changed who has access," Caillier said of the Salem-Keizer School District. "We're here eight times a year, an hour each time and we clean up when we're done. Last year we thought we had everything worked out. Then we were told we had to pay (to use the space), but then we didn't. This year, we got hit a few days ago when I was asked what our liability insurance is. We've never had any."

Alternative solutions were figured out, with two new possible meeting locations.

Since then, however, things have been settled. There's no more need for an alternative location.

"We got ahold of the facili-

ties people again," Caillier said on Tuesday. "The supervisor suggested I write a letter stating our case. I did that and they have agreed to continue to let us use Gubser at no cost and with no insurance. We can continue to meet there."

Jay Remy, Communications director for SKSD, said a mistake was corrected.

"(Caillier) was notified last Friday that the policy had been misapplied to his group," Remy said on Tuesday. "Apparently the liability insurance provision is supposed to apply to major events, not small meetings. So they have been relieved of that requirement and have rescheduled their meetings in the school."

During the Sept. 17 GGNA meeting, Caillier said the organization didn't have the funding for liability insurance, which would be about \$400 a year. As such, he proposed meeting at city hall for the monthly meetings, which would be free and with no insurance requirement.

The idea of meeting elsewhere didn't thrill everyone. "It's a great alternative, but I would prefer to meet here," Gerry Nichols said.

Jeff Cowan, the Keizer fire chief on hand to talk about the Keizer Fire District's upcoming bond levy, gave his thoughts as

a community member.

"We can be another alternative spot," he said in referring to the fire station. "What they're telling you is wrong. I'm offering to partner with you. I will help as a Keizer Rotary member, not as the fire chief. It's not right."

To Caillier's surprise, it wasn't right. He was glad to learn of the school district's reversal of its decision.

"It is pretty cool," he said on Tuesday. "I didn't expect it. I figured I would write the letter, showing we were doing what we can. It was a very nice surprise. We had plan B, which was to meet at the Keizer Fire District. That was approved. Plan C was meeting at the community center, which had also been approved. As it turned out, we didn't need plan B or C. Gubser is where we've been meeting from the very start."

In other GGNA business:

- Officer Andrew Phelps with the Keizer Police Department gave tips on how residents can avoid being targets of a burglar.

"A lot of our crime we see is the crime of opportunity," Phelps said. "Keep your valuables out of sight. A shed with a padlock will deter most criminals, since they don't want to be seen or heard. Get things like

public hearings

The **Keizer City Council** will hold a public hearing on Monday, Oct. 5 to consider a liquor license application with change of ownership for Dim

Sum House at 3843 River Road North, which is becoming Ocean Sushi and Teriyaki. The hearing will be during

the council meeting starting at 7 p.m. in council chambers at Keizer Civic Center, 930 Chemawa Road N.

looking back in the KT

5 YEARS AGO
Seeing grand design requires an eagle eye
When viewed from above, the new sidewalk in front of Town and Country Lanes takes an obvious shape, a bowling pin.

10 YEARS AGO
Residents bristle over bike path
Security and safety top the list of concerns for Keizerites living near a proposed bike path into the Keizer Rapids Regional Community Park.

15 YEARS AGO
Grumbling city councilors OK pact with Salem
Frustrated Keizer City Councilors nearly put off a decision on the land near the Willow Lake Wastewater Treatment Plant, but the council finally agreed to sign an agreement with the city of Salem.

20 YEARS AGO
Trouble brews at Safeway site
Safeway is rolling along on its way to a new store near the Chemawa-River Road intersection but at least one tenant at the site doesn't want to be steamrolled.

sudoku

Enter digits from 1-9 into the blank spaces. Every row must contain one of each digit. So must every column, as must every 3x3 square.

			1	2				
	2		3		4			5
	3		6	7				8
			2			6	3	
		1			9			
8	7			9				
7			6	8			2	
9	5		7				8	
			1	4				

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Web Poll

Results

Do you support mandatory sentencing guidelines for criminal offenses?

57% - Yes

43% - No


Vote in a new poll every Thursday!

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local weather


Fri 10/2 **73/47**

Mix of sun and clouds. Highs in the low 70s and lows in the upper 40s.




Sat 10/3 **69/49**

Partly cloudy. Highs in the upper 60s and lows in the upper 40s.




Sun 10/4 **80/50**

Abundant sunshine. Highs in the low 80s and lows in the low 50s.




Mon 10/5 **79/50**

Sunshine. Highs in the upper 70s and lows in the low 50s.



Tue 10/6 **75/49**

Mostly sunny. Highs in the mid 70s and lows in the upper 40s.



Northern Lights theatre pub

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THIS WEEK'S MOVIE TIMES

Mission Impossible: Rogue Nation (PG-13)
Fri 6:05, 8:35, Sat 2:35, 4:00, 6:30, Sun 4:00, 6:30, 8:55

The Man from U.N.C.L.E. (PG-13)
Fri 8:45, Sat 4:20

Pixels (PG-13) Fri 4:00, Sat 12:30, 2:15, Sun 12:00, 2:00

Ant Man (PG-13) Fri 4:05, 6:25, Sat 12:00, 6:45, Sun 12:25, 2:45, 5:00

Fantastic Four (PG-13)
Sat 2:00, Sun 5:30

Avengers: Age of Ultron (PG-13)
Sun 2:30

Vacation (R) Sat 8:55

Trainwreck (R)
Fri 6:45, Sat 9:10, Sun 7:35

Spy (R) Fri 9:05, Sun 7:20

Shaun the Sheep Movie (PG)
Fri 4:30, Sat 12:15, Sun 12:45

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