

A flood of history here...



KEIZERTIMES/Craig Murphy
Keizer Points of Interest Committee members Bev Ecklund (left) and Jill Bonney-Hill look over a design for a sign denoting historical local floods at a recent meeting.

Amendments to KDC approved

By CRAIG MURPHY
Of the Keizertimes

Simpler math doesn't automatically mean simple.

Keizer City Councilors unanimously approved text amendments to the Keizer Development Code regarding parking at their Nov. 2 meeting.

One change was in how many bicycle parking spaces have to be provided in front of a business. In the wording approved in May 1998, the KDC had a full page listing that one bicycle space be required per a particular measurement. For example, for a retail store it was one space per 10 required vehicle parking spots. For a hotel, the standard was one space per 40 guest rooms.

"It was a long table," said Nate Brown, director of Community Development for Keizer. "We are suggesting you change it to 5 percent. One space is required of all businesses, then 5 percent of vehicle parking spaces rounded to the next whole number be provided."

For example, if a parking lot has 20 vehicle parking spaces, that would mean one spot plus one more, since one is five percent of 20. If a lot has 30 vehicle parking space, five percent is 1.5 spaces, which would be rounded up to two spaces plus the one required.

There were also changes to off-street parking and loading sections, with the addition of storm drainage requirements.

Changes were also made regarding yard parking and storage restrictions. In terms of yard parking, the old wording was replaced with this: "No parking of vehicles, trailers, boats or recreational vehicles shall be allowed in a front yard except on a driveway."

In terms of storage restrictions, side and rear yards may be used for storage and parking of those vehicles but the areas must be screened by a six-foot high fence, wall or hedge. The areas must be either a durable hard surface or a gravel surface.

"The section is updated so gravel surface is allowed for an RV," Brown said. "The intent is for RVs not moving on a regular basis. We don't want to

create more impervious surface. As long as it's not tracking mud to the street, it will be an acceptable surface."

Councilor Marlene Parsons noted the change for apartment parking, which used to have a rule of two parking spaces per apartment. The new rules call for one parking space at a one-bedroom unit, with 1.5 spaces for a two bedroom (or more) unit, plus one space per 10 units for visitor parking.

"Did we do any research on that?" Parsons asked.

Brown said research mainly came from what was approved for the new apartments being built at Keizer Station Area C.

"We built in a couple of factors, such as percentage of visitor parking and also a certain number of spots had to be open for visitor parking," Brown said. "We're pretty confident the number will work, based on industry standards and our direct experience."

In other business Nov. 2:

- A Keizer Station Area C reimbursement district has indeed been established in relation to the construction currently going on at Chemawa Road and McLeod Lane.

Back in April, councilors adopted an ordinance establishing a process to form the reimbursement. Bonaventure Senior Living and Mountain West Investment Corporation have combined to form KS Reim LLC. Bonaventure is putting in a 154-unit retirement community and Mountain West Investment Corporation is putting in 180 apartments.

As part of the project, KS Reim is putting in new infrastructure including an extension of McLeod Lane and new sewer, stormwater and water service. Once other companies do projects in the area and utilize that infrastructure, they will reimburse KS Reim.

In September, it was estimated the project would cost \$3,233,931, with \$683,476.83 of that cost being for the McLeod extension. Councilors agreed to reimburse KS Reim for 12.08 percent of the McLeod cost, based on traffic analysis numbers.

Dana Krawczuk, an attorney speaking on behalf of KS Reim, noted in September the company was taking a risk by putting in the infrastructure.

"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."

City Attorney Shannon Johnson told councilors last week the only infrastructure not being put in by KS Reim is a new signal, which is about a \$500,000 project.

Whoever puts in a signal at the intersection in the future would have a second agreement for reimbursement for that cost.

"This is just what you asked us to adjust (in September) in the numbers," Johnson said.

Councilors approved the motion unanimously with a minimum of discussion.

"I love seeing all the gravel and dirt out there," mayor Cathy Clark said.

- An ordinance for abandoned shopping carts was approved. The ordinance was the same approved 6-1 in October, but it had to be brought up for another vote due to the lack of a unanimous vote the first time.

In short, the ordinance calls for a number people can call if a shopping cart is abandoned off a store's property, plus a maximum fine of \$100 for stores if carts are not retrieved within three days.

On the second vote, the ordinance was once again approved 6-1, with councilor Amy Ryan again the lone dissenting vote.

- Several appointments were confirmed. Ashley Wenger, Jill Bonney-Hill and Sherrie Gottfried were appointed to the Keizer Points of Interest Committee.

Bonney-Hill and Gottfried are both currently on the KPIC board, so they are reappointments.

Meanwhile, Josh Eggleston was appointed to the Keizer Planning Commission.

All terms end in the fall of 2018.

Excitement at Safeway

Submitted
There was some excitement at Safeway Nov. 7 as about 10 law enforcement vehicles stopped a car in the Keizer Safeway parking lot. Deputy Chief Jeff Kuhns with the Keizer Police Department said the person being sought wasn't in the vehicle.



looking back in the KT

5 YEARS AGO

EPA will lead Keizer cleanup
Cleanup on a chemically contaminated site at the southwest corner of Manbrin Drive and Cherry Avenue begins next week, supervised by the Environmental Protection Agency.

10 YEARS AGO

Pair baffled by killing of beloved dogs
Julia Ackerson and William Russell returned home with their two children to find their dogs hanged from the framework of their back porch enclosure.

15 YEARS AGO

Veterans paint, draw experiences
Keizer Art Association presented a showing of artwork by area veterans. The veterans were able to show off their creative sides through pencil drawings, paintings and pictures of Vietnam and other world war scenes.

20 YEARS AGO

Keizer voters approve bond for new station
Voters approved a \$2.5 million bond to build a new station for Keizer Fire District.

local weather

Fri 56/51
11/13

Showers possible. Highs in the mid 50s and lows in the low 50s.

Sat 52/38
11/14

Mainly cloudy and rainy. Highs in the low 50s and lows in the upper 30s.

Sun 49/37
11/15

Chance of showers. Highs in the upper 40s and lows in the upper 30s.

Mon 46/44
11/16

Rain. Highs in the mid 40s with temperatures nearly steady overnight.

Tue 53/42
11/17

Mainly cloudy and rainy. Highs in the low 50s and lows in the low 40s.

public hearings

Keizer City Council will hold a hearing on Monday, Nov. 16 to consider proposed text amendments to sections 2.108, 2.109, 2.110, 2.112, 2.113, 2.114, 2.115, 2.119 and 2.433 of the Keizer Development Code and to add a definition of marijuana retailer. The hearing takes place at 7 p.m. in council chambers at Keizer Civic Center.



3893 COMMERCIAL ST SE

THIS WEEK'S MOVIE TIMES

- Pan (PG)**
Fri 4:20, Sun 6:00, Sat 12:30, 2:45, Sun 1:50, 4:20, 5:50
- Jurassic World (PG-13)**
Fri 6:25, Sat 4:20, Sun 3:00, 8:30
- Mission Impossible: Rogue Nation (PG-13)**
Fri 8:50, Sun 5:25
- Ant Man (PG-13)**
Fri 4:10, Sat 1:50, Sun 12:45
- A Walk in the Clouds (R)**
Fri 6:45, Sat 6:45, Sun 6:30
- Black Mass (R)**
Fri 8:10, Sat 8:50, Sun 8:05
- Rock The Kasbah (R)**
Fri 9:00, Sun 7:55
- Minions (PG)**
Fri 4:00, Sat 12:00, 2:20, 4:05, Sun 12:00, 2:25, 4:00
- Inside Out (PG)**
Sat 12:15, Sun 12:20

FOR ALL SHOWTIMES GO TO NORTHERNLIGHTSTHEATREPUB.COM

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Mom has always been so patient, but now when I ask her questions she gets angry.

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OREGON DEPARTMENT OF HUMAN SERVICES PROGRAM

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- 4 SOLERA® SOFT SHADES Plus \$25 rebate per additional unit
- 2 SILHOUETTE® WINDOW SHADINGS Plus \$50 rebate per additional unit
- 4 DUETTE® HONEYCOMB SHADES Plus \$25 rebate per additional unit



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