

Opinion

We recommend Kohler

The general election ballot will show an unusually rich slate of candidates for city offices. Mayor Cathy Clark is unopposed as she seeks her third term. Also unopposed is Roland Herrera as he seeks his second term in Position #4.

For Position #6 two qualified candidates will face each other: Michael De Blasi and Dan Kohler. De Blasi serves on the Planning Commission and the Transportation/Safety/Bikeways/Pedestrian Committee. Kohler has been a community volunteer but is primarily known for his stewardship of the resurfacing project at The Big Toy at Keizer Rapids Park.

Kohler is the business candidate. He has been endorsed by the Keizer Chamber of Commerce, a present and a past mayor of Keizer and all the sitting city councilors. This is support that can be envied.

De Blasi doesn't have a long list of bold name endorsers, but he is sure of himself and of his views.

Though the candidates will not face off in a debate they have their differences on upcoming issues such as the third bridge (De Blasi is against it; he'd rather see tolls on the

existing bridges).

For this election, Dan Kohler is the right choice for position #6. But we think that De Blasi needs to stay as involved as he is and not count out running for the council in two years.

De Blasi is younger and would be a different voice altogether on the council, which is needed, but there is time for him to add his voice later.

By voting in Kohler, the city still benefits because De Blasi's voice will still play loud on the Planning Commission and the traffic committee. Kohler will bring a consensus view to the council and will not cause sparks to fly over certain issues.

We envision a city council in a few years in which both Kohler and De Blasi have seats and engage other councilors in robust discussions on such topics as the look of River Road, housing density and Urban Growth Boundary expansion.

Until that time, we recommend Dan Kohler for city council position #6.

Next week: Our recommendation for city council position #5.

—LAZ

editorial

Yes on KFD levy renewal

Safety first. That is rule number one for every business and every household. Safety first is always top of mind for our first responders, especially the Keizer Fire District's firefighters and medical response teams.

The number of emergency calls have increased more than 16 percent but the Keizer Fire District responds to them with the same revenue as before the increase. That says mountains about the fiduciary management of the district.

That's the best reason for voters to approve Measure 24-432. The measure renews the current 59¢ per \$1,000 of assessed value for five years beginning in 2019. That means there is no tax increase for what will surely be increasing calls.

Some voters may decide to vote no on every measure on the ballot thinking they are voting against new taxes. It is important that voters look over their ballots carefully and read their voters pamphlet. A vote for Measure 24-432 is not a vote for higher taxes, it is a vote for superior service from our first responders.

The Keizer Fire District has consistently responded within six minutes more than 95 percent of the time, far exceeding response times for other fire departments and districts.

We are confident in the leadership of the Keizer Fire District to continue its great service to our community.

Vote yes on Measure 24-432.

—LAZ

Vote De Blasi

To the Editor:

Election Day will soon be upon us. Now is the time to decide if you want the same old or if you want to see real change here in Keizer—Mike Deblasi can do that for you.

Mike has real concerns with the safety of our streets here in Keizer and especially the south end of River Rd. (which has long been neglected) where there have been numerous pedestrians injured trying to get across the street.

Mike also has experience (unlike his opposition) working with the city; he is currently sitting on the Planning Commission and the Traffic Safety Bike and Pedestrian Committee.

Last but not least, Mike would like to see every neighborhood represented on the City Council.

Michael Deblasi doesn't have a million signs or the council behind him but he has youth and freshness. That is why "I like Mike" and will be voting for him on Nov. 6. You should, too.

Carol Doerfler
Keizer

Winter coming down

To the Editor:

The birds have taken their flight south, seeking the sun. The four-footed creatures have holed up enough food to last winter. We humans have brought out coats, sweat-

ers and hats to keep us warm when the temperatures drop. All very good.

But what about the homeless men, women and children whose only home is the dirt of

the earth or the hard cold concrete? What can the city of Keizer do for these homeless ones?

I am glad I met our mayor, Cathy Clark. I met her at the 50th celebration of Simonka Place, the shelter for women and children in the center of Keizer on River Road.

I observed many things about our mayor as we followed our Simonka Place tour guide through the halls. The mayor didn't come for a piece of cake or to give a speech. It was evident that she came to access any need for this building where many women find new meaning for their lives.

Mayor Clark is dedicated to helping the homeless. Since her compassion reaches to the homeless, it is reckoned that it covers all citizens of the city she serves. I hope that Mayor Clark's humble leadership, along with the cooperation of all the citizens, will put Keizer on top for worthwhile achievements.

Genie Sessums
Keizer

letters



Growth report a must read

By LYNDON ZAITZ

It doesn't have sexy and compelling title like *Fifty Shades of Gray*, a best seller a few years ago, but its content is just as scintillating.

Keizer Growth Opportunities—Costs of Growth Memo is an intriguing report on what it will take to expand the Urban Growth Boundary to serve the city's growth 30 years into the future. Everyone who will be involved in any expansion decisions or has the slightest interest in the look of a future Keizer should read this 34-page report from start to finish. The decisions that will need to be made before the UGB is pushed out are sobering and should make one seriously consider if it is good move.

To give context to discussion about an expansion of our urban growth boundary, the report cites three other Oregon cities—Woodburn, McMinnville and North Bethany—that have had their own UGB expansion journeys. The processes of those three cities are a lesson for Keizer as it turns its eyes toward the future.

Woodburn's UGB expansion was a decade in coming and cost the city over \$1 million in public funds. The sticking point for much of that decade was the city's desire to add acreage for industrial uses on rich agricultural land. Years of lawsuits, appeals and mediation finally resulted in an expansion that was less than half of what was desired.

In McMinnville the process was slowed through legal action and appeals. After courts remanded the decision to the Land Conservation Development Commission (LCDC),

McMinnville not to pursue the expansion any further. The key issue for McMinnville's proposed UGB expansion was in choosing to exclude some land adjacent to its boundaries; it was the location/type of land that became the key issue.

North Bethany is an unincorporated area of Washington County yet part of the Portland Metropolitan Urban Growth Boundary. Though the expansion of the UGB by 800 acres in North Bethany was approved in 2005 it remained undeveloped for years.

The report says that the critical lesson of the North Bethany expansion is just how costly growth can be. The planning process revealed that infrastructure would cost approximately \$100,000 for each house built. The average System Development Charge for single-family houses in the Portland Metro UGB expansion areas are \$44,774—10 times the SDCs for a new home in Keizer's current borders. To pay for infrastructure in North Bethany, Washington County had to increase its SDC fees, used county-wide transportation funds and set higher property taxes for lots in the expanded areas. Keizer is not North Bethany but that Washington County area offers clues as to potential costs for us. The homes that were finally built in North Bethany are selling north of \$500,000—that's about \$200,000 more than an average sale price in Keizer.

That begs the question of how much would infrastructure cost, how would the city pay for it, aside from passing costs to developers and

who would buy expensive homes in Keizer expanded UGB?

It is key to remember than an expanded Urban Growth Boundary doesn't mean an automatically expanded Keizer. Voters would have to approve any annexation of land in an expanded UGB into city limits and that is not a certainty. In an election a concentrated opposition could make viable reasons for not pushing Keizer northward.

The *Costs of Growth Memo* demonstrates that if the city pursues an expansion of the UGB it would be a lengthy and costly process and the public may not be as eager as government officers and developers to see it happen. There are good reasons not to expand, primarily because it would gobble up prime agricultural land. There are good reasons to expand such as added jobs.

Research from the Portland State University's Population Center shows that Keizer needs to add more than 4,000 housing units by 2030. Until any expansion of the Urban Growth Boundary and annexation into Keizer happens the city will have to focus on its infill program and zone for mixed used developments, two ways to house more people in Keizer. If you can't move out as fast as one wishes, the only way is up.

For all the reasons listed in the report it is important that all the city councilors and all the members of the Keizer Planning Commission carefully read *Keizer Growth Opportunities—Costs of Growth Memo*. The future of Keizer depends on an engaged leadership.

(Lyndon Zaitz is publisher of the *Keizertimes*.)

from the
publisher's
desk

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mcintyre

The sexual politics of 2018

During a recent 81-minute press conference in New York that was unusually long but another of the President Donald J. Trump rambling kind, Trump was given what many would consider an easy question, that is, "You're a father. This moment we're in, this cultural moment, what messages do you have for the young men of America?"

Although not directly referenced by the reporter, the question referred to the Brett Kavanaugh hearings. Those hearings, which featured a woman accusing a prominent political ally of the President of sexual assault, were ultimately dismissed by the Republicans in Congress. Of course, the whole matter was wrapped up in complex political and cultural relationships. Nevertheless, President Trump could have taken the high road by using inspiring, measured and challenging remarks.

He could have told America's young men to be more civil to women, recognizing that "No!" means "No!" In other words, he could have explained what moral responsibility means as it relates to the consent and respect of boundaries women want men to adhere to. He could have borrowed his wife Melania's new theme, "Be best." Instead, the American President went to a dark and depressing place that could lead any young man to seek counseling should he take Trump's advice.

Trump began well enough by acknowledging the question was a good one. But all went directly

downhill thereafter. He wants our young men to know that any woman can accuse a man of anything. He said he has been accused many times of things. But, according to him, no one can prove these kinds of charges. "Honestly," said he, "it is a very dangerous period in our country and it is being perpetrated by some very evil people."

So, who are these "evil" people? Women, maybe? Democrats, most likely, according to Trump. His message, however would probably inspire any young man without a knowledge base to become the owner of conspiracy theories during the day and rampant

paranoia at night.

In his conclusion, Trump pondered the phrase, "innocent until proven guilty." And concluded from his point of view that all male-female relations at present have become "guilty until proven innocent."

Meanwhile, our young men should be receiving better advice than that which comes from he who should be in touch with the disgraceful conduct with which he's been charged in the alleged sexual abusing of at least two dozen American women. cannot offer constructive, upward leading advice he should refrain from giving advice altogether.

(Gene H. McIntyre shares his opinion frequently in the *Keizertimes*.)

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Web Poll Results

Measure 105 would allow police to investigate and detain undocumented residents, even if it's their only violation. How do you feel about the measure?

I support it - **43%**

I oppose it - **56%**

I am undecided - **1%**

Vote in a new poll every Thursday!

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