



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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AMENDED NOTICE OF ADOPTED AMENDMENT

January 30, 2008



TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Keizer Plan Amendment
DLCD File Number 005-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: February 20, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

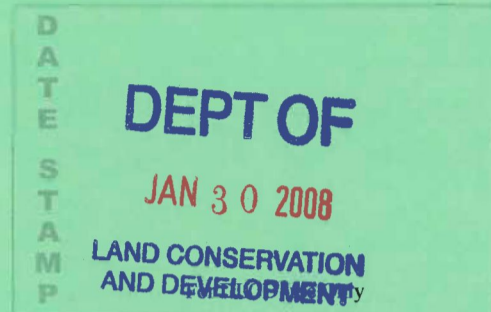
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Jason Locke, DLCD Regional Representative
Sam Litke, City of Keizer

<paa> ya/

2 Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: Keizer Local file number: 2007-42

Date of Adoption: 1/22/2008 Date Mailed: 1/25/2008

Date original Notice of Proposed Amendment was mailed to DLCD: 10/25/2007

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Change the land use designation on two parcels from Residential Single Family to Public to allow the development of the new city hall complex.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME".
If you did not give Notice for the Proposed Amendment, write "N/A".
Same

Plan Map Changed from: Low Density Residential to: Civic

Zone Map Changed from: RS to: Public

Location: 940 Chemawa Rd & 4995 Rickman Rd Acres Involved: 1.06

Specify Density: Previous: na New: na

Applicable Statewide Planning Goals: na

Was an Exception Adopted? YES NO

DLCD File No.: 005-07 (16503)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

none

Local Contact: **Sam Litke, Senior Planner** Phone: **(503) 856-3442** Extension: _____

Address: **390 Chemawa Rd.** City: **Keizer**

Zip Code + 4: **97307-** Email Address: **litkes@keizer.org**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO (2) Copies** of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

1 BILL NO. 547

A BILL

ORDINANCE NO.

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2008- 568

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FOR

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AN ORDINANCE

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IN THE MATTER OF THE APPLICATION OF THE CITY OF KEIZER FOR A COMPREHESIVE PLAN MAP AMENDMENT FROM LOW DENSITY RESIDENTIAL (LDR) TO CIVIC (C) AND A ZONE CHANGE FROM RESIDENTIAL SINGLE FAMILY (RS) TO PUBLIC (P) FOR PROPERTY LOCATED AT 4995 RICKMAN ROAD, KEIZER, OREGON; AND A ZONE CHANGE FROM RESIDENTIAL SINGLE FAMILY (RS) TO PUBLIC (P) FOR PROPERTY LOCATED AT 940 CHEMAWA ROAD, KEIZER, OREGON; AND A CONDTIOINAL USE PERMIT TO ALLOW DEVELOPMENT OF A NEW CITY HALL (CASE NO. 2007-42) (ADOPTION OF KEIZER PLANNING DEPARTMENT'S RECOMMENDATION)

The City of Keizer ordains as follows:

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Section 1. THE APPLICATION. This matter came before the Keizer City Council on the application of the City of Keizer for a comprehensive plan map change and zone change for property located at 4995 Rickman Road, Keizer, Oregon and a zone change for property located at 940 Chemawa Road, Keizer, Oregon, and a conditional use permit to allow development of a new city hall. The applicant is requesting a comprehensive plan change from Low Density Residential (LDR) to Civic (C) and a zone change from Residential Single Family (RS) to Public (P) for the property located at 4995 Rickman Road, Keizer, Oregon, and a zone change from Residential Single

1 Family (RS) to Public (P) for the property located at 940 Chemawa Road, Keizer,
2 Oregon; and a conditional use permit to allow development of a new city hall on the
3 subject properties and properties located at 930 Chemawa Road, and 4940 4950, and
4 4960 Bailey Road. The properties subject to this application are identified on the County
5 Assessor Map as Township 7 South; Range 3 West; Section 02AB; Tax Lots #02000,
6 02300, 01600, 01201, 01300, 01400, and 01500.

7 Section 2. JURISDICTION. The land in question in this Ordinance is within
8 the City limits of the City of Keizer. The City Council is the governing body for the City
9 of Keizer. As the governing body, the City Council has the authority to make final land
10 use decisions concerning land within the city limits of the City of Keizer.

11 Section 3. PUBLIC HEARING. A public hearing was held on this matter
12 before the Keizer City Council on January 7, 2008. The following persons either
13 appeared at the City Council hearing or provided written testimony on the application:

14 1. Nate Brown, Community Development Director.

15 Section 4. EVIDENCE. Evidence before the City Council in this matter is
16 summarized in Exhibit "A" attached.

17 Section 5. OBJECTIONS. No objections have been raised as to notice,
18 jurisdiction, alleged conflicts of interest, evidence presented or testimony taken at the
19 hearing.

1 Section 6. CRITERIA AND STANDARDS. The criteria and standards
2 relevant to the decision in this matter are set forth in Exhibit "A" attached.

3 Section 7. FACTS. The facts before the City Council in this matter are set
4 forth in Exhibit "A" attached.

5 Section 8. JUSTIFICATION. Justification for the City Council's decision in
6 this matter is explained in Exhibit "A" attached.

7 Section 9. ACTION. The decision of the City Council is set forth in Exhibit
8 "A" attached. The Council adopts the Keizer Planning Department's Recommendations
9 in full.

10 Section 10. FINAL DETERMINATION. This Ordinance is the final
11 determination in this matter.

12 Section 11. EFFECTIVE DATE. This Ordinance shall become effective thirty
13 (30) days after its passage.

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KEIZER COMMUNITY DEVELOPMENT
Comprehensive Plan Map Amendment / Zone Change
/ Conditional Use Case No. 2007-42

TO: City Council
FROM: Sam Litke, Senior Planner
THROUGH: Nate Brown, Community Development Director
SUBJECT: Comprehensive Plan Map Amendment / Zone Change / Conditional Use
DATE: December 17, 2007

Planning staff reviewed the above referenced case and offers the following comments.

I. GENERAL INFORMATION

- A. PROPERTY OWNERS/APPLICANT:** City of Keizer
- B. PROPERTY LOCATION:** The subject properties involved in the Comprehensive Plan Map Amendment / Zone Change are located at 4995 Rickman Road and 940 Chemawa Rd NE and are also identified as being located within Township 7 South; Range 3 West; Section 02AB; Tax Lots # 02000 and 02300. Conditional Use Permit approval is requested to allow the development of these two properties and properties at 930 Chemawa Rd, 4940, 4950, and 4960 Bailey Rd (Township 7 South; Range 3 West, Section 02AB; Tax Lot # 01600, 01201, 01300, 01400, and 01500) with a new city hall. (Exhibit '1.')
- C. EXISTING PARCEL SIZE:** The subject properties involved in the Comprehensive Plan Map Amendment / Zone Change contain 1.06 acres; and the total area of city owned site is approximately 8.7 acres.
- D. EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** 940 Chemawa Road NE, is currently developed with a single family dwelling, 4995 Rickman Road, is undeveloped, 930 Chemawa Road is developed with the city hall / police station, Chalmers Jones Park, and properties addressed as 4940, 4950, and 4960 Bailey Road are vacant. The properties can be served by public water and sewer.
- E. PLAN DESIGNATION AND ZONING:** Property at 4995 Rickman Road is designated Low Density Residential (LDR) on the Comprehensive Plan and zoned RS (Residential

Single Family); property at 940 Chemawa Road is designated Civic on the Comprehensive Plan and zoned RS (Residential Single Family); all other properties are designated Civic and are zoned Public.

- F. **ADJACENT ZONING AND LAND USES:** Properties to the north, across Chemawa Rd are designated Medium Density Residential on the Comprehensive Plan Land Use map and are zoned RM (Medium Density Residential). They are developed with the Rainbow Mobile Home Park. Adjacent to each property is the City Hall / Heritage Center complex which are designated Civic and zoned Public. To the east, across Rickman Road, properties are designated Low Density Residential on the Comprehensive Plan Land Use map and zoned RS (Residential Single Family) and are developed with single family residences.

II. APPLICATION SUMMARY

The City is proposing a Comprehensive Plan Map amendment from Low Density Residential (LDR) to Civic and a Zone Change from RS (Residential Single Family) to P (Public) for property located at 4995 Rickman Road; and, a Zone Change from RS (Residential Single Family) to P (Public) for property located at 940 Chemawa Road and Conditional Use Permit in order to develop a new city hall as shown on site plan (Exhibit '2').

III. COMMENTS

AGENCY COMMENTS

The following agencies submitted comments:

- A. After reviewing the proposal Salem Transit District commented that they have no objection and will continue to work with the City to plan for transit and pedestrian amenities (Exhibit '3'); Northwest natural indicated that a utility easement will be required (Exhibit '4').
- B. The Keizer Police Department, Keizer Public Works Department, City of Salem Public Works Department, and Salem-Keizer School District, and Qwest each submitted that they have reviewed the proposal and have no comments.

IV. FINDINGS AND CONCLUSIONS FOR COMPREHENSIVE PLAN MAP AMENDMENT

The following discussion affects property located at 4995 Rickman Road. The decision criteria for Comprehensive Plan Map Amendments are found in Section 3.109 of the Keizer Development Code. The specific criteria and the related findings are set forth below:

- A. **3.109.04A. Compliance is demonstrated with the statewide land use goals that apply to the subject properties or to the proposed land use designation. If the proposed**

designation on the subject property requires an exception to the Goals, the applicable criteria in the LCDC Administrative Rules for the type of exception needed shall also apply.

FINDINGS: This action will occur entirely within the city limits and no goal exceptions are required. Compliance with the Statewide Land Use Goals is reviewed below:

Goal 1 - Citizen Involvement: The adoption of an ordinance approving the change to the Comprehensive Plan Map followed notice to interested and potentially affected parties, and a public process of decision making involving a public hearing, deliberation, and ordinance adoption. Consistent with local requirements citizens were given an opportunity to comment and testify. The final decision rests with the City Council's decision. This is consistent with the provision for the opportunity for citizens to be involved in all phases of this planning process as required by this Goal and with implementing administrative rules within Oregon Administrative Rules. Staff therefore finds this request complies with this goal.

Goal 2 – Land Use Planning: The City of Keizer's Development Code has an established process for all decisions and actions related to this proposal which were acknowledged by LCDC (Land Conservation and Development Commission) in 1998. This change is being reviewed consistent with those procedures outlined in the Comprehensive Plan and Development Code. The adoption proceeding was conducted in a manner consistent with requirements of the Keizer Comprehensive Plan, Keizer Development Code, and applicable state law. Notice was published in the Keizer Times, and a public hearing was conducted before the city council. As such, the proposed Comprehensive Plan Map change is consistent with this statewide planning goal and administrative rules. Staff therefore finds this request satisfies this goal.

Goal 3 - Agricultural Lands: The purpose of this goal is to protect lands that are designated for agricultural uses. Within the city limits there is only one zone (Exclusive Farm Use) that is located in the northwest portion of the city near the city's urban growth boundary that is designated to allow commercial agricultural uses. The Comprehensive Plan Map change from Low Density Residential to Civic involves a property that is within the boundaries of the city limits of Keizer and that is not in any form of agricultural production. The proposed change for the subject property is not adjacent to any lands that are in agricultural production and so the change will not impact any properties that are designated to allow agricultural uses. Therefore, the proposed Comprehensive Plan Map amendment will not be inconsistent with the Farm Land Goal and with any implementing administrative rules.

Goal 4- Forest Land: The intent of this goal is to protect lands that are designated for commercial forest uses. There are no lands designated within the city limits that allow commercial forestry. The proposed Comprehensive Plan Map change to Civic does not involve any land which is designated as forest land, nor will it impact the use of any

forest lands. Therefore, this Goal and implementing administrative rules are not applicable to the proposed Comprehensive Plan Map amendment.

Goal 5– Open Spaces, Scenic and Historic Areas, and Natural Resources: The intent of the Natural Resources Goal is to protect various natural resources such as wetlands, waterways, big game habitat, etc. The city has a number of policies aimed to protect these natural resources that are within the city. The subject property had until recently had a single family dwelling on it that was recently demolished. The property did not contain any historic structures nor does it contain any identified historic area. The property does not contain any identified open space, scenic, or any natural resources such as riparian, wetlands, aggregate, etc. The proposed Comprehensive Plan Map change to Civic will allow the property to be developed in conjunction with the development of a new city hall complex. The property is nearby to the Chalmers Jones Park which is designated as open space. It should be noted that as a result of the city hall redevelopment that there will be additional park features such as benches and a water fountain added to the park. This change will not affect any of the city's natural resources protection regulations or the lawful use of any properties that are within this overlay zone. Therefore, the Comprehensive Plan Map change to Civic will be consistent with this goal and with administrative rules designed to implement this goal.

Goal 6 - Air, Water and Land Resources Quality: The intent of this goal is to protect the city's air, water and land resource qualities. The city provides its residents with city water from groundwater sources. The development of the new city hall building will be connected to the municipal water system and so no wells will be drilled. New construction will be required to be connected to the established sanitary sewer system thereby reducing the likelihood of groundwater contamination from any failing on-site septic systems. The Comprehensive Plan Map change to Civic will result in the construction of a City administrative office building and not result in any manufacturing uses and so there will not be any odors produced that might otherwise have an adverse impact on the air quality of either the immediate area, or that of Keizer as a whole. The proposed Comprehensive Plan Map change to Civic will not impact the quality of air, water, or land resources and so complies with this goal and with administrative rules that implement this goal. Staff therefore finds this goal is not applicable to this application.

Goal 7– Areas Subject to Natural Disasters and Hazards: The purpose of this goal is to protect life and property from hazards resulting from flooding, steep slopes or other natural occurrences. The city has floodplain regulations that govern the placement of structures within identified 100-year floodplains. According to FIRM map # 41047C0332G, dated January 19, 2000, the property is not located within an identified 100 year floodplain so there are no issues associated with floodplain hazards for this property. There are no identified steep slopes on the subject property. There are no other identified natural hazard areas on the subject property. The proposed Comprehensive Plan Map change to Civic will neither impact this goal nor any administrative rules. Staff therefore finds this request complies with this goal.

Goal 8– Recreational Needs: This goal requires the city to identify and plan for the current and future recreation needs of the residents of the city. There are a number of parks, playgrounds, and other recreational opportunities within the city limits. The city is in the process of updating its Parks Master Plan which will help the City to plan for its future park and recreation needs. This property is not identified as being needed to serve future park or recreation needs. The property will be developed as part of the new city hall and is adjacent to the Chalmers Jones Park. This land use action will neither reduce nor will it alter or impact any other identified park or recreation sites. As noted previously additional park benches and a water fountain are to be added to the park. If anything it will have a positive impact as it will provide additional parking spaces for future park users to the Chalmers Jones Park. Staff therefore finds this request meets with this goal.

Goal 9 - Economic Development: The intent of this goal is to ensure that the city plans for its overall economic vitality during the 20-year planning period. The proposed Comprehensive Plan Map change to Civic will have a positive economic impact. Since the change will allow the property to be developed as part of the redevelopment of city hall it will result in the creation of a number of construction jobs and will provide a modern, safer new building for the function of city administration. However, the overall economic development of the community will be minimal, and so therefore, this goal is not considered to be applicable to this application.

Goal 10 - Housing: This goal requires the city to plan and provide for the housing needs of its residents. This change will affect one parcel that has historically been used for residential development. The result of the land use action will be that two parcels are removed from the inventory of residential uses and will become committed to a non-residential use. As such the proposed Comprehensive Plan Map change will have no significant impact on the city's overall housing inventory. The Comprehensive plan recognizes that a significant percent of future residential needs will be met through the use of infill development. *The Keizer 2000 - 2030 Housing and Population Forecast in 2004* is the most recent document addressing population growth and land inventory. This document looked at vacant, partial developed land, and underutilized land. This document indicated that vacant or partial developed land accounted for 280 acres, mixed use land would result in 38 acres for residential use, and 692 acres are potentially available as infill on existing larger sized parcels. The end result of this is that there is sufficient supply of lands to meet residential demand even if these two parcels are allowed to be converted to non-residential uses. The total acreage that would be converted is slightly more than 1 acre. Assuming these parcels were to be developed to their maximum potential with residential units it is anticipated that there realistically would be no more than a total of 4 or potentially 5 units. As has been shown there is more than sufficient acreage to accommodate this reduction on other lands. Specifically there was calculated to be almost 700 acres of land potentially available as infill development on other existing parcels. While theoretically, this parcel is large enough to be divided its proximity to the Heritage Center, Keizer City Hall, Keizer Police Station,

and Chalmers Jones Park make it desirable to be included as part of the new city hall development. The designation of this parcel to Civic so the property can be developed with a non-residential use will have no significant impact on either this goal or on any related rules. Staff therefore finds this request satisfies this goal.

Goal 11- Public Facilities and Services: The intent of this goal is to develop a timely, orderly and efficient arrangement of public facilities and services necessary to serve the residents of Keizer. The city provides its residents with water, sanitary sewer, has an established street system, administrative, police and public safety are also provided by the city. The proposed Comprehensive Plan Map change to Civic will allow for the development of the site as part of the new city hall. As such, the change will enhance the ability of the city to provide administrative and police and public safety functions. There is an 8 inch water line located in Chemawa Road, an 8 inch water line in Rickman Road and an 8 inch waterline located in Bailey Road. Each of these lines is adequate to serve the new city hall. There is a 10 inch sanitary sewer line in Chemawa Road, an 8 inch line located in Bailey Road, and an 8 inch sanitary sewer line in Rickman Road. Each of these lines is adequate to serve the new city hall. The property is able to be served by adequate public facilities. Transportation facilities are discussed below. Staff therefore finds this request complies with this goal.

Goal 12- Transportation: The city has an adopted Transportation System Plan (TSP) that describes the city's transportation systems. This system includes street, transit, bike, and pedestrian systems. Chemawa Road is classified as a minor arterial street and Rickman Road is classified as a local street in the TSP. The minor arterial system complements the major arterial systems, but primarily functions to accommodate travel moving between broadly defined areas within the city. Minor arterials should also function to provide access to and from the major arterials to collector areas and may provide access to significant community activity centers, such as schools or parks. Chemawa Road recently has been improved from the intersection of River Road to the intersection with Verda Lane including a new bridge over Claggett Creek. Chemawa Road is a fully developed street with a 36 foot wide paved street within a 62 foot wide right of way. There is a bike lane and 5 foot property line sidewalk along this street. Local streets provide the highest level of direct property access and generally make up the roads in residential neighborhoods. This part of the street network comprises the vast bulk of the total roadway mileage in the city. Local streets provide adequate levels of transportation service to ensure that localized travel demand does not inappropriately burden the city's higher level streets.

The new city hall will have its primary access off of Chemawa Road and so will be consistent the description in the TSP. The property involved in this request (4995 Rickman Road) will have its existing driveway closed and its access onto Rickman Road relocated further to the south away from the intersection. This will assure that the city hall development is designed with consideration of safety at the nearby street intersections. There is an existing bus stop at the corner of Chemawa Road and Rickman

Road. This will not be altered by this change. The proposed change to the Comprehensive Plan Map to Civic will not impact any of the city's transportation systems nor does not involve the modification of any transportation system. The city hall project will also be participating in the improvements of transportation systems by paying transportation system development charges. Staff therefore finds this request is consistent with this goal.

Goal 13- Energy Conservation: This goal seeks to maximize the conservation of energy. All new construction requires compliance for review to applicable energy conservation standards. It is the intent of the city to construct the new city hall such that it will be certified as being energy efficient in its design and construction. This type of construction will result in the utilization of energy savings materials that will enhance energy efficiency. Staff therefore finds this request meets with this goal.

Goal 14- Urbanization: The intent of this goal to provide for an orderly and efficient transition from rural to urban land use. The city has an adopted Comprehensive Plan and zone code that complies with this goal. The subject property is within the urban growth boundary and is also within the city limits of the City of Keizer. This change will not result in the need for an extension of urban services to a rural area. The proposed Comprehensive Plan Map change to Civic will have no impact on the intent of this goal as it only will involve only one parcel that is within the city limits and not the use of any land that is being transitioned from rural to urbanized uses. Staff therefore finds this request satisfies this goal.

Goal 15 – Willamette River Greenway: This goal seeks to protect, conserve, and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands adjacent to the Willamette River. While the Willamette River is located along the western flanks of Keizer the proposed Comprehensive Plan map change will not impact the Willamette River. Because the property involved in this application is not located within the Willamette River Greenway the proposed Comprehensive Plan Map change to Civic will have no impact on the ability of the city to regulate uses along the river or the Willamette River overlay zone regulations and staff therefore finds this goal is not applicable to this application.

Goal 16 (Estuarine Resources), Goal 17 (Coastal Shorelands), Goal 18 (Beaches and Dunes), and Goal 19 Ocean Resources) govern areas along the ocean. Since Keizer is not located along the coast these goals are not applicable. Staff therefore finds this goal is not applicable to this application.

Based on the above findings, staff concludes the proposal is in compliance with the Statewide Land Use Goals.

B. 3.109.03 B. Consistency with the applicable goals and policies in the Comprehensive Plan is demonstrated.

FINDINGS: The proposed re-designations are appropriate for the Plan designations. The policy statements registered in the Plan in relation to this application request are as follows:

- 1. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES Policy (2)(f) (4)-** Encourage renewal and conservation of existing urban neighborhoods and buildings, and create a multi-centered land use pattern to decrease travel needs. In-filling of passed over vacant land should be encouraged. Emphasis on close locational relationships among developments for living, working, shopping and recreation should be encouraged through planned mixed-use zones.

FINDINGS: This policy encourages the creation of multi-centered land use pattern decreasing travel needs with an emphasis on its close location relationship among developments for living, working, shopping and recreation. This request to change the Comprehensive plan designation to Civic of the subject property meets all of these needs by its close proximity to shopping, City Hall, Chalmers Jones Park, transit facilities and nearby residential areas. While the underlying zone is not technically a mixed use zone designation it will achieve the intent of Policy 2 (f)(4). The location of the new city hall will allow for increase opportunities for people to walk to city hall to obtain its administrative services. Therefore, staff finds this request satisfies this criterion.

- 2. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (1)** Preserve and maintain agricultural lands within the UGB until needed for urban development.

FINDINGS: The purpose of this goal is to protect lands that are designated for agricultural uses. Within the city limits there is only one zone (EFU) which located in the northwest portion of the city near the city's urban growth boundary that is designated to allow for commercial agricultural uses. The Comprehensive Plan Map change from Low Density Residential to Civic involves a property that is within the boundaries of the city limits of Keizer and that is not in agricultural production. The subject property is not adjacent to any lands that are in agricultural production and the change will not impact any properties that are designated to allow agricultural uses. Therefore, the proposed Comprehensive Plan Map amendment to Civic will comply with this goal within the Comprehensive Plan.

3. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (2) Conserve open space and protect natural, cultural and scenic resources.

FINDINGS: The intent of this goal is to protect various natural resources such as wetlands, waterways, big game habitat, etc. The city has a number of policies aimed to protect these natural resources that are within the city. The subject property had until recently had a single family dwelling which was recently demolished. The property did not contain any historic structures on it nor does it contain any identified historic area. The property does not contain any identified open space, scenic, or any natural resources such as riparian, wetlands, aggregate, etc that preclude or constrain its use. The proposed Comprehensive Plan Map change to Civic will allow the property to be developed in conjunction with the development of a new city hall. The property is nearby to the Chalmers Jones Park which is designated as open space. This change will not affect any of the city's natural resources protection regulations or the lawful use of any properties that are within this overlay zone. Therefore, the map change will be consistent with this goal within the Comprehensive Plan.

4. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (3) Maintain and improve the quality of air, water and land resources.

FINDINGS: The intent of this goal is to protect the city's air, water and land resource qualities. The city provides its residents with city water from groundwater sources. The development of the new city hall will connect to the municipal water system and no new wells will be drilled. The new construction will be required to be connected to the established sanitary sewer system thereby reducing the likelihood of groundwater contamination from a failing on-site septic system. In addition there will be improvements to the storm water system that will prevent water resource contamination from point source discharge. The Comprehensive Plan Map change will only result in the construction of a City administrative office building and not in any manufacturing uses and so will not result in the production of any odors and so will have no adverse impact on the air quality of either the immediate area, or that of Keizer as a whole. The proposed Comprehensive Plan Map change to Civic will not impact the quality of air, water, or land resources and so complies with this goal.

5. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (4) Protect life and property from natural disasters and hazards.

FINDINGS: The purpose of this goal is to protect life and property from hazards resulting from flooding, steep slopes or other natural occurrences. The city has floodplain regulations that govern the placement of structures within identified 100-year floodplains. According to FIRM map # 41047C0332G, dated January 19, 2000 the property is not located within an identified 100 year floodplain and so there are no issues

associated with floodplain hazards. There are no identified steep slopes on the subject property so there will be no hazards resulting from steep slopes. There are no other identified natural hazard areas on the subject property. The proposed Comprehensive Plan Map change to Civic will be consistent with this goal within the Comprehensive Plan. Staff therefore finds this request meets with this goal.

6. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (5) Encourage energy conservation.**

FINDINGS: This goal seeks to maximize the conservation of energy. All new construction requires compliance for review to applicable energy conservation standards. It is the intent of the city to construct the new city hall complex such that it will be certified as being energy efficient in its design and construction. This type of construction will result in the utilization of energy savings materials that will enhance energy efficiency. Staff therefore finds this request meets with this goal.

7. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (6) Protect, conserve, enhance and maintain the natural, scenic, historical, economic and recreational qualities of lands along the Willamette River.**

FINDINGS: This goal seeks to protect, conserve, and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands adjacent to the Willamette River. While the Willamette River is located along the western flanks of Keizer the proposed Comprehensive Plan map change will not impact the Willamette River. Because the property involved in this application is not located within the Willamette River Greenway the proposed Comprehensive Plan Map change to Civic will have no impact on the ability of the city to regulate uses along the river or the Willamette River overlay zone regulation. Staff therefore finds this request complies with this goal.

8. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES - Goal 2 (f) (4) -Encourage renewal and conservation of existing urban neighborhoods and buildings, and create a multi-centered land use pattern to decrease travel needs. In-filling of passed over vacant land should be encouraged. Emphasis on close locational relationships among developments for living, working, shopping and recreation should be encouraged through planned mixed-use zones.**

FINDINGS: The proposed Comprehensive Plan map change will allow for the redevelopment of the city hall / police station into a new city hall. This will result in the reusing of two parcels that had formerly been in residential use and their being included

as part of the new city hall project. It was determined that including the property at the corner of Chemawa Road and Rickman Road is appropriate given its location to the existing city hall / park and its close proximity to residential areas and nearby commercial areas. In that regard this parcel is well situated to providing needed government services to the surrounding area and will minimize travel needs of the surrounding area. Therefore, the proposal satisfied this goal of the comprehensive plan.

9. **Section III.B. URBAN GROWTH AND GROWTH MANAGEMENT - Goal (2)(c)** Encourage development in areas already served by major public facilities before extending services to unserved areas.

FINDINGS: The property proposed to have a Comprehensive Plan Map change to Civic is located within the Urban Growth Boundary. The site is served, and will continue to be served by all necessary public utilities, fire protection and transportation facilities. This map change will allow the proposed development to be located in an area that is already served by major public facilities, including water, sanitary sewer, storm drainage, and streets, and transit. Staff therefore finds this request meets this goal.

10. **Section III.C. LAND-USE AND ECONOMIC DEVELOPMENT – Goal (2)(a) (7)** Stabilize and protect the essential characteristics of residential environments, including natural features.

FINDINGS: This request will result in the construction of a new city hall. The City Hall / Keizer Police Station / and Chalmers Jones Park occupies a significant portion of the block. The city hall has been in operation for 25 years and has resulted in no known conflicts with nearby properties. This gives testament to the fact that the city has attempted to operate as a good neighbor to the surrounding properties. Since the existing use has not resulted in any destabilization of the existing neighborhood it is not expected that the new city hall will result in the adjacent land use pattern to become destabilized. It can be argued that with the construction of a new and modern building designed to be aesthetically pleasing will be a vast improvement to the current unattractive appearance of the existing city hall and police station facilities and will present a more defined municipal building than currently exists. Staff therefore finds this request meets this goal.

11. **Section III.C. LAND-USE AND ECONOMIC DEVELOPMENT – Goal (2)(a) (9)** Protect existing and proposed residential areas from conflicting non-residential land uses while providing for compatible mixed-use development (residential and non-residential).

FINDINGS: Land that is located to the north of this property involved in this application is designated Medium Density Residential and developed with residential uses including both

single family homes and also the Rainbow Mobile Home Park. Properties to the east are designated Single Family Residential and are developed with single family homes. The property will be developed in a sensitive manner to minimize any impacts to adjacent parcels. To minimize any impacts the site will include screening and buffering. The property involved in this application will not have any building constructed on it. This will further avoid any impacts that might be associated with building construction or building placement to the immediate adjacent properties. The design locates the parking area as far as possible from nearby residential uses will further minimize any impacts that might be caused from vehicles. Further to the west along the south side of Chemawa Road near the intersection with River Road properties are designated Commercial and multi-family are developed with a variety of commercial uses. It is not envisioned that the map change to Civic will have any impact on these properties. The development of this property will allow for the efficient development of the entire site with a new city hall. It is not anticipated that this change will significantly adversely affect uses on any adjacent lands. Therefore staff finds this request complies with this goal.

12. Section III C. Economic, Commercial and Industrial Development – Goal 4 (c) (10) (c) Convenient access to arterial or collectors street for traffic generated by industrial and commercial uses.

FINDINGS: While the site will be developed with a new city hall and that is considered to be a non-commercial use, it is important to note that Chemawa Road is classified as a minor arterial street in the TSP. The minor arterial system complements the major arterial systems, but primarily functions to accommodate travel moving between broadly defined areas within the city. Ideally, minor arterials should avoid going through residential neighborhoods. Minor arterials should also function to provide access to and from the major arterials to collector areas and may provide access to significant community activity centers, such as schools or parks. Minor arterials function at 7,000 to 20,000 ADT. Chemawa Road recently has been improved from the intersection of River Road to the intersection with Verda Lane. This includes a new bridge over Claggett Creek. Chemawa Road is a fully developed street with a 36 foot wide paved street within a 62 foot wide right of way. There is a bike lane and 5 foot property line sidewalk along this street. The new city hall will have its primary access of Chemawa Road and so will be consistent with the description in the TSP, and so is consistent with the intent of this goal.

13. Section III.D PLAN DIAGRAM AND SPECIAL LAND USE POLICIES – Goal 2 (a) (2) (c) Provide a development pattern which creates a new town center for Keizer.

FINDINGS: The granting of this request will result in the replacement of the existing city hall / police station with a new city hall. The new building will be located closer to

Chemawa Road and the Keizer Heritage Center building. The intent of this policy is to develop a 'center' to the city since Keizer essentially is a community without a developed center. It is envisioned that this new administrative building might serve as the start of a community center and that might over time encourage the development of town center. However, before any development of the center could take place it would require appropriate planning actions be taken and this action should not be construed as granting any approval to any future development. With this in mind staff finds this request meets these goal.

14. **Section III.D PLAN DIAGRAM AND SPECIAL LAND USE POLICIES – Policy 2 (f) (3) Civic.** Government offices and facilities are included in this category, shown on the diagram in symbol form. Civic facilities should conform to underlying zoning requirements.

FINDINGS: The proposed new city hall will be on land that is designated Civic and so will be consistent with the Comprehensive Plan designation. In addition, the new building and property will be developed to conform to the zoning requirements within the Public zone district. The new building is planned to be located such that only a small portion of it will be located at it closest point 34 feet from property line along Chemawa Road. The majority of the building will be setback between 49 and 60 feet from the property line along Chemawa Road and 20 feet from the property line along Bailey Road. This exceeds the minimum building setback of 10 feet from the property line along the street and so will satisfy this provision. There is no minimum lot size in the Public zone, other than the lot is to be adequate to contain all structures and building setbacks. The property is large enough to contain all of the structures and exceeds minimum building setbacks and so will meet with this standard. The new building will be 34 feet tall and will comply with the height requirements within the Public zone. The building is shown as 73,778 square feet and is required to provide a minimum of 152 parking spaces with a maximum of 221 parking spaces. There are 217 parking spaces provided. The Public zone requires that a conditional use permit be granted prior to the development of the site. This application contains a concurrent conditional use request and with the approval of the conditional use permit, this request can comply with this policy.

15. **Section III. PUBLIC FACILITIES TO SUPPORT DEVELOPMENT – Policy 2 (b) (4)** Encourage development in areas already served by major public facilities before extending services to unserved areas.

FINDINGS: The property proposed to have a Comprehensive Plan Map change is located within the Urban Growth Boundary and is also within the city limits. Further the site is served, and will continue to be served by public utilities, fire protection and transportation facilities, as has been already discussed. This change will allow the proposed development to be located in an area that is already served by major public facilities and will not result in

the extension of any public facility into any unserved area. Staff therefore finds this request complies with this policy.

C. Section 3.109.03 C. The Plan does not provide adequate areas in appropriate locations for uses allowed in the proposed land use designation and the addition of this property to the inventory of lands so designated is consistent with projected needs for such lands in the Comprehensive Plan.

FINDINGS: The City of Keizer currently lacks adequate land for Public development within the Urban Growth Boundary to meet the projected growth for this type of public development. Amending the current Comprehensive Plan designation on property at 4995 Rickman Road from Low Density Residential to Civic will provide additional land to meet this need in a positive manner. More importantly the subject property is an adequate area to meet this need. The Comprehensive Plan Map indicates that there are four areas that are designated Civic. These areas are: the existing city hall site, the area around the Public Works shops / Keizer Fire Station site located at Chemawa Road and Wittenberg Lane, the Claggett Creek Cemetery at the west end of Bolf Terrace, and the municipal water tower site along the south side of Bair Road. Easily it can be seen that other than the city hall property, the other sites are not appropriate, or viable, for development with a new city hall. The Public Works Shops property and the water tower site are both too small and completely developed to be alternatives for the new city hall. The cemetery site is committed to its existing use and is not available, or desirable, for any other type of public use. By default the city hall site is the only viable site left for consideration. The subject property is appropriate considering its location to the existing city hall / police station / Heritage Center building. With the city hall property proposed to be completely redeveloped as part of the design and construction of the new city hall it will result in there being no area on the city owned site that could be used as an alternative location to this proposed comprehensive plan map change. Even with both of the existing buildings on the site which will be demolished as part of this project there still will be a need for additional area to meet the needs that will be used for building, parking, and landscaping needs. While there is additional land within the adjacent Chalmers Jones Park that could be used for this project, all effort was made to limit the amount of area within this park that would be impacted by this project. Already, some of the park will be impacted by expansion of park maintenance buildings, and municipal water supply building. Since this park is one of the more heavily used parks in the community, a policy decision was made early in the design process of the new city hall to minimize any significant impacts to this park. For these reasons the property involved in this request is ideally situated. The property is comprised of 0.72 acres and since it is located at the corner of Rickman Road and Chemawa Road it allows the city hall redevelopment project to logically expand out to the intersection of these two streets. Chemawa Road is classified as a minor arterial street and is also a public transit route. The site is in close proximity to nearby commercial areas and nearby residential areas. Allowing this Comprehensive Plan Map change to Civic will promote an efficient and effective use of the property. Staff finds this request meets this criterion.

D. 3.109.03 D. The Plan provides more than the projected need for lands in the existing land use designation.

FINDINGS: It is important to note that this request involves 1 acre of land that is currently designated for residential use. The City of Keizer's land use inventory is found in the city's Comprehensive Plan. That information is shown in Table 1, Buildable Lands Analysis and indicates that 1,530 acres of and were in use for single family residential in 1985. This accounted for 35% of the total area. Total buildable vacant land was indicated as 1,688 acres. In particular it identified a category of 'backyard' vacant' which would be most applicable to the application at hand since it involves potentially developing large back yard situations. 116 acres were identified in this category.

The Keizer 2000 – 2030 Housing and Population Forecast provides a more current view of the city's land use inventory. This document was reviewed by the Mid Willamette Valley Council of Governments, author of the same study, in January 2007. That study found that:

Keizer Population

1970 - 11,405 (Keizer CDP)
 1980 - 18,592 (Keizer CDP)
 1990 - 21,884 (Census)
 2000 - 32,203 (Census)
 2005 - 34,735 (June 2005, Portland State U.)
 2006 - 34,880 (June 2006, Portland State U.)
 2007 - 35,435 (November 2007, PSU)

City of Keizer Housing Forecast, 2000 to 2030		
2000 Land Use was	Total Potential Units	Units Developed by 2030
Vacant	1084	1066
Underutilized	2680	1703
Mixed Use	601	468
Total	4,365	3236

Type of Housing	Housing Units
Single Family	1919
Duplex	164
Apartments	1153
Total	3236

	Single Family	Duplex Units	Apartments	Total	Population Forecast
2000					32,230
2000-2005	867	138	276	1281	35,364
2005-2010	490	26	289	805	37,308
2010-2015	260	0	200	460	38,404
2015-2020	156	0	256	412	39,338
2020-2025	93	0	89	182	39,767
2025-2030	53	0	43	96	39,994
Total	1919	164	1153	3236	

To analyze the demand for land supply staff reviewed applications for partitions and subdivision that were approved from 2000 to 2006. These are illustrated in the tables below.

Partitions

Year	Acres	Lots	Units/acre
2000	4.9	24	4.9
2001	5.88	27	4.59
2002	5.94	33	5.55
2003	6.22	27	4.34
2004	11.11	35	3.1
2005	11.6	20	1.7
2006	4.1	20	4.9
Total	49.75	186	
Yearly average	7.1	26.6	4.15

Subdivisions

Year	Acres	Lots	Units/ acre
2000	37.56	185	4.9
2001	5.3	29	5.47
2002	6.56	38	5.8
2003	9.94	56	5.63
2004	19.75	115	5.8
2005	2.63	14	5.32
2006	36.95	174	4.7
Total	118.69	611	
Yearly average	16.9	87.28	4.73

Partitions + Subdivisions = Total land divisions. This is 49.75 acres + 118.69 acres for a total of 168.44 acres. Total number of lots is 186 through partitions and 611 through the subdivision process for a total of 797 lots. 24 yearly acres needed for both partition and subdivision with a yearly average of 114 lots and an average density of 4.76 dwelling units per acre. Also 410 Multi-family units / 7 years = 58.57 units per year with an average density of 15.6 units per acre. Therefore, 3.8 acres are used each year. If land that is used for multi-family is added to the inventory of land used for land divisions then 27.8 acres is used yearly.

The Keizer 2000 - 2030 Housing and Population Forecast in 2004 is the most recent document addressing population growth and land inventory. This document looked at vacant, partial developed land, and underutilized land. This document indicated that vacant or partial developed land accounted for 280 acres, mixed use land would result in 38 acres for residential use, and 692 acres are potentially available as infill on existing larger sized parcels. The end result of this date is that there is more than sufficient supply of alternative lands to meet residential demand if these two parcels are allowed to be converted to non-residential uses. The total acreage that would be converted is slightly more than 1 acre. Assuming these parcels were to be developed to their maximum potential with residential units it is anticipated that there realistically would be no more than a total of 4 units. As has been shown there is more than sufficient acreage to accommodate this reduction on other lands. Specifically there was calculated to be almost 700 acres of land potentially available as infill development on other existing parcels. Staff, therefore, finds this request meets this criterion.

E. Section 3.109.03 E. The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity.

FINDINGS: The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity of the proposed map change. The surrounding lands are developed with a variety of existing uses. Along the west side of the property adjacent land is designated Civic and is developed with the Heritage Center. This building houses a number of non-profit civic organizations, such as the Chamber of Commerce, Keizer Art Association, etc. Further to the west, and also to the south, the land is developed with the City Hall / Keizer Police Station / and Chalmers Jones Park. Land to the north, across Chemawa Road, is designated Medium Density Residential and is developed with both single family homes and also with the Rainbow Mobile Home Park. Properties to the east are designated Single Family Residential and are developed with single family homes. Further to the west along the south side of Chemawa Road near the intersection with River Road properties are designated Commercial and are developed with a variety of commercial uses. This proposed Comprehensive Plan designation is an efficient use of the land and will allow the property to be incorporated into a better design of the proposed new city hall. It will allow for the development of the site such that it will be close to nearby commercial businesses near residential areas and is also along a

public transportation route. The City Hall / Keizer Police Station / and Chalmers Jones Park occupies a significant portion of the block. The operation of the city hall portion of the property has been in existence for more than 25 years and has resulted in no known conflicts with nearby properties. This gives testament to the fact that the city has attempted to be a good neighbor to the surrounding properties. The existing use has not resulted in any destabilization of the existing neighborhood and it is not expected that the new city hall will cause the land use pattern to become destabilized. In fact, it can be argued that with the construction of a new and modern building that will be design to be aesthetically pleasing and it will be an improvement to the current old and unattractive appearance of the existing city hall. Therefore staff finds this request meets this criterion.

F. Section 3.109.03 F. Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands.

FINDINGS: The proposed Comprehensive Plan Map change to Civic will allow the property to be developed in conjunction with the construction of a new city hall / police station. In particular this property that is located at 4995 Rickman Road will be developed to accommodate some of the parking needs for the new city hall and the remainder of the property will be landscaped in accordance with city regulations. The adjacent lands are developed with a number of existing uses. To the west, land is designated as Civic and is developed with the Heritage Center. This building houses a number of non-profit civic organizations, such as the Chamber of Commerce. Further to the west the land is developed with the City Hall / Keizer Police Station / and Chalmers Jones Park. Lands to the north are designated Medium Density Residential and are developed with a number of single family homes and also with the Rainbow Mobile Home Park. Properties to the east are designated Single Family Residential and are developed with single family homes. The site will be developed sensitively to the adjacent properties and will be consistent with code requirements so it is not anticipated to adversely affect uses on any adjacent lands. To minimize any impacts the site will include screening and buffering measures. This will include sight obscuring fencing along adjacent RS zoned property and increased and varying types of landscaping. The property involved in this application will have no buildings constructed on it and so will avoid any impacts that might be associated with building construction or building placement. The design will locate the parking area as far as possible from nearby residential uses and so will further minimize any impacts that might be caused from vehicles. Further to the west along the south side of Chemawa Road near the intersection with River Road properties are designated Commercial and mufti-family and are developed with a variety of commercial and residential uses. In is not envisioned that the Comprehensive Plan Map change will have any impact on these properties. The development of this property will allow for the efficient development of the entire site with a new community center / city hall. Therefore, staff finds this request meets this criterion.

G. 3.109.03 G. Public facilities and services necessary to support uses allowed in the proposed designation are available or are likely to be available in the near future.

FINDINGS: The property will be served by all necessary public facilities, transportation and community services. The proposed Comprehensive Plan Map change to Civic will allow for the development of the site as part of the new city hall. As such the change will enhance the ability of the city to provide administrative, police and other public safety functions. There is an 8 inch water line located in Chemawa Road, an 8 inch water line in Rickman Road, and an 8 inch water line in Bailey Road. Each of these water lines is adequate to serve the new city hall. There is a 10 inch sanitary sewer line in Chemawa Road, an 8 inch sanitary sewer line in Bailey Road and an 8 inch sanitary sewer line in Rickman Road. Each of these facilities is adequate to serve the new city hall. Chemawa Road is classified as a minor arterial street and Rickman Road is classified as a local street in the TSP. Minor arterials are identified as being appropriate to providing access for activities such as community centers. The new city hall will have its primary access of Chemawa Road and so will be consistent this description in the TSP. The property involved in this request will have its existing driveway closed and access onto the site from Rickman Road will be relocated further to the south away from the intersection. This will assure that the redevelopment is designed with consideration of safety at the nearby street intersections. Storm drainage systems are also already in place. Public facilities, services and transportation networks are currently in place. Public streets, and sanitary sewer and water lines are in place to serve these properties for the uses permitted under the proposed zones.

Based on the above findings, staff concludes the proposal complies with decision criteria for the proposed change in Comprehensive Plan designation from Low Density Residential to Civic for property located at 4995 Rickman Road.

**V. FINDINGS AND CONCLUSIONS FOR
ZONE CHANGE:**

A. The zone change review criteria are found in Section 3.110 of the Keizer Development Code. Staff's response to the criteria is noted below:

(1) Section 3.110.04.A - The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.

FINDINGS: If the proposed Comprehensive Plan Map amendment from Low Density residential to Civic on property located at 4995 Rickman Road is approved then the proposed rezoning of the property to Public is appropriate and consistent with the description and policies for the proposed Civic Comprehensive Plan land use designation of the property. Property located at 940 Chemawa Road already is designated Civic on the Comprehensive Plan Map so the proposed rezoning of the property to Public is appropriate and is consistent with the Comprehensive Plan description. Civic is defined as including government offices and facilities. The use of the parcels as part of the redevelopment for the new city hall is consistent with this description of Civic as noted in the Comprehensive Plan. Therefore, staff finds that the proposed zone change satisfies this criterion.

(2) *Section 3.110.04.B - The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.*

FINDINGS: The subject properties involved in this application consists of 1.06 acres. These two parcels will be developed in conjunction with the new city hall project. The ground on each of the two properties is flat with no change in elevation. Neither parcel has any unusual features, nor any apparent physical limitations that might require special measures or considerations that would prevent or impair the development of the proposed use on either parcel. There is no minimum lot size in the Public zone other than the lot is to be adequate to contain all structures and building setbacks. The design for the new city hall shows compliance with required building setbacks and shows that the area is large enough to contain all of the structures, and also all of the required parking areas. As such the capacity of the parcels will not be exceeded by the proposed development. As part of the building design soils testing will be done to assure that the capacity of the ground is capable of supporting the construction of a new building on it. The new building will be engineered to be consistent with this testing and so will ensure that the development does not exceed the capacity of the ground to support a new building. The site will be required to connect to the municipal sanitary sewer lines and so there will be no on-site septic system that might fail and cause groundwater contamination. Staff concludes that the proposed use can be accommodated on the proposed site without exceeding the physical capacity of the site as a whole, or in particular that of the two specific parcels involved in the zone change. Therefore, staff finds this request meets this criterion.

(3) *Section 3.110.04.C -Allowed uses in the proposed zone can be established in compliance with the development requirements in this Ordinance.*

FINDINGS: The Keizer Development Code outlines specific requirements for property development. These standards govern parking, buffering, vision clearance areas, special setbacks, and other applicable development requirements. There is nothing unusual about these properties that suggest that the allowed uses in the proposed zone change would have any particular difficulty in meeting those development requirements. The

property at the corner of Rickman and Chemawa Road is intended to be developed with a parking area that will serve some of the parking needs of the new city hall as well as that of the adjacent Heritage Center building. The property at 940 Chemawa Road will be developed such that a portion of the new city hall will be located on it. The new building is planned to be located such that only a small portion of it will be located 34 feet from the property line along Chemawa Road and the majority of the new building will be setback between 49 and 60 feet from the property line along Chemawa Road. This exceeds the minimum building setback of 10 feet from the property line along the street and so will satisfy this provision. There is no minimum lot size in the Public zone, other than the lot is to be adequate to contain all structures and building setbacks. The property is large enough to contain all of the structures and will allow development that will exceed the minimum building setbacks and so will meet with this standard. The new building will be 34 feet tall and so will comply with the height requirements within the Public zone. The building is shown as 73,778 square feet and is required to provide a minimum of 152 parking spaces with a maximum of 221 parking spaces. There are 217 parking spaces provided when the parking spaces needed for the Heritage Center is subtracted. The parking lot is designed to comply with all parking space, aisle, and setback requirements. The site will have more than 20% of it landscaped and so will satisfy this standard. Less than 80% of the site will be covered with buildings and so will meet with this standard. Staff finds the proposed zone change will satisfy this criterion.

(4) Section 3.110.04.D -Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

FINDINGS: The existing public facilities have the capacity to meet the service needs of the proposed uses that are permitted within the proposed zone change. The intent of the proposed zone change on the two parcels is so that these two parcels can then be developed in conjunction with the development of the new city hall project. There is an 8 inch water line located in Chemawa Road, an 8 inch water line in Bailey Road, and an 8 inch water line in Rickman Road. Each of these lines is adequate to serve the new city hall. There is a 10 inch sanitary sewer line in Chemawa Road, an 8 inch sewer line in Bailey Road, and a 6 inch sanitary sewer line in Rickman Road. Each of these facilities is adequate to serve the new city hall. Chemawa Road is classified as a minor arterial street that has recently been fully improved along the frontage of the subject properties. The street has 36 feet of pavement width within a 62 foot wide right of way. There is a planting strip and a 5 foot wide property side sidewalk along the south side of Chemawa Road including along the frontage of the two parcels. Rickman Road and Bailey Road are each classified as a local street in the TSP. Each has a right of way width of 60 feet and paved street 24 feet wide. There is no sidewalk along the frontage of the property with either street. In fact, most of this street has no sidewalks. As part of the proposed development a sidewalk will be constructed along the frontage of the site with Bailey Road, and along 4995 Rickman Road.

Minor arterials are identified as being appropriate to providing access for activities such as community centers.

The new city hall will have its primary access off Chemawa Road and secondary access off Rickman Road. An access serving only police departments needs will be located off Bailey Road. This will be consistent with the description in the TSP. The property at the corner of Chemawa Road and Rickman Road will have its existing driveway closed and access onto the site from Rickman Road will be relocated further to the south away from the intersection. This will assure that the redevelopment is designed with consideration of safety at the nearby street intersections. The existing driveway for property at 940 Chemawa Road will be closed as part of the development of the property. Storm drainage systems are already in place and the new development will connect into this system. There is an existing bus stop at the intersection of Chemawa and Rickman Road. It is envisioned that this will remain both during the construction and after construction of the new building. It should be noted that the Salem – Keizer Transit District is currently undertaking a planning study regarding the possibility of locating a new satellite transit center in Keizer. At a recent meeting in Keizer it was discussed that an area near the new city hall would make a desirable location given its close proximity to the city administration facilities. Public facilities, services and transportation networks are currently in place. Public streets, and sanitary sewer and water lines are in place to serve these properties for the uses permitted under the proposed zones. Therefore, staff finds this request meets this criterion.

(5) Section 3.110.04.E -For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

FINDINGS: The proposed zone change is to allow public development on land proposed to be changed from Residential Single Family on the two parcels to Public and does not involve either a residential zone or any residential uses. Therefore, staff finds this criterion is not applicable.

(6) The following additional criteria shall be addressed:

a. Section 3.110.04.F.1 -The supply of vacant land in the proposed zone is inadequate to accommodate the projected rate of development of uses allowed in the zone during the next five years, or the location of the appropriately zoned land is not locationally or physically suited to the particular uses proposed for the subject property, or lack site specific amenities required by the proposed site.

FINDINGS: The City of Keizer currently lacks an adequate supply of land to allow for public development within the Urban Growth Boundary to meet projected growth. Amending the zone designation from Single Family Residential to Public will provide additional land to meet this need in a positive manner. The Comprehensive Plan map indicates that there four areas that are designated Civic. These are: the existing city hall

area, the area around the Public Works shops / Keizer Fire Station located at Chemawa Road and Wittenberg Lane, the Claggett Creek Cemetery at the west end of Bolf Terrace, and the municipal water tower site along the south side of Bair Road. It can be seen that other than the city hall property each of the other sites is not appropriate, or viable, for development with a new city hall. The Public Works Shops property and the water tower site are both too small and completely developed to be alternatives for the new city hall. The cemetery site is committed to its existing use and is not available, or desirable, for any other type of public use. The subject property is appropriate considering its location to the existing city hall / police station / Heritage Center. By default the city hall site is the only site left for consideration. With the city hall property proposed to be completely redeveloped as part of the design and construction of the new city hall results in there being no area that can be used as an alternative to this proposed comp plan change. In fact, both of the existing buildings on the site will be demolished as part of this project and that area will be used as part of the new design. While there is additional land within the adjacent Chalmers Jones Park that technically could be used for this project all effort was made to limit the amount of area of this park that would be impacted by the project. Already some of the park will be impacted by expansion of park maintenance buildings, and municipal water supply building. Since this park is one of the more heavily used parks in the community the policy decision was made early on during the design of the new city hall to minimize impacts to this park. For these reasons the property involved in this request is ideally situated. The property is comprised of 1.06 acres and with is located at the corner of Rickman Road and also along the south side of Chemawa Road, adjacent to the existing city hall. This location will allow the city hall redevelopment project to expand out to the intersection of these two streets and to be done in as efficient a manner as possible. It will also avoid having to build around the parcel. With the existing residence to be demolished the property will allow for a logical development. Chemawa Road is classified as a minor arterial roadway and as a public transit route that is in close proximity to commercial areas and adjacent public administration facilities. Allowing this zone change will promote an efficient and effective use of these parcels. Additionally, it should be noted that a city taskforce met for a total of 15 times to determine the need for a new city hall and as part of their work program considered alternative sites and determined that none existed and that this site is the only viable alternative. This request is consistent with the taskforce's recommendation. Staff finds this request meets this criterion.

b. Section 3.110.04.F.2 -The supply of vacant land in the existing zone is adequate, assuming the zone change is granted, to accommodate the projected rate of development of uses allowed in the zone during the next 5 years.

FINDINGS: It is important to note that this request involves 1 acre of land that is currently designated for residential use. The City of Keizer's land use inventory is found in the city's Comprehensive Plan. That information is shown in Table 1, Buildable Lands Analysis and indicates that 1,530 acres of and were in use for single family residential in 1985. This accounted for 35% of the total area. Total buildable

vacant land was indicated as 1,688 acres. In particular it identified a category of 'backyard vacant' which would be most applicable to the application at hand since it involves potentially developing large back yard situations. 116 acres were identified in this category.

The Keizer 2000 – 2030 Housing and Population Forecast provides a more current view of the city's land use inventory. This document was reviewed by the Mid Willamette Valley Council of Governments, author of the same study, in January 2007. That study found that:

Keizer Population

1970 - 11,405 (Keizer CDP)
 1980 - 18,592 (Keizer CDP)
 1990 - 21,884 (Census)
 2000 - 32,203 (Census)
 2005 - 34,735 (June 2005, Portland State U.)
 2006 - 34,880 (June 2006, Portland State U.)
 2007 - 35,435 (November, PSU)

City of Keizer Housing Forecast, 2000 to 2030		
2000 Land Use was:	Total Potential Units	Units Developed by 2030
Vacant	1084	1066
Underutilized	2680	1703
Mixed Use	601	468
Total	4,365	3236

Type of Housing	Housing Units
Single Family	1919
Duplex	164
Apartments	1153
Total	3236

	Single Family	Duplex Units	Apartments	Total	Population Forecast
2000					32,230
2000-2005	867	138	276	1281	35,364
2005-2010	490	26	289	805	37,308
2010-2015	260	0	200	460	38,404
2015-2020	156	0	256	412	39,338
2020-2025	93	0	89	182	39,767

2025-2030	53	0	43	96	39,994
Total	1919	164	1153	3236	

To analyze the demand for land supply staff reviewed applications for partitions and subdivision that were approved from 2000 to 2006. These are illustrated in the tables below.

Partitions

Year	Acres	Lots	Units/acre
2000	4.9	24	4.9
2001	5.88	27	4.59
2002	5.94	33	5.55
2003	6.22	27	4.34
2004	11.11	35	3.1
2005	11.6	20	1.7
2006	4.1	20	4.9
Total	49.75	186	
Yearly average	7.1	26.6	4.15

Subdivisions

Year	Acres	Lots	Units/ acre
2000	37.56	185	4.9
2001	5.3	29	5.47
2002	6.56	38	5.8
2003	9.94	56	5.63
2004	19.75	115	5.8
2005	2.63	14	5.32
2006	36.95	174	4.7
Total	118.69	611	
Yearly average	16.9	87.28	4.73

Partitions + Subdivisions = Total land divisions. This is 49.75 acres + 118.69 acres for a total of 168.44 acres. Total number of lots is 186 through partitions and 611 through the subdivision process for a total of 797 lots. 24 yearly acres needed for both partition and subdivision with a yearly average of 114 lots and an average density of 4.76 dwelling units per acre. Also 410 Multi-family units / 7 years = 58.57 units per year with an average density of 15.6 units per acre. Therefore, 3.8 acres are used each year. If land that is used for multi-family is added to the inventory of land used for land divisions then 27.8 acres is used yearly.

The Keizer 2000 - 2030 Housing and Population Forecast in 2004 is the most recent document addressing population growth and land inventory. This document looked at vacant, partial developed land, and underutilized land. This document indicated that vacant or partial developed land accounted for 280 acres, mixed use land would result in 38 acres for residential use, and 692 acres are potentially available as infill on existing larger sized parcels. The end result of this date is that there is more than sufficient supply of alternative lands to meet residential demand if these two parcels are allowed to be converted to non-residential uses. The total acreage that would be converted is slightly more than 1 acre. Assuming these parcels were to be developed to their maximum potential with residential units it is anticipated that there realistically would be no more than a total of 4 units. As has been shown there is more than sufficient acreage to accommodate this reduction on other lands. Specifically there was calculated to be almost 700 acres of land potentially available as infill development on other existing parcels. Staff, therefore, finds this request meets this criterion.

c. Section 3.110.04.F.3 -The proposed zone, if it allows uses more intensive than other zones appropriate for the land use designation, will not allow uses that would destabilize the land use pattern of the area or significantly adversely affect adjacent properties.

FINDINGS: The proposed zoned change from Residential Single Family to Public will not adversely affect adjacent properties given that the surrounding properties are zoned for a number of uses including single family and multi-family residential use. The subject properties are located adjacent to a minor arterial street and near commercial and multi-family areas which are advantageous to the development of this site. The proposed land use designation will not allow zones or uses that will destabilize the land use pattern in the vicinity. The surrounding lands are developed with existing uses. Along the west side of the property is land that is designated as Civic and is developed with the Heritage Center. Further to the west and also to the south the land is developed with the City Hall / Keizer Police Station / and Chalmers Jones Park. Land to the north is designated Medium Density Residential and are developed with the Rainbow Mobile Home park. Properties to the east are designated Single Family Residential and are developed with single family homes. Further to the west along the south side of Chemawa Road near the intersection with River Road properties are designated Commercial and are developed with a variety of commercial and residential uses. This proposed zone designation is an efficient use of the land and will provide for a better design of the proposed city hall. It will allow for the development of the site such that it will be close to nearby commercial centers and is also along a public transportation route. The fact that the property will be developed in conjunction with the new city hall that has been in operation for more than 25 years gives testament to the fact that the city has attempted to be a good neighbor to the surrounding properties. Therefore staff finds this request meets this criterion.

Based on the above findings, staff concludes the proposal complies with decision criteria for the proposed Zone Change. From Residential Single Family to Public for property located at 4995 Rickman Road and at 940 Chemawa Road.

IV. FINDINGS AND CONCLUSIONS CONDITIONAL USE PERMIT

- A. The subject property is zoned Public. The new city hall is classified as Public Administration and is listed as a Conditional Use in Section 2.116.04.F of the Keizer Development Code. Therefore, a Conditional Use Permit is required, and has been applied for.
- B. Section 3.103 of the Keizer Development Code establishes specific conditional use criteria for the review of conditional use permit applications. A conditional use permit

may be approved if findings can be made that the Criteria in Section 3.103 have been satisfied. Staff's comments and findings to the criteria are listed below:

1. The use is listed as a conditional use in the district:

FINDINGS: The subject property, including the two parcels involved in the zone change portion of this application, is located within a Public zone district. The proposal is to allow the construction of a new city hall building on the property. This building will be used by the City of Keizer for city administration. Section 2.116.04 of the Keizer Development Code identifies the establishment of Public Administration use as requiring the approval for a conditional use permit within the Public zone. Therefore, with the submittal for a conditional use permit this request complies with this criterion.

2. The characteristics of the site are suitable for the proposed use considering size, location, topography, and location of improvements and natural features.

FINDINGS: The site is flat and is developed with a number of city owned public facilities such as the Keizer City Hall, Keizer Police Facilities, and the Chalmers Jones Park. The park itself contains a number of recreation amenities such as an unpaved pedestrian walking path, covered and uncovered picnic areas, skateboard terrain park, a house used for park administrative purposes and a storage building. Public sewer and water serves the site. The subject properties involved in this application consists of 8.8 acres. The ground on the site is flat with no change in elevation. It has no unusual features, nor any apparent physical limitations that might require special measures or considerations that would prevent or impair the development of the proposed use on the site. There is no minimum lot size in the Public zone other than the lot is to be adequate to contain all structures and building setbacks. The design for the new city hall shows compliance with required building setbacks and shows that the area is large enough to contain all of the structures, and also all of the required parking areas. As such, the capacity of the site will not be exceeded by the proposed development. As part of the building design soils testing will be done to assure that the capacity of the ground is capable of supporting the construction of a new building on it. The new building will be engineered to be consistent with this testing and so will ensure that the development does not exceed the capacity of the ground to support a new building. The site will be required to connect to the municipal sanitary sewer lines and so there will be no on-site septic system that might fail and cause groundwater contamination. Staff concludes that the proposed use can be accommodated on the site without exceeding the physical capacity of the site as a whole, or in particular that of the two specific parcels involved in the zone change. Therefore, staff finds this request meets this criterion. The new city hall will be located sufficiently away from the main park features so as to minimize any impact that it might otherwise have on the use of the park. As such, the proposal will comply with this criterion.

3. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use.

FINDINGS: The proposed new city hall is needed for city administration services. The plan for the city hall has been discussed and advocated for many years. With the existing city hall and police station being a converted school that has numerous structural issues associated with its continued use it was determined that a new city hall would be more appropriate than to spend the money necessary to make upgrades to the existing buildings. A number of studies were done to determine and verify the viability of this option prior to proceeding. Beginning in 2001, two separate citizen task forces began researching whether the city hall and police building were meeting the needs of the public and the City's organization needs. One task force recommended to the city council that due to health and safety concerns, the age and condition of the buildings combined with the current and projected space needs that the existing facilities must either be significantly remodeled or replaced. The second group studied those two as well as other options and recommended that these facilities be demolished and replaced at the earliest opportunity. The city council accepted these two recommendations and moved forward with the recommendations. For a number of reason it was determined that to proceed with the development of the new city hall would represent a timely endeavor. A citizen taskforce dealing with the design of the new building was formed. This group met 15 times over the past year.

The site is bounded by three city streets (Chemawa Road, Bailey Road, and Rickman Road) with the primary access off of Chemawa Road. A secondary access will be located off Rickman Road and a police only access off Bailey Road. Chemawa Road is classified as a minor arterial street that has recently been fully improved along the frontage of the subject properties. The street has 36 feet of pavement width within a 62 foot wide right of way. There is a planting strip and a 5 foot wide property side sidewalk along the south side of Chemawa Road including along the frontage of these two parcels. Rickman Road and Bailey Road are each classified as a local street in the TSP. Each street has a right of way width of 60 feet and paved street 24 feet wide. There is no side along the frontage of the property with this street. In fact, most of this street has no sidewalks. As part of the development of the proposed new city the city will be constructing a sidewalk along the frontage of the site with Bailey Road and also along the frontage of 4995 Rickman Road. Minor arterials are identified as being appropriate to providing access for activities such as community centers. There is an 8 inch water line located in Chemawa Road, an 8 inch water line in Bailey Road, and an 8 inch water line in Rickman Road. Each of these lines is adequate to serve the new city hall. There is a 10 inch sanitary sewer line in Chemawa Road, an 8 inch sewer line in Bailey Road, and a 6 inch sanitary sewer line in Rickman Road. Each of these facilities is

adequate to serve the new city hall. There is a transit stop located at the intersection of Rickman Road and Chemawa Road. The Chalmers Jones Park Master Plan identifies no future park amenities that are planned for this portion of the park and so the new city hall will not affect the overall use of the park. Additionally, it should be noted that there will be some improvements to the park with the addition of a water fountain and benches. Therefore, the proposal satisfies this criterion.

4. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

FINDINGS: The proposed new city hall building will not substantially interfere with, or preclude the use of any nearby property nor will it alter the character of the surrounding area. The surrounding lands are developed with a variety of existing uses. Along the west side of the property adjacent land is designated Civic and is developed with the Heritage Center. This building houses a number of non-profit civic organizations, such as the Chamber of Commerce. Further to the west, and also to the south, the land is developed with the City Hall / Keizer Police Station / and Chalmers Jones Park. Land to the north, across Chemawa Road, is designated Medium Density Residential and is developed with both single family homes and also with the Rainbow Mobile Home Park. Properties to the east are designated Single Family Residential and are developed with single family homes. Further to the west along the south side of Chemawa Road near the intersection with River Road properties are designated Commercial and are developed with a variety of commercial uses. This proposed development is an efficient use of the land. It will allow for the development of the site such that it will be close to nearby commercial businesses near residential areas and is also along a public transportation route. The City Hall / Keizer Police Station / and Chalmers Jones Park occupies a significant portion of the block. The operation of the city hall portion of the property has been in existence for more than 25 years and has resulted in no known conflicts with nearby properties. This gives testament to the fact that the city has attempted to be a good neighbor to the surrounding properties. The existing use has not resulted in any destabilization of the existing neighborhood and it is not expected that the new city hall will cause the land use pattern to become destabilized. In fact, it can be argued that with the construction of a new and modern building that will be design to be aesthetically pleasing and it will be an improvement to the current old and unattractive appearance of the existing city hall. The site will be developed in as sensitive to the adjacent properties and will be consistent with code requirements and so is not anticipated will significantly adversely affect uses on any adjacent lands. To minimize any impacts the site will include screening and buffering measures. This will include sight obscuring fence along adjacent RS zone property and increased, and varying types, of landscaping. In particular this property that is located at 4995 Rickman Road will be developed to accommodate some of the parking needs for the new city

hall and the remainder of the property will be landscaped in accordance with city regulations. Therefore, staff finds this application can meet with this criterion.

5. The proposal satisfies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use.

FINDINGS: The proposed conditional use is appropriate and complies with applicable goals and policies within the Comprehensive Plan as follows:

1. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES Policy (2)(f) (4)-** Encourage renewal and conservation of existing urban neighborhoods and buildings, and create a multi-centered land use pattern to decrease travel needs. In-filling of passed over vacant land should be encouraged. Emphasis on close locational relationships among developments for living, working, shopping and recreation should be encouraged through planned mixed-use zones.

FINDINGS: This policy encourages the creation of multi-centered land use pattern decreasing travel needs with an emphasis on its close location relationship among developments for living, working, shopping and recreation. This request for a conditional use permit to construct a new city hall meets all of these needs by its close proximity to shopping, Chalmers Jones Park, transit facilities and nearby residential areas. While the underlying zone is not technically a mixed use zone designation it will achieve the intent of Policy 2 (f)(4). The location of the new city hall will allow for increase opportunities for people to walk to city hall to obtain its administrative services. Therefore, staff finds this request satisfies this criterion.

2. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (1)** Preserve and maintain agricultural lands within the UGB until needed for urban development.

FINDINGS: The purpose of this goal is to protect lands that are designated for agricultural uses. Within the city limits there is only one zone (EFU) which located in the northwest portion of the city near the city's urban growth boundary that is designated to allow for commercial agricultural uses. The subject property is not adjacent to any lands that are in agricultural production and the change will not impact any properties that are designated to allow agricultural uses. Therefore, the proposed conditional use will comply with this goal within the Comprehensive Plan.

3. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (2)** Conserve open space and protect natural, cultural and scenic resources.

FINDINGS: The intent of this goal is to protect various natural resources such as wetlands, waterways, big game habitat, etc. The city has a number of policies aimed to protect these natural resources that are within the city. The subject property had until recently had a single family dwelling which was recently demolished. The property did not contain any historic structures on it nor does it contain any identified historic area. The property does not contain any identified open space, scenic, or any natural resources such as riparian, wetlands, aggregate, etc that preclude or constrain its use. The proposed conditional use will allow the property to be developed with a new city hall. The property is nearby to the Chalmers Jones Park which is designated as open space. This change will not affect any of the city's natural resources protection regulations or the lawful use of any properties that are within this overlay zone. Therefore, the request will be consistent with this goal within the Comprehensive Plan.

4. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (3)** Maintain and improve the quality of air, water and land resources.

FINDINGS: The intent of this goal is to protect the city's air, water and land resource qualities. The city provides its residents with city water from groundwater sources. The development of the new city hall will connect to the municipal water system and no new wells will be drilled. The new construction will be required to be connected to the established sanitary sewer system thereby reducing the likelihood of groundwater contamination from a failing on-site septic system. In addition there will be improvements to the storm water system that will prevent water resource contamination from point source discharge. The conditional use will result in the construction of a City administrative office building and not in any manufacturing uses and so will not result in the production of any odors and so will have no adverse impact on the air quality of either the immediate area, or that of Keizer as a whole and so complies with this goal.

5. **Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (4)** Protect life and property from natural disasters and hazards.

FINDINGS: The purpose of this goal is to protect life and property from hazards resulting from flooding, steep slopes or other natural occurrences. The city has floodplain regulations that govern the placement of structures within identified 100-year floodplains. According to FIRM map # 41047C0332G, dated January 19, 2000 the property is not located within an identified 100 year floodplain and so there are no issues associated with floodplain hazards. There are no identified steep slopes on the subject property so there will be no hazards resulting from steep slopes. There are no other identified natural hazard areas on the subject property. The proposed conditional use will

be consistent with this goal within the Comprehensive Plan. Staff therefore finds this request meets with this goal.

6. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (5) Encourage energy conservation.

FINDINGS: This goal seeks to maximize the conservation of energy. All new construction requires compliance for review to applicable energy conservation standards. It is the intent of the city to construct the new city hall complex such that it will be certified as being energy efficient in its design and construction. This type of construction will result in the utilization of energy savings materials that will enhance energy efficiency. Staff therefore finds this request meets with this goal.

7. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES – Goal 2 (a) (6) Protect, conserve, enhance and maintain the natural, scenic, historical, economic and recreational qualities of lands along the Willamette River.

FINDINGS: This goal seeks to protect, conserve, and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands adjacent to the Willamette River. While the Willamette River is located along the western flanks of Keizer the proposed Comprehensive Plan map change will not impact the Willamette River. Because the property involved in this application is not located within the Willamette River Greenway the proposed conditional use will have no impact on the ability of the city to regulate uses along the river or the Willamette River overlay zone regulation. Staff therefore finds this request complies with this goal.

8. Section III.A. SIGNIFICANT NATURAL AND CULTURAL FEATURES - Goal 2 (f) (4) -Encourage renewal and conservation of existing urban neighborhoods and buildings, and create a multi-centered land use pattern to decrease travel needs. In-filling of passed over vacant land should be encouraged. Emphasis on close locational relationships among developments for living, working, shopping and recreation should be encouraged through planned mixed-use zones.

FINDINGS: The proposed conditional use will allow for the development of a new city hall. This will result in the reusing of two parcels that had formerly been in residential use and their being included as part of the new city hall project. It was determined that including the property at the corner of Chemawa Road and Rickman Road is appropriate given its location to the existing city hall / park and its close proximity to residential areas and nearby commercial areas. In that regard this parcel is well situated to providing

needed government services to the surrounding area and will minimize travel needs of the surrounding area. Therefore, the proposal satisfied this goal of the comprehensive plan.

- 10. Section III.B. URBAN GROWTH AND GROWTH MANAGEMENT - Goal (2)(c)** Encourage development in areas already served by major public facilities before extending services to unserved areas.

FINDINGS: The property proposed to have a conditional use is located within the Urban Growth Boundary. The site is served, and will continue to be served by all necessary public utilities, fire protection and transportation facilities. This request will allow the proposed development to be located in an area that is already served by major public facilities, including water, sanitary sewer, storm drainage, and streets, and transit. Staff therefore finds this request meets this goal.

- 10. Section III.C. LAND-USE AND ECONOMIC DEVELOPMENT – Goal (2)(a) (7)** Stabilize and protect the essential characteristics of residential environments, including natural features.

FINDINGS: This request will result in the construction of a new city hall. The City Hall / Keizer Police Station / and Chalmers Jones Park occupies a significant portion of the block. The city hall has been in operation for 25 years and has resulted in no known conflicts with nearby properties. This gives testament to the fact that the city has attempted to operate as a good neighbor to the surrounding properties. Since the existing use has not resulted in any destabilization of the existing neighborhood it is not expected that the new city hall will result in the adjacent land use pattern to become destabilized. It can be argued that with the construction of a new and modern building designed to be aesthetically pleasing will be a vast improvement to the current unattractive appearance of the existing city hall and police station facilities and will present a more defined municipal building than currently exists. Staff therefore finds this request meets this goal.

- 11. Section III.C. LAND-USE AND ECONOMIC DEVELOPMENT – Goal (2)(a) (9)** Protect existing and proposed residential areas from conflicting non-residential land uses while providing for compatible mixed-use development (residential and non-residential).

FINDINGS: Land that is located to the north of this property involved in this application is designated Medium Density Residential and developed with residential uses including both single family homes and also the Rainbow Mobile Home Park. Properties to the east are designated Single Family Residential and are developed with single family homes. The property will be developed in a sensitive manner to minimize any impacts to adjacent parcels. To minimize any impacts the site will include screening and buffering. The

property involved in this application will have not have any building constructed on it. This will further avoid any impacts that might be associated with building construction or building placement to the immediate adjacent properties. The design locates the parking area as far as possible from nearby residential uses will further minimize any impacts that might be caused from vehicles. Further to the west along the south side of Chemawa Road near the intersection with River Road properties are designated Commercial and multi-family are developed with a variety of commercial uses. In is not envisioned that the conditional use will have any impact on these properties. The development of this property will allow for the efficient development of the entire site with a new city hall. It is not anticipated that this development will significantly adversely affect uses on any adjacent lands. Therefore staff finds this request complies with this goal.

12. Section III C. Economic, Commercial and Industrial Development – Goal 4 (c) (10) (c) Convenient access to arterial or collectors street for traffic generated by industrial and commercial uses.

FINDINGS: While the site will be developed with a new city hall and that is considered to be a non-commercial use, it is important to note that Chemawa Road is classified as a minor arterial street in the TSP. The minor arterial system complements the major arterial systems, but primarily functions to accommodate travel moving between broadly defined areas within the city. Ideally, minor arterials should avoid going through residential neighborhoods. Minor arterials should also function to provide access to and from the major arterials to collector areas and may provide access to significant community activity centers, such as schools or parks. Chemawa Road recently has been improved from the intersection of River Road to the intersection with Verda Lane. This includes a new bridge over Claggett Creek. Chemawa Road is a fully developed street with a 36 foot wide paved street within a 62 foot wide right of way. There is a bike lane and 5 foot property line sidewalk along this street. The new city hall will have its primary access of Chemawa Road and so will be consistent with the description in the TSP, and so is consistent with the intent of this goal.

13. Section III.D PLAN DIAGRAM AND SPECIAL LAND USE POLICIES – Goal 2 (a) (2) (c) Provide a development pattern which creates a new town center for Keizer.

FINDINGS: The granting of this request will result in the replacement of the existing city hall / police station with a new city hall. The new building will be located closer to Chemawa Road and the Keizer Heritage Center building. The intent of this policy is to develop a 'center' to the city since Keizer essentially is a community without a developed center. It is envisioned that this new administrative building might serve as the start of a community center and that might over time encourage the development of town center. However, before any development of the center could take place it would require

appropriate planning actions be taken and this action should not be construed as granting any approval to any future development. With this in mind staff finds this request meets these goal.

14. **Section III.D PLAN DIAGRAM AND SPECIAL LAND USE POLICIES – Policy 2 (f) (3) Civic.** Government offices and facilities are included in this category, shown on the diagram in symbol form. Civic facilities should conform to underlying zoning requirements.

FINDINGS: The proposed new city hall will be on land that is designated Civic and so will be consistent with the Comprehensive Plan designation. In addition, the new building and property will be developed to conform to the zoning requirements within the Public zone district. The new building is planned to be located such that only a small portion of it will be located at it closest point 34 feet from property line along Chemawa Road. The majority of the building will be setback between 49 and 60 feet from the property line along Chemawa Road and 20 feet from the property line along Bailey Road. This exceeds the minimum building setback of 10 feet from the property line along the street and so will satisfy this provision. There is no minimum lot size in the Public zone, other than the lot is to be adequate to contain all structures and building setbacks. The property is large enough to contain all of the structures and exceeds minimum building setbacks and so will meet with this standard. The new building will be 34 feet tall and will comply with the height requirements within the Public zone. The building is shown as 73,778 square feet and is required to provide a minimum of 152 parking spaces with a maximum of 221 parking spaces. There are 217 parking spaces provided. The Public zone requires that a conditional use permit be granted prior to the development of the site. This application contains a concurrent conditional use request and with the approval of the conditional use permit, this request can comply with this policy.

15. **Section III. PUBLIC FACILITIES TO SUPPORT DEVELOPMENT – Policy 2 (b) (4)** Encourage development in areas already served by major public facilities before extending services to unserved areas.

FINDINGS: The property proposed to have a conditional use is located within the Urban Growth Boundary and is also within the city limits. Further the site is served, and will continue to be served by public utilities, fire protection and transportation facilities, as has been already discussed. This request will allow the proposed development to be located in an area that is already served by major public facilities and will not result in the extension of any public facility into any unserved area. Staff therefore finds this request complies with this policy.

Staff finds the proposed request for a Conditional Use as applied meets the criteria in Section 3.103.03 of the Keizer Development Code. Therefore, the proposed conditional use application should be approved.

VII. RECOMMENDATION AND CONDITIONS

The available evidence indicates the proposal complies with the decision criteria. Staff recommends approval of the changes subject to the following conditions, which shall be completed, including review and approval by the appropriate department, prior to the time lines outlined below. Compliance with the Conditions of Approval shall be the sole responsibility of the applicants and/or property owner.

1. Prior to demolition of any buildings located within the subject properties that are hooked up to sanitary sewer, a sewer disconnect permit is required from the City of Salem. Prior to demolition of any residential structures a demolition permit must be obtained from the City of Keizer, Community Development Department.
2. The development of the property shall comply with all applicable requirements of the Keizer Development Code, other applicable City regulations and the building requirements of the Marion County Building Inspection Division.
3. Improvement work shall not commence until plans have been checked for adequacy by the Department of Public Works. Plans shall be prepared in accordance with requirements of the City.
4. Improvement work shall not commence until the Public Works Department has been notified in advance; and, if work has been discontinued for any reason, it shall not be resumed until the Public Works Department has been notified.
5. Connection to existing sewer that serves the general area is required and is the responsibility of the developer of the property. The existing sanitary sewer line in Chemawa Road will accommodate the proposed development. A private sanitary sewer line will be required to serve the new lots.
6. Any required water line connection taps shall be built to the City of Keizer standards.
7. Final development plans shall be submitted to the appropriate Fire District for review and approval regarding access and adequate location of fire hydrants. Location of all water meters to be approved by Keizer Public Works Department.
8. A Pre-construction conference shall be required prior to commencement of any construction under permits issued by the regulatory authority agencies.

9. Any wells on the subject property shall be abandoned. Certification that any abandonment meets the standards of the State of Oregon shall be submitted to the Department of Public Works.
10. Per the City of Salem; all sewer permits and System Development Charges are due at the time of building permit issuance.
11. All underground utilities, sanitary sewers, and storm drains installed in streets shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed at a length eliminating the necessity to disturb the street improvements when service connections are made.
12. Certified as-built drawings of all public utility improvements shall be provided to the City's Project Manager upon completion of the public improvements and prior to final acceptance of the improvements by the City.

CITY OF KEIZER
COMMUNITY DEVELOPMENT
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ATT: Plan Amend - Spec