

CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

A G E N D A

URBAN RENEWAL AGENCY
OF THE CITY OF KEIZER

Monday, September 17, 2001

6:15 p.m.

Robert L. Simon Council Chambers
Keizer, Oregon

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

This time is provided for citizens to address the Urban Renewal Agency on any matter not scheduled for public hearing.

4. PUBLIC HEARING

5. ADMINISTRATIVE ACTION

- a. **RESOLUTION** – Authorizing City Manager to Award Bid for Alder Drive Improvements (Storm Drainage-Urban Renewal District Portion)

6. CONSENT CALENDAR

7. OTHER BUSINESS

This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency that are not on tonight's agenda.

8. ADJOURN

Upon request, auxiliary aids and/or special services will be provided to participants with disabilities. To request services, please contact us at (503) 390-3700 at least two working days (48 hours) in advance.

**URBAN RENEWAL AGENCY MEETING:
AGENDA ITEM NUMBER:**

**TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS/
URBAN RENEWAL AGENCY**

**FROM: ROB KISSLER - PUBLIC WORKS DIRECTOR
WILLIAM I. PETERSON – CITY ENGINEER**

THROUGH: CHRIS EPPLEY – CITY MANAGER

SUBJECT: ALDER DRIVE NE – IMPROVEMENTS

ISSUE:

Shall the City of Keizer Urban Renewal District fund a portion of the Alder Drive NE street and storm drain improvements?

BACKGROUND:

The City of Keizer recently opened bids for the Alder Drive NE Street Improvements. The City Council awarded Schedules A and B at the council meeting on Tuesday, September 4, 2001. Included in the bid documents was an alternate for additional storm drainage improvements which would put the city in close compliance with new treatment standards for storm water. The bid alternate was not recommended for award until staff could evaluate an appropriate method for financing the improvements.

The total cost of the project including Schedule A, Schedule B and the storm drainage alternate to Schedule A is estimated to be \$450,000.00. The Public Works Department has determined that the cost of the portion of construction that would benefit and be within the Urban Renewal District is \$72,500.00. The balance of the cost (\$377,500.00) would be paid by a \$175,000.00 grant from ODOT and from the street fund. The street fund has budgeted \$295,000.00 for the Alder Drive NE project.

Enclosed is an exhibit indicating the portion of Alder Drive NE which is within the Urban District.

RECOMMENDATION:

Based upon the above information we recommend that the Urban Renewal Agency adopt a resolution authorizing the City Manager to use Urban Renewal funds in the amount of \$72,500.00 for the construction of Alder Drive NE street and drainage improvements.

KEIZER URBAN RENEWAL AGENCY, CITY OF KEIZER, STATE OF OREGON

Resolution UR2001-_____

AUTHORIZING THE CITY MANAGER TO ENTER AGREEMENT

WITH MORSE BROS CONSTRUCTION FOR ALDER DRIVE IMPROVEMENTS

WHEREAS, in August 2001 an invitation to bid was published for improvements to Alder Drive; and

WHEREAS, on August 28, 2001 bids were received and opened. The bids were divided into Schedule "A", Schedule "B", and Alternate "A". On September 4, 2001 the Keizer City Council awarded the Schedule "A" bid to Morse Bros Construction for a cost of \$206,311.50 and Schedule "B" bid to Gelco Construction at a cost of \$83,815.75. Low bidder on Alternate "A" was Morse Bros Construction with a bid of \$81,463.10.

WHEREAS, a portion of the improvements will benefit the Urban Renewal District. The share of cost to the Urban Renewal Agency is estimated at \$72,500.00.

NOW, THEREFORE,

BE IT RESOLVED by the Urban Renewal Agency of the City of Keizer that the City Manager is hereby authorized to enter an agreement with Morse Bros Construction for improvements to Alder Drive NE with the Urban Renewal District paying for \$72,500.00 of the total costs of the improvements.

PASSED this _____ day of _____, 2001.

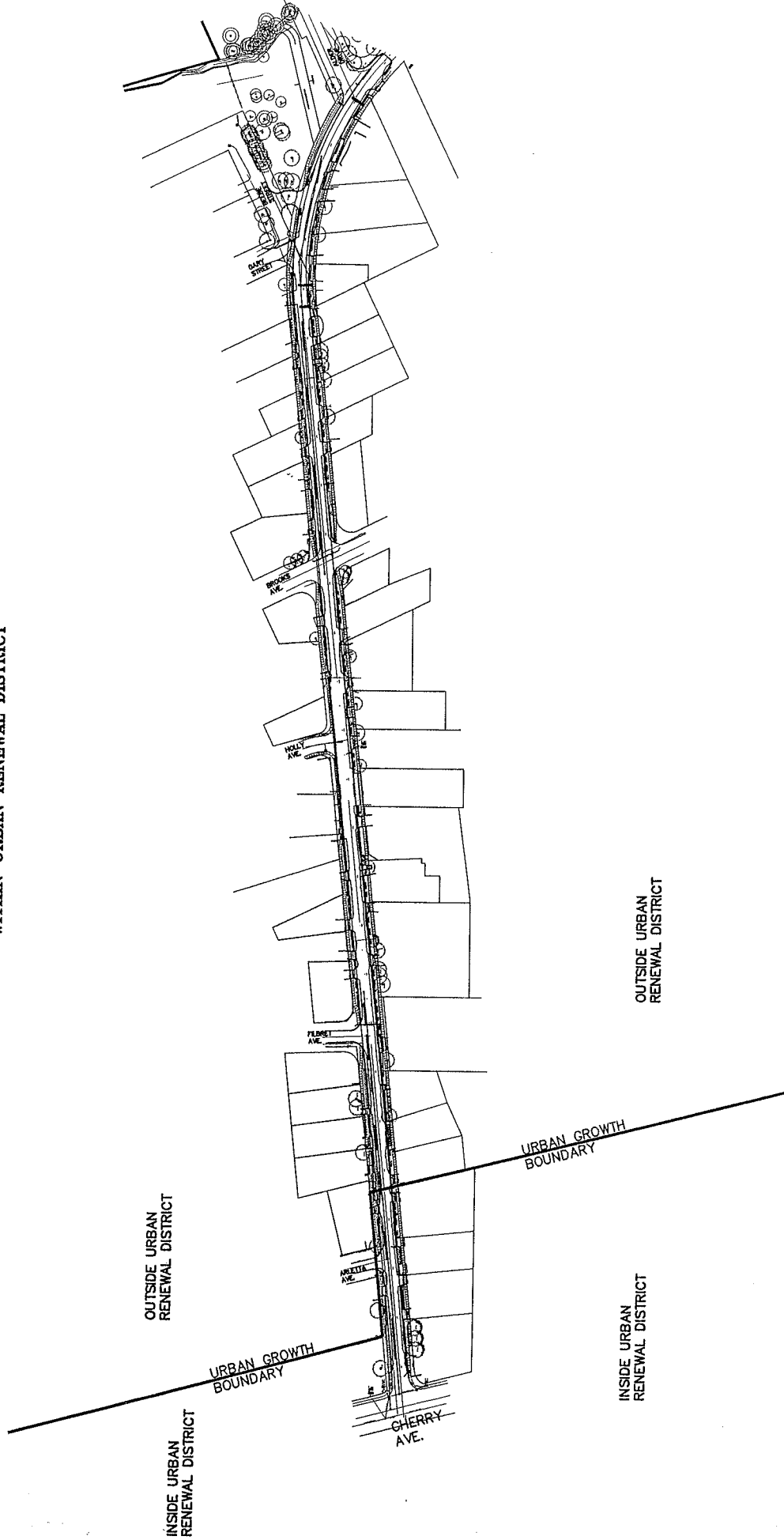
SIGNED this _____ day of _____, 2001.

Agency Chair

City Recorder

ALDER DRIVE IMPROVEMENTS

WITHIN URBAN RENEWAL DISTRICT



WILLIAM L. PETERSON
ENGINEERING CONSULTANTS INC.
 2300 CHERRY AVE. N.E. WILSON, OR. 97150
 (503) 380-7408 FAX # 380-7481

CITY OF KEIZER
 14 NORTH MAIN STREET
 KEIZER, OR. 97138



NO CHANGES OR MODIFICATIONS
 OR REPRODUCTIONS ARE TO BE
 MADE WITHOUT THE WRITTEN
 AUTHORIZATION FROM THE
 ENGINEER. ANY VIOLATION
 APPEARS ON THESE PLANS

DESIGNED BY W.L.P.
 DRAWN BY J.L.G.
 CHECKED BY W.L.P.
 DATE 11-1-00
 SCALE 1"=100'

**ALDER DRIVE
 IMPROVEMENTS**

Drawing Number
0708
 Sheet Number
 1 of 1

CITY OF KEIZER MISSION STATEMENT

**KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO
THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION**

A G E N D A

KEIZER CITY COUNCIL

REGULAR SESSION

Monday, September 17, 2001

7:00 p.m.

Robert L. Simon Council Chambers

Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

This time is provided for citizens to address the Council on any matters other than those on the agenda scheduled for public hearing.

4. COMMITTEE REPORTS

a. Council Liaison Reports

- **Community Policing – Councilor Kelly**
- **Parks Advisory Board – Mayor Christopher**
- **Planning Commission – Council President Moir**
- **Mid Willamette Area Commission on Transportation– Councilor Smith**
- **Chamber of Commerce Governmental Affairs – Councilor Walsh**

5. OTHER BUSINESS

This time is provided to allow the Mayor, Council members or staff an opportunity to bring new or old matters before the Council that are not on tonight's agenda.

a. New Business

b. Old Business

6. PUBLIC HEARINGS

- a. Comprehensive Plan Map Amendment/Zone Change/Conditional Use Case No. 01-35 (Salem-Keizer School District)**
- b. Kat's Korner Billiards Liquor License Application**
- c. Infill Master and Redevlopment Plan (continued from 08-20-01)**

- d. **Legislative Amendment to Redesignate Chalmers Jones Park and Clarify Boundaries (cont from 08/20/01)**

7. **ADMINISTRATIVE ACTION**

- a. **RESOLUTION – Authorizing City Manager to Award Bid for Alder Drive NE Improvements (Storm Drainage)**

8. **CONSENT CALENDAR**

- a. **Approval of September 4, 2001 Regular Session Minutes**

9. **WRITTEN COMMUNICATIONS**

To inform the Council of significant written communications.

10. **AGENDA INPUT**

October 1, 2001

7:00 p.m. City Council Regular Session

October 8, 2001

5:30 p.m. City Council Work Session

October 15, 2001

7:00 p.m. City Council Regular Session

11. **ADJOURN**



September 17, 2001

AGENDA ITEM 6a

COMPREHENSIVE PLAN MAP AMENDMENT/ZONE
CHANGE/CONDITIONAL USE CASE NO. 01-35 (SALEM-KEIZER
SCHOOL DISTRICT)

MEMORANDUM

To: Mayor Christopher and City Council

From: Maria Meier, Planning Director

Date: September 10, 2001

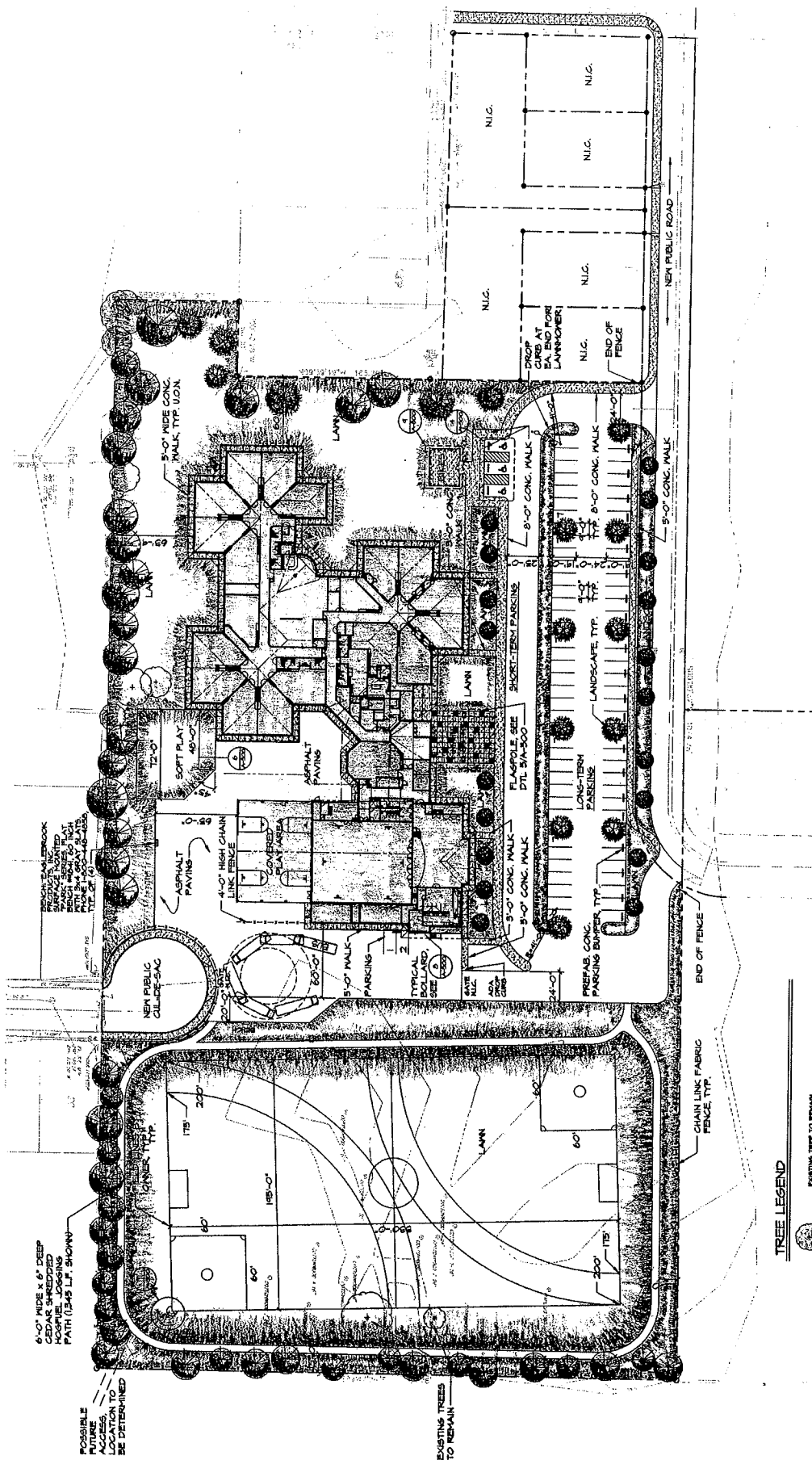
Re: Comprehensive Plan Map Amendment/Zone Change/Conditional
Use Case No. 01-35

ISSUE

The applicant is Salem-Keizer School District 24J. The subject property is located at 1050 Clearlake Road NE. The request is for approval of a Comprehensive Plan Map Amendment and Zone Change to establish an Elementary School (ES) Comprehensive Plan designation and a Public (P) zone designation on the subject property. In addition, the applicant is requesting a Conditional Use for the construction of an Elementary School.

The Comprehensive Plan Map Amendment/Zone Change/Conditional Use request is processed as a Type III land use application, whereas staff makes a recommendation to the Hearings Officer, and the Hearings Officer then makes a recommendation to the City Council for a final decision. The criteria for each application type is outlined in both the Hearings Officer Recommendation (Exhibit "A") and the Staff Recommendation (Exhibit "B").

The Hearings Officer conducted a public hearing on August 23, 2001, and continued the hearing for written testimony for a total of nine days. The applicant stated that only one day would be necessary to add information to the record following the date of the hearing. The Hearings Officer granted an additional week for written comments to be submitted to the record by any person. Then, the applicant requested only one day to respond to any comments submitted to the record. The record closed at 5 p.m. on September 4th. The Hearings Officer



NORTH KEIZER ELEMENTARY
KEIZER - OREGON

carlson/vett architects p.c.
members american institute of architects
308 4th ave east, ste. 4000, eugene, oregon 97401
phone 323-3000 fax 323-3009

submitted the recommendation to the City on September 7, 2001. The recommendation from both Staff and the Hearings Officer is to approve the requested Comprehensive Plan Map Amendment/Zone Change/Conditional Use with conditions. The recommended Conditions of approval are identified on pages 12-17 in the Hearings Officer Recommendation (Exhibit "A").

RECOMMENDATION

Staff recommends the City Council conduct a public hearing on Comprehensive Plan Map Amendment/Zone Change/Conditional Use Case No. 01-35. Furthermore, Staff recommends the City Council consider the Hearings Officer recommendation for approval of the request with the conditions identified in the Hearings Officer Recommendation. Staff recommends the City Council deliberate and approve a motion to change the Comprehensive Plan Map designation to Elementary School (ES), change the Zone to Public (P), and approve a Conditional Use for an Elementary School for property located at 1050 Clearlake Road NE, with conditions as identified in the Hearings Officer Recommendation.

ATTACHMENTS

- | | |
|-------------|---|
| Exhibit I | Hearings Officer Recommendation |
| Exhibit II | Staff Recommendation (Applicant Proposal attached as Exhibit "A" in Staff Recommendation) |
| Exhibit III | Written Testimony submitted to the Record |

BEFORE THE HEARINGS OFFICER

FOR THE CITY OF KEIZER

In the Matter of Comprehensive Plan	)	FINDINGS OF FACT
Map Amendment/Zone Change/	)	CONCLUSION OF LAW
Conditional Use Case No. 01-35	)	AND RECOMMENDATION
_____	)	

I. STATEMENT OF THE MATTER

This Comprehensive Plan Map Amendment/Zone Change/Conditional Use came before the Hearings Officer for the City of Keizer at 7:00 p.m. on August 23, 2001. A hearing was held pursuant to Keizer Development Code § 3.205.02 and in accordance with Or. Rev. Stat. § 197.763.

The applicant, Salem/Keizer School District 24J, proposes to develop a new elementary school. To accomplish this, the applicant is requesting approval of a comprehensive plan map amendment from Low Density Residential (LDR) to Elementary School (ES), a zone change from Urban Transitional (UT) to Public (P), and conditional use approval for construction of the proposed school.

Initially the applicant requested subdivision approval for the subject lot, but withdrew that aspect of the applicant prior to the hearing before the Hearings Officer. The subdivision request is not part of this recommendation. The applicant may choose to raise this request again in the future.

FINDINGS OF FACT,
CONCLUSIONS OF LAW
AND RECOMMENDATION

Marcia Bednarczyk, President of the Clear Lake Neighborhood Association, requested to hold the record open for additional written testimony. The following schedule was set at the hearing with the consent of the applicant: (1) the applicant would submit copies of documents requested at the hearing by August 24, 2001; (2) responses to that evidence would be submitted by August 30, 2001; (3) the applicant would reply to the responses by August 31, 2001.

II. SUMMARY OF EVIDENCE

A. Oral Testimony

The following oral testimony and evidence was presented to the Hearings Officer:

Staff Report

Maria Meier, Planning Director, presented the staff report at the hearing. The staff report recommended approval of the proposal with conditions of approval. Bill Peterson, City Engineer, was also present at the hearing.

Applicant

The applicant was represented by Kris Gorsuch, Saalfeld, Griggs, Gorsuch, Alexander, & Emerick, P.C., Salem. In addition, Chris Veit, architect, Marc Grenz, project engineer, and Dan Prideaux, project manager appeared on behalf of the applicant. All four presented various aspects of the proposal.

The applicant concurred with the staff report, but had the following concerns.

(1) Recommended Condition of Approval No. C requires a 15 foot landscape buffer. The applicant presented a revised site plan showing the

walking trail around the ball fields realigned to comply with this condition of approval (Exhibit L).

(2) The City Engineer noted that the cul-de-sac at the terminus of Rupp Avenue may need to be enlarged or moved slightly to the east. The applicant confirmed that this change can be accommodated within the existing site plan.

(3) Recommended Condition of Approval No. C requires the applicant to provide openings in the fences for pedestrian access from Rupp Avenue and Harbor Lane. The applicant is concerned that the opening from Harbor Lane would not provide access at this time because the manufactured home park adjacent to the subject lot has a permit that requires it to have a continuous fence, and that fence has no openings. The applicant desires to acquire access, but has been unable to do so to date. Staff advised that the intent of the recommended condition was to allow for the opportunity for access, but did not require the applicant to obtain access as a condition of approval.

(4) Recommended Condition of Approval No. 13 requires the proposed 3/4 width street not be allowed until the conflicting driveway adjoining the subject property on the east is removed. The applicant is concerned that the decision should not be conditioned upon the removal of the driveway to the two adjacent properties to the east. However, the applicant presented agreements with the adjacent property owners in which the applicant would construct a full-width road partially on those adjacent properties, providing access to those properties from the new road, and allowing the conflicting driveway to be abandoned. The full-width road would then be dedicated to the City of Keizer. Staff noted that the

language requiring removal of the conflicting driveway in recommended condition of approval no. 13 could be deleted if sufficient agreements are in place to ensure the adjacent property owners will access their properties from the new road.

(5) Marion County Fire District No. 1 submitted a letter (Exhibit R, received August 31, 2001), in which it raised four issues in addition to its comments submitted July 24, 2001 (Exhibit F). Issue # 2 requires an access road completely around the school, to include the north and west side, in order to give access around the school in case of emergency or fire. The applicant objected to this requirement in its reply (Exhibit T, August 31, 2001).

Public Oral Testimony

Jon Sandstrom, a member of the project management team, stated that he supported the application.

Dave Guile, Director of Instruction and principal of the proposed school, spoke in favor of the application. Mr. Guile noted that the school is needed because the Clearlake Elementary School, which was designed for 425 students, is serving 610 students. He also spoke about the school having environmental studies as part of its curriculum. Mr. Guile raised two concerns: (1) the height of the fence should be no higher than 6 feet so that if students climbed on the fence the height of a potential fall is minimized, and (2) the fence should not be sight-obscuring because a sight-obscuring fence would prevent views into the site, and views into the site can prevent vandalism.

William Merrill spoke in favor of the application, but was concerned that there would be no access to the site from the east except from Clearlake Road, which is a busy street and which drivers' vision may be impaired from sun glare.

Marcia Bednarczyk, President of the Clearlake Neighborhood Association spoke in favor of a school, but reiterated her written testimony that the applicant began clearing and grading activities prior to receiving land use approval (Exhibit J). Ms. Bednarczyk also requested the record be held open for additional testimony. The request was granted (see page 2 above).

Lucinda Moller spoke about the applicant's clearing and grading activities and was concerned that the Rupp Avenue cul-de-sac would be used by parents for student drop-off and that Rupp Avenue would experience traffic back-ups during school rush hours and during special events. She requested the City of Keizer restrict parking on Rupp Avenue to residents only and a sidewalk on Clearlake Road.

B. Written Testimony

At the hearing the following written comments were received:

Staff memorandum from Maria Meier, Planning Director, to the Hearings Officer, dated August 23, 2001, concerning a request from Alan Cronemiller for a left-hand turn lane from Clearlake Road to the proposed new road. Attached to the memo is a sketch by Mr. Cronemiller and a traffic analysis by City Traffic Engineer Dick Woelk. This memorandum and attachments is labeled Exhibit I.

Memorandum from Marcia Bednarczyk to Mayor Christopher and Council, dated August 16, 2001, concerning excavating, grading, and tree removal prior to land use approval. This memorandum is labeled Exhibit J.

Memorandum from Rob Kissler, Director of Public works to Chris Eppley, City Manager, dated August 17, 2001, concerning Ms. Bednarczyk's letter. This memorandum is labeled Exhibit K.

Ms. Ollie Alleman submitted a letter concerning the pedestrian walkway required by recommended condition of approval no. C from Berkshire Estates to the subject property. This letter has been labeled Exhibit P.

C. Documents Received and Considered by the Hearings Officer

The following is a complete list of documents received and considered by the Hearings Officer:

Staff Report, dated August 15, 2001, including Exhibits A-H.

Exhibit A. – Applicant's Statement in Support of Application Requests.

Exhibit B. – Tree Removal Plan.

Exhibit C. – Drainage Plan.

Exhibit D. – Traffic Impact Analysis, dated July 31, 2001 (note: substitute pages 1 and 21 to this report are dated August 20, 2001; the original pages are stricken from the record and the substitute pages are considered part of the record).

Exhibit E. – Comments by the Department of Public Works, no date.

Exhibit F. – Marion County Fire District Comments, dated July 24, 2001.

Exhibit G. – Division of State Lands Comments, dated July 13, 2001.

Exhibit H. – Clearlake Neighborhood Association Comments, dated July 22, 2001.

Exhibit I. – Memorandum from Maria Meier, Planning Director to Hearings Officer, dated August 23, 2001, attaching a request for turn lanes by Alan Cronemiller and a traffic analysis of the request.

Exhibit J. – Memorandum from Marcia Bednarczyk to Mayor Christopher and Council, dated August 16, 2001.

Exhibit K. – Memorandum from Rob Kissler, Director of Public works to Chris Eppley, City Manager, dated August 17, 2001.

Exhibit L. – Revised Site Plan, submitted August 23, 2001.

Exhibit M. – Copy of Agreement to Develop Property between applicant and Alan Cronemiller, and addendum A to the Agreement.

Exhibit N. – Letter of Understanding between applicant and Loretta Lent, dated August 23, 2001.

Exhibit O. – Letter from Marcia Bednarczyk to Hearings Officer, dated August 23, 2001, with 2 attachments (copies of Exhibits J and H).

Exhibit P. – Letter from Carl and Ollie Alleman, dated August 22, 2001.

Exhibit Q. – Letter from Frances Lepper to Hearings Officer, dated August 24, 2001

Exhibit R. – Memorandum from Paula Smith, Deputy Fire Marshall to Hearings Officer, dated August 29, 2001.

Exhibit S. – Letter from Alan R. Cronemiller to Dan Prideaux, dated August 23, 2001.

Exhibit T. – Letter from Mark Shipman, Saalfeld, Griggs, Gorsuch, Alexander & Emerick, P.C. to Hearings Officer, dated August 31, 2001.

III. DISCUSSION

The staff findings of fact, conclusions of law, and recommendations for Case No. 01-35 (August 15, 2001) are adopted by reference, with the following additional discussion addressing the issues raised at the hearing in the oral and written testimony.

1. The 15-foot landscaping buffer required by recommended condition of approval no. C is shown on Exhibit L, the site plan presented to the Hearings Officer. The City Council should consider Exhibit L as the revised site plan.

2. The applicant confirmed that the cul-de-sac can be designed to City standards as required by recommended condition no. 14. No additional discussion is necessary to address this issue.

3. Consistent with staff's testimony at the hearing, recommended condition of approval no. C should be clarified to state that the applicant's fence should provide openings, but that the applicant need not provide access from Harbor Lane (Berkshire Estates Mobile Home Park). However, the applicant is encouraged to continue working with the adjacent property owner(s) to develop specific access from Harbor Lane to the school site.

4. The applicant has provided agreements with the adjacent property owners concerning development of the proposed road and provision of access to the adjacent properties. The Letter of Understanding between the applicant and

Ms. Lent (Exhibit N) provides assurance that Ms. Lent's property will be served by the new public road.

The agreement with Mr. Cronemiller is contained in Exhibit M. The applicant and Mr. Cronemiller agreed that the applicant will provide access to Mr. Cronemiller's property via the proposed public road. Additionally, the applicant and Mr. Cronemiller agreed to cooperate on the development of streets. Mr. Cronemiller subsequently wrote to the applicant concerning conditions he would like before he is willing to give up his private access (Exhibit S), most notably that he is demanding a dedicated turn lanes at Clearlake Road. The City traffic engineer conducted a traffic analysis concerning Mr. Cronemiller's interest in dedicated turn lanes and found that they were by the traffic generated by the proposed school in addition to future development other adjacent properties (Exhibit I). Additionally, staff testified at the hearing that if agreements exist for providing access to the adjacent parcels and removing the conflicting driveway, then the condition may be modified.

For these reasons, recommended condition of approval no. 13 should be amended to strike the requirement that the proposed road not be allowed until the conflicting driveway adjoining the subject property on the east is removed. However, should there be non-performance of either of the agreements discussed, the applicant should be required to notify the City immediately and develop an alternative means of providing access to the subject parcel and the adjoining parcels without the noted conflict between the proposed road and the current driveway.

5 The issues of the height and sight-obscuring design for the fence, mentioned by Mr. Guile, are apparently issues raised in meetings between the applicant and the neighborhood association. Recommended Condition No. C requires only a fence without specification as to height or being sight-obscuring. Mr. Guile raises good issues, and the recommended condition should be clarified to address these points.

6. There was testimony, both oral and written asking that sidewalks be required along Clearlake Road. Recommended condition of approval no. 12 requires the applicant to construct a sidewalk along the south side of Clearlake Road.

7. The issue of excavating, grading or tree removal by the applicant prior to the completion of the land use process is not a matter that justiciable by the Hearing Officer. The Hearings Officer reviews only the land use application relative to the approval criteria of the Keizer Development Code. The Hearings Officer makes no judgment as to whether the activities require any local, state, regional, or federal permit, or the merits of such.

8. Finally, the applicant objects to the Marion County Fire District's request for an access road completely around the proposed structure. The intent of that access road would be to give access around the school in case of a fire or emergency. The Marion County Fire District states that the access road is necessary to comply with the Marion County Fire District # 1 and the Uniform Fire Code requirements. The Marion County Fire District did not provide citations

to where these requirements may be found in either its regulations or the Uniform Fire Code, or copies of its regulations.

Without citations or copies of the standards, the Hearings Officer is unable to determine if the access road is an objective requirement of the Marion County Fire District regulations or the Uniform Fire Code. It may be that fire and emergency access around the entire building can be provided by other means.

The Hearings Officer notes that a hard surface currently abuts the east and south sides and a portion of the west side of the structure. Grass abuts the remaining portion of the structure. The subsurface of grass may be designed in a manner sufficient to support emergency vehicular access. Access to the structure can be made at the northeast, southeast, and southwest corners of the property. The applicant stated in its reply (Exhibit T) that access to the northwest corner of the structure is available through a parking lot 75 feet away.

It appears that the intent of the Marion County Fire District's concern can be met without providing a hard surface access road around the entire school structure. Recommended condition of approval no. 6 already requires the applicant to comply with the Marion County Fire District regulations and the Uniform Fire Code. Without knowing whether an access road is an objective requirement or that adequate fire and emergency access cannot be provided by other means, it would not be appropriate to require, as a condition of approval, an access road around the entire structure. However, the Fire District's concerns requests be clarified in the recommended condition, consistent with the discussion above relating to the access road.

The applicant and the Marion County Fire District are encouraged to discuss this issue further to determine whether the Marion County Fire District regulations or the Uniform Fire Code requires an access road, or if other means for ensuring fire and emergency access may be adequate.

The applicant does not object to the remaining issues raised by the Marion County Fire District in its August 31, 2001 letter.

IV. RECOMMENDATION

Based upon the findings of fact, conclusions of law, and recommendations of the staff report, and the testimony and evidence presented before the Hearings Officer, the Hearings Officer recommends the application, as shown in the revised site plan, Exhibit L, meets the standards of the Keizer Development Code and the City Council approve this application subject to the following conditions of approval.

RECOMMENDED CONDITIONS OF APPROVAL

These conditions may differ from the recommended conditions contained in the staff report. I have tried to note where these conditions differ from the recommended conditions in the staff report (using *italics*); however, it is the responsibility of the reader to review and understand the conditions approved by the City Council, if any, and the responsibility of the applicant and successors in interest to comply with the approved conditions.

- A. Landscaping on the property shall meet the standards of the Keizer Development Code at the time of development. All yards are required to be landscaped, irrigated and maintained as required in Section 2.309.06 of the Keizer Development Code.

- B. The applicant shall be required to replace each of the 15 significant trees removed to be replaced with two replacement trees each. Replacement trees shall have a trunk, when measured at six (6) inches above ground level, of at least one and one-quarter (1 ¼) inches when planted, and shall be a type that will be at least twelve (12) inches in diameter at ground level when fully mature. A landscaping plan shall be submitted to the City for approval prior to approval of a building permit for the proposed use. Landscaping must be completed prior to occupancy of the school.

The total of thirty (30) replacement trees should be located along the westerly property line of the subject property as follows:

1. From the southwest corner of the property to a point within twenty (20) feet of the south side of Rupp Avenue;
 2. From within twenty (20) feet of the north face of Rupp Avenue to the northwest corner of the subject property.
- C. A fifteen (15) foot landscape buffer of grass and deciduous or evergreen trees along the south, west, north property lines. A fence shall be required along the south, west and north property lines. The fences shall have openings for pedestrian access from Rupp Avenue and Harbor Lane (Berkshire Estates Manufactured Home Park), *however, the applicant shall not be responsible for providing access to Harbor Lane.* In addition, the applicant shall construct a fence and provide a 15 foot landscape buffer with deciduous or evergreen trees from the southeast property corner to the proposed location of the south border of the parking lot. *All fences shall be no more than 6 feet in height and shall not be sight-obscuring. The fence shall be designed to minimize locations for graffiti and vandalism to the fence and to provide views into the school site as a means of preventing vandalism of the school property.*

Prior to issuance of a building permit, a landscaping plan is required to exhibit how this requirement will be met, using either existing or new trees. This condition must be met prior to occupancy of the school.

- D. The minimum setback requirement for the proposed school *structure* on the subject property shall be 20 feet from all property lines. All other applicable development standards within the Keizer Development Code shall be met.
- E. Parking lot design shall comply with Section 2.303 of the Keizer Development Code. A minimum 2 on-site parking spaces per classroom is required per Section 2.303.06(A) of the Keizer Development Code.

- F. The proposed commercial development on the subject property must comply with all applicable development standards contained in the Keizer Development Code. This includes, but is not limited to such standards as landscaping requirements, height requirements, structural design requirements, and on-site parking. Several specific Zoning Ordinance requirements affect the proposed development associated with the Conditional Use request as follows:
1. Outdoor storage facilities to be screened from view of the public road and from adjacent residential uses.
 2. Exterior lighting to be designed to provide illumination to the site and not cause glare into the public right-of-way and adjacent properties.
 3. Roof equipment to be screened from view of nearby residential uses.
- G. The Public Works Department requires the following public facilities to be in place or acceptable guarantees that the facilities will be in place prior to issuance of any building permits for the subject property:

SANITARY SEWERS:

The subject property is not located in the original Keizer Sewer District. Therefore a sanitary sewer trunk line acreage charge will be required. The current acreage fee for areas outside the original sewer district is \$7,460.00 per acre. The total School District property acreage is 9.8445 acres. The resulting fee of \$73,439.97 shall be paid to the City of Keizer as a condition of the conditional use application.

1. City of Salem approval for local sewer permits will need to be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the developer's engineer shall submit plans to the City of Keizer for review and determination of compliance with the City's Master Sewer Plan for the area.
2. Connecting to existing sewers that serve the general area will be the responsibility of the developer of the property.
3. Appropriate easements will be required for any public sewer mains located within the subject property if located outside platted right of ways.
4. It will be the responsibility of the developer's engineer to locate any existing wells (including on adjacent property) in the vicinity of the proposed new sanitary sewer lines for the subject property. Any conflicts between existing wells and proposed sanitary sewers shall be removed by the developer prior to issuance of building permits.

WATER SYSTEM:

5. A master water system plan showing proposed routes of public water mains, fire hydrants and individual services shall be prepared prior to submission of construction plans for the development. Appropriate easements for all public water mains and fire hydrants will be required if construction is to be outside of public right of ways. Any system development charges for water system improvements will be those in place at the time of individual service connections.
6. Final development plans shall be reviewed by the Marion County Fire District No. 1 with regard to access and adequate location of fire hydrants prior to any issuance of building permits by the City of Keizer. *The Marion County Fire District No. 1 requires:*
 - a. *The access road on the south side of the school must be clear at all times with no future modular site that is shown on the plans.*
 - b. *Access completely around the school to include the north and west side shall be provided for fire or emergency access. The applicant shall comply in full with the Marion County Fire District regulations or the Uniform Fire Code regarding access, which may require an access road completely around the school. If an access road is not an objective standard, then alternative means of access other than a road should be considered.*
 - c. *An additional hydrant on the northwest corner of the school site shall be provided.*
 - d. *Hydrants shall be installed every 500 feet along the new water line that will be constructed along Wheatland and Clearlake Road to the school.*
7. Any existing wells on the subject property are to be abandoned in accordance with the rules of the Oregon State Water Resources Department.
8. Location of all meters to be approved by Keizer Water Department.

STREET AND DRAINAGE IMPROVEMENTS:

9. The developer's engineer shall submit an overall storm drainage plan that will provide service to this development consistent with City of Keizer Master Storm Drainage Plan for the North Keizer Area prior to submitting street plans for approval or issuance of any permits for construction of the

proposed development. A condition of approval of storm drainage development for this site shall include construction of a storm drain trunk line from an approved location in Clear Lake to the east property line of the subject property.

10. Storm water detention will be required for this site. All storm water and roof drains to be connected to an approved system designed to provide adequate drainage for the proposed new driveways and other hard surfaces.
11. A grading and drainage plan shall be developed for the subject property. Details shall include adequate conveyance of storm water from adjacent property across the subject property.
12. It appears that dedication of right-of-way along Clear Lake Road will not be required at this time. The county assessors map indicates that 34 feet of right-of-way currently exists from the centerline of Clear Lake Road to the south right-of-way line. Street improvements along the frontage of Clear Lake Road will be required to be constructed to collector standards, including a sidewalk along the south side of the street. A minimum of a $\frac{3}{4}$ width collector street shall be required. The improvement shall include street improvements with appropriate signing, barricades if necessary, and overlays if necessary to control drainage and provide a smooth transition to the new construction.
13. The applicant is proposing a public street to be constructed along the east property line of the subject property. The required right of way width to be dedicated at this time shall be of sufficient width to construct a $\frac{3}{4}$ width street improvement with an adjacent sidewalk along the west curb line. The sidewalk shall be constructed as a condition of the conditional use. "NO PARKING" signs shall be furnished and placed along both sides of the proposed $\frac{3}{4}$ width street.

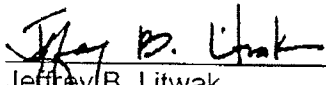
There is a conflicting driveway access adjoining the subject property on the east. The applicant has agreements to develop access to the properties served by this driveway and remove the driveway. Should there be non-performance of the agreements, the applicant shall notify the City immediately and develop an alternative means of providing access to the subject parcel and the adjoining parcels without the noted conflict between the proposed road and the current driveway.

14. Dedication of additional right-of-way at the easterly end of Rupp Ave. N.E. shall be required. The radius of the proposed turn around (cul-de-sac) shall meet City of Keizer street standards.

OTHER

15. A street lighting district shall be created to provide for adequate street lights for all new improved portions of roadways.
16. Construction permits are required by the Department of Public Works prior to any public facility construction. Contact the City Engineer's office at 390-7402 for the necessary permit information that is required.
17. A pre-design meeting with the City of Keizer Department of Public Works will be required prior to the developer's Engineer submitting plans to either the City of Keizer or the City of Salem for review.
18. Street opening permits are required for any work within the City right of way that is not covered by a construction permit.

DATED this 7 day of September, 2001



Jeffrey B. Litwak
Hearings Officer

FINDINGS OF FACT,
CONCLUSIONS OF LAW
AND RECOMMENDATION

**KEIZER COMMUNITY DEVELOPMENT DEPARTMENT
STAFF RECOMMENDATION**

**COMPREHENSIVE PLAN MAP AMENDMENT/ZONE CHANGE/
CONDITIONAL USE CASE No. 01-35**

TO: Jeff Litwak, Hearings Officer

FROM: Maria C. Meier, Planning Director

SUBJECT: Comprehensive Plan Map Amendment/Zone Change/Conditional Use
Case No. 01-35

DATE: August 15, 2001

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

I. GENERAL INFORMATION

- A. **APPLICANT:** Salem/Keizer School District 24J
- B. **PROPERTY LOCATION:** The subject property is located at 1050 Clearlake Road NE. This property is identified on the County Assessor maps as within Township 6 South; Range 3 West; Section 23DB; Tax Lot 01802.
- C. **PARCEL SIZE:** The subject property is approximately 9.84 acres.
- D. **EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The subject property has street frontage onto Clearlake Road and Rupp Avenue, both public streets. Public water is available to the subject property. The subject property is not located within the original Keizer Sewer District.
- E. **PLAN DESIGNATION AND ZONING:** The subject property is designated Low Density Residential (LDR) in the Comprehensive Plan and zoned Urban Transition (UT).
- F. **ADJACENT ZONING AND LAND USES:** Surrounding properties to the north, east, and a westerly portion of property are zoned Urban Transition (UT) and contain single family dwellings. Property to the south is also zoned UT and contains a Manufactured Home Park. Properties to the west with access to Rupp Avenue is zoned Single Family Residential (RS) and the predominant uses are single family dwellings. Property to the northwest is zoned Public (P) and contains an old school building.

- G. PROPOSAL: The applicant is requesting approval of a Comprehensive Plan Map Amendment and Zone Change to establish a Elementary School (ES) Comprehensive Plan Designation and Public (P) zone designation on the subject property. In addition, the applicant is requesting a Conditional Use for the construction of an Elementary School.

II. APPLICATION SUMMARY

Salem/Keizer School District 24J requests a Comprehensive Plan Map Amendment/Zone Change/Conditional Use Permit approval to locate an elementary school on the subject property located at 1050 Clearlake Road NE. The applicant is requesting the following: Comprehensive Plan Map Amendment to change the Comprehensive Plan Land Use Map designation from Low Density Residential (LDR) to Elementary School (ES); Zone Change from Urban Transition (UT) to Public (P); and a Conditional Use to construct an elementary school on the subject property.

The Comprehensive Plan Map Amendment and Zone Change are a Type III Land use action (KDC 3.101.03 (A) and (B)). A Type III land use action requires a staff recommendation to the Hearings Officer, and a recommendation from the Hearings Officer to the City Council for a final decision. A Conditional Use is a Type IB action may also be reviewed by the Hearings Officer or City Council. As permitted in Section 3.101.01(B), the Zoning Administrator recommends the Hearings Officer make a recommendation to City Council for the proposed Conditional Use.

Primary access to the school is proposed from Clearlake Road. Access from Rupp Avenue is proposed for emergency access only. The original application included a request to subdivide the northern portion of the property into six single-family dwelling lots. The request for subdivision approval has been withdrawn.

III. AGENCY COMMENTS

The following agencies and/or interested citizens submitted comments:

Exhibit "E" City Public Works Department and City Engineer
Exhibit "F" Marion County Fire District
Exhibit "G" Division of State Lands
Exhibit "H" Clearlake Neighborhood Association

IV. FINDINGS AND CONCLUSIONS

A. COMPREHENSIVE PLAN MAP AMENDMENT

Section 3.202.03 Procedures for Type II and Type III G. Conditions states, "*Approvals of any Type II or Type III action may be granted subject to conditions. The following limitations shall be applicable to conditional approvals: Conditions shall be designated to protect public health, safety*

and general welfare potential adverse impacts caused by a proposed land use described in an application. Conditions shall be related to the following: (a) protection of the public from the potential deleterious effects of the proposed use; or, (b) Fulfillment of the need for public service demands created by the proposed use.

Section 3.109 of the Development Code states “Plan Map Amendment proposals shall be approved if the applicant provides evidence substantiating the following:

3.109.03A. 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; no goal exceptions are required. Compliance with the Statewide Land Use Goals is reviewed below:

Goal 1 - Citizen Participation: Consistent with local requirements, the application will require two public hearings with the final decision resting with the City Council. Citizens will have an opportunity to comment and testify.

Goal 2 - Planning: The application is being reviewed consistent with the procedures in the acknowledged Comprehensive Plan and Development Code.

Goal 3 - Farm Land: The proposal does not involve land located within designated farm land.

Goal 4 - Forest Land: The proposal does not involve land located within designated forest land.

Goal 5 - Natural Resources: The subject property is vacant. There are no known wetlands identified on the site. The applicant has submitted a tree plan, which identifies which trees would be removed from the property. The applicant has also submitted documentation that there are no known scenic, historic, or cultural resources on the subject property.

Goal 6 - Air, Water and Land Quality: This action does not involve uses or activities which will have an adverse impact on the City's air, water and land quality. The applicant has stated that the proposed development will not exceed its environmental carrying capacity. The applicant has provided documentation that the subject property is not located within the 100-year floodplain, nor adjacent to any creek or body of water.

Goal 7 - Natural Hazards: The subject property is not located within any natural hazard area.

Goal 8 - Recreation: The ball fields and play areas of the subject site will provide recreational opportunities for the school population as well as other community members.

Goal 9 - Economic Development: In general, the education of youth has a future positive effect for the community and contributes to a healthy economy.

Goal 10 - Housing: There should be minimum impacts to the housing supply as a result of this development.

Goal 11 - Public Facilities: The City of Keizer has adopted a storm water master plan, a sanitary sewer master plan, and a water system master plan. The subject property is not located in the original Keizer Sewer District. Therefore, a sanitary sewer trunk line acreage charge will be required. Connection to all public facilities would be a condition of approval of this land use action.

Goal 12 - Transportation: The City of Keizer adopted its Transportation Systems Plan (TSP) in September 2000. The Keizer TSP identifies Clearlake Road as a *Collector*. The subject property has street frontage onto both Clearlake Road and Rupp Avenue. The applicant indicates primary access to be located from Clearlake Road and to provide emergency access from Rupp Avenue. In addition, the applicant has conducted a Traffic Impact Analysis on the proposed school facility development (See Exhibit "D").

Goal 13 - Energy Conservation: In general, the proposal will likely be neutral with regard to energy conservation.

Goal 14 - Urbanization: The subject property is within the urban growth boundary and the city limits of the City of Keizer. There is no extension of urban services to a rural area.

Goal 15 - Willamette Greenway: The proposal does not involve land within the identified Willamette Greenway.

Goal 16 to 19 - Estuarine Resource, Coastal Shorelands, Beaches and Dunes, and, Ocean Resources: This proposal does not involve property subject to these goal requirements.

Based on the above findings, staff concludes the proposal does not violate the Statewide Land Use Goals.

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

FINDINGS: The primary Comprehensive Plan goals and policies which need to be addressed are related to school development, recreation and park development, and open spaces. The policy statements registered in the Comprehensive Plan in relation to this application request are as follows:

Plan Policy: Low-Density Residential.

Page 42; (2)(c) Ensure that: Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance.

FINDINGS: The subject property is designated Low-Density Residential on the Comprehensive Plan Land Use Map. Elementary schools are listed as a conditional use in Residential zones and the Public zone. The proposal is to change the designation to Public, and the subject property would remain to be surrounded by properties designated Low-Density Residential.

Plan Policy: Public and Semi-Public

Page 48; (f)(2) Schools. Sites for existing and planned elementary, middle and secondary schools are shown in symbol form. The public facilities section contains standards and specific policies.

FINDINGS: The Elementary School (ES) Comprehensive Plan Map designation is an appropriate designation for the proposed school site. Upon adoption of the Keizer Comprehensive Plan Land Use Map, the existing school sites were designated appropriately, yet no future sites were identified for future school facility developments. Therefore, the applicant conducted its own current inventory of lands for school development and determined the proposed site and the best available location for an elementary school facility.

Plan Policy: Goals & Policies. Parks & Recreation.

Page 64; (3). Coordinate the acquisition of future park sites with the school district, City of Sale, and Marion County to further joint acquisition and development of park sites.
(a) Locate neighborhood parks adjacent to elementary school sites.

FINDINGS: The proposed elementary school will contain ball fields, soccer fields, and other hard surface play areas that will be able to be utilized by the residents of this area in keeping with the District's joint use policy (Exhibit 15 of Applicant's Statement).

Plan Policy: Goals & Policies. Schools.

Page 64; (10)(a). General Goal. Ensure that the planning for school location and siting is consistent with Keizer Comprehensive Plan.

FINDINGS: Salem-Keizer School District 24J has identified that an additional elementary school is needed in the growing Keizer area. The proposed location for the elementary school is consistent with the Keizer Comprehensive Plan as discussed in the findings above.

Plan Policy; Goals & Policies. Schools.

Page 64; (10)(b)(1). Coordinate the acquisition of school sites to further the joint acquisition and development of park and school sites and to permit the joint use of school and park facilities.

FINDINGS: The proposed school will contain playing balls fields and park service areas that will provide new play areas for residents in the area. This is consistent with the Districts joint use policy to encourage area residents to utilize the ball fields and park area for recreation.

Plan Policy; Goals & Policies. Schools.

Page 64 & 65; (10)(2)(b)(2). Locate elementary schools so that:

- (a) They are in the center of existing or future residential neighborhoods within safe and reasonable walking distance of as many students as possible.
- (b) Attendance areas will be bounded, rather than intersected, by barriers presenting obstacles or dangers to children walking to and from school.
- (c) They are located on residential streets which provide sufficient access for buses and other necessary traffic but have a minimum of non-school related vehicle activity.

FINDINGS: The proposed siting for the elementary school is in a location adjacent to existing residential neighborhoods and adjacent to property that may have future residential development. The proposed location of the elementary school is in a central location for children to walk to the school. The applicant proposes walking path connections to the subject property from Clearlake Road, Rupp Avenue, and Harbor Lane.

Plan Policy; Goals & Policies. Schools.

Page 65; (10)(b)(4). Accelerate the acquisition of school land in projected growth areas by working with the school district to establish guidelines to determine where and when developers will be required to dedicate land for school facilities, or money in lieu of, to serve their development.

FINDINGS: This policy is not applicable to this development because the neighborhood is existing and is fully developed.

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 applicant has stated that no other vacant property within the north Keizer area meets the school siting criteria of the School District and the policies of the Keizer Comprehensive

Plan. Due to the significant amount of residential growth in Keizer, little vacant land is available for development of educational facilities. The applicant provides documentation to the inventory of lands designated for schools. Page 41 of the Keizer Comprehensive Plan identifies the vacant buildable acres by land use type at the time of adoption of the Plan. The applicant also specifies the acres for the recently developed Carmelite Weddell Elementary School and Claggett Creek Middle School. The information submitted by the applicant is consistent with the projected needs for such land uses in the Comprehensive Plan Inventory.

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

FINDINGS: Although the city of Keizer is experiencing significant growth, there is still vacant buildable land for low-density residential development. The proposal will not significantly reduce needed residential land.

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 Comprehensive Plan Map Amendment will contribute to the ability to construct an elementary school on site. An elementary school will not destabilize the land use pattern in the vicinity. Primary access is proposed to be from a future developed public street from Clearlake Road. The applicant indicates that the established residential neighborhoods, to the north, south, and west, will be buffered as much as possible by the location, design and orientation of the school facility. Vehicular and bus traffic will be off of the new local street that will be constructed along the District's easterly boundary, which connects directly to Clearlake Road.

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 designation will be Elementary School (ES), which only allows elementary schools. The majority of adjacent land is developed with single family homes. The existing residential homes in the vicinity of the subject property will be served by the new school. In addition, the adjacent property to the east of the subject property are designated Low-Density Residential, which will allow for future residential development that may also be served from the proposed school. The proposed designation, ES, and subsequent zone change, does not radically alter the existing land use pattern, and for this reason, will not significantly affect existing or planned uses on adjacent lands.

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 City of Keizer requires all new development to connect to public facilities. The following public facilities will be evaluated:

Sanitary Sewer

The Department of Public Works has identified that the subject property is not located in the original Keizer Sewer District. Therefore, a sanitary sewer trunk line acreage charge will be required. The City of Keizer will be extending the sanitary sewer trunk line from the intersection of O'Neil Road and Clearlake Road west to the existing pump station. The District will be required to construct any connections from the sewer main on Clearlake Road south to the subject property, through to the south end of the new local street. This development shall be required to meet the standards of the Department of Public Works. The Department of Public Works has submitted comments for recommended conditions of approval for the proposed development to meet this criterion (See Exhibit "E").

Storm Drainage

The applicant's engineer shall submit an overall storm drainage plan that will provide service to this development consistent with the City of Keizer Master Storm Drainage Plan for the north Keizer area. The applicant states that the District will be constructing the extension of the Master Storm Drainage System from Clearlake Road to the treatment facility, sufficient to service the Northwest Keizer Drainage District as defined in the Keizer Facilities Plan. The Department of Public Works has submitted comments for recommended conditions of approval for the proposed development to meet this criterion (See Exhibit "E").

Water

A master water system plan showing proposed routes of public water mains, fire hydrants and individual services shall be prepared prior to submission of construction plans for the development. The applicant states that the District will be extending a 12" line from Rupp Avenue north along Wheatland Road and east along Clearlake Road to the east boundary of the school property. An 8" line will be extended to serve the subject property and loop down to Rupp Avenue. All development plans shall be approved by the Department of Public Works. The Department of Public Works has submitted comments for recommended conditions of approval for the proposed development to meet this criterion (See Exhibit "E").

Streets

The District will be required to construct boundary street improvements along the frontage of Clearlake Road. The applicant proposes the development of a public street to service the subject property and future development to the east. In addition, the Department of Public Works will require the applicant to improve the end of Rupp Avenue to a cul-de-sac design, and including an emergency access only to the subject site. The Department of Public Works has submitted comments for recommended conditions of approval for the proposed development to meet this criterion (See Exhibit "E").

Based on the above findings, staff concludes the proposal complies with decision criteria for the proposed change in Comprehensive Plan designation.

B. ZONE CHANGE

Section 3.110 of the Development Code states “Zone Change proposals shall be approved if the applicant provides evidence substantiating the following:

3.110.03 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: As noted earlier, the Public zone is appropriate for the Comprehensive Plan designation Elementary School (ES).

3.110.03 B. The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

FINDINGS: The subject property is approximately 9.84 acres. The applicant states that the proposed school facility, including area for recreation fields, meet the District’s siting criteria. The site plan (Exhibit “A”) shows the proposed elementary school facility will not exceed the physical carrying capacity of the subject property.

3.110.03 C. Allowed uses in the proposed zone can be established in compliance with the development requirements in this Ordinance.

FINDINGS: It appears that the proposed elementary school can be established on the subject property in compliance with the development requirements of the Keizer Development Code. Elementary schools are allowed uses in the P zone. The proposed elementary school can be established on the subject property, as shown on the proposed site plan.

3.110.03 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: Public facilities, services and transportation networks are available to support the proposed use, in conjunction with the applicant to be required to extend public facility lines as required by the Keizer Development Code and approved by the Department of Public Works.

3.110.03 E. For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

FINDINGS: This criterion is not applicable to the requested zone change.

3.110.03 F. The following additional criteria shall be addressed:

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 5 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 use.

FINDINGS: The applicant states that given the siting criteria for the proposed school, there is currently not enough vacant land in the existing Public zone to accommodate the proposed use. Specifically, the applicant states that there is currently a need for an additional elementary school in order to accommodate the current and future educational needs for the Salem-Keizer School District in the Keizer area through to the year 2020.

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 five years.

FINDINGS: The property is currently zoned Urban Transition (UT). Section 2.118.01 of the Keizer Development Code states that the purpose of the UT zone, *“is intended to retain and protect for future urban use properties which are undeveloped or underdeveloped and do not have available urban facilities such as sanitary sewer, water, drainage, and streets.”* Whereas the proposed school facility and residential developments have extended such public facilities to the subject property, the UT zone no longer serves its purpose in the given location. In addition, as residential subdivisions are recorded, subject properties are automatically changed from UT to RS (Single Family Residential), which is consistent with the standard to connect all new development to public facilities. Therefore, the supply of vacant UT zoned land is unnecessary as new development is established with the extension of public facilities. The proposed request meets this criterion.

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 Public zone allows no developments with any intensity to occur without Conditional Use approval. The recommended conditions of approval can assist to mitigate any impact the proposed elementary school may have to existing adjacent neighborhoods. The proposal includes a concurrent request for Conditional Use approval for an elementary school – see such criteria identified further in this report.

Based on the above findings, staff concludes the proposal complies with decision criteria for the proposed change in zoning.

C. CONDITIONAL USE

Conditional Use Permits shall be approved if the applicant provides evidence substantiating that all the requirements of this Ordinance relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

3.103.03 A. The use is listed as a conditional use in the underlying district.

FINDINGS: Section 2.116.04(D)(7) Public Zone; Conditional Uses Educational Services as a Conditional Use within the Public zone.

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

FINDINGS: The subject property contains approximately 9.84 acres, which satisfies the District siting criteria for an elementary school. The applicant exhibits the adequacy of the shape of the parcel to accommodate the proposed school and necessary ball and play fields. The location of the subject property was determined by the District to best service the neighboring properties, over alternative sites. The subject property is flat and does not require extensive cutting or filling to develop the proposed school facility. All necessary utilities are available or will be improved as part of this development to meet the City of Keizer standards. There are no water bodies near the subject property. The applicant has submitted a tree plan, which identifies which trees would be necessary to remove for the development of the school site. Section 2.309.04(B)(7) allows for the removal of significant trees, yet the City may require the replanting of such trees as a condition of approval to a land use action. Due to the high amount of use to adjacent neighborhoods, pedestrian access should be located at the end of Rupp Avenue and from Harbor Lane (Berkshire Manufactured Home Park). The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.

3.103.03 C. 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: Public facilities and services are available at the site or will be made available during the development of the school facility. As discussed earlier, residential development has extended public facilities into the north Keizer area. Therefore, 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.

3.103.03 D. 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: Surrounding properties contain primarily single family dwellings. Staff has evaluated the proposed use of the property in conjunction with the Site and Landscaping Design section of the Keizer Development Code (See following section “D” of this report on this same page). With the proposed recommendations for conditions of approval listed in section “D” of this report below, 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. See staff findings on page 7 (response to criteria 3.109.03 E & F).

3.103.03 E. The proposal identifies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use.

FINDINGS: The proposal identifies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use. See staff’s findings on pages 4, 5, and 6 (response to criteria 3.109.03 B).

D. Site and Landscaping Design

Tree Plan

Section 2.309.02 requires Conditional Use applications to submit a tree plan in accordance with Section 2.309.04.B.7 of the Keizer Development Code.

FINDINGS: The applicant has submitted a tree plan identifying the removal of 15 “significant trees”. Section 2.309.04(B)(7)(f) states, “*The City may require that significant trees that are removed (including trees removed within the year prior to the application) be replaced at the rate of up to two new trees for each significant tree removed.*” City staff recommends a condition of approval to require the applicant replace each of the 15 significant trees removed to be replaced with two replacement trees each. The total of thirty (30) trees should be located along the westerly property line of the subject property as follows: (1) From the southwest corner of the property to a point within twenty (20) feet of the south side of Rupp Avenue; (2) From within twenty (20) feet of the north face of Rupp Avenue to the northwest corner of the subject property. Replacement trees shall have a trunk, when measured at six (6) inches above ground level, of at least one and one-quarter (1 ¼) inches when planted, and shall be a type that will be at least twelve (12) inches in diameter at ground level when fully mature. A landscaping plan shall be submitted to the City for approval prior to approval of a building permit for the proposed use.

Screening and Buffering

Section 2.309.05.C states that buffering shall be used to mitigate adverse visual impacts, dust, noise or pollution, and to provide for compatibility between dissimilar adjoining uses. Where buffering is determined to be necessary, buffering alternatives identified in Section 2.309.05.C. may be used.

FINDINGS: The proposed site plan shows a walking path along the outside of the proposed location for the ball fields. The proposed path is within feet of property lines of residential lots. While it is difficult to determine how frequent the path may be used (and estimated frequent use of the ball fields), it may have an active visual and noise impact on adjacent residential properties. Staff recommends a fifteen (15) foot landscape buffer of grass and deciduous trees along the south, west, north property lines. A sight-obscuring fence is also recommended to reduce noise and visual impacts to adjacent property owners along the south, west and north property lines. Such sight-obscuring fences should have openings for pedestrian access from Rupp Avenue and Harbor Lane (Berkshire Estates Manufactured Home Park). In addition, to promote compatibility for future development along the southeast property boundary, staff recommends the applicant construct a sight-obscuring fence and provide a 15 landscape buffer with deciduous trees from the southeast property corner to the proposed location of the south border of the parking lot.

Conditions

Section 3.103.04 states that such conditions as are deemed appropriate so that the criteria specified in Section 3.103.03 will be most effectively met may be imposed. Such conditions may be considered in making findings as to those criteria. The effective date of a conditional use may be limited.

Staff concludes that with conditions as identified in Section V of this report, the proposed request for Conditional Use approval meets the criteria in the Keizer Development Code.

V. DEVELOPMENT CONSIDERATIONS

1. The Department of Public Works reviewed the application and submitted recommendations for conditions of approval. The recommended conditions of approval are included in Section VI of this report.
2. Marion County Fire District No. 1 reviewed the proposal and submitted the following requirements:
 - a. Approved Fire Hydrant and water supply requirements per Oregon Uniform Fire Code.
 - b. Address requirements for commercial use per Oregon Uniform Fire Code.
 - c. Fire apparatus access roads on private property per Oregon Uniform Fire Code.
 - d. Must comply with Marion County Building Plan Review Comments.

VI. RECOMMENDATION & CONDITIONS

Based on the above findings to criteria identified in *Section 3.109 Comprehensive Plan Map Amendments*, *Section 3.110 Zone Changes*, and *Section 3.103 Conditional Use Permits*, staff concludes that the proposed request for a Comprehensive Plan Map Amendment to establish a Elementary School (ES) Comprehensive Plan Designation, a Zone Change to Public (P) zone , and a Conditional Use for the construction of an Elementary School should be APPROVED WITH CONDITIONS as listed below:

- A. Landscaping on the property shall meet the standards of the Keizer Development Code at the time of development. All yards are required to be landscaped, irrigated and maintained as required in Section 2.309.06 of the Keizer Development Code.
- B. The applicant shall be required to replace each of the 15 significant trees removed to be replaced with two replacement trees each. Replacement trees shall have a trunk, when measured at six (6) inches above ground level, of at least one and one-quarter (1 ¼) inches when planted, and shall be a type that will be at least twelve (12) inches in diameter at ground level when fully mature. A landscaping plan shall be submitted to the City for approval prior to approval of a building permit for the proposed use. Landscaping must be completed prior to occupancy of the school.

The total of thirty (30) replacement trees should be located along the westerly property line of the subject property as follows:

- a. From the southwest corner of the property to a point within twenty (20) feet of the south side of Rupp Avenue;
 - b. From within twenty (20) feet of the north face of Rupp Avenue to the northwest corner of the subject property.
- C. A fifteen (15) foot landscape buffer of grass and deciduous or evergreen trees along the south, west, north property lines. A fence shall be required along the south, west and north property lines. The fences shall have openings for pedestrian access from Rupp Avenue and Harbor Lane (Berkshire Estates Manufactured Home Park). In addition, the applicant shall construct a fence and provide a 15 landscape buffer with deciduous or evergreen trees from the southeast property corner to the proposed location of the south border of the parking lot.

Prior to issuance of a building permit, a landscaping plan is required to exhibit how this requirement will be met, using either existing or new trees. This condition must be met prior to occupancy of the school.

- D. The minimum setback requirement for the proposed school on the subject property shall be 20 feet from all property lines. All other applicable development standards within the Keizer Development Code shall be met.

- E. Parking lot design shall comply with Section 2.303 of the Keizer Development Code. A minimum 2 on-site parking spaces per classroom is required per Section 2.303.06(A) of the Keizer Development Code.
- F. The proposed commercial development on the subject property must comply with all applicable development standards contained in the Keizer Development Code. This includes, but is not limited to such standards as landscaping requirements, height requirements, structural design requirements, and on-site parking. Several specific Zoning Ordinance requirements affect the proposed development associated with the Conditional Use request as follows:
 - 1. Outdoor storage facilities to be screened from view of the public road and from adjacent residential uses.
 - 2. Exterior lighting to be designed to provide illumination to the site and not cause glare into the public right-of-way and adjacent properties.
 - 3. Roof equipment to be screened from view of nearby residential uses.
- G. The Public Works Department requires the following public facilities to be in place or acceptable guarantees that the facilities will be in place prior to issuance of any building permits for the subject property:

SANITARY SEWERS:

The subject property is not located in the original Keizer Sewer District. Therefore a sanitary sewer trunk line acreage charge will be required. The current acreage fee for areas outside the original sewer district is \$7,460.00 per acre. The total School District property acreage is 9.8445 acres. The resulting fee of \$73,439.97 shall be paid to the City of Keizer as a condition of the conditional use application.

- 1. City of Salem approval for local sewer permits will need to be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the developer's engineer shall submit plans to the City of Keizer for review and determination of compliance with the City's Master Sewer Plan for the area.
- 2. Connecting to existing sewers that serve the general area will be the responsibility of the developer of the property.
- 3. Appropriate easements will be required for any public sewer mains located within the subject property if located outside platted right of ways.
- 4. It will be the responsibility of the developer's engineer to locate any existing wells (including on adjacent property) in the vicinity of the proposed new sanitary sewer lines for the subject property. Any conflicts between existing wells and proposed

sanitary sewers shall be removed by the developer prior to issuance of building permits.

WATER SYSTEM:

5. A master water system plan showing proposed routes of public water mains, fire hydrants and individual services shall be prepared prior to submission of construction plans for the development. Appropriate easements for all public water mains and fire hydrants will be required if construction is to be outside of public right of ways. Any system development charges for water system improvements will be those in place at the time of individual service connections.
6. Final development plans shall be reviewed by the Marion County Fire District No. 1 with regard to access and adequate location of fire hydrants prior to any issuance of building permits by the City of Keizer.
7. Any existing wells on the subject property are to be abandoned in accordance with the rules of the Oregon State Water Resources Department.
8. Location of all meters to be approved by Keizer Water Department.

STREET AND DRAINAGE IMPROVEMENTS:

9. The developer's engineer shall submit an overall storm drainage plan that will provide service to this development consistent with City of Keizer Master Storm Drainage Plan for the North Keizer Area prior to submitting street plans for approval or issuance of any permits for construction of the proposed development. A condition of approval of storm drainage development for this site shall include construction of a storm drain trunk line from an approved location in Clear Lake to the east property line of the subject property.
10. Storm water detention will be required for this site. All storm water and roof drains to be connected to an approved system designed to provide adequate drainage for the proposed new driveways and other hard surfaces.
11. A grading and drainage plan shall be developed for the subject property. Details shall include adequate conveyance of storm water from adjacent property across the subject property.
12. It appears that dedication of right-of-way along Clear Lake Road will not be required at this time. The county assessors map indicates that 34 feet of right-of-way currently exists from the centerline of Clear Lake Road to the south right-of-way line. Street improvements along the frontage of Clear Lake Road will be required to be constructed to collector standards, including a sidewalk along the south side of the street. A minimum of a ¾ width collector street shall be required. The improvement

shall include street improvements with appropriate signing, barricades if necessary, and overlays if necessary to control drainage and provide a smooth transition to the new construction.

13. The applicant is proposing a public street to be constructed along the east property line of the subject property. The required right of way width to be dedicated at this time shall be of sufficient width to construct a $\frac{3}{4}$ width street improvement with an adjacent sidewalk along the west curb line. The sidewalk shall be constructed as a condition of the conditional use. "NO PARKING" signs shall be furnished and placed along both sides of the proposed $\frac{3}{4}$ width street.

Construction of the proposed $\frac{3}{4}$ width street shall not be allowed until the removal of the conflicting driveway access adjoining the subject property on the east.

14. Dedication of additional right-of-way at the easterly end of Rupp Ave. N.E. shall be required. The radius of the proposed turn around (cul-de-sac) shall meet City of Keizer street standards.

OTHER

15. A street lighting district shall be created to provide for adequate street lights for all new improved portions of roadways.
16. Construction permits are required by the Department of Public Works prior to any public facility construction. Contact the City Engineer's office at 390-7402 for the necessary permit information that is required.
17. A Pre-design meeting with the City of Keizer Department of Public Works will be required prior to the Developer's Engineer submitting plans to either the city of Keizer or the City of Salem for review.
18. Street opening permits are required for any work within the City Right of Way that is not covered by a Construction Permit.

BEFORE THE CITY OF KEIZER

In the Matter of the Application for a	)	
Comprehensive Plan Change, Zone Change,	)	
Conditional Use Permit, and a Subdivision	)	Applicant's Statement in Support
For a new Elementary school, south of	)	of Application Requests
Clear Lake Road.	)	
	)	
The Salem-Keizer School District 24J,	)	
	)	
Applicant.	)	

I. GENERAL.

A. Existing Designation and Zoning. The entire subject property is currently designated as Low Density Residential (LDR) and zoned Urban Transition (UT).

B. Request.

- (1) To change the Comprehensive Plan designation from Low Density Residential (LDR) to Elementary School (ES);
- (2) To change the zoning from Urban Transition (UT) to Public (P);
- (3) For a Conditional Use Permit for development of the subject property as an elementary school, KDC 2.116.04(D)(7); and
- (4) For a six (6) lot subdivision.

Copies of the Comprehensive Plan Zone Change and Conditional Use Permit application forms are attached as Exhibits 1 and 2. Exhibit 3 pertains to the Subdivision application and accompanying exhibits that will be delivered under separate cover by the Salem-Keizer School District 24-J, (District).

"Educational Services" are conditional uses in the Public Zone (KDC 2.116.04(D)(7)). Elementary schools and related recreational/sports facilities are defined as "Educational Services" in the SIC Manual at Classification 82 (Exhibit 4).

C. Procedure. The Comprehensive Plan Amendment/Zone Change Application is a Type III land use action, KDC 3.101.03(A) and (B). The District had pre-application conferences with City planning, public works and legal staff prior to submitting the Application. The combined application requests are now submitted to the City of Keizer for consideration and approval.

D. Vicinity Map and Surrounding Uses. The vicinity map is attached as Exhibit 5. The site is east of Wheatland Road, south of Clear Lake Road, and abuts Rupp Avenue NE. Surrounding uses generally consist of:

- (1) North - single family residential uses on large lots abutting Clear Lake Road;
- (2) South - single family residential uses on standard lots fronting on local streets that feed into Wheatland Road;
- (3) East - two large rural residential parcels with single family dwellings;
- (5) West - single family residential uses on mixture of lot sizes, further to the west lies Wheatland Road NE.

E. Site Plan. A copy of the most current site plan showing all required elements is attached (Exhibit 6). Fifteen (15) copies and one (11x17) reduction were submitted with this combined application statement.

F. Last Deed of Record. The District is the owner of the subject property. The last deed of record is attached (Exhibit 7).

II. PROPOSED PROJECT PURPOSE AND DESCRIPTION

A. Project Purpose and Need. The metropolitan Salem-Keizer area is experiencing a steady increase in population that has resulted in school over-crowding throughout the District. To alleviate the overcrowding, the voters passed a bond measure in November of 1998 to build several new schools, including the proposed school. The School District has located a vacant site (the "subject property") that can accommodate a new elementary school. This proposed school will lessen overcrowding in nearby schools and will also accommodate the increased number of students that have moved into the rapidly growing North Keizer area.

B. Project Description. The proposed elementary school site consists of a flat, 9.84 acre parcel in the north part of Keizer. The elementary school will have initial capacity for 425-450 students. Current elementary school standards within the School District require a minimum footprint of approximately 50,000 square feet single story building, that also includes two baseball and/or softball fields, a soccer field, and kindergarten play area, plus miscellaneous ball hitting and play structure areas, plus future site to locate temporary portable buildings. The visitor and bus parking configurations provide for a smooth and efficient flow of vehicles and pedestrians on site. Primary access to the site is obtained off Clear Lake Road, see Exhibit 6. Emergency access will be provided off Rupp Avenue NE. Construction of this school is intended to begin in 2001 and to be completed for the fall year of 2002.

C. Project Criteria and Alternative Sites. The site selection process for the new school site followed criteria set by the School District to locate all new schools authorized by the bond measure. Specifically, a potential school site should meet a minimum acreage requirement; have compatible zoning in the area; be compatible with surrounding neighborhoods; be located in an area with stable or increasing student population; have suitable traffic ingress and egress; and be financially feasible (Exhibit 8). Several sites were reviewed and considered, but the proposed site best met these criteria. The following summary describes

the other potential school sites and the reasons they failed to meet one or more of the School District's criteria for new schools.

Specifically, the School District evaluated five (5) potential sites before choosing the proposed location for the new elementary school (See Exhibit 9). The first site was a parcel located on the north side of Clear Lake Road, which met all of the siting criteria, but did not have appropriate zoning, as it is located outside the Urban Growth Boundary.

The second site considered, located at 7580 Wheatland Road NE, at the terminus of Shadowood Street, was not selected due to being too narrow and did not provide any flexibility in design. In addition, this property was just purchased by a developer and this parcel was situated too close to an already existing elementary school.

The third site, located at 1000 Clear Lake Road, was adjacent to the subject property; however, it was only five (5) acres in size and it would have been necessary to have purchased additional land from the subject parcel or another parcel. This site would have had development limitations by needing to be oriented towards Clear Lake Road, instead of away from Clear Lake Road, like the subject parcel.

The fourth site, off of Timothy Lane, would have required the District to assemble several parcels and to condemn several residences to create a space large enough for an elementary school. The cost to condemn and purchase these homes was not financially feasible, and it would have taken another year to complete land purchases.

The fifth site is the chosen site (subject property). This parcel was vacant, level, approximately ten (10) acres in size, oriented away from Clear Lake Road, there were no development limitations (wetlands or topographic constrictions), and it enables students to be able to walk to the school from different directions.

III. COMPREHENSIVE PLAN AMENDMENT FROM LDR TO ES

In this document, the bold text represents criteria of approval or policies to be discussed. Proposed findings follow.

Criteria 3.109.03 Criteria for Approval of Comprehensive Plan Amendment

Plan map amendment proposals shall be approved if the District provides evidence substantiating the following:

A. Comprehensive Plan Amendment Criteria: 3.109.03(A) 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.

Proposed Finding. The requested amendment of the Comprehensive Plan designation from LDR to ES is consistent with the applicable statewide land use goals as follows:

Goal 1. Citizen Involvement. The District has held forums with the public to discuss the proposal. Interested citizens had an opportunity to participate in the school siting process before the School Board, as well. There will also be a hearing before the Planning Commission and City Council. The District has also assembled a Bond Steering Committee comprised of interested citizens who provide leadership and public input to the District regarding development of the proposed school.

Goal 2. Land Use Planning. The Keizer Comprehensive Plan, background inventories, and development ordinances were adopted by the City and acknowledged by LCDC as being in compliance with the statewide goals, state statutes and state administrative rules, on February 10, 1987. The Comprehensive Plan was submitted to LCDC periodic review in 1992 and approved.

Goals 3 and 4. Not applicable.

Goal 5. Open Space, Scenic and Historic Areas and Natural Resources. There are no known jurisdictional wetlands on the site, nor are there any known scenic, historic, or cultural resources on the subject property. There will be considerable open space left on the subject property after development of the school. In addition, the District plans to construct a creek bank environment on the west side of the property for use in school curriculum.

Goal 6. Air, Water and Resources Quality. No portion of the subject property is within the 100 year flood plain, nor adjacent to any creek or body of water. The proposed school will not create any air pollution or water pollution, and development of the site will not exceed its environmental carrying capacity.

Goal 7. Area Subject to Natural Disasters and Hazards. There are no known or identified natural hazards located on the subject property (Exhibit 10).

Goal 8. Recreational Needs. The ball fields and play areas of the subject site will provide recreational opportunities for local citizens, as well as the school population.

Goal 9. Economy of the State. First, the construction of the facility and all the supporting infrastructure will create jobs and have a positive impact on the local economy. Secondly, the education of area youth will have a positive impact on the future economic growth of the area. The legislative findings in ORS Chapter 285A on Economic Development state:

“(2) The legislative assembly further finds that:

(a) Oregon’s human resources constitute a major asset in the State’s effort to promote economic expansion and improvement.”
ORS 285A.020.

There is nothing that could improve the economy of the State of Oregon more than a better educated population.

Goal 10. Housing. No existing housing stock will be affected by the on-site development of the proposed school.

Goal 11. Public Facilities and Services. The City of Keizer has adopted a storm water master plan, a sanitary sewer master plan, and a water system master plan. The public facilities which are described in those plans are currently provided to the site or will be provided as a condition of approval as a part of this combined request. The proposed public facilities that the Applicant will be constructing as a part of this project are more fully addressed in Section III.G. of this statement. Compliance with these plans and provisions of public facilities is assured as permits are issued.

Goal 12. Transportation. The City of Keizer has not adopted its own transportation system plan, but is a party to the Salem-Keizer Area Transportation Study (SKATS) (Exhibit 11). There are no transportation facilities shown in the SKATS plan, the transportation element of the Keizer Comprehensive Plan, or the Periodic Review Update of the Keizer Comprehensive Plan, which are required to be located on the subject property (Exhibits 11, 12 and 13). With the planned on-site and off-site improvements, the subject property will be served with an adequate level of transportation facilities to support the proposed school and avoid adverse impact on the transportation system of the neighborhood.

Goal 13. Energy Conservation. Locating the school within established residential neighborhoods will maximize conservation of all forms of energy. Further, the school will be built with the most current materials and to the latest design and code requirements, thus insuring greater energy efficiency and uses.

Goal 14. Urbanization. The subject property is within the urban growth boundary and the city limits of the City of Keizer. There is no extension of urban services to a rural area.

Goals 15, 16, 17, 18 and 19 are all inapplicable. The subject property is not within the Willamette River Greenway, or in an estuary or beach area.

B. Comprehensive Plan Amendment Criteria: 3.109.03(B) Consistency with the applicable goals and policies in the Comprehensive Plan is demonstrated.

Many general policy statements are found throughout the KCP and they are duplications of other policies found in the Statewide Land Use Planning Goals and the criteria set out in the Keizer Development Code (KDC). These policy statements will generically be addressed once in these findings, where possible to avoid unnecessary duplication, and this document is to be reviewed and interpreted as if it addresses each of the policy statements separately. The “policies” are general guidelines for implementation of the Comprehensive Plan. They are addressed as policy statements and not mandatory approval criteria.

1. Plan Policy: Low Density Residential Policies. (Plan, p. 45).

1. Allow single-family residential uses as the predominant land use type in low-density residential areas.

2. Ensure that:

(c) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance. (Emphasis added). (Plan, p. 45).

Proposed Finding. The entire property is presently designated LDR and zoned UT. When the Comprehensive Plan designations were adopted, the Keizer Zone Code allowed schools to be developed in residential zones as outright permitted uses. Elementary schools are listed as a conditional use in Residential zones, KDC 2.102.04A.

2. Plan Policy: Public and Semi-Public Policies. (Plan, p. 49).

1. Provide for the following categories of public and semi-public uses:

(b) Schools. Sites for existing and planned elementary, middle and secondary schools are shown. Future schools are shown in symbol form. The public facilities section contains standards and specific policies.

Proposed Finding. The ES designation under the KCP is an appropriate designation for the proposed school site. Unfortunately, when the Comprehensive Plan was adopted, the District was unable to designate

sufficient future school sites. Exhibit 14 is a land inventory map from the Comprehensive Plan which shows that no land was pre-designated for an elementary school in the north part of Keizer.

3. Plan Policy: Table 5, Park and Recreation Standards.
(Plan, p. 63).

3. Coordinate the acquisition of future park sites with the school district, City of Salem and Marion County to further joint acquisition and development of park sites.

(a) Locate neighborhood parks adjacent to elementary school sites.

Proposed Finding. The KCP states at page 63 that parks and schools are to be located adjacent to each other where possible. The proposed elementary school will contain baseball fields, soccer fields, and other hard surface play areas that will be able to be utilized by the residents of this area in keeping with the District's joint-use policy, Exhibit 15.

4. Plan Policy: Goals and Policies. Schools. (Plan, p. 64).

a. General Goal

1. Ensure that the planning for school location and siting is consistent with the Keizer Comprehensive Plan.

Proposed Finding. Elementary schools are appropriate in the P zone under the ES Comprehensive Plan designation. The Comprehensive Plan indicates that 89-102 additional acres need to be added to the land use categories for schools (Exhibit 16). Further, while this number has decreased with the addition of Carmelite Weddle Middle School, and the Claggett Creek Elementary School in the south Keizer area, there still is a need for additional land for future elementary and middle schools in the growing Keizer area.

b. General Policies. (Plan, p. 64).

1. Coordinate the acquisition of school sites to further the joint acquisition and development of park and school sites and to permit the joint use of school and park facilities.

Proposed Finding. The proposed school will contain the playing fields and park service areas that will provide new play areas for residents in

the area. Although the site will not be specifically developed as a joint park and school site, the ball fields, walking path, and play areas will be able to be used by the residents of this area in keeping with the District's joint use policy (see Exhibit 15).

2. Locate elementary schools so that:

- (a) They are in the center of existing or future residential neighborhoods within safe and reasonable walking distance of as many students as possible.**
- (b) Attendance areas will be bounded, rather than intersected, by barriers presenting obstacles or dangers to children walking to and from school.**
- (c) They are located on residential streets which provide sufficient access for buses and other necessary traffic but have a minimum of non-school related vehicle activity.**

Proposed Finding. The District had very few site options for the much needed school (Exhibit 9). The Bond Steering Committee and the School Board have determined that the subject property best meets the school siting criteria and policies of the Comprehensive Plan. The proposed school site will be located in the center of both existing and future residential neighborhoods. As seen on the attached vicinity map, Exhibit 5, students will be able to walk to the subject property along Clear Lake Road, from Rupp Avenue NE, and from Harbor Lane N.

The attendance areas will be bounded by barriers that for the most part will not present any obstacles or dangers to children walking to and from school.

The proposed elementary school will be located off a new local/residential street south of Clear Lake Road NE, and from Rupp Avenue NE. The District is also working on obtaining pedestrian access walkway to the subject property from Harbor Lane N. The proposed location will provide sufficient access for buses and other pedestrian traffic.

3. Accelerate the acquisition of school land in projected growth areas by working with the school district to establish guidelines to determine where and when developers will be

required to dedicate land for school facilities, or money in lieu of, to serve their developments.

Proposed Finding. Policy 3 is not applicable to this request because the neighborhood is existing and is fully developed.

5. Plan Policy: General Comprehensive Plan Goals and Policies.
(Plan, p. 21).

c. Natural Resources and Open Space Policies

- 1. Protect and preserve open space areas along the Willamette River and Claggett Creek, in public parks and school grounds. A change in the use of these areas shall be reviewed to evaluate the effects of such change. The zoning ordinance shall contain standards for review.**

Proposed Finding. The subject property is not located adjacent to any creeks or within areas that are identified as open space on the KCP. While the school facility will be constructed in the northeast section of the property, the remaining portions of the property will remain open and undeveloped with structures, and will retain as much open space as possible. Further, the Applicant has as part of their design specifically tried to leave as much of a vegetation buffer along the south end of its property as much as possible.

C. Comprehensive Plan Amendment Criteria: 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.

Proposed Finding. There is no other vacant property within the north Keizer area which meets the school siting criteria of the School District and the policies of the Keizer Comprehensive Plan (Exhibits 9 and 14). The inventory of vacant land in the Comprehensive Plan at Table 2 provides that 89-102 acres of vacant land should be designated for schools in the future (Exhibit 16). While this figure has been reduced by 37.4 acres with the approval of the Carmelite Weddell Elementary School and the Claggett Creek Middle School, there still remains a substantial need (51.6 - 64.6 acres) for additional land designated for elementary school sites.

The development of the subject property for the proposed elementary school is consistent with the projected needs for such land uses in the Comprehensive Plan Inventory.

D. Comprehensive Plan Amendment Criteria: **3.109.03(D) The Plan provides more than the projected need for lands in the existing land use designation.**

Proposed Finding. Locations for the proposed elementary school were not pre-designated in the Keizer Comprehensive Plan (Exhibit 14). As previously indicated, the initial comprehensive planning process anticipated that schools would be developed within the LDR designation. Since schools were included within the Residential designations and elementary schools are included in the Residential zones as conditional uses, the projected land needs for single family residential uses included schools. The Comprehensive Plan inventories are not negatively impacted by redesignating the subject property to ES.

E. Comprehensive Plan Amendment Criteria: **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.**

Proposed Finding. An elementary school developed on this site will not destabilize the land use pattern in the vicinity. The KCP contains several references pertaining to schools being built in residential areas (see e.g., KCP, pages 45, 46 and 64).

Further, the school site will be oriented away from existing residential neighborhoods off of a new public road that will extend south of Clear Lake Road. The established residential neighborhoods, to the north, south and west, will be buffered as much as possible by the location, design and orientation of the school facility.

The school will be set back over 330 feet from Clear Lake Road; over 180 feet from residences along Rupp Avenue NE; approximately 300 feet from Harbor Lane N; and 100 feet from the east property line.

The vehicular and bus traffic will be off of the new local street that will be constructed along the District's easterly boundary.

F. Comprehensive Plan Amendment Criteria: **3.109.03(F) Uses allowed in the proposed designation will not significantly adversely affect existing or planned uses on adjacent lands.**

Proposed Finding. The proposed Comprehensive Plan designation will be ES – which only allows elementary schools. The proposed designation (ES) will not significantly adversely affect existing or planned uses on adjacent residential designated lands. The existing uses are residential homes that will be served by the new school, the future uses on the ten (10) acres to the east will most likely also be residential home sites or uses allowed in the Residential plan designation

and zones. The ES designation will not destabilize existing or future land uses on the adjacent lands.

G. Comprehensive Plan Amendment Criteria: **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.**

Proposed Finding. All public facilities and services necessary for the proposed schools are available or will be constructed as part of this development. The following public facilities and services were evaluated:

Sanitary Sewer: The City of Keizer will be extending the sanitary sewer trunk line from the intersection of O'Neil Road and Clear Lake Road west to the existing pump station. The District will construct an 8" line from the sewer main on Clear Lake Road south to the subject property and through to the south end of the new local street. The new sewer line will be designed and installed at a depth sufficient to serve the two adjacent parcels to the east.

Storm Drainage: As a part of this project, the District will be constructing the extension of the Master Storm Drainage System from Clear Lake Road to the treatment facility, sufficient to service the Northwest Keizer Drainage District as defined in the Keizer Facilities Plan.

In addition, the District will be extending a local line to serve the subject property and the new local street.

Water: The District will be extending a 12" line from Rupp Avenue NE north along Wheatland Road and east along Clear Lake Road to the east boundary of the school property. An 8" line will be extended to serve the subject property and loop down to Rupp Avenue NE.

Streets: The District will be constructing boundary street improvements along its frontage of Clear Lake Road. This street improvement will consist of one-half street improvement with a sidewalk.

In addition, the District will be extending a three-fourths (3/4) width street to serve its property and the adjacent properties to the east.

The applicant has satisfactorily addressed all of the mandatory approval criteria for a comprehensive plan change from LDR to ES.

IV. ZONE CHANGE FROM UT TO P

A. Criteria: 3.110.03 Criteria for Approval of Zone Change

Zone change proposals shall be approved if the District provides evidence substantiating the following:

Zone Change Criteria: 3.110.03(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.

Proposed Finding. The Public zone is appropriate for the requested Comprehensive Plan designation of ES (Exhibit 18). A discussion of compliance with the goals and policies of the requested Comprehensive Plan designation to ES is found in Section III.B. of this Statement.

Zone Change Criteria: 3.110.03(B) The uses permitted in the proposed zone can be accommodated on the proposed site without exceeding its physical capacity.

Proposed Finding. The site is 9.84 acres. The site meets the School District design criteria as seen in Exhibit 8. The site is large enough to accommodate the proposed school facility and the accompanying ball fields and recreation areas, as seen in Exhibit 6. The Site Plan clearly shows that the proposed elementary school facility will not exceed the physical carrying capacity of the subject property.

Zone Change Criteria: 3.110.03(C). Allowed uses in the proposed zone can be established in compliance with the development requirements in this Ordinance.

Proposed Finding. Elementary schools are allowed uses in the P zone. Further, the proposed elementary school can be established on the subject property in compliance with the development requirements of the KDO. In addition, appropriate findings of compliance with the development requirements can be made, as well as appropriate conditions of approval placed on the proposed school facility as a part of the final order.

Zone Change Criteria: 3.110.03(D). Adequate public facilities, services, and transportation networks are in place or are planned to be provided concurrently with the development of the property.

Proposed Finding. Adequate facilities, services and transportation networks are either in place or are planned to be constructed by the District with the development of the property. *See* discussion at Section III.G.

Zone Change Criteria: 3.110.03(E) For residential zone changes, the criteria listed in the purpose statement for the proposed zone shall be met.

Proposed Finding. Not applicable, as the District is not requesting a residential zone change.

Zone Change Criteria: 3.110.03(F) The following additional criteria shall be addressed:

- 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 5 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 specified amenities required by the proposed use.**

Proposed Finding. The supply of vacant land in the Public zone is inadequate to accommodate the projected rate of development of uses during the next five years. Currently there is only one parcel in Keizer that is zoned Public. This is a portion of the property at the Chemawa Activity Center, which has been slated for development as a transit facility. It is further anticipated that, as a part of the Chemawa Activity Center, a community center may be developed that will consist of a pool and/or library that will generate the need for additional publicly zoned land.

With the population in the Salem-Keizer School District boundaries ever increasing, the School District determined that an additional elementary school was needed in the north Keizer area (see Exhibit 19). This fact is present even with the construction of the Carmelite Weddell Elementary School. In carrying out the District's five year plan, there currently is a need for an additional elementary school in order to accommodate the current and future educational needs for the Salem-Keizer School District in the Keizer area through to the year 2020.

- 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.**

Proposed Finding. The property is currently zoned Urban Transition. In 1999, City staff prepared an inventory (Exhibit 20) of residential lands in Keizer and conducted an analysis of need/absorption projections. It was City staff's conclusion, in that draft study, that approximately one-half of the developable vacant residential would be built out by 2005 and the remaining residential land would be built out by 2010. The staff

inventoried 245 vacant residential acres, and 261 under-utilized residential acres, for a total of 506 acres of residential land.

The subject property contains only 9.84 acres. One-half of the 245 vacant residential acres is 122.5 acres. Subtracting the Carmelite Weddle and Claggett Creek property (37.4) and the subject property (9.84) from that total, leaves approximately 75.26 vacant residential zoned acres for development between 2005 and 2010.

Therefore, the supply of vacant UT lands is adequate for the five year term, since only one-half of the developable vacant land will be built by the year 2005 under the City's population projections and vacant lands inventory. This criterion is satisfied.

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.**

Proposed Finding. The Public zone allows no developments with any intensity to occur without a conditional use approval. Therefore, there can be no destabilization of the land use pattern of the area by other permitted uses in the Public zone because any redevelopment proposal must also be reviewed as a conditional use. The Public zone at KDC 2.116.01 states: "It is intended that this zone be applied to individual parcels shown to be an appropriate location for certain public or semi-public use." Therefore, it is the intent of the KDC for the City to rezone parcels to Public, when the need arises. Also, if the proposed use is not established, then the land is to be rezoned consistent with the surrounding zoning, KDC 2.116.01.

The Applicant has satisfactorily addressed all of the mandatory approval criteria for a zone change from UT to P.

V. CONDITIONAL USE PERMIT FOR DEVELOPMENT OF ELEMENTARY SCHOOL IN A PUBLIC ZONE.

A. Criteria: 3.103.03 Criteria for Approval

Conditional Use Permits shall be approved if the District provides evidence substantiating that all the requirements of this Ordinance relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

- A. The use is listed as a conditional use in the underlying zone.**

- B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.**
- C. 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.**
- D. 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.**
- E. The proposal satisfies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use. (Emphasis added).**

Proposed Findings.

A. Elementary schools are identified as conditional uses in the P zone. Prior application by the Applicant for the establishment of the Claggett Creek Middle School and the Carmelite Weddell Elementary School also utilized conditional use process to approve such middle school and elementary school in a Public zone.

B. The characteristics of the site are suitable for the proposed use, considering its size, shape, location, topography, and location of improvements and natural features. (Exhibits 5, 6, 8 and 10).

1. Size. The size of the parcel is 9.84 acres in size and satisfies the Applicant's school siting criteria for an elementary school site.

2. Shape. The shape of the property is roughly rectangular and provides adequate area for the school facility to be located along with the necessary ball and play fields in a layout that is similar to other elementary schools the Applicant has developed in its district.

3. Location. The location of the subject property is such that it will draw from adjoining neighborhoods. The location was specifically chosen by the District over other alternative sites as being the best available location possible to site this new elementary school (Exhibit 9).

4. Topography. The subject parcel is flat. This happens to be one of the few sites that the Applicant has purchased that contains a level topography that does not require extensive cutting and filling in order to develop the proposed school facility.

5. Location of Improvements and Natural Features. All necessary utilities are available or will be made available as a part of the development of the school facility. See discussion in Section III.G. of this Statement. The

natural features on the property consist primarily of a wooded area on the south end which the proposed site plan calls to maintain as much as possible around the ball fields.

C. Public facilities and services are available at the site or will be made available during the development of the school facility. *See* discussion at Section III.G.

D. The development pattern in the surrounding area consists predominantly of developed residential neighborhoods to the south, southwest, and southeast. To the north lies more rural residential parcels. The proposed school site will not preclude the use of any surrounding property for residential uses, primarily as those uses are already occurring. Further, both the KCP and KDC recognize that school facilities will be integrated into the residential neighborhoods that they serve.

The District's traffic consultant is in the process of preparing a traffic impact analysis to determine the level of traffic and what impacts, if any, will affect Clear Lake Road and Wheatland Road. This study and its recommendations will be available prior to the first public hearing on this combined request.

E. The request complies with the Comprehensive Plan, as the designation is proposed to be changed to ES (*see* more detailed discussion at Section III.B).

The Applicant has satisfactorily addressed the Conditional Use Permit criteria to site the proposed elementary school in the P zone.

VI. COMPLIANCE WITH GENERAL DEVELOPMENT STANDARDS

A. General. The following general development standards for the KDC are met by the proposal. The criteria or policies are set out in bold followed by the proposed finding and evidence.

1. Criteria: **2.201.02 Building Permits**

A. **Building Permits Required. No building shall be constructed or structure erected without receiving the appropriate building permit. Building permit shall include electrical, mechanical, structural, foundation and similar types of permits issued by the appropriate building codes agency.**

Proposed Finding. Building permits will be obtained before any structure is erected.

2. Criteria: **2.201.03 Lots of Record**

- A. **Legal lot.** A parcel is a legal lot of record for purposes of this Ordinance when the lot conforms to all zoning requirements, subdivision requirements, and Comprehensive Plan provisions in effect on the date when a recorded deed or contract creating the separate lot or parcel was signed by the parties to the deed or contract.

Proposed Finding. The subject property is comprised of one legal lot of record (Exhibit 8). As a part of this combined request, the District is seeking to complete a subdivision application to separate the school parcel away from six residential lots on the north end near Clear Lake Road.

3. **Criteria: 2.201.04 Access to a Public Street**

- A. **Access Required.** All uses shall be located on property having access to a public street. Access to a public street is defined as a minimum of 20 feet of frontage on one of the following:

1. **Public Street.** A public street with a right-of-way not less than 20 feet wide that is unobstructed, has been graveled or paved, and is open for public use to the property.

Proposed Finding. Access to the subject property will be via a new local street abutting to, and through, the subject property from Clear Lake Road. Emergency access will also be provided off of Rupp Avenue NE.

B. General Exceptions

1. **Criteria: 2.202.02 Height Exceptions for Public Buildings.**

Public or semi-public buildings, hospitals, and educational institutions may be constructed to a height not to exceed 50 feet and religious buildings (churches, temples, mosques, etc.) may be erected to a height not exceeding 75 feet. These provisions do not apply to accessory buildings and require a 1-foot increase in yard setbacks for each foot of additional building height above the height regulation for the zone.

Proposed Finding. The height of school will be one story, with the multipurpose room being approximately 41 feet in height. Compliance with this standard will be reviewed when the building permit is issued.

C. General Provisions

1. **Criteria: 2.301.01 Purpose**

The purpose of this Section is to:

- A. Comprehensive Plan. Carry out the Comprehensive Plan with respect to development standards and policies.**
- B. Natural Areas. Insure that natural features of the landscape, such as land forms, natural drainage-ways, trees and wooded areas, are preserved as much as possible and protected during construction.**
- C. Energy Conservation. Promote energy conservation and efficiency in development through site planning and landscaping.**
- D. Healthy Environment. Promote and maintain healthy environments and minimize development impacts upon surrounding properties and neighborhoods.**
- E. Encourage quality development that contributes to the needs and character of the community.**

Proposed Findings.

A. Comprehensive Plan. This request complies with, and carries out the Comprehensive Plan. There are no development standards contained in the Comprehensive Plan that apply to this request.

B. Natural Areas. The natural area on the subject property consists of trees and bushes on the south end of the site. This area will be maintained as much as possible during and after construction. The District is submitting a tree removal plan with this combined application request that identifies the location of all trees on the property (Exhibit 21). A few of the trees qualify as mature trees (greater than 50' in height, or greater than 12" in diameter), which will need to be removed and will be replaced as a part of the permit review process.

C. Energy Conservation. The buildings will be designed to be energy efficient, utilizing the most current materials, design and construction techniques for a school of this type. The site is also planned for energy conservation by providing play areas adjacent to the schools. By establishing schools in the neighborhood, pedestrian and bicycle access is improved, traffic is reduced and trips are shortened, thus saving energy.

D. Healthy Environment. The subject property is naturally separated from uses to the south from the natural vegetative buffer, and uses east and west by fencing, and uses to the north by Clear Lake Road. The school is sited in the northeast portion of the site and will provide for substantial open space through both lawns and natural areas, play areas, and ball fields, that will provide for and maintain a healthy environment.

E. Needs of the Community. The need for a new elementary school in North Keizer is evidenced by the increased population and growth of new residential developments in the North Keizer area. It is anticipated that this area will continue to grow with new housing projects, thus creating the need for more educational facilities like the one proposed here.

2. **Criteria: 2.301.03 Application of Public Facility Standards.**

Standards for the provision and utilization of public facilities or services available within the City of Keizer shall apply to all land developments in accordance with the following table of reference. No development permit, including building permit, shall be approved or issued unless the following improvements are provided prior to occupancy or operation, or unless future provision is assured in accordance with Subsection 2.310.05.C or 2.310.06.) as applicable.

Proposed Findings. The following public facilities and services are available to the site or will be made available through the development of the subject property.

A. Fire Hydrants. Fire hydrants will meet the requirements of the Uniform Fire Code prior to issuance of occupancy permits. Fire flow can be provided to the site by looping proposed water lines from Clear Lake Road on the north, to Rupp Avenue NE on the west.

B. Street Improvement. The District will be constructing boundary street improvements along its frontage of Clear Lake Road. This street improvement will consist of one-half street improvement with a sidewalk.

In addition, the District will be extending a three-fourths (3/4) width street south from Clear Lake Road to serve its property and the adjacent properties to the east.

C. Street Lights. Currently there are no street lights provided on the subject property. Street lights, as required per the Code, will be provided as part of the development of the school facility.

D. Sanitary Sewer: The City of Keizer will be extending the sanitary sewer trunk line from the intersection of O'Neil Road and Clear Lake Road west to the existing pump station. The District will construct an 8" line from the sewer main on Clear Lake Road south to the subject property and through to the south end of the new local street. The new sewer line will be designed and installed at a depth sufficient to serve the two adjacent parcels to the east.

E. Storm Drainage: As a part of this project, the District will be constructing the extension of the Master Storm Drainage System from Clear Lake Road to the treatment facility, sufficient to service the Northwest Keizer Drainage District as defined in the Keizer Facilities Plan.

In addition, the District will be extending a local line to serve the subject property and the new local street.

F. Water: The District will be extending a 12" line from Rupp Avenue NE north along Wheatland Road and east along Clear Lake Road to the east boundary of the school property. An 8" line will be extended to serve the subject property and loop down to Rupp Avenue NE.

3. **Criteria: 2.303.06 Off-Street Automobile Parking Requirements**

Off-street parking shall be provided in the amount not less than listed below.

A. Parking Requirements

Elementary school	2 spaces per classroom
--------------------------	-------------------------------

Criteria: 2.303.08 Bicycle Parking

A. Bicycle Parking Required. Bicycle Parking shall be required in all public and semi-public, commercial and industrial development as well as park-and-ride lots. Bicycle parking shall be provided in the following amounts:

Elementary School

1 per classroom with a maximum of 10 required

Proposed Findings. The site has sufficient size to provide for the required parking of autos and bicycles (Exhibit 6). The District is proposing to have 75 parking spaces for automobiles, and 67 spaces for bicycle parking needs. Based on the District's current operational requirements, these figures are adequate to provide for safe and efficient automobile parking and circulation, as well as bicycle parking, thus meeting the KDC.

D. Storm Drainage

1. **Criteria: 2.306.03 Plan for Storm Drainage and Erosion Control**

No construction of any facilities in a development included in Subsection 2.306.02 shall be permitted until a storm drainage and erosion control plan for the project is prepared by a professional engineer, and, approved by the City. These provisions shall also apply to any cut or fill on a property, which may impact the velocity, volume, or quality of surface water on adjacent property, or may impact any permanent natural body of water. This plan shall contain at a minimum:

- A. **Run-off.** The methods to be used to minimize the amount of runoff other than into an approved point of discharge, siltation, and pollution created from the development both during and after construction.
- B. **Facilities.** Plans for the construction of storm sewers, open drainage channels and other facilities which depict line sizes, profiles, construction specifications and other such information as is necessary for the City to review the adequacy of the storm drainage plans.
- C. **Engineering Calculations.** Calculations used by the engineer in sizing storm drainage facilities.

Proposed Finding. A comprehensive storm water management plan and erosion plan will be submitted with the building permit. The plan will contain methods to minimize runoff, develop on-site piped facilities, and for the eventual discharge into the existing storm sewer drainage system. Engineering calculations used by the District's engineer in designing the storm water management plan will be in accordance with City specifications. Compliance with Code requirements is assured as building permits are reviewed and issued.

2. **Criteria: 2.306.04 General Standards**

- A. **Requirements.** All development shall be planned, designed, constructed and maintained to:

1. **Protect and preserve existing natural drainage channels to the maximum practicable extent;**
2. **Protect development from flood hazards;**
3. **Provide a system by which water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons within the drainage basin;**
4. **Assure that waters drained from the development are substantially free of pollutants, through such construction and drainage techniques as sedimentation ponds, reseeding, phasing of grading;**
5. **Assure that waters are drained from the development in such a manner that will not cause erosion to any greater extent than would occur in the absence of development;**
6. **Provide dry wells, french drains, or similar methods, as necessary to supplement storm drainage systems;**
7. **Avoid placement of surface detention or retention facilities in road rights-of-way.**

Proposed Findings.

1. There is no stream and/or creek abutting the property that the storm water will drain into. The natural storm drainage on the property is absorbed on the site. This will not change significantly through the construction process.
2. The proposed development will be protected from flood hazards, as the subject property does not lie within the 100 Year Flood Plain (Exhibit 10).
3. Storm water discharged from the subject property will not cause damage to property or persons within the drainage basin due to on-site detention per code requirements. Compliance is assured as permits are issued pursuant to detailed engineering.
4. The storm water management plan will contain elements of detention and biofiltration.
5. The storm water management plan will beneficially address erosion control. Compliance is assured at the time of permit review.
6. The storm water management plan will address all necessary storm drainage systems and methods. Compliance is assured when permits are reviewed.

7. Surface detention will not be placed in the road right-of-way.

E. Utility Lines and Facilities

1. Criteria: 2.307.01 Purpose

To provide adequate services and facilities appropriate to the scale and type of development.

Proposed Finding. Public facilities are discussed above. Private utilities such as electricity, gas and communications services will be installed pursuant to the requirements of the District or the utility company serving the development. Facilities will be underground and provided along appropriate easements and rights-of-way.

F. Site and Landscaping Design

1. Criteria: 2.309.02 Scope

- A. **Landscaping Required.** All construction, expansion, or redevelopment of structures or parking lots for commercial, multi-family, or industrial uses shall be subject to the landscaping requirements of this Section. No building permits shall be issued for new construction or for additions to existing buildings without compliance with this Section.
- B. **Site Development Review.** Landscaping plans required by the Site Development Review shall be subject to procedures of this Section and subject to Type 1-A review procedures set forth in section 3.2.
- C. **Tree Plan.** A tree plan in accordance with section 2.309.04.B.7 is required with all Type II and III applications and the following Type I applications: Conditional Use and Partitioning.

Proposed Finding. Required landscaping will be provided as part of the development process. Landscaping plans and a tree plan will be submitted in accordance with Code requirements when permits are sought. Compliance is assured as building permit applications are reviewed.

G. Yard and Lot Standards

1. Criteria: 2.312

Proposed Finding. Lot coverage will not exceed 80% (KDC 2.116.06(G)) (Exhibit 7). All other yard and setback requirements can be met because the site is of sufficient size. Compliance with these requirements is assured as the building permit application is reviewed. KDC 2.315.02(A) provides that development standards embodied in the Code are administratively reviewed at the time of a building permit. Compliance with the applicable standards is a condition of building permit approval.

The Applicant has satisfactorily addressed all applicable development standards for the proposed school facility.

VII. SUBDIVISION

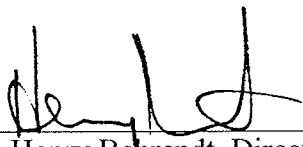
The District, through its engineer, will be submitting the subdivision application, supporting information, and preliminary plat map under separate cover.

VIII. CONCLUSION

This Application for Comprehensive Plan Amendment, Zone Change, Conditional Use Permit, and Subdivision complies with the applicable approval criteria from the Keizer Comprehensive Plan and the Keizer Development Code, and should be approved as submitted.

Respectfully submitted,

SALEM-KEIZER SCHOOL DISTRICT 24J

By: 
Henry Behrendt, Director
Facilities and Auxiliary Services

INDEX OF EXHIBITS

1. Application Form - Comprehensive Plan Amendment/Zone Change
2. Application Form - Conditional Use Permit
3. ~~Application Form - Subdivision with exhibits~~
4. SIC Manual Group 83 Educational Services
5. Vicinity Map
6. Site Plan
7. Deed to School District
8. School Siting Criteria
9. Alternative Site Analysis
10. Keizer Comprehensive Plan Natural Resources and Hazards Map
11. 1996 Adopted SKATS Transportation Study
12. Keizer Comprehensive Plan Transportation Map
13. Keizer Periodic Review Transportation Element
14. Keizer Comprehensive Plan Land Inventory Map
15. District's Use of School Facility Policy
16. Needed Land Inventory from Keizer Comprehensive Plan – Table 2
17. Assessor's Maps of Subject Property and Surrounding Area
18. Comprehensive Plan Designation and Permitted Zoning Districts
19. Existing School Planning Area and Estimated Elementary School Capacity vs.
Enrollment for North Keizer
20. City of Keizer Technical Memo on Land Use Allocations
21. Tree Plan

8. In order to have a complete application the following items must be submitted with the completed application form. Please check off the following items to ensure a complete application:

- _____ Application processing and filing fee. If paid by check, the check must be payable to the City of Keizer. The fee for a Comprehensive Plan Amendment is \$835. The fee for a Comprehensive Plan Amendment with a Zone Change is \$925.
- _____ A copy of the latest officially recorded title transfer instrument (deed, warranty deed, or purchase contract) giving the legal description of the property. If only a portion of the subject property is being changed then a legal description prepared by a licensed surveyor for that portion to be amended or rezoned is required.
- _____ Attach additional sheets with written statements explaining the reasons for the comprehensive plan amendment and zone change request. In addition, information must be provided on how the request meets the comprehensive plan amendment and zone change criteria as outlined in the information sheet provided with this application.
- _____ 15 copies of the plot plan and supporting drawings, elevations, or diagrams. The plot plan cannot be smaller than 8 1/2" x 11" in size and must be drawn in black ink. If plot plans larger than 11" x 17" are provided, the applicant must provide at least 1 reduced copy of the plot plan and supporting drawings, elevations, or diagrams.

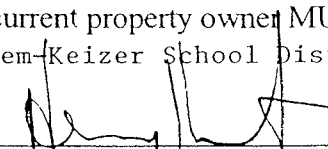
9. **THE APPLICANT(s) SHALL CERTIFY THAT:**

- (a) The above comprehensive plan amendment and zone change request does not violate any deed restrictions that may be attached to or imposed upon one, both, or all of the subject properties.
- (b) If the application is approved, the applicant(s) will exercise the rights granted in accordance with that approval and will be subject to all conditions and limitations of approval.
- (c) All of the above statements and the statements included on the plot plan and exhibits attached to the plot plan are true to the best of the applicants knowledge; and the applicants acknowledge that any permit issued on the properties may be revoked if it is found that any statements are false.
- (d) The applicant(s) acknowledge that this application and all applicable policies and criteria have been read and understood, and that the requirements and criteria for approving or denying the application are also understood.

SIGNATURE(s) of APPLICANTS

NOTE: If the applicants are not the property owner, the current property owner MUST sign the application.

Salem-Keizer School District 24J

By: 

Henry Behrendt, Director

Facilities & Auxiliary Services

Dated this 14th day of June, 2001.



CITY OF KEIZER CONDITIONAL USE APPLICATION

APPLICATIONS RETURNED BY MAIL WILL NOT BE ACCEPTED

FEE: \$230

If there are any questions about this application, who should be contacted?

Mark D. Shipman
Saalfeld, Griggs, Gorsuch

Name P.O. Box 470
 Salem, OR 97308-0470

Address

(503) 399-1070

Daytime Phone Number

- | | | |
|----|--|--|
| 1. | <u>Applicant Name</u>
Salem-Keizer School District 24J
c/o Facilities & Auxiliary Services | <u>Address and Zip Code</u>
3630 State Street
Salem, OR 97301 |
| 2. | <u>Property Owner Name</u>
Salem-Keizer School District 24J | <u>Address and Zip Code</u>
3630 State Street
Salem, OR 97301 |
| 3. | <u>Contract and/or Mortgage Holder Name</u>

N/A | <u>Address and Zip Code</u>

 |
| 4. | The owners of record of the subject property do hereby request permission to establish the following conditional use <u>an elementary school</u> | |
| |

 | |
| 5. | Street Address of subject property <u>unaddressed</u> | |

6. Size of subject property (acres or Sq. Ft.) 9.84 acres

7. THE APPLICANT(s) SHALL CERTIFY THAT:

- (a) The above conditional use request does not violate any deed restrictions that may be attached to or imposed upon the subject property.
- (b) If the application is approved, the applicant will exercise the rights granted in accordance with that approval and will be subject to all conditions and limitations of approval.
- (c) All of the above statement and any statements included on the plot plan and exhibits attached to the plot plan are true to the best of the applicant's knowledge; and the applicant acknowledges that any permit issued on the property may be revoked if it is found that any statements are false.
- (d) The applicant acknowledges that this application and all applicable policies and criteria have been read and understood, and that the requirements and criteria for approving or denying the application are also understood.

SIGNATURE(s) of APPLICANT

Salem-Keizer School District 24J

By:

Henry Behrendt, Director

Dated this 14th day of June, 2001. Facilities & Auxiliary Serv

AGENT AUTHORIZATION

Fill out and sign this portion of the application if you (the applicant) are going to designate another individual as your agent. By signing this section you authorize the person named to act as your agent and agree to be bound by all representations and agreements made by the designated agent.

I, _____, hereby authorize _____ to act as my representative and agent in all matters pertaining to the processing and approval of this land use application, and agree to be bound by all representations and agreements made by the above designated agent.

Applicant's Signature

Date _____

Applicant's Signature

Date _____

SUBDIVISION APPLICATION (W/EXHIBITS)

Exhibit 3

(To Be Submitted Separately)

*Subdivision Application
Withdrawn.*

Major Group 82.—EDUCATIONAL SERVICES

The Major Group as a Whole

This major group includes establishments providing academic or technical instruction. Also included are establishments providing educational services such as libraries, student exchange programs, and curriculum development. Schools for the instruction of beauticians and cosmetologists are classified in Industry 7231, and barber colleges are classified in Industry 7241. Establishments primarily engaged in providing job training for the unemployed, the underemployed, the handicapped, and to persons who have a job market disadvantage because of lack of education, job skill or experience are classified in Industry 8331.

Industry Group No.	Industry No.
--------------------------	-----------------

821 ELEMENTARY AND SECONDARY SCHOOLS

8211 Elementary and Secondary Schools

Elementary and secondary schools furnishing academic courses, ordinarily for kindergarten through grade 12. Included in this industry are parochial schools and military academies furnishing academic courses for kindergarten through grade 12, and secondary schools which furnish both academic and technical courses.

Academies, elementary and secondary schools
Boarding schools
Finishing schools, secondary
High schools
Kindergartens
Military academies, elementary and secondary level
Parochial schools, elementary and secondary

Preparatory schools
Schools for the physically handicapped, elementary and secondary
Schools for the retarded
Schools, elementary and secondary
Seminaries, below university grade
Vocational high schools

822

COLLEGES, UNIVERSITIES, PROFESSIONAL SCHOOLS, AND JUNIOR COLLEGES

8221 Colleges, Universities, and Professional Schools

Colleges, universities, and professional schools furnishing academic courses and granting academic degrees. The requirement for admission is at least a high school diploma or equivalent general academic training.

Colleges, except junior
Professional schools: e.g., dental, engineering, law, medical
Seminaries, theological

Service academies (colleges)
Theological seminaries
Universities

8222 Junior Colleges and Technical Institutes

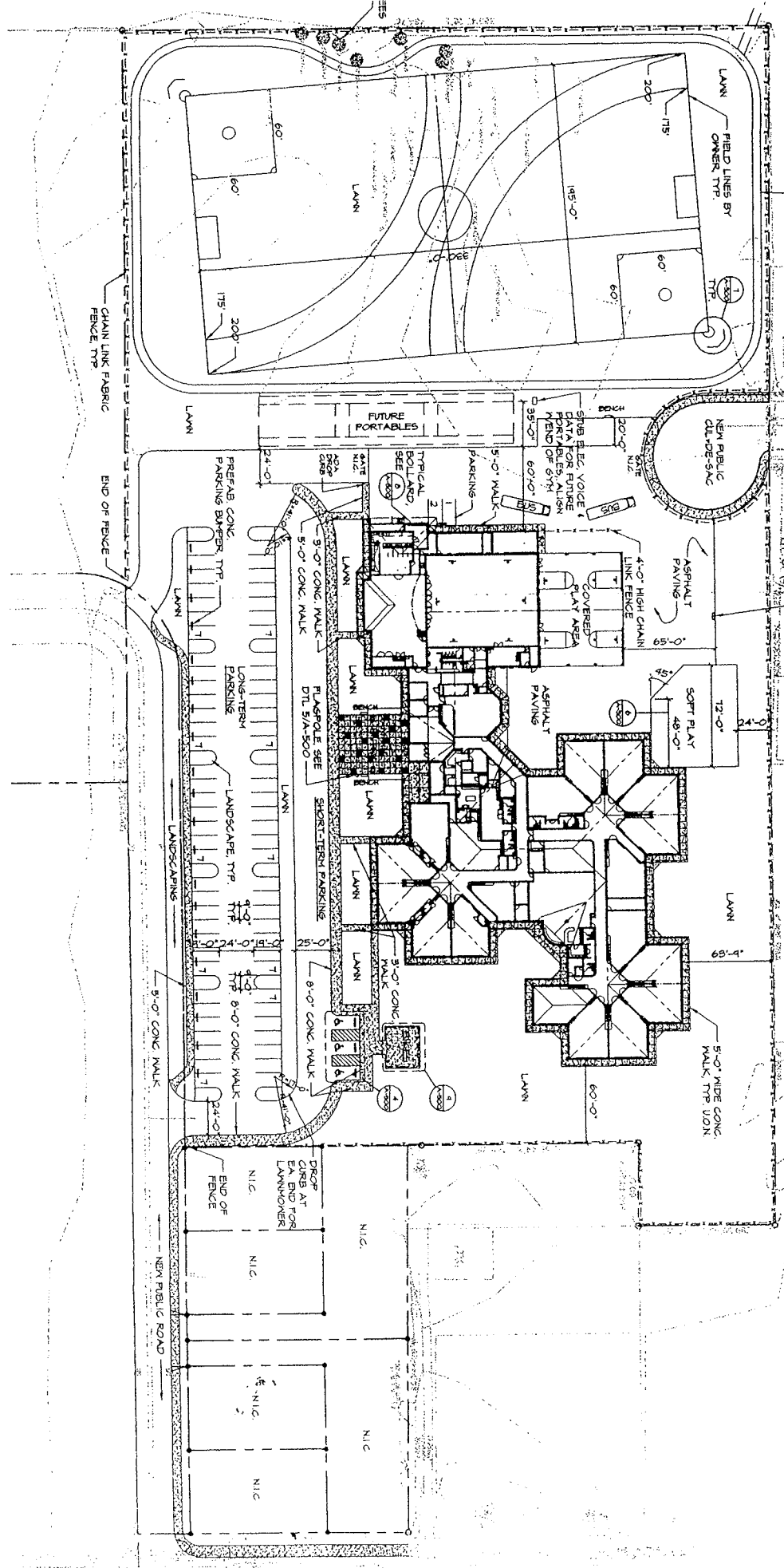
Junior colleges and technical institutes furnishing academic, or academic and technical, courses and granting associate academic degrees, certificates, or diplomas. The requirement for admission is at least a high school diploma or equivalent general academic training. Schools having junior college grades in conjunction with secondary grades are classified in Industry 8211.

Community colleges (junior)
Junior colleges

Technical institutes

6'-0" WIDE X 6' DEEP
CEDAR SHEDDED
HOSPITAL JOGGING
PATH (121 LF SHOWN)

BROOKLYN ENGINEERING
ARCHITECTS
1000 10TH AVENUE
NEW YORK, N.Y. 10018
TEL: 212-692-1234
FAX: 212-692-1235



SITE PLAN
1"=50'-0"



After recording return to:
Salem-Keizer School District 24J
3630 State Street
Salem, OR 97301

Until a change is requested all tax statements
 shall be sent to the following address:
Salem-Keizer School District 24J
3630 State Street
Salem, OR 97301

Escrow No. 259374VC
 Title No. 259374-M

THIS SPACE RESERVED FOR RECORDER'S USE

REEL PAGE
 1700 224

F.A.T. 259374

STATUTORY WARRANTY DEED

ALAN R. CRONEMILLER and CINDI K. CRONEMILLER, Grantor, conveys and warrants to
SALEM-KEIZER SCHOOL DISTRICT 24J, Grantee, the following described real property free of liens
 and encumbrances, except as specifically set forth herein:

SEE LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:
 These premises are specially assessed as forest land, and in the event that the land has become or
 becomes disqualified for the special assessment under the statute, may be subject to additional taxes;
 Easement in Reel 1536, Page 370, Film Records for Marion County, Oregon.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
 INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
 BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE
 TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
 PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS
 ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$767,520.00 (Here comply with the requirements of ORS 93.030)

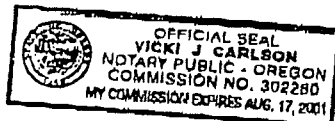
Dated this 28 day of June, 2000.

Alan R. Cronemiller
 Alan R. Cronemiller

Cindi K. Cronemiller
 Cindi K. Cronemiller

STATE OF OREGON
 County of Marion } ss.

This instrument was acknowledged before me on this 28 day of June, 2000
 by ALAN R. CRONEMILLER and CINDI K. CRONEMILLER



Vicki J. Carlson
 Notary Public for Oregon

My commission expires: 08/17/2001

JUN 29 2000

Parcel 3, Partition Plat 93-62, recorded August 3, 1993, in Reel 1087, Page 221, Film
Records for Marion County, Oregon.

SAVE AND EXCEPT: Beginning at a point at the re-entrant corner on the West line of
Parcel 3, Partition Plat 93-62, Book of Partition Plans for Marion County, Oregon, said
point being the Southeast corner of a tract of land described in Volume 73, Page 393,
Marion County Deed Records and 125.70 feet South 89° 45' 00" East and 251.30 feet South
0° 43' 29" West from the center of Section 23, Township 6 South, Range 3 West of the
Willamette Meridian, Marion County, Oregon; thence South 0° 43' 29" West, 60.00 feet;
thence South 89° 59' 06" West, parallel to the South line of said tract, 165.29 feet; thence
North 0° 42' 42" East 60.00 feet to the Southwest corner of said tract of land; thence North
89° 59' 35" East, along said South line, 165.36 feet to the point of beginning.

JUN 29 2000

REEL:1700

PAGE: 224

June 29, 2000, 12:11 PM.

CONTROL #: 13015

State of Oregon
County of Marion

I hereby certify that the attached
instrument was received and duly
recorded by me in Marion County
records:

FEE: \$ 31.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.

JUN 29 2000

SITING CRITERIA

Site Selection Criteria

The following site selection criteria was developed in the summer of 1998 and approved by the School Board on September 22, 1998.

1. General Siting Criteria

Development of standards for school site selection requires flexibility. All criteria must be reviewed – no one factor has more weight than another. It is not necessary to satisfy all criteria to site a school. The siting criteria are designed to help evaluate potential school sites. The criteria do not apply to existing schools. Each school should be located to provide the best possible access to the student population served.

A. New Schools Shall be Located:

- Within the Urban Growth Boundary.

Schools primarily serving the urban area should be located within the urban growth boundary and where possible, within an urban service area.

- In a serviceable area for utilities.

Sites should have, or could feasibly have, the full range of necessary utilities (e.g., sewer, water, roads, and storm drainage) available and serviceable at time of development.

- On land that is compatible with community planning.

The School District, in cooperation with the city or county, should attempt to locate school sites contiguous to park sites, or on land that could accommodate a park. The District and local jurisdictions should develop joint community park and school facilities where appropriate.

- Near public transit facilities.

The School District, in cooperation with the Salem Area Mass Transit District, should attempt to locate schools near transit facilities and encourage the use of the public transit system.

- To ensure student safety to and from school.

Schools should be designed, sited, and constructed to provide safe pedestrian, bike, and vehicular access to school sites.

2. Siting Criteria by School Level

Subject to the general siting criteria above, the following criteria shall be considered.

A. Elementary Schools:

- Should conform to educational specifications for size of an elementary school of 350-450 students. Site should include 5-10 acres of developable land.

- Should be in locations that effectively serve the existing and/or future neighborhoods by respecting neighborhood identities and cultivating student diversity.
- Should be located so as many students as possible can safely walk to school.
- Should provide safe pedestrian, bike and vehicular access from local residential street(s) that have a minimum of non-school traffic.
- Potential and/or prospective attendance area should be bounded (rather than intersected) by obstacles and/or dangers (such as major highways, railroad tracks, waterways, and industrial areas).
- Where possible, should be located to allow for easy access to enhanced opportunities at middle school within feeder area.
- Should be available for community and neighborhood activities.

B. Middle Schools:

- Should conform to educational specifications for size of a middle school of 600-925 students. Site should include 10-25 acres of developable land.
- Should be in locations that effectively serve the existing and/or future neighborhoods by respecting neighborhood identities and cultivating student diversity.
- Should be located so as many students as possible can safely walk to school.
- Should be effectively served by public transit.

JOHNSON & RAY
INVESTMENT REALTY, INC.

William R. Johnson, Jr., Broker Robert P. Ray, Broker

April 30, 2001

Mr. Mark Shipman
Saalfeld Griggs Gorsuch et al
250 Church St. SE Suite 300
Salem, Oregon 97301

Dear Mark:

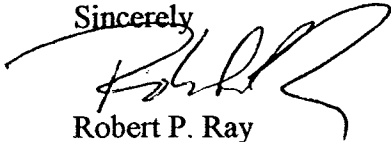
The following is a list of properties that were investigated as possible sites for a new elementary school in the northwest area of Keizer. A reason is also given for why a particular site was not chosen. The numbers correspond to locations on the attached map.

1. Property north of Clearlake-Quinaby Road across from O'Neil Road. Property was outside the Urban Growth Boundary.
2. 7580 Wheatland Road NE. A developer who had done extensive engineering on the property and was ready to built single-family homes had just purchased the property. The site was long and narrow and did not allow flexibility in design. It was also too close to an already existing elementary school.
3. 1000 Clearlake Road NE. This property is adjacent to the chosen site and was only 5 acres in size. Therefore, it would be necessary to purchase part of the chosen site to obtain a size suitable for a school. If this had been done the school would be developed along Clearlake Road NE instead of away from Clearlake Road, which would be more dangerous for elementary students. Access to the parcels to the south of the 5 acres would have been difficult to obtain.
4. Several properties along Timothy Lane could have been assembled. It would have been necessary to purchase several homes and either move them or demolish them. This would be very expensive. Timothy Lane NE would have to be rerouted or eliminated. New access to the remaining parcels would need to be obtained. Homeowners and neighbors would have been in opposition to this site.

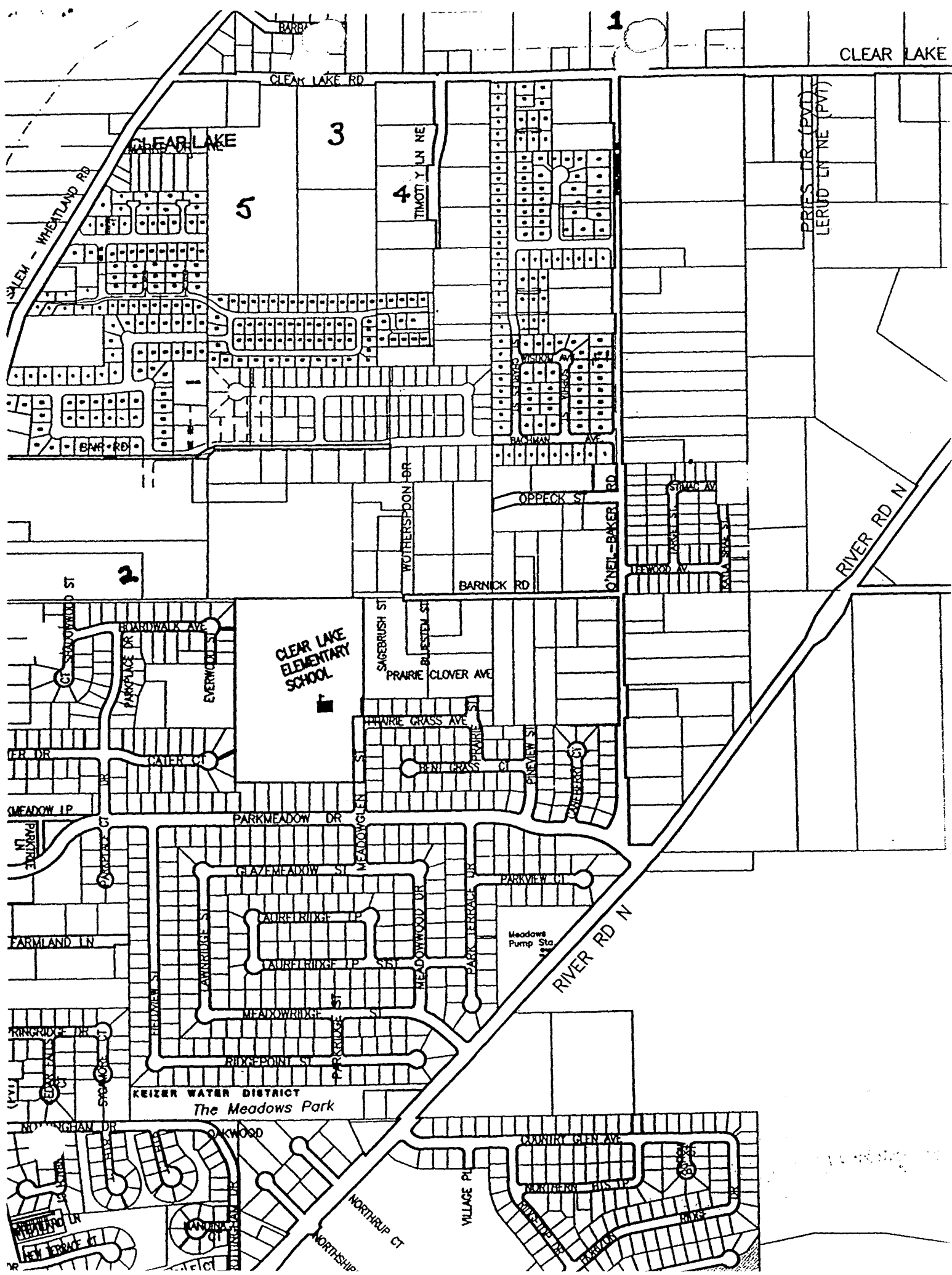
5. Clearlake Road NE behind Clearlake School, the chosen site. This was bare ground of approximately 10 acres, the perfect size. It posed no added costs due to structures, hazardous waste, or wetland issues. It was well located and many students could walk to the school.

If you desire any other information, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Ray', with a large, sweeping flourish extending to the right.

Robert P. Ray



CLEAR LAKE

CLEAR LAKE RD

CLEAR LAKE

3

4

TIMOTHY LN NE

PRIES DR (PVT)
LERUD LN NE (PVT)

WHEATLAND RD

BAY RD

WUTHERSPOON DR

OPPECK ST

O'NEIL-BAKER RD

BARNICK RD

RIVER RD N

CLEAR LAKE
ELEMENTARY
SCHOOL

SAGEBRUSH ST

BLUESTEM ST

PRAIRIE CLOVER AVE

PRAIRIE GRASS AVE

BENT GRASS CT

PINEVIEW ST

CONIFERS CT

CT SAGEWOOD ST

BOARDWALK AVE

PARKPLACE DR

EVERWOOD ST

CATER CT

MEADOW LP

PARKVIEW

PARKMEADOW DR

GLAYMEADOW ST

AUREL RIDGE TP

AUREL RIDGE TP

MEADOWRIDGE ST

BRIDGEPOINT ST

KEIZER WATER DISTRICT
The Meadows Park

Meadows
Pump Sta

RIVER RD N

FARMLAND LN

PRINGRIDGE DR

SHAMOCK CT

NORTHUP DR

WILLOW DR

NEW BRIDGE CT

WILLOW DR

WILLOW DR

WILLOW DR

WILLOW DR

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Figure 1
NATURAL RESOURCES & HAZARDS

January, 1987

Nov. 1966

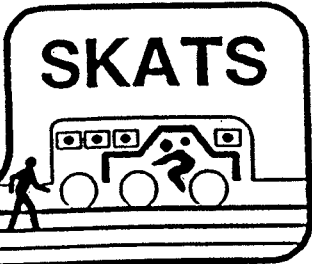


City of Keizer
KEIZER COMPREHENSIVE PLAN

Legend

NATURAL RESOURCES
— WILLAMETTE GREENWAY
□ RESOURCE CONSERVATION

HAZARDS
■ 100-YEAR FLOODPLAIN
— DIKE DISTRICT


SKATS

SALEM - KEIZER AREA TRANSPORTATION STUDY

105 HIGH STREET SE, SALEM, OREGON 97301 PHONE (503) 588-6177 FAX (503) 588-6094

November 20, 1996

SUBJECT: SKATS Regional Transportation Systems Plan (RTSP) Revisions and Additions

On June 27, 1996, the SKATS Policy Committee adopted the 1996 Update to the Regional Transportation Systems Plan, (RTSP). The adopted Plan contains several revisions and additions to the draft (2/96) document resulting from the public and agency review and comment process.

Attached are replacement sheets reflecting the adopted version of the 1996 Update to the SKATS Regional Transportation Systems Plan.

Should you have any questions regarding these revisions and additions, please contact James A. Giesecking, Jr., Principal Planner/RTSP Manager, (503) 588-6177. Thank you.

Exhibit 17

Chapter 15

Outstanding Issues and Next Steps

This Plan, unfortunately, does not provide solutions to all of the problems we anticipate with the regional transportation systems. In fact, some of our most obvious current problems do not have consensus solutions identified at the present time. As a result, additional study and public outreach is needed to understand the underlying causes of these problems and to develop and evaluate alternative approaches to solving the problems so that we may choose a preferred solution. Studies related to the most pressing outstanding issues are scheduled to begin soon after this Plan is adopted. The results of those study efforts will be incorporated in the Plan as plan amendments or be included in the next update of the Plan, scheduled for 1999.

The major outstanding issues still facing the region even with the implementation of the investments called for in this Plan are:

- **Willamette River Crossing Capacity**

The Willamette River bridges are critical links in the regional highway system. Additional river crossing capacity, either via new roadways or some combination of modal improvements and land use revisions, will need to be identified. A major regional study of this problem is scheduled to begin soon after the adoption of this plan. Additional details on the process for this study may be obtained in the SKATS 1996-1997 Planning Work Program, available under separate cover.

- **Highway 22 Corridor (Salem Area Segment)**

Highway 22 represents a major statewide route as well as an important regional arterial. Congestion on this facility is increasing annually. In addition to the river crossing segment of this corridor (see above), there are access and safety problems on the west side (i.e., the Rosemont/Edgewater on-ramp and the Doaks Ferry and Highway 51 intersections), congestion and conflicts between through and local access movements through Salem, and inadequate intersections/interchanges with other major arterials (including 25th, Hawthorne, I-5, Lancaster, and Cordon Road) on the east side of the region. A Major Investment Analysis (MIS) process will be initiated for this corridor soon after the adoption of this Plan. Additional details on the process for this study may be obtained in the SKATS 1996-1997 Planning Work Program, available under separate cover.

Recommended Improvements: The RTSP recommends that Verda Lane at the Salem Parkway be improved to provide dual left-turn lanes and one through-right lane for the southbound approach and one northbound lane.

Alder Drive

In the near future, the city of Keizer will conduct a traffic study to examine extending Alder Drive over Claggett Creek with a connection to Verda Lane. The purpose of this extension is to add an east-west connection in south Keizer in order to reduce out-of-direction travel. However, pending completion of this study, this problem is identified as an "outstanding issue" in the RTSP.

West Subarea

The West Subarea, which encompasses all of West Salem and parts of Polk county, is forecast to exhibit the greatest increase in population growth in the SKATS region over the next 20 years. Population in West Salem is projected to increase from 17,600 persons in 1993 to 36,150 persons in 2015, an increase of 105 percent. Employment in West Salem is projected to increase by only 2,000 jobs, from approximately 4,300 jobs in 1990 to 6,300 jobs in 2015, with most of these jobs on or near Wallace Road and Edgewater Street. These factors will contribute to increasing traffic on Wallace Road and the Willamette River Bridges.

Wallace Road

Wallace Road (State Hwy 221) serves as the predominant north-south arterial in West Salem. It is the primary route to most of the residential neighborhoods in West Salem as well as the commercial businesses on Wallace Road itself. A majority of traffic on Wallace Road comes from or continues to the Center Street and Marion Street bridges, and some of the congestion on Wallace Road is due to delays at the entrances to the bridges at Edgewater Street. Congestion is also due to the high number of streets and driveways on Wallace Road between Edgewater Street and Glen Creek Road.

In 1993, traffic on Wallace Road ranged from approximately 6,500 vehicles per day north of Michigan City Road to 36,000 vehicles per day near the Salem bridges. Wallace Road was *Capacity Deficient* in the 1993 p.m. peak period between Edgewater Street and Orchard Heights Road. By 2015, traffic is expected to be over 30,000 vehicles per day north of Orchard Heights Road and to be as high as 50,000 vehicles per day south of Glen Creek Road.

Recommended Improvements: Wallace Road is scheduled to be widened to five lanes from Orchard Heights Road to Oakcrest Drive and three lanes from Oakcrest Drive to Michigan City Lane in 1999. However, Wallace Road south of Glen Creek Road will continue to operate at *Capacity Deficient* levels.

Lockhaven Drive

Lockhaven Drive is a Regional Major Arterial connecting I-5 to North River Road. Lockhaven Drive is currently three lanes from River Road to 14th Street, two lanes from 14th Street to Chemawa Road, and four lanes from Chemawa Road to I-5. Traffic volumes on Lockhaven Drive near the I-5 interchange are expected to increase from 22,000 vehicles per day in 1993 to approximately 32,000 vehicles per day by 2015. Lockhaven Drive is projected to be *Capacity Deficient* between I-5 and Chemawa Road and *Approaching Capacity Deficient* from Chemawa Road to Kafir Drive by 2015.

Recommended Improvements: As part of Keizer's Chemawa Interchange Land Use and Transportation Study, the RTSP identifies changes that will reduce the number of conflicting traffic movements west of the Chemawa Interchange. Ridge Drive will be dead-ended and access from Chemawa Road will be limited. Radiant Drive will be signalized to increase safety. Intersection improvements will be made to McLeod Lane.

North River Road

North River Road is the major commercial thoroughfare in the city of Keizer, as well as a through route for traffic entering/exiting the region. As development along North River Road intensifies and the population in the city of Keizer grows, North River Road will experience increases in traffic volumes and congestion. North River Road carried between approximately 15,000 and 25,000 vehicles per day in 1993 and traffic is projected to increase by 10,000 vehicles per day by 2015. North River Road is currently *Approaching Capacity Deficient* in the p.m. peak hour just north of Broadway Street and will be *Capacity Deficient* at this location by 2015.

Recommended Improvements: The RTSP identifies improvements to North River Road including a new signal at Claggett Street and improvements on local streets (Iris Lane, Cade Street, and Sunset Road extension) that connect River Road and Cherry Avenue. In 1995, SKATS completed a North River Road Alternative Modal Opportunity Study that evaluated transportation and land use alternatives that would encourage walking, bicycling, and transit use on River Road. This study, along with two studies by the city of Keizer (the *River and Chemawa Center Specific Plan*, and to a more limited extent, the *Cherry Avenue Design Plan*), are being used to develop a long-range vision for the North River Road area.

Verda Lane

Verda Lane is a two-lane Regional Minor Arterial that connects the Salem Parkway with Chemawa Road in the city of Keizer. Verda Lane is projected to be *Capacity Deficient* by 2015 north of the Salem Parkway intersection.

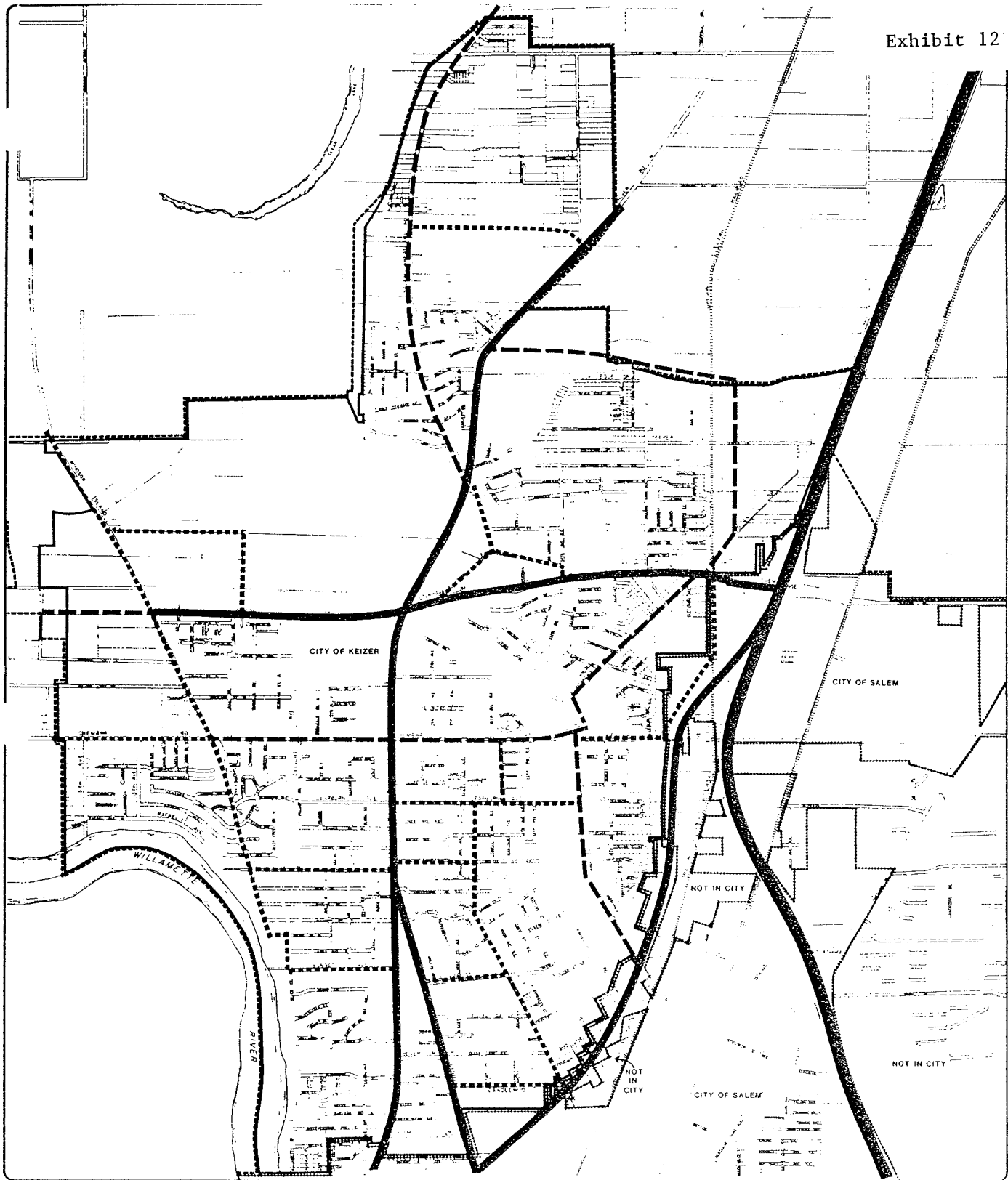


Figure 3
FUNCTIONAL HIGHWAY CLASSIFICATIONS

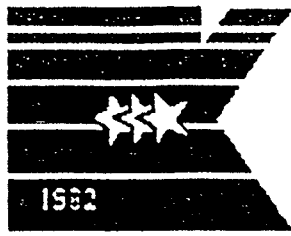
Legend

- FREEWAY
- MAJOR ARTERIAL
- - - MINOR ARTERIAL
- COLLECTOR

January, 1987



City of Keizer
KEIZER COMPREHENSIVE PLAN



City of Keizer

Local Review Order

for the

Periodic Review

of the

Keizer Comprehensive Plan

January 1992

MAJOR STREET PROJECTS NEEDED BY YEAR 2005

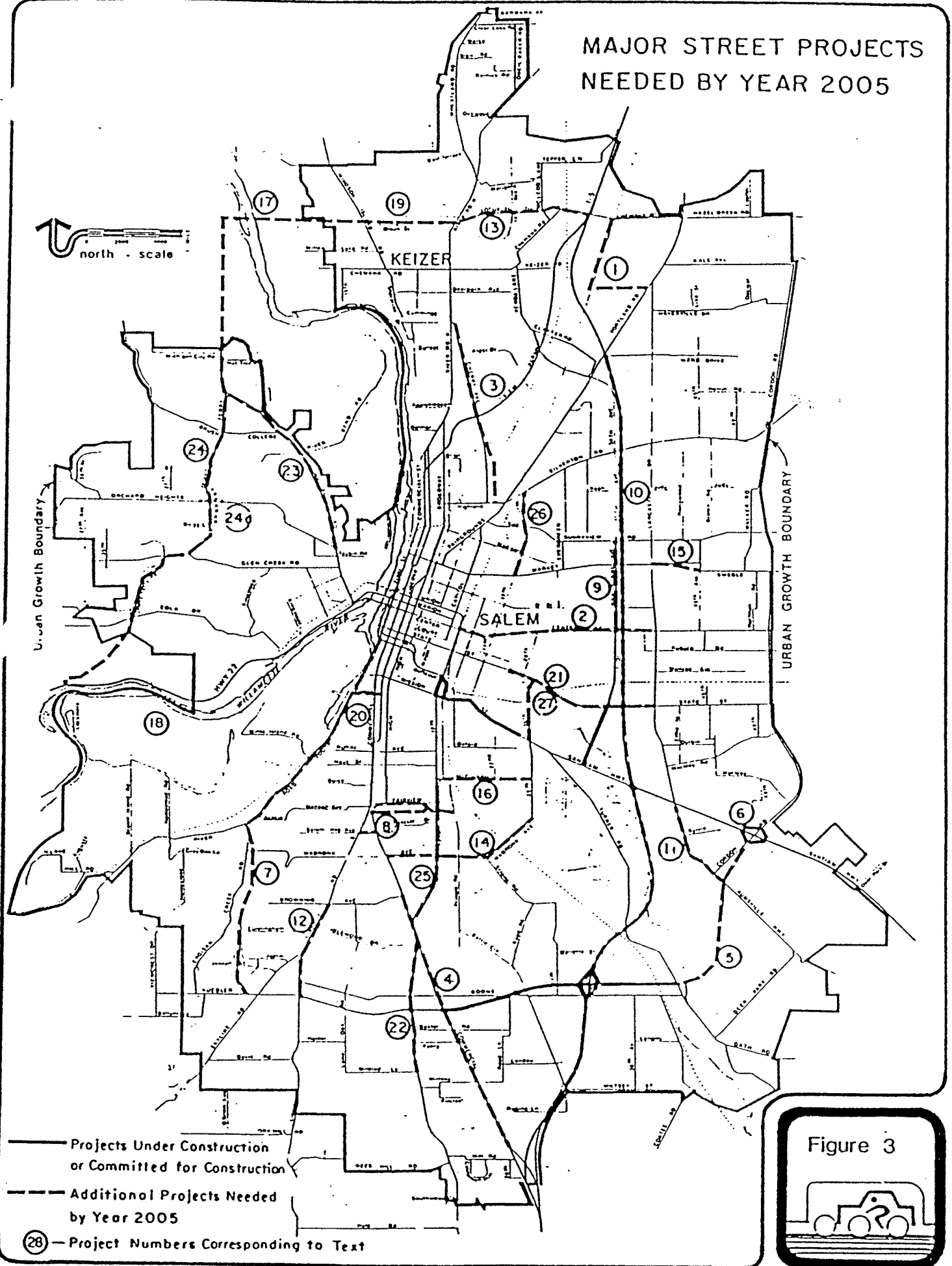
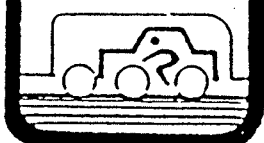


Figure 3



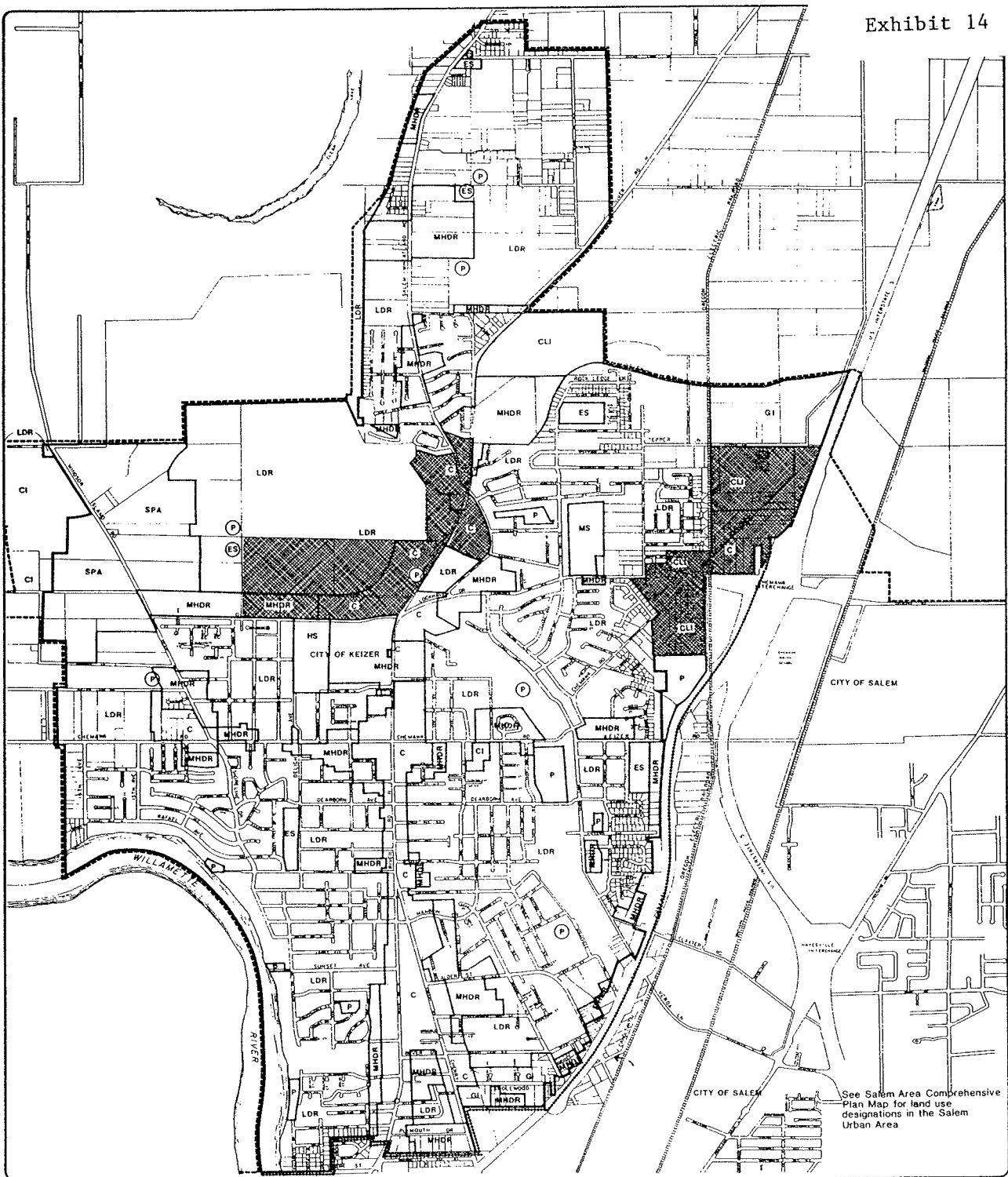


Figure 2
LAND USE DIAGRAM

January, 1987

November, 1986 5



Legend

LDR LOW DENSITY RESIDENTIAL	ES ELEMENTARY SCHOOL
MHDR MEDIUM & HIGH DENSITY	MS MIDDLE SCHOOL
C COMMERCIAL	HS HIGH SCHOOL
GI GENERAL INDUSTRIAL	P PARK
CLI CAMPUS LIGHT INDUSTRIAL	○ SUBJECT TO STUDY
SPA SPECIAL POLICY AREA	--- SUBJECT TO STUDY
■ ACTIVITY CENTER	--- URBAN GROWTH BOUNDARY
CI CIVIC	--- CITY BOUNDARY
	--- DUAL INTEREST AREA

See Salem Area Comprehensive Plan Map for land use designations in the Salem Urban Area

The Salem-Keizer School District facilities are used in conjunction with community needs. They therefore require a variety of spaces that may possibly include every area of the building and grounds. Other community groups, such as the Salem Parks and Recreation Department, with whom the district has a shared-use agreement, and many non-governmental group are encouraged to use the school facilities.

The implications for the facilities include:

1. locate parking and parking area lights to facilitate easy access to areas frequently used by community groups (gym, multi-purpose rooms).
2. design the facility so it can be zoned for security, lighting, heating, restroom accessibility, and telephone access for those areas most frequently used by community.
3. anticipate multiple use of most areas when planning for:
 - lockable storage
 - "vandal proof" building materials and equipment
 - adult and older school-age occupants as well as K-5 students
 - ease of supervision
 - outside storage areas
4. • a planned "headquarters" for community use which should include an area exclusively for community use. This area should be in or near the administration area and have good access to entrance/exit that leads to the parking area. It should be located so users have easy access without sacrificing over-all building security. This room should have easy access to restrooms.
 - with this area as the community-use center the whole elementary building may accommodate a variety of community uses including daytime use by agencies giving services to school community (welfare, housing, health services, school or community volunteer services, mentoring, and planning for community activities, such as child care/latch-key programs).
 - coordination center for planning and directing all community use of building;
 - Supervision office-to direct and monitor activities. Duties and activities might include: scheduling activities, assigning spaces, collecting fees, supporting needs of participants and leaders, supervising equipment storage and general building security.

The Salem-Keizer School District believes in fostering the partnership with the community and wishes to develop facilities that can and will be used for the involvement of citizens.

TABLE 2
POPULATION, EMPLOYMENT AND LAND USE GUIDELINES
1984 - 2005

City of Keizer

FORECAST	EXPECTED INCREASE 1984-2005	LAND-USE TYPE	RANGE OF ACRES
Population	10,592	Single-Family Multi-Family	801-921 88-101
Employment	4,619	Industrial Retail Office/government	211-243 52-60 <u>48-55</u>
		Subtotal	1,200-1,380
		Major Streets	85-98
		Schools/semi-public	89-102
		Parks/Open Space	<u>100-115</u>
		TOTAL	1,474 - 1,695

A comparison of the acres needed (as calculated in Table 2) with buildable land available (as estimated in Table 1) shows that the land needed for future development and the land suitable for urban development within Keizer's existing boundaries are approximately the same. There are approximately 1,688 acres of vacant, buildable land within Keizer's existing boundary all of which will be needed by 2005. An implication of this finding is that all lands within the existing City boundary are needed for future growth, and should remain within the regional Urban Growth Boundary.

SEE MAP 06 3W 23AC

CLEAR LAKE

CLEAR LAKE RD

C R 613

1/16 COR

-CR 613

1900
PARCEL 1
8.48 AC
1996-6A

1802
PARCEL 1
8.84 AC

1800
PARCEL 1
8.00 AC

1700
1.52 AC

100
1.13 AC

SEE MAP 06 3W 23DA

1600
1.45 AC

200
1.23 AC

1500
1.32 AC

300
1.25 AC

1801
PARCEL 1
5.00 AC

1400
1.20 AC

400
1.25 AC

924 20 21 0

1300
1.53 AC

500
1.26 AC

2000
7.40 AC

1200
0.87 AC

600
1.33 AC

1/16 COR

1100
0.57 AC

700
0.54 AC

1000
0.87 AC

800
0.87 AC

900
0.87 AC

1/16 COR

SEE MAP 06 3W 23DC

WISDOM 3 AVE
6.3W 23DE

PARTITION PLAT 1993-62

SEE MAP 06 3W 23CA

SEE MAP 06 3W 23DA

Industrial Business Park	IBP
General Industrial	IG
Agricultural Industrial	IA
Public	P
Exclusive Farm Use	EFU
Urban Transition	UT

For the purposes of this Ordinance, the following overlay zones are placed in certain areas of the City of Keizer:

Floodplain Overlay Zone	FPO
Greenway Management Overlay Zone	GMO
Limited Use Overlay Zone	LUO
Activity Center Overlay Zone	ACO
Resource Conservation Area Overlay Zone	RCO
Historical Landmark Overlay Zone	HLO

1.103.02 Comprehensive Plan Designation and Zoning Districts

Zone classifications implement the Comprehensive Plan map designations. The following are the zones allowed in each Comprehensive Plan designation:

<u>Comprehensive Plan Designation</u>	<u>Zone Classification</u>
Low Density Residential (LDR)	RS, RC, UT
Medium Density Residential (MDR)	RL, RM, RC, MU
Medium and High Density Residential (MHDR)	RL, RM, RH, RC, MU
Mixed Use (MU)	MU
Commercial (C)	CM, CR, CG, CO
General Industrial (GI)	IG, IBP
Campus Light Industrial (CLI)	IBP
Special Policy Area (SPA)	IA, EFU
Civic (CI)	P
Schools (ES, MS, HS)	P
Park (P)	P

1.103.03 Boundaries

- A. **Zoning Map.** The zoning district boundaries are shown on the zoning map of the City of Keizer. This map is made a part of this Ordinance and shall be filed in the office of the Zoning Administrator. The Zoning Administrator shall amend the map as required. The map shall be available for public review with copies provided at reasonable cost. (5/98)
- B. **Zoning Map Interpretation.** The Zoning Administrator shall resolve any dispute over the exact location of a zoning district boundary. In interpreting the location

Existing Schools and Planning Areas

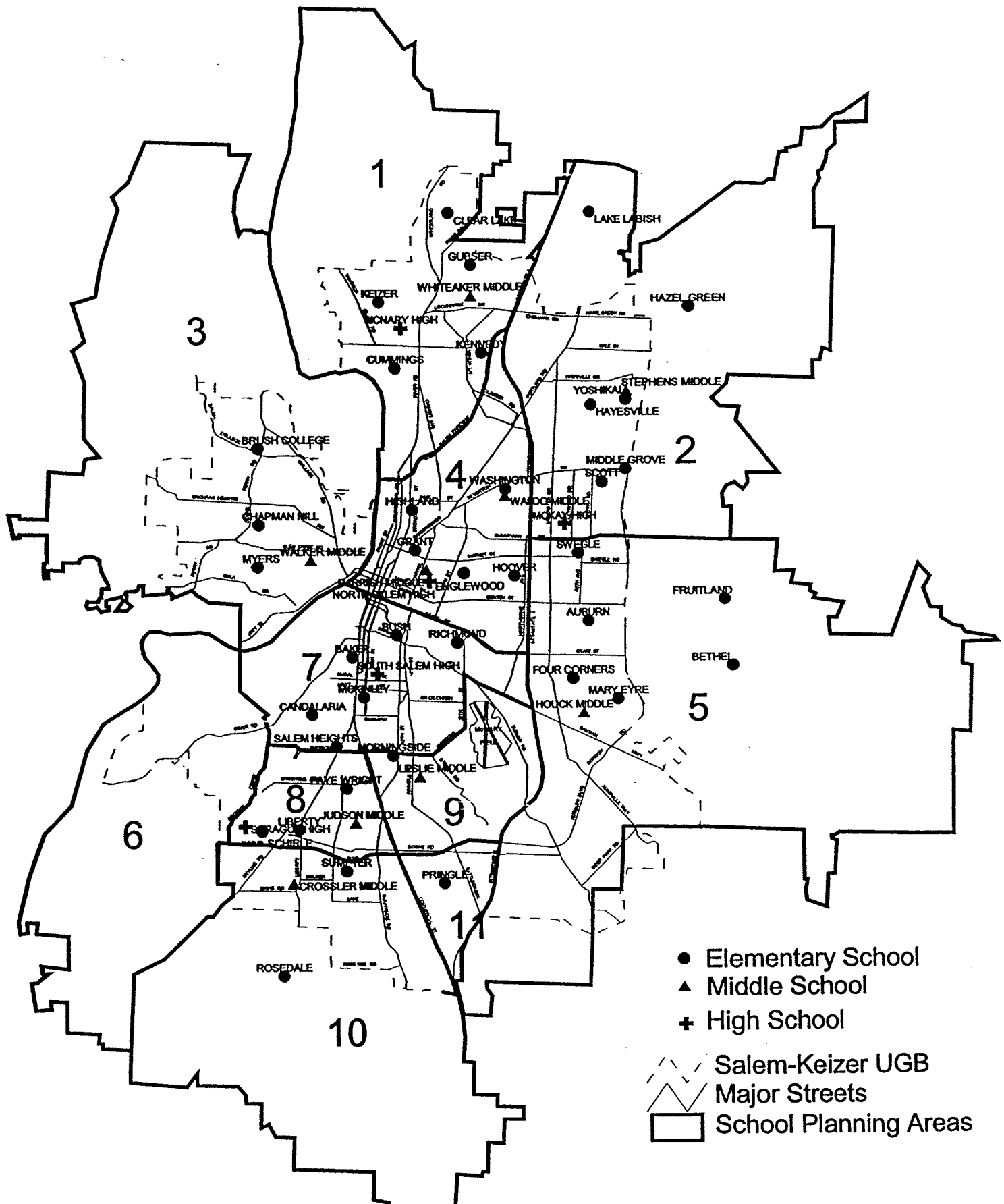


Figure 1

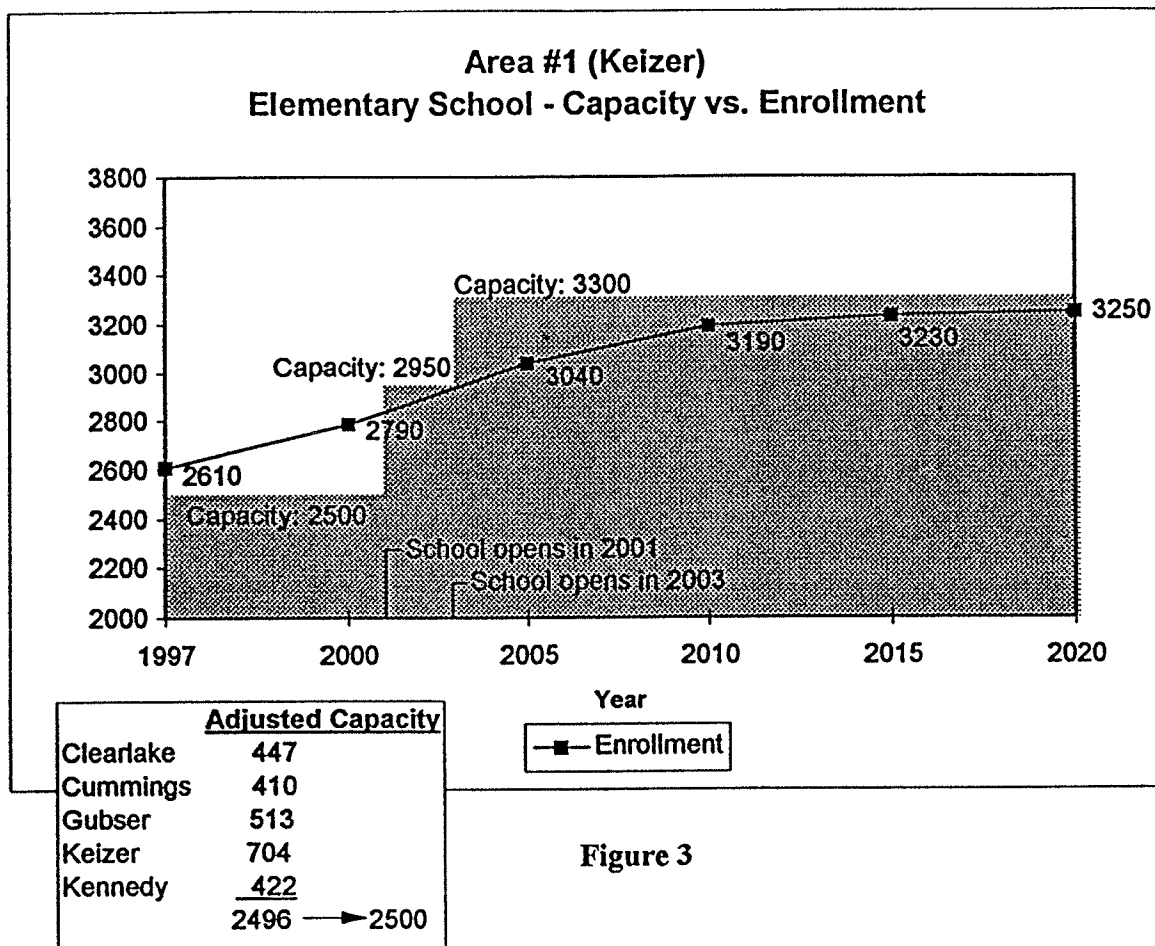


Figure 3

Current adjusted capacity in the planning area is approximately 2,500. A new elementary school is scheduled for opening in 2001. This will increase capacity to 2,950 students, providing sufficient capacity through 2003. In 2003, a small elementary (350 capacity) is scheduled to open, thereby increasing capacity to 3300 which will satisfy needs through 2020.

Technical Memo
Keizer 2020 Population Allocation, Draft #1
Lesley Hegewald, January 25, 1999

During the summer of 1997, SKATS conducted a land use survey of Keizer and the area outside of the Salem UGB within the SKATS boundary. Data on current land use at the parcel level were recorded and land use codes were entered into a GIS database. The GIS database was merged with another database that contained zoning and comprehensive plan designations. Maps were produced and checked for accuracy by City staff. All totals in this analysis use 1997 as the base year.

Vacant Residential Parcels in Keizer

City staff reviewed maps of vacant residential parcels and determined which parcels would be unlikely to develop because of site constraints. These parcels were coded so as to remove them from the pool of developable parcels. Some parcels were coded that they would not develop before 2020 despite having the criteria for being "developable". These parcels were also removed from that pool of parcels to be developed by 2020.

SKATS staff collaborated with City of Keizer staff to develop the assumptions that would be used to determine the development potential of the residential parcels. City staff recommended assuming that all developable vacant parcels with a comprehensive plan designation of LDR (low density residential), MDR (medium density residential), or MHDR (medium-high density residential) would develop by 2020. Half of the vacant parcels with a comprehensive plan designation of MU (mixed use) would be residential development, with the exception of the Chemawa Activity Center (CAC), 75% of which would develop residential.

"Underutilized" Parcels in Keizer

The next step was to determine how to handle "underutilized" residential parcels. A parcel was considered underutilized if it was at least 1/3 acre in size, had at least one existing dwelling unit, and had enough excess land to build at least one additional unit. The amount of available underutilized land was calculated by subtracting the reserve for the existing unit(s) (0.33 acres) from the parcel size. If this result was at least the minimum lot size for its comprehensive plan designation (see table below) then additional units were calculated based on the total buildout density assumptions. [E.g. A one acre LDR parcel would reserve 0.33 acres for the existing dwelling unit, and would develop 3.35 units (0.67 acres x 5 units per acre) in the future.]

Comp. Plan	Min. Lot Size
LDR	.10 acre
MDR	.16 acre
MHDR	.16 acre
MU	.14 acre

Total Buildout

Total buildout units were calculated for all developable parcels using the following densities, as determined by City staff:

Comp. Plan	Development Density
LDR	5 units per acre
MDR	9 units per acre
MHDR	17 units per acre
MU (outside CAC*)	17 units per acre
MU (inside CAC*)	8 units per acre
* CAC = Chemawa Activity Center	

These calculations resulted in an estimate of the total number of new housing units at buildout (all vacant and underutilized land built):

Comp. Plan	Vacant	Underutilized	Total
LDR	879	1,232	2,111
MDR	191	0	191
MHDR	160	32	538
MU (outside CAC)	290	155	445
MU (inside CAC)	13	95	108
Total	1,533	1,860	3,393
* CAC = Chemawa Activity Center			

Population increase was calculated by applying a housing unit density to the number of new units. The densities are:

Comp. Plan	Unit Density
LDR	2.7 persons per unit
MDR	2.7 persons per unit
MHDR	1.77 persons per unit
MU (outside CAC)	1.77 persons per unit
MU (inside CAC)	1.77 persons per unit
* CAC = Chemawa Activity Center	

Using the total new housing units, population increase at buildout was calculated as follows:

Comp. Plan	Vacant	Underutilized	Total
LDR	2,373	3,326	5,700
MDR	516	0	516
MHDR	283	669	952
MU (outside CAC)	513	274	788
MU (inside CAC)	23	168	191
Total	3,709	4,438	8,146
*CAC = Chemawa Activity Center			

These densities were derived from 1990 Census data and represent average household size in the Salem-Keizer area.

2020 Population Estimates

City staff decided that for the final estimates it should be assumed that all developable vacant land and half of the underutilized parcels would develop by 2020. Underutilized parcels were selected by size in developable acres; the largest 50% of underutilized parcels were selected. The final numbers for 2020 are as follows:

Development on Vacant Residential Parcels by 2020			
Comp. Plan	# Acres	# New Units	Population Increase
LDR	168	871	2,352
MDR	29	191	516
MHDR	12	159	281
MU (outside CAC)	34	290	513
MUCAC (inside CAC)	2	13	23
Total*	245	1,524	3,685
*8 units less than buildout because of vacant parcels on Rosie's farm, which will not develop before 2020.			
** CAC = Chemawa Activity Center			

Total New Units						
Year	LDR	MDR	MHDR	MUCAC	MU-CAC	Total
2000	534	132	0	0	0	666
2005	704	59	341	85	102	1,291
2010	347	0	46	9	272	674
2015	152	0	22	2	53	229
2020	121	0	79	5	15	220
Total	1,858	191	488	101	442	3,080
<i>MUCAC = inside CAC MU-CAC = outside CAC</i>						

Population Increase						
Year	LDR	MDR	MHDR	MUCAC	MU-CAC	Total
2000	1,442	356	0	0	0	1,798
2005	1,901	159	604	150	181	2,995
2010	937	0	81	16	481	1,516
2015	410	0	39	4	94	547
2020	327	0	140	9	27	502
Total	5,017	516	864	179	782	7,357
<i>MUCAC = inside CAC MU-CAC = outside CAC</i>						

Development After 2020

After 2020, the remaining underutilized parcels would develop as follows:

# Parcels	# Units
3 vacant (Rosie's Farm)	8
241 underutilized	304

These underutilized parcels are on lots ranging from 0.43 acres to 1.25 acres.

TREE PRESERVATION PLAN

(To Be Submitted Separately)

**SAALFELD
GRIGGS
GORSUCH
ALEXANDER
& EMERICK
P.C.**

July 31, 2001

Park Place, Suite 300
250 Church St. SE
PO Box 470
Salem, OR 97308-0470
Telephone (503) 399-1070
Facsimile (503) 371-2927

1001-B SW Disk Dr.
Suite 102
Bend, OR 97702-1995
Telephone (541) 322-1822
Facsimile (541) 322-1823

www.SaalfeldLaw.com

LAWYERS

Douglas C. Alexander, II
Randall W. Cook
Hunter B. Emerick
Kris Jon Gorsuch
• James C. Griggs
• Karen S. Hock
• ♦ Eric W. Jamieson
Misti K. Johnson
Wayne A. Kinkade
Jeffrey G. Moore
Erich M. Paetsch
• ♦ James A. Perry
Carol A. Rhodes
Robert J. Saalfeld
Mark D. Shipman
Shelly M. Strong
♦ Randall P. Sutton
♦ Wade A. Symons

• LL.M. Taxation
• Registered US PTO
♦ Admitted in OR & WA
♦ Admitted in MT Only
♦ DT Counsel
• CFP

BY FACSIMILE ONLY

Facsimile Number: 503-393-9437

Maria Meier
Community Development Department
City of Keizer
930 Chemawa Road NE
Keizer, OR 97303

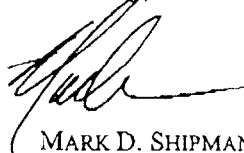
Re: North Keizer Elementary School
Our File No. 10395

Dear Maria:

Thank you for your phone call the other day. This letter will confirm that the District will be withdrawing the Subdivision Application submitted as a part of the Combined Comprehensive Plan Change, Zone Change and Conditional Use Permit requests on the North Keizer Elementary School, and we will be submitting it separately. It is our intent to unbundle this application from the others so that it can be reviewed separately in order that the District may be able to take its time with respect to subdividing the land. Further, it will enable the District to concentrate on developing the school facility first on the main part of the property, and then second to work on the future land division of the real property.

We will be submitting a separate Subdivision Application with an appropriate filing fee to the City in order to send it to the hearings officer in the normal course of review. If after receiving this you have any further questions, please don't hesitate to contact me.

Sincerely,



MARK D. SHIPMAN
MShipman@SaalfeldLaw.com
Voice Message #310

MDS:skw

H:\Docs\10000-10495\10395\lrr_meyer_dltb.doc

Cc: Henry Behrendt, Director, Facilities & Auxiliary Services
Dan Prideaux, Project Manager, Salem-Keizer School District 24J
Mark Grenz, Multi-Tech Engineering
Chris Veit, Carlson/Veit Architects

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"A World-Wide Association of Independent Law Firms"*

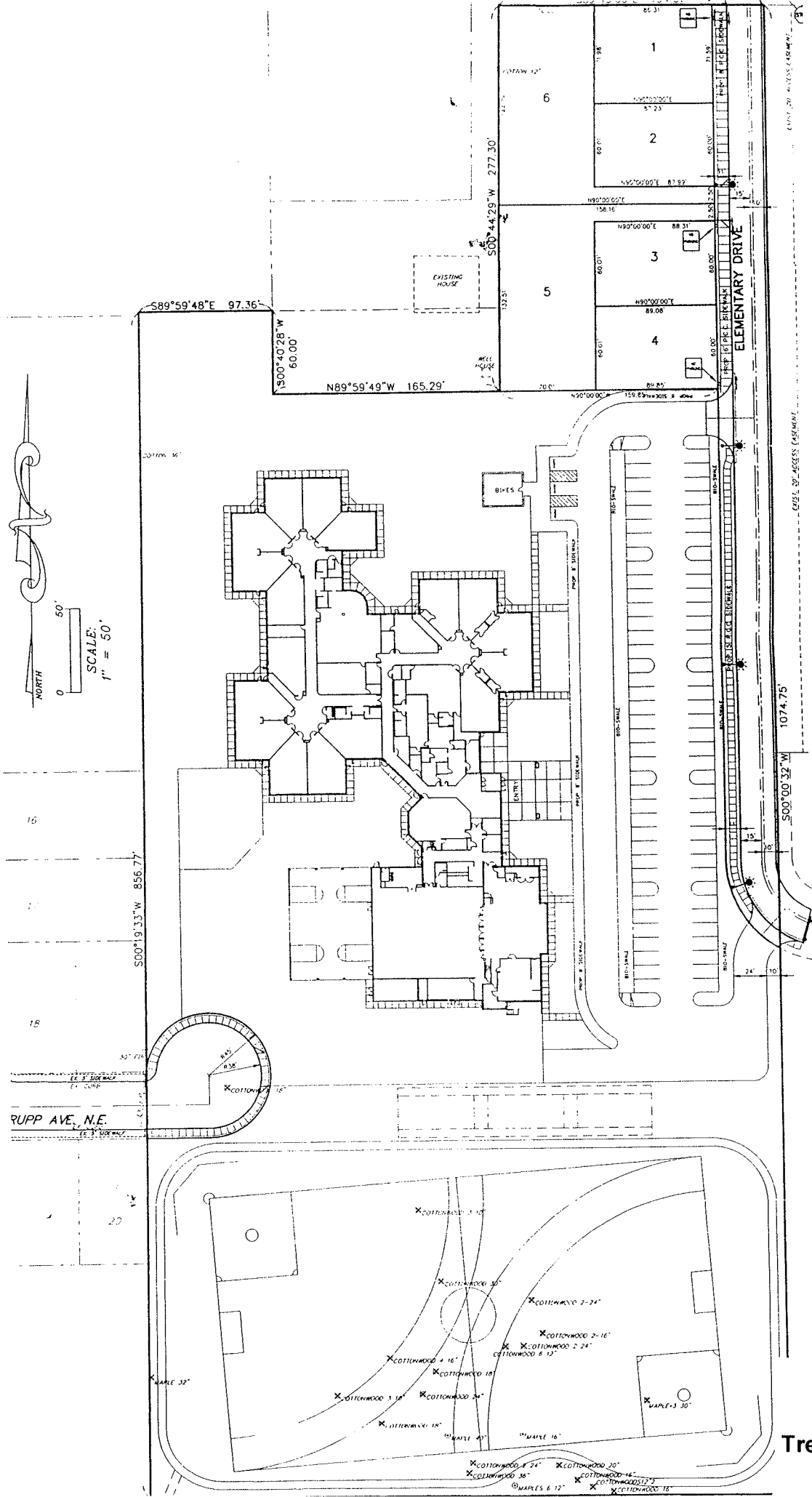


EXHIBIT B
Tree Removal Pla

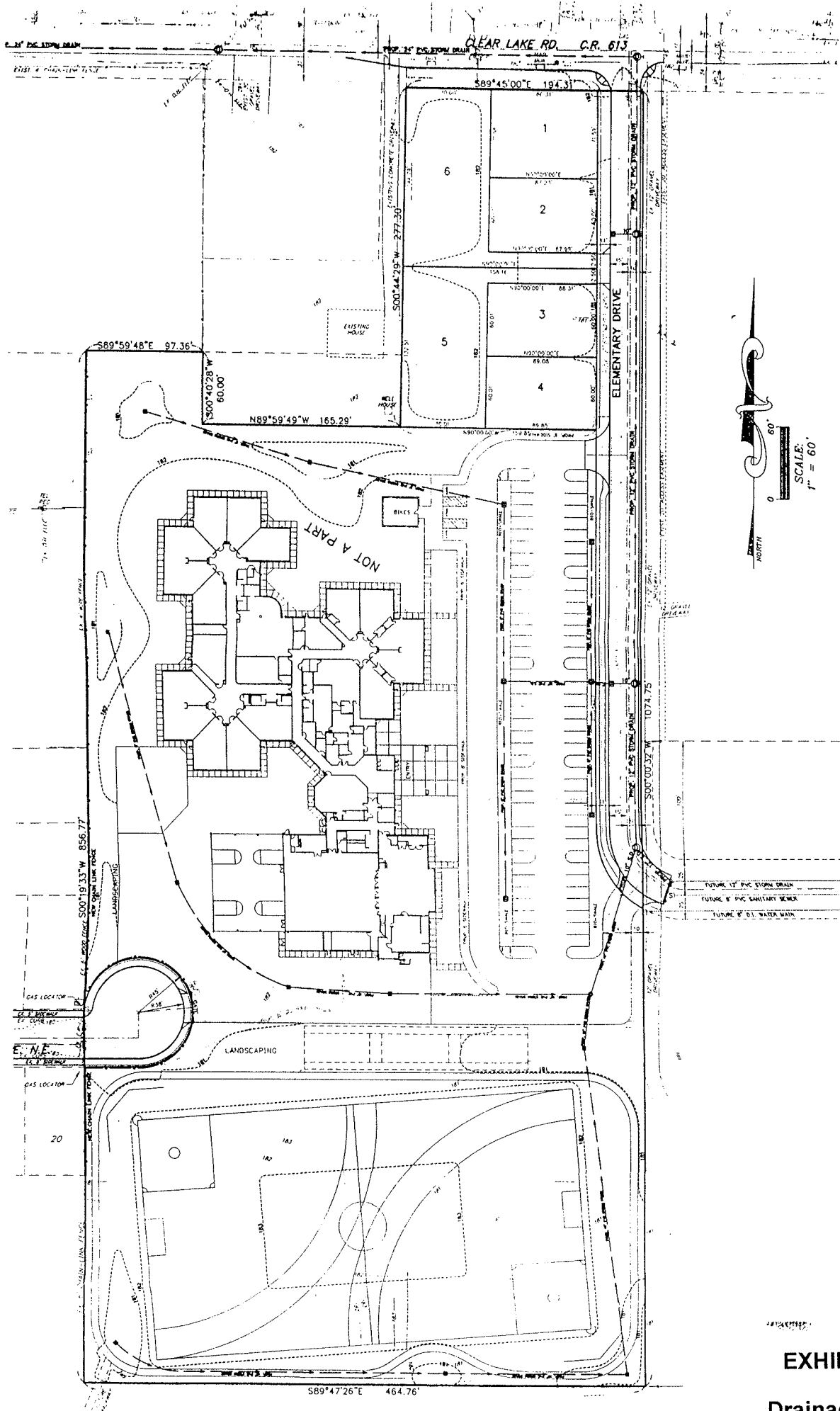
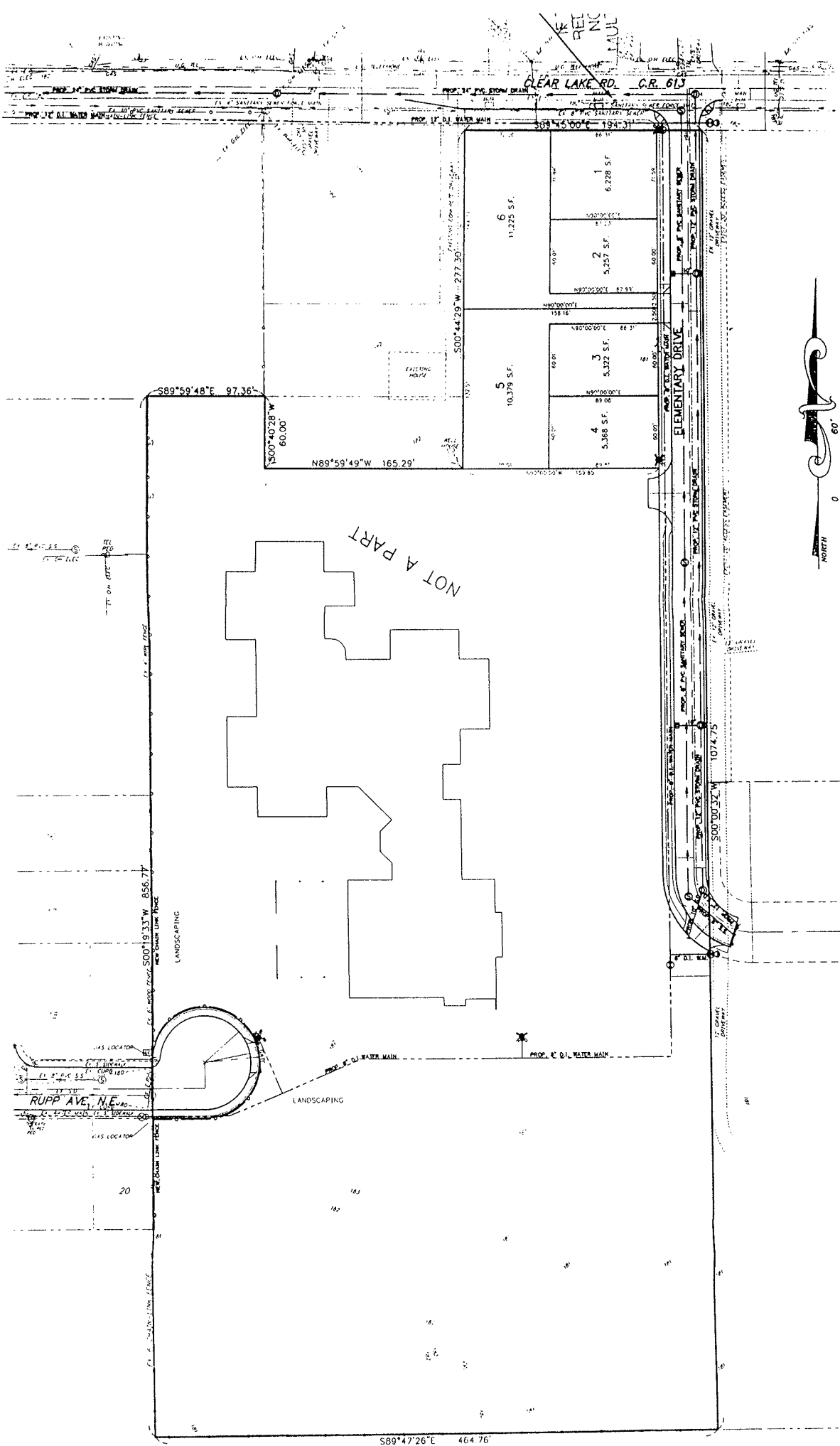
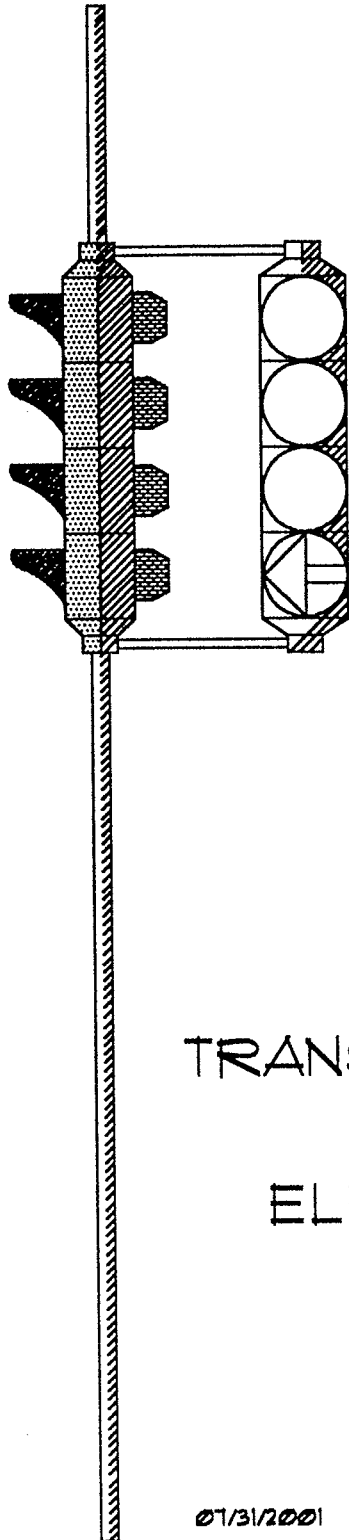


EXHIBIT C

Drainage Plan





RICHARD
WOELK
Inc.

TRANSPORTATION ANALYSIS
FOR
NORTH KEIZER
ELEMENTARY SCHOOL

07/31/2001

APPROVED CITY OF KEIZER

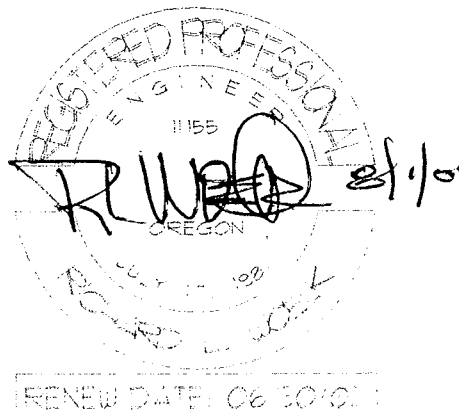
EXHIBIT D
Traffic Impact Analysis

TRAFFIC IMPACT ANALYSIS

KEIZER ELEMENTARY SCHOOL

KEIZER , OREGON

PREPARED FOR
CITY OF KEIZER
KEIZER, OREGON



PREPARED BY
RW, INC.
P.O. BOX 13185
SALEM, OREGON, 97309

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EXECUTIVE SUMMARY

This report examines the traffic impact of the construction of a 450 student elementary school located south of Clearlake Road on Cronemiller Street east of Wheatland Road in Keizer, Oregon. The entrance to the school site will be from Clearlake Road on Cronemiller Street with a pedestrian access from the existing Rupp Avenue.

The Keizer Elementary School proposes to have a student population of 450 students. The proposes to be a magnet school with many of the students being bussed from other schools withing the Salem area.

The study considered the traffic impact of trips generated by the property zoned as residential and with a comprehensive plan zone change to allow an elementary school. The analysis will address the impact of the proposed school on the existing streets. The study will examine existing traffic volumes and service, expected traffic volumes and service levels (with and without the proposed elementary school), and future traffic volumes. The analysis will be limited to AM Peak Hour traffic, consistent with the findings of the peak traffic volume periods for schools occurs during the am peak hour.

Based on the results of the traffic access analysis described in this report, it is concluded that the proposed North Keizer Elementary School will create some additional traffic to the transportation infrastructure in Keizer.. If the Keizer Elementary School is constructed, the intersections within the study area will be within acceptable limits.

RECOMMENDATIONS

The following recommendations are made related to the development of the Keizer Elementary School concerning the transportation system improvements.

- The entrance to the proposed Keizer Elementary School should be built to current City of Keizer construction standards.
- The existing driveway to the east of the proposed new street shall be eliminated and access shall be taken from the new street.
- The new street shall be designated "No Parking" along both sides of the street between Clearlake Road and the new Keizer Elementary School.
- The existing radius at the southeast corner of Wheatland Road and Clearlake Road be widened to provide adequate turning radius for school bus traffic.

TRAFFIC IMPACT ANALYSIS

Keizer Elementary School Keizer, Oregon

INTRODUCTION

This report examines the traffic impact of the construction of a 450 student elementary school on a new street south of Clearlake Road in North Keizer, Oregon. The entrance to the site, which will also serve as the north access to now vacant property to the south and east of the proposed elementary school.

Figure 1 is a vicinity site map locating the site in the City of Keizer , Oregon. Figure 2 is a site map of the site including the proposed buildings and accesses. The proposed elementary school is to be located on 8.64 acres.

Currently Clearlake Road along the front of the site is a two lane roadway with one lane in each direction 26 feet in width with 3 to four foot paved shoulders. Wheatland Road in this area is a two lane roadway with one lane of travel in each direction with four to five foot bike lanes on both sides of the road. Wheatland Road is posted 40 MPH in this area. The tee intersection at Clearlake Road and Wheatland Road is a stop controlled intersection.

EXISTING CONDITIONS

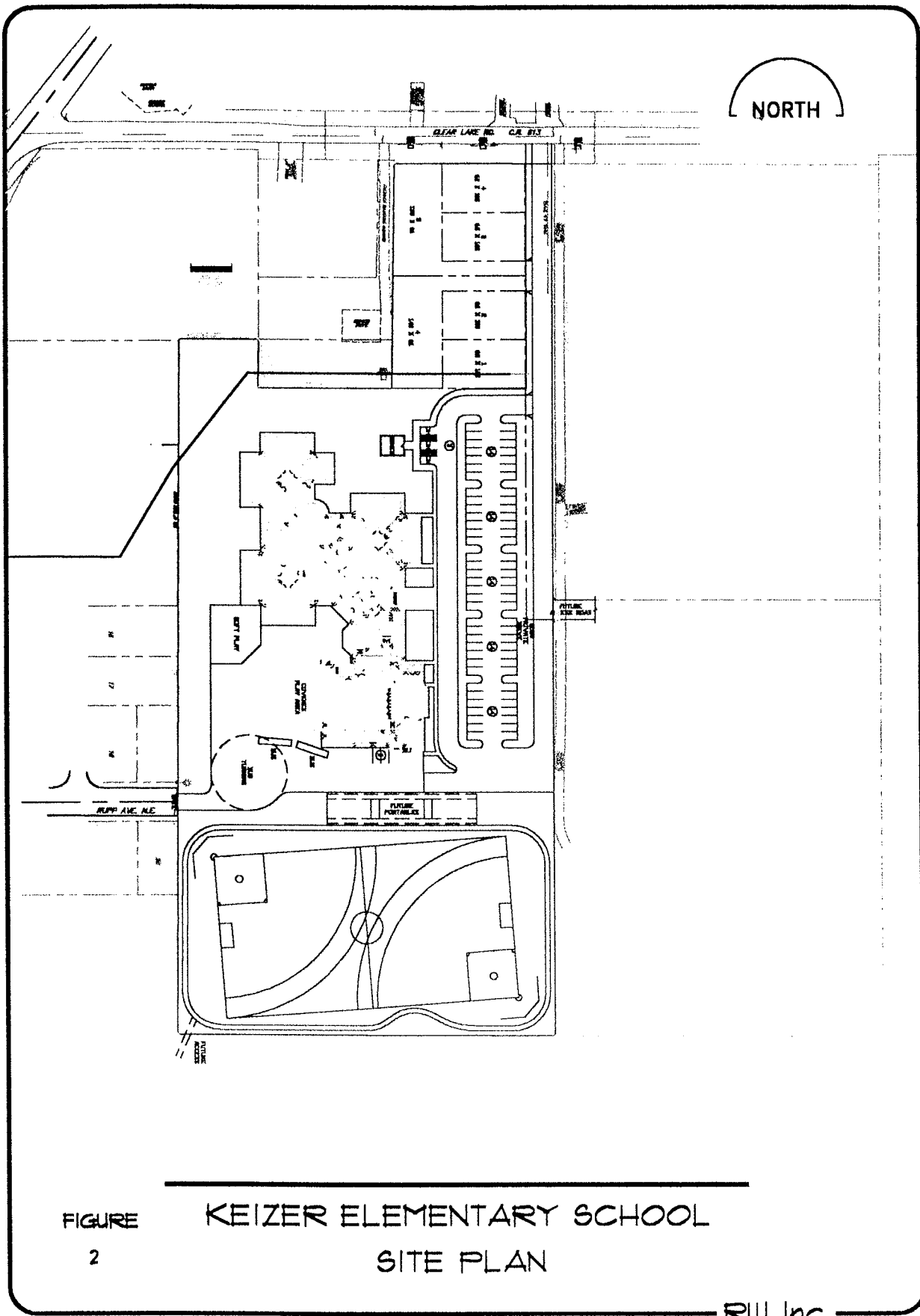
The site is currently vacant land east of the Wheatland Road and south of Clearlake Road. The proposed Keizer Elementary School proposes to take access from Clearlake Road to the east of Wheatland Road at a new street approximately 650 east of Wheatland Road. The new road extends to the south of Clearlake Road and terminates at the proposed new school.



FIGURE
1

KEIZER ELEMENTARY SCHOOL VICINITY MAP

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Traffic Volumes

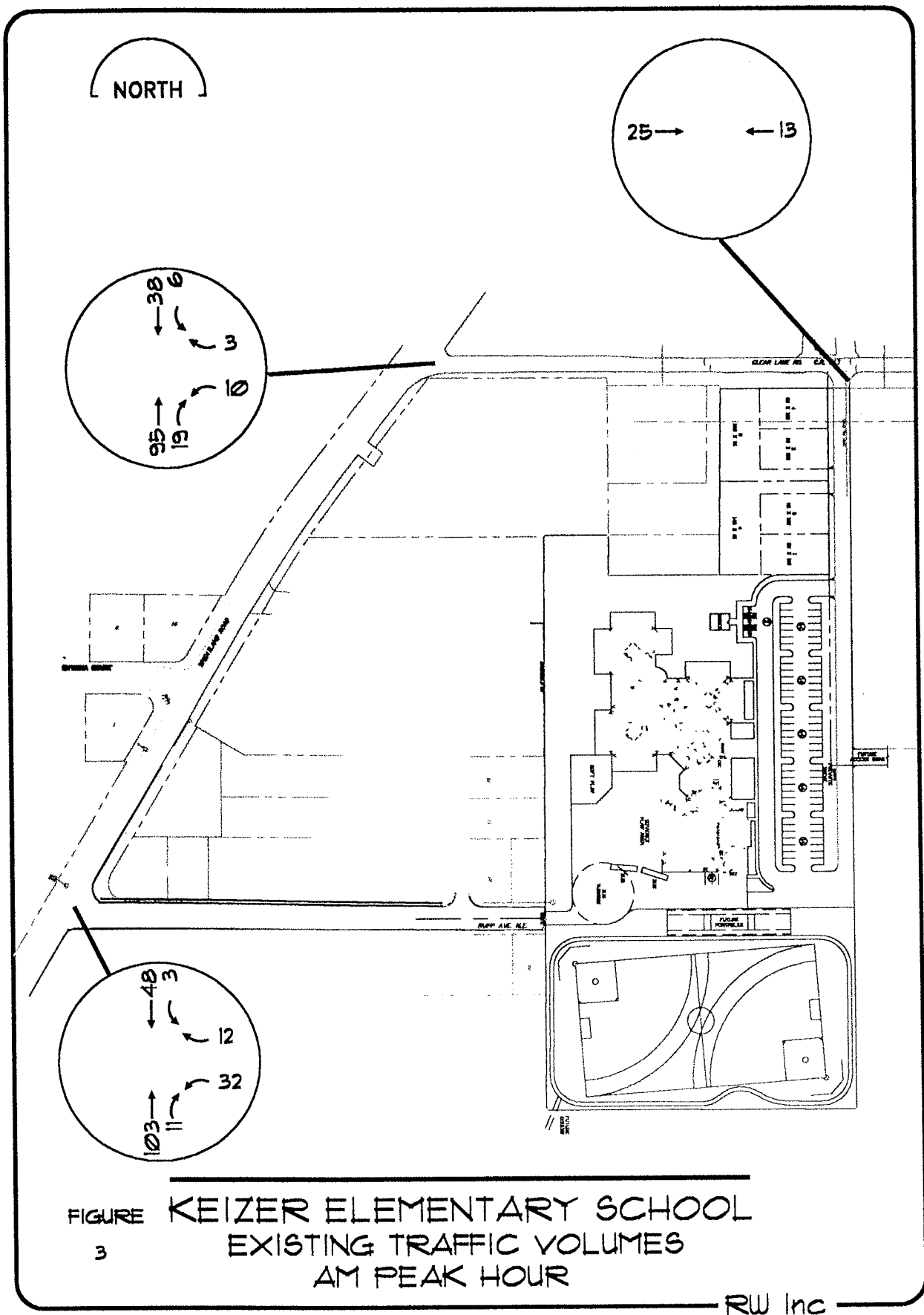
The traffic volumes used in this analysis were taken by the Traffic Smithy during the month of June, 2001. The traffic volumes used in this study were those completed during the 7 AM to 9 AM peak travel periods since elementary schools peak period of travel occurs during the AM peak hour. Figures 3 and 4 shows the existing AM and PM traffic volumes.

Current Levels of Service

The peak hour traffic operations, in terms of levels of service, at the key intersections in the study area were examined with procedures described in the ***1997 Highway Capacity Manual***. Level of Service (LOS) is a concept that was developed to measure the amount of delay experienced by the driver and the conditions surrounding them as they travel through a signalized intersection or roadway segment. This delay includes such elements as travel time, number of stops, total amounts of stopped delay, and impedances caused by other vehicles. Using this definition, it is generally agreed that "D" LOS is the minimum acceptable for signalized intersections within an urban area.

Unsignalized two way stop intersections require a somewhat different approach to determine the capacity of the intersection. The ***1997 Highway Capacity Manual*** offers the concept of "Total Delay per Vehicle" as the guideline for measuring the capacity. Total Delay per Vehicle is defined as "the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line." This includes the time required for the vehicle to travel from the last-in-queue position to the first-in-line position. This determination is made after all approaches are analyzed and the LOS determined is usually that movement that typifies the "Worst Case" condition or worst Level of Service. Cities generally consider LOS E to be the minimum acceptable standard for an unsignalized intersection which is the commonly accepted standard.

Unsignalized four way stop intersection evaluations are based on average total delay per vehicle for the entire intersection, not the worst case approach or movement. The critical movement



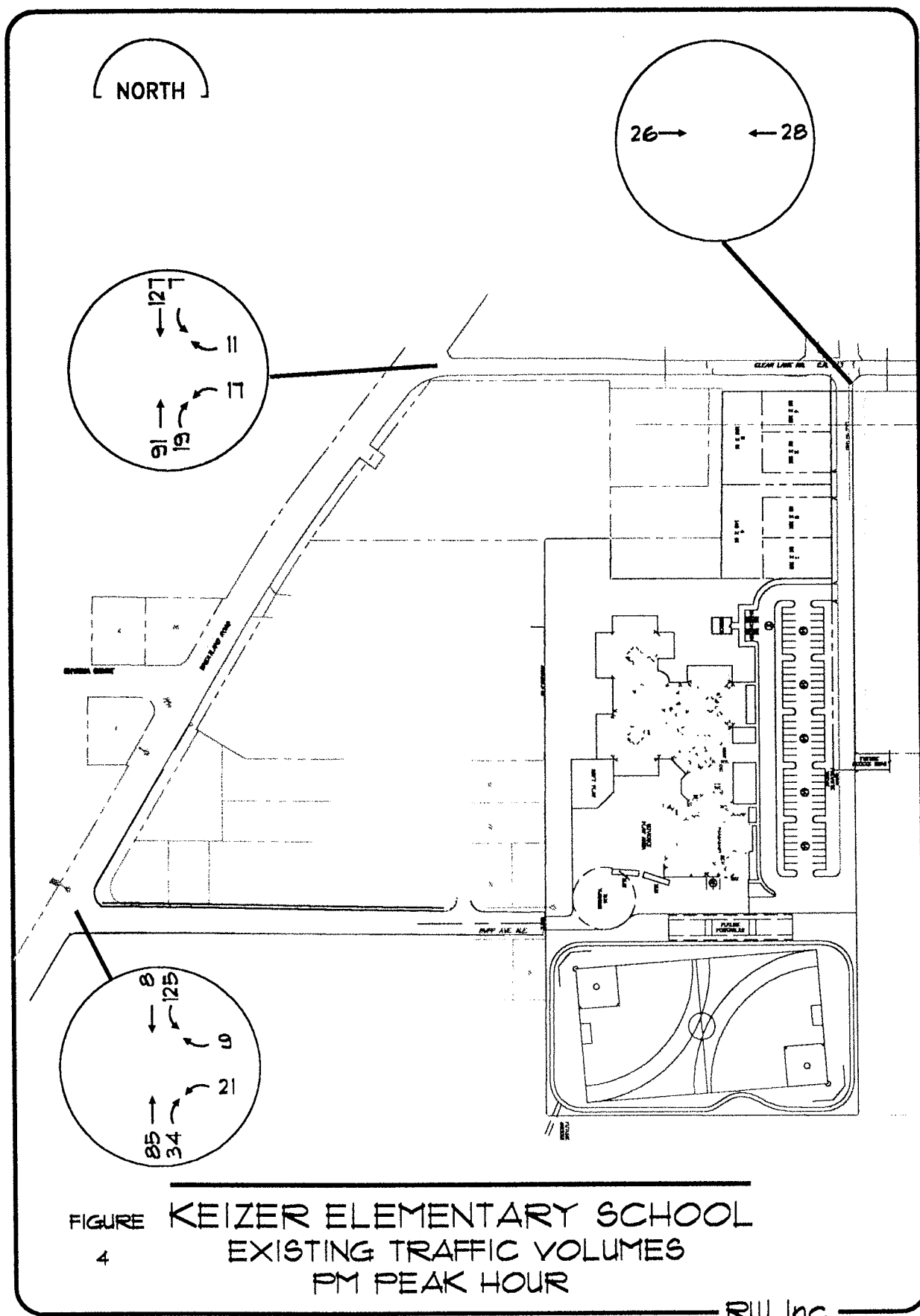


FIGURE 4 KEIZER ELEMENTARY SCHOOL
EXISTING TRAFFIC VOLUMES
PM PEAK HOUR

RW Inc

volume to capacity ratio (V/C) is represented to indicate if any of the movements within the intersection exceed capacity with a V/C ratio greater than 0.90.

LOS analyses presented in this report were performed in accordance with the procedures described above. For two stop intersections, these analyses estimate the critical movement at the intersection and for four way stop intersections, the analyses estimates the overall intersection LOS during the peak hour flow.

Table 1 - Existing and Background Levels of Service		
Intersections	Existing AM Peak LOS/Delay	Background PM Peak LOS/Delay
Wheatland at Clearlake Roads	A / 9.4	A / 9.7
Site Entrance at Clearlake Road	NA	NA
Wheatland Road at Rupp Street	A / 9.6	A / 10.0

* Background PM Peak assumes traffic from the proposed Keizer Elementary School

* Delay = Average Stopped Delay per vehicle, V/C = Volume to Capacity ratio.

Scenario 1 - Existing Zoning

Under this scenario the property would be developed to the maximum that the existing zoning would allow. Based on

the assumption that approximately 8 single family homes could be built per acre or approximately a total of 78 single family home would be built on this 9.84

Trip Generation

Estimating the number of vehicle trip ends that will be generated by the proposed development is of prime importance to this study. Two basic procedures are available to traffic engineers for estimating the number of driveway vehicle trips generated by a proposed but not yet existing building:

1. Apply averages observed through field studies conducted at other similar facilities located throughout the United States. A number of sources are available for this information including ***Trip Generation Manual (6th Edition)*** 1997, which is published by

the Institute of Transportation Engineers (ITE); and summary trip generation reports prepared by the California Department of Transportation, the Arizona Department of Transportation, and other public transportation agencies. All of these sources provide excellent guidance in estimating the trip generation rates for various land uses, but obviously do not take into account the effects of local conditions and unique characteristics of the proposed land use.

2. Observe through field studies the actual trip generation characteristics of other similar and existing developments within the local area.

Procedure one was used in the development of this report. Table 2 contains the trips generated by the proposed school..

Table 2 - Trip Generation for the Existing Zoning							
Land Use (ITE #)	Daily Trips	PM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Single Family Homes (#210) 78 homes.	746	59	15	44	79	51	28

Trip Distribution

The distribution of generated trips onto the roadway system from within the site area was determined by reviewing the existing traffic patterns and the distribution of the population being served by the center. The trip distribution used in this study assumes that 55% of the traffic from the Single Family development would come and go to the south toward the City of Keizer. This study also assumes that Rupp Street would be extended into the 9.84 acres and would be used as an access to the development.

Figures 5 and 7 shows the AM and PM Site Generated Peak Hour Traffic Volume as it is distributed through the studied intersections. Figures 6 and 8 shows the AM Total Peak Hour Traffic Volume through the studied intersections after development. The numbers in Figures 6 and 8 (Total Peak Hour Traffic Volume) are the sum of the numbers in Figures 3 and 4 (Existing Traffic Volume).

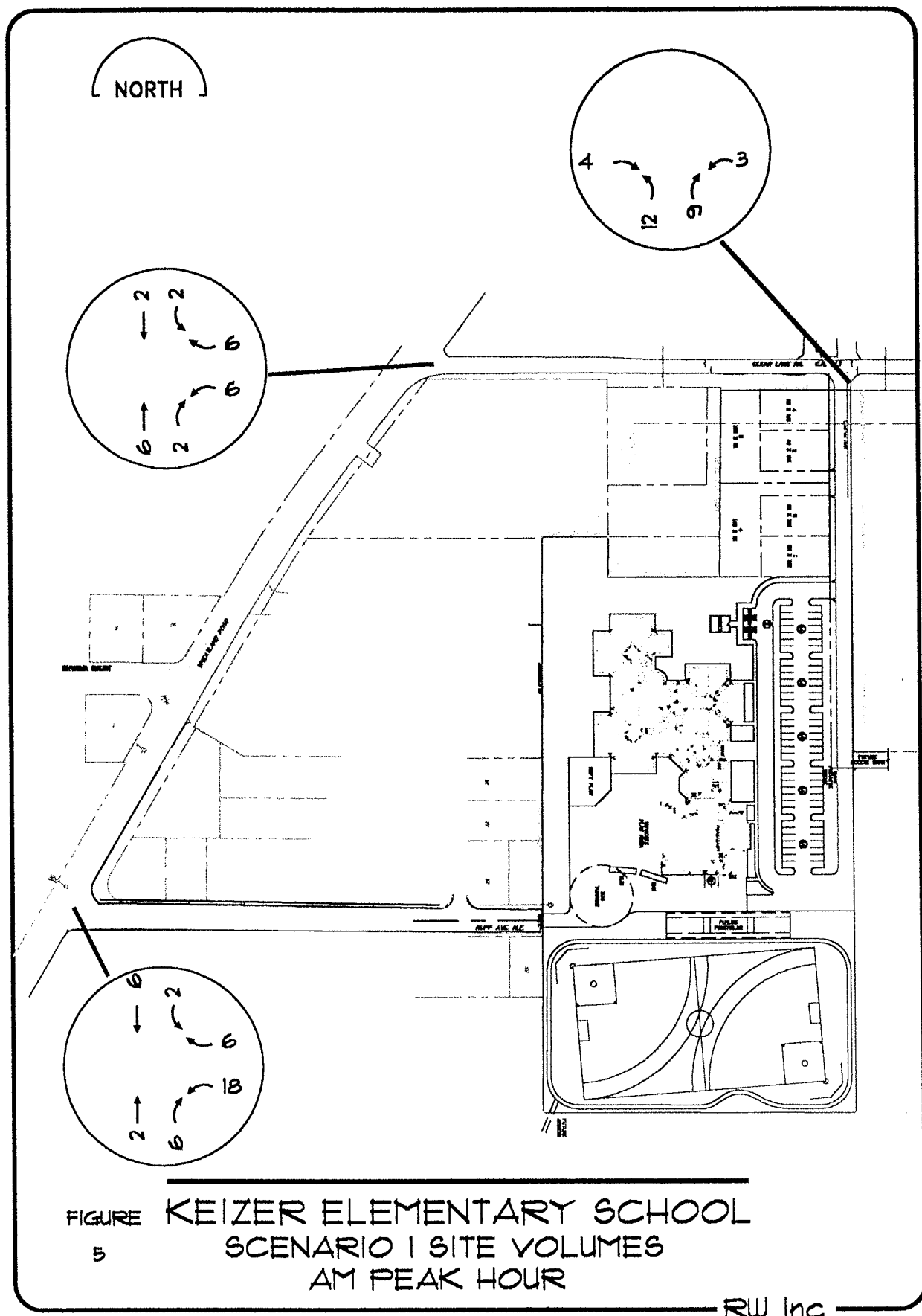
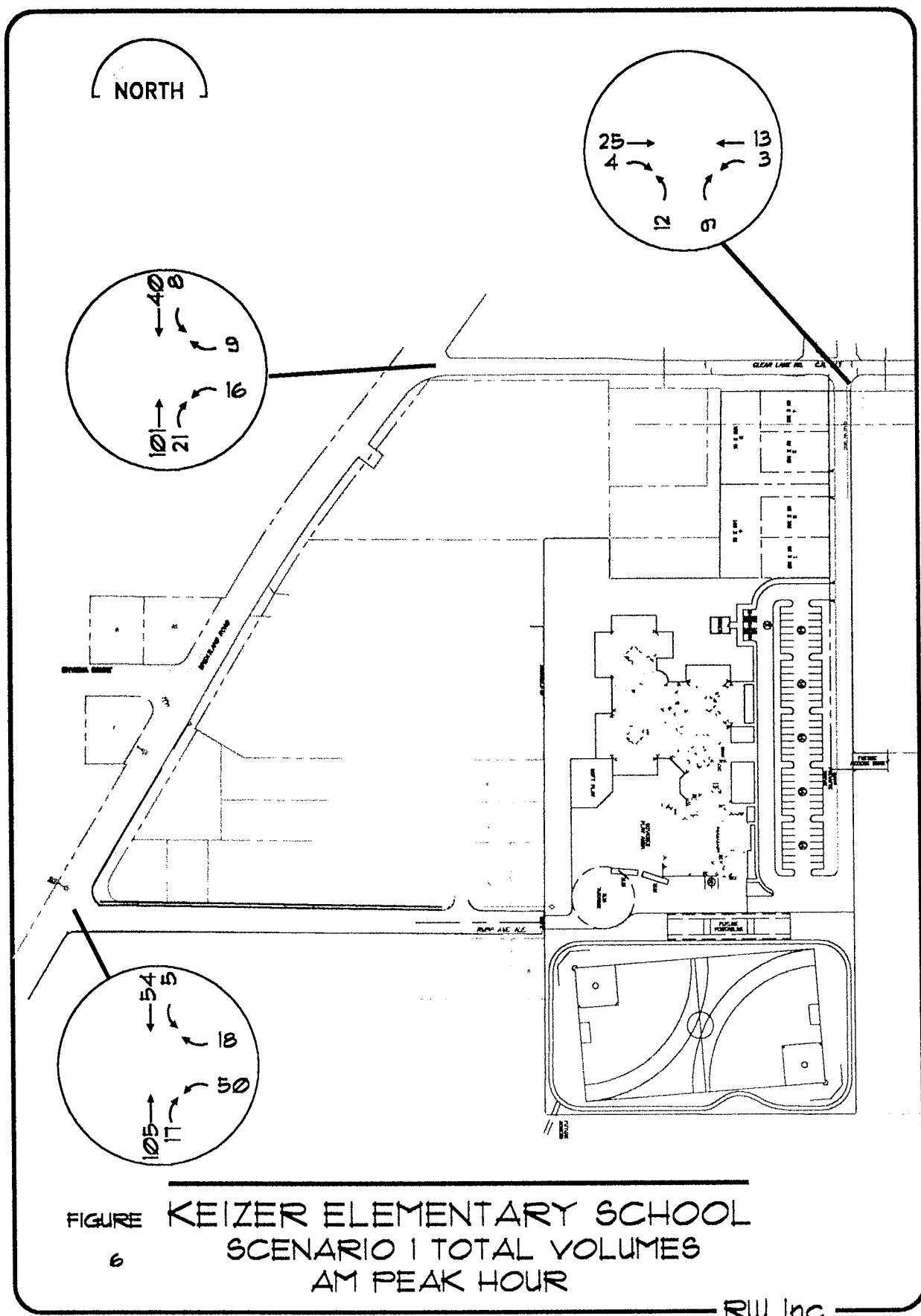


FIGURE 5 KEIZER ELEMENTARY SCHOOL
SCENARIO 1 SITE VOLUMES
AM PEAK HOUR

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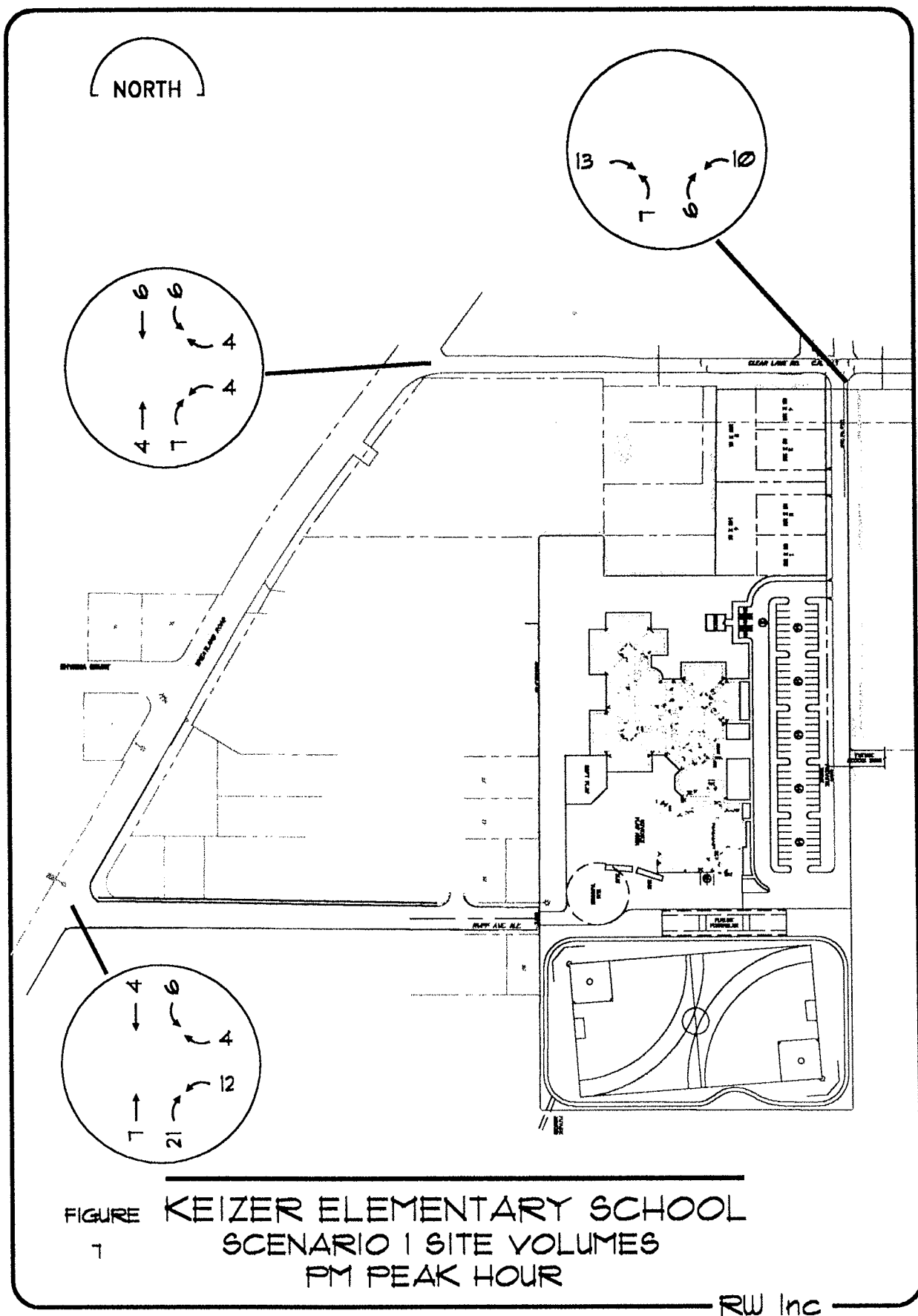
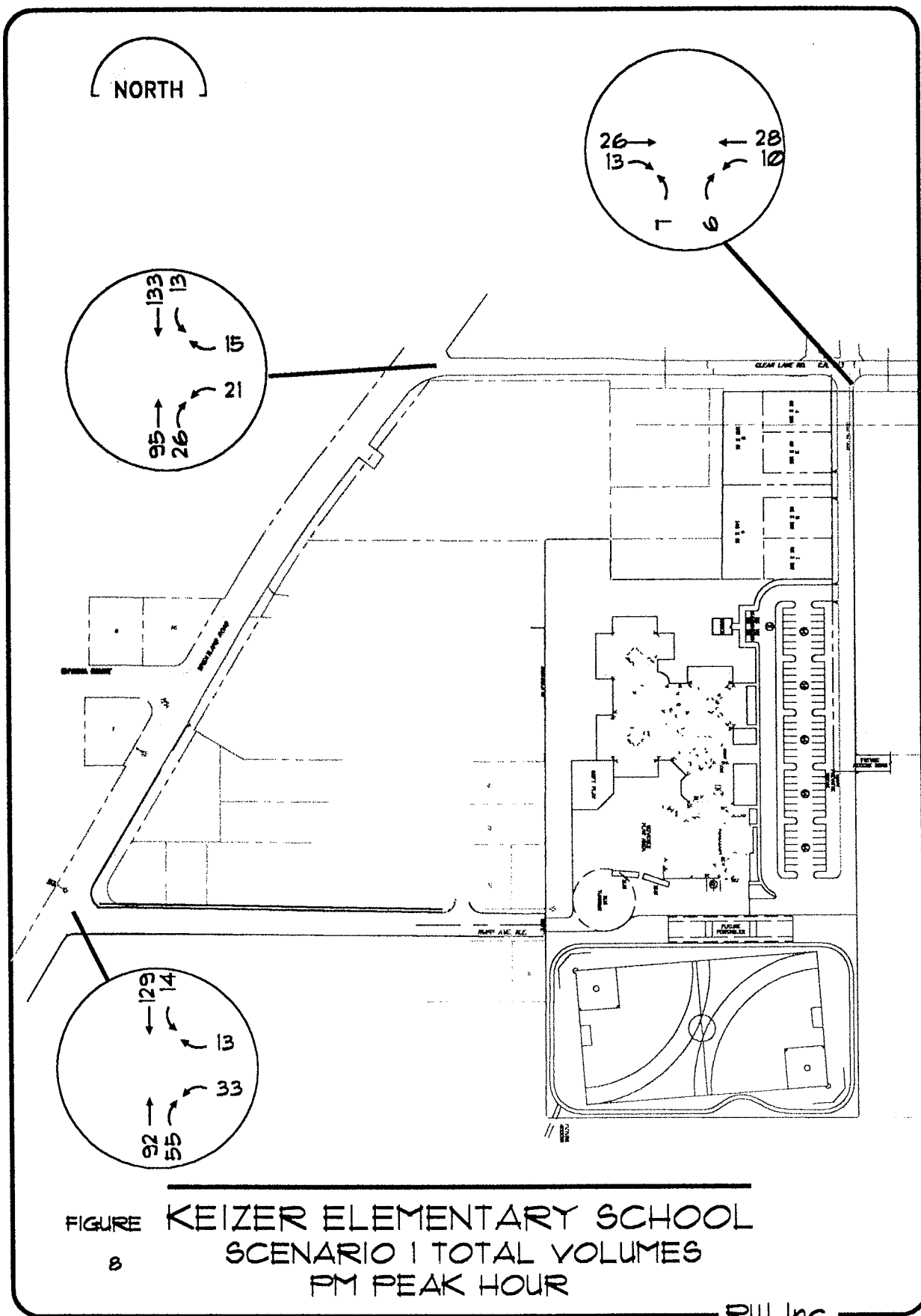


FIGURE 7 KEIZER ELEMENTARY SCHOOL
SCENARIO 1 SITE VOLUMES
PM PEAK HOUR

RW Inc



Levels of Service -

The development of the property under the existing zoning will impact the traffic on the adjoining transportation system. Table 3 estimates the overall intersection LOS during the peak hour flow.

Table 3 - Levels of Service with Existing Zoning		
Intersections	AM Peak LOS/Delay	PM Peak LOS/Delay
Wheatland at Clearlake Roads	A / 9.5	A / 9.9
Site Entrance at Clearlake Road	A / 8.7	A / 8.7
Wheatland Road at Rupp Street	A / 9.9	B / 10.4

* Background PM Peak assumes traffic from the proposed Keizer Elementary School

* Delay = Average Stopped Delay per vehicle, V/C = Volume to Capacity ratio.

Scenario 2 - Proposed Zoning

Under this scenario the property would be developed to the zoning that would allow the construction of the proposed school

allow. The Keizer Elementary School proposes to have a student population of 450 students. The proposes to be a magnet school with many of the students being bussed from other schools withing the Salem area. The school is to be located south of Clearlake Road on Cronemiller Street west of Wheatland Road in Keizer, Oregon. The entrance to the school site will be from Clearlake Road on Cronemiller Street with a pedestrian access from the existing Rupp Avenue.

Trip Generation

Estimating the number of vehicle trip ends that will be generated by the proposed development is of prime importance to this study. Two basic procedures are available to traffic engineers for estimating the number of driveway vehicle trips generated by a proposed but not yet existing building:

1. Apply averages observed through field studies conducted at other similar facilities

located throughout the United States. A number of sources are available for this information including **Trip Generation Manual (6th Edition) 1997**, which is published by the Institute of Transportation Engineers (ITE); and summary trip generation reports prepared by the California Department of Transportation, the Arizona Department of Transportation, and other public transportation agencies. All of these sources provide excellent guidance in estimating the trip generation rates for various land uses, but obviously do not take into account the effects of local conditions and unique characteristics of the proposed land use.

2. Observe through field studies the actual trip generation characteristics of other similar and existing developments within the local area.

Procedure two was used in the development of this report. The trip generation factors used in the report were established by the Keizer Elementary School Traffic Report, by DKS Associates, 1998. Table 4 contains the trips generated by the proposed school..

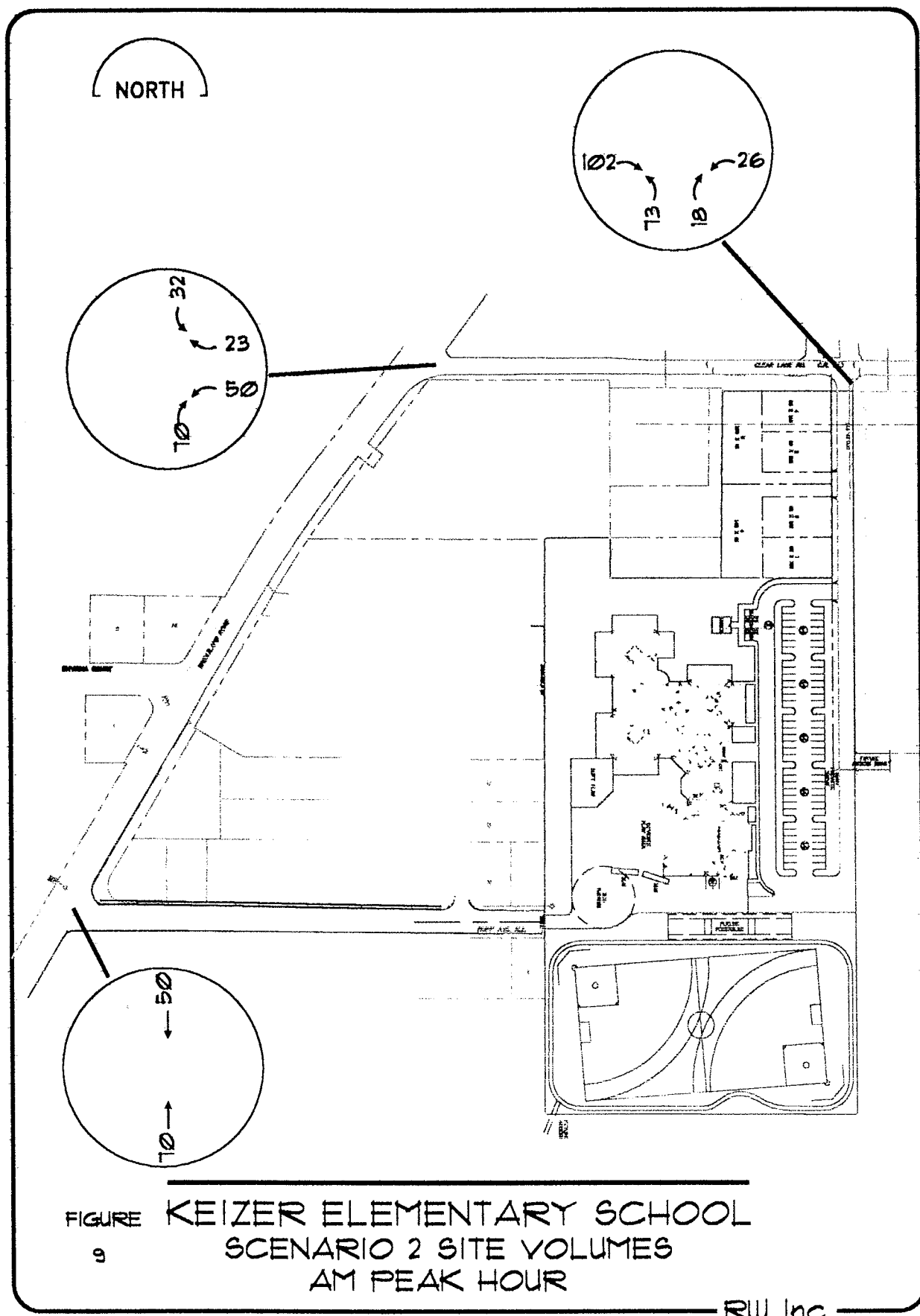
Table 4 - Trip Generation for the Keizer Elementary School							
Land Use (ITE #)	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Single Family Homes (#210) 4 homes.	38	3	1	2	4	3	1
Elementary School (520) 450 Students	459	216	127	89	7	3	4
Total	497	219	128	91	11	6	5

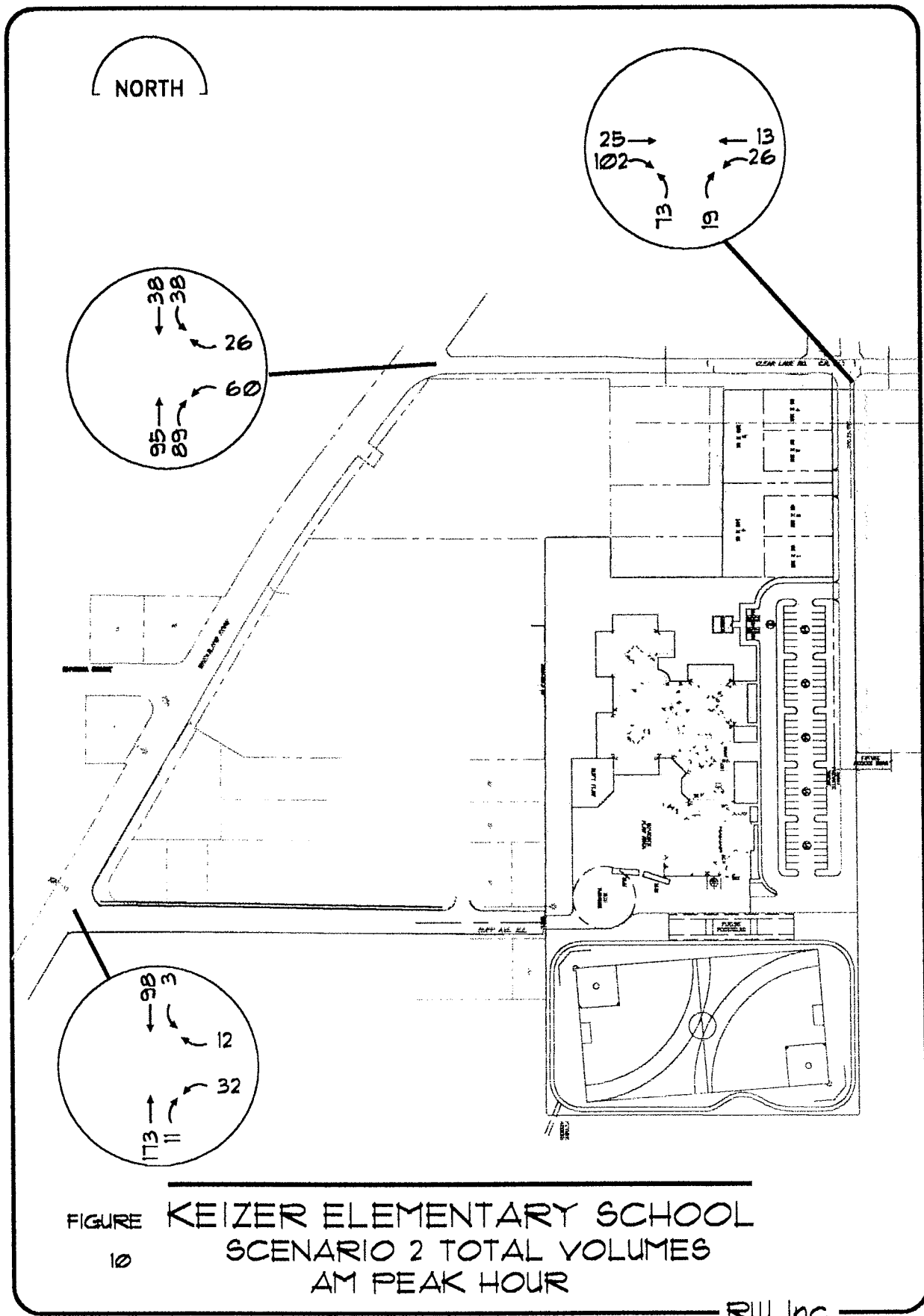
Trip Distribution

The distribution of generated trips onto the roadway system from within the site area was determined by reviewing the existing traffic patterns and the distribution of the population being served by the center. The trip distribution used in this study assumes that 55% of the traffic from the Single Family development would come and go to the south toward the City of Keizer. This study also assumes that Rupp Street would not be extended into the 9.84 acres and would be used only as a pedestrian access to the adjacent neighborhood..

Figures 9 and 11 shows the AM and PM Site Generated Peak Hour Traffic Volume as it is distributed through the studied intersections. Figures 10 and 12 shows the AM Total Peak

Hour Traffic Volume through the studied intersections after development. The numbers in Figures 10 and 12 (Total Peak Hour Traffic Volume) are the sum of the numbers shown in Figures 9 and 11 added to the Figures 3 and 4 (Existing Traffic Volume).





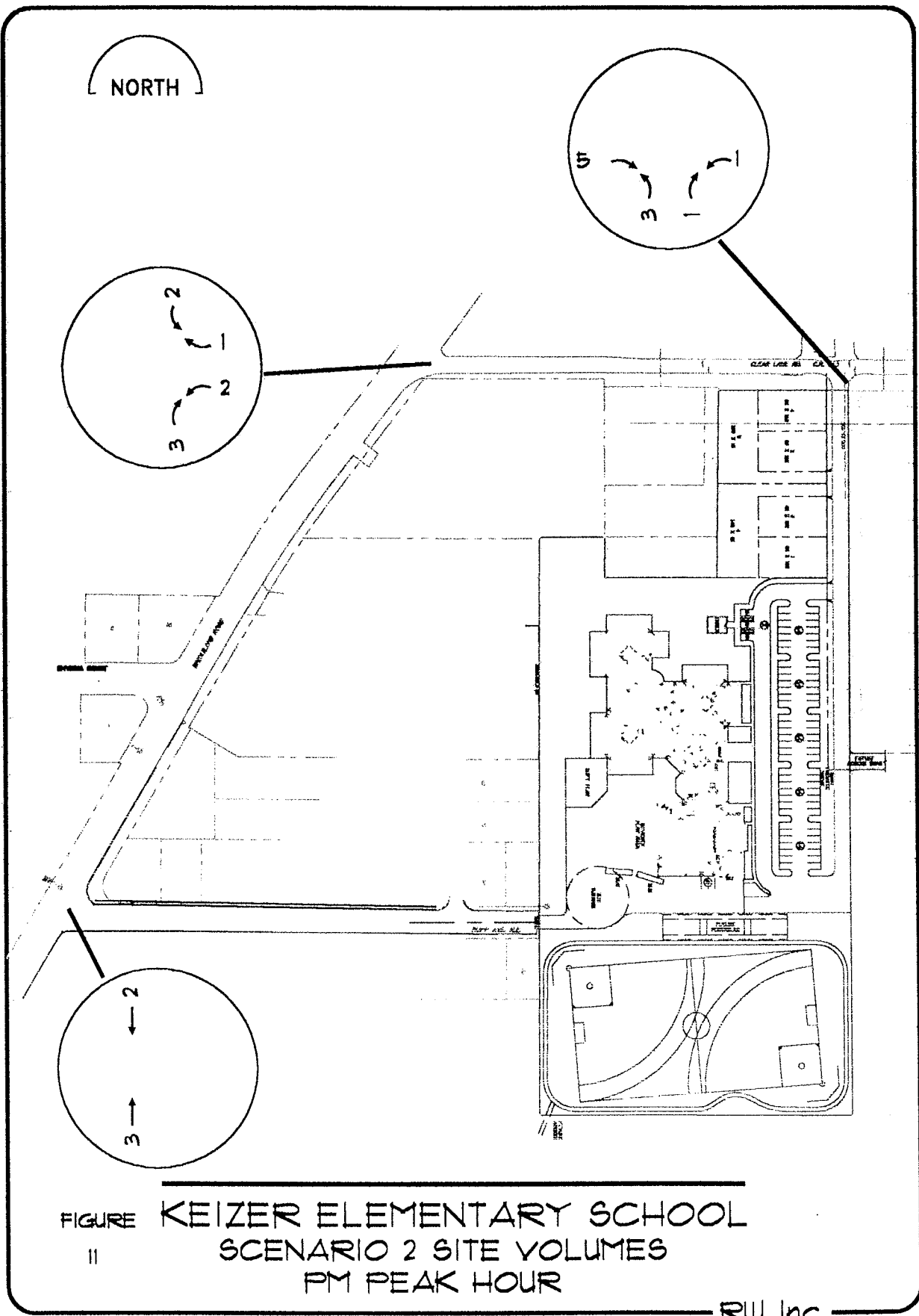
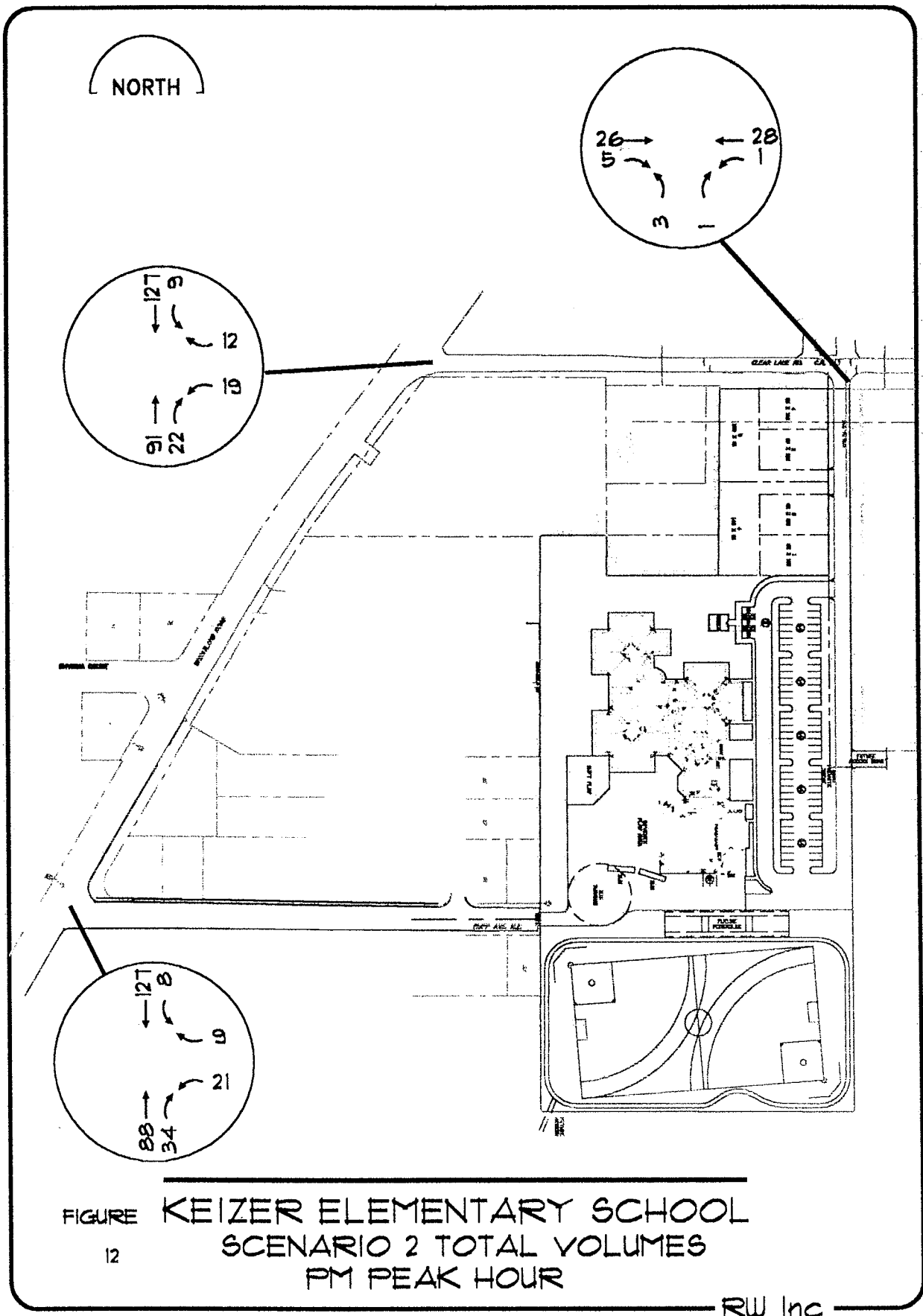


FIGURE II KEIZER ELEMENTARY SCHOOL
SCENARIO 2 SITE VOLUMES
PM PEAK HOUR

RW Inc



Levels of Service -

The development of the planned Keizer Elementary School will impact the traffic on the adjoining transportation system. Table 5 estimates the overall intersection LOS during the peak hour flow.

Table 5 - Levels of Service with Keizer Elementary School		
Intersections	AM Peak LOS/Delay	PM Peak LOS/Delay
Wheatland at Clearlake Roads	B / 10.8	A / 9.5
Site Entrance at Clearlake Road	A / 9.6	A / 8.6
Wheatland Road at Rupp Street	B / 10.5	A / 9.6

* Background PM Peak assumes traffic from the proposed Keizer Elementary School

* Delay = Average Stopped Delay per vehicle, V/C = Volume to Capacity ratio.

Table 4 indicates that the proposed development will increase the delay at the intersections within the impact area.

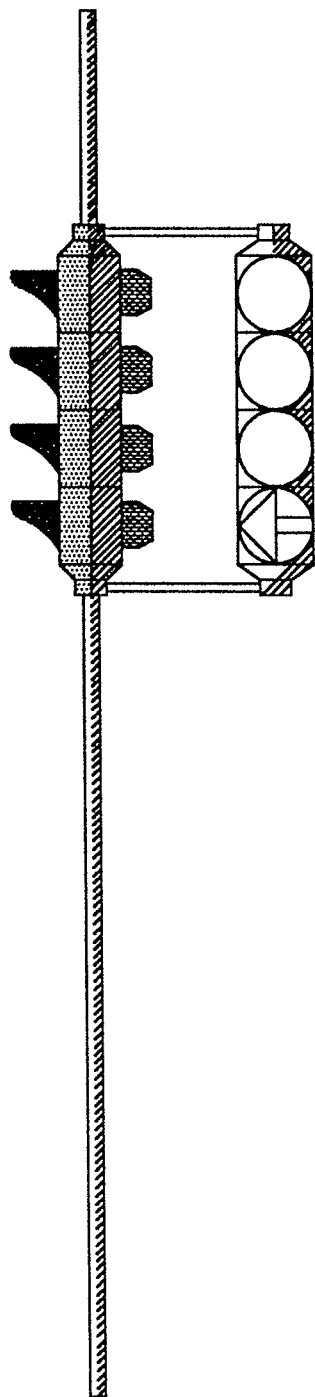
CONCLUSIONS

Based on the results of the traffic access analysis described in this report, it is concluded that the proposed Keizer Elementary School will cause additional traffic to the transportation infrastructure in Keizer. The impacts will be small when compared to the impact of the traffic from the normal expected traffic growth..

RECOMMENDATIONS

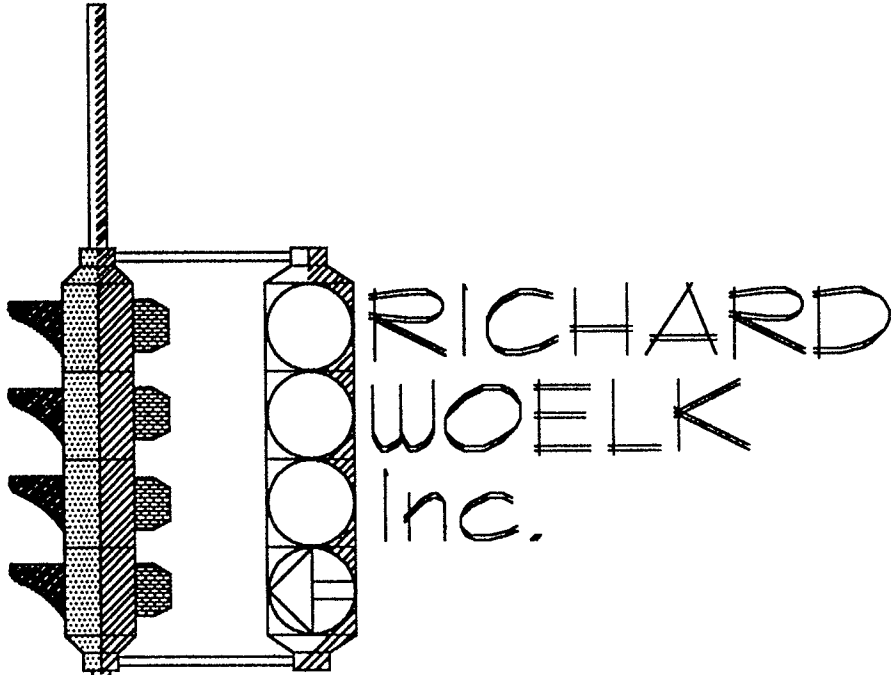
The following recommendations are made based on the findings of this study.

- The entrance to the proposed Keizer Elementary School should be built to current City of Keizer construction standards.
- The existing driveway to the east of the proposed new street shall be eliminated and access shall be taken from the new street.
- The new street shall be designated "No Parking" along both sides of the street between Clearlake Road and the new Keizer Elementary School.
- The existing radius at the southeast corner of Wheatland Road and Clearlake Road be widened to provide adequate turning radius for school bus traffic.



RICHARD
WOELK
INC.

APPENDIX



APPENDIX A

TRIP GENERATION CALCULATIONS

TRIP GENERATION BY EQUATIONS LISTED IN 6TH EDITION

PROJECT: Cronmiller Single Family
 DATE: 25-Jul-01
 LAND USE # 210
 TYPE OF LAND USE SINGLE FAMILY
 TIME PERIOD: WEEKDAY
 VALUE OF X = 4
 VALUE OF A = 9.57
 VALUE OF B = 0
 PASSBY % = 0.00%
 %IN 50.00%
 % OUT 50.00%

EQUATION 2 (T) = A (X)

(T) =	38.28	PASS BY	NEW TRIPS
TOTAL TRIPS =	38	0	38
VEHICLE IN =	19	0	19
VEHICLES OUT =	19	0	19

RW Inc. TRIP GENERATION PROGRAM
 PROJECT: Cronmiller Single Family
 DATE: 25-Jul-01
 LAND USE # 210
 TYPE OF LAND USE SINGLE FAMILY
 TIME PERIOD: AM PEAK
 VALUE OF X = 4
 VALUE OF A = 0.75
 VALUE OF B = 0
 PASSBY % = 0.00%
 %IN 25.00%
 % OUT 75.00%

EQUATION 2 (T) = A (X)

(T) =	3	PASS BY	NEW TRIPS
TOTAL TRIPS =	3	0	3
VEHICLE IN =	1	0	1
VEHICLES OUT =	2	0	2

RW Inc. TRIP GENERATION PROGRAM
 PROJECT: Cronmiller Single Family
 DATE: 25-Jul-01
 LAND USE # 210
 TYPE OF LAND USE SINGLE FAMILY
 TIME PERIOD: PM PEAK
 VALUE OF X = 4
 VALUE OF A = 1.01
 VALUE OF B = 0
 PASSBY % = 0.00%
 %IN 65.00%
 % OUT 35.00%

EQUATION 2 (T) = A (X)

(T) =	4.04	PASS BY	NEW TRIPS
TOTAL TRIPS =	4	0	4
VEHICLE IN =	3	0	3
VEHICLES OUT =	1	0	1

TRIP GENERATION BY EQUATIONS LISTED IN 6TH EDITION

PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 210
 TYPE OF LAND USE SINGLE FAMILY
 TIME PERIOD: WEEKDAY
 VALUE OF X = 78
 VALUE OF A = 9.57
 VALUE OF B = 0
 PASSBY % = 0.00%
 %IN 50.00%
 % OUT 50.00%

EQUATION 2 (T) = A (X)

(T) =	746.46	PASS BY	NEW TRIPS
TOTAL TRIPS =	746	0	746
VEHICLE IN =	373	0	373
VEHICLES OUT =	373	0	373

RW Inc. TRIP GENERATION PROGRAM
 PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 210
 TYPE OF LAND USE SINGLE FAMILY
 TIME PERIOD: AM PEAK
 VALUE OF X = 78
 VALUE OF A = 0.75
 VALUE OF B = 0
 PASSBY % = 0.00%
 %IN 25.00%
 % OUT 75.00%

EQUATION 2 (T) = A (X)

(T) =	58.5	PASS BY	NEW TRIPS
TOTAL TRIPS =	59	0	59
VEHICLE IN =	15	0	15
VEHICLES OUT =	44	0	44

RW Inc. TRIP GENERATION PROGRAM
 PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 210
 TYPE OF LAND USE SINGLE FAMILY
 TIME PERIOD: PM PEAK
 VALUE OF X = 78
 VALUE OF A = 1.01
 VALUE OF B = 0
 PASSBY % = 0.00%
 %IN 65.00%
 % OUT 35.00%

EQUATION 2 (T) = A (X)

(T) =	78.78	PASS BY	NEW TRIPS
TOTAL TRIPS =	79	0	79
VEHICLE IN =	51	0	51
VEHICLES OUT =	28	0	28

TRIP GENERATION BY EQUATIONS LISTED IN 6TH EDITION

PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 520
 TYPE OF LAND USE ELEMENTARY SCHOOL
 TIME PERIOD: WEEKDAY
 VALUE OF X = 450
 VALUE OF A = 1.02
 VALUE OF B = 0
 BUS % 66.00%
 %IN 50.00%
 % OUT 50.00%

EQUATION 2 (T) = A (X)

(T) =	459	BUS TRIPS	VEHICLE TRIPS
TOTAL TRIPS =	459	303	156

VEHICLE IN =	230	151	78
VEHICLES OUT =	230	151	78

ASSOCIATED TRANSPORTATION TRIP GENERATION PROGRAM

PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 520
 TYPE OF LAND USE ELEMENTARY SCHOOL
 TIME PERIOD: AM PEAK
 VALUE OF X = 450
 VALUE OF A = 0.48
 VALUE OF B = 0
 BUS % 66.00%
 %IN 59.00%
 % OUT 41.00%

EQUATION 2 (T) = A (X)

(T) =	216	BUS TRIPS	VEHICLE TRIPS
TOTAL TRIPS =	216	143	73

VEHICLE IN =	127	84	43
VEHICLES OUT =	89	58	30

ASSOCIATED TRANSPORTATION TRIP GENERATION PROGRAM

PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 520
 TYPE OF LAND USE ELEMENTARY SCHOOL
 TIME PERIOD: PM PEAK
 VALUE OF X = 450
 VALUE OF A = 0.015
 VALUE OF B = 0
 BUS % 66.00%
 %IN 50.00%
 % OUT 50.00%

EQUATION 2 (T) = A (X)

(T) =	6.75	BUS TRIPS	VEHICLE TRIPS
TOTAL TRIPS =	7	4	2

VEHICLE IN =	3	2	1
VEHICLES OUT =	3	2	1

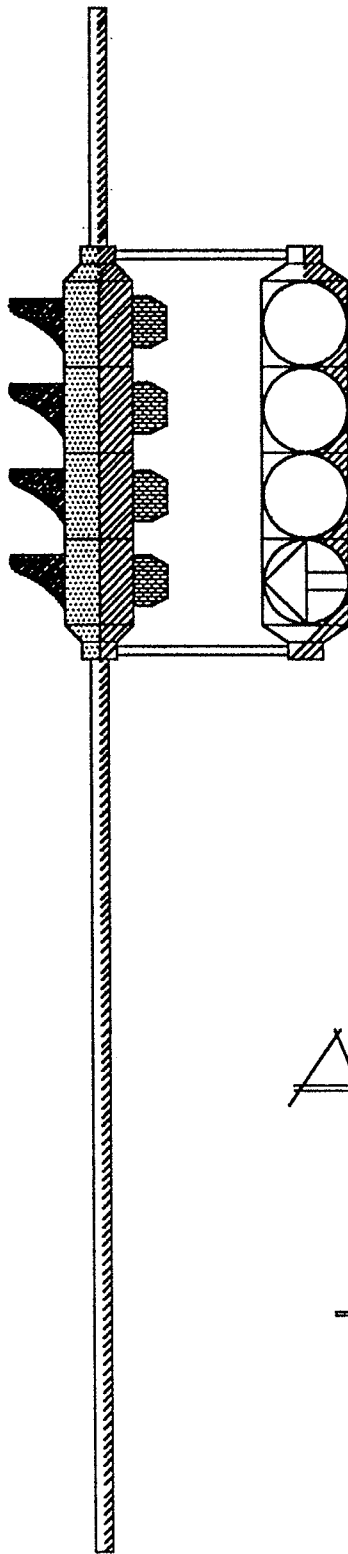
ASSOCIATED TRANSPORTATION TRIP GENERATION PROGRAM

PROJECT: Cronmiller School Site
 DATE: 25-Jul-01
 LAND USE # 520
 TYPE OF LAND USE ELEMENTARY SCHOOL
 TIME PERIOD: PM PEAK OF GENERATOR
 VALUE OF X = 450
 VALUE OF A = 0.26
 VALUE OF B = 0
 BUS % 66.00%
 %IN 46.00%
 % OUT 54.00%

EQUATION 2 (T) = A (X)

(T) =	117	BUS TRIPS	NEW TRIPS
TOTAL TRIPS =	117	77	40

VEHICLE IN =	54	36	18
VEHICLES OUT =	63	42	21



RICHARD
WOELK
INC.

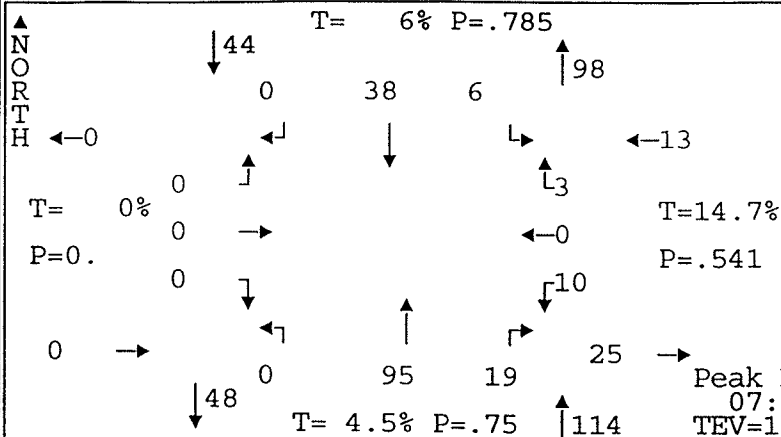
APPENDIX B

TRAFFIC COUNTS

JUN 15 2001

INTERSECTION TURN MOVEMENT COUNT SUMMARY REPORT CLEARLAKE ROAD AT WHEATLAND ROAD

27562



DATE OF COUNT: 06/06/01
DAY OF WEEK: Wed
TIME STARTED: 07:00
TIME ENDED: 09:00

TEV=TOTAL ENTRY VOLUME
T=%TRUCKS BY APPROACH
P=PHF BY APPROACH

VDYA

Peak Hour
07:00-08:00
TEV=171

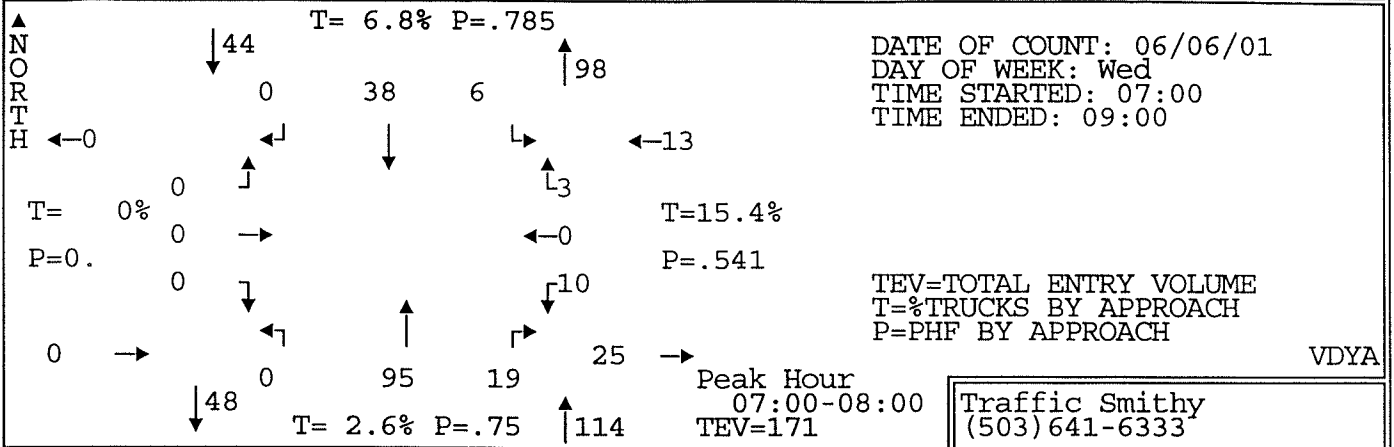
Traffic Smithy
(503) 641-6333

TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	→	←	↑	→	↓	←	↑	
07:00-07:05	0	0	0	0	7	1	0	10	1	0	0	0	19
07:05-07:10	0	0	0	0	4	0	0	13	1	0	0	0	18
07:10-07:15	0	0	0	0	1	1	0	10	3	0	0	0	15
07:15-07:20	0	0	0	0	3	0	0	5	1	1	0	1	11
07:20-07:25	0	0	0	0	3	0	0	13	3	0	0	2	21
07:25-07:30	0	0	0	0	1	2	0	6	1	1	0	0	11
07:30-07:35	0	0	0	0	3	0	0	4	3	3	0	0	13
07:35-07:40	0	0	0	0	3	0	0	10	0	1	0	0	14
07:40-07:45	0	0	0	0	6	0	0	6	1	2	0	0	15
07:45-07:50	0	0	0	0	3	1	0	6	2	1	0	0	13
07:50-07:55	0	0	0	0	0	1	0	4	1	1	0	0	7
07:55-08:00	0	0	0	0	4	0	0	8	2	0	0	0	14
08:00-08:05	0	0	0	0	4	0	0	3	0	3	0	0	10
08:05-08:10	0	0	0	0	1	1	0	11	1	0	0	2	16
08:10-08:15	0	0	0	0	5	0	0	3	1	2	0	0	11
08:15-08:20	0	0	0	0	7	0	0	13	0	0	0	0	20
08:20-08:25	0	0	0	0	0	0	0	2	0	0	0	0	2
08:25-08:30	0	0	0	0	4	0	0	1	0	0	0	0	5
08:30-08:35	0	0	0	0	2	0	0	4	2	3	0	0	11
08:35-08:40	0	0	0	0	2	0	0	3	1	1	0	1	8
08:40-08:45	0	0	0	0	1	0	0	4	2	5	0	1	13
08:45-08:50	0	0	0	0	2	0	0	7	0	1	0	0	10
08:50-08:55	0	0	0	0	5	0	0	2	1	2	0	0	10
08:55-09:00	0	0	0	0	5	1	0	1	1	0	0	0	8

Total Survey	0	0	0	0	76	8	0	149	28	27	0	7	295
PHF	0	0	0	0	.79	.75	0	.72	.68	.42	0	.25	.822
% Trucks	0	0	0	0	3.9	25	0	2	17.9	18.5	0	0	6.1
Stopped Buses	0	0	0	0	0	0	0	0	1	0	0	0	
Peds	0	0	0	0	0	0	0	1	0	0	0	0	

Hourly Totals													
07:00-08:00	0	0	0	0	38	6	0	95	19	10	0	3	171
07:15-08:15	0	0	0	0	36	5	0	79	16	15	0	5	156
07:30-08:30	0	0	0	0	40	3	0	71	11	13	0	2	140
07:45-08:45	0	0	0	0	33	3	0	62	12	16	0	4	130
08:00-09:00	0	0	0	0	38	2	0	54	9	17	0	4	124

INTERSECTION TURN MOVEMENT COUNT PEAK HOUR REPORT
CLEARLAKE ROAD AT WHEATLAND ROAD



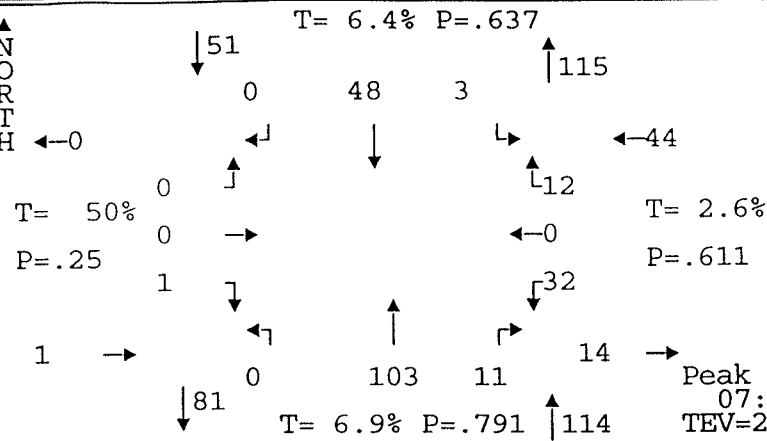
TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↴	→	↱	↵	↓	↲	↶	↑	↷	↘	←	↰	
ALL VEHICLES													
07:00-07:15	0	0	0	0	12	2	0	33	5	0	0	0	52
07:15-07:30	0	0	0	0	7	2	0	24	5	2	0	3	43
07:30-07:45	0	0	0	0	12	0	0	20	4	6	0	0	42
07:45-08:00	0	0	0	0	7	2	0	18	5	2	0	0	34
LIGHT TRUCKS (SINGLE UNIT 2 AXLES)													
07:00-07:15	0	0	0	0	1	1	0	0	0	0	0	0	2
07:15-07:30	0	0	0	0	0	0	0	0	1	1	0	0	2
07:30-07:45	0	0	0	0	0	0	0	1	1	1	0	0	3
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
MEDIUM TRUCKS (SINGLE UNIT > 2 AXLES)													
07:00-07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
HEAVY TRUCKS (SEMI-TRACTOR TRAILER)													
07:00-07:15	0	0	0	0	1	0	0	0	0	0	0	0	1
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
BICYCLES													
07:00-07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
PEDESTRIANS	-----CROSSWALK USEAGE-----												ALL
	SOUTH			WEST		EAST		NORTH					
07:00-07:15	0			0		0		0					0
07:15-07:30	0			0		0		0					0
07:30-07:45	0			0		0		0					0
07:45-08:00	0			0		0		0					0
Peak Hour by Movement													
PHF	0	0	0	0	.79	.75	0	.72	.95	.42	0	.25	.822
% Trucks(all)	0	0	0	0	5.3	16.7	0	1.1	10.5	20	0	0	4.7
% Trucks(M+H)	0	0	0	0	2.6	0	0	0	0	0	0	0	.6
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	
Hourly Totals													
07:00-08:00	0	0	0	0	38	6	0	95	19	10	0	3	171
07:15-08:15	0	0	0	0	36	5	0	79	16	15	0	5	156
07:30-08:30	0	0	0	0	40	3	0	71	11	13	0	2	140
07:45-08:45	0	0	0	0	33	3	0	62	12	16	0	4	130
08:00-09:00	0	0	0	0	38	2	0	54	9	17	0	4	124

INTERSECTION TURN MOVEMENT COUNT SUMMARY REPORT

WHEATLAND ROAD AT RUPP AVENUE

27563

NORTH



DATE OF COUNT: 06/06/01
DAY OF WEEK: Wed
TIME STARTED: 07:00
TIME ENDED: 09:00

TEV=TOTAL ENTRY VOLUME
T=%TRUCKS BY APPROACH
P=PHF BY APPROACH

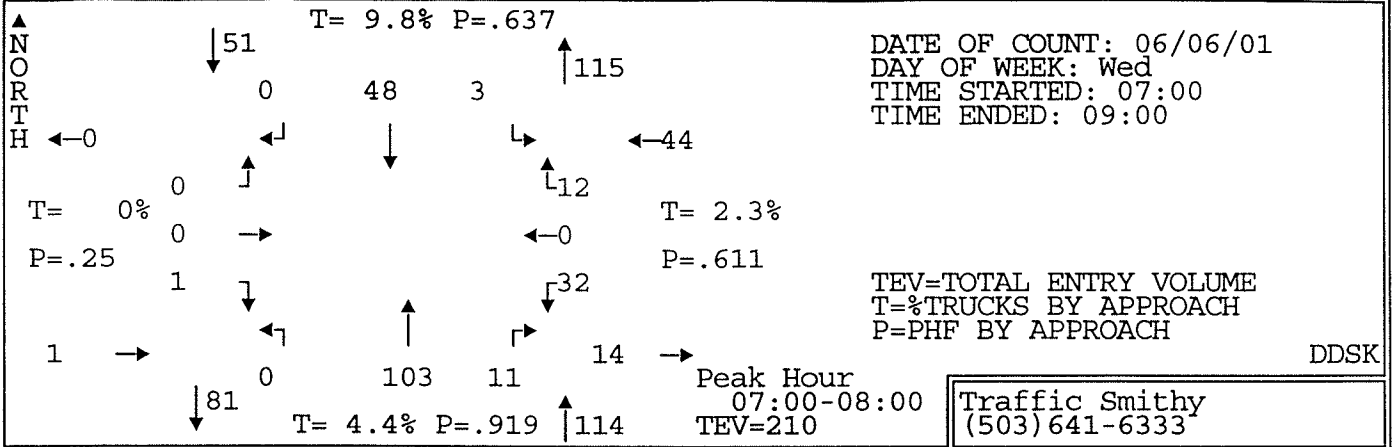
DDSK

Peak Hour
07:00-08:00
TEV=210

Traffic Smithy
(503) 641-6333

TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	↘	↙	↑	↗	↓	←	↑	
07:00-07:05	0	0	0	0	6	0	0	7	1	4	0	3	21
07:05-07:10	0	0	0	0	4	0	0	11	0	3	0	3	21
07:10-07:15	0	0	0	0	1	1	0	12	0	4	0	1	19
07:15-07:20	0	0	0	0	4	0	0	6	2	3	0	0	15
07:20-07:25	0	0	0	0	2	0	0	16	0	2	0	0	20
07:25-07:30	0	0	0	0	3	0	0	7	0	2	0	0	12
07:30-07:35	0	0	0	0	5	1	0	7	1	6	0	0	20
07:35-07:40	0	0	0	0	3	0	0	8	2	1	0	2	16
07:40-07:45	0	0	0	0	10	1	0	7	0	2	0	1	21
07:45-07:50	0	0	0	0	5	0	0	7	1	3	0	1	17
07:50-07:55	0	0	0	0	0	0	0	5	2	1	0	1	9
07:55-08:00	1	0	0	0	5	0	0	10	2	1	0	0	19
08:00-08:05	0	0	0	0	6	0	1	4	2	2	0	0	15
08:05-08:10	0	0	0	0	3	0	0	13	2	2	0	0	20
08:10-08:15	1	0	0	0	6	1	1	4	1	2	0	1	17
08:15-08:20	0	0	0	0	7	1	0	13	0	0	0	0	21
08:20-08:25	0	0	0	0	0	0	0	3	0	2	0	0	5
08:25-08:30	0	0	0	0	5	0	1	2	0	5	0	1	14
08:30-08:35	0	0	0	0	3	0	0	7	1	2	0	1	14
08:35-08:40	0	0	0	0	5	0	0	4	0	1	0	1	11
08:40-08:45	0	0	0	0	3	0	0	7	0	3	0	0	13
08:45-08:50	0	0	0	0	6	0	0	7	1	7	0	0	21
08:50-08:55	0	0	0	0	4	0	0	5	0	2	0	0	11
08:55-09:00	0	0	0	0	9	0	1	6	2	1	0	0	19
Total Survey	2	0	0	0	105	5	4	178	20	61	0	16	391
PHF	.25	0	0	0	.67	.38	0	.76	.55	.73	0	.43	.860
% Trucks	50	0	0	0	6.7	0	50	6.2	5	3.3	0	0	6.1
Stopped Buses	0	0	0	0	1	0	0	1	0	0	0	0	
Peds	0	1	0	0	1	0	0	7	0	0	7	0	
Hourly Totals													
07:00-08:00	1	0	0	0	48	3	0	103	11	32	0	12	210
07:15-08:15	2	0	0	0	52	3	2	94	15	27	0	6	201
07:30-08:30	2	0	0	0	55	4	3	83	13	27	0	7	194
07:45-08:45	2	0	0	0	48	2	3	79	11	24	0	6	175
08:00-09:00	1	0	0	0	57	2	4	75	9	29	0	4	181

INTERSECTION TURN MOVEMENT COUNT PEAK HOUR REPORT
WHEATLAND ROAD AT RUPP AVENUE

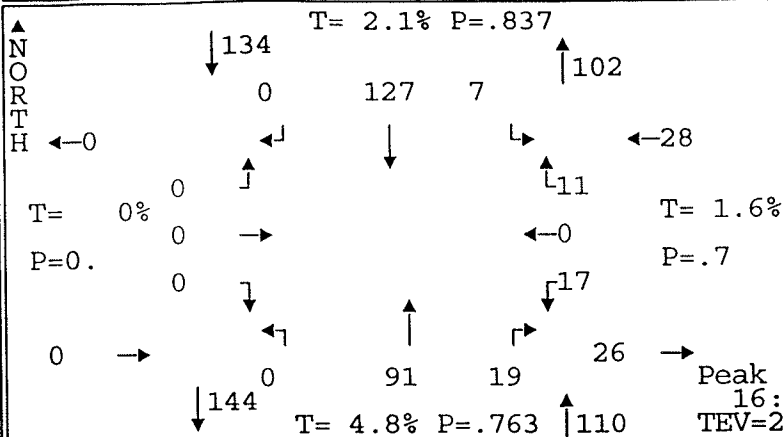


TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	↘	↙	↑	↘	↓	←	↑	
ALL VEHICLES													
07:00-07:15	0	0	0	0	11	1	0	30	1	11	0	7	61
07:15-07:30	0	0	0	0	9	0	0	29	2	7	0	0	47
07:30-07:45	0	0	0	0	18	2	0	22	3	9	0	3	57
07:45-08:00	1	0	0	0	10	0	0	22	5	5	0	2	45
LIGHT TRUCKS (SINGLE UNIT 2 AXLES)													
07:00-07:15	0	0	0	0	1	0	0	0	0	0	0	0	1
07:15-07:30	0	0	0	0	0	0	0	2	0	1	0	0	3
07:30-07:45	0	0	0	0	3	0	0	1	0	0	0	0	4
07:45-08:00	0	0	0	0	0	0	0	2	0	0	0	0	2
MEDIUM TRUCKS (SINGLE UNIT > 2 AXLES)													
07:00-07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
HEAVY TRUCKS (SEMI-TRACTOR TRAILER)													
07:00-07:15	0	0	0	0	1	0	0	0	0	0	0	0	1
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
BICYCLES													
07:00-07:15	0	0	0	0	0	0	0	0	0	0	0	0	0
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
PEDESTRIANS													
	SOUTH			WEST			EAST			NORTH			ALL
07:00-07:15	0	0	0	0	0	0	1	0	0	6	0	0	7
07:15-07:30	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30-07:45	0	0	0	0	0	0	0	0	0	0	0	0	0
07:45-08:00	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour by Movement													
PHF	.25	0	0	0	.67	.38	0	.86	.55	.73	0	.43	.860
% Trucks(all)	0	0	0	0	10.4	0	0	4.9	0	3.1	0	0	5.2
% Trucks(M+H)	0	0	0	0	2.1	0	0	0	0	0	0	0	.5
Stopped Buses	0	0	0	0	1	0	0	0	0	0	0	0	
Hourly Totals													
07:00-08:00	1	0	0	0	48	3	0	103	11	32	0	12	210
07:15-08:15	2	0	0	0	52	3	2	94	15	27	0	6	201
07:30-08:30	2	0	0	0	55	4	3	83	13	27	0	7	194
07:45-08:45	2	0	0	0	48	2	3	79	11	24	0	6	175
08:00-09:00	1	0	0	0	57	2	4	75	9	29	0	4	181

INTERSECTION TURN MOVEMENT COUNT SUMMARY REPORT

CLEARLAKE ROAD AT WHEATLAND ROAD

27585



DATE OF COUNT: 06/07/01
 DAY OF WEEK: Thu
 TIME STARTED: 16:00
 TIME ENDED: 18:00

TEV=TOTAL ENTRY VOLUME
 T=%TRUCKS BY APPROACH
 P=PHF BY APPROACH

VDYB

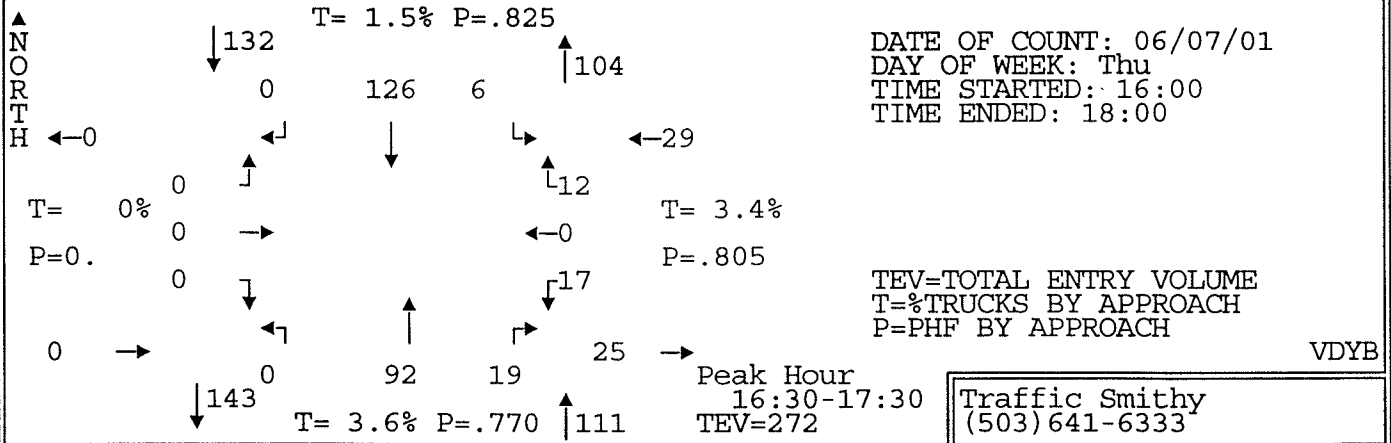
Peak Hour
 16:25-17:25
 TEV=272

Traffic Smithy
 (503) 641-6333

TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	→	←	↑	→	↓	←	↑	
16:00-16:05	0	0	0	0	7	2	0	4	2	5	0	0	20
16:05-16:10	0	0	0	0	6	0	0	6	3	2	0	0	17
16:10-16:15	0	0	0	0	9	0	0	5	2	3	0	1	20
16:15-16:20	0	0	0	0	6	1	0	7	2	0	0	2	20
16:20-16:25	0	0	0	0	8	0	0	7	2	5	0	0	22
16:25-16:30	0	0	0	0	13	1	0	5	1	1	0	0	21
16:30-16:35	0	0	0	0	6	1	0	7	1	1	0	0	18
16:35-16:40	0	0	0	0	9	0	0	5	3	0	0	0	17
16:40-16:45	0	0	0	0	10	1	0	6	1	0	0	0	20
16:45-16:50	0	0	0	0	11	0	0	9	1	2	0	1	24
16:50-16:55	0	0	0	0	8	0	0	14	1	4	0	0	27
16:55-17:00	0	0	0	0	10	0	0	9	2	0	0	2	23
17:00-17:05	0	0	0	0	9	2	0	8	2	1	0	2	24
17:05-17:10	0	0	0	0	14	0	0	11	1	0	0	0	26
17:10-17:15	0	0	0	0	10	1	0	9	2	4	0	0	26
17:15-17:20	0	0	0	0	14	1	0	2	1	3	0	0	21
17:20-17:25	0	0	0	0	13	0	0	6	3	1	0	2	25
17:25-17:30	0	0	0	0	12	0	0	6	1	1	0	1	21
17:30-17:35	0	0	0	0	9	1	0	2	2	3	0	1	18
17:35-17:40	0	0	0	0	9	2	0	4	1	0	0	1	17
17:40-17:45	0	0	0	0	9	0	0	3	0	1	0	1	14
17:45-17:50	0	0	0	0	7	0	0	10	1	1	0	1	20
17:50-17:55	0	0	0	0	7	2	0	4	2	2	0	0	17
17:55-18:00	0	0	0	0	3	0	0	3	0	1	0	0	7
Total Survey	0	0	0	0	219	15	0	152	37	43	0	19	485
PHF	0	0	0	0	.84	.58	0	.71	.79	.53	0	.69	.894
% Trucks	0	0	0	0	2.3	0	0	3.9	8.1	2.3	0	0	3.1
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0
Peds	0	0	0	0	0	0	0	9	0	0	0	0	0
Hourly Totals													
16:00-17:00	0	0	0	0	103	6	0	84	21	25	0	10	249
16:15-17:15	0	0	0	0	114	7	0	97	19	20	0	11	268
16:30-17:30	0	0	0	0	126	6	0	92	19	17	0	12	272
16:45-17:45	0	0	0	0	128	7	0	83	17	20	0	11	266
17:00-18:00	0	0	0	0	116	9	0	68	16	18	0	9	236

INTERSECTION TURN MOVEMENT COUNT PEAK HOUR REPORT

CLEARLAKE ROAD AT WHEATLAND ROAD

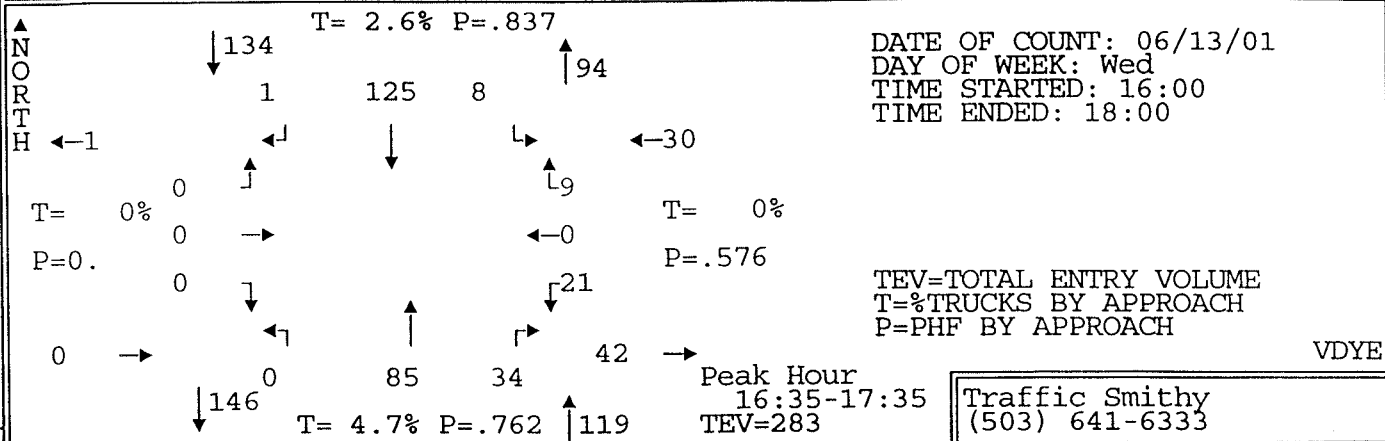


TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	↘	↙	↑	↘	↓	←	↑	
ALL VEHICLES													
16:30-16:45	0	0	0	0	25	2	0	18	5	1	0	4	55
16:45-17:00	0	0	0	0	29	0	0	32	4	6	0	3	74
17:00-17:15	0	0	0	0	33	3	0	28	5	5	0	2	76
17:15-17:30	0	0	0	0	39	1	0	14	5	5	0	3	67
LIGHT TRUCKS (SINGLE UNIT 2 AXLES)													
16:30-16:45	0	0	0	0	0	0	0	1	1	0	0	0	2
16:45-17:00	0	0	0	0	0	0	0	0	0	1	0	0	1
17:00-17:15	0	0	0	0	1	0	0	2	0	0	0	0	3
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
MEDIUM TRUCKS (SINGLE UNIT > 2 AXLES)													
16:30-16:45	0	0	0	0	1	0	0	0	0	0	0	0	1
16:45-17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
HEAVY TRUCKS (SEMI-TRACTOR TRAILER)													
16:30-16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45-17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
BICYCLES													
16:30-16:45	0	0	0	0	0	0	0	0	0	0	0	0	0
16:45-17:00	0	0	0	0	0	0	0	0	0	0	0	1	1
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
PEDESTRIANS	-----CROSSWALK USEAGE-----												ALL
	SOUTH			WEST			EAST			NORTH			
16:30-16:45	0	0	0	0	0	0	2	0	0	0	0	0	2
16:45-17:00	0	0	0	0	0	0	0	0	0	0	0	0	0
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak Hour by Movement													
PHF	0	0	0	0	.81	.5	0	.72	.95	.71	0	.75	.894
% Trucks(all)	0	0	0	0	1.6	0	0	3.3	5.3	5.9	0	0	2.6
% Trucks(M+H)	0	0	0	0	.8	0	0	0	0	0	0	0	.4
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Totals													
16:00-17:00	0	0	0	0	103	6	0	84	21	25	0	10	249
16:15-17:15	0	0	0	0	114	7	0	97	19	20	0	11	268
16:30-17:30	0	0	0	0	126	6	0	92	19	17	0	12	272
16:45-17:45	0	0	0	0	128	7	0	83	17	20	0	11	266
17:00-18:00	0	0	0	0	116	9	0	68	16	18	0	9	236

INTERSECTION TURN MOVEMENT COUNT SUMMARY REPORT

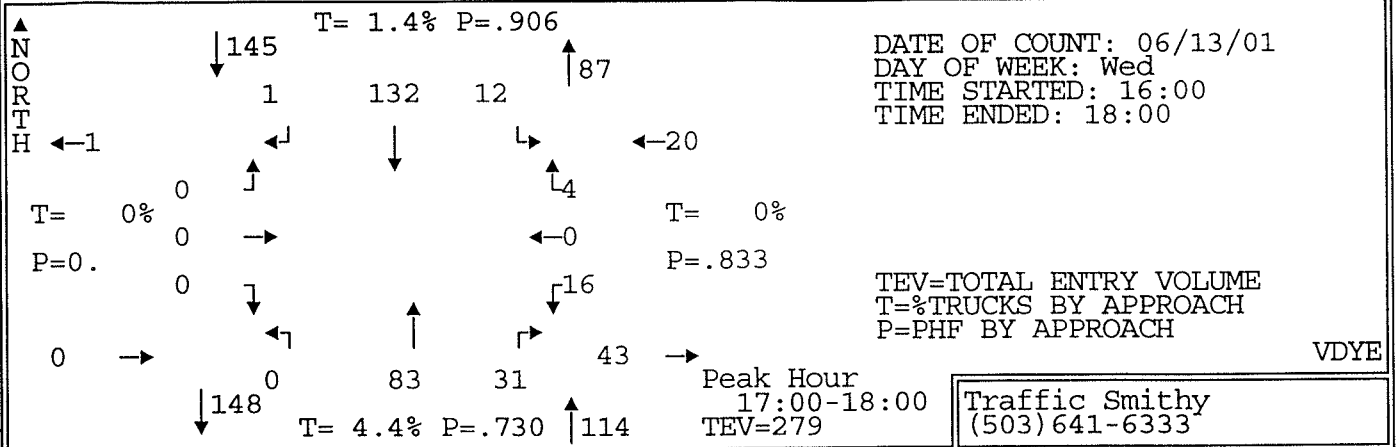
WHEATLAND ROAD AT RUPP DRIVE NE

27642

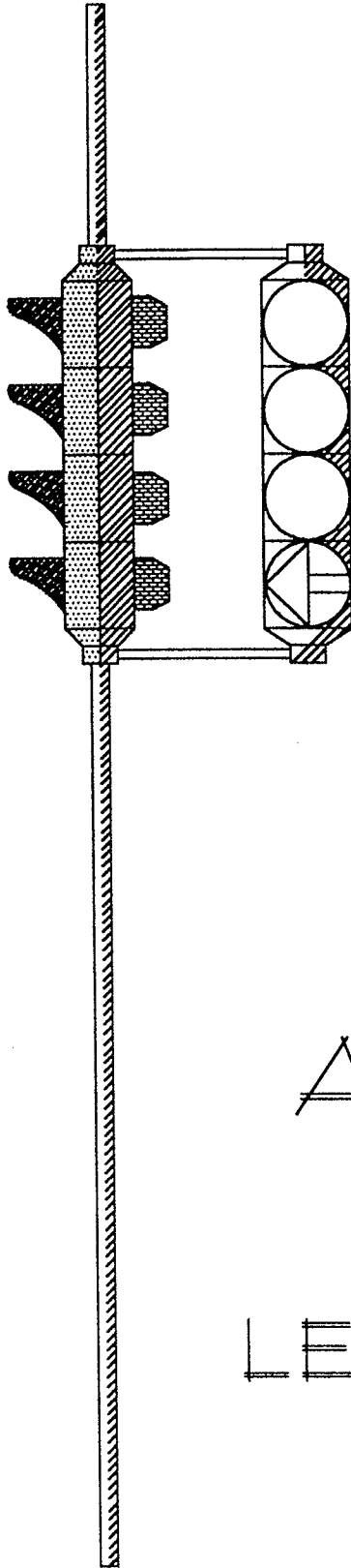


TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	→	←	↑	→	↓	←	↑	
16:00-16:05	0	0	0	0	13	1	0	16	7	0	0	3	40
16:05-16:10	0	0	0	0	9	0	0	9	4	1	0	0	23
16:10-16:15	0	0	0	0	10	1	0	8	3	1	0	1	24
16:15-16:20	0	0	0	0	9	1	0	3	2	2	0	0	17
16:20-16:25	0	0	0	0	11	1	0	9	1	1	0	2	25
16:25-16:30	0	0	0	0	9	2	0	3	1	2	0	0	17
16:30-16:35	0	0	0	0	4	1	0	7	1	0	0	0	13
16:35-16:40	0	0	0	0	7	0	0	10	6	1	0	1	25
16:40-16:45	0	0	0	0	17	2	0	3	3	4	0	1	30
16:45-16:50	0	0	0	0	8	0	0	6	2	4	0	0	20
16:50-16:55	0	0	0	0	8	1	0	8	0	2	0	2	21
16:55-17:00	0	0	0	0	6	0	0	9	1	3	0	1	20
17:00-17:05	0	0	0	0	12	0	0	6	3	1	0	1	23
17:05-17:10	0	0	0	0	13	0	0	7	3	0	0	0	23
17:10-17:15	0	0	0	0	11	0	0	3	2	1	0	0	17
17:15-17:20	0	0	0	0	12	0	0	12	5	0	0	0	29
17:20-17:25	0	0	0	1	13	3	0	8	3	2	0	1	31
17:25-17:30	0	0	0	0	10	1	0	7	4	1	0	1	24
17:30-17:35	0	0	0	0	8	1	0	6	2	2	0	1	20
17:35-17:40	0	0	0	0	10	3	0	4	1	1	0	0	19
17:40-17:45	0	0	0	0	8	1	0	11	2	2	0	0	24
17:45-17:50	0	0	0	0	10	1	0	7	2	0	0	0	20
17:50-17:55	0	0	0	0	12	1	0	9	2	2	0	0	26
17:55-18:00	0	0	0	0	13	1	0	3	2	4	0	0	23
Total Survey	0	0	0	1	243	22	0	174	62	37	0	15	554
PHF	0	0	0	.25	.87	.4	0	.79	.71	.52	0	.56	.842
% Trucks	0	0	0	0	2.9	0	0	6.3	0	0	0	0	3.2
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0
Peds	0	0	0	0	1	0	0	5	0	0	2	0	0
Hourly Totals													
16:00-17:00	0	0	0	0	111	10	0	91	31	21	0	11	275
16:15-17:15	0	0	0	0	115	8	0	74	25	21	0	8	251
16:30-17:30	0	0	0	1	121	8	0	86	33	19	0	8	276
16:45-17:45	0	0	0	1	119	10	0	87	28	19	0	7	271
17:00-18:00	0	0	0	1	132	12	0	83	31	16	0	4	279

INTERSECTION TURN MOVEMENT COUNT PEAK HOUR REPORT
WHEATLAND ROAD AT RUPP DRIVE NE



TIME PERIOD FROM - TO	EAST BOUND			SOUTH BOUND			NORTH BOUND			WEST BOUND			ALL
	↓	→	↑	←	↓	→	←	↑	→	↓	←	↑	
ALL VEHICLES													
17:00-17:15	0	0	0	0	36	0	0	16	8	2	0	1	63
17:15-17:30	0	0	0	1	35	4	0	27	12	3	0	2	84
17:30-17:45	0	0	0	0	26	5	0	21	5	5	0	1	63
17:45-18:00	0	0	0	0	35	3	0	19	6	6	0	0	69
LIGHT TRUCKS (SINGLE UNIT 2 AXLES)													
17:00-17:15	0	0	0	0	0	0	0	1	0	0	0	0	1
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30-17:45	0	0	0	0	0	0	0	1	0	0	0	0	1
17:45-18:00	0	0	0	0	1	0	0	1	0	0	0	0	2
MEDIUM TRUCKS (SINGLE UNIT > 2 AXLES)													
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30-17:45	0	0	0	0	1	0	0	1	0	0	0	0	2
17:45-18:00	0	0	0	0	0	0	0	0	0	0	0	0	0
HEAVY TRUCKS (SEMI-TRACTOR TRAILER)													
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30-17:45	0	0	0	0	0	0	0	0	0	0	0	0	0
17:45-18:00	0	0	0	0	0	0	0	1	0	0	0	0	1
BICYCLES													
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	1	0	0	0	0	1
17:30-17:45	0	0	0	0	0	0	0	1	0	0	0	1	2
17:45-18:00	0	0	0	0	0	1	0	0	0	0	0	0	1
PEDESTRIANS													
	SOUTH			WEST			EAST			NORTH			ALL
17:00-17:15	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15-17:30	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30-17:45	0	0	0	0	0	0	1	1	1	1	1	1	3
17:45-18:00	0	0	0	1	1	1	1	1	1	1	1	1	3
Peak Hour by Movement													
PHF	0	0	0	.25	.92	.6	0	.77	.65	.67	0	.5	.830
% Trucks(all)	0	0	0	0	1.5	0	0	6	0	0	0	0	2.5
% Trucks(M+H)	0	0	0	0	.8	0	0	2.4	0	0	0	0	1.1
Stopped Buses	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Totals													
16:00-17:00	0	0	0	0	111	10	0	91	31	21	0	11	275
16:15-17:15	0	0	0	0	115	8	0	74	25	21	0	8	251
16:30-17:30	0	0	0	1	121	8	0	86	33	19	0	8	276
16:45-17:45	0	0	0	1	119	10	0	87	28	19	0	7	271
17:00-18:00	0	0	0	1	132	12	0	83	31	16	0	4	279



RICHARD
WOELK
Inc.

APPENDIX C

SCENARIO 1 LEVELS OF SERVICE CALCULATIONS

Cronmiller North Keizer Elementary School

Existing Zoning

AM Peak Hour

Turning Movement Report
Single Family AM Peak

Volume Type	Northbound Left Thru Right	Southbound Left Thru Right	Eastbound Left Thru Right	Westbound Left Thru Right	Total Volume
#1 Clearlake at Wheatland Road					
Base	0 95 19	6 38 0	0 0 0	10 0 3	171
Added	0 6 2	2 2 0	0 0 0	6 0 6	24
Total	0 101 21	8 40 0	0 0 0	16 0 9	195
#2 New Street Access					
Base	0 0 0	0 0 0	0 25 0	0 13 0	38
Added	12 0 9	0 0 0	0 0 4	3 0 0	28
Total	12 0 9	0 0 0	0 25 4	3 13 0	66
#3 Wheatland Road at Rupp Avenue					
Base	0 103 11	3 48 0	0 0 0	32 0 12	209
Added	0 2 6	2 6 0	0 0 0	18 0 6	40
Total	0 105 17	5 54 0	0 0 0	50 0 18	249

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Cronmiller North Keizer Elementary School

Existing Zoning

AM Peak Hour

Impact Analysis Report
Level Of Service

Intersection	Base Del/ LOS	V/ Veh C	Future Del/ LOS	V/ Veh C	Change in
# 1 Clearlake at Wheatland Road	A	9.4 0.000	A	9.5 0.000	+ 0.000 V/C
# 2 New Street Access	A	0.0 0.000	A	8.7 0.000	+ 0.000 V/C
# 3 Wheatland Road at Rupp Avenue	A	9.6 0.000	A	9.9 0.000	+ 0.000 V/C

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Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)
Intersection #1 Clearlake at Wheatland Road
Average Delay (sec/veh): 9.4 Worst Case Level Of Service: A
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 1 0 0
Volume Module: >> Count Date: 6 Jun 2001 << Am Peak Hour
Base Vol: 0 95 19 6 38 0 0 0 0 10 0 3
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 95 19 6 38 0 0 0 0 10 0 3
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82
PHF Volume: 0 116 23 7 46 0 0 0 0 12 0 4
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0
Final Vol.: 0 116 23 7 46 0 0 0 0 12 0 4
Critical Gap Module:
Critical Gp:xxxxx 4.1 xxxx xxxxx xxxxx xxxxx 6.4 xxxx 6.2
FollowUpTm:xxxxx 2.2 xxxx xxxxx xxxxx xxxxx 3.5 xxxx 3.3
Capacity Module:
Conflict Vol: xxxx xxxxx 139 xxxx xxxxx xxxxx xxxxx 188 xxxx 127
Potent Cap.: xxxx xxxxx 1457 xxxx xxxxx xxxxx xxxxx 806 xxxx 928
Move Cap.: xxxx xxxxx 1457 xxxx xxxxx xxxxx xxxxx 803 xxxx 928
Level Of Service Module:
Stopped Del:xxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx
LOS by Move: * * * A * * * * * * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 829 xxxxx
Shrd StpDel:xxxxx xxxx xxxxx 7.5 xxxx xxxxx xxxxx xxxxx 9.4 xxxxx
Shared LOS: * * * A * * * * * * * * * *
ApproachDel: xxxxxx xxxxxx
ApproachLOS: * * * A * * * * * 9.4 A

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)
Intersection #1 Clearlake at Wheatland Road
Average Delay (sec/veh): 9.5 Worst Case Level Of Service: A
Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 1 0 0
Volume Module: >> Count Date: 6 Jun 2001 << Am Peak Hour
Base Vol: 0 95 19 6 38 0 0 0 0 10 0 3
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 95 19 6 38 0 0 0 0 10 0 3
User Adj: 0 6 2 2 2 0 0 0 0 0 0 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 0 101 21 8 40 0 0 0 0 16 0 9
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82
PHF Volume: 0 123 26 10 49 0 0 0 0 19 0 11
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0
Final Vol.: 0 123 26 10 49 0 0 0 0 19 0 11
Critical Gap Module:
Critical Gp:xxxxx 4.1 xxxx xxxxx xxxxx xxxxx 6.4 xxxx 6.2
FollowUpTm:xxxxx 2.2 xxxx xxxxx xxxxx xxxxx 3.5 xxxx 3.3
Capacity Module:
Conflict Vol: xxxx xxxxx 148 xxxx xxxxx xxxxx xxxxx 204 xxxx 136
Potent Cap.: xxxx xxxxx 1445 xxxx xxxxx xxxxx xxxxx 789 xxxx 918
Move Cap.: xxxx xxxxx 1445 xxxx xxxxx xxxxx xxxxx 785 xxxx 918
Level Of Service Module:
Stopped Del:xxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx
LOS by Move: * * * A * * * * * * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 828 xxxxx
Shrd StpDel:xxxxx xxxx xxxxx 7.5 xxxx xxxxx xxxxx xxxxx 9.5 xxxxx
Shared LOS: * * * A * * * * * * * * * *
ApproachDel: xxxxxx xxxxxx
ApproachLOS: * * * A * * * * * 9.5 A

Cronmiller North Keizer Elementary School
Existing Zoning
AM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 0.0 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << AM {eak Hour

Base Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Critical Gap Module:

Critical Gp:xxxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

FollowUpTim:xxxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Capacity Module:

Cnflct Vol: xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Potent Cap.: xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Move Cap.: xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Level Of Service Module:

Stopped Del:xxxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

LOS by Move: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx 0 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Shrd StpDel:xxxxxx xxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Shared LOS: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachDel: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachLOS: A A A A A A A A A A A A A A A A

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Cronmiller North Keizer Elementary School
Existing Zoning
AM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 8.7 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << AM {eak Hour

Base Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 12 0 9 0 0 0 0 0 0 0 0 0 0 0 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 12 0 9 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 12 0 9 0 0 0 0 0 0 0 0 0 0 0 0 0

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 12 0 9 0 0 0 0 0 0 0 0 0 0 0 0 0

Critical Gap Module:

Critical Gp: 6.4 xxxxx 6.2 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

FollowUpTim: 3.5 xxxxx 3.3 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Capacity Module:

Cnflct Vol: 46 xxxxx 27 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Potent Cap.: 969 xxxxx 1054 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Move Cap.: 968 xxxxx 1054 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Level Of Service Module:

Stopped Del:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

LOS by Move: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx 1003 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Shrd StpDel:xxxxxx 8.7 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Shared LOS: A A A A A A A A A A A A A A A A

ApproachDel: 8.7 A A A A A A A A A A A A A A A A

ApproachLOS: A A A A A A A A A A A A A A A A

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Level of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 9.6 Worst Case Level of Service: A

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 1 0 0

Volume Module:
Base Vol: 0 103 11 3 48 0 0 0 0 0 32 0 12
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 103 11 3 48 0 0 0 0 32 0 12
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86
PHF Volume: 0 120 13 3 56 0 0 0 0 37 0 14
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol.: 0 120 13 3 56 0 0 0 0 37 0 14

Critical Gap Module:
Critical Gap:xxxxx xxxx xxxx 4.1 xxxx xxxx xxxx xxxx 6.4 xxxx 6.2
FollowUpTim:xxxxx xxxx xxxx 2.2 xxxx xxxx xxxx xxxx 3.5 xxxx 3.3

Capacity Module:
Conflict Vol: xxxx xxxx xxxx 133 xxxx xxxx xxxx xxxx 189 xxxx 126
Potent Cap.: xxxx xxxx xxxx 1465 xxxx xxxx xxxx xxxx 805 xxxx 930
Move Cap.: xxxx xxxx xxxx 1465 xxxx xxxx xxxx xxxx 803 xxxx 930

Level of Service Module:
Stopped Del:xxxxx xxxx xxxx 7.5 xxxx xxxx xxxx xxxx xxxx xxxx
LOS by Move: * * * * * A * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxx xxxx 7.5 xxxx xxxx xxxx xxxx xxxx 834 xxxx
Shrd StpDel:xxxxx xxxx xxxx 7.5 xxxx xxxx xxxx xxxx xxxx 9.6 xxxx
Shared LOS: * * * * * A * * * * *
ApproachDel: xxxxxx
ApproachLOS: * * * * * 9.6 A

Level of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 9.9 Worst Case Level of Service: A

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 1 0 0

Volume Module:
Base Vol: 0 103 11 3 48 0 0 0 0 32 0 12
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 103 11 3 48 0 0 0 0 32 0 12
Added Vol: 0 2 6 0 0 0 0 0 0 0 0 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 0 105 17 5 54 0 0 0 0 50 0 18
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86
PHF Volume: 0 122 20 6 63 0 0 0 0 58 0 21
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol.: 0 122 20 6 63 0 0 0 0 58 0 21

Critical Gap Module:
Critical Gap:xxxxx xxxx xxxx 4.1 xxxx xxxx xxxx xxxx 6.4 xxxx 6.2
FollowUpTim:xxxxx xxxx xxxx 2.2 xxxx xxxx xxxx xxxx 3.5 xxxx 3.3

Capacity Module:
Conflict Vol: xxxx xxxx xxxx 142 xxxx xxxx xxxx xxxx 206 xxxx 132
Potent Cap.: xxxx xxxx xxxx 1453 xxxx xxxx xxxx xxxx 787 xxxx 923
Move Cap.: xxxx xxxx xxxx 1453 xxxx xxxx xxxx xxxx 784 xxxx 923

Level of Service Module:
Stopped Del:xxxxx xxxx xxxx 7.5 xxxx xxxx xxxx xxxx xxxx xxxx
LOS by Move: * * * * * A * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxx xxxx 7.5 xxxx xxxx xxxx xxxx 817 xxxx
Shrd StpDel:xxxxx xxxx xxxx 7.5 xxxx xxxx xxxx xxxx 9.9 xxxx
Shared LOS: * * * * * A * * * * *
ApproachDel: xxxxxx
ApproachLOS: * * * * * 9.9 A

Scenario Report

Scenario:

RS Zoning

Command:

Default Command

Volume:

am peak

Geometry:

Default Geometry

Impact Fee:

Default Impact Fee

Trip Generation:

Single Family Am

Trip Distribution:

RS Zoning

Paths:

Default Paths

Routes:

RS Zoning

Configuration:

RS Zoning

RS Zoning

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Page

Cronmiller North Keizer Elementary School

Existing Zoning

PM Peak Hour

Trip Generation Report

Single Family

Forecast for Single Family PM Peak

Zone #	Subzone	Amount	Units	Rate		Trips		Total % Of	
				In	Out	In	Out	Trips	Trips Total
1	RS Zoning	1.00	Single Family	51.00	28.00	51	28	79	100.0
	Zone 1 Subtotal					51	28	79	100.0
TOTAL						51	28	79	100.0

Cronmiller North Keizer Elementary School
Existing Zoning
PM Peak Hour

Turning Movement Report
Single Family PM Peak

Volume	Northbound	Southbound	Eastbound	Westbound	Total
Type	Left Thru Right	Left Thru Right	Left Thru Right	Left Thru Right	Volume
#1 Clearlake at Wheatland Road					
Base	0 91 19	7 127 0	0 0 0	0 17 0	11 272
Added	0 4 7	6 6 0	0 0 0	4 0 0	4 31
Total	0 95 26	13 133 0	0 0 0	21 0 15	303
#2 New Street Access					
Base	0 0 0	0 0 0	0 26 0	0 28 0	0 54
Added	7 0 6	0 0 0	0 0 13	10 0 0	0 36
Total	7 0 6	0 0 0	0 26 13	10 28 0	0 90
#3 Wheatland Road at Rupp Avenue					
Base	0 85 34	8 125 0	0 0 0	21 0 9	282
Added	0 7 21	6 4 0	0 0 0	12 0 4	54
Total	0 92 55	14 129 0	0 0 0	33 0 13	336

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Cronmiller North Keizer Elementary School
Existing Zoning
PM Peak Hour

Impact Analysis Report
Level Of Service

Intersection	Base Del/ V/ LOS Veh C	Future Del/ V/ LOS Veh C	Change in
# 1 Clearlake at Wheatland Road	A 9.7 0.000	A 9.9 0.000	+ 0.000 V/C
# 2 New Street Access	A 0.0 0.000	A 8.7 0.000	+ 0.000 V/C
# 3 Wheatland Road at Rupp Avenue	A 10.0 0.000	B 10.4 0.000	+ 0.000 V/C

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Cronmiller North Keizer Elementary School
Existing Zoning
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 0.0 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled
Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 1 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << PM Peak Hour

Base Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol.: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Critical Gap Module:

Critical Gap:xxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

FollowUpTim:xxxxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Capacity Module:

Conflict Vol: xxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Potent Cap.: xxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Move Cap.: xxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Level Of Service Module:

Stopped Del:xxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

LOS by Move: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Shrd StpDel:xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Shared LOS: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachDel: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachLOS: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

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Cronmiller North Keizer Elementary School
Existing Zoning
PM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 8.7 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled
Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << PM Peak Hour

Base Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Added Vol: 7 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 7 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 7 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol.: 7 0 6 0 0 0 0 0 0 0 0 0 0 0 0 0

Critical Gap Module:

Critical Gap: 6.4 xxxxx 6.2 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 4.1 xxxxx xxxxxx

FollowUpTim: 3.5 xxxxx 3.3 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 2.2 xxxxx xxxxxx

Capacity Module:

Conflict Vol: 81 xxxxx 33 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 39 xxxxx xxxxxx

Potent Cap.: 927 xxxxx 1047 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 1584 xxxxx xxxxxx

Move Cap.: 922 xxxxx 1047 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 1584 xxxxx xxxxxx

Level Of Service Module:

Stopped Del:xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 7.3 xxxxx xxxxxx

LOS by Move: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx 976 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Shrd StpDel:xxxxxx 8.7 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 7.3 xxxxx xxxxxx

Shared LOS: A A A A A A A A A A A A A A A A

ApproachDel: 8.7 A A A A A A A A A A A A A A A A

ApproachLOS: A A A A A A A A A A A A A A A A

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Cronmiller North Keizer Elementary School
Existing Zoning
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 10.0 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 0 1 0 0 0 0 0 0 0 0 1 0 0 0

Volume Module: >> Count Date: 16 Jun 2001 << PM Peak Hour
Base Vol: 0 85 34 8 125 0 0 0 0 21 0 9
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 85 34 8 125 0 0 0 0 21 0 9
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84
PHF Volume: 0 101 40 10 148 0 0 0 0 25 0 11
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol: 0 101 40 10 148 0 0 0 0 25 0 11

Critical Gap Module:
Critical Gap: 4.1 xxxxx xxxxx xxxxx xxxxx xxxxx 6.4 xxxxx 6.2
FollowUpTime: 2.2 xxxxx xxxxx xxxxx xxxxx xxxxx 3.5 xxxxx 3.3

Capacity Module:
Conflict Vol: 141 xxxxx xxxxx xxxxx xxxxx xxxxx 289 xxxxx 121
Potential Cap: 1454 xxxxx xxxxx xxxxx xxxxx xxxxx 706 xxxxx 936
Move Cap: 1454 xxxxx xxxxx xxxxx xxxxx xxxxx 703 xxxxx 936

Level Of Service Module:
Stopped Del: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx
LOS by Move: A * * * * * LT - LTR - RT LT - LTR - RT
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 10.0 xxxxx
Shrd StpDel: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 10.0 xxxxx
Shared LOS: A * * * * * A * * * * *
ApproachDel: xxxxxx * * * * *
ApproachLOS: A

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Cronmiller North Keizer Elementary School
Existing Zoning
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 10.4 Worst Case Level Of Service: B

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 0 1 0 0 0 0 0 0 0 0 1 0 0 0

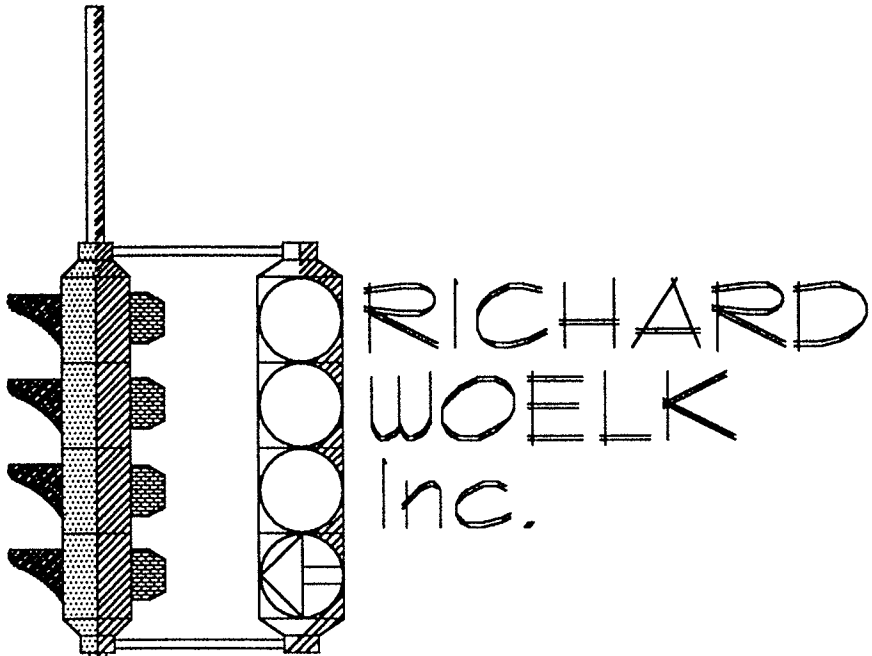
Volume Module: >> Count Date: 16 Jun 2001 << PM Peak Hour
Base Vol: 0 85 34 8 125 0 0 0 0 21 0 9
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 85 34 8 125 0 0 0 0 21 0 9
Added Vol: 0 7 21 6 4 0 0 0 0 0 0 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 0 92 55 14 129 0 0 0 0 33 0 13
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84
PHF Volume: 0 109 65 17 153 0 0 0 0 39 0 15
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol: 0 109 65 17 153 0 0 0 0 39 0 15

Critical Gap Module:
Critical Gap: 4.1 xxxxx xxxxx xxxxx xxxxx xxxxx 6.4 xxxxx 6.2
FollowUpTime: 2.2 xxxxx xxxxx xxxxx xxxxx xxxxx 3.5 xxxxx 3.3

Capacity Module:
Conflict Vol: 175 xxxxx xxxxx xxxxx xxxxx xxxxx 328 xxxxx 142
Potential Cap: 1414 xxxxx xxxxx xxxxx xxxxx xxxxx 670 xxxxx 911
Move Cap: 1414 xxxxx xxxxx xxxxx xxxxx xxxxx 664 xxxxx 911

Level Of Service Module:
Stopped Del: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx
LOS by Move: A * * * * * LT - LTR - RT LT - LTR - RT
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap: 7.6 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 10.4 xxxxx
Shrd StpDel: 7.6 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 10.4 xxxxx
Shared LOS: A * * * * * A * * * * *
ApproachDel: xxxxxx * * * * *
ApproachLOS: B

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APPENDIX D

SCENARIO 2
LEVELS OF SERVICE
CALCULATIONS

Cronmiller North Keizer Elementary School
Proposed Zoning
AM Peak Hour

Scenario Report

School Zoning
Default Command
am peak
Default Geometry
Default Impact Fee
Trip Generation:
Elementary School AM
Paths:
School Zoning
Routes:
Elementary School
Configuration:

Cronmiller North Keizer Elementary School
Proposed Zoning
AM Peak Hour

Trip Generation Report

School Zoning
Forecast for Elementary School AM

Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total % Of Trips
1	RS Zoning	1.00	Single Family	0.00	0.00	0	0	0.0
1	RS Zoning	1.00	Elementary Sch	128.00	91.00	128	91	219 100.0
	Zone 1 Subtotal					128	91	219 100.0

TOTAL 128 91 219 100.0

School Zoning		Tue Jul 31, 2001 18:51:38				Page 3-1						
		Cronmiller North Keizer Elementary School										
		Proposed Zoning										
		AM Peak Hour										
		Turning Movement Report										
		Elementary School AM										
Volume	Northbound	Southbound	Eastbound	Westbound	Total							
Type	Left	Thru	Right	Left	Thru	Right	Volume					
#1 Clearlake at Wheatland Road												
Base	0	95	19	6	38	0	0	3	171			
Added	0	0	70	32	0	0	0	50	0	23		
Total	0	95	89	38	38	0	0	60	0	26		
#2 New Street Access												
Base	0	0	0	0	0	0	25	0	13	0		
Added	73	0	18	0	0	0	102	26	0	0		
Total	73	0	18	0	0	0	25	102	26	13	0	
#3 Wheatland Road at Rupp Avenue												
Base	0	103	11	3	48	0	0	0	32	0	12	209
Added	0	70	0	0	50	0	0	0	0	0	0	120
Total	0	173	11	3	98	0	0	0	32	0	12	329

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School Zoning		Tue Jul 31, 2001 18:51:39				Pag	
		Cronmiller North Keizer Elementary School					
		Proposed Zoning					
		AM Peak Hour					
		Impact Analysis Report					
		Level Of Service					
Intersection		Base		Future		Change	
		Del/	V/	Del/	V/	in	
		LOS	Veh	LOS	Veh	C	
# 1 Clearlake at Wheatland Road		A	9.4	0.000	B	10.8	0.000 + 0.000 V/C
# 2 New Street Access		A	0.0	0.000	A	9.6	0.000 + 0.000 V/C
# 3 Wheatland Road at Rupp Avenue		A	9.6	0.000	B	10.5	0.000 + 0.000 V/C

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Cronmiller North Keizer Elementary School

Proposed Zoning

AM Peak Hour

Level of Service Computation Report 2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 0.0 Worst Case Level of Service: A

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << AM Peak Hour

Base Vol: 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 0

Reduct Vol: 0

Final Vol: 0

Critical Gap Module:

Critical Gp:xxxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

FollowUpTim:xxxxx xxx xxxxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Capacity Module:

Conflict Vol:xxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Potent Cap.:xxxx 0 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Move Cap.:xxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Level of Service Module:

Stopped Del:xxxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

LOS by Move: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.:xxxx 0 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Shrd StpDel:xxxxx xxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

Shared LOS:xxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachDel:xxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachLOS:xxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

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Cronmiller North Keizer Elementary School

Proposed Zoning

AM Peak Hour

Level of Service Computation Report 2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 9.6 Worst Case Level of Service: A

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << AM Peak Hour

Base Vol: 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0

Added Vol: 73 0 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 73 0 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 73 0 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 73 0 18 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Critical Gap Module:

Critical Gp: 6.4 xxxxx 6.2 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 4.1 xxxx xxxxx

FollowUpTim: 3.5 xxxxx 3.3 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 2.2 xxxx xxxxx

Capacity Module:

Conflict Vol: 141 xxxxx 76 xxxxx xxxxx xxxxx xxxxx xxxxx 127 xxxxx xxxxx

Potent Cap.: 857 xxxxx 991 xxxxx xxxxx xxxxx xxxxx xxxxx 1472 xxxxx xxxxx

Move Cap.: 845 xxxxx 991 xxxxx xxxxx xxxxx xxxxx xxxxx 1472 xxxxx xxxxx

Level of Service Module:

Stopped Del:xxxxx xxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 7.4 xxxxx xxxxx

LOS by Move: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.:xxxx 870 xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx

Shrd StpDel:xxxxx 9.6 xxxxxx xxxxx xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx

Shared LOS:xxxxx A xxxxxx xxxxx xxxxx xxxxx xxxxx A xxxxx

ApproachDel: 9.6 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

ApproachLOS: A xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx

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Cronmiller North Keizer Elementary School
Proposed Zoning
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 9.6 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 0 0 1 0 0

Volume Module:
Base Vol: 0 103 11 3 48 0 0 0 0 0 32 0 12
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 103 11 3 48 0 0 0 0 0 32 0 12
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86
PHF Volume: 0 120 13 3 56 0 0 0 0 0 37 0 14
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol: 0 120 13 3 56 0 0 0 0 0 37 0 14

Critical Gap Module:
Critical Gap: 4.1 xxxxx xxxxx xxxxx xxxxx 6.4 xxxxx 6.2
FollowUpTim: 2.2 xxxxx xxxxx xxxxx xxxxx 3.5 xxxxx 3.3

Capacity Module:
Conflict Vol: 133 xxxxx xxxxx xxxxx xxxxx 189 xxxxx 126
Potent Cap: 1465 xxxxx xxxxx xxxxx xxxxx 805 xxxxx 930
Move Cap: 1465 xxxxx xxxxx xxxxx xxxxx 803 xxxxx 930

Level Of Service Module:
Stopped Del: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx
LOS by Move: A * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx 834 xxxxx
Shrd StpDel: 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx 9.6 xxxxx
Shared LOS: A * * * * *
ApproachDel: xxxxxx
ApproachLOS: A

Cronmiller North Keizer Elementary School
Proposed Zoning
AM Peak Hour

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 10.5 Worst Case Level Of Service: B

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign
Rights: Include Include Include Include
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 0 0 1 0 0

Volume Module:
Base Vol: 0 103 11 3 48 0 0 0 0 0 32 0 12
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 103 11 3 48 0 0 0 0 0 32 0 12
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86
PHF Volume: 0 201 13 3 114 0 0 0 0 0 37 0 14
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0
Final Vol: 0 201 13 3 114 0 0 0 0 0 37 0 14

Critical Gap Module:
Critical Gap: 4.1 xxxxx xxxxx xxxxx xxxxx 6.4 xxxxx 6.2
FollowUpTim: 2.2 xxxxx xxxxx xxxxx xxxxx 3.5 xxxxx 3.3

Capacity Module:
Conflict Vol: 214 xxxxx xxxxx xxxxx xxxxx 328 xxxxx 208
Potent Cap: 1368 xxxxx xxxxx xxxxx xxxxx 670 xxxxx 838
Move Cap: 1368 xxxxx xxxxx xxxxx xxxxx 669 xxxxx 838

Level Of Service Module:
Stopped Del: 7.6 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx
LOS by Move: A * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap: 7.6 xxxxx xxxxx xxxxx xxxxx xxxxx 708 xxxxx
Shrd StpDel: 7.6 xxxxx xxxxx xxxxx xxxxx xxxxx 10.5 xxxxx
Shared LOS: A * * * * *
ApproachDel: xxxxxx
ApproachLOS: B

Cronmiller North Keizer Elementary School

Proposed Zoning

PM Peak Hour

Scenario Report

Scenario: School Zoning

Command: Default Command

Volume: pm peak

Geometry: Default Geometry

Impact Fee: Default Impact Fee

Trip Generation: Elementary School PM

Trip Distribution: School Zoning

Paths: Default Paths

Routes: School Zoning

Configuration: Elementary School

Cronmiller North Keizer Elementary School

Proposed Zoning

PM Peak Hour

Trip Generation Report

Elementary School

Forecast for Elementary School PM

Zone #	Subzone	Amount	Units	Rate		Trips		Total % Of	
				In	Out	In	Out	Trips	Trips Total
1	RS Zoning	1.00	Elementary Sch	6.00	4.00	6	4	10	100.0
	Zone 1 Subtotal					6	4	10	100.0
TOTAL									
						6	4	10	100.0

Turning Movement Report
 Elementary School PM

Volume Type	Northbound Left Thru Right	Southbound Left Thru Right	Eastbound Left Thru Right	Westbound Left Thru Right	Total Volume
#1 Clearlake at Wheatland Road					
Base	0 95 19	6 38 0	0 0 0	0 10 0	3 171
Added	0 0 3	2 0 0	0 0 0	2 0 0	1 8
Total	0 95 22	8 38 0	0 0 0	12 0 0	4 179
#2 New Street Access					
Base	0 0 0	0 0 0	0 25 0	0 13 0	0 38
Added	3 0 1	0 0 0	0 0 5	1 0 0	0 10
Total	3 0 1	0 0 0	0 25 5	1 13 0	0 48
#3 Wheatland Road at Rupp Avenue					
Base	0 103 11	3 48 0	0 0 0	32 0 12	209
Added	0 3 0	0 2 0	0 0 0	0 0 0	5
Total	0 106 11	3 50 0	0 0 0	32 0 12	214

Traffix 7.5.1015 (c) 2000 Dowling Assoc. Licensed to ASSOC. TRANSPORTATION

Impact Analysis Report
 Level Of Service

Intersection	Base LOS	Veh C	Future Del/ V/ LOS Veh C	Change in
# 1 Clearlake at Wheatland Road	A	9.4 0.000	A 9.5 0.000	+ 0.000 V/C
# 2 New Street Access	A	0.0 0.000	A 8.6 0.000	+ 0.000 V/C
# 3 Wheatland Road at Rupp Avenue	A	9.6 0.000	A 9.6 0.000	+ 0.000 V/C

Traffix 7.5.1015 (c) 2000 Dowling Assoc. Licensed to ASSOC. TRANSPORTATION

Level Of Service Computation Report									
2000 HCM Unsignalized Method (Base Volume Alternative)									
Intersection #1 Clearlake at Wheatland Road									
Average Delay (sec/veh): 9.4 Worst Case Level Of Service: A									
Approach: North Bound South Bound East Bound West Bound									
Movement: L - T - R L - T - R L - T - R L - T - R									
Control: Uncontrolled Uncontrolled Stop Sign Stop Sign									
Rights: Include Include Include Include									
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 1 0 0									
Volume Module: >> Count Date: 6 Jun 2001 << Am Peak Hour									
Base Vol: 0 95 19 6 38 0 0 0 0 0 10 0 3									
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00									
Initial Bse: 0 95 19 6 38 0 0 0 0 0 10 0 3									
Added Vol: 0 0 3 2 0 0 0 0 0 0 2 0 1									
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0									
Initial Fut: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00									
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00									
PHF Adj: 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82									
PHF Volume: 0 116 23 7 46 0 0 0 0 0 12 0 4									
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0									
Final Vol: 0 116 23 7 46 0 0 0 0 0 12 0 4									
Critical Gap Module:									
Critical Gp:xxxxx xxxx xxxxx 4.1 xxxx xxxxx xxxxx 6.4 xxxx 6.2									
FollowUpTime:xxxxx xxxx xxxxx 2.2 xxxx xxxxx xxxxx 3.5 xxxx 3.3									
Capacity Module:									
Conflict Vol: xxxx xxxx xxxxx 139 xxxx xxxxx xxxxx 188 xxxx 127									
Potent Cap.: xxxx xxxx xxxxx 1457 xxxx xxxxx xxxxx 806 xxxx 928									
Move Cap.: xxxx xxxx xxxxx 1457 xxxx xxxxx xxxxx 803 xxxx 928									
Level Of Service Module:									
Stopped Del:xxxxx xxxx xxxxx 7.5 xxxx xxxxx xxxxx xxxxx xxxxx									
LOS by Move: * * * A * * * * * * * * * * * * *									
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT									
Shared Cap.: xxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx 829 xxxxx									
Shrd StpDel:xxxxx xxxx xxxxx 7.5 xxxx xxxxx xxxxx 9.4 xxxxx									
Shared LOS: * * * A * * * * * * * * * * * * *									
ApproachDel: xxxxxx xxxxxx 9.4 A									
ApproachLOS: * * * * * * * * * * * * *									

Level Of Service Computation Report									
2000 HCM Unsignalized Method (Future Volume Alternative)									
Intersection #1 Clearlake at Wheatland Road									
Average Delay (sec/veh): 9.5 Worst Case Level Of Service: A									
Approach: North Bound South Bound East Bound West Bound									
Movement: L - T - R L - T - R L - T - R L - T - R									
Control: Uncontrolled Uncontrolled Stop Sign Stop Sign									
Rights: Include Include Include Include									
Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 1 0 0									
Volume Module: >> Count Date: 6 Jun 2001 << Am Peak Hour									
Base Vol: 0 95 19 6 38 0 0 0 0 0 10 0 3									
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00									
Initial Bse: 0 95 19 6 38 0 0 0 0 0 10 0 3									
Added Vol: 0 0 3 2 0 0 0 0 0 0 2 0 1									
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0									
Initial Fut: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00									
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00									
PHF Adj: 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82									
PHF Volume: 0 116 27 10 46 0 0 0 0 0 15 0 5									
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0									
Final Vol: 0 116 27 10 46 0 0 0 0 0 15 0 5									
Critical Gap Module:									
Critical Gp:xxxxx xxxx xxxxx 4.1 xxxx xxxxx xxxxx 6.4 xxxx 6.2									
FollowUpTime:xxxxx xxxx xxxxx 2.2 xxxx xxxxx xxxxx 3.5 xxxx 3.3									
Capacity Module:									
Conflict Vol: xxxx xxxx xxxxx 142 xxxx xxxxx xxxxx 195 xxxx 129									
Potent Cap.: xxxx xxxx xxxxx 1453 xxxx xxxxx xxxxx 799 xxxx 926									
Move Cap.: xxxx xxxx xxxxx 1453 xxxx xxxxx xxxxx 795 xxxx 926									
Level Of Service Module:									
Stopped Del:xxxxx xxxx xxxxx 7.5 xxxx xxxxx xxxxx xxxxx xxxxx									
LOS by Move: * * * A * * * * * * * * * * * * *									
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT									
Shared Cap.: xxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx 824 xxxxx									
Shrd StpDel:xxxxx xxxx xxxxx 7.5 xxxx xxxxx xxxxx 9.5 xxxxx									
Shared LOS: * * * A * * * * * * * * * * * * *									
ApproachDel: xxxxxx xxxxxx 9.5 A									
ApproachLOS: * * * * * * * * * * * * *									

Level Of Service Computation Report											
2000 HCM Unsignalized Method (Base Volume Alternative)											
Intersection #3 Wheatland Road at Rupp Avenue											
Average Delay (sec/veh):		9.6		Worst Case Level Of Service: A							
Approach:	North Bound	South Bound	East Bound	West Bound							
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled	Uncontrolled
Rights:	Include	Include	Include	Include	Include	Include	Include	Include	Include	Include	Include
Lanes:	0 0 0 1 0	0 1 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0
Volume Module:											
Base Vol:	0	103	11	3	48	0	0	0	0	32	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	103	11	3	48	0	0	0	0	32	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
PHF Volume:	0	120	13	3	56	0	0	0	0	37	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0
Final Vol:	0	120	13	3	56	0	0	0	0	37	0
Critical Gap Module:											
Critical Gp:	xxxxxx	xxxx	xxxxxx	4.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	6.4	xxxx
FollowUpTm:	xxxxxx	xxxx	xxxxxx	2.2	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	3.5	xxxx
Capacity Module:											
Conflict Vol:	xxxx	xxxx	xxxxxx	133	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	189	xxxx
Potent Cap.:	xxxx	xxxx	xxxxxx	1465	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	805	xxxx
Move Cap.:	xxxx	xxxx	xxxxxx	1465	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	803	xxxx
Level Of Service Module:											
Stopped Del:	xxxxxx	xxxx	xxxxxx	7.5	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx
LOS by Move:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	A	+	+	+	+	+	+	+
Movement:	LT - LTR - RT	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	RT
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	834
Shrd StpDel:	xxxxxx	xxxx	xxxxxx	7.5	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	9.6
Shared LOS:	xxxx	xxxx	xxxxxx	A	+	+	+	+	+	+	A
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	+	+	+	+	+	+	9.6
ApproachLOS:	+	+	+	+	+	+	+	+	+	+	A

Level Of Service Computation Report											
2000 HCM Unsignalized Method (Future Volume Alternative)											
Intersection #3 Wheatland Road at Rupp Avenue											
Average Delay (sec/veh): 9.6 Worst Case Level of Service: A											
Approach:	North Bound		South Bound		East Bound		West Bound				
Movement:	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R	L - T - R
Control:	Uncontrolled		Uncontrolled		Uncontrolled		Uncontrolled		Stop Sign		
Rights:	Include		Include		Include		Include		Include		
Lanes:	0 0 0 1 0	0 1 0 0 0	0 1 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 0 0 0	0 0 1 0 0	0 0 1 0 0			
Volume Module:											
Base Vol:	0	103	11	3	48	0	0	0	0	32	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	103	11	3	48	0	0	0	0	32	0
Added Vol:	0	3	0	0	2	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	106	11	3	50	0	0	0	0	32	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86
PHF Volume:	0	123	13	3	58	0	0	0	0	37	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0
Final Vol:	0	123	13	3	58	0	0	0	0	37	0
Critical Gap Module:											
Critical Gap:xxxxxx	xxxx	xxxxxx	4.1	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	6.4	xxxx	6.2
FollowUpTm:xxxxxx	xxxx	xxxxxx	2.2	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	3.5	xxxx	3.3
Capacity Module:											
Conflict Vol:	xxxx	xxxxxx	136	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	195	xxxx	130
Potent Cap:	xxxx	xxxxxx	1461	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	799	xxxx	925
Move Cap:	xxxx	xxxxxx	1461	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	797	xxxx	925
Level Of Service Module:											
Stopped Del:xxxxxx	xxxx	xxxxxx	7.5	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx
LOS by Move:	*	*	A	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx
Shrd StpDel:xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	*
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	9.6	A	A
ApproachLOS:	*	*	*	*	*	*	*	*	*	*	*

Comprehensive Plan Map Amendment – Zone Change – Conditional Use –
Subdivision – 2001-35 **(REVISED TO DELETE SUBDIVISION
APPLICATION)**

CONDITIONAL USE

The Public Works Department requires the following public facilities to be in place or acceptable guarantees that the facilities will be in place prior to issuance of any building permits for the subject property:

SANITARY SEWERS:

The subject property is not located in the original Keizer Sewer District. Therefore a sanitary sewer trunk line acreage charge will be required. The current acreage fee for areas outside the original sewer district is \$7,460.00 per acre. The total School District property acreage is 9.8445 acres. The resulting fee of \$73,439.97 shall be paid to the City of Keizer as a condition of the conditional use application.

- a. City of Salem approval for local sewer permits will need to be issued prior to construction. Prior to submitting plans to the City of Salem for approval, the developer's engineer shall submit plans to the City of Keizer for review and determination of compliance with the City's Master Sewer Plan for the area.
- b. Connecting to existing sewers that serve the general area will be the responsibility of the developer of the property.
- c. Appropriate easements will be required for any public sewer mains located within the subject property if located outside platted right of ways.
- d. It will be the responsibility of the developer's engineer to locate any existing wells (including on adjacent property) in the vicinity of the proposed new sanitary sewer lines for the subject property. Any conflicts between existing wells and proposed sanitary sewers shall be removed by the developer prior to issuance of building permits.

WATER SYSTEM:

- e. A master water system plan showing proposed routes of public water mains, fire hydrants and individual services shall be prepared prior to submission of construction plans for the development. Appropriate easements for all public water mains and fire hydrants will be required if construction is to be outside

EXHIBIT E

**Dept. of Public Work
Comments**

of public right of ways. Any system development charges for water system improvements will be those in place at the time of individual service connections.

- f. Final development plans shall be reviewed by the Marion County Fire District No. 1 with regard to access and adequate location of fire hydrants prior to any issuance of building permits by the City of Keizer.
- g. Any existing wells on the subject property are to be abandoned in accordance with the rules of the Oregon State Water Resources Department.
- h. Location of all meters to be approved by Keizer Water Department.

STREET AND DRAINAGE IMPROVEMENTS:

- i. The developer's engineer shall submit an overall storm drainage plan that will provide service to this development consistent with City of Keizer Master Storm Drainage Plan for the North Keizer Area prior to submitting street plans for approval or issuance of any permits for construction of the proposed development. A condition of approval of storm drainage development for this site shall include construction of a storm drain trunk line from an approved location in Clear Lake to the east property line of the subject property.
- j. Storm water detention will be required for this site. All storm water and roof drains to be connected to an approved system designed to provide adequate drainage for the proposed new driveways and other hard surfaces.
- k. A grading and drainage plan shall be developed for the subject property. Details shall include adequate conveyance of storm water from adjacent property across the subject property.
- l. It appears that dedication of right-of-way along Clear Lake Road will not be required at this time. The county assessors map indicates that 34 feet of right-of-way currently exists from the centerline of Clear Lake Road to the south right-of-way line. Street improvements along the frontage of Clear Lake Road will be required to be constructed to collector standards, including a sidewalk along the south side of the street. A minimum of a $\frac{3}{4}$ width collector street shall be required. The improvement shall include street improvements with appropriate signing, barricades if necessary, and overlays if necessary to control drainage and provide a smooth transition to the new construction.
- m. The applicant is proposing a public street to be constructed along the east property line of the subject property. The required right of way width to be dedicated at this time shall be of sufficient width to construct a $\frac{3}{4}$ width street improvement with an adjacent sidewalk along the west curb line. The sidewalk shall be constructed as a condition of the conditional use. "NO

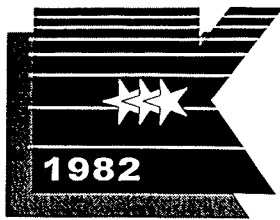
PARKING” signs shall be furnished and placed along both sides of the proposed $\frac{3}{4}$ width street.

Construction of the proposed $\frac{3}{4}$ width street shall not be allowed until the removal of the conflicting driveway access adjoining the subject property on the east.

- n. Dedication of additional right-of-way at the easterly end of Rupp Ave. N.E. shall be required. The radius of the proposed turn around (cul-de-sac) shall meet City of Keizer street standards.

OTHER

- o. A street lighting district shall be created to provide for adequate street lights for all new improved portions of roadways.
- p. Construction permits are required by the Department of Public Works prior to any public facility construction. Contact the City Engineer's office at 390-7402 for the necessary permit information that is required.
- q. A Pre-design meeting with the City of Keizer Department of Public Works will be required prior to the Developer's Engineer submitting plans to either the city of Keizer or the City of Salem for review.
- r. Street opening permits are required for any work within the City Right of Way that is not covered by a Construction Permit.



REQUEST FOR COMMENTS

July 6, 2001

TO: Marion County Fire District #1

FROM: **MARIA MEIER, Planning Director**

CASE: Comprehensive Plan Map Amendment/Zone Change/Conditional Use/Subdivision 2001-35

RESPONSE DATE: **July 24, 2001**

APPLICATION: Applicant is requesting to change the Comprehensive Plan Map Amendment from Low Density Residential to Civic, to change the zone designation from Urban Transitional to Public, a Conditional Use to locate an elementary school and a Subdivision application to divide the remaining property into six single family lots.

APPLICANT: Salem-Keizer School District 24J

LOCATION: The subject property is located at 1050 Clear Lake Road NE; Marion County Tax Assessor's Map No. 063W23DB; Tax Lot 01802.

ZONE: UT

ATTACHMENTS: Proposed site plan, proposed subdivision plan, written statement (2)

The Community Development Department is soliciting comments from affected agencies on the above referenced land use application. These comments will be considered as part of the staff report. Please return your comments to our office by **July 24, 2001** in order that we may process the application in a timely manner. Phone calls are acceptable if it is not possible to respond in writing by this date. If we receive no response, we will assume your agency has no concerns. You may use this response form, or, attach a separate letter. Please return your written responses to the Keizer Community Development Department, P.O. Box 21000, Keizer, Oregon 97307-1000. Questions regarding the application may be directed to Maria Meier, Planning Director, at (503) 390-3700. Thank you for your assistance.

EXHIBIT F

PLEASE CHECK THE APPROPRIATE ITEMS:

**Marion County Fire District
Comments**

☐ Our agency reviewed the proposal and determined we have no comment.

☐ Our agency would like to receive a copy of the staff decision/report and notice of any public hearings in this case.

☒ Our comments are in the attached letter.

☒ Our Agency's comments are: Must comply w/items
on following pages

Thank You

Response Date: 7/24/01 Person commenting: Paula Smith

COMMENTS PER MARION COUNTY FIRE DISTRICT # 1

1. APPROVED FIRE HYDRANT AND WATER SUPPLY
REQUIREMENTS PER OREGON UNIFORM FIRE CODE
2. ADDRESS REQUIREMENTS FOR COMMERCIAL USE PER
OREGON UNIFORM FIRE CODE
3. FIRE APPARATUS ACCESS ROADS ON PRIVATE PROPERTY
PER OREGON UNIFORM FIRE CODE

Must comply with Marion County Building Plan Review Comments

If any questions please call Paula Blomquist, Deputy Fire Marshal
Office 588-6513 or pgr 375-0748



REQUEST FOR COMMENTS

DIVISION OF STATE LANDS
RECORDS

July 6, 2001

July 6, 2001

TO: Oregon Division of State Lands

FROM: **MARIA MEIER, Planning Director**

CASE: Comprehensive Plan Map Amendment/Zone Change/Conditional Use/Subdivision 2001-35

RESPONSE DATE: **July 24, 2001**

APPLICATION: Applicant is requesting to change the Comprehensive Plan Map Amendment from Low Density Residential to Civic, to change the zone designation from Urban Transitional to Public, a Conditional Use to locate an elementary school and a Subdivision application to divide the remaining property into six single family lots.

APPLICANT: Salem-Keizer School District 24J

LOCATION: The subject property is located at 1050 Clear Lake Road NE; Marion County Tax Assessor's Map No. 063W23DB; Tax Lot 01802.

ZONE: UT

ATTACHMENTS: Proposed site plan, proposed subdivision plan, written statement (2)

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EXHIBIT G

PLEASE CHECK THE APPROPRIATE ITEMS:

Division of State Lands Comments

_____ Our agency reviewed the proposal and determined we have no comment.

_____ Our agency would like to receive a copy of the staff decision/report and notice of any public hearings in this case.

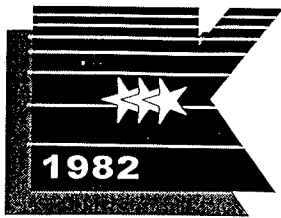
_____ Our comments are in the attached letter.

p _____ Our Agency's comments are: *Page 4 of Salem-Keizer School District's written statement says: a "creek bank environment" will be constructed on west side of property -- Goal 6. Says no waterbody is*

Response Date: *7/13/01*

Person commenting: *Patti Caswell*

on site?? If removal, fill or other alteration in excess of 50 cubic yards is proposed in any wetland or riparian habitat, a permit is required from the state.



REQUEST FOR COMMENTS

July 6, 2001

TO: Clearlake Neighborhood Association

FROM: **MARIA MEIER, Planning Director**

CASE: Comprehensive Plan Map Amendment/Zone Change/Conditional Use/Subdivision 2001-35

RESPONSE DATE: **July 24, 2001**

APPLICATION: Applicant is requesting to change the Comprehensive Plan Map Amendment from Low Density Residential to Civic, to change the zone designation from Urban Transitional to Public, a Conditional Use to locate an elementary school and a Subdivision application to divide the remaining property into six single family lots.

APPLICANT: Salem-Keizer School District 24J

LOCATION: The subject property is located at 1050 Clear Lake Road NE; Marion County Tax Assessor's Map No. 063W23DB; Tax Lot 01802.

ZONE: UT

ATTACHMENTS: Proposed site plan, proposed subdivision plan, written statement (2)

The Community Development Department is soliciting comments from affected agencies on the above referenced land use application. These comments will be considered as part of the staff report. Please return your comments to our office by **July 24, 2001** in order that we may process the application in a timely manner. Phone calls are acceptable if it is not possible to respond in writing by this date. If we receive no response, we will assume your agency has no concerns. You may use this response form, or, attach a separate letter. Please return your written responses to the Keizer Community Development Department, P.O. Box 21000, Keizer, Oregon 97307-1000. Questions regarding the application may be directed to Maria Meier, Planning Director, at (503) 390-3700. Thank you for your assistance.

PLEASE CHECK THE APPROPRIATE ITEMS:

- ☐ Our agency reviewed the proposal and determined we have no comment.
- ☒ Our agency would like to receive a copy of the staff decision/report and notice of any public hearings in this case.
- ☒ Our comments are in the attached letter.
- ☐ Our Agency's comments are: _____
- _____
- _____

Response Date: 7/22/01 Person commenting: B. L.

EXHIBIT H

**Clearlake Neighborhood
Association Comments**

Clear Lake Neighborhood Association

7950 Timothy Lane NE
Keizer, OR 97303
July 22, 2001

To: City of Keizer, Community Development Department
From: Clear Lake Neighborhood Association
Subject: Comments on Salem-Keizer School District 24J Request for a Comprehensive Plan Amendment / Zone Change, a Conditional Use to locate an elementary school and a subdivision application.

In this letter, the bold text represents the requested land use action. The recommendation(s) of the Clear lake Neighborhood Association follow.

Request for a Comprehensive Plan Amendment / Zone Amendment to change the Comprehensive Plan designation from Low Density Residential to Elementary School and change the zone designation from Urban Transitional to Public. Clear Lake Neighborhood Association (CLNA) supports these requests and recommends their approval.

Request for a Conditional Use Permit to build an elementary school. CLNA has several concerns, including:

- The storm drainage and erosion control plan needs to be adequately designed and implemented. Neighbors are skeptical about the City of Keizer's ability or desire to implement drainage systems that really work. Rupp Avenue drains overflow during heavy rains. The nearby Summerfield subdivision has drainage problems. CLNA recommends that a preliminary drainage and erosion control plan be available at the public hearing that should be scheduled for this proposal as required in Keizer Development Code section 2.306. In addition, the City of Keizer needs to critically review the Salem-Keizer School District 24J Storm Drainage and Erosion Control Plan when it is submitted to make sure that it will adequately channel storm water away from the site and not onto the property of adjacent landowners. The City of Keizer needs to actually conduct an on-site inspection when work is completed to make sure the system meets specifications. Inspection may need to include verification of elevations rather than just taking the contractor's word that elevations are accurate.
- According to the school districts siting criteria for elementary schools, schools "should be located so as many students as possible can safely walk to school." CLNA recommends that pedestrian access be provided from Harbor Lane N. as well as Rupp Avenue NE to allow as many students as possible to walk to school.
- Rupp Avenue NE is too narrow for buses. Residents desire that access to the new school from Rupp be for emergency access only. There needs to be a gate at the end of Rupp for emergency use only. In addition, the Rupp cul-de-sac should be painted red for no parking to assure that emergency vehicles can use the cul-de-sac if needed.
- Neighbors desire a 10-foot fence with slats and trees for noise control on the west side of the school property.

CLNA recognizes the need for the new elementary school and supports the proposed conditional use as long as the concerns described above are adequately addressed.

Request for approval of a six-lot subdivision. We have concerns about this proposal.

- A final decision on the ultimate size of the school may not yet have been made. If the school district chooses a large, 24 classroom school for the site, there may not be enough room to accommodate 24 classrooms and the play fields that meet the district standards for elementary schools without the property proposed for the six lot subdivision.
- The City of Keizer has recently become increasingly concerned about flag lots and the detrimental effect they may have on a neighborhoods sense of community. The site can be developed without flag lots. Flag lots are proposed only for the convenience of the developer. CLNA believes the school district should set a good example of what a development should be and propose something that doesn't have flag lots.

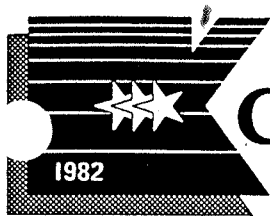
CLNA opposes approval of the request for a six-lot subdivision. We think the subdivision proposal is premature and should wait until a final decision is made on the ultimate size of the school.

Thank you for the opportunity to comment.

Sincerely,



Robert A. Ohrn, Vice-President and Land Use Chair
Clear Lake Neighborhood Association



City of Keizer

Phone: 390-3700 • Fax: 393-9437

930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, Oregon 97307-1000

Administration • Public Works • Community Development • Municipal Court • Police (business only) Phone 503.390.3713 Fax 503.390.8295

To: Jeff Litwak, Hearings Officer

From: Maria Meier, Planning Director

Date: August 23, 2001

Re: Request from Alan Cronmiller for Left-hand Turn Lane

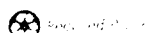
Please find attached a sketched drawing produced by Alan Cronmiller. Mr. Cronemiller suggested that a left turn lane would be warranted if the school is located at this site. Mr. Cronemiller submitted this to the City of Keizer Public Works Director on August 17, 2001.

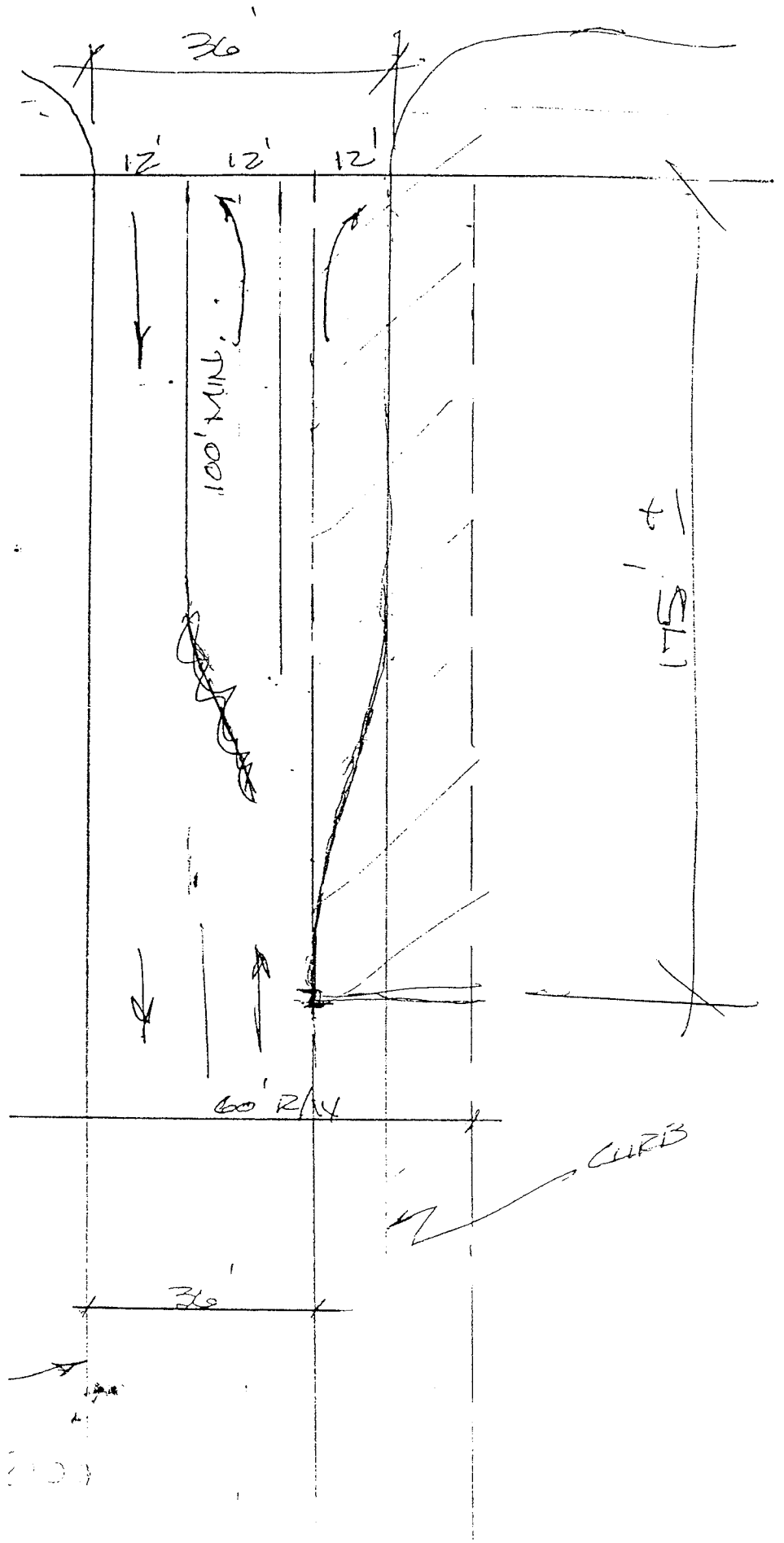
In turn, the City of Keizer Public Works Director requested the City Traffic Engineer, Dick Woelk, to analyze the potential traffic from an elementary school plus the maximum potential development on the adjacent properties to the east of the subject property. The City Traffic Engineer has prepared a study of this proposal and determined that a left turn lane is not warranted for the amount of traffic that would be generated from the proposed elementary school in addition to any future development adjacent to the site. Please find attached a copy of the City Traffic Engineer's response.

EXHIBIT I
Request from Alan Cronmiller
Regarding Left Turn Lane

“Pride, Spirit and Volunteerism”

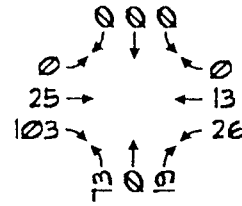
Incorporated 1982





VOLUME WARRANTS FOR LEFT TURN REFUGES

PROJECT : North Kelzer Elementary School
ClearLake Drive at new road
AM Peak Hour
Volumes - Full Build
Westbound Left Turn



13	VPH THROUGH
26	VPH LEFT TURN
0	VPH RIGHT TURN

VA = .39 VPH
6% LEFT TURNS

VO = 128 VPH

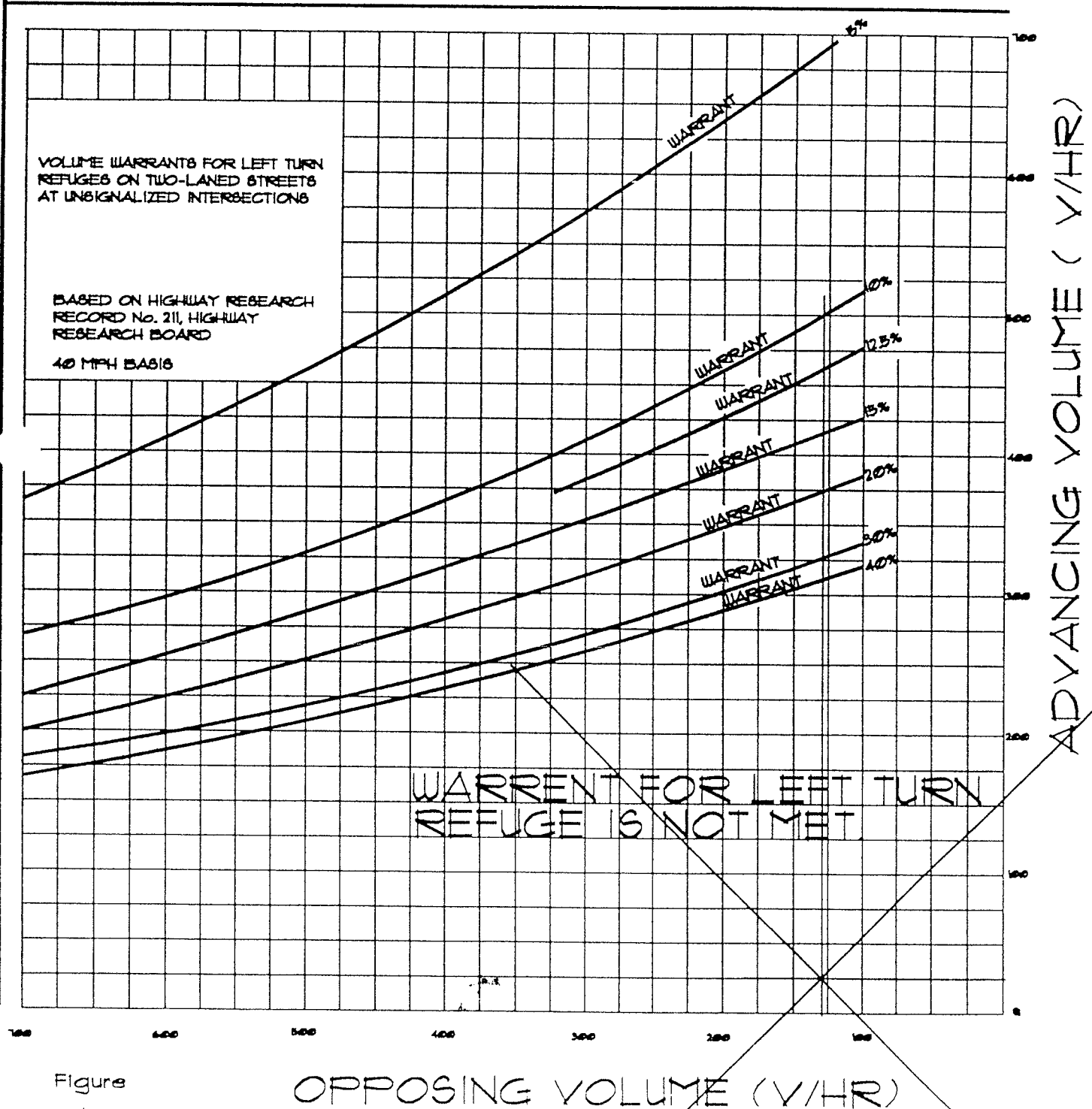
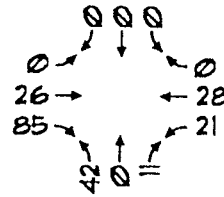


Figure 1

VOLUME WARRANTS FOR LEFT TURN REFUGES

PROJECT : North Keizer Elementary School
ClearLake Drive at new road
PM Peak Hour
10 acre site
Westbound Left Turn



28 VPH THROUGH
21 VPH LEFT TURN
0 VPH RIGHT TURN

VA = 50 VPH
42% LEFT TURNS

VO = 101 VPH

VOLUME WARRANTS FOR LEFT TURN
REFUGES ON TWO-LANED STREETS
AT UNSIGNALIZED INTERSECTIONS

BASED ON HIGHWAY RESEARCH
RECORD No. 211, HIGHWAY
RESEARCH BOARD
40 MPH BASIS

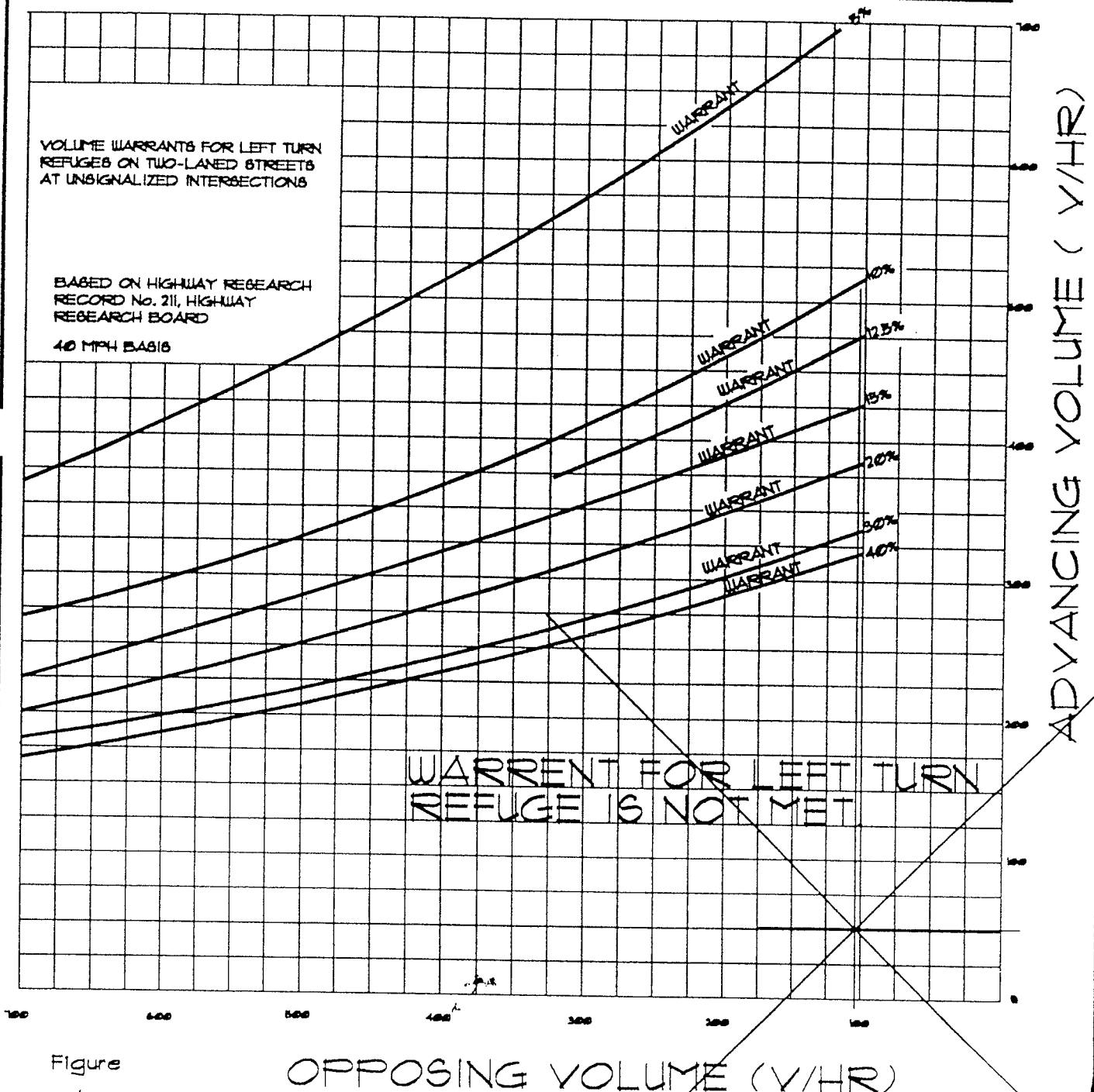
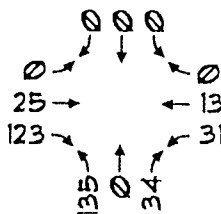


Figure 1

VOLUME WARRANTS FOR LEFT TURN REFUGES

PROJECT : North Keizer Elementary School
 ClearLake Drive at new road
 AM Peak Hour
 10 acre site
 Westbound Left Turn



13	VPH THROUGH
31	VPH LEFT TURN
0	VPH RIGHT TURN

VA = 44 VPH
 70% LEFT TURNS

VO = 148 VPH

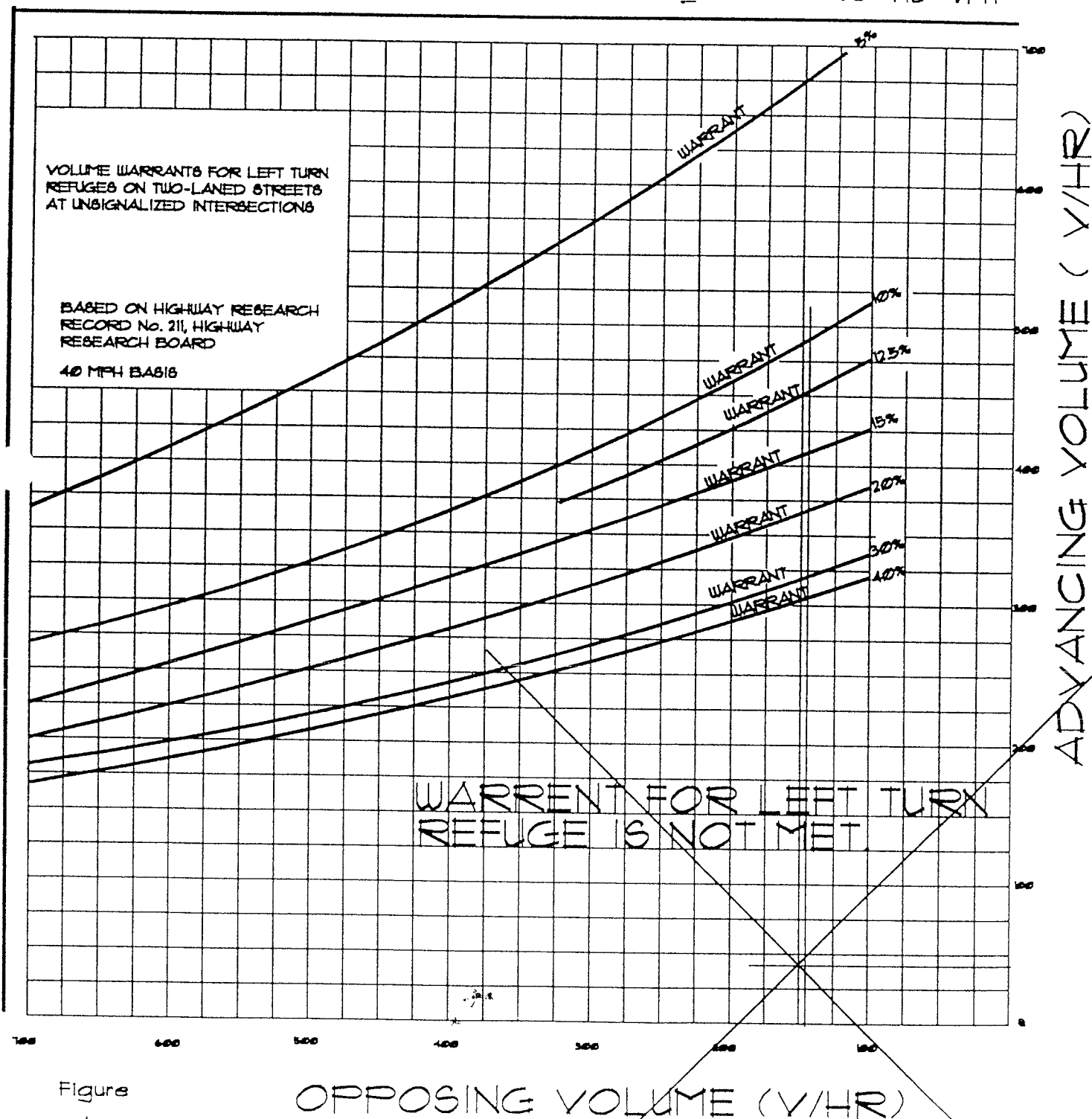


Figure 1

TRIP GENERATION BY EQUATIONS LISTED IN 6TH EDITION

PROJECT: School Site
TE: 20-Aug-01

LAND USE # 210
TYPE OF LAND USE SINGLE FAMILY
TIME PERIOD: WEEKDAY
VALUE OF X = 60
VALUE OF A = 9.57
VALUE OF B = 0
PASSBY % = 0.00%
%IN 50.00%
% OUT 50.00%

EQUATION 2 (T) = A (X)

(T) =	574.2	PASS BY	NEW TRIPS
TOTAL TRIPS =	574	0	574

VEHICLE IN =	287	0	287
VEHICLES OUT =	287	0	287

ASSOCIATED TRANSPORTATION TRIP GENERATION PROGRAM

PROJECT: School Site
DATE: 20-Aug-01

LAND USE # 210
TYPE OF LAND USE SINGLE FAMILY
TIME PERIOD: AM PEAK
VALUE OF X = 60
VALUE OF A = 0.75
VALUE OF B = 0
PASSBY % = 0.00%
%IN 25.00%
% OUT 75.00%

EQUATION 2 (T) = A (X)

(T) =	45	PASS BY	NEW TRIPS
TOTAL TRIPS =	45	0	45

VEHICLE IN =	11	0	11
VEHICLES OUT =	34	0	34

ASSOCIATED TRANSPORTATION TRIP GENERATION PROGRAM

PROJECT: School Site
DATE: 20-Aug-01

LAND USE # 210
TYPE OF LAND USE SINGLE FAMILY
TIME PERIOD: PM PEAK
VALUE OF X = 60
VALUE OF A = 1.01
VALUE OF B = 0
PASSBY % = 0.00%
%IN 65.00%
% OUT 35.00%

EQUATION 2 (T) = A (X)

(T) =	60.6	PASS BY	NEW TRIPS
TOTAL TRIPS =	61	0	61

VEHICLE IN =	39	0	39
VEHICLES OUT =	21	0	21

Cronmiller North Keizer Elementary School
10 acre site
AMPeak Hour

Scenario: School Zoning

Command: Default Command
Volume: AMPeak
Geometry: Default Geometry
Impact Fee: Default Impact Fee
Trip Generation: Elementary School PM
Trip Distribution: School Zoning
Paths: Default Paths
Routes: School Zoning
Configuration: Elementary School

School Zoning

Cronmiller North Keizer Elementary School
10 acre site
AMPeak Hour

Trip Generation Report
Elementary School
Forecast for Elementary School AM

Zone #	Subzone	Amount	Units	Rate		Trips		Trips		Total
				In	Out	In	Out	In	Out	
1	RS Zoning	1.00	Single Family	0.00	0.00	0	0	0	0	0
1	RS Zoning	1.00	Elementary Sch	128.00	91.00	128	91	128	91	219
Zone 1 Subtotal						128	91	128	91	219
TOTAL										
						128	91	128	91	219

Cronmiller North Keizer Elementary School
10 acre site
AMPeak Hour

Trip Generation Report
Elementary School
Forecast for Single Family AM Peak

Zone #	Subzone	Amount	Units	In	Rate	Out	Trips	In	Trips	Out	Total % Of Trips Total
	i RS Zoning	1.00	Single Family	26.00	78.00	26	78	26	78	104	32.2
	Zone 1 Subtotal					26	78	26	78	104	32.2

TOTAL 26 78 104 32.2

Cronmiller North Keizer Elementary School

Turning Movement Report
Elementary School AM + Single Family AM Peak

Volume Type	Northbound Left Thru Right	Southbound Left Thru Right	Eastbound Left Thru Right	Westbound Left Thru Right	For All Volume
#1 Clearlake at Wheatland Road					
Base	0 95 19	6 38	0 0 0	0 10 0	141
Added	0 0 85	39 0 0	0 0 0	93 0 4	140
Total	0 95 104	45 38 0	0 0 0	103 0 4	140
#2 New Street Access					
Base	0 0 0	0 0 0	0 25 0	0 13 0	38
Added	135 0 34	0 0 0	0 0 123	31 0 0	193
Total	135 0 34	0 0 0	0 25 123	31 13 0	193
#3 Wheatland Road at Rupp Avenue					
Base	0 103 11	3 48	0 0 0	0 0 0	162
Added	0 85 0	0 93	0 0 0	0 0 0	178
Total	0 188 11	3 141	0 0 0	0 0 0	178

Crommiller North Keizer Elementary School

10 acre site
AM Peak Hour

Level of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Clearlake at Wheatland Road

Average Delay (sec/veh): 11.9

Worst Case Level of Service: B

Approach:

North Bound

South Bound

East Bound

West Bound

Movement:

L - T - R

L - T - R

L - T - R

L - T - R

Control:

Uncontrolled

Uncontrolled

Stop Sign

Stop Sign

Rights:

Include

Include

Include

Include

Lanes:

0 0 0 1 0

0 1 0 0 0

0 0 0 0 0

0 0 1 0 0

Volume Module: >> Count Date: 6 Jun 2001 << AM Peak Hour

Base Vol:

0 95 19 6 38 0 0 0

0 0 0 0 0 0 0 0

0 10 0 0 0 0 0 0

0 3 0 0 0 0 0 0

Growth Adj:

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse:

0 95 19 6 38 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 103 0 0 0 0 0 0

Added Vol:

0 0 0 85 39 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 93 0 0 0 0 0 0

Passerby Vol:

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

Initial Fct:

0 95 104 45 38 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 103 0 0 0 0 0 0

User Adj:

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj:

0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82

0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82

0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82

0.82 0.82 0.82 0.82 0.82 0.82 0.82 0.82

PHF Volume:

0 116 127 55 46 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 125 0 0 0 0 0 0

Reduct Vol:

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

Final Vol:

0 116 127 55 46 0 0 0

0 0 0 0 0 0 0 0

0 0 0 0 0 0 0 0

0 125 0 0 0 0 0 0

Critical Gap Module:

Critical Gap:xxxxx xxxx xxxx xxxx xxxx

4.1 xxxx xxxx xxxx xxxx xxxx

6.4 xxxx 6.2

3.5 xxxx 3.3

FollowUpTime:xxxxx xxxx xxxx xxxx xxxx

2.2 xxxx xxxx xxxx xxxx xxxx

2.2 xxxx xxxx xxxx xxxx xxxx

2.2 xxxx xxxx xxxx xxxx xxxx

2.2 xxxx xxxx xxxx xxxx xxxx

Capacity Module:

Conflict Vol: xxxx xxxx xxxx xxxx xxxx

242 xxxx xxxx xxxx xxxx xxxx

1336 xxxx xxxx xxxx xxxx xxxx

335 xxxx 179

Potential Cap.: xxxx xxxx xxxx xxxx xxxx

1336 xxxx xxxx xxxx xxxx xxxx

1336 xxxx xxxx xxxx xxxx xxxx

665 xxxx 869

Move Cap.: xxxx xxxx xxxx xxxx xxxx

1336 xxxx xxxx xxxx xxxx xxxx

1336 xxxx xxxx xxxx xxxx xxxx

643 xxxx 869

Level of Service Module:

Stopped Del:xxxxx xxxx xxxx xxxx xxxx

7.7 xxxx xxxx xxxx xxxx xxxx

7.7 xxxx xxxx xxxx xxxx xxxx

7.7 xxxx xxxx xxxx xxxx xxxx

LOS by Move:

A

A

A

A

Movement:

LT - LTR - RT

LT - LTR - RT

LT - LTR - RT

LT - LTR - RT

Shared Cap.: xxxx xxxx xxxx xxxx xxxx

xxxx xxxx xxxx xxxx xxxx

xxxx xxxx xxxx xxxx xxxx

xxxx xxxx xxxx xxxx xxxx

xxxx xxxx xxxx xxxx xxxx

Shrd StpDel:xxxxx xxxx xxxx xxxx xxxx

7.8 xxxx xxxx xxxx xxxx xxxx

7.8 xxxx xxxx xxxx xxxx xxxx

7.8 xxxx xxxx xxxx xxxx xxxx

7.8 xxxx xxxx xxxx xxxx xxxx

Shared LOS:

A

A

A

A

ApproachDel:

xxxxxx

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ApproachLOS:

xxxxxx

xxxxxx

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ApproachLOS:

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Cronmiller North Keizer Elementary School

10 acre site

AM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 10.3 Worst Case Level Of Service: B

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Stop Sign Stop Sign

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << AM Peak Hour

Base Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Added Vol: 135 0 34 0 0 0 0 0 0 0 0 0 123 31 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 135 0 34 0 0 0 0 0 0 0 0 0 0 0 0 0

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 135 0 34 0 0 0 0 0 0 0 0 0 25 123 31 13

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 135 0 34 0 0 0 0 0 0 0 0 0 25 123 31 13

Critical Gap Module:

Critical Gap: 6.4 xxxxx 6.2 xxxxxx xxxxx xxxxx xxxxx xxxxx 4.1 xxxxx xxxxx

FollowUpTim: 3.5 xxxxx 3.3 xxxxxx xxxxx xxxxx xxxxx xxxxx 2.2 xxxxx xxxxx

Capacity Module:

Conflict Vol: 162 xxxxx 87 xxxxx xxxxx xxxxx xxxxx xxxxx 148 xxxxx xxxxx

Potent Cap.: 834 xxxxx 978 xxxxx xxxxx xxxxx xxxxx xxxxx 1446 xxxxx xxxxx

Move Cap.: 820 xxxxx 978 xxxxx xxxxx xxxxx xxxxx xxxxx 1446 xxxxx xxxxx

Level Of Service Module:

Stopped Del:xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx

LOS by Move: A A A A A A A A A A A A A A A A

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxx 848 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx

Shrd StpDel:xxxxx 10.3 xxxxx xxxxx xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx

Shared LOS: B B B B B B B B B B B B B B B B

ApproachDel: 10.3 xxxxxx xxxxxx xxxxxx xxxxxx

ApproachLOS: B B B B B B B B B B

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 9.6 Worst Case Level Of Service: E

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0

Volume Module:

Base Vol: 0 103 11 3 48 0 0 0 0 0 0 0 32 0 13

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 103 11 3 48 0 0 0 0 0 0 0 32 0 13

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86

PHF Volume: 0 120 13 3 56 0 0 0 0 0 0 0 37 0 14

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 0 120 13 3 56 0 0 0 0 0 0 0 37 0 14

Critical Gap Module:

Critical Gap:xxxxx xxxxx xxxxx 4.1 xxxxx xxxxx xxxxx xxxxx 6.4 xxxxx xxxxx

FollowUpTim:xxxxx xxxxx xxxxx 2.2 xxxxx xxxxx xxxxx xxxxx 3.5 xxxxx xxxxx

Capacity Module:

Conflict Vol: xxxxx xxxxx xxxxx 133 xxxxx xxxxx xxxxx xxxxx 189 xxxxx xxxxx

Potent Cap.: xxxxx xxxxx xxxxx 1465 xxxxx xxxxx xxxxx xxxxx 805 xxxxx xxxxx

Move Cap.: xxxxx xxxxx xxxxx 1465 xxxxx xxxxx xxxxx xxxxx 803 xxxxx xxxxx

Level Of Service Module:

Stopped Del:xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

LOS by Move: A A A A A A A A A A A A A A A A

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 9.4 xxxxx xxxxx

Shrd StpDel:xxxxx xxxxx xxxxx 7.5 xxxxx xxxxx xxxxx xxxxx 9.4 xxxxx xxxxx

Shared LOS: A A A A A A A A A A A A A A A A

ApproachDel: xxxxxx xxxxxx xxxxxx xxxxxx

ApproachLOS: A A A A A A A A A A

Level Of Service Computation Report
2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 10.9 Worst Case Level Of Service: B

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 0 1 0 0 0 0 0 0 0 0 0 0 1 0 0

Volume Module:

Base Vol: 0 103 11 3 48 0 0 0 0 32 0 12

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 103 11 3 48 0 0 0 0 32 0 12

Added Vol: 0 85 0 0 93 0 0 0 0 0 0 0

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 0 188 11 3 141 0 0 0 0 32 0 12

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86 0.86

PHF Volume: 0 219 13 3 164 0 0 0 0 37 0 14

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol.: 0 219 13 3 164 0 0 0 0 37 0 14

Critical Gap Module:

Critical Gap:xxxxx xxxx xxxx 4.1 xxxx xxxx xxxx xxxx 6.4 xxxx 6.2

FollowUpTime:xxxxx xxxx xxxx 2.2 xxxx xxxx xxxx xxxx 3.5 xxxx 3.3

Capacity Module:

Conflict Vol: xxxx xxxx xxxx 231 xxxx xxxx xxxx xxxx 396 xxxx 225

Potent Cap.: xxx xxx xxx 1348 xxx xxx xxx xxx 613 xxx 819

Move Cap.: xxx xxx xxx 1348 xxx xxx xxx xxx 612 xxx 819

Level Of Service Module:

Stopped Del:xxxxx xxx xxx 7.7 xxx xxx xxx xxx xxx xxx xxx xxx

LOS by Move: A A A A A A A A A A A A

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxx xxx xxx xxx xxx xxx xxx xxx xxx xxx 657 xxx

Shrd StpDel:xxxx xxx xxx 7.7 xxx xxx xxx xxx xxx xxx xxx xxx

Shared LOS: A A A A A A A A A A A A

ApproachDel: xxxxxx xxxxxx xxxxxx 10.9 B

ApproachLOS: B

Cronmiller North Keizer Elementary School
10 acre site
PM Peak Hour

Scenario Report

School Zoning

Command: Default Command

Volume: pm peak

Geometry: Default Geometry

Impact Fee: Default Impact Fee

Trip Generation: Elementary School PM

Trip Distribution: School Zoning

Paths: Default Paths

Routes: School Zoning

Configuration: Elementary School

Cronmiller North Keizer Elementary School

10 acre site

TH Peak Hour

Trip Generation Report
Elementary School
Forecast for Elementary School PM

Zone #	Subzone	Amount	Units	Rate		Trips		Total	
				In	Out	In	Out	In	Out
1	RS Zoning	1.00	Elementary Sch	6.00	4.00	6	4	10	10
	Zone 1 Subtotal					6	4	10	10
TOTAL						6	4	10	10

Cronmiller North Keizer Elementary School
10 acre site
PM Peak Hour

Trip Generation Report
Elementary School

Forecast for Single Family PM Peak

Zone #	Subzone	Amount	Units	Rate		Trips		Total % Of Trips Total
				In	Out	In	Out	
1	RS Zoning	1.00	Single Family	100.00	49.00	100	49	149 93.7
	Zone 1 Subtotal					100	49	149 93.7

TOTAL	100	49	149	93.7
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School Zoning Mon Aug 20, 2001 21:03:29 Page 4-1

Cronmiller North Keizer Elementary School

Turning Movement Report

Elementary School PM + Single Family PM Peak

Volume Type	Northbound		Southbound		Eastbound		Westbound		Total Volume			
	Left	Thru Right	Left	Thru Right	Left	Thru Right	Left	Thru Right				
#1 Clearlake at Wheatland Road												
Base	0	91	19	7	127	0	0	0	17	0	11	137
Added	0	0	58	27	0	0	0	0	29	0	13	130
Total	0	91	77	34	127	0	0	0	46	0	24	130
#2 New Street Access												
Base	0	0	0	0	0	0	0	26	0	28	0	28
Added	42	0	11	0	0	0	0	85	21	0	0	159
Total	42	0	11	0	0	0	0	26	85	21	28	159
#3 Wheatland Road at Rupp Avenue												
Base	0	85	34	8	125	0	0	0	21	0	0	125
Added	0	58	0	0	29	0	0	0	0	0	0	87
Total	0	143	34	8	154	0	0	0	21	0	0	136

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Cronmiller North Keizer Elementary School

10 acre site
PM Peak HourImpact Analysis Report
Level Of Service

Intersection	Base Del/ V/ LOS Veh C	Future Del/ V/ LOS Veh C	Change in V/C
# 1 Clearlake at Wheatland Road	A 9.7 0.000	B 10.8 0.000	+ 0.000 V/C
# 2 New Street Access	A 0.0 0.000	A 9.4 0.000	+ 0.000 V/C
# 3 Wheatland Road at Rupp Avenue	A 10.0 0.000	B 10.7 0.000	+ 0.000 V/C

10 acre site
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #1 Clearlake at Wheatland Road

Average Delay (sec/veh): 9.7 West Side Level of Service: A

Approach: North Bound South Bound East Bound West Bound
 Movement: L - T - R L - T - R L - T - R L - T - R
 Control: Uncontrolled Uncontrolled Uncontrolled Uncontrolled
 Right: 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
 Lanes: 0 0 1 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << PM Peak Hour

Base Vol: 0 91 19 7 127 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
 Growth Adj: 1.00
 Initial Bse: 0 91 19 7 127 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
 User Adj: 1.00
 PHF Adj: 0.89
 PHF Volume: 0 102 21 8 142 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
 Reduct Vol: 0
 Final Vol.: 0 102 21 8 142 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Critical Gap Module:

Critical Gap: xxxxxx xxxxxx xxxxxx 4.1 xxxxxx xxxxxx xxxxxx xxxxxx 6.1 xxxxxx xxxxxx
 FollowUpTime: xxxxxx xxxxxx xxxxxx 2.2 xxxxxx xxxxxx xxxxxx xxxxxx 3.8 xxxxxx xxxxxx

Capacity Module:

Conflict Vol: xxxxxx xxxxxx xxxxxx 123 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 111
 Potent Cap.: xxxxxx xxxxxx xxxxxx 1477 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 144
 Move Cap.: xxxxxx xxxxxx xxxxxx 1477 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx 144

Level Of Service Module:

Stopped Del: xxxxxx xxxxxx xxxxxx 7.4 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx
 LOS by Move: A
 Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
 Shared Cap.: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx
 Shrd StpDel: xxxxxx xxxxxx xxxxxx 7.5 xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx
 Shared LOS: A
 ApproachDel: xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx xxxxxx
 ApproachLOS: A

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Cronmiller North Keizer Elementary School

Crommiller North Keizer Elementary School

10 acre site
PM Peak Hour

Level of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Clearlake at Wheatland Road

Average Delay (sec/veh): 10.8 Worst Case Level of Service: B

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 1 0 0 0 0 0 0 0 0 1 0 0

Volume Module: >> Count Date: 6 Jun 2001 << PM Peak Hour

Base Vol: 0 91 19 7 127 0 0 0 0 17 0 11

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 91 19 7 127 0 0 0 0 17 0 11

Added Vol: 0 0 58 27 0 0 0 0 0 29 0 13

PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0

Initial Fut: 0 91 77 34 127 0 0 0 0 46 0 24

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 0.89 0.89 0.89 0.89 0.89 0.89 0.89 0.89 0.89 0.89 0.89 0.89

PHF Volume: 0 102 86 38 142 0 0 0 0 51 0 27

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 0 102 86 38 142 0 0 0 0 51 0 27

Critical Gap Module:

Critical Gp:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 6.4 xxxxx 6.2

FollowUpTIm:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 3.5 xxxxx 3.3

Capacity Module:

Conflict Vol: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 363 xxxxx 145

Potential Cap.: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 640 xxxxx 908

Move Cap.: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 627 xxxxx 908

Level of Service Module:

Stopped Del:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

LOS by Move: A A A A A A A A

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 701 xxxxx

Shrd StpDel:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx 10.8 xxxxx

Shared LOS: A A A A A A A A

ApproachDel: xxxxxx xxxxxx xxxxxx 10.8

ApproachLOS: B

Level of Service Computation Report

2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #2 New Street Avenue

Average Delay (sec/veh): 0.0 Worst Case Level of Service: A

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 1 0 0 1 0 0

Volume Module: >> Count Date: 6 Jun 2001 << PM Peak Hour

Base Vol: 0 0 0 0 0 0 0 0 26 0 0 26

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 26 0 0 26

User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 0 0 0 0 0 0 0 0 26 0 0 26

Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0

Final Vol: 0 0 0 0 0 0 0 0 26 0 0 26

Critical Gap Module:

Critical Gp:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

FollowUpTIm:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Capacity Module:

Conflict Vol: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Potential Cap.: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Move Cap.: xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Level of Service Module:

Stopped Del:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

LOS by Move: A A A A A A A A

Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT

Shared Cap.: xxxxx 0 xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Shrd StpDel:xxxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx xxxxx

Shared LOS: A A A A A A A A

ApproachDel: xxxxxx xxxxxx xxxxxx

ApproachLOS: A

Cronmiller North Keizer Elementary School
10 acre site
PM Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 New Street Access

Average Delay (sec/veh): 9.4 Worst Case Level Of Service: A

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Stop Sign Stop Sign Stop Sign Stop Sign

Rights: Include Include Include Include

Lanes: 0 0 1 0 0 0 0 0 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 6 Jun 2001 << PM Peak Hour

Base Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Adj: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Volume: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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School Zoning Mon Aug 20, 2001 21:03:29 Page 10-1

Cronmiller North Keizer Elementary School

Level Of Service Computation Report
2000 HCM Unsignalized Method (Base Volume Alternative)

Intersection #3 Wheatland Road at Rupp Avenue

Average Delay (sec/veh): 10.0 Worst Case Level Of Service: B

Approach: North Bound South Bound East Bound West Bound

Movement: L - T - R L - T - R L - T - R L - T - R

Control: Uncontrolled Uncontrolled Uncontrolled Uncontrolled

Rights: Include Include Include Include

Lanes: 0 0 0 1 0 0 0 1 0 0 0 0 0 0 0 0

Volume Module: >> Count Date: 16 Jun 2001 << PM Peak Hour

Base Vol: 0 85 34 8 125 0 0 0 0 0 0 0 0 0 0 0

Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Initial Bse: 0 85 34 8 125 0 0 0 0 0 0 0 0 0 0 0

PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

PHF Volume: 0 84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.84

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 101 40 10 148 0 0 0 0 0 0 0 0 0 0 0

PHF Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

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CC ✓
CM ✓
PW ✓
Planning

To: Mayor Christopher and Council

Date: August 16, 2001

To: City Manager, Chris Eppley

Issue: Development On 1050 Clear Lake Rd

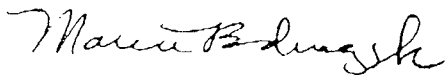
The plans for the development of 1050 Clear Lake Rd are still under review by Marion County. The Public Hearing is scheduled for This Thursday, August 23rd, before the Hearings Officer. Citizens met with District representatives last night. They stated that Rob Kissler and the Public works department encouraged the premature excavating, grading and tree removal prior to the Public Hearing.

The Neighborhood Association is strongly against allowing work prior to any permits being issued, or hearings. This is a violation of the public process, and development code.

Public Works allowed work to begin without the required soil and erosion plan being filed with DEQ. As of August 16th, it was not on file with DEQ, as is required by state law, and the Keizer Development Code. Mr Kissler is aware of the problems that have occurred in the past as a result of no erosion control.

On behalf of the homeowners surrounding the development. I am requesting you direct the Public Works Dept to stop activity on that work site until the Public Hearing. Enabling Citizens and developers to follow the process that has been established.
Please forward your response by Monday, August 20th by FAX #503-393-4586

Thank you.

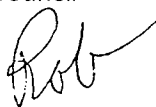


Marcia Bednarczyk
Clear Lake Neighborhood Association

EXHIBIT III
Written Testimony
Submitted to the Record
(City Council Review)



MEMORANDUM

DATE: August 17, 2001
TO: Chris Eppley City Manager
CC: Mayor Christopher City Council
FROM: Rob Kissler
Director of Public Works 
SUBJECT: Construction Activity at 1050 Clearlake Road

In response to Ms. Bednarczyk's letter dated August 16, 2001 the Public Works Department nor I ever encourage premature excavating, grading, and tree removal prior to the completion of the Land Use Process, Plan Review and Appropriate Permits regarding Public Infrastructure located on private property.

The Public Works Department does not issue NPDES permits for on site erosion control. However, we do review erosion control plans following the approval of the Land Use Compatibility Study Statement and proposed plan. DEQ reviews and approves permits for erosion control on private property. Plans for the 9.5 acres at 1050 Clearlake have not been reviewed or approved.

The Public Works Department does not have authority to stop work on private property that is not under a permit issued by the City. No City of Keizer Public Works permits have been issued for on site work located at 1050 Clearlake Road.

The official Public Works response to the proposed School located on the 9.5 acres along Clearlake Road NE is available in the Zone Change case 01-35 Staff Recommendation. This Staff recommendation will be presented to the Hearings Officer on the August 23, 2001. The Hearings Officer will then make a recommendation to City Council. Public Hearings will be conducted at both meetings.

I received a voice mail from Ms. Bednarczyk during the week of August 6th. She indicated in her message she had questions regarding the 1050 Clearlake Road Site. Ms. Bednarczyk did not leave a call back number and indicated she would call me back. I have not spoken to Ms. Bednarczyk to date and I'm not sure how she received her information in her letter dated August 16, 2001.

Ms. Bednarczyk Indicated in her letter that the School District and the Clearlake Neighborhood Association had a meeting the evening of August 15, 2001. The Public Works Department was not invited to that meeting.

Please contact me if you have questions. Thanks



Date: August 23, 2001

To: Jeff Litwak, Hearings Officer

Subject: Comprehensive Plan Map Amendment/Zone Change
Conditional Use Case No. 01-35

Our Land use Chair previously submitted comments, please note a correction - the 24 classrooms should have been 18.

Development in the Clear Lake Neighborhood has never begun prior to the Public hearing, this is a past practice, within our neighborhood boundaries, which has seen the majority of development these past six years. This protects the rights of citizens to address issues of concern, and possible changes to the plan prior to approval & implementation.

The developers of this project have violated the intent of the public process by proceeding to remove trees, excavate and grade the property prior to the Public Hearing.

A small group of property owners met with the School District, Aug 15, after the site had been cleared of trees and vegetation, leaving a 30 foot pile of large trees and plants. This work was done without any plan approval. Contact with the Department of Environmental Quality showed no record of a soil and erosion control plan being submitted. (Which is required by law prior to any disturbance of soil on projects larger than 5 acres.) There were no erosion measures taken, nor any silt fences up. This was brought to their attention at the meeting.

I have enclosed a copy of a letter sent to the City, with no response .

As a result of this work being done prematurely, many residents have thought that since construction had begun, their input would not be received, or acted upon.

The work that was done, far exceeded " site prep". Allowing this level of work on a site prior to approval is a dangerous precedent to set in our land use process.

I would like to request that the Hearings Officer leave the record open for one week for additional comment from citizens, and not allow any work to continue until the Hearings Officer has had time to review additional comments and testimony, and a decision has been rendered. This will protect the public process, and ensure citizens that substantial work does not begin until the plans have been approved.

Thank you

Marcia Bednarczyk
President Clear lake Neighborhood Association

EXHIBIT C

Date: August 16, 2001
To: City Manager, Chris Eppley
Issue: Development On 1050 Clear Lake Rd

The plans for the development of 1050 Clear Lake Rd are still under review by Marion County. The Public Hearing is scheduled for This Thursday, August 23rd, before the Hearings Officer. Citizens met with District representatives last night. They stated that Rob Kissler and the Public works department encouraged the premature excavating, grading and tree removal prior to the Public Hearing.

The Neighborhood Association is strongly against allowing work prior to any permits being issued, or hearings. This is a violation of the public process, and development code.

Public Works allowed work to begin without the required soil and erosion plan being filed with DEQ. As of August 16th, it was not on file with DEQ, as is required by state law, and the Keizer Development Code. Mr Kissler is aware of the problems that have occurred in the past as a result of no erosion control.

On behalf of the homeowners surrounding the development. I am requesting you direct the Public Works Dept to stop activity on that work site until the Public Hearing. Enabling Citizens and developers to follow the process that has been established.

Please forward your response by Monday, August 20th by FAX #503-393-4586

Thank you.



Marcia Bednarczyk
Clear Lake Neighborhood Association

Clear Lake Neighborhood Association

7950 Timothy Lane NE
Keizer, OR 97303
July 22, 2001

To: City of Keizer, Community Development Department
From: Clear Lake Neighborhood Association
Subject: Comments on Salem-Keizer School District 24J Request for a Comprehensive Plan Amendment / Zone Change, a Conditional Use to locate an elementary school and a subdivision application.

In this letter, the bold text represents the requested land use action. The recommendation(s) of the Clear lake Neighborhood Association follow.

Request for a Comprehensive Plan Amendment / Zone Amendment to change the Comprehensive Plan designation from Low Density Residential to Elementary School and change the zone designation from Urban Transitional to Public. Clear Lake Neighborhood Association (CLNA) supports these requests and recommends their approval.

Request for a Conditional Use Permit to build an elementary school. CLNA has several concerns, including:

- The storm drainage and erosion control plan needs to be adequately designed and implemented. Neighbors are skeptical about the City of Keizer's ability or desire to implement drainage systems that really work. Rupp Avenue drains overflow during heavy rains. The nearby Summerfield subdivision has drainage problems. CLNA recommends that a preliminary drainage and erosion control plan be available at the public hearing that should be scheduled for this proposal as required in Keizer Development Code section 2.306. In addition, the City of Keizer needs to critically review the Salem-Keizer School District 24J Storm Drainage and Erosion Control Plan when it is submitted to make sure that it will adequately channel storm water away from the site and not onto the property of adjacent landowners. The City of Keizer needs to actually conduct an on-site inspection when work is completed to make sure the system meets specifications. Inspection may need to include verification of elevations rather than just taking the contractor's word that elevations are accurate.
- According to the school districts siting criteria for elementary schools, schools "should be located so as many students as possible can safely walk to school." CLNA recommends that pedestrian access be provided from Harbor Lane N. as well as Rupp Avenue NE to allow as many students as possible to walk to school.
- Rupp Avenue NE is too narrow for buses. Residents desire that access to the new school from Rupp be for emergency access only. There needs to be a gate at the end of Rupp for emergency use only. In addition, the Rupp cul-de-sac should be painted red for no parking to assure that emergency vehicles can use the cul-de-sac if needed.
- Neighbors desire that the school be located on the east side of the school property.

CLNA recognizes the need for the new elementary school and supports the proposed conditional use as long as the concerns described above are adequately addressed.

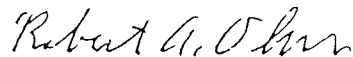
Request for approval of a six-lot subdivision. We have concerns about this proposal.

- A final decision on the ultimate size of the school may not yet have been made. If the school district chooses a large, 24 classroom school for the site, there may not be enough room to accommodate 24 classrooms and the play fields that meet the district standards for elementary schools without the property proposed for the six lot subdivision.
- The City of Keizer has recently become increasingly concerned about flag lots and the detrimental effect they may have on a neighborhoods sense of community. The site can be developed without flag lots. Flag lots are proposed only for the convenience of the developer. CLNA believes the school district should set a good example of what a development should be and propose something that doesn't have flag lots.

CLNA opposes approval of the request for a six-lot subdivision. We think the subdivision proposal is premature and should wait until a final decision is made on the ultimate size of the school.

Thank you for the opportunity to comment.

Sincerely,



Robert A. Ohrn, Vice-President and Land Use Chair
Clear Lake Neighborhood Association

Alan & Cindi Brenemiller

PO Box 20158
Keizer, OR 97307
503-390-0800/503-949-5025

August 23, 2001

Mr. Dan Predeaux
Salem – Keizer School District 24J
3630 State Street S.E.
Salem, Oregon 97301

**SUBJECT: KEIZER ELEMENTARY SCHOOL
RELINQUISHMENT OF RIGHTS TO EXISTING ACCESS
EASEMENT**

Dear Mr. Predeaux:

As you are aware, I have senior rights to the existing 20-foot wide access easement adjacent to the school site's east property line. I have been asked to relinquish those rights in favor of accessing my property via the new public street to be constructed on the school property.

As indicated to you during our meeting last week, I have serious concerns regarding the impact of school generated traffic on my ability to access my property. Of particular concern is the School District's three-quarter width public street proposal along the east property line. Understandably, the District has taken a least cost approach to site access. However, as evidenced at other schools in the District, this approach invites unacceptable and avoidable peak hour congestion.

I have reviewed the traffic impact analysis prepared for the project and find that it does not address my concerns. The analysis focuses exclusively on the school development (assuming a three-quarter street access), without regard to the impacts of future development of the two adjoining 5-acre tracts and, seemingly, without regard to long on-site traffic queuing distances at Clearlake Road. Additionally, no recommendations are made for the ultimate configuration of the new public street's intersection with Clearlake Road.

Given the current proposal, I am unwilling to relinquish my rights to the existing access easement. I would, however, consider giving up those rights if we can come to agreement on the following:

- The School District will purchase from the Lents sufficient land so that a full width street right-of-way dedication can be made.

Mr. Dan Predeaux

August 23, 2001

Page 2

- The new public street will be constructed to its full width (minimum of 34-feet curb to curb) and includes adequate street lighting.
- Dedicated right and left turn lanes will be provided at Clearlake Road with a minimum left turn lane storage distance of one-hundred feet.
- Acceptable driveway access is provided for connection to my existing driveway.

I have no desire to impede the school development and am willing to discuss these issues with you at any time. You may contact me at 503-390-0800 to arrange for a meeting. I look forward to a satisfactory resolution.

Sincerely,



Alan R. Cronemiller

7759 Timothy Lane, N.E.
Keizer, OR 97363
August 22, 2001

We wish to submit written testimony regarding the School District's plan to provide a pedestrian walkway from Berkshire Estates into the School property.

We strenuously object to this walkway. We appealed phase II of Berkshire Estates at a great monetary loss. One of the few points we gained was to have the entire perimeter of the park fenced. This was an order signed by the Keizer City Council in case 97-04. In case 97-01 (Phase I of Berkshire) a fence was required as well as case 97-04.

It is not our desire to deprive children of safe access to the school. However, we do believe that if one access is provided, it will set a precedent for one or more openings to the park. Therefore we request denial of the access to the school from Berkshire Estates.

See Page 143 from Case 97-01

See Page 143 from Case 97-04
Child of the Willamette

EXHIBIT P

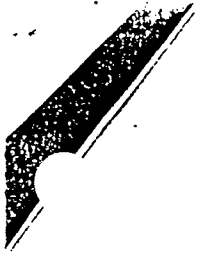
**KEIZER COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION
CONDITIONAL USE/LOT LINE ADJUSTMENT
CASE No. 97-01**

I. REQUEST

The Keizer Zoning Ordinance requires certain applications be first considered by the City Zoning Administrator. The following report reviews a Lot Line Adjustment to alter the boundaries between two parcels, and a Conditional Use application to establish a manufactured home park on one of the newly altered properties.

II. BACKGROUND

- A. **APPLICANT:** Derrick Brown (for property owned by Ray and Louise Boucher, and, Robert and Clarice Woods).
- B. **PROPERTY LOCATION:** The subject property is located on the east side of Wheatland Road within the 7600 - 7700 Block. There is no site address and the County Assessor identifies the parcel as located within Township 6 South; Range 3 West; Section 23CA; Tax Lot # 1400; and, Township 6 South; Range 3 West; Section 23DB; Tax Lot # 2000. (See EXHIBIT "A").
- C. **PARCEL SIZE:** Approximately 17.11 acres total; the manufactured home park will be located on a 12.08 acre parcel.
- D. **EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The vacant property fronts a public street and can be served by public sewer and water.
- E. **ZONING:** Urban Transition (UT).
- F. **ADJACENT ZONING AND LAND USES:** All adjacent property is zoned UT. The dominant land use is large acreage homesites. Subdivision applications were recently received for the property to the north and south of the proposed manufactured home park.
- G. **PROPOSAL:** The applicant is requesting the following: (1) a Lot Line Adjustment between a 10.07 acre parcel and a 7.04 acre parcel to create a 5.39 acre parcel and a 12.08 acre parcel; and, (2) a Conditional Use to establish a manufactured home park on the newly adjusted 12.08 acre parcel. (See EXHIBIT "B".)

- 
- b. The plan shall identify the location of walkways adjacent to the private streets.
 - c. All dead-end streets shall include tun-arounds consistent with Zoning Ordinance requirements.
 - d. Plans identified in the above items shall include sufficient detail to indicate compliance with the standards in the Keizer Development Code and engineering requirements of the City.
5. The applicant shall complete the following prior to applying for a location permit ⁷ for any one manufactured home:
- a. The applicant shall extend or install sanitary sewer, water and storm drainage facilities to serve the entire development. The improvements shall comply with the approved engineering plans.
 - b. Frontage improvement, including curb, sidewalk, paving and drainage, shall be installed along the portions of Wheatland Road fronting the subject property. These improvements shall conform to the plans approved by the City of Keizer Department of Public Works. Adequate bonding or other financial security shall be obtained.
 - c. The applicant shall apply to the City of Keizer for the creation of a Local Improvement District (L.I.D.) for street lighting. Street lighting improvements shall comply with the City regulations and requirements.
 - d. The perimeter of the park shall be screened consistent with the requirements in Section 23.01 of the Keizer Zoning Ordinance. The location of the fence shall comply with Zoning Ordinance requirements and not obstruct vision areas.
6. Development of the individual manufactured home spaces shall comply with the applicable requirements of the Keizer Zoning Ordinance.
7. No manufactured home space shall have direct access to a public street.
8. All improvements shall comply with the standards and requirements of the Keizer Public Works Department. Adequate bonding, or other financial instrument acceptable to the City, shall be obtained to complete all street and facility improvements.

**KEIZER COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF DECISION
CONDITIONAL USE CASE No. 97-04**

I. REQUEST

The Keizer Zoning Ordinance requires certain applications be first considered by the City Zoning Administrator. The following report reviews a Conditional Use application to create an additional 13 spaces to a prior approved manufactured home park.

II. BACKGROUND

- A. **APPLICANT:** Derek Brown Associates (for property owned by Robert and Clarice Woods).
- B. **PROPERTY LOCATION:** The subject property is located on the east side of Wheatland Road and west side of Timothy Lane. The County Assessor identifies the parcel as located within Township 6 South, Range 3 West, Section 23DB, Tax Lot # 2000, 1200, 1100 and 1000. (See EXHIBIT "A".)
- C. **PARCEL SIZE:** The applicant is requesting approval for 13 spaces on 1.63 acres.
- D. **EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The property has access to Wheatland Road which is a public street. The property can be served by public sewer and water.
- E. **ZONING:** Urban Transition (UT).
- F. **ADJACENT ZONING AND LAND USES:** All adjacent property is zoned UT. The dominant land use is large acreage homesites. Subdivision applications were recently approved for the property to the north and south of the prior approved 90 space manufactured home park. When these subdivision plats are recorded, these properties will automatically be re-zoned to Single Family Residential (RS).
- G. **PROPOSAL:** The applicant is requesting a Conditional Use permit to create an additional 13 spaces to a prior approved manufactured home park containing 90 spaces. This 90 space manufactured home park was approved as Conditional Use Permit/Lot Line Adjustment Case No 97-01.

III. DECISION

Based on the above findings, notice is hereby given that the Zoning Administrator for the City of Keizer **APPROVED** the Conditional Use request with conditions. Supporting findings are found in Sections VII to VIII.

IV. CONDITIONS

This decision does not include approval of a building permit.

A. CONDITIONS: The following conditions shall apply:

1. The applicant shall participate in a conference with the applicable public facility providers for the purpose of coordinating facility improvements. This conference shall occur prior to submitting engineering drawings. It is recommended the participants include the Keizer Department of Public Works, the City Engineer, Marion County Fire District, and private utilities.
2. The applicant shall submit an engineering plan for the entire development to the Keizer Department of Public Works for review and approval. The engineering plan shall include information concerning street lighting, fire hydrants, storm water detention, street improvements, easements, sewer, water and other information as necessary to indicate conformance with Keizer Public Works Standards and consistency with the development proposal. The plans shall be subject to the recommendations provided by the City Public Works Department and City Engineer, hereby made a part of this record.
3. The applicant shall submit a detailed site plan to the City of Keizer for review and approval prior to receiving a building permit for construction of the manufactured home park. The detailed plan shall include the following provisions:
 - a. The plan for the manufactured home park shall substantially conform to the proposal regarding the layout and number of spaces
 - b. The plan shall identify the location of walkways adjacent to the private streets.
 - c. All streets shall include turn-arounds consistent with Zoning Ordinance and Fires District requirements.

- d. The applicant shall demonstrate conformance with Ordinance No. 95-339 *"Tree and Landscape Preservation Ordinance."* The applicant shall work with the City on identifying locations for replacement trees.
 - d. Plans identified in the above items shall include sufficient detail to indicate compliance with the standards in the Keizer Development Code and engineering requirements of the City.
4. The applicant shall complete the following prior to applying for a location permit for any one manufactured home:
- a. The applicant shall extend or install sanitary sewer, water and storm drainage facilities to serve the entire development. The improvements shall comply with the approved engineering plans.
 - b. Frontage improvement, including curb, sidewalk, paving and drainage, shall be installed along the portions of Wheatland Road fronting the subject property. These improvements shall conform to the plans approved by the City of Keizer Department of Public Works. Adequate bonding or other financial security shall be obtained.
 - c. The applicant shall apply to the City of Keizer for the creation of a Local Improvement District (L.I.D.) for street lighting. Street lighting improvements shall comply with the City regulations and requirements.
 - d. The perimeter of the park shall be screened consistent with the requirements in Section 20.01 of the Keizer Zoning Ordinance. The location of the fence shall comply with Zoning Ordinance requirements and not obstruct vision areas.
5. Development of the individual manufactured home spaces shall comply with the applicable requirements of the Keizer Zoning Ordinance.
6. No ingress or egress to the Manufactured Home Park will be allowed from Timothy Lane. Emergency vehicles will use the Wheatland Road entrance for access. An adequate turn-around meeting Fire Code standards shall be installed on the subject property adjacent to Timothy Lane. The Manufactured Home Park will be required to provide access to Timothy Lane if and when Timothy Lane becomes a public street.

August 24, 2001

To: Mr. Jeff Litwak, Hearings officer
Case No. 01-35

First off, we do not object to the new school, we do feel however it is too bad the folks in authority did not follow the procedures expected of a common citizen.

We'd be in a whole of trouble if we did not follow the rules!.

People in positions of power sometimes think they're above the law.

We are very concerned with the sidewalk issue on Chastake, as it will take a large chunk of land off the front of our property. It is our hope, whoever is in charge will let us know a little while in advance when to expect the bulldozer.

Sincerely,

Frances Lepper
1330 Chastake Rd. N.E.
Kennesaw, Ga. 30143
404-333-1266

AGREEMENT TO DEVELOP PROPERTY

This Agreement to Develop Property (this "Agreement") is entered into this 28 day of June, 2000, by and between Alan R. and Cindi K. Cronemiller, or their assigns, ("Cronemillers") and Salem-Keizer School District 24J, ("District").

RECITALS

A. Cronemillers own certain real property in the City of Keizer, Marion County, Oregon (the "City"), namely that 9.84 acre fraction of parcel 3 ("Parcel 3") of Partition Plat 96-62, known as Tax Lot 1802, and Parcel 2 ("Parcel 2") of Partition Plat 96-62, known as Tax Lot 1801. Parcel 2 lies immediately to the south of, and Parcel 3 lies immediately to the west and southwest of, Parcel 1 of Partition Plat 96-62, known as Tax Lot 1800 ("Parcel 1"), which is owned by an individual not a party to this Agreement. Partition Plat 96-92 was recorded August 2, 1993 in Reel 1087, page 221, records for Marion County, Oregon.

B. Cronemillers and District (individually, a "Party," and collectively, the "Parties") have entered into a Purchase and Sale Agreement, under the terms of which District has agreed to purchase from Cronemillers that fraction of Parcel 3, consisting of 9.84 acres, for use by District as the site for a new school to be constructed by the District at some time in the future (the "School Site").

C. The Parties have agreed to cooperate on the development of streets, utilities, and drainage to serve Parcel 2 and Parcel 3, and desire to memorialize their agreement in writing.

NOW, THEREFORE, in consideration of the mutual promises, representations and warranties of the Parties, the Parties enter into the following:

AGREEMENT

1. **Incorporation of Recitals.** The above recitals are incorporated herein by reference as additional promises, representations and warranties of the Parties as though set forth in this paragraph.

2. **Dedication and Roadway.** Parcel 2 benefits from an easement for access over a twenty foot (20') strip along the entire westerly edge of Parcel 1. District agrees, upon development of Parcel 3, to dedicate to the City of Keizer a public street right of way, of a width determined by the City of Keizer, from Clear Lake Road to Seller's Parcel 2, as shown on either Exhibit 1 or Exhibit 2. Said street right of way shall be improved to the City of Keizer's street standards at the same time as Parcel 3 is developed. At District's sole option, said right of way may be totally upon Parcel 3, as shown on Exhibit 1, or may be partially upon Parcel 3 and partially upon Parcel 1, as shown on Exhibit 2.

3. **Public Utilities.** District also agrees that, in conjunction with the development of the public street discussed in the above paragraph, District will install, at its cost, public water lines, public sanitary sewer lines and public storm sewer lines ("public utilities") as required by the City of Keizer, within the street right of way, and stubbed to Cronemillers' Parcel 2 (at the northwest corner as shown on Exhibits 1 and 2). Said public street and public utilities shall comply with then-applicable City of Keizer codes and ordinances and any other requirements of the City of Keizer.

4. **Storm Sewer Line.** The storm sewer lines installed in said street will be sufficiently sized to serve the future development of Parcel 2, as determined by the City of Keizer. However, because most of Parcel 3 is in a different storm sewer "district" than Parcel 2, the storm sewer line may not go any farther than Clear Lake Rd., if allowed by the City of Keizer. If that is the case, then the Parties acknowledge that it will be necessary for a later developer to build a storm sewer line in Clear Lake Rd., west from said street to somewhere west of Wheatland Road, in order for the storm sewer lines in said street to be usable by Parcel 2.

5. **Franchise Utilities.** District agrees that, in conjunction with the development of Parcel 3, it shall request that franchise utility providers (electrical, telephone, cable television, and natural gas) install properly sized utilities, stubbed to Seller's Parcel 2, in accordance with standard practices in the area, and District will cooperate with the providing utility in the placement of said utilities.

6. **Drain Field Easement and Replacement.** District acknowledges that Cronemillers' drain field for the septic system for their home on Parcel 2 is located in the southeast corner of Parcel 3. The Oregon Department of Environmental Quality (DEQ) enjoys an easement over Parcel 3 for this drainfield for the benefit of Parcel 2. District agrees to let Cronemillers continue to use said drain field until 30 days after a working sewer line is stubbed to Parcel 2 in the new street. At such time as the working sewer line is stubbed to Parcel 2, Cronemillers agree to use all reasonable efforts to seek a vacation of DEQ's easement for Cronemiller's drainfield. District, by this Agreement, grants to Cronemillers a temporary easement and right to use, operate, and maintain said drain field, which right and easement shall terminate 30 days after a working sewer line is stubbed to the Cronemillers' Parcel 2 in the new street. If allowed by the City of Keizer, District agrees to construct and pay for a temporary hookup from Cronemillers' pump station to the stubbed sewer line at Cronemillers' property line, provided that the total cost for doing so does not exceed \$5,000. Total costs shall not include any city fees or charges, which shall be the Cronemillers' responsibility. If the District determines that the construction costs would exceed \$5,000, or that the City of Keizer will not allow such a hookup, then District agrees to pay \$5,000 to Cronemillers and Cronemillers agree to construct their own temporary hookup or a replacement drain field entirely on Parcel 2. If required, the \$5,000 shall be paid at least 60 days prior to the working sewer line being stubbed to Cronemillers' Parcel 2.

7. **Fencing.** District agrees to build, at District's option, either a 6' tall wood fence or a 6' tall chain link fence with plastic privacy slats along the common border of Cronemillers' Parcel 2 and District's Parcel 3, from the south end, north to the point where a right of way is

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dedicated for a public road. Said fence shall be built prior to the opening of a school and shall be built entirely on District's Parcel 3, but close to if not on the property line.

8. **Option for Cronemiller to Develop Earlier.** If District has not developed Parcel 3 by the time that Cronemillers, or their assigns, desire to develop Parcel 2, and if sufficient City required access, utilities, and roadways have not already been provided to Cronemillers' Parcel 2 via another property, District will, upon Cronemillers' written request, dedicate to the City of Keizer, sufficient public right of way from Clear Lake Road to Cronemillers' Parcel 2. Cronemillers will then, at their sole expense, improve said right of way to City of Keizer standards, with a roadway and utilities, as required by the City of Keizer.

9. **Authority of District.** District represents and warrants that execution of this Agreement and its performance thereof is within its duly authorized powers.

10. **Authority of Cronemillers.** Cronemillers represent and warrant that execution of this Agreement and its performance thereof is within their duly authorized powers.

11. **Agreement to Run with the Land.** Each of the Parties, by acceptance of the benefits of this Agreement, shall be deemed to have covenanted to carry out the obligations herein and such obligations shall be deemed covenants running with the land.

12. **Indemnity.**

(a) Each Party shall defend, indemnify and save the other Party harmless against all loss and damage, including damage to person or property, arising from any act by, or negligence of, the first Party, its contractors or subcontractors, or the officers, agents or employees of any of them, while engaged in the performance of this Agreement, or arising from accident or any injury not caused by the second Party, second Party's agents or servants, or anyone employed by the second Party, to any individual while engaged in or about the performance of this Agreement, or arising from liens or claims for services rendered or labor or material furnished in or for the performance of this Agreement.

(b) Each Party shall defend, indemnify and save the other Party harmless against any and all penalties, damages or charges imposed upon the other Party as the result of any violation by the first Party of any law, statute or ordinance governing the first Party's performance of this Agreement

13. **Assignment.**

(a) Either Party may assign its rights and obligations under this Agreement. However, notwithstanding any such assignment, each Party shall remain liable to the other Party for the full and complete performance of all of their obligations pursuant to this Agreement

(b) Each Party and their assignee(s) represents and warrants that they will use only such contractors as are fully licensed, bonded and insured to perform the work contemplated herein.

(c) Each Party and their assignee(s) shall defend, indemnify and hold the other Party harmless against any liability arising as a result of any failure of the first Party, first Party's assignee(s), or their contractors to be adequately licensed, bonded or insured while performing first Party's obligations under this Agreement.

14. **Effective Dates.**

(a) This Agreement shall be effective upon District's acquisition from Cronemillers of Parcel 3.

(b) At such time as all improvements contemplated herein have been completed and accepted by the City, and all sums owing hereunder have been paid, the Parties agree to execute such further agreements as may be necessary to remove any encumbrance on either or both properties arising under this Agreement.

15. **Binding Effect.** This Agreement shall be binding on and shall inure to the benefit of the Parties, their successors and assigns.

16. **Amendments.** This Agreement may be amended only by an instrument in writing executed by all the Parties.

17. **Headings.** The headings used in this agreement are solely for convenience of reference, are not part of this Agreement and are not to be considered in construing or interpreting this Agreement.

18. **Entire Agreement.** This Agreement, including any exhibits thereto, sets forth the entire understanding of the Parties with respect to the subject matter of this Agreement and supersedes any and all prior understandings and agreements, whether written or oral, between the Parties with respect to such subject matter.

19. **Severability.** If any provision of this Agreement shall be invalid or unenforceable in any respect for any reason, the validity and enforceability of any such provision in any other respect and of the remaining provisions of this Agreement shall not be in any way impaired.

20. **Governing Law and Venue.** This Agreement has been made entirely within the state of Oregon. This Agreement shall be governed by and construed in accordance with the laws of the state of Oregon. If any suit or action is filed by any Party to enforce this Agreement or otherwise with respect to the subject matter of this Agreement, venue shall be in the federal or state courts in Marion County, Oregon.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

Alan R. Cronemiller
Alan R. Cronemiller

Cindi K. Cronemiller
Cindi K. Cronemiller

DISTRICT

Salem-Keizer School District 24J

By: M. LeRoy Newport
Its: Director Facilities

STATE OF OREGON)
) ss.
County of Marion)

The foregoing instrument was acknowledged before me this 28th day of June, 2000 by Alan R. Cronemiller and Cindi K. Cronemiller

Before me:



Vicki J. Carlson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-17-01

STATE OF OREGON)
) ss.
County of Marion)

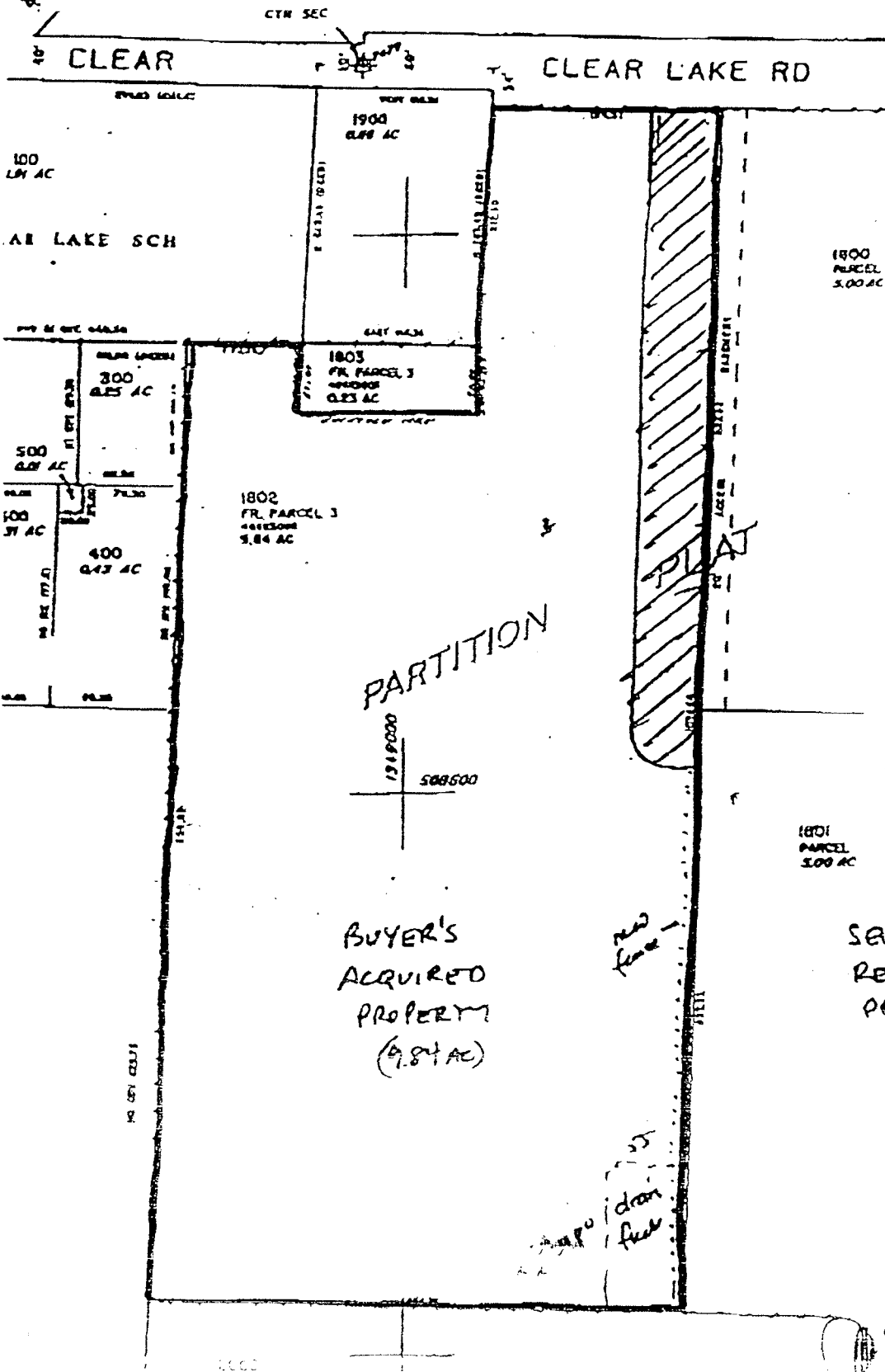
The foregoing instrument was acknowledged before me this 28th day of June, 2000 by M. LeRoy Newport of Salem-Keizer School District 24J.

Before me:

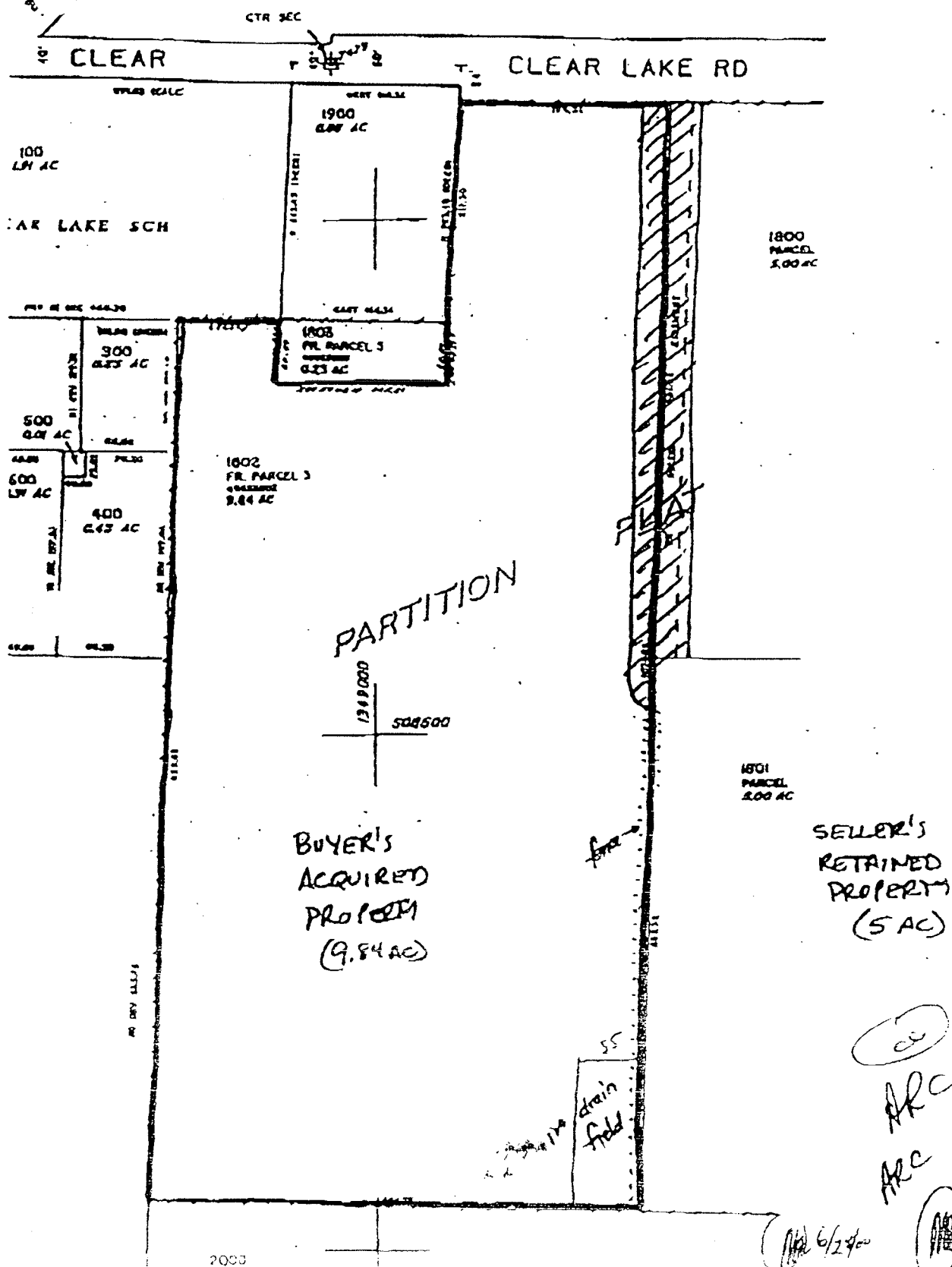


Vicki J. Carlson
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-17-01

EX 1



Ex 2



Addendum A

To Sale Agreement # 241412

January 26, 2000

This offer is to purchase that 9.84 acre of ground as drawn on the attached Exhibits 1 and 2 and identified as Tax Account #48623-002 and as Tax Lot 1802 in Keizer, Oregon. The property is also known as that 9.84-acre fraction of Parcel 3 of Partition Plat 96-62, Recorded August 2, 1993 in Reel 1087, Page 221, Records for Marion County, Oregon. A legal description will be furnished prior to closing. This offer replaces Sale Agreement #241410, which is null and void along with its earnest money note, because the offer was never accepted by Sellers. This new offer is the result of negotiations between the parties following that previous offer.

The purchase price of the property shall be ~~_____~~. The purchase price will be all cash in closing and Buyer will pay all costs of closing including, but not limited to title insurance and escrow fees. Sellers acknowledge receipt of a copy of an appraisal of the property by C. Spencer Powell and Associates, dated December 21, 1999, with an indicated value of ~~_____~~.

Johnson & Ray Investment Realty, Inc. is representing the Salem-Keizer School District in this transaction and will be paid a fee by them as covered in a separate document. The Sellers will not owe any commission or fee to Johnson & Ray Investment Realty, Inc.

This offer is contingent upon a thorough inspection of the property by the Buyer including, but not limited to the following: a) the location, capacity, adequacy and future development of all utilities to the site, b) a topographical study to determine that the school desired by the school district will be able to be placed on the site, c) a Level 1 environmental report, acceptable to Buyer and paid for by Buyer, and d) a study of the current and future traffic patterns and road improvements to the site. All inspections are to be completed within 90 days of the Sellers' acceptance of this offer and an acceptance or rejection of the above issues shall be given in writing to the Sellers within 5 days of completion. If Buyer has not rejected the inspection results within this 95-day period, Buyer shall be deemed to have accepted the results and waived these contingencies.

This offer is also contingent upon the formal approval by the Salem-Keizer School Board within thirty (30) days of Buyer's removal of the inspection contingencies above. The Earnest Money note will then be converted to cash within five (5) days of said approval and both parties will proceed to close as soon as possible thereafter, but no later than 30 days thereafter.

At any time prior to that formal approval it is determined that a school would not be allowed to be built on the site, Buyer is to notify Seller in writing within 5 days and this offer shall be null and void. The Salem-Keizer School District does not desire to purchase the property unless a school is allowed to be built on the property.

APC (S)
(M)

Upon removal of all contingencies and at least one week prior to closing, and at Seller's request so that Seller may qualify under Section 1033 of the Internal Revenue Code, Buyer shall furnish Sellers with a letter signed by an authorized representative of the Buyer stating in substance that Buyer had decided to acquire the property, and that Buyer would have condemned the property unless Sellers had voluntarily sold the same to Buyer. In addition, Buyer shall also cooperate with Sellers, and any Intermediary, in structuring the sale as a tax deferred exchange under Section 1031 of the Internal Revenue Code.

The property is now subject to forest deferral of real property taxes. In the event that any deferred taxes and/or penalties are assessed to the property as a result of any activity by Buyer, or as a result of this transaction, said deferred taxes and penalties, if any, shall be the sole and exclusive responsibility of the Buyer. Because Buyer is a tax-exempt entity, Buyer believes that there will be no taxes or penalties due. Sellers agree to make no change in the use or tax status of the property.

The Sellers hereby give Buyer and its agents permission to enter the property to do necessary studies and reports including but not limited to an appraisal, a survey, and environmental studies, reports, and tests. Buyer shall indemnify, hold harmless, and defend Sellers from all liens, cost, losses, expenses, and liability, including reasonable attorney fees and expert fees, arising from or relating to Buyer's (including its agents and employees) entry on and inspection of the property. Buyer's obligation to indemnify, hold harmless and defend Sellers shall survive closing or any termination of this agreement.

The following agreements between the parties were crucial to the agreement to sell and shall survive the closing of the transaction.

1. Buyer agrees, upon development of the acquired property, to dedicate to the City of Keizer a public street right of way, of a width determined by the City of Keizer, from Clear Lake Rd to Seller's retained 5 acres, as shown on either Exhibit 1 or Exhibit 2. Said street right of way shall be improved to City of Keizer's street standards at the same time as the acquired 9.84 acres is developed. At Buyer's sole option, said right of way may be totally upon the acquired property, as shown on Exhibit 1, or may be partially upon the acquired property, as shown on Exhibit 2.
2. Buyer also agrees that, in conjunction with the development of the public street discussed in Item 1 above, Buyer will install, at its cost, public water lines, public sewer lines and public storm sewer lines ("public utilities") as required by the City of Keizer, within the street right of way, and stubbed to Seller's retained 5 acres (at the northwest corner as shown on Exhibits 1 and 2). Said public street and public utilities shall comply with the then applicable City of Keizer codes and ordinances and any other requirements of the City of Keizer.
3. The storm sewer lines installed in said street will be sufficiently sized to serve the future development of the retained five acres, as determined by the City of Keizer. However, because most of the property to be acquired is in a different storm sewer "district" than the retained acres are in, the storm sewer line may not go any

ARL^c (CE)
(RL)

- farther than Clear Lake Rd., if allowed by the City of Keizer. If that is the case, then it will be necessary for a later developer to build a storm sewer line in Clear Lake Rd., west from said street to somewhere west of Wheatland Road, in order for the storm sewer lines in said street to be usable by the retained 5 acres.
4. Buyer agrees that, in conjunction with the development of the acquired property, it shall request that franchise utility providers (electrical, telephone, cable television, and natural gas) install properly sized utilities, stubbed to Seller's retained property, in accordance with standard practices in the area, and it will cooperate with the providing utility in the placement of said utilities.
 5. Buyer acknowledges that Seller's drain field for the septic system for their home on their remaining 5 acres is located in the southeast corner of the 9.84 acres. Buyer agrees to let Seller continue to use said drain field until 30 days after a working sewer line is stubbed to the Seller's 5 acres in the new street. Buyer agrees to provide an adequate easement to Sellers for the operation and maintenance of the drain field, which easement shall terminate 30 days after a working sewer line is stubbed to the Sellers' 5 acres in the new street. If allowed by the City of Keizer, Buyer agrees to construct and pay for a temporary hookup from Sellers' pump station to the stubbed sewer line at Sellers' property line, provided that the total cost for doing so does not exceed \$5000. Total costs shall not include any city fees or charges, which shall be the Sellers' responsibility. If the Buyer determines that the construction costs would exceed \$5000, or that the City of Keizer will not allow such a hookup, then Buyer will pay Sellers \$5,000 and Sellers will construct their own temporary hook up or a replacement drain field on their retained property. If required, the \$5,000 shall be paid at least 60 days prior to the working sewer line being stubbed to Sellers' retained 5 acres.
 6. Buyer agrees to build, at Buyer's option, a 6' tall wood fence or a 6' tall chain link fence with plastic privacy slats along the common border of Sellers' and Buyer's property, from the south end, north to the point where a right of way is dedicated for a public road. Said fence shall be built prior to the opening of a school.
 7. If Buyer has not developed the acquired property by the time that Sellers, or their assigns, desire to develop their retained 5 acres, and if sufficient city required access, utilities, and roadways have not already been provided to Sellers' retained 5 acres via another property, Buyer will, upon Sellers' written request, dedicate to the City of Keizer, sufficient public right of way from Clear Lake Rd. to Sellers' retained 5 acres. Sellers will then be responsible, at their sole expense, for improving said right of way to City of Keizer standards.
 8. Buyer and Sellers agree, at closing, to enter into a separate agreement implementing the above obligations to be completed after closing. This agreement shall be reasonably acceptable to Buyer and Sellers in form and content. Said agreement shall be recorded as an encumbrance against both Buyer's and Sellers' property and shall have a mechanism for removal upon completion.

The last full sentence contained in lines 142 and 143 was removed from the agreement. It is the intention of the parties that upon removal of all contingencies by Buyer, and

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upon payment of the earnest money to Sellers pursuant to lines 138 through 142, Sellers shall retain all other available remedies against Buyer.

Both Sellers and Buyer represent and warrant that they have the full power, authority, and legal right to execute, deliver, and perform the obligations under this agreement.

Salem-Keizer School District 24J

Alan R. Cronmiller 1/26/2000
Alan R. Cronmiller, Seller date

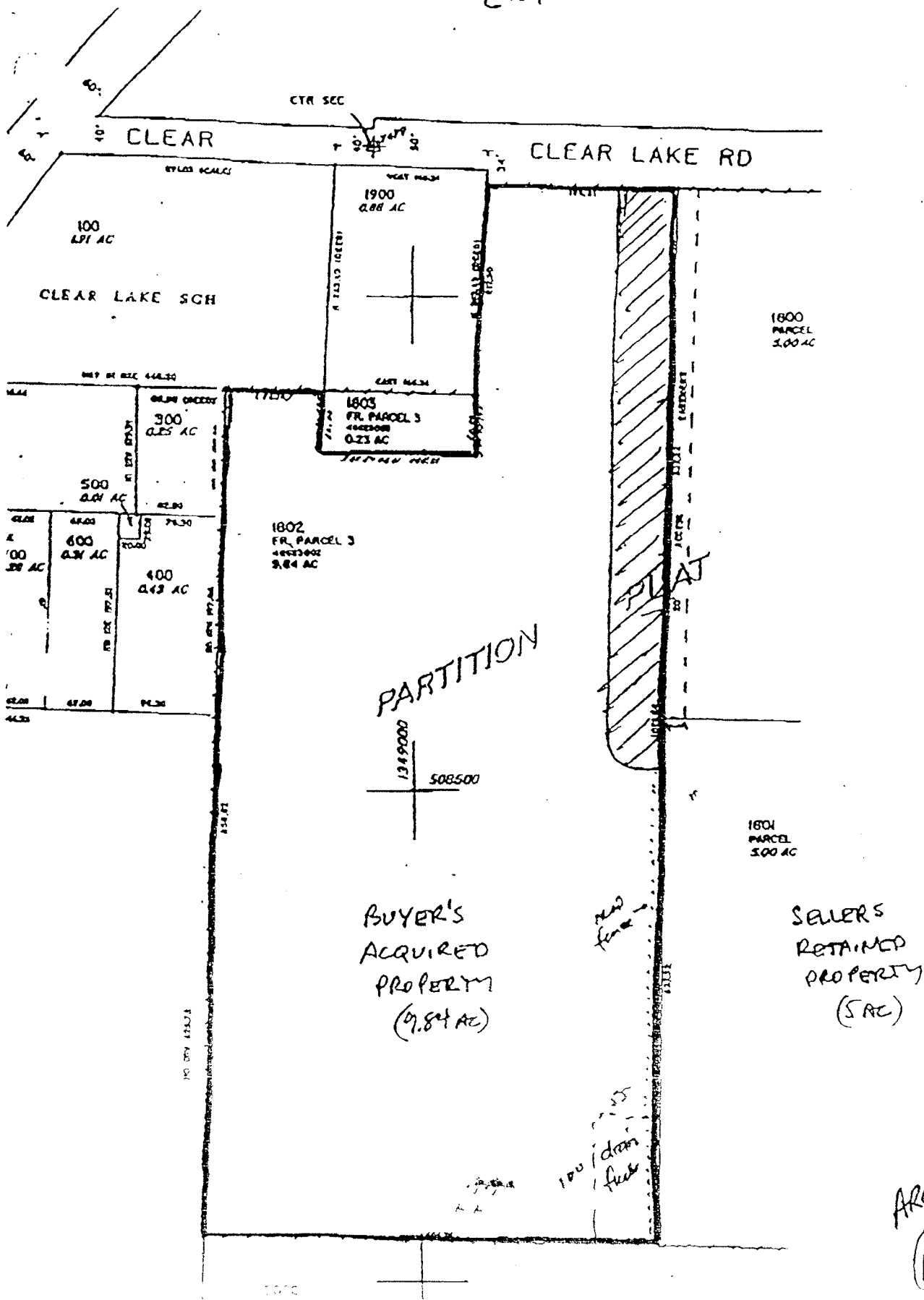
By: M. LeRoy Newport 1/26/00
M. LeRoy Newport date
Director of Facilities & Auxiliary Services
Buyer

Cindi K. Cronmiller 1/26/2000
Cindi K. Cronmiller, Seller date

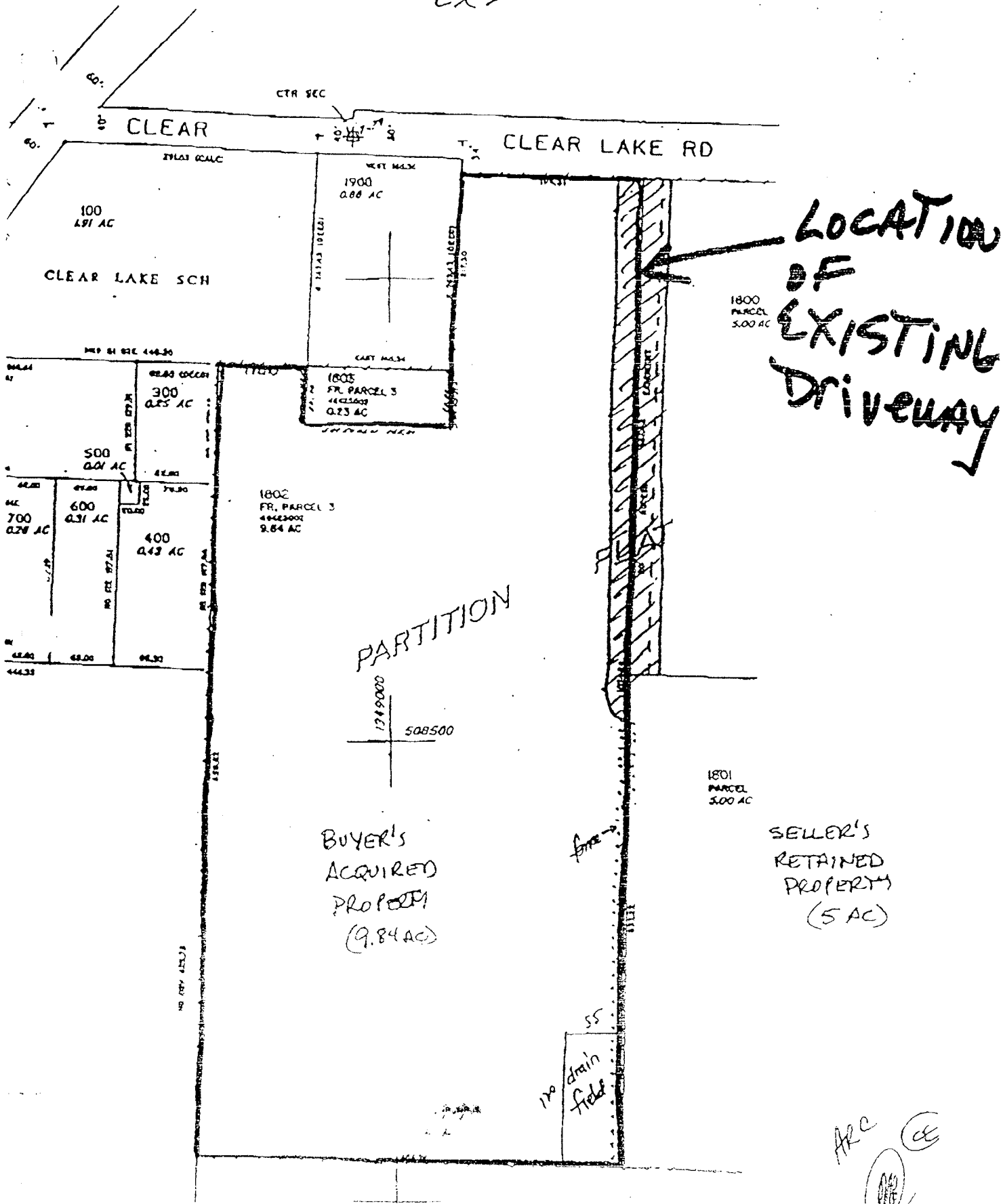
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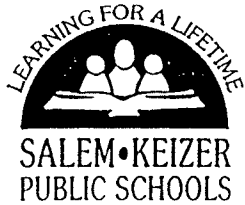
ARC
(C)

Ex 1



EX 2





HENRY F. BEHRENDT, Director
Facilities and Auxiliary Services
3630 State Street • Salem, Oregon 97301-5316
503-399-3290 • FAX: 503-375-7847

Kay Baker, Superintendent

August 23, 2001

RE: Letter of understanding

Loretta Lent et al
1000 Clear Lake Rd
Keizer, OR 97303

ATTN: Loretta Lent

Dear Ms. Lent et al:

This letter will serve as documentation of our recent discussions and agreement regarding street improvements between our two properties. You agreed to dedicate approximately 10 feet of your property to the City of Keizer for a public right-of-way (which will expand the total right-of-way for the planned street from 38 feet to 48 feet.) You also agreed to use this new street as your access to Clear Lake Rd and agreed to give up your current driveway access to Clear Lake Rd when the new street is completed and accepted by the City of Keizer.

In return, the Salem-Keizer School District agreed to build at our expense, a full road improvement, including asphalt, curbs and sidewalks on your side of the road. At two locations to be determined by you within two weeks, we agreed to make normal provisions for future side streets including the stubbing of water, storm sewer, and sanitary sewer lines onto your property. We also agreed to make provisions for a driveway access to your current home from the new street by constructing a curb cut in the sidewalk and asphaltting a 20' approach (this might best be placed in one of the two future side street locations). We will do all the surveying, and paperwork for describing and dedicating the required right-of-way. We will coordinate the construction with you and maintain your access to Clear Lake Rd until access is available to the new street.

All plans and improvements are subject to City of Keizer approval. If this letter of understanding meets with your approval, please have all of the co-owners of your property sign at the bottom and return it to me. We would like to present this to the Keizer planning hearing on August 23, 2001, as evidence of our cooperation to resolve the access concern to Clear Lake Rd that the City of Keizer will bring up.

Thank you very much for your cooperation.

Sincerely,

Accepted

Dan Prideaux
School District Manager

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BOARD OF DIRECTORS

Jon R. Brown
Carl Brumund
Orville Downer
Rich Mackie
Dan Johnson

CHIEF OF DEPARTMENT

Roy R. Hari



FOUR CORNERS STATION
MIDDLE GROVE STATION
PRATUM STATION
MACLEAY STATION
BROOKS STATION
CLEAR LAKE STATION
LABISH CENTER STATION
COLLEGE STATION

Date: August 29, 2001

To: Jeff Litwak, Hearings Officer

From: Paula Smith, Deputy Fire Marshal PS

RE: North Keizer School

RECEIVED

AUG 31 2001

CITY OF SALEM
OFFICE OF THE
FIRE CHIEF

During my review of the North Keizer School plans I have noted the following items that need to be added to comply with Marion County Fire District # 1 and the Uniform Fire Code requirements.

1. The access road on the south side of the school must be clear at all times with no future modular site that is shown on the plans, this would block our access.
2. I am requiring an access road completely around the school, to include the north and west side. This will give us access around the school in case of a fire or emergency.
3. I am also requiring an additional hydrant on the northwest corner of the school site. The school has no sprinkler protection, and the distance to the nearest hydrant is not adequate for this school.
4. There is a water line that will be coming down Wheatland and Clearlake Rd to the school to supply water to the hydrants. I am requiring hydrants to be installed every 500' along those roads. Please contact me on placement. The new waterline down Wheatland Rd and Clearlake Rd will provide protection to the residents that live in the area.

Cc: Scott Peterson, Peterson Engineering
Maria Meier, Keizer Senior Planner
Jim Trussell, Marion County Building Dept.

SAALFELD
RIGGS
ORSUCH
ALEXANDER
& EMERICK

September 4, 2001

Park Place, Suite 300
250 Church St SE
PO Box 470
Salem OR 97308-0470
Telephone (503) 399-1070
Facsimile (503) 371-2927

1001-B SW Diak Dr.
Suite 102
Bend OR 97702-1995
Telephone (541) 322-1822
Facsimile (541) 322-1823

www.SagfieldLaw.com

LAWYERS

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Randall W. Cook
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Kris Jon Gotsch
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* Karen S. Hock
♦ Eric W. Jamieson
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Mark D. Shipman
♦ Randall P. Sutton
♦ Wade A. Symons
Linda L. Wausch

- LL M Taxation
- Registered US PTO
- Admitted in OR & WA
- Admitted in MT Only
- Of Counsel
- CFP

BY FACSIMILE ONLY

Facsimile Number: 503-393-9437

Jeff Litwak
Hearings Officer
City of Keizer
P.O. Box 21000
Keizer, OR 97301-1000

Re: Salem-Keizer School District 24-J -- Case No. 01-35
North Keizer Elementary School
Our File No. 10395

Dear Mr. Litwak:

This letter is intended to serve as the Salem-Keizer School District 24-J's (the "District") record response in respect to the above-referenced applications. It is our understanding that there were three letters submitted after the close of the hearing on August 23, 2001.

The letters submitted by Mrs. Lepper and Mr. Cronemiller do not raise any new or different information than was already presented and addressed at the hearing. However, the letter by the Marion County Rural Fire Protection District does contain one new issue that needs to be addressed.

In Item #2, the Fire Marshal has requested an access road completely around the proposed facility, the District believes this request is unnecessary. Access to the west side of the structure will be able to be accomplished from the southwest area of the property to the north from the bus loading area. Also, access to the west side of the proposed structure will be able to be accomplished from the northwest area of the property through the Methodist Church parking lot only 75 feet away from the structure. These two points will be able to provide adequate access to the proposed facility for fire suppression purposes.

On behalf of the District, we respectfully request that you recommend approval of each application and forward your recommendation to the City Council at your earliest convenience.

Sincerely,

[Handwritten signature]

MARK D. SHIPMAN
MShipman@SaalfeldLaw.com
Voice Message #310

MDS.skw

11/Doc#10000-10499/1039548 Housing Officer view doc

cc: Henry Behrendt, Director, Facilities and Auxiliary Services
Dan Prideaux, Salem-Keizer School District

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A World-Wide Association of Independent Law Firms



September 17, 2001

AGENDA ITEM 6b

KAT'S KORNER BILLIARDS LIQUOR LICENSE APPLICATION

CITY COUNCIL MEETING: September 17, 2001

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

**THROUGH: CHRIS C. EPPLEY
CITY MANAGER**

**FROM: TRACY L. DAVIS, CMC
CITY RECORDER**

**SUBJECT: KAT'S KORNER BILLIARDS LIQUOR LICENSE APPLICATION
LIMITED ON PREMISES SALES LICENSE**

BACKGROUND:

On August 30, 2001 Kathy Miller submitted an application for a Limited On-Premises Sales liquor license for Kat's Korner Billiards located at 3393 River Road North, Keizer, Oregon.

As required by Keizer Ordinance 95-318, a public hearing was scheduled; notice was published in the Keizertimes and mailed to all property owners within 200 feet of the proposed establishment. ORS 471.166 requires the City to make a recommendation within thirty (30) days of receipt of the application.

On August 31, 2001 a request was sent to the Keizer Police Department to conduct a background check on the applicants. The response is attached to this report. In addition, the Keizer Planning Department finds the location of the establishment to be properly zoned.

RECOMMENDATION:

It is recommended the public hearing be opened to allow testimony from the applicant or other interested individuals and upon completion, the hearing be closed. It is further recommended the Council approve the application for a Limited On Premises liquor license for Kat's Korner Billiards under the guidelines as established by ORS 471.178 and the Ordinances of the City of Keizer. This recommendation shall be forwarded to the Oregon Liquor Control Commission.



City Council Meeting of _____

Agenda Item No. _____

To: Mayor and City Council

Thru: Christopher Eppley, City Manager

From: Marc Adams, Chief of Police
Rita Powers, Police Support Supervisor

Subject: Liquor License Renewal Application of Kat's Korner Billiards, formerly
Inferno Dance Club, 3393 River Rd. N. Keizer, OR 97303

Issue

Shall the City Council approve the liquor license renewal application of
Kat's Korner Billiards, 3393 River Rd. N. Keizer, OR 97303.

Background

The Keizer Police Department responded to 13 calls for service at the address of 3393
River Rd. N., Keizer OR from August 1, 2000 through July 31, 2001.

6 calls for service were in conflict with the ordinance, however none of these were related
to the sale or consumption of alcohol on or near the premises.

The applicant Kathleen L. Miller has no criminal history on record.

The background review does not reveal any significant events that are in conflict with the
City of Keizer City Ordinance 95-318.

Recommendation

The Keizer Police Department recommends approval of the liquor license for Kat's
Korner Billiards at this time

Rec'd CL# 3802 Rept # 11233 1/15/00

OREGON LIQUOR CONTROL COMMISSION LIQUOR LICENSE APPLICATION



Please Print or Type

Application is being made for:

TYPES

- ☐ Full On-Premises Sales (\$402.60/yr)
- ☒ Limited On-Premises Sales (\$202.60/yr)
- ☐ Off-Premises Sales (\$100/yr)
- ☐ Brewery Public House (\$250/yr)
- ☐ Wholesale Malt Beverage & Wine (\$275/yr)
- ☐ Other: _____

ACTIONS

- ☐ Add Partner
- ☐ Additional Privilege
- ☐ Change Location
- ☐ Change Ownership
- ☐ Greater Privilege
- ☐ Lesser Privilege
- ☒ New Outlet
- ☐ Other: _____

Applying as:

- ☒ Individuals
- ☐ Limited Partnership
- ☐ Corporation
- ☐ Limited Liability Company

.....for city, county use only.....

The city council or county commission:

(name of city or county)

recommends that this license be:

Granted ☐

Denied ☐

By:

(signature)

(date)

Name:

Title:

.....for OLCC office use only.....

Fee:

Rec'd by:

R. Mitchell

Receipt #:

Date: 8/29/01

90-day authority: Yes

No

☒

1. Applicant(s):

① *Kathy Miller* ③ _____

② _____ ④ _____

2. Trade Name (dba): *Kat's Korner Billard's*

3. Business Location: *3393 River Rd Kenner Marion OR 97335*
(number, street, rural route) (city) (county) (state) (ZIP code)

4. Business Mailing Address: *1826 SE 52nd Ave Hillsboro, OR*
(PO box, number, street, rural route) (city) (state) (ZIP code)

5. Business Numbers: *none yet* 97123
(phone) (fax)

6. Is the business at this location currently licensed by OLCC? Yes _____ No ☒

7. If yes to whom: _____ Type of License: _____

8. Former Business Name: *The Inferno*

9. Will you have a manager? Yes _____ No _____ Name: _____
(manager must fill out an individual history form)

10. What is the local governing body where your business is located? *Kenner*
(name of city or county)

11. Contact person for this application: *Kathy Miller* 973-9644 or 350-6315
(name) (phone number(s))
1826 SE 52nd Ave Hillsboro, OR
(address) (fax number) (e-mail address)

I understand that if my answers are not true and complete, the OLCC may deny my license application.

Applicant(s) Signature(s):

① *Kathy Miller* ③ *Aug 29, 2001*
② _____ ④ _____

OREGON LIQUOR CONTROL COMMISSION
BUSINESS INFORMATION



Please Print or Type

Applicant Name: Kathy Miller Phone: 693-9644
Trade Name (dba): Kat's Korner Billiard's 350-6375
Business Location Address: 3393 River Rd W.
City: Keizer, OR ZIP Code: 97303

DAYS AND HOURS OF OPERATION

Business Hours:

Sunday	<u>11:00</u>	to	<u>2:00</u>
Monday	<u>/</u>	to	<u>/</u>
Tuesday	<u>/</u>	to	<u>/</u>
Wednesday	<u>/</u>	to	<u>/</u>
Thursday	<u>/</u>	to	<u>/</u>
Friday	<u>/</u>	to	<u>/</u>
Saturday	<u>/</u>	to	<u>/</u>

Food Service Hours:

Sunday	_____	to	_____
Monday	_____	to	_____
Tuesday	_____	to	_____
Wednesday	_____	to	_____
Thursday	_____	to	_____
Friday	_____	to	_____
Saturday	_____	to	_____

Outdoor Area Hours:

Sunday	_____	to	_____
Monday	_____	to	_____
Tuesday	_____	to	_____
Wednesday	_____	to	_____
Thursday	_____	to	_____
Friday	_____	to	_____
Saturday	_____	to	_____

Seasonal Variations: ☐ Yes ☒ No If yes, explain: _____

ENTERTAINMENT

Check all that apply:

- | | |
|--|---|
| ☐ Live Music | ☐ Karaoke |
| ☒ Recorded Music | ☒ Coin-operated Games |
| ☐ DJ Music | ☐ Video Lottery Machines |
| ☐ Dancing | ☐ Social Gaming |
| ☐ Nude Entertainers | ☒ Pool Tables |
| | ☐ Other: _____ |

DAYS & HOURS OF LIVE OR DJ MUSIC

Sunday	_____	to	_____
Monday	_____	to	_____
Tuesday	_____	to	_____
Wednesday	_____	to	_____
Thursday	_____	to	_____
Friday	_____	to	_____
Saturday	_____	to	_____

SEATING COUNT

Restaurant: _____ Outdoor: _____
Lounge: 200 Other (explain): _____
Banquet: _____ Total Seating: 200

Investigator Verified Seating: _____(Y) _____(N)

Investigator Initials: _____

Date: _____

.....for OLCC office use only.....

I understand if my answers are not true and complete, the OLCC may deny my license application.

Applicant Signature: Kathy Miller Date: 8-29-01

OREGON LIQUOR CONTROL COMMISSION
INDIVIDUAL HISTORY



Please Print or Type

NOTE: YOU MUST ANSWER ALL QUESTIONS ON BOTH SIDES OF THIS FORM. IF THE QUESTION DOES NOT APPLY, WRITE N/A IN THE SPACE.

Business Name: Kat's Korner Billiards

Business Location Address: 3393 River Rd City: Keizer ZIP Code: 97303

PART A - PERSONAL INFORMATION

1. Name: MILLER KATHLEEN LYNN
(last) (first) (middle)
2. Other Names Used: BREWER BENGTSON
(maiden) (other)
3. Residence Address: 1826 SE 52nd AVE HILLSBORO OR 97123
(number and street) (city) (state) (ZIP code)
4. Home Phone: (503) 693-9644 Business Phone: (503) 350-6375
5. *SSN: 557-82-3457 Place of Birth: _____ Date of Birth: 07/23/50
(state/country) (mm) (dd) (yyyy)
6. Sex: F Height: 5'3" Weight: 150 Hair Color: BRN Eye Color: HAZEL
7. Driver License #: 1515370 State: OR Spouse Name: NONE

PART B - EMPLOYMENT/RESIDENCE INFORMATION *Attach additional sheets if necessary.*

8. List former and current employers or occupations during the past 10 years:

Date by Month/Year	Employer or Business	Occupation	City & State
From: <u>8/9/00</u> To: <u>NOW</u>	<u>ADC TELCOM</u>	<u>ASST. TO PRES.</u>	<u>HILLSBORO, OR</u>
From: <u>6/96</u> To: <u>8/9/00</u>	<u>LATTICE SEMICONDUCTOR</u>	<u>ASST. TO CEO</u>	<u>HILLSBORO, OR</u>
From: <u>1981</u> To: <u>6/96</u>	<u>TEKTRONIX</u>	<u>OFFICE</u>	<u>BEAVERTON, OR</u>

9. List other cities and states where you have lived in the past 10 years other than that noted above:

City	State
From: _____ To: _____	_____
From: _____ To: _____	_____
From: _____ To: _____	_____

PART C - CRIMINAL HISTORY INFORMATION

If you answer **YES** to any of the following questions, you must also complete PART D on other side of this form.

10. Have you ever been convicted of any violation, misdemeanor or felony? ☒ Yes ☐ No
11. Do you have any arrests or citations pending? ☐ Yes ☒ No
12. Have you ever entered into a diversion agreement? ☐ Yes ☒ No
13. Have you ever been treated, or been in a treatment program for alcohol or other drug use or abuse? ☐ Yes ☒ No
14. Have you ever had a warning, violation, suspension, fine or cancellation as a licensee or service permittee? ☐ Yes ☒ No

HOUSE RULES
Kat's Korner Billiard's

- (1) ID REQUIRED BY ANYONE WISHING TO ENTER THESE PREMISES.
- (2) SHIRTS AND SHOES MUST BE WORN AT ALL TIMES
- (3) NO GANG ATTIRE
- (4) NO DRUGS OR ILLEGAL ACTIVITIES WILL BE ALLOWED
- (5) NO FIGHTING
- (6) YOU MUST RESPECT OTHER PATRONS AND EMPLOYEES
- (7) IF YOU LEAVE YOU WILL NOT BE ALLOWED BACK UNTIL THE NEXT DAY OF BUSINESS
- (8) NO DRINKS ARE ALLOWED IN THE RESTROOMS
- (9) NO SMOKING OR DRINKING WHILE ON THE DANCE FLOOR
- (10) IF YOU ARE VISIBLY INTOXICATED YOU WILL NOT BE ALLOWED ENTRY
- (11) IF AFTER ENTERING YOU SHOW SIGNS OF VISIBLE INTOXICATION YOU WILL NOT BE ALLOWED TO STAY
- (12) YOU DO NOT HAVE THE RIGHT TO DRINK AS MUCH AS YOU WANT
-  (13) ~~DO NOT BUY DRINKS FOR ANYONE WHO DOES NOT HAVE A SECURITY BAND OR YOU CHANCE LOSING YOURS~~
- (14) PLEASE COME IN AND HAVE A GOOD TIME BUT REMEMBER WE PROMOTE RESPONSIBLE DRINKING AND BEHAVIOR
- (15) WE RESERVE THE RIGHT TO REFUSE ENTRY AND OR SERVICE TO ANYONE

Thank you,
The Management

**COMPLIANCE PLAN
Kat's Korner Billiard's**

SECURITY

**IDENTIFICATION WILL BE CHECKED FOR ALL
PATRONS ENTERING PREMISE THAT LOOK UNDER 30.**

- (1) NO DRUGS OR ILLEGAL ACTIVITIES WILL BE
ALLOWED.**
- (2) ALL PATRONS WILL RESPECT THE RIGHTS OF
OTHERS.**
- (3) IF A FIGHT OCCURS ALL ALCOHOL SERVICE WILL
STOP AND NO ONE WILL BE ALLOWED OUTSIDE.**
- (4) WE HAVE THE RIGHT TO STOP ALCOHOL
SERVICE ANY TIME WE FEEL IT IS NECESSARY
FOR THE SAFETY OF OUR PATRONS.**
- (5) NO ALCOHOL IS ALLOWED IN THE RESTROOMS
AND RESTROOMS ARE CHECKED REGULARLY.**

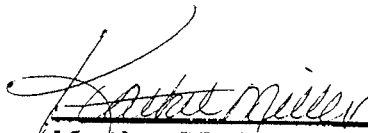
SERVICE & STAFFING

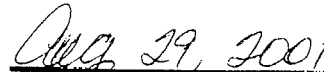
- (1) THERE WILL BE SECURITY IF PREMISE EVER HAS
LIVE MUSIC.**
- (2) ALL SERVERS ARE OLCC TRAINED WITH VALID
SERVERS PERMITS.**
- (3) WE OFFER FOOD SERVICE AT ALL TIMES AND
NON-ALCOHOLIC DRINKS ARE AVAILABLE.**

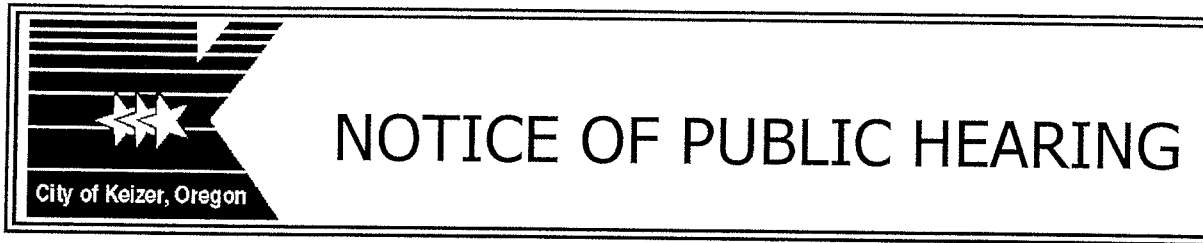
- (4) IF SOMEONE SHOW SIGNS OF VISIBLE INTOXICATION THEY WILL NOT BE SERVED ALCOHOL.
- (5) WE DO NOT ANNOUNCE "LAST CALL" AS WE FEEL IT ENCOURAGES MORE DRINKING.
- (6) WE STOP SERVING ALCOHOLIC DRINKS 15 MINUTES BEFORE CLOSING TIME.
- (7) HOUSE RULES WILL BE POSTED IN BOTH ENGLISH AND SPANISH.
- (8) NO GANG ATTIRE IS PERMITTED.

MUSIC LEVEL- ONLY IF APPLIES

- (1) DECIBEL MUSIC LEVEL CHECKS ARE MADE AT THE BEGINNING OF THE ENTERTAINMENT WITH A NOISE METER AND THEN THROUGHOUT THE EVENING.
- (2) IF A NOISE COMPLAINT IS MADE WE WILL WORK TO RESOLVE THE ISSUE IMMEDIATELY.


Kathy Miller


Date



NEW LIQUOR LICENSE APPLICATION KAT'S KORNER BILLIARDS

NOTICE is hereby given that the City Council of the City of Keizer will hold a public hearing to consider a new liquor license application for **Kat's Korner Billiards**, located at 3393 River Road N, Keizer, Oregon. This application is for a Limited On Premises Sales license.

The hearing will be held on **Monday, September 17, 2001 at 7:00 p.m.** at the Robert L. Simon Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer, Oregon.

Anyone wishing to make comment on this matter may provide testimony at the hearing or submit written response to the City Recorder no later than **5:00 p.m. on September 17, 2001.** Responses may be mailed to Tracy L. Davis CMC, City Recorder, P.O. Box 21000, Keizer, Oregon 97307.

The location of the hearing is accessible to the disabled. Please contact the City Recorder at (503) 390-3700, extension 108 at least 48 hours prior to the hearing if you will need any special accommodations to attend or participate in the hearing.

If you have any questions, please contact the City Recorder at 390-3700, extension 108

Dated this 30th day of August, 2001.

Tracy L. Davis, CMC
City Recorder

publish September 6 and September 13, 2001 editions of Keizertimes



September 17, 2001

AGENDA ITEM 6C

INFILL MASTER AND REDEVELOPMENT PLAN

MEMORANDUM

To: Mayor Christopher and City Council
From: Maria Meier, Planning Director
Date: September 12, 2001
Re: Infill Master Plan

ISSUE

The City Council requested City staff to develop additional incentives that may be applied to the proposed Infill and Redevelopment Master Plan. Both staff and planning consultant have developed concepts for infill development incentives. City staff requests an additional two weeks to finalize a recommendation for City Council's review.

RECOMMENDATION

On September 10, the City Council began review of the proposed Infill Master Plan in a work-session. The discussion concluded at section "Objectives & Strategies" in the plan. Staff recommends the City Council complete the first phase of discussion regarding the Infill and Redevelopment Master Plan by reviewing sections titled, "Objectives & Strategies" and "Code Audit". If Council concludes these discussions on September 17th, staff recommends the Council resume the review at the next Council meeting on October 1, 2001 to discuss "Plans and Standards".



September 17, 2001

AGENDA ITEM 6d

LEGISLATIVE AMENDMENT TO REDESIGNATE CHALMERS JONES
PARK AND CLARIFY BOUNDARIES

COUNCIL MEETING: September 17, 2001

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCILOR MEMBERS

**FROM: CHRIS C. EPPLEY
CITY MANAGER**

**SUBJECT: LEGISLATIVE AMENDMENT TO REDESIGNATE CHALMERS JONES
PARK AND CLARIFY BOUNDARIES**

BACKGROUND:

In April 2001 the City Council initiated a legislative amendment to consider changing the designation of Chalmers Jones Park from a neighborhood park to a community park and to clarify its boundaries. This matter was referred to the Planning Commission at their May meeting. The Planning Commission recommended to change the designation from a neighborhood park to a community park, but deferred the boundary recommendation back to the Council to obtain input from the Parks Advisory Board.

The Council opened the public hearing on June 18, 2001. Council continued the public hearing and directed staff to put together a potential footprint that would include the acreage as noted in the Park Master Plan and present it to the Parks Advisory Board for discussion and a recommendation on the boundaries. The Parks Board discussed this issue at their July and August meetings, however a final recommendation on the boundaries was not determined. A final discussion and recommendation was scheduled for the Tuesday, September 11, 2001 Parks Advisory Board meeting. However, due to the tragic events of that date, the Parks Advisory Board meeting was postponed until Tuesday, September 18, 2001.

RECOMMENDATION:

It is recommended the Council reopen the public hearing, allow any testimony to be presented, and then continue the hearing until Monday, October 1, 2001 to receive the Parks Advisory Board recommendation.



September 17, 2001

AGENDA ITEM 7a

RESOLUTION – AUTHORIZING CITY MANAGER TO ENTER
AGREEMENT WITH MORSE BROS FOR ALDER DRIVE
IMPROVEMENTS

**CITY COUNCIL MEETING:
AGENDA ITEM NUMBER:**

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

**FROM: ROB KISSLER - PUBLIC WORKS DIRECTOR
WILLIAM I. PETERSON – CITY ENGINEER**

THROUGH: CHRIS EPPLEY – CITY MANAGER

SUBJECT: ALDER DRIVE NE – IMPROVEMENTS

ISSUE:

Shall the City of Keizer award Schedule A – Alternates for the Alder Drive NE street and storm drain improvements?

BACKGROUND:

The City of Keizer recently opened bids for the Alder Drive NE Street Improvements. The City Council awarded Schedules A and B at the council meeting on Tuesday, September 4, 2001. Included in the bid documents was an alternate for additional storm drainage improvements which would put the city in close compliance with new treatment standards for storm water. The bid alternate was not recommended for award until staff could evaluate an appropriate method for financing the improvements.

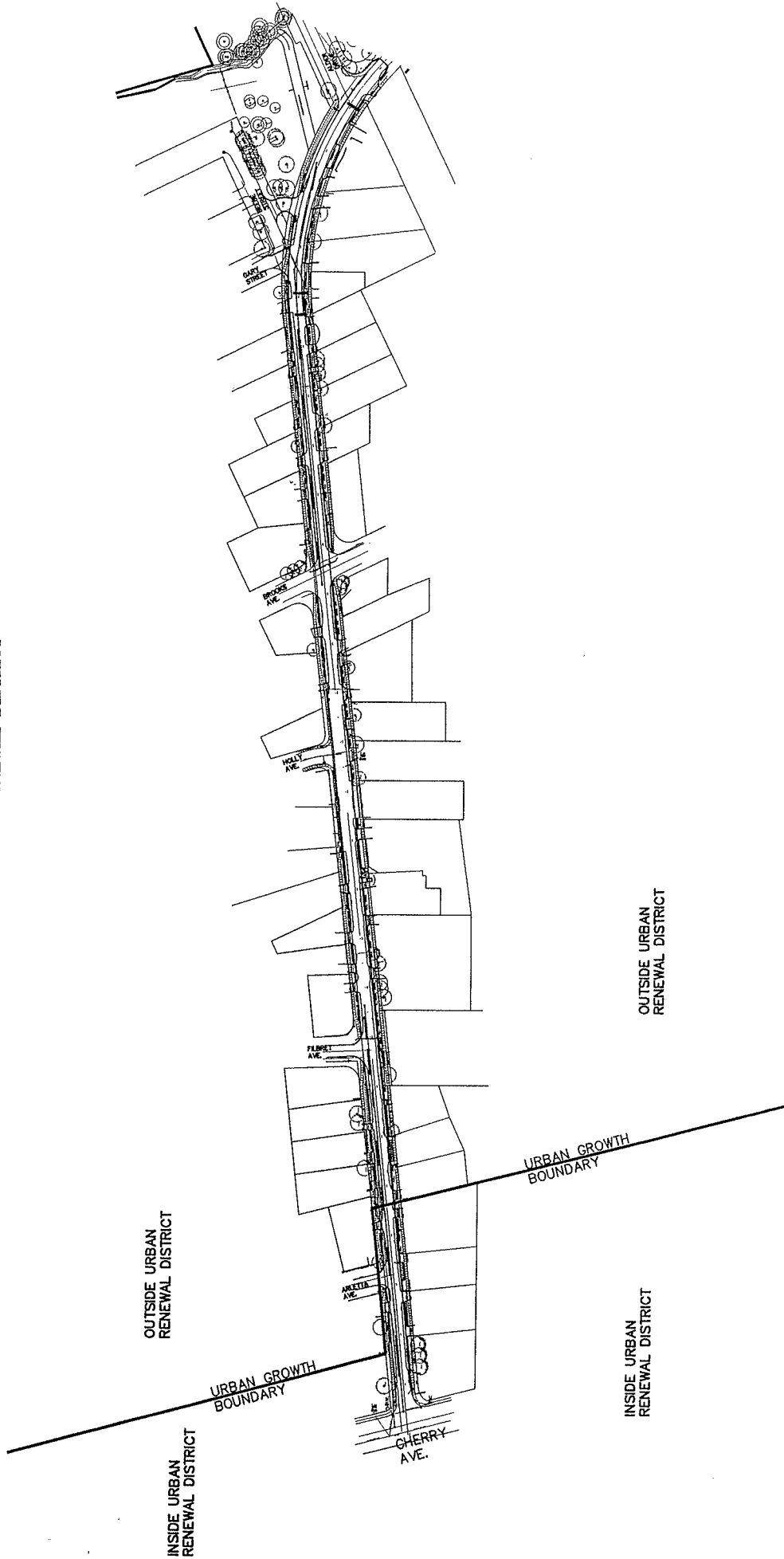
The total cost of the project including Schedule A, Schedule B and the storm drainage alternate to Schedule A is estimated to be \$450,000.00. The Public Works Department has determined that the cost of the portion of construction that would benefit and be within the Urban Renewal District is \$72,500.00. The balance of the cost (\$377,500.00) would be paid by a \$175,000.00 grant from ODOT and from the street fund. The street fund has budgeted \$295,000.00 for the Alder Drive NE project.

RECOMMENDATION:

Staff has previously recommended to the Urban Renewal Agency that it fund an amount of \$72,500.00 for Alder Drive NE improvements. If the Urban Renewal Agency agrees to fund it's share of the street and storm drainage improvements within the district, staff recommends that the Schedule A Bid Alternate be awarded to Morse Brothers in the amount of \$81,463.10.

ALDER DRIVE IMPROVEMENTS

WITHIN URBAN RENEWAL DISTRICT



WILLIAM I. PETERSON
ENGINEERING CONSULTANTS INC.
 4300 GERRARD AVE. E. #200
 SCARBOROUGH, ONT. M1S 1T6
 (416) 291-1234 FAX # (416) 291-1235



CITY OF KEIZER
 1200 1/2 ST. N.E.
 KEIZER, OR 97138



NO CHANGES OR MODIFICATIONS
 SHALL BE MADE TO THESE DRAWINGS
 WITHOUT THE SIGNATURE OF THE
 ENGINEER WHOSE SEAL
 APPLIES ON THESE DRAWINGS

DESIGNED BY: W.I.P.
 CHECKED BY: M.P.
 DATED: 7/01
 SCALE: 1"=50'
 1.0-10.0'

**ALDER DRIVE
 IMPROVEMENTS**

Drawing Number
0708
 Sheet Number
 1 of 1



September 17, 2001

AGENDA ITEM 8a

APPROVAL OF SEPTEMBER 4, 2001 REGULAR SESSION MINUTES

MINUTES
KEIZER CITY COUNCIL
Tuesday, September 4, 2001
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the regular meeting to order at 7:04 p.m. Roll Call was taken as follows:

Present:

Lore Christopher, Mayor
Ray Kelly, Councilor
Charles E. Lee, Councilor
Jerry McGee, Councilor
Jacque Moir, Council President
Judy K. Smith, Councilor
Richard Walsh, Councilor

Staff:

Chris Eppley, City Manager
Susan Gahlsdorf, Finance Director
Rob Kissler, Public Works Director
Maria Meier, Senior Planner
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

Bill Quinn, 4918 Shoreline Loop, Keizer- expressed concerns regarding obstructed regulatory signs in Keizer. He urged the public works department to identify and take care of these obstructions. Mr. Quinn also felt it was important for construction zone signs to only be up when construction work was actually taking place and he again advised that this was an issue which public works should address.

Mr. Quinn outlined his concern regarding the lack of funds to allow Sergeants to attend Community Policing meetings. He urged the Council to release funds to allow this to take place.

Responding to this Chief Adams indicated that the plan was to have the Community Policing rejuvenated through the neighborhood associations. He stressed that the main committee of Community Policing would be getting back on track in the near future.

Councilor McGee expressed concern with the suggested change. He noted that some of the neighborhood associations only meet on an as needed basis which, he

COMMITTEE REPORTS

felt would reduce the effectiveness of the plan.

Chief Adams indicated that the plan was to attempt to include more individuals in Community Policing by working through the neighborhood associations.

Other members of Council expressed anxiety with the suggested plan noting that minimal attendance at the neighborhood associations did not constitute this change.

Chief Adams emphasized that a written plan would be submitted to the Council within the next few weeks outlining his proposal.

a. Volunteer of the Quarter Award-Bill Wolf

Former City Council member Jim Keller nominated Mr. Wolf for this award. Mr. Keller noted Mr. Wolf's accomplishments with the Planning Commission, SEKNA, and community policing and youth activities. Mr. Keller presented the Volunteer of the Quarter award to Mr. Wolf.

With consensus from the Council the Mayor requested that staff display and rotate pictures of the Volunteer's of the Quarter in the Council Chambers.

b. Volunteer Proclamations

New Members of Volunteer Coordinating

Committee William Quinn and Rosa Hernandez

Mayor Christopher supplied a history of Ms. Hernandez's background and presented her with a proclamation as a new member of the Volunteer Coordinating Committee.

Councilor Smith introduced Bill Quinn and supplied a brief background of his volunteer work. Mayor Christopher read the proclamation and presented this to Mr. Quinn.

c. Council Liaison Reports

- **Traffic Safety Commission**-Councilor Smith reported that the vision clearance ordinance was discussed and would be reviewed by the Commission.
- **Salem-Keizer Area Transportation Systems**-Councilor Smith did not attend the last meeting, but noted that the criteria for ODOT funds was still being examined.
- **Claggett Creek Watershed Council**-Council President Moir reported that the annual meeting

would take place on Tuesday, October 23rd at 7:00 p.m. at City Hall Council Chambers. She invited anyone interested to attend.

OTHER BUSINESS

a. New Business

Pay It Forward

Councilor Lee requested that the Mayor declare October as Pay if Forward month. He noted that this was the idea of people doing good deeds to promote citizenship. He offered additional information for those interested.

It was the consensus of the Council to request more information regarding this concept.

League of Oregon Cities

Mayor Christopher read the letter from the League regarding Qwest's refusal to pay franchise fees. The League felt it was important to have legal intervention during this process and requested monetary assistance from Keizer totaling \$4,000.

City Manager Eppley noted that the formula was based on the seven- percent franchise fee rather than the four-percent, which the city had been collecting. At the three-percent of the cities gross franchise revenue this formula would calculate out to approximately \$2,800, which staff recommended.

City Attorney Johnson answered questions from the Council and it was the consensus of the Council to direct staff to prepare a resolution to pay this fee from the General Fund.

Franchise Fees

Mayor Christopher noted calls from citizens who wished to refuse to pay franchise fees to Qwest. She indicated that she instructed the individuals that they would need to make this decision, but not to forward these fees to the City.

Heritage Foundation

Finance Director Susan Gahlsdorf reported that the required lease audit of the Heritage Foundation needed to take place. She outlined the list of procedures and asked if the Council had additional audit procedures that they wished to add.

Ms. Gahlsdorf answered questions regarding the sinking fund and the audit.

Councilor McGee also addressed the lack of an audit of the stadium and requested that this be addressed also.

After further discussion it was the consensus of the Council to direct staff to move forward with the audit procedures for the Heritage Foundation and the Volcanoes Stadium.

Parks Donations

Ms. Gahlsdorf reported that the City had collected 44 donations totaling \$1,017.

Police Department/City Hall Air Quality

Public Works Director Rob Kissler reported that employee concerns regarding air quality brought about consultant recommendations for air quality testing which would cost approximately \$1,350.00.

School's In Session

Chief Adams noted no problems with traffic during the first day of school.

Mr. Kissler reported that traffic counts would be taken around the Trail/Harmony area. He indicated that these statistics would be reported to Council in the near future.

b. Old Business

Bike Safety Fair

Councilor Smith reminded the Council that the Bike Safety Fair would take place at Day Spring Church on September 23rd from 3:00 to 6:00 p.m.

Infill Review Schedule

Planning Director Maria Meier provided a schedule of review for the Council to analyze prior to the September 10th meeting. She offered to answer questions from the Council.

ATT Broadcast

City Manager Eppley reported that ATT would have their work complete by mid to late September. He noted he would be also receiving bids for an automated system to allow the Council meetings to be aired.

PUBLIC HEARINGS

None

**ADMINISTRATIVE
ACTION**

a. Adoption of Budget Committee Recommendations

Finance Director Susan Gahlsdorf reported on August 8th the Budget committee discussed the revenue shortfall from Qwest's decision to withhold franchise fee payments.

Staff had identified option to compensate for the shortfall totaling \$183,000. The committee voted to recommend that the Council:

- *Step One:* Use excess working capital carryforward
- *Step Two:* Eliminate caps on energy franchise revenues

Ms. Gahlsdorf requested direction from the Council to move forward with these recommendations.

Council President Moir moved a motion to authorize staff to implement steps one and two of the Qwest Contingency Plan Report. Councilor Kelly seconded the motion.

Councilor McGee felt it was important to notify the Chamber and the Fire District regarding the possibility of step three being implemented to allow them to take necessary precautions.

City Manager Eppley indicated that he would do this once the Council passed a motion.

After further discussion Mr. Eppley indicated that staff was optimistic that the shortfall could be met with the implementation of steps one and two.

The motion passed unanimously as follows:

AYES: Christopher, Kelly, Lee, McGee, Moir, Smith and Walsh (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

**b. RESOLUTION-
Authorizing City Manager to Award Contract for Alder Drive Improvements**

Public Works Director Rob Kissler reported that on August 29, 2001 bids were received for improvements to Alder Drive. He summarized the improvements, which would take place and the costs involved totaling \$290,127.25.

Mr. Kissler reported that the successful low bidder for Schedule A was Morse Bros. Construction in the amount

of \$206,311.50 and for Schedule B Gelco Construction totaling \$83,815.75.

Mr. Kissler reported that funds for the project were included in the 2000/2001 Street Fund Budget and the Bicycle and Pedestrian Grant supplied by ODOT.

Staff recommended that the Council adopt the resolution.

With the reduction in costs to the street fund due to the ODOT Grant Mr. Kissler asked to bring back a proposal to complete the underground storm drainage for Alder Drive. Mr. Kissler answered questions from the Council.

Councilor McGee expressed concern regarding the practicality of the extension of Orcutt Way. He encouraged staff to review this to allow the homeowners in the area some relief on what the process might be.

City Manager Eppley indicated that this discussion would be brought before KURB for a recommendation to the Agency.

Council President Moir moved a Resolution Authorizing the City Manager to Enter an Agreement with Morse Bros. Construction and Gelco Construction for Alder Drive Improvements. Councilor McGee seconded the motion.

The motion passed unanimously as follows:

AYES: Christopher, Kelly, Lee, McGee, Moir, Smith and Walsh (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Responding to additional questions from Council Mr. Kissler noted that a pre-construction meeting would take place to work out the logistics of the project.

CONSENT CALENDAR

- a. **RESOLUTION-** Certification of Delinquent Sewer Accounts (Amending R2001--1289)
- b. **Approval of August 6, 2001 Regular Session Minutes**
- c. **Approval of August 20, 2001 Regular Session Minutes**

Council President Moir moved for approval of the Consent Calendar. Councilor McGee seconded the motion.

The motion passed as follows:

AYES: Christopher, Kelly, Lee, McGee, Moir, Smith and Walsh (7)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: None (0)

Councilor Walsh abstained from voting on the August 6th minutes inasmuch as he was not in attendance at the meeting.

WRITTEN COMMUNICATIONS

None

AGENDA INPUT

September 10, 2001

5:30 p.m. City Council Work Session

- Infill Master and Redevelopment Plan

September 17, 2001

7:00 p.m. City Council Regular Session

- Infill Master and Development Plan Public Hearing (cont from 8/20/01)
- Legislative Amendment to Redesignate Chalmers Jones Park and Clarify Boundaries (cont from 8/20/01)
- Comp Plan Map Amendment/Zone Change/conditional Use Case No. 01-35 (Salem-Keizer School District)
- Liquor License Application Public Hearing for Kat's Korner Billiards

Mayor Christopher noted the agenda items.

ADJOURNMENT

Mayor Christopher adjourned the meeting at 8:20 p.m.

APPROVED:
MAYOR:

Cindy Perry
Recording Secretary

Lore Christopher

COUNCIL MEMBERS:

Councilor #1 - Judy K. Smith

Councilor #4 - Jacque Moir

Councilor #2 - Ray Kelly

Councilor #5 - Richard Walsh

Councilor #3 - Charles E. Lee

Councilor #6 - Jerry McGee

Minutes approved:



DATE: September 17, 2001 TIME: 7:00 p.m. AGENDA ITEM # 6a

[illegible]



DATE: September 17, 2001 TIME: 7:00 p.m. AGENDA ITEM # 6c

BEFORE THE: KEIZER CITY COUNCIL **PLACE: ROBERT L. SIMON COUNCIL CHAMBERS**

(PLEASE PRINT)

[illegible]

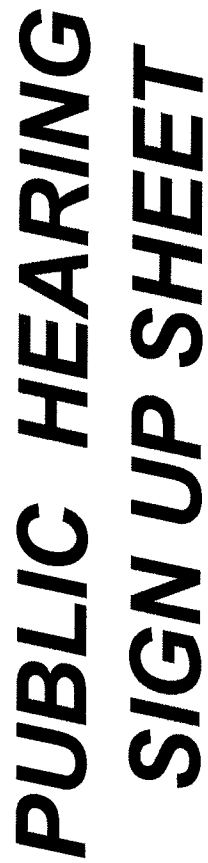


DATE: September 17, 2001 TIME: 7:00 p.m. AGENDA ITEM # 6d

BEFORE THE: KEIZER CITY COUNCIL **PLACE: ROBERT L. SIMON COUNCIL CHAMBERS**

(PLEASE PRINT)

[illegible]



DATE: September 17, 2001 TIME: 7:00 p.m. AGENDA ITEM # 6b

BEFORE THE: KEIZER CITY COUNCIL **PLACE: ROBERT L. SIMON COUNCIL CHAMBERS**

(PLEASE PRINT)

[illegible]

Who We Are

The Optimum Learning Environments School will open in the fall of 2002 in North Keizer.

The school's mission is to enable students to become lifelong learners and workers who are prepared for the environmental, technical and social challenges of an increasingly diverse and advancing society.

The new North Keizer school will be one of the smallest in the Salem-Keizer school district with 250-300 students total. We hope to enroll approximately 100 of those students in the new charter school housed within the North Keizer school.

Eligibility

Students who attend grades 1-5 in any school within the Salem-Keizer school district are eligible to enroll. As governed by state law, enrollment is based on a lottery system. There is no tuition cost to parents – this school is part of the public school system.



Application Process

To apply for admission to the Optimum Learning Environments school, complete an application form and mail it to:

Optimum Learning Environments

6717 14th Avenue N.E.

Keizer, Oregon 97303

Applications are available from Clear Lake Elementary, the Salem-Keizer Public Schools Curriculum office or online at:

sko.salkeiz.k12.or.us/ole

For additional information, please contact the Optimum Learning Environments school at 503-399-3458 or online at the above address.

Optimum Learning Environments

Dave Guile, Principal

guile_dave@salkeiz.k12.or.us

Phone 503-399-3458

Fax 503-399-2647



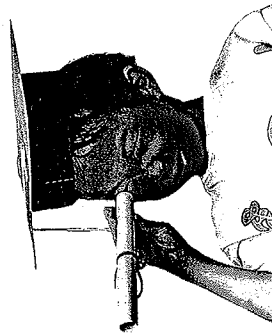
SALEM-KEIZER
PUBLIC SCHOOLS

Kay Baker, Superintendent

Spring 2001

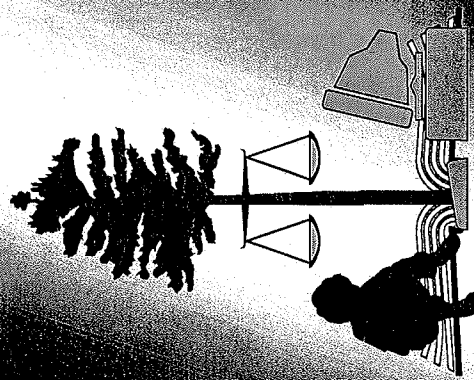
School District 24) complies with provisions of the various civil rights laws, such as the Fair Employment Practices Act, Title IX regulations, and Section 504 of PL 93.112 in employment and educational programs and activities.

Optimum Learning Environments



A

Salem-Keizer
elementary charter
school-within-a-school



Salem-Keizer Public Schools

Why our school is unique . . .

The Optimum Learning Environment is a charter school-within-a-school that is the first of its kind in Oregon. Our charter school will be located within the new North Keizer Elementary School that will open in the fall of 2002. Benefits include a small school with a welcoming environment and emphasis on parent-school connections. Our unique curriculum will weave three basic focus areas into the overall curriculum: technology, environmental studies and civic responsibility.

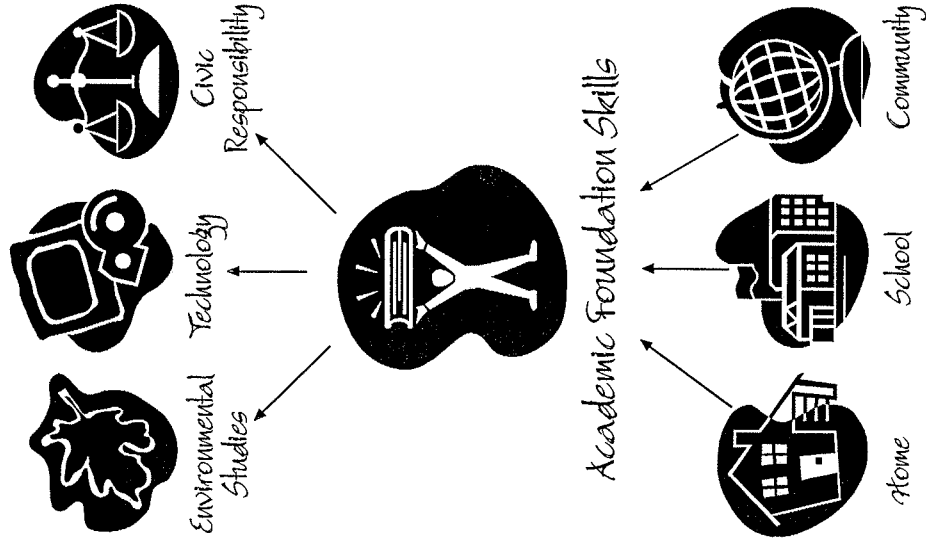
Our students will

- Master core academic skills.
- Increase environmental awareness.
- Develop technological literacy.
- Demonstrate civic responsibility through leadership, collaboration and problem-solving.
- Display integrity.

Our School will

- Use internet communication between home & school.
- Provide a weekly home discussion guide.
- Develop parent-child school activities.
- Offer parenting training
- Involve parents in program review and charter governance.

What we are about



Benefits

Why enroll your student in the Optimum Learning Environments school?

- Small, welcoming school environment that will provide greater opportunities for one-on-one connections with students and parents.
- A curriculum designed to help all students reach or exceed state standards.
- Greater parent involvement in their child's education.
- Development of civic responsibility grounded in family and community partnerships.
- Curriculum focus on the environment and technology using real-world learning experiences.

Collaboration with parents and community members to help students become healthy, caring, responsible citizens.

Many things can wait.
The child cannot.
Now is the time his bones
are being formed,
His blood is being made,
his mind is being developed.
To him we cannot say "tomorrow,"
his name is today.

— Chilean poet, Gabriela Mistral

Environmental Studies • Technology • Civic Responsibility