

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, August 18, 2014

6:45 p.m.

Keizer Civic Center - 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** – Authorization for Supplemental Budget – Appraisal of Keizer Station Area B
6. **CONSENT CALENDAR**
 - a. **Approval of June 2, 2014 Urban Renewal Agency Minutes**
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. **AGENDA INPUT**
9. **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.

BOARD MEETING: August 18, 2014

AGENDA ITEM NUMBER: _____

TO: CHAIR CHRISTOPHER AND BOARD MEMBERS

**THROUGH: CHRIS EPPLEY
CITY MANAGER**

**FROM: SUSAN GAHLSDORF, CPA
FINANCE DIRECTOR**

SUBJECT: Supplemental Budget for Appraisal Costs

ISSUES: Oregon Budget Law (ORS 294) allows for a supplemental budget when an occurrence or condition which had not been ascertained at the time of the preparation of a budget for the current year which requires a change in financial planning.

The FY14-15 budget includes \$5,000 in contingency for unanticipated expenses. The Agency owns property in Keizer Station Area B. Due to the upswing in the economy and increasing development in Keizer Station, staff recommends having an appraisal conducted so that the City is prepared for possible transactions. The total appraisal costs are estimated at \$3,500 and the Urban Renewal Agency's share is \$2,900. The remaining \$600 will need to come from the Street Fund.

FISCAL IMPACT: The property to be appraised was purchased with Street Fund money and Urban Renewal money. The Urban Renewal Agency's share of the appraisal cost is \$2,900. Contingency is available to fund this expense.

RECOMMENDATION: Staff recommends the council adopt the attached resolution authorizing the expenditure of funds as described above.

KEIZER URBAN RENEWAL AGENCY, STATE OF OREGON

Resolution UR14-_____

**AUTHORIZATION FOR SUPPLEMENTAL BUDGET
APPRAISAL OF KEIZER STATION AREA B**

WHEREAS ORS 294 provides that a supplemental budget may be adopted when an occurrence or condition which had not been ascertained at the time of the preparation of a budget for the current year which requires a change in financial planning.

NOW, THEREFORE, BE IT RESOLVED by the Keizer Urban Renewal Board, that the following appropriations be made for fiscal year ending June 30, 2015:

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon the date of its passage.

	Adopted/ Amended Budget	Adjustment		Revised Budget
		Increase	Decrease	
Urban Renewal Project fund				
Materials & Services	82,500	2,900		85,400
Contingency	5,000		2,900	2,100
Funds are needed from contingency to pay the Urban Renewal District's share of land appraisal costs in Keizer Station Area B.				

PASSED this _____ day of _____, 2014

SIGNED this _____ day of _____, 2014

Chair

City Recorder



MINUTES
KEIZER URBAN RENEWAL AGENCY
Monday, June 2, 2014
Keizer Civic Center
Keizer, Oregon

CALL TO ORDER

Chair Christopher called the session to order at 6:53.m. Roll Call was taken as follows:

Present:

Lore Christopher, Chair
Cathy Clark
Jim Taylor
Dennis Koho
Kim Freeman
Marlene Quinn

Absent:

Joe Egli

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Bill Lawyer, Public Works Director
John Teague, Police Chief
Susan Gahlsdorf, Finance Director
Tim Wood, Senior Controller
Machell DePina, Human Resources
Tracy Davis, City Recorder

**PUBLIC
TESTIMONY**

None

PUBLIC HEARING
a. RESOLUTION –
Adopting FY
2014-2015
Budget, Making
Appropriations,
and Declaring
Tax Increment

Finance Director Susan Gahlsdorf provided background information relating to the development of the Budget and reviewed allowable adjustments and restrictions. She noted that the Budget must be adopted by June 30, 2014 and fielded questions regarding interest savings.

Mayor Christopher opened the Public Hearing. Hearing no testimony, Mayor Christopher closed the Public Hearing.

Agent Taylor moved to adopt a Resolution Adopting FY 2014-2015 Budget, Making Appropriations, and Declaring Tax Increment. Agent Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Koho, Quinn, Freeman, Taylor and Clark (6)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Egli (1)

**ADMINISTRATIVE
ACTION**

None

**CONSENT
CALENDAR**

A. Approval of April 7, 2014 Urban Renewal Agency Minutes

Agent Taylor moved for approval of the Consent Calendar. Agent Clark seconded. Motion passed unanimously as follows:

AYES: Christopher, Koho, Quinn, Taylor and Clark (5)

NAYS: None (0)

ABSTENTIONS: Freeman (1)

ABSENT: Egli (1)

OTHER BUSINESS

None

ADJOURNMENT

With no further business the meeting was adjourned at 7:00 p.m.

APPROVED:

Lore Christopher, Chair

Debbie Lockhart, Deputy City Recorder

AGENCY MEMBERS

Dennis Koho

Cathy Clark

Kim Freeman

~ Absent ~
Joe Egli

Marlene Quinn

Jim Taylor

Minutes approved: _____

AGENDA
KEIZER CITY COUNCIL
REGULAR SESSION
Monday, August 18, 2014
7:00 p.m.
Robert L. Simon Council Chambers
Keizer, Oregon

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. 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.

5. PUBLIC HEARINGS

a. Keizer Development Code Text Amendments Relating to Parking of Tow Vehicles

6. ADMINISTRATIVE ACTION

a. ORDINANCE – Amending Keizer Comprehensive Plan Relating to Environmental and Public Services (Amending Ordinance No. 87-077)

b. RESOLUTION – Authorization for Supplemental Budget and Appropriations Transfers (Statue, Production, Auto Insurance, Training, Cameras, Appraisal, ADA, and Computer Software and Hardware)

7. CONSENT CALENDAR

a. RESOLUTION – Authorizing City Manager to Enter Into Agreement with Kentucky Underground Storage

b. RESOLUTION – Authorization for Disposition of Police Service Dog “Bas”

c. RESOLUTION – Authorizing the City Manager to Purchase Vehicle for Public Works Department

d. Approval of July 21, 2014 Regular Session Minutes

8. COMMITTEE REPORTS

9. OTHER BUSINESS

This time is provided to allow the Mayor, City 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 or Old Business Issues

1. 2013-2014 Surplus Property Report

10. WRITTEN COMMUNICATIONS

To inform the Council of significant written communications.

11. AGENDA INPUT

September 2, 2014 (Tuesday)

7:00 p.m. – City Council Regular Session

- Comp Plan/Zone Change/Lot Line Adjustment (4800-4900 block of Verda Lane)

September 8, 2014

5:45 p.m. – City Council Work Session

- City Council /Parks Board Tour

September 15, 2014

7:00 p.m. – City Council Regular Session

12. ADJOURNMENT

Upon request, auxiliary aids and/or special services will be provided. To request services, please contact us at (503)390-3700 or through Oregon Relay at 1-800-735-2900 at least two working days (48 hours) in advance.

CITY COUNCIL MEETING: August 18, 2014

AGENDA ITEM NUMBER:_____

TO: MAYOR CHRISTOPHER AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

**SUBJECT: KEIZER DEVELOPMENT CODE TEXT AMENDMENTS
RELATING TO PARKING OF TOW VEHICLES**

This matter is before the City Council for public hearing to consider an amendment to the Keizer Development Code relating to parking of tow vehicles. On June 16, 2014, Council directed staff to draft changes to the Keizer Development Code to allow for tow trucks under the home occupation provisions and to increase the weight limit to 19,500 pounds as long as they do not block sidewalks.

While preparing the proposed revisions for the Planning Commission's consideration, it was determined that the "curb" or "net" weight limit of 19,500 pounds would either not be sufficient or would be hard to enforce. Staff conducted research into the weight limits of tow vehicles. Upon review of the equipment lists provided by the tow companies and review of ODOT's vehicle listings, it was determined that the maximum weight limit to allow the parking of tow vehicles should be 26,000 lbs Gross Vehicle Weight Rating. Using this weight limit will allow the tow vehicles to park on private property and will allow easier enforcement as each truck should have a vehicle plate that indicates the Gross Vehicle Weight Rating. (Gross Vehicle Weight Rating, or GVWR, is the total allowed weight of the tow vehicle and its equipment and load.)

The Planning Commission held a public hearing and recommends that the Council adopt amendments to the Keizer Development Code that include the tow vehicles not being more than 26,000 lbs Gross Vehicle Weight Rating. They also recommend that it is clear that no vehicle may be towed or loaded on the tow vehicle when it is parked on private property (not in sidewalk or right-of-way area) and that the tow vehicle be backed into the parking space to reduce the backup beeper noise in the middle of the night. In addition, no portion of the tow vehicle could extend into the sidewalk area, or if no sidewalk, into the right-of-way area.

Attached is written testimony received prior to the packet materials being finalized. Also attached are the proposed changes to the Development Code for your consideration.

RECOMMENDATION:

Open the public hearing and take testimony. If there are no questions, close the hearing and pass a motion to direct staff to prepare an ordinance adopting the amendments.

Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh

August 11, 2014

City of Keizer Mayor and Councilors,

Thank you for this opportunity to comment regarding the proposal to park tow trucks on residential lots within Keizer neighborhoods.

Ten years ago my next door neighbor drove home his company's tow truck so he could respond to service calls during his off hours. The towing company dispatched this tow truck from our residential neighborhood on a regular and consistent basis -- late at night, during the early dark morning hours, as well as the entire day, mornings and afternoons, during the week and on weekends.

I called city staff, and was correctly informed that per City ordinance at that time, there was nothing I could do about this situation.

About this time, Council began a review of the City's parking ordinances. As a result of that work, Council passed and the Mayor signed Bill No. 514 for Ordinance No. 2005-535, which among other requirements, prohibited the parking of motor trucks with a gross vehicle weight rating of more than 10,000 pounds on city streets.

When this Ordinance went into effect, the tow truck disappeared from my neighborhood. I was so grateful that Council and the Mayor initiated this ordinance that restored the livability of my neighborhood.

Now Council is considering a proposal to park tow trucks on residential lots within Keizer neighborhoods.

I believe my home's value, and the value of my neighbors' homes, will significantly decline when a tow truck is parked next door, or parked across the street from my home, or parked in a location visible from my front door. I believe parked tow trucks harm the "curb appeal" of all homes within the neighborhood.

In my opinion, tow trucks parked within residential neighborhoods degrade the value and the community environment of all nearby homes as these trucks conduct commercial activities from within residential neighborhoods.

Since the month of April, Council asked the public for input regarding this issue:

- Numerous citizens appeared in council chambers and voiced their opposition to tow trucks parking within residential areas and harming the livability of their neighborhoods.
- Former councilor David McKane wrote a letter in opposition.
- The *Keizertimes* published an editorial in April stating "The Keizer City Council should reject the call to allow tow trucks to be parked overnight in residential neighborhoods."
- The Greater Gubser Neighborhood Association opposes the parking of tow trucks within residential neighborhoods.
- The West Keizer Neighborhood Association opposes the parking of tow trucks within residential neighborhoods.

Businesses should operate from locations zoned for business activities, not from within areas zoned as residential neighborhoods.

Why would Council allow a towing business to operate a truck dispatch center from within a residential area?

Is this the livability we want in Keizer? Is this the vision and the future we want for Keizer?

Again, thank you Councilors and Mayor for this opportunity to comment.

Jeffrey A. Kelder
Keizer

2.303 OFF-STREET PARKING AND LOADING

2.303.01 Purpose

The purpose of this Section is to provide adequate areas for the parking, maneuvering, loading and unloading of vehicles for all land uses in the City of Keizer. (5/98)

2.303.02 Scope

The provisions of this Section shall apply to the following types of development: (5/98)

- A. New Building. Any new building or structure erected after the effective date of this Ordinance. (5/98)
- B. Expansion. The construction or provision of additional floor area, seating capacity, or other expansion of an existing building or structure. (5/98)
- C. Change in Use. A change in the use of a building or structure which would require additional parking spaces or off-street loading areas under the provisions of this Section. (5/98)

2.303.03 General Provisions Off-Street Parking and Loading

- A. Owner Responsibility. The provision and maintenance of off-street parking and loading space is a continuing obligation of the property owner. No building permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this Ordinance. (5/98)
- B. Additional Parking Required Prior to Occupancy. Should the owner or occupant of any lot or building change the use to which the lot or building is used, thereby increasing off-street parking and loading requirements, it shall be unlawful and a violation of this ordinance to begin or maintain such altered use until such time as the increased off-street parking and loading requirements are observed. (07/06)
- C. Interpretation by Administrator. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Zoning Administrator based upon the requirements of comparable uses listed and expectations of parking and loading need. The Zoning Administrator shall have the authority to make adjustments based on parking demand analysis prepared by an applicant. (07/06)
- D. Combined Uses. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately, unless a reduction is approved for shared parking pursuant to Subsection 2.303.05. (5/98)

- E. Use of Parking Spaces. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons or employees only, and shall not be used for storage of vehicles or materials including solid waste collection containers. Garages for single family and duplex dwelling units shall not be counted in determining required parking spaces. (5/98)

2.303.04 Location and Use Provisions

Off-street parking and loading areas shall be provided on the same lot with the main building or structure or use except that: (5/98)

- A. Residential Zone. In any residential zone, automobile parking areas may be located on another lot if the lot is within 200 feet of the lot containing the main building, structure or use and a parking agreement is recorded. (07/06)
- B. Non-residential Zone. In any non-residential zone, the parking area may be located off the site of the use if it is within 500 feet of such site and a parking agreement is recorded. (07/06)
- C. Accessory Parking Use, Non-residential. Parking of vehicles in a structure, or outdoors, is a permitted accessory or secondary use in non-residential zones. (07/06)
- D. Accessory Parking Use, Residential. Parking of vehicles in a structure or outdoors is a permitted accessory use in conjunction with a dwelling in any zone provided: (5/98)
1. All of the vehicles are owned by the owner or lessee of the lot. (5/98)
 2. Vehicles parked outdoors in a residential zone may be parked in a space within the front yard meeting the requirements for required parking in this Section. In the RS zone no more than four total vehicles shall be parked outdoors on a property. (07/06)
 3. Vehicles parked on a lot in a residential zone shall be for the personal use of the occupants of the dwelling. One vehicle used in conjunction with a home occupation or other employment may be parked on the lot provided it complies with the provisions in Section 2.407.G, **except that tow vehicles not more than 26,000 lbs Gross Vehicle Weight Rating (including any passengers and load) may be parked on the lot on a surface required for parking under this section. No vehicle may be towed or loaded on the tow vehicle. No portion of the tow vehicle may extend into the sidewalk, or if there is no sidewalk, then the right-of-way. The tow vehicle shall be backed into the parking space.** (12/11)
- E. Yard Parking Restrictions. Exclusive of driveways, no parking vehicles, trailers, boats or recreational vehicles shall be allowed placed within the required front yard area or yards located adjacent to a street. The side yard and rear yard

areas may be used for parking of vehicles, boats, trailers, or recreational vehicles unless otherwise prohibited by this Ordinance. (07/06)

- F. Storage Restrictions. The yard areas adjacent to a street, other than driveways, shall not be used for the permanent storage of utility trailers, house or vacation trailers, boats, or other similar vehicles, unless the storage area is screened by a six foot sight-obscuring fence, wall, or hedge. The fence, wall, or hedge shall comply with the provisions regarding the location for fences and maintaining a vision clearance area. (07/06)

2.303.05 Joint Use

Parking area may be used for a loading area during those times when the parking area is not needed or used. Parking areas may be shared subject to Zoning Administrator's approval for commercial and industrial uses where hours of operation or use are staggered such that peak demand periods do not occur simultaneously. Such joint use shall not be approved unless satisfactory legal evidence is presented which demonstrates the access and parking rights of parties. (07/06)

2.303.06 Off-Street Automobile Parking Requirements

Off-street parking shall be provided in the amount not less than listed below. (5/98)

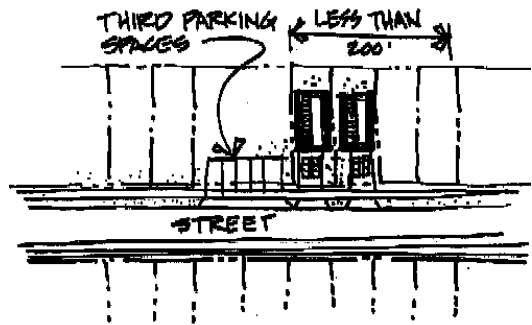
A. Parking Requirements

LAND USE ACTIVITY	SPACES	HOW MEASURED*
Single Family and Duplex	2	2 per dwelling unit
All other dwelling types	2	Per dwelling unit
Hotel, motel	1	Per guest room
Club, lodge		Combination of heaviest uses being conducted: hotel, restaurant, etc.
Hospital	1	Per 2 beds
Nursing home, convalescent home	1	Per 3 beds
Health service, medical or doctor's office	1	Per 350 square feet
House of worship, auditorium, stadium, theater	1	Per 4 seats or every 8 feet of bench length
Elementary, middle school	2 +1	Per classroom + per 350 sq ft of administrative office

High school	1 + 1 + 1	Per classroom + per 10 students + per 350 sq ft of administrative office
Bowling alley, skating rink, community center, recreation facility	1	Per 200 square feet
Golf Course	4	Per green
Theater for movies or plays	1	Per 3 seats
Tennis courts, racquetball courts	2	Per court
Retail store	1	Per 300 square feet
Service repair center; retail store handling bulky merchandise (e.g. furniture, home furnishing, major equipment)	1	Per 900 square feet
Bank	1	Per 250 square feet
Office used for real estate, lawyer, insurance brokers	1	Per 500 square feet
General Office	1	Per 300 square feet
Eating and drinking establishment	1	Per 125 square feet
Wholesale establishment	1	Per 2,000 square feet
Government offices open to the public	1	Per 500 square feet
Industrial, manufacturing, processing (0 - 24,999 sf)	1	Per 1,000 square feet
Industrial, manufacturing, processing (25,000 - 49,999 sf)	1	Per 1,000 square feet
Industrial, manufacturing, processing (50,000 - 79,999 sf)	1	Per 1,000 square feet
Industrial, manufacturing, processing (80,000 - 199,999 sf)	1	Per 2,000 square feet
Industrial, manufacturing, processing (200,000 sf and over)	1	Per 3,000 square feet
Warehousing and storage terminals 0 - 49,999 sf	1	Per 2,000 square feet

Warehousing and storage terminals 50,000 sf and over	1	Per 5,000 square feet
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*Square footage = Gross floor area. (07/06)



3rd Parking Space in Parking Bay

B. Parking Reduction

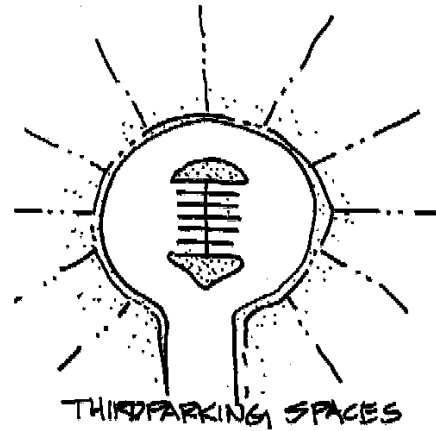
The number of minimum required parking spaces may be reduced by up to 10% if transit related amenities such as transit stops, pull-outs, shelters, park and ride lots, transit oriented developments and is when abutting a street with transit service are provided. (07/06)

C. Parking Increase

The number of minimum required parking spaces shall not be increased by more than 50%. (5/98)

2.303.07 Standards for Disabled Person Parking Spaces

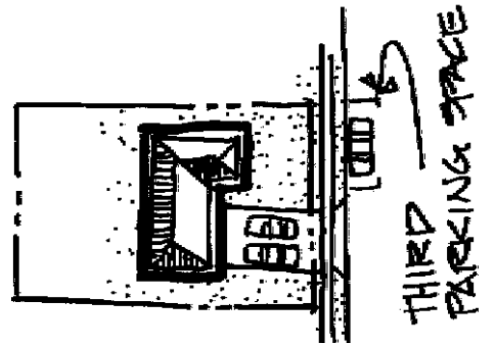
Disabled Person Parking Spaces shall comply with the requirements of the Uniform Building Code and ODOT standards. (5/98)



3rd Parking Space in Cul-De-Sac

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: (5/98)



3rd Park Space Provided On-Street

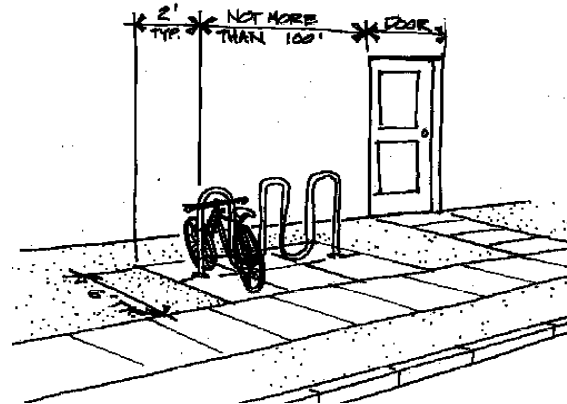
LAND USE ACTIVITY	BICYCLE SPACES	HOW MEASURED
Multi-family apartments with 4 or more units	1	Per 2 units
Hotel, motel	1	Per 40 guest rooms
Hospital, nursing home, convalescent home	1	Per 50 beds
House of worship, auditorium, stadium, theater	1	Per 20 required vehicle parking spaces
Elementary school	1	Per classroom with a maximum of 10 required
Middle school	1	Per classroom with a maximum of 10 required
High school	1	Per classroom with a maximum of 10 required
Bowling center, skating rink, community center	1	Per 40 required vehicle parking spaces with a maximum of 6 required
Retail store	1	Per 10 required vehicle parking spaces with a maximum of 6 required
Service repair center; retail store handling bulky merchandise (e.g. furniture)	1	Per 30 required vehicle parking spaces with a maximum of 6 required
Bank, offices, medical clinic, government offices	1	Per 20 required vehicle parking spaces with a maximum of 6 required
Eating and drinking establishment	1	Per 20 required vehicle parking spaces with a maximum of 6 required
Wholesale establishment	1	Per 30 required vehicle parking spaces with a maximum of 6 required
Industrial, manufacturing, processing	1	Per 30 required vehicle parking spaces
Warehousing and storage terminals	1	Per 30 required vehicle parking spaces

B. Bicycle Parking Development Requirements

1. Space Size. Each bicycle parking space shall be a minimum of six feet long and two feet wide and be accessible by a minimum four foot aisle. (5/98)

2. Location. All bicycle parking areas shall be within 50 feet of a building entrance and located within a well-lit area. (07/06)

3. Rack Design. Bicycle racks must be designed to secure the bicycle frame and at least one wheel, and, accommodate a locking device. Racks, lockers or other related facilities shall be securely anchored to the ground or to a structure. As an alternative, the bicycle spaces can be provided within a secured compound. (5/98)



Bicycle Parking Standards

4. Access. Access to a public right-of-way and pedestrian access from the bicycle parking area to the building entrance must be provided. (5/98)

C. Exemptions

The following uses are exempt from the bicycle parking requirements:
(5/98)

1. Seasonal or temporary businesses. (5/98)
2. Drive-in theaters
3. Self-storage facilities
4. Automobile oriented businesses such as automobile service stations, automobile repair shops, restaurants without seating facilities (either indoors or outdoors), or oil and lubrication services, but excluding automobile retail businesses such as dealers or auto parts stores. (5/98)

2.303.09 Carpool and Vanpool Parking

New office or industrial development with 100 or more parking spaces shall designate at least 5% of the parking spaces for carpool or vanpool parking. These designated spaces shall be the closest parking spaces to the building entrance normally used by employees, with the exception of handicapped parking spaces. The carpool/vanpool spaces shall be clearly marked

"Reserved - Carpool/Vanpool Only" along with specific hours of use. Any other use establishing car and vanpool spaces may reduce the minimum parking requirement by 3 spaces for each carpool/vanpool space created.
(5/98)

2.303.10 Off-Street Loading Requirements

Off-street loading space shall be provided as listed below: (5/98)

- A. Commercial Office. Commercial office buildings shall require a minimum loading space size of 12 feet wide, 20 feet long and 14 feet high in the following amounts: for buildings over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space. (5/98)
- B. Commercial and Industrial. All other commercial or industrial buildings shall require a minimum loading space of 12 feet wide, 30 feet long, and 14 feet high in the following amount: for buildings containing over 5,000 square feet of gross floor area, 1 space; for each additional 40,000 square feet of gross floor area, or any portion thereof, 1 space. (5/98)

2.303.11 Parking and Loading Area Development Requirements

All Parking and loading areas shall be developed and maintained as follows:

- A. Surfacing. All driveways, parking and loading areas shall have a durable, hard, dust free surface built to Department of Public Works standards. (5/98)
- B. Parking Spaces
 - 1. Dimensions. Parking spaces shall be a minimum 9 feet wide and 18 feet in length.
 - 2. Compact Spaces. Compact parking spaces, at a reduced width of 8.5 feet, shall be permitted on sites with more than five (5) parking spaces. No more than 30% of the required parking shall be compact spaces and each space must be identified as a "Compact Space."
- C. Aisle

The following minimum aisle dimensions shall apply: (5/98)

- 1. Without adjacent parking:
 - a. Single family residence: 12 feet

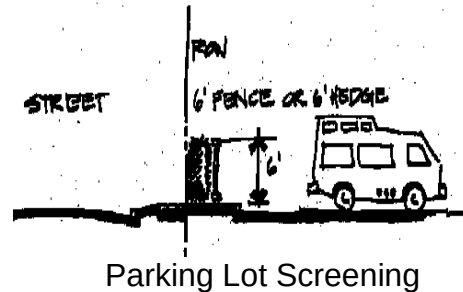
- b. One-way: 12 feet
- c. Two-way: 22 feet

2. With adjacent parking: (5/98)

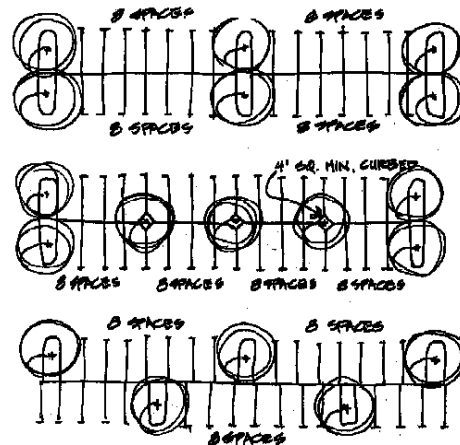
PARKING ANGLE	AISLE WIDTH
0 to 40	14 feet
41 to 55	15 feet
56 to 70	18 feet
71 to 90	24 feet

- D. Screening. When any parking or loading area abuts a residential zone, the parking or loading area shall be screened or buffered as is required in Section 2.309.05. (07/06)

- E. Lighting. All lighting shall be directed entirely onto the loading or parking area and away from any residential use. The lighting shall not cast a glare or reflection onto the public rights-of-way. (5/98)

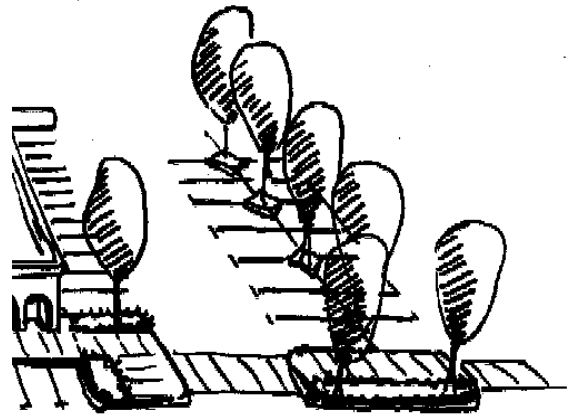


- F. Landscaping. A tree shall be planted for every eight lineal parking spaces not located adjacent to a building. The planting space shall measure no less than 4 feet square and be surrounded by concrete curbing. The plant shall be of a species that the root system will not interfere with underground utilities or the parking surface, and, is capable of achieving a 15 foot radius. (07/06)



- G. Traffic Flow. Service drives to off-street parking areas shall be designed and constructed to allow flow of traffic, provide maximum safety of traffic access and egress and the maximum safety of pedestrians and vehicular traffic on the site. (5/98)

- H. Entrance/Exits. Service drive exits shall have a minimum vision clearance area of 15 feet from the intersection of the street and driveway. (5/98)
- I. Bumper Rails. Parking spaces along the outer boundaries of a parking area shall be contained by a curb or a bumper rail to prevent a motor vehicle from extending over an adjacent property, a street, or a sidewalk. The bumper shall be at least 4" high and located a minimum of 3 feet from the property line. (5/98)
- J. Existing development may redevelop a portion of existing parking areas in order to accommodate or provide transit-related amenities such as transit stops, pull-outs, shelters, and park and ride stations. The number of parking spaces may be reduced by up to 10% of the minimum required parking spaces for that use. (07/09)



Parking Lot Landscaping

2.407 HOME OCCUPATIONS

The purpose of a home occupation is to allow residents an opportunity to use their homes to engage in small-scale business activities. The standards outlined below are to ensure that home occupations are conducted as a lawful use subordinate to the residential use of the property. Where permitted as a special use, a home occupation shall meet the following use and development standards. (12/11)

- A. Operations. The owner/operator of the home occupation(s) shall reside in the home in which the home occupation is conducted. No more than one outside employee shall be permitted per residence. (12/11)
- B. Compatibility. The home occupation(s) shall be continuously conducted in such a manner as not to create any off premise nuisance, public or private, including but not limited to noise as outlined in the city's Noise Ordinance, odors, vibration, fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference. This includes uses occurring within the residence, garage, or accessory structure, and also any equipment such as, but not limited to, air compressors or refrigerator trucks that may be used as part of the home occupation. (12/11)
- C. Signs. Signs shall comply with all sign code regulations including the provisions in Section 2.308.08.F(1) of this Ordinance. (12/11)
- D. Location. The home occupation(s) shall be conducted entirely within the dwelling, an attached garage, or in an unattached accessory building. (12/11)
- E. Area. The total floor area devoted to the home occupation(s) shall not exceed 500 square feet. Any structural additions to the dwelling or accessory structure shall be consistent with zoning regulations and shall not result in the change of the primary use of the structure. (12/11)
- F. Alterations. Structural alterations are permitted consistent with Section 2.314 and provided the residential character of the building is not altered nor will result in the change of the primary use of the structure as the residence. (12/11)
- G. Parking. The number of required on-site parking spaces shall not be reduced; however, no additional parking is required. If the home occupation(s) requires an outside employee that will stay on-site, then an additional off-street parking space consistent with Section 2.303 shall be provided. One motor vehicle plus a trailer that is used in conjunction with a home occupation may be parked on the lot. No single vehicle or trailer that is associated with a home occupation may have a gross vehicle weight rating of more than 16,000 pounds. **Weight limits for tow vehicles used in conjunction with other employment are set forth in Section 2.303.04(D)(3).** (12/11)

- H. Hours of Operation. Visits by suppliers or customers are limited to the hours of 8:00 a.m. to 8:00 p.m. (12/11)
- I. Outdoor Storage. Outdoor storage or display of materials, equipment, or merchandise shall be prohibited. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond that which is normally incidental to residential use is prohibited. (5/98)
- J. Prohibited Activities. (5/98)
1. Vehicle Repair. Repair of vehicles, including automobiles, motorcycles, tractors, recreational vehicles, boats, and similar mechanized equipment, shall be prohibited. Repair of vehicles includes, but is not limited to, mechanical repair, vehicle service, body work and painting. (12/11)
 2. Retail or wholesale sales of a product or good(s) on the site. This prohibition does not apply to operation of a mail order business where customers do not come to the site or to retail sales that are incidental to the occupational use, such as, but not limited to beauty products from salons, sheet music from music teachers, or computer software for computer consultants. (12/11)
 3. The home occupation shall not be used for the assembly of more than two (2) nonresident employees engaged primarily in work off-site of the home occupation location. (12/11)
- K. Day Care Provisions. The provisions in this section do not apply to day care or family day care providers. (5/98)

CITY COUNCIL MEETING: August 18, 2014

AGENDA ITEM NUMBER:_____

TO: MAYOR CHRISTOPHER AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

SUBJECT: ORDINANCE AMENDING KEIZER COMPREHENSIVE PLAN

At the July 21, 2014 Council meeting, Council directed staff to prepare an Ordinance approving the Keizer Comprehensive Plan changes relating to the inclusion of environmental and public services findings and policies. Such Ordinance is attached for your review.

RECOMMENDATION:

Adopt the attached Ordinance.

Please let me know if you have any questions. Thank you.

ESJ/tmh

1 BILL NO. ____

A BILL

ORDINANCE NO.

2014-_____

3 FOR

4
5 AN ORDINANCE

6
7
8 AMENDING KEIZER COMPREHENSIVE PLAN RELATING
9 TO ENVIRONMENTAL AND PUBLIC SERVICES;
10 **AMENDING ORDINANCE 87-077**
11

12
13 WHEREAS, the Keizer Planning Commission has recommended to the Keizer
14 City Council amendments to the Keizer Comprehensive Plan (Ordinance No. 87-077);
15 and

16 WHEREAS, the City Council has held a hearing on this matter and considered the
17 testimony given and the recommendation of the Keizer Planning Commission; and

18 WHEREAS, the Keizer City Council has determined that it is necessary and
19 appropriate to amend the Keizer Comprehensive Plan as set forth herein; and

20 WHEREAS, the Keizer City Council has determined that such amendments meet
21 the criteria set forth in state law, the Keizer Comprehensive Plan, and the Keizer
22 Development Code;

23 NOW, THEREFORE,

24 The City of Keizer ordains as follows:

25 Section 1. FINDINGS. The City of Keizer adopts the Findings set forth in
26 Exhibit "A" attached hereto and by this reference incorporated herein.

1 Section 2. AMENDMENT TO THE KEIZER COMPREHENSIVE PLAN.

2 The Keizer Comprehensive Plan (Ordinance No. 87-077) is hereby amended by the
3 adoption of the changes as set forth in Exhibit "B" attached hereto, and by this reference
4 incorporated herein.

5 Section 3. SEVERABILITY. If any section, subsection, sentence, clause,
6 phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional, or
7 is denied acknowledgment by any court or board of competent jurisdiction, including,
8 but not limited to the Land Use Board of Appeals, the Land Conservation and
9 Development Commission and the Department of Land Conservation and Development,
10 then such portion shall be deemed a separate, distinct, and independent provision and
11 such holding shall not affect the validity of the remaining portions hereof.

12 Section 4. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days
13 after its passage.

14 PASSED this _____ day of _____, 2014.

15

16 SIGNED this _____ day of _____, 2014.

17

18

19

20

Mayor

21

22

23

City Recorder

EXHIBIT “A”

Findings regarding the adoption of revisions to the Comprehensive Plan relating to environmental and public services findings and policies.

The review criteria are listed in Section 3.111.04 of the Keizer Development Code.

The City of Keizer finds that:

1. General Findings.
 - a. The particulars of this case are found within planning file Comprehensive Plan 2014-10. Public hearings were held before the Planning Commission on June 11, 2014 and before the City Council on July 21, 2014. The Planning Commission reviewed the proposed revisions and voted unanimously that it be adopted. The City Council voted unanimously to direct staff to prepare findings and an ordinance to adopt the proposed revisions to the comprehensive plan.
 - b. The revisions to the comprehensive plan are related in part to the recent periodic review update. In June, 2013 the city council adopted the Economic Opportunities Analysis (EOA) and Housing Needs Analysis (HNA) and Building Lands Inventory (BLI). The Department of Land Conservation and Development subsequently acknowledged the city’s periodic review update. Last year the City Council adopted an update of the city’s comprehensive plan which was in large part related to the work done on the Economic Opportunities Analysis and Housing Needs Analysis, and included other select revisions that were determined to be out of date. When those revisions were brought before the Planning Commission and City Council, the environmental and public services related materials were not included due to time constraints.
2. Amendments to the Comprehensive Plan or Development Code shall be approved in an individual text amendment process. Amendments to the map shall be reviewed for compliance with each of the following, while text amendments shall only be reviewed for compliance with Section 3.111.04 B, C, and D. Given that this is a not an amendment to the map, Section 3.111.04 A is not applicable.
3. **Section 3.111.04.B - A demonstrated need exists for the product of the proposed amendment -**

Findings: The proposed revisions to the comprehensive plan reflects a demonstrated need. The City entered into an agreement with the Department of Land Conservation and Development in 2007 to update the city’s Comprehensive Plan. As part of that process a number of tasks were initiated. This included a 20

year community wide visioning project which was completed in June of 2009 and created a twenty-year vision to serve as a basis for future City policy decisions and Comprehensive Plan updates. This update of the comprehensive plan is consistent with that visioning process.

In 2012, the city adopted a 20 year population forecast of 48,089 for the year 2032. The forecast was derived from the methodology that was developed as part of Marion County's coordinated population projection study. In 2011, Portland State University (PSU) certified the population for the city at 36,715. The projected growth for the upcoming 20-year planning period reflects an annual growth of 1.4%. The consultant for the EOA and HNA used this population forecast but adjusted it one year to be consistent with state requirements that both the EOA and HNA plan for a 20 year projection.

In June, 2013 the City Council adopted a local EOA, HNA and BLI that documented the projected land needs for the city as follows:

**Projected Total New Land Need
City of Keizer, 2033**

Category of Land	Gross Acreage
	Remaining Need
Commercial:	21.6
Industrial:	0
Institutional:	41.8
Residential:	267.6
Parks and Recreation:	43.5
Schools:	10
Total New 20-Year Land Need:	384.5

Source: Johnson Reid LLC

The proposed revisions to the city's comprehensive plan relating to environmental and public works service findings and policies will replace out of date data, findings, and policies with newer material to better guide the city during the upcoming 20 year planning period. In many instances the comprehensive plan makes use of data that is more than 30 years old. Numerous policies speak to directing the city to do certain tasks that have now been done, in some cases 20 years. As such, the demonstrated need is that it will allow the city to not only update its comprehensive plan but also to complete its required periodic review

update. Therefore, the proposed revisions to the city's comprehensive plan relating to environmental and public service policies comply with this criterion.

4. **Section 3.111.04.C- The proposed amendment to the Keizer Development Code complies with statewide land use goals and related administrative rules**

FINDINGS: The proposed revisions to the comprehensive plan complies with the statewide land use planning goals as discussed below.

Goal 1 – Citizen Involvement: The adoption of this ordinance followed notice to interested parties, a public process of decision making involving public hearings, deliberation, and adoption. Public notice was provided in the Keizertimes. Public hearings were held before the Planning Commission and the city council. Public hearings were held before the Planning Commission on June 11, 2014 and before the City Council on July 21, 2014. The City Council meetings are televised further providing an avenue for awareness of the issue. This process is consistent with the provision for providing an opportunity for citizens to be involved in all phases of this proposed planning process as is required by this goal and with implementing administrative rules within Oregon Administrative Rules.

Goal 2 – Land Use Planning: This ordinance will adopt the proposed revisions to the comprehensive plan. The adoption proceeding was conducted in a manner consistent with requirements of the Keizer Comprehensive Plan, Keizer Development Code, and applicable state law. Notice was published in the Keizertimes in accordance with public notice requirements within the Keizer Development Code. Each of the public hearings that were conducted before both the Planning Commission and City Council provided an opportunity for both verbal and written testimony. The proposed revisions to the comprehensive plan relating to environmental and public service findings and policies are consistent with this statewide planning goal and administrative rules.

Goal 3 – Farm Land: The purpose of this goal is to protect lands that are designated for agricultural uses. Within Keizer only the SA zone is considered to be a state recognized EFU qualifying zone designation. The proposed comprehensive plan revisions only involves land that is within the boundaries of the city limits of Keizer and will not affect either the EFU or the SA zoned lands or lawful uses occurring on those lands. In fact, the SA designated land is limited to land that is intended to be developed in conjunction with the adjacent Keizer Rapids Park. Therefore, the proposed revisions to the comprehensive plan relating to environmental and public service findings and policies does not in and of itself contain anything that will be inconsistent with the Farm Land Goal nor with any implementing administrative rules.

Goal 4 – Forest Land: The intent of this goal is to protect lands that are designated for commercial forest uses. Within the city limits only the UT (Urban Transition), SA (Special Agriculture), and EFU (Exclusive Farm Use) zones will allow for commercial forestry. However, there are no commercial forest lands within the city limits on these lands. Also, there are no commercial forest lands near or adjacent to Keizer. The proposed comprehensive plan revisions will not involve any land which is designated as forest land, nor will it impact the use of any forest lands. Therefore, this Goal and implementing administrative rules are not applicable to the proposed revisions to the comprehensive plan relating to environmental and public service policies.

Goal 5 – Natural Resources: The intent of the Natural Resources Goal is to protect various natural resources such as wetlands, waterways, big game habitat, etc. The city established a Resource Conservation overlay zone to maintain, preserve and protect the natural features adjacent to Claggett Creek. In addition, the city has also been developing storm water regulations which will further protect water quality of the local water ways. The proposed comprehensive plan revisions will positively affect the city’s natural resources protection regulations by updating areas in the comprehensive plan where the findings and policies related to resource protection are out of date. The major policy modifications implemented by these changes include: Labish Ditch is changed from a not protected waterway to a protected waterway—together with Claggett Creek; Property owners are now required to provide stream protection instead of “encouraged”; Groundwater underground-injected stormwater facilities have no detrimental effects for normal applications; Stormwater is regulated as a point source of pollutants; No longer will we “encourage the dredging of the Willamette River”; Incorporates the updated Water Master Plan as part of the Comprehensive Plan; and, Incorporates the most recent Master Sewer Plan as part of the Comprehensive Plan. Further revisions to this part of the comprehensive plan may be needed after the city adopts future storm drainage regulations. Any development which occurs will be required to be done in a manner consistent with all applicable regulations. Therefore, the proposed revisions to the comprehensive plan relating to environmental and public service policies will be consistent with this goal and with administrative rules designed to implement this goal.

Goal 6 – Air, Water and Land Quality: The intent of this goal is to protect the city’s air, water and land qualities. The city provides its residents with city water from groundwater sources. New construction is required to be connected to the established sanitary sewer system thereby reducing the likelihood of groundwater contamination from failing on-site septic systems. The city has storm water regulations which are geared to maintain water quality in Willamette River and other local streams. The focus of the comprehensive plan revisions is to include a number of environmental policies that are specifically intended to provide additional protections to waterways within the city limits. Land quality is preserved through the city’s erosion control regulations and

through zone code development regulations. Air quality is preserved through the city's development code regulations which limit certain types of uses in certain zones. Primarily, air quality regulations will continue to be enforced by the appropriate state agencies which govern air emission standards. The proposed revisions to the comprehensive plan relating to environmental and public service policies will have no impact on the quality of air, water, or land resources and so complies with this goal and with administrative rules that implement this goal.

Goal 7 – Natural Hazards: The purpose of this goal is to protect life and property from hazards resulting from flooding, steep slopes or other natural occurrences. The city has floodplain regulations that govern the placement of structures within identified 100-year floodplains within the city limits. A floodplain is the area that is adjacent to a body of water which may be subject to periodic inundation. In Keizer, these are primarily located along the Willamette River and smaller streams such as Claggett Creek. The floodplains have been mapped by the federal government. With the exception of areas removed from the 100-year floodplain through the Letter of Map Amendment the 100-year floodplain is the area of greatest concern. While this area is referred to as a 100-year floodplain it is because it has a statistical probability of having a 1% chance of flooding in any one year. The last major 100 year flood event was the 1964 flood. By contrast, the 1996 flood was not a 100 year flood event for Keizer, although clearly there was a significant amount of water flowing through parts of Keizer during that flood event. The intent of the floodplain regulations is to minimize the loss of life and property damage by preventing development, elevating structures above the flood elevation, or flood proofing structures in the floodplain. Only in the area identified as a floodway will most forms of development be prohibited. The floodway is that area that is generally the channels of rivers and streams which during a flood event will experience very significant water depth and velocity flows. The only steep slopes in Keizer are located along the ridge in the northwest part of the city. The proposed revisions to the comprehensive plan relating to environmental and public service findings and policies will neither impact this goal nor any administrative rules.

Goal 8 – Recreation: This goal requires the city to identify and plan for the current and future recreation needs of the residents of the city. The city has an adopted Parks and Recreation Master Plan that inventories the parks, playgrounds, and other recreational opportunities within the city limits and also plans for the city's future park and recreation needs. The city has 211 acres in park. This includes 1 large regional park of 120 acres; 1 large city park of 10 acres; 32 acres as small city parks in 10 different parks; 14 acres as waterfront parks; 15 acres as special use parks; 13 acres as natural areas; and, 6 acres of undeveloped parks. The proposed revisions to the comprehensive plan relating to environmental and public service policies will not impact this goal and any administrative rules that implement it.

Goal 9 – Economic Development: The intent of this goal is to ensure that the city plans for its overall economic vitality. The proposed amendment does not impact the ability of either the City of Keizer to seek any additional types of commercial development nor will it affect any established economic development strategies to encourage economic growth. The City of Keizer and Marion County, along with the cities of Salem and Turner, and Polk County developed a regional economic opportunities analysis which identified the economic potentials and constraints within the Salem – Keizer regional area.

The city's EOA documenting the composition of employment by industry in Keizer exhibits several large deviations from the statewide composition. The deviations represent Keizer's competitive advantages in the economy, which fall largely in population-driven services. Industry classifications such as Retail Trade, Education & Health, and Food Service & Drinking Places have a high representation locally. These well-represented industries, in combination with economic development goals and input from the stakeholders, were used to devise potential future target industries. The City Council determined that the following list of target industries is appropriate for Keizer to target:

- Medical facilities, including research, development and support
- Information technology/back office
- Educational services, including educational research and job training
- Professional services, including corporate headquarters
- Sporting events

Current employment levels by industry were projected forward based on regional job growth estimates and the above target industry goals. The growth forecast calls for a total of 3,774 new jobs over the next 20 years, representing growth of 55% over current levels. The EOA estimated the need for 160 gross acres of land to accommodate the projected employment growth. An inventory of remaining buildable lands finds 123 acres of buildable land remaining within the city boundary, in the commercial and industrial categories. However, there is no land available that is well-suited for the institutional category, which includes hospitals, higher education facilities, and other uses that figure heavily into the City's economic development strategy. Finally, the EOA shows there is a net need for commercial and institutional lands amounting to 63.3 gross acres above and beyond what the City's remaining buildable employment lands can accommodate. The proposed text amendment will not have any adverse impact on the economic development activities or uses within the city. Therefore, the proposal is consistent with this goal.

Goal 10 – Housing: This goal requires the county to plan and provide for the housing needs of its residents. The City of Keizer with Marion County, Polk County, and the City of Salem has developed a regional housing needs analysis for the upcoming 20 year planning period. In a follow up to the regional study the city adopted its own local housing needs analysis as part of the city's

Periodic Review that was geared specifically to Keizer and identified the projected 20 year housing needs for the city. The HNA indicated that over the upcoming 20-year period, that there will be a growth in the number of non-group households by 4,366 households which will represent a population growth of 11,833 new residents. When the housing needs of the projected 2033 population is compared to the current housing supply, the analysis projects the need for 4,513 new units to house the future population.

The HNA documented that the largest share (50%) of one housing type is projected to be single-family detached homes, due to the stronger need for new ownership housing. The remainder of units is projected to be some form of attached housing (46%), or mobile homes (4%). Total housing is divided between 54% that are projected to be ownership units and 46% to be rental units. The inventory of buildable residential lands finds a current supply of 315.2 acres which are vacant, partially vacant or re-developable. These acres can hold an estimated 2,422 units. The total 20-year unit need (4,513 units) minus this remaining buildable capacity (2,422 units), leaves a remainder of 2,090 units which must be accommodated beyond the City's remaining capacity within its current boundary. When this remaining land need is apportioned to Keizer's residential zones, the HNA estimates a 20-year need for 267 gross acres of residential land; 43.5 acres of new land for parks; and, 10 acres of land for new school facilities. This is a total of 385 gross acres. The proposed amendments relating to environmental and public service policies will have no impact on this goal.

Goal 11- Public Facilities and Services: The intent of this goal is to develop a timely, orderly and efficient arrangement of public facilities and services necessary to serve the residents of Keizer. The city provides its residents with water, sanitary sewer, an established street system, administrative services, police services, and public safety services. Fire protection services will continue to be provided by the Keizer Fire District or Marion County Fire District #1. The proposed revisions to the comprehensive plan will positively impact the city's public facilities and services since it eliminates out of date findings and policies with newer findings and policies that better address current realities. This will include incorporating the updated Water Master Plan as part of the Comprehensive Plan and including the most recent Master Sewer Plan as part of the Comprehensive Plan. Further, policies have been developed within the comprehensive plan that better address the issue of the city providing the orderly and efficient extension of public services. As such, the proposed revisions to the comprehensive plan related to environmental and public service policies will comply with this goal and all administrative rules.

Goal 12 – Transportation: The city has an adopted Transportation System Plan that describes the city's transportation systems. This system includes streets, transit, bike, and pedestrian systems. By itself the proposed comprehensive plan revisions will have no impact on the city's existing or

planned transportation systems which were recently updated, since it only documents the needs that will exist to meet projected growth. The implementation of these studies will require that all lands that will serve this projected need be connected to city facilities in accordance with applicable requirements. As such, the proposed revisions to the comprehensive plan relating to environmental and public service policies will comply with this goal and any rules.

Goal 13 – Energy Conservation: This goal seeks to maximize the conservation of energy. All new construction requires compliance for review to applicable energy conservation standards. The proposed revisions to the comprehensive plan relating to environmental and public service policies will have no impact on this goal nor any of the implementing administrative rules.

Goal 14 – Urbanization: The intent of this goal to provide for an orderly and efficient transition from rural to urban land use. The city has an adopted Comprehensive Plan and zone code that complies with the goal. The proposed revisions to the comprehensive plan relating to environmental and public service policies will have no impact on the intent of this goal as it only will involve land that is within the city limits and not the use of land being transitioned from rural to urbanized uses.

Goal 15 – Willamette River: This goal seeks to protect, conserve, maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River. While the Willamette River is located along the western flanks of Keizer, the proposed revisions to the city’s comprehensive plan relating to environmental and public service policies will not impact the Willamette River nor will it have any impact on the ability of the city to regulate uses along the river or the Willamette River overlay zone regulations and so this goal is not applicable.

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

In consideration of the above findings, the proposed revisions to the city’s comprehensive plan relating to environmental and public service policies complies with all applicable statewide land use goals and with all applicable administrative rules which implement the relevant goal.

5. **Section 3.111.04.D - The amendment is appropriate as measured by at least one of the following criteria:**

- a. It corrects identified error(s) in the previous plan.
- b. It represents a logical implementation of the plan.
- c. It is mandated by changes in federal, state, or local law.

- d. It is otherwise deemed by the council to be desirable, appropriate, and proper.

FINDINGS: While there are no Comprehensive Plan goals or policies that offer guidance, it is determined that the proposed revisions to the comprehensive plan relating to environmental and public service policies represents a logical implementation of the Plan. Last year the City Council adopted an update of the city's comprehensive plan which was in large part related to the work done on the Economic Opportunities Analysis and Housing Needs Analysis, and included other select revisions that were determined to be out of date. When those revisions were brought before the Planning Commission and City Council, the environmental and public services related materials were not included due to time constraints.

The major policy modifications implemented by these changes include: Labish Ditch is changed from a not protected waterway to a protected waterway—together with Claggett Creek; Property owners are now required to provide stream protection instead of “encouraged”; Groundwater underground-injected stormwater facilities have no detrimental effects for normal applications; Stormwater is regulated as a point source of pollutants; No longer will we “encourage the dredging of the Willamette River”; Incorporates the updated Water Master Plan as part of the Comprehensive Plan; and, Incorporates the most recent Master Sewer Plan as part of the Comprehensive Plan.

The proposed revisions are mandated by state law. They are the last remaining periodic review update tasks that the city has left to be able to complete periodic review. This comprehensive plan update will replace existing text within the comprehensive plan that is now out of date and contain numerous errors. The City Council has, by this adoption, determined that the proposed comprehensive plan revisions and related material are desirable, appropriate, and proper. As such, the proposal complies with this criterion.



City of Keizer Comprehensive Plan

City Council Adoption: January 19, 1987
Last Updated December 16, 2013

LCDC Acknowledgement:

Salem Area Comprehensive Plan May 20, 1982

Keizer Amendment February 10, 1987

Keizer Amendment February 3, 2003

Keizer Periodic Review Ordinances:

December 5, 1994 and July 17, 1995

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I. INTRODUCTION

A. PURPOSE

The Keizer Comprehensive Plan is a long-range plan for guiding conservation and development in the City of Keizer to the year 2033. The goal of the plan is to accommodate the conservation and development of Keizer's resources, neighborhoods and lands in a timely, orderly and efficient manner consistent with the needs and aspirations of present and future city residents. It is also the plan's goal to ensure that Keizer is an active participant in the Salem/Keizer region, and the actions and activities of regional significance are coordinated with all appropriate local governments. (2013)

It is the intent of this plan to specify the goals and policies unique to the situation and opportunity in Keizer. It recognizes, however, the hard work of citizens, local officials and professionals who prepared the Salem Area Comprehensive Plan. Much of this work is still appropriate for Keizer; many of the findings, goals and policies listed in the SACP can be found in this document. But other policies were developed for Keizer only, by Keizer citizens and officials for the City of Keizer. These policies make this plan specific to Keizer, and will result in a future community unique to the region.

B. ORGANIZATION

The Keizer Comprehensive Plan contains three chapters in addition to this brief introduction. Chapter II describes the data and concepts that underlie the plan. It summarizes from more detailed analysis contained in technical working papers, which are briefly summarized in the Appendix to the Plan.

Chapter III is the heart of the plan. It has seven sections:

1. Significant Natural and Cultural Features
2. Urban Growth and Growth Management
3. Land Use and Economic Development
4. Plan Diagram and Special Land-Use Policies
5. Public Facilities to Support Development
6. Procedures for Plan Administration and Review
7. Agricultural Lands (2013)

Each section lists goals and policies and the findings that support them. Findings consist of the results of all the analysis contained in the Technical Appendices, and the opinions of Keizer citizens and officials. Policies consist of specific actions Keizer will use to reach its goals. Any inconsistencies between Chapter I and II and the policies in Chapter III are unintentional. If inconsistencies exist, the policies in Chapter III should rule.

Chapter IV is the glossary of the comprehensive plan. It contains a list of accompanying plan documents and incorporates these documents by reference in the Keizer Comprehensive Plan.

C. REQUIREMENTS FOR COMPREHENSIVE PLANNING IN OREGON

During 1973, the Oregon Legislature adopted Senate Bill 100 (ORS Chapter 197), which provided for the coordination of local comprehensive plans to meet state standards and review. The act established the Land Conservation and Development Commission (LCDC) and directed the commission to adopt statewide planning goals and guidelines, which they did. The legislature directed that these goals and guidelines be used by state agencies, cities, counties, and special districts in preparing, adopting, revising and implementing their comprehensive plans.

The City of Salem, with participation by Marion County, Polk County and Mid-Willamette Valley Council of Governments prepared and adopted the Salem Area Comprehensive Plan. This plan was acknowledged by LCDC in May 1982. The City of Keizer incorporated that same year and chose to follow the appropriate policies in the Salem Area Comprehensive Plan until it prepared a new comprehensive plan.

Planning is an organized attempt at community foresight. It seeks to guide the future conservation and development of an area within a framework of goals and policies consistent with the desires of the community and physical, legal, and economic constraints on development. In balancing the often conflicting desires and requirements for conservation and development, the plan may add yet additional constraints. But the findings of fact that Keizer assembles and interprets, coupled with state requirements, still leave the City with several alternatives about how to proceed on dozens of issues concerning conservation and development. This plan describes that alternative Keizer has chosen.

D. RELATIONSHIP TO SALEM AREA COMPREHENSIVE PLAN

GENERAL HISTORY

The City of Salem, together with Marion and Polk Counties, prepared, adopted and submitted for acknowledgment, the Salem Area Comprehensive Plan (SACP), prior to the incorporation of the City of Keizer. The City of Keizer incorporated a previously unincorporated portion of the Salem/Keizer Urban Area into a new city and became the local jurisdiction responsible for planning and land use decisions within that portion of the area governed by the SACP which falls within its city limits. The Cities of Salem and Keizer, along with Marion and Polk Counties chose to amend the SACP to integrate Keizer into the planning process for the Salem/Keizer Urban Area by recognition of its jurisdiction in the text of the SACP and by providing procedures for amendment of the plan by each of the four jurisdictions.

The City of Keizer has adopted its own Comprehensive Plan (KCP) as a post-acknowledgment amendment to the Salem Area Comprehensive Plan. Marion County has also adopted the KCP as it applies to that portion of the Keizer Urban Area outside the City of Keizer. The relationship between the SACP and the KCP and the authority each has over certain areas within the UGB is set forth later in this plan as well as within the text of the SACP. The KCP incorporates all elements of the SACP that apply to the Keizer Urban Area.

II. OVERVIEW OF THE FINDINGS AND CONCEPTS ON WHICH THE PLAN POLICIES ARE BASED

A. HISTORICAL DEVELOPMENT

Keizer has grown from a largely agricultural community in the early 1950's to the fourteenth largest city in Oregon. In the 1960's and 1970's, Keizer grew rapidly from south to north along both sides of North River Road. This arterial links the suburban residential neighborhoods in Keizer to employment and shopping opportunities in central Salem. North River Road and Wheatland Road also provide access to the agricultural lands in northern Marion County. (2012)

Public sewer, water, and fire districts provide basic public services and facilities to this growing area. Until Keizer incorporated in 1982, Marion County managed its land uses, and it was included within the Urban Growth Boundary and the Salem Area Comprehensive Plan, adopted in 1979 and acknowledged by LCDC in 1982.

As of July 1, 2012, Keizer had a population of 36,735. The city provides sanitary sewers, water, drainage stormwater facilities, parks, streets, police and general government. The Keizer Rural Fire Protection District and Marion County Fire District No. 1 provide fire protection, and the Salem-Keizer School District 24J provides public education. (2013)

B. EXISTING CONDITIONS

1. POPULATION (2012)

In June 2011 a regional Housing Needs Analysis (HNA) was completed. This was a two year planning study that included both Keizer and Salem and unincorporated areas within the combined urban growth boundary (UGB). The regional HNA was funded by the Department of Land Conservation and Development and was managed by the Mid-Willamette Valley Council of Governments. The project consultant, EcoNorthwest, was responsible for collecting, analyzing the data, and preparing the planning document. The study utilized local staff in a technical advisory committee and also local elected officials in a regional policy committee. (2012)

The regional HNA used the mid-range of Marion County's coordinated population projections as a basis for its analysis. The county's projection was developed using PSU methodology and calculated that number to allow a slight allowance for the constrained nature of Keizer's portion of the UGB. Marion County assigned a regional population projection to Salem and Keizer jointly. This was a 2030 projected population of 299,980 for the two cities. The study included a low, medium, and high population growth range with a mid-range forecast of 49,486 for Keizer, 204,320 for Salem and the remainder for the area inside the UGB and outside of either Salem or Keizer in both Marion and Polk counties. (2013)

A 20 year population projection is the basis of a local HNA. A 20 year population forecast of 48,089 for the future population of the City of Keizer is realistic and appropriate number which is professionally established by Portland State University. This number is slightly less than the mid-range number contained in the Marion County coordinated population projection study. The Marion County projection is the basis for the regional HNA. The effect of revising this number slightly is that there will

be slight differences between the regional and the Keizer HNA. However, this number is the best professional estimate of the growth of Keizer. (2012)

The table below indicates that the city has almost doubled in size since its incorporation in 1983. The largest decade in terms of growth was during the 1990's when Keizer grew by almost 50% and had it largest annual average growth rate of 4.6% throughout the decade. The projected growth for the upcoming 20-year planning period reflects an annual growth of 1.6%. This compares to average annual growth of 3.1% since the city's incorporation, but that factors in the large growth periods of the 1990's and early 2000's. (2012)

	1983*	1990	2000	2010	Projected 2032
Population	19,654	21,768	33,203	36,478	48,089
increase		2,114	10,435	4,275	11,611
Percent		10.7%	47.9%	13.2%	31.8%
increase					
Average		1.5%	4.8%	1.3%	1.4%
growth					
rate					

* Incorporation of city

(2012)

a. Keizer has a growing population. (2012)

- Keizer added more than 14,000 people, a 66% increase in population, at an average annual rate of 2.7% over the 1990 to 2009 period.
- Keizer grew at a faster rate than the Salem Metropolitan Service Area (SMSA) (1.8% per year) or Oregon (1.6% per year) over the 1990 to 2009 period mostly due to the large growth rates in the period of 1990 to early 2000's. (2013)

b. Keizer's population is growing older. (2012)

- In Keizer, people aged 45 and older grew by more than 2,100 people (a 19% increase) between 2000 and 2008. Keizer's population over 45 years old grew at a slower rate than the same age group in Salem.

c. Keizer is becoming more ethnically diverse. (2012)

- Keizer's Hispanic/Latino population grew by more than 5,300 people over the 1990 to 2008 period. Hispanics accounted for 18% of the overall city population.
- Keizer's Hispanic/Latino population grew by 433% between 1990 and 2008, outpacing the State average (252% increase) or the regional average (265% increase).

2. EMPLOYMENT (2012)

Three trends dominate employment growth in the Salem/Keizer region. First, government continues to provide nearly one-third of the employment for the SMSA

despite minor decreases since 1980 and strong long-term growth in other sectors. Second, there is an increasing proportion of employment in the services and in retail trade. Most of these gains have been during the last ten years as Salem's importance as a regional retail and distribution center grew. Third, agricultural and manufacturing (e.g., lumber, wood products, and food processing) have a decreasing share of the employment in the local economy. This decrease is a result of growth in other manufacturing industries from increasing mechanization and decreasing employment in extractive industries (e.g., machinery, printing, other durable goods). (2013)

Despite the recessionary halt in population and employment growth since 2008, the long-run trends are strong. Population and employment growth have been faster in the northwest, Oregon, and the region than in the nation as a whole. (2013)

Oregon and the Salem-Keizer region have both had steady, long-term growth in population and employment over the last 25 years. Notwithstanding the more noticeable short-term gains and losses, the long-term forces generating this growth will continue to act locally and regionally. Keizer's economy must be understood in the context of these regional trends. Employment in Keizer was noted to be 6,820 in 2012 according to the EOA. (2013)

3. HOUSING

In 2013, single family dwellings, attached and detached, accounted for over 10,200 units, or 70% of all housing stock. Duplexes accounted for 324 units (2%); there were 544 mobile homes that accounted for slightly less than 4% of housing types; and the 3,400 multi-family units made up 24% of the housing inventory. Since the last comprehensive update in the late 1980s the number of housing units has almost doubled across all categories. Approximately 60% of all housing units were owner-occupied. When only single family units are considered, then approximately 87% were owner-occupied with the remaining single family units used as rentals. (2013)

GENERAL DEMOGRAPHIC PROFILE KEIZER, OREGON

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000 (Census)	2010 (Census)	Growth Rate 00-10	2013 (Proj.)	Growth Rate 10-13
Population ¹	32,203	36,478	1.3%	36,864	0.4%
Households ²	12,110	13,703	1.2%	13,824	0.3%
Families ³	8,642	9,498	0.9%	9,582	0.3%
Housing Units ⁴	12,774	14,445	1.2%	14,531	0.2%
Group Quarters Population ⁵	280	364	2.7%	368	0.4%
<i>Household Size</i>	2.64	2.64	0.0%	2.64	0.0%
PER CAPITA AND AVERAGE HOUSEHOLD INCOME					
	2000 (Census)	2010 (Est.)	Growth Rate 00-10	2013 (Proj.)	Growth Rate 10-13
Per Capita (\$)	\$20,119	\$24,645	2.0%	\$26,192	2.0%
Average HH (\$)	\$53,425	\$64,272	1.9%	\$67,937	1.9%
Median HH (\$)	\$45,052	\$53,042	1.6%	\$55,705	1.6%

SOURCE: Claritas, Census, and Johnson Reid

¹ Population is based on the certified 2012 estimate from PSU Population Research Center, projected forward one year using the 2010 - 2012 growth rate (0.4%)

² 2013 Households = 2013 population/2013 HH Size

³ Ratio of 2013 Families to total HH is kept constant from 2010.

⁴ 2013 housing units are the 2010 Census total plus new units permitted from '10 through '12 (source: HUD State of the Cities Data System)

⁵ Ratio of 2012 Group Quarters Population to Total Population is kept constant from 2010.

(2013)

4. LAND USE

Keizer contains approximately 4,400 acres inside the city limits. Lands designated for residential uses comprise the largest use category with approximately 70% of the land area, followed by commercial use (18%), public (7%) and industrial lands (5%). (2013)

5. BUILDABLE LANDS

A buildable lands inventory for both the employment and residential land needs was updated in the BLI that was developed by the Mid-Willamette Valley Council of Governments as part of the Regional Economic Opportunities Analysis and the Regional Housing Needs Analysis. The BLI has found the following supply of Buildable Lands: (2013)

Figure 1. SUMMARY OF EXISTING EMPLOYMENT
BUILDABLE LANDS INVENTORY

Zoning		Total Acreage
AI	Agricultural Industrial	22.2
Cg	Commercial General	4.7
Cm	Commercial Mixed Use	16.4
CO	Commercial Office	0.4
CR	Commercial Retail	2.7
IBP	Industrial Business Park	29.3
IG	Industrial General	12
MU	Mixed Use	34.9
TOTAL		122.5

(2013)

6. NATURAL RESOURCES AND WILLAMETTE GREENWAY

There are ~~few~~ natural resources in the Keizer urban area that require protection or conservation. There are cultural and historic sites located within Keizer. The Willamette Greenway boundary includes a narrow, steeply sloped band along the Willamette River, and almost all property adjacent to the boundary has been developed for single-family uses. There are vegetated riparian corridors along perennial and intermittent waterways in Keizer that warrant protection including open space along Claggett Creek. The City contains jurisdictional wetlands that provide valuable resources to the community. The resource and open space values along Claggett Creek warrant protection. (2013)

7. PUBLIC FACILITIES, SERVICES AND TRANSPORTATION

Water, sanitary sewer, drainage stormwater facilities, streets, parks and police services are provided by the City of Keizer. The Keizer Rural Fire District and the Marion County Fire District #1 provide fire protection within each respective district. K-12 education is provided by the Salem-Keizer School District. The following points describe the conditions for these essential services: (2013)

- a. Groundwater is the city's primary water supply. Protection of the quality and quantity of the groundwater aquifer is a high priority. (2013)
- b. Adequate water supply is provided to the urbanized portions of the city. Water service is available to serve undeveloped areas within the city limits. (2013)
- c. Adequate sanitary sewer service is provided to the urbanized portions of the city. Sewer service is available to all major undeveloped areas, and a master plan for sanitary sewers has been prepared. (2013)
- d. Sanitary sewer treatment is provided by the City of Salem under a service agreement with the City of Keizer, (2013)
- e. ~~Drainage facilities within the developed portion of the city are inadequate. Inadequate dry wells and sumps pose potential pollution problems for Claggett Creek and the aquifer. Stormwater facilities include the municipal separate storm sewer system (MS4) and underground injection control (UIC) devices; more commonly known as drywells. Not all portions of the City are served by stormwater facilities, and some existing portions of the system are undersized.~~ (2013)
- f. The City is responsible for a dike constructed along the east bank of the Willamette River in southwest Keizer. The dike was a joint city/Army Corps of Engineer's project designed to reduce the threat of flooding along the Willamette River. (2013)
- g. Lands needed for park lands both developed and undeveloped are considered to be slightly less than national standards and will require 42 additional acres to meet future needs (2013)
- h. Transportation facilities and public transportation services (such as Salem Area Mass Transit District) in Keizer as identified in the city's Transportation System Plan are considered to be adequate to handle existing travel demands. The city is working with the state on the development of an Interchange Management Area Plan that addresses the need for future improvements to the I-5 interchange that will be needed to accommodate future growth. (2013)

C. EXPECTED FUTURE GROWTH

1. RELATIONSHIP OF THE KEIZER COMPREHENSIVE PLAN TO SALEM AREA COMPREHENSIVE PLAN AND REGIONAL URBAN GROWTH BOUNDARY

The Keizer Comprehensive Plan specifies the goals and policies unique to the situation and opportunities in Keizer. While Keizer is located within the Salem-Keizer metropolitan area and shares a common urban growth boundary with Salem, this Comprehensive Plan establishes goals and policies which are specific to Keizer. The regional housing supply has direct bearing on the availability of land for residential land supply within the city and will be a factor in meeting the needs of the City of Keizer. The city must address the needed mix of housing types to achieve its vision of a diverse and vibrant community. The economic aspirations of the city will be implemented to specifically address the employment imbalance existing in the City of Keizer. (2013)

Keizer shares its UGB with Salem through a voluntary joint agreement. The Regional Comprehensive Plan Coordination Association includes Keizer, Salem, Turner, Marion and Polk Counties and established the Salem Keizer Area Planning Advisory Committee (SKAPAC). The SKAPAC included goals and process designed to guide the jurisdictions in developing a coordinated regional response to legislative land use decisions while not impinging on the local legislative authority. The Keizer comprehensive plan recognizes the value of such an approach and believes that the involved jurisdictions must continually evaluate and update this agreement to adequately meet the changing nature of growth and development of the region. (2013)

A regional EOA involving the joint participation of Keizer, Salem, and Turner was developed in 2011. This regional planning analysis was done consistent with Statewide planning Goal 9 and was the foundation of this local EOA. (2013)

This regional Economic Opportunities Analysis (EOA) for the Salem-Keizer metropolitan area describes the EOA as “an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends” and states that “a principal determinant in planning for major industrial and commercial developments should be the comparative advantage of the region within which the developments would be located.” The data and analysis presented are intended to serve as the foundation for the preparation of local EOAs for the cities of Keizer, Salem and Turner. The report includes regional assessments of land supply and economic opportunities, but does not include local determination of whether individual cities have enough land in the urban growth boundary (UGB) to accommodate identified economic opportunities over the required 20-year planning horizon. (2013)

The key regional issues identified in the EOA are:

- **Keizer has a population/employment imbalance.** In 2008, this imbalance was measured as one job in the City for every 7 residents. In 2012, that number was at one job for every 5.4 residents. Though there have been significant gains recently, this imbalance is still much higher than the state average (2.2 jobs per resident), or the City of Salem (1.7 jobs per resident). Keizer wants to improve the ratio of population to employment, which will require faster employment growth relative to population. The City does not have sufficient land to accommodate this level of employment growth. Keizer will need additional acres of high-value employment land to achieve its vision. (2013)

- **A regional imbalance of opportunity sites exists.** The region has a significant inventory of high-value land; all of which is located in Salem, mostly in Mill Creek. If the regional supply continues to be located exclusively in Salem, the existing imbalance of population and employment in Keizer will be perpetuated. (2013)
- **One location to address the regional imbalance and create a long-term supply of sites is north of the Chemawa/I-5 interchange.** However, preliminary analysis of infrastructure suggests that significant resources will be required for improvements to the interchange before substantial new development can occur. Developing infrastructure improvements for opportunity sites will require regional coordination and cooperation to plan for, and fund infrastructure upgrades in areas for high value employment. (2013)
- **Increasing the regional supply of high value employment land in the metropolitan area will require development of major off-site infrastructure (e.g., transportation and wastewater facilities).** The cost of servicing high value employment sites suggests making the land “project-ready” for development and may require public subsidy of infrastructure. A key policy issue for the participating jurisdictions to address is whether public subsidy to create new opportunity sites is a good investment. (2013)
- **The regional supply of land creates issues related to timing and coordination of planning activities.** Because Keizer has a limited supply of employment sites, it has an urgency to address land deficiencies in the short-term. (2013)
- **The EOA identified a deficit of general commercial land that must be addressed through local planning processes.** Options for addressing the general commercial land deficit include accommodating general commercial demand within the existing UGB and include tools such as redesignation of industrial or other lands, redevelopment of sites with existing but low-density commercial development, mixed-use development, or infill of underused commercial sites. State law requires that jurisdictions consider these options prior to considering an expansion of the UGB to meet these land deficiencies. (2013)

The regional EOA documented the conditions that may affect economic development in the Salem-Keizer metropolitan area. These included:

- Jobs that pay, on average, 70% of the national wage.
- An unemployment rate that is two percentage points above the national average.
- A manufacturing base that accounts for 7% of regional employment, compared with a statewide average of 11%.
- Commuting patterns that import one-third of the regions workers and exports 20% of area residents to other cities.
- Small cities that serve as bedroom communities; Keizer has seven persons for every job and Turner has about five persons per job.
- A smaller share of residents in the region with a Bachelor’s degree or higher (21%) compared to the State average (28%).
- Availability of more than 500 acres of serviced high-quality industrial land.
- A tighter supply of higher-quality commercial land. (2013)

Staff and elected officials from the five jurisdictions (Salem, Keizer, Turner, Marion and Polk Counties) participating in this project worked together to develop a set of

regional economic development goals and objectives. The goals and objectives provide a regional framework and assist the local jurisdictions in developing their own economic development policies. The goals of the regional strategy are to:

- Coordinate regional economic development.
- Provide land to allow expansion of existing businesses and to attract new businesses to the region.
- Provide infrastructure to support business development.
- Provide opportunities for employment growth for a variety of employers throughout the region. (2013)

The methodology that was used in the Regional EOA was to distinguish between land needed by businesses with special land requirements versus land needed for general employment. The following classifications were developed:

- General employment land – the most flexible employment land category. It includes land that is zoned for a variety of employment uses such as industrial, commercial and institutional. The inventory includes a variety of site sizes and locations.
- High value or unique attribute employment land – land with special characteristics that make it highly desirable as an employment development site or unique and difficult to replicate attributes that are important to particular users. (2013)

The sufficiency of general employment land to accommodate 20-years of growth was determined through comparison of the supply of general industrial and commercial land with demand for general industrial and commercial (including retail). Key conclusions of the general land analysis are:

- The three areas (Keizer, Salem and Turner) have a supply of nearly 660 acres of general industrial land and a need for about 300 gross acres of general industrial land. Thus, the region has a surplus of about 360 acres of general industrial land. (2013)
- The three areas have a supply of about 320 acres of general commercial land and a need about 920 gross acres of general commercial land (office and retail). Thus, the region has a deficit of about 600 acres of general commercial land. (2013)
- The Salem-Keizer metropolitan area has a sufficient supply of general industrial land to meet general industrial employment growth over the 20-year period. (2013)
- The metropolitan area lacks general commercial land to meet expected commercial and retail growth, which is related to projected population growth. (2013)

The need for employment lands derives from the regional and local economic development objectives. Those objectives build from a broader vision that can be generally summarized as “create more stable, high-paying jobs.” The regional EOA summarized Keizer’s objectives as follows: (2013)

- Keizer aspires to provide more opportunities for a range of good paying jobs for people living in Keizer, which would result in faster growth in employment

than in population growth. Keizer's vision for providing new employment opportunities is to capture professional services and associated uses in a "campus" setting, primarily but not exclusively related to medical office, research and education. These services may include a hospital and/or educational facilities, which are expected to provide Keizer with growth opportunities that fit the City's locational advantages. (2013)

The regional EOA concluded that:

- Keizer does not have enough high value employment land to meet the City's economic development objectives over the planning period. Keizer wants to balance the ratio of population to employment, which will require growth of businesses in Keizer. To achieve that vision, the city will need to add between 9,000 and 11,500 new jobs during the 2013-2033 planning period. If about 6,000 and 8,500 of the new employees locate on high value land, Keizer would need about 200 acres of high value employment land. (2013)

D. CONCEPTS FOR DIRECTING GROWTH

New development in Keizer will be of two forms: infill development within existing neighborhoods and commercial areas, and new development in vacant areas that will require the extension of major public facilities onto lands that are currently outside of the urban growth boundary. This will require further consideration to amend the UGB consistent with all state requirements. The concepts directing growth in these two areas differ substantially. (2013)

The results of citizens' comments obtained through public outreach regarding how Keizer should look and grow during the next 20 years have identified these guidelines for detailed planning analysis and policy development in a manner that is consistent with statewide land use planning requirements. (2013)

1. Policies which encourage stabilization, infill, and improvement should be emphasized for existing residential neighborhoods and commercial areas in Keizer. (2013)
2. Adequate lands should be made available for future industrial and commercial development that seek to realize the identified economic vision and goals, and that will allow for a mix of housing types. Keizer should place a high priority on providing public facilities to newly developing areas and on encouraging affordable housing. (2013)
3. The area around the Willow Lake Sewage Treatment Plant is designated a special policy area, and policies have been developed to address the unique characteristics of that area. These policies establish a special policy area in which uses that will be affected by noise and odor originating from the treatment plant are limited. (2013)
4. Open space areas along Claggett Creek, Labish Ditch, intermittent drainages, and the Willamette River should be preserved ~~wherever possible~~. (2013)
5. The floodplain permit process should be used to ensure that flooding problems within the 100-year floodplain are addressed before major new developments are approved. (2013)

These guidelines form the foundation of the plan's goals, policies, and land-use designation described in Chapter III. (2013)

III. FINDINGS AND POLICIES

In this chapter, there are findings supporting each plan element listed, along with goals and policies outlining the city's intentions in managing its natural and man-made resources. Findings are facts derived from technical analysis, and public opinion on important issues. Goals and policies are derived from the statewide goals, and are general, and site or topic specific. (2013)

This chapter contains seven sections, each concerned with a specific topic area. Significant Natural and Cultural Features addresses agricultural, natural resources and open spaces, environmental quality, energy conservation, Willamette Greenway, resource conservation, historic resources, and 100-year flood plain. Findings for each topic area are followed by goals and more specific policies. (2013)

The next section, Urban Growth and Growth Management, describes the future growth forecasts for Keizer, the need for land to accommodate the growth, and the availability of suitable land within the city. An urban growth boundary is described, as are policies, which will manage the growth over time.

The third section is Land Use and Economic Development. Here are general policies for all land uses, housing and economic development. The fourth section, Plan Diagram and Special Land Use Policies, explains the land use plan diagram, the various land use designations, and special site-specific policy areas.

Public Facilities to Support Development includes transportation, sanitary sewer, water, drainage, parks and recreation and schools. Policies in this section are intended to ensure that adequate levels of service are provided to existing and future Keizer residents.

The Procedures for Plan Administration and Review section, describes Keizer's policies for continued citizen involvement, coordination with other levels of government, and plan revision and implementation. (2013)

The last section, Agricultural Lands, sets forth findings and policies for lands in the Exclusive Farm Use (EFU) and Special Agriculture (SA) zones. (2013)

A. SIGNIFICANT NATURAL AND CULTURAL FEATURES

1. FINDINGS

a. Agricultural Lands

- 1) Within the city limits there are three areas that have an agricultural designation. One is a area in the northwest corner of the city adjacent to the Willow Lake Treatment Plant where several properties are designated Agricultural Industrial (AI); one 10 acre parcel that is zoned Exclusive Farm Use (EFU), although this is not considered to be an EFU qualifying zone as defined in ORS; and, approximately 27 acres near the Keizer Rapids Park is designated Special Agriculture (SA) which is a EFU qualifying zone. Each of these zones allows for farm uses and other uses consistent with each respective zone. The remainder of the City is within the urban growth boundary, and are thus committed to future urban uses. (2013)

b. Forest Lands

- 1) There are no significant forest lands within the City of Keizer. The city's EFU (Exclusive Farm Use), SA (Special Agriculture), UT (Urban Transition), and AI (Agricultural Industrial) zones all allow for commercial forest production, although none of these zones have any commercial forest production sites. The city recognizes the important role its urban forest plays in the urban environment. (2013)

c. Open Spaces, Scenic and Historic Areas and Natural Resources.

- 1) Inventories undertaken for Keizer as part of the Salem Area Comprehensive Plan have identified the following potentially sensitivity resources:

(a) Open Spaces - City parks, the Willamette River, and Claggett Creek, Labish Ditch, intermittent drainage corridors, McNary Golf Course, flood plains at the northwestern edge of the city and school grounds. The recent addition of the Keizer Rapids Park has provided additional access to the Willamette River and opportunities for open space along the river. The regional park serves a vital function to the recreational and health needs of the city and region. (2013)

(b) Fish and Wildlife - Approximately 9,000 linear feet of Willamette River corridor, Claggett Creek, Labish Ditch, and the flood plain areas.

(c) Vegetation - Willamette River, Labish Ditch and Claggett Creek riparian corridors, and jurisdictional wetlands-

(d) Groundwater Resources - The Troutdale formation and the recent alluvium of the Willamette River floodplain. All groundwater is a potential drinking water source and a resource to recharge and cool surface water.

(e) Aggregate Resources - There are two existing aggregate sites near Chemawa Road and the Willamette River outside the City and the UGB. No future sites exist within the city limits.

- 2) There are two main creeks perennial waterways –that run through Keizer. (2013)

~~(a) Labish Ditch is a man-made drainage ditch, mostly void of natural vegetation. There exists one 1, 000 foot stretch of native woodland west of Gubser Elementary School. In personal communication with the Marion County Planning Department~~

(11/23/81 and 11/24/81), the Oregon Fish and Wildlife Department and Salem Parks and Recreation Agency reported that they had identified no significant wildlife habitat. The primary value of the trees is visual and the tradeoff in their preservation is visual value to existing residents vs. value of the land for housing. An in-depth analysis of this issue by the City of Salem* led to the following findings regarding Labish Creek:

a) Labish Ditch was constructed to drain Lake Labish. The construction of the ditch, which occurred in the early 1900s was the result of an Oregon Legislative action that allowed drainage of some waterbodies for the purpose of expanding agricultural land. The portion of the waterway within the County continues to be maintained as a ditch while the portion that lies within, or adjacent to the City functions as a natural waterway. There are 5500 linear feet of waterway within the City of Keizer and an additional 5000 feet of waterway that includes Keizer on one side and Marion County on the other. In personal communication with Oregon Department of Fish and Wildlife in 2008. The following findings are found regarding the Labish Ditch Waterway:-

- 1) ~~Because there is no fish barrier at the confluence of Claggett Creek and Labish Ditch within the City, Labish provides habitat for those native aquatic species found in Claggett Creek.~~
- 2) ~~Labish Ditch is considered as a tributary of Claggett Creek and is therefore subject to in-water work periods. The primary value of the trees and vegetation within the riparian corridor is related to water quality and habitat issues.~~
- ~~(1) — There are alternative areas, which provide equivalent or greater open space values, including Gubser School (within 300 feet), open farmland (1, 000 feet north) and Claggett Creek near McNary Golf Course (0.5 miles west).~~
- ~~(2) — This portion of Labish Ditch is not within the 100-year floodplain.~~
- ~~(3) — The area is well served by transportation and other public facilities.~~
- ~~(34) Prohibiting this area from residential development would be an inefficient use of buildable land, well served by public facilities, particularly in light of the availability of alternative open spaces. Development along Labish Ditch can should take place only with preservation of the riparian corridor and elevated bank stabilization measures.~~
- (4) ODFW has determined that the portion of Labish Ditch within or adjacent to the City of Keizer is subject to the same requirements as Claggett Creek.

~~In summary, Labish Ditch is a man-made creek with only 1,000 feet of natural woodland. The values of this open space are not as great as the need for housing in this location.~~

- 5) ~~In summary, a~~ Although portions of Labish Ditch were artificially constructed, the section of waterway that abuts, or transects the City, functions as a natural drainage. The waterway may be utilized by native resident fish such as cut throat trout, sculpin, speckled dace, and shiners.

Historic management of the Ditch has resulted in eroded banks, some undercutting, and high velocity flows in wet weather. Restoration, retention of vegetation, and effective stabilization should be emphasized on Labish Ditch.

b) Claggett Creek has also been analyzed with the following findings:

- (1) The portion of Claggett Creek within Keizer includes nearly 16,000 linear feet and lies within the 100-year floodplain and portions of it lie within the 500-year floodplain as well.
- (2) The Claggett Creek corridor is currently protected by a flood plain overlay zone.
- (3) ~~There is no anadromous fishery in Claggett Creek, but there may be a trout fishery present below McNary Golf Course.~~ ODFW states that Claggett Creek may be utilized by native resident fish such as cut throat trout, sculpin, speckled dace, and shiners.
- (4) A variety of vegetation exists in the Claggett Creek corridor, which provides important urban habitat for resident and nonresident songbirds, migratory waterfowl, and wildlife such as raccoon and muskrat.
- (5) The variety of topography in the Claggett Creek corridor offers opens spaces for organized recreation (between Dearborn and Chemawa); limited access ~~swamp-wetland~~ and riparian habitat for wildlife (Chemawa to Lockhaven and downstream of McNary Golf Course); and combined open space and riparian habitat for controlled public access and wildlife (Dearborn to the Salem Parkway).

- 3) The existing floodplain overlay zone and zoning ordinance setback requirements adequately protect these resource values. Examples of requirements include: 1) all subdivision proposals must have adequate drainage to reduce flood hazard, 2) new residential construction must be confined to instances where lowest floor of houses is two feet above base flood level, 3) zoning ordinance provides a 25 foot building setback from the mean high water mark of streams; and 4) no development is permitted within a floodway without an engineer's study showing that the development will result in no net rise of the waterway. (2013)
- 4) A letter of map amendment was issued by FEMA in October 2002 that removed a significant portion of west Keizer from the 100 year floodplain. This was a result of the construction of the dike along the Willamette River. (2013)
- 5) Keizer is located on a relatively flat plain, and thus the only scenic views are from existing residential areas toward the Willamette River. Agricultural areas to the north and west of Keizer outside of the UGB offer a scenic setting as does the McNary Golf Course and the Claggett Creek corridor within the City.
- 6) The Cultural and Historic Resources survey conducted for the Salem Area Comprehensive Plan listed no resources within the City of Keizer. (2013)
- 7) The State Historic Preservation Office in 2013 indicated that 29 buildings in Keizer have been inventoried to determine whether they have any cultural or historic significance. Of this inventory, 2 properties were public, 4 were commercial and the remaining 23 sites were residential properties. This inventory further indicated that 18 properties were not eligible or non-contributing with regard to historic designation; 8 properties were determined to be eligible contributing (2 were in public use, 5 were in residential use, and 1 in a commercial type activity); and 3 were designated as eligible significant (all residential). The Fort Wallace site and the Keizer School were both found to be eligible contributing owing to their historical contributions to the community's history. (2013)
- 8) ~~In 1998 a local wetlands inventory was conducted as part of the Salem Keizer Region Local Wetland Inventory. This inventory documented that the majority of wetland soils that were observed in Keizer were located in the areas adjacent to Claggett Creek. Other isolated pockets of wetland soils were noted to be in portions of what is now Keizer Rapids Parks, areas near Staats Lake and some of the other drainage areas in the community. The inventory is intended to be used as a tool to determine whether additional information needs to be submitted by an applicant seeking to develop property. Also, properties not identified in the inventory may in fact be determined to have wetlands and any development of the site will need to be in accordance with all applicable state and or federal regulations.~~ (2013)

The Salem/Keizer Local Wetland Inventory (LWI) was completed in 1998. Field tests were conducted for the inventory along Claggett Creek, which resulted in the verification that there are wetland soils adjacent to this waterway. Aerial photography was utilized to assess other areas of the City without field testing. This process revealed isolated pockets of wetland soils in portions of what is now Keizer Rapids Park, areas near Staats Lake and some of the other drainage areas in the community. No field testing was conducted along Labish Ditch or for the majority of the wetlands identified at Keizer Rapids Park. The inventory is intended to be used as a tool to determine whether additional information needs to be submitted by an applicants seeking to develop property. All properties not identified in the inventory may in fact be determined to have wetlands and any development of the site will need to be in accordance with all applicable local, state, and federal laws.

d. Environmental Quality

- 1) In the 1970s, the Salem-Keizer area was tested for compliance with the newly established carbon monoxide (CO) and ozone standards. At that time, CO and ozone concentrations were above the standards, and the area was officially designated by EPA as non-attainment. In 2004, EPA formally designated the entire state of Oregon in attainment for ozone. The Oregon Environmental Quality Commission (EQC) adopted an Ozone Maintenance Plan for Portland and Salem on February 22, 2007. (2013)

In the SKATS region, the carbon monoxide (CO) standard has not been violated for 20 years, and CO concentrations are now approximately half of the NAAQS for CO. Consequently in June 2007, the Oregon EQC re-designated SKATS as a CO Maintenance Area. The EQC also adopted a Limited CO Maintenance Plan for the SKATS region in June 2007. This plan was approved by the federal Environmental Protection Agency (EPA) and became effective on March 2, 2009 [73 Federal Register 79655, Dec 30, 2008]. (2013)

~~The construction of the garbage burning plant at Brooks just northeast of Keizer suggest that continuous air quality monitoring in the City should be undertaken.~~ (2013)

- 2) ~~As documented in the 1982 report, "Conformance of the Salem Area Comprehensive Plan with State Land Use Goals", the major water quality problems in the Salem/Keizer area are associated with the Willow Lake sewage treatment plant and sedimentation and erosion. Additionally, significant levels of nitrate and coliform bacteria have been identified in Claggett Creek and concerns have been expressed regarding pollution of the groundwater aquifer by dry wells.~~
According to DEQ, the major water quality problems in the Salem/Keizer urban area are associated with urbanization. Pollutants of particular concern include bacteria, mercury (associated with

sedimentation and erosion), temperature, and dissolved oxygen. Heavy metals, associated with transportation, and pesticides are growing areas of concern in regard to water quality.

- 3) Because the city obtains all of its water supply from underground sources, the city is concerned about maintaining the water quality of this resource and seeks to avoid expensive alternatives or future remediation measures. ~~Negative impacts are possible from underground storage tanks, storm drainage, chemical spills, residential on-site sewage disposal systems, and other similar land uses from both spills from city sites as well as from spills that are outside the city limits but which may enter the underground water supply.~~ The city closely monitors water quality from its well sources consistent with state and federal testing requirements. The city coordinates closely with DEQ on the states leaking underground storage tank program which has identified 183 tanks that have been replaced within the city limits as well as groundwater contamination sites in the city that DEQ staff investigate. (2013) In preparation for obtaining a Water Pollution Control Facilities (WPCF) permit to legally operate publically owned UICs, the City commissioned a two-year groundwater protectiveness study to determine the effects of underground-injected stormwater runoff from city-owned properties and rights-of-way. Using Keizer-specific data, an extensive modeling effort was completed in the fall of 2013. The findings concluded that normal stormwater inputs have no detrimental effect on groundwater beneficial uses. However, the findings also stated that in order to maintain protectiveness, ~~all~~ newly installed stormwater injection devices must be placed at least 120 feet from existing water wells and injection points must have at least 3 feet of vertical separation from seasonal high groundwater. DEQ has reviewed and approved these findings. (Kohlbecker, M., "Groundwater Protectiveness Demonstrations and Risk Prioritization for Underground Injection Control (UIC) Devices, City of Keizer, Oregon", GSI Water Solutions Inc., Portland, OR, Nov. 2013)
- 4) A DEQ and Marion County Health Department survey in 1984 identified a concern relating to a significant number of failing septic systems in the northern portion of the city. Since then sanitary sewers have since been installed in this area and the problems associated with failing septic systems have been corrected. The installation of sanitary sewer lines, along with waterlines, have allowed for numerous properties to be developed and to connect to full city services. There are no known wide spread problems that would require extensive extension of city services. There is a very small percentage (1-2%) of homes within the city that still use private septic systems. As these systems fail and require upgrading, it is the city's policy that properties that are within 300 feet of sanitary sewer lines then connect to that line. Over time, the number of private septic systems within the city is decreasing and the likelihood of groundwater contamination from these sources is also decreasing. (2013)
- 5) Noise measurements and forecasting undertaken for the March 1982 Conformance Report led to the conclusion that the principal noise

generator in the Salem area is the automobile. Several studies have been conducted in the Keizer area since 1982 in association with road widening. Specifically, measurements were made along North River Road and the Salem Parkway. Some specific locations along major arterials were found to be above state guidelines, but overall there is a minimal noise problem. No noise problems were identified on smaller streets.

- 6) In the late 1980s and early 1990s, the issue of odors from the Willow Lake Treatment Plant resulted in an agreement between the City of Salem (operator of the treatment facility) and Keizer for the creation of a special Noise/Odor Impact Overlay zone to be added to the development code. This both limits certain type of development near the treatment facility and also requires an easement/waiver as a result of allowed developments. There have also been technological improvements and operation changes in the subsequent years that have lowered the levels of odors being emitted from the operation of the treatment plant. (2013)
- 7) In recent years, concerns over garbage waste and land fill capacity has resulted in greater opportunities for waste reduction. Keizer residents are given the opportunity to reduce their household waste volumes through recycling and composting collection containers by the two garbage haulers in the city. While the city does not have a waste management plan, Marion County has taken the lead on the establishment of this plan and envisions a 51.5% waste reduction rate through the planning period to be an achievable rate. (2013)
- 8) The city ~~has begun to develop~~ has developed storm-water stormwater requirements aimed to reduce the amount of runoff from sites being developed that are consistent with state and federal regulations. These requirements seek to treat ~~storm-water stormwater~~ on-site wherever practical as a means to reduce the ~~storm-water stormwater~~ outflow into the creeks and river. (2013) to waterways.
- 9) DEQ has determined that the City is a designated management agency for the Willamette Basin Total Maximum Daily Load (TMDL) for its stormwater discharges to the Willamette River from Labish Ditch, Claggett Creek, and nonpoint sources. The City of Keizer TMDL Implementation Plan was approved by DEQ in April 2008. The Plan was revised and approved in 2012. The pollutants of concern to the receiving waters, the Willamette River, are bacteria, temperature, and mercury. Additional pollutants will be added based on monitoring in subsequent years. Heavy metals and pesticides are likely to be included in the relatively near future.
- 10) The City of Keizer is a National Pollutant Discharge Elimination System (NPDES) permit holder. The federal Clean Water Act designates that stormwater be regulated as a point source. The City of Keizer is identified as a Phase II jurisdiction because of its location within the Salem/Keizer urban area. In Oregon, DEQ is the authorized

agent for the Environmental Protection Agency (EPA) who administers the stormwater regulations in the Clean Water Act. Keizer was issued NPDES permit #102904 in March 2007. The NPDES permit, and implementation of the Stormwater Management Plan referenced in the permit, allow the City to discharge stormwater directly to local waterways. Failure to implement the Management Plan or remain in compliance with the permit can result in fines and/or third party lawsuits.

11) The United States Congress enacted Underground Injection Control (UIC) rules in 1974 under the federal Safe Drinking Water Act. The EPA administers these rules under Title 40 of the Code of Federal Regulations (CFR) parts 144-148. In Oregon, the EPA has delegated the regulation of UICs to DEQ. OAR 340—044 regulated all groundwater as a potential source of drinking water and require municipalities with more than 50 UICs to operate under a Water Pollution Control Facilities (WPCF) permit. The City was issued WPCF permit #103068 in October 2013. The WPCF permit requires development of a UIC Management Plan, a systemwide assessment, and a monitoring plan. Those documents were approved by DEQ in August 2013 and are referenced as approved in the permit. Keizer's UIC Management Plan includes a robust list of Best Management Practices (BMPs) designed to minimize impact to groundwater from stormwater runoff, illicit discharges or other inputs to UIC facilities. Compliance with the WPCF permit provisions constitutes compliance with current state and federal regulations regarding municipal stormwater UICs, including the applicable portions of the Safe Drinking Water Act.

e. Natural Hazards

- 1) Based upon a detailed inventory of hazards by the Oregon Department of Geology and Mineral Industries there are two major types of natural hazards that were estimated to affect Keizer. These were the result of flooding associated with the Willamette River and/or flooding of the river and impacts on feeder streams such as Claggett Creek, and impacts associated with an earthquake. While there is no known fault line under the city, it is estimated that damage would occur from shaking of soft soils. While the city is generally quite flat there is one area of steep slopes in the northwest quadrant, however no [specific](#) hazards associated with landslides was noted on the inventory. This is not to say that any potential development on steep hillside might not be at risk and may require special engineering studies and unique construction methods. (2013)
- 2) A dike/riverwall was constructed along the Willamette River in 1965 to protect the area along the river from flooding. Responsibility for maintenance and enforcement of dike standards lies with the City in conjunction with the Army Corps of Engineers which certified the design and construction of the dike / riverwall. (2013)

- 3) In consideration of the construction of the dike / riverwall, FEMA issued a Letter of Map Adjustment which recognized the effect of the lowering of the impact of flooding in the western portion of Keizer. This removed hundreds of properties from the 100 year floodplain. The main areas within the city that are within the 100 year floodplain are low lying areas adjacent to Claggett Creek, Labish Ditch, Staats Lake, and the roads and golf course in McNary Estates, and the lower portion of properties upstream of the dike / riverwall. (2013)
- 4) The city has established an emergency management team which works with other jurisdictions to better plan for natural hazards and to develop response plans for such emergencies. (2013)

f. Willamette Greenway

- 1) A Willamette Greenway Boundary has been established for the portion of the Willamette River within the Keizer City limits. This boundary is shown on the Willamette Greenway Boundary Plan and should be evaluated to determine if any revisions to the boundary should be made as it appears to have several discrepancies. (2013)
- 2) A vast majority of the lands abutting the Willamette Greenway Boundary are already developed in residential uses, and there are three existing city parks along the Willamette River which provides for opportunities for the provision of public river access or park recreation. At this time, there are no uses within the Willamette Greenway Boundary which conflict with the overall goal of resource protection, conservation and enhancement. (2013)
- 3) A Willamette Greenway Overlay Zone has been incorporated into the Keizer Zoning Ordinance. Specific regulations are applied to the lands within the overlay zone including the permitting process, specification of allowed uses, use management and procedural requirements. (2013)

2. GOALS AND POLICIES

a. General Goals

- 1) Preserve and maintain agricultural lands within the UGB until needed for urban development.
- 2) Conserve open space and protect natural, cultural and scenic resources.
- 3) Maintain and improve the quality of air, water and land resources.
- 4) Protect life and property from natural disasters and hazards.
- 5) Encourage energy conservation.

- 6) Protect, conserve, enhance and maintain the natural, scenic, historical, economic and recreational qualities of lands along the Willamette River.
 - 7) Create economic and regulatory incentives that favor residential infill projects that are compatible with existing neighborhoods.
- b. Agricultural Lands Policies
- 1) Encourage agricultural lands within the UGB to continue in agricultural use until such lands are planned for public facilities and other development per the public facilities and urban growth management elements of this plan and with the applicable zone district requirements. The city's one parcel that is designated EFU should be evaluated to determine whether this zone designation is still appropriate or whether it should be re-designated to a more appropriate residential land designation. (2013)
- 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 zoning of these areas shall be reviewed to evaluate the effects of such change. Develop strategies to improve existing and future parks along the river to maximize access to the river without impacting riparian areas or water quality-(2013)
 - 2) Protect and manage identified significant wildlife habitats that may be identified in the future in accordance with the State Wildlife Management practices.
 - 3) It is the intent of the City of Keizer that Labish Ditch and Claggett Creek shall be protected. Protect the riparian vegetation adjacent to Claggett Creek, Labish Ditch, and the Willamette River within the 100-year flood plain from development impacts through the flood plain ordinance, Discharge Ordinance, Erosion Control Ordinance, and other conservation area policies.
 - 4) Protect, preserve and maintain waterways as as drainage courses and scenic, recreational and natural resources as required under the NPDES permit and TMDL Implementation Plan. Access to waterways for maintenance purposes should be provided allowed and implemented in a water quality minded manner.
 - 5) Prohibit filling of natural drainage courses, unless adequate alternatives are taken to accommodate the storm water run-off and surface drainage area.
 - 6) The city shall revise park and recreational plans to meet the increased recreational needs created by infill and redevelopment and shall

implement the necessary process to meet the current and future needs of the city. (2013)

d. Historic and Cultural Resources Policies

- 1) Protect and encourage the preservation of cultural and historic resources that may be identified in the future.
- 2) Develop an inventory and analysis of historic and culturally significant resources within the city. (2013)
- 3) Ensure the preservation of officially listed historical sites and structures by criteria contained in Historical Landmark Overlay Zone chapter of the Keizer Development Code. (2013)

e. Environmental Quality Policies

- 1) ~~Strive to achieve and maintain attainment status for all pollutants in Keizer through continued support of regional efforts. The city will adhere to State and Federal standards for all pollutants.~~ (2013) Maintain compliance with state and federal regulations in regard to stormwater quality through implementation of the City's NPDES permit, WPCF permit, TMDL Implementation Plan, and any approved guiding documents.
- 2) ~~Provide public facilities adequate to prevent water pollution problems. Maintain public infrastructure as is required by state and federal regulations and local permitted activities.~~
- 3) ~~Accomplish the disposal of solid waste with minimal negative impact on the land, air and water resources of the region. A balanced program of recycling, waste reduction, conventional landfill disposal and other methods shall be encouraged.~~ The city shall participate with Marion County in the implementation of its waste management planning process. (2013)
- 4) Continue to participate in regional efforts to minimize the odor near the Willow Lake Waste Water Treatment Plant. (2013)
- 5) The city shall follow ~~adopted~~ best management practices with regard to the operation of its facilities to minimize all negative environmental impacts. (2013)
- 6) ~~The city will develop and implement storm water regulations aimed at reducing storm water runoff into the city's waterways and require new developments to adhere to these requirements.~~ (2013)
- 7) In the review of land use applications, the city will not only require the proposal to comply with all applicable state environmental regulations but will also seek ways to minimize any impact it may have on natural features. (2013)

- 8) Require a ~~wetlands soils analysis~~ an approved Department of State Lands wetland determination for any development proposed that is within an identified wetlands as shown on the wetland inventory map or which appear to exhibit possible wetland characteristics. Any development will need to be consistent with all state and federal regulations affecting the use of wetlands. (2013)

f. Energy Conservation Policies

- 1) Consider and foster the efficient use of energy in land use and transportation planning.
- 2) Encourage site planning, landscaping and construction, which supports solar energy use and conservation.
- 3) Allow development of underground facilities for homes, commercial and semi-public, and public services and activities in order to reduce amounts of energy needed for heating and cooling.
- 4) Encourage renewal and conservation of existing urban neighborhoods and buildings, and create a multi-centered land use pattern to decrease travel needs. In-filling of passed over vacant land should be encouraged. Emphasis on close locational relationships among developments for living, working, shopping and recreation should be encouraged through planned mixed-use zones.
- 5) Provide for higher density and more economical residential developments as an alternative to single-family detached housing.
- 6) Plan for commercial, office, retail and service facilities, including schools, churches, public and semi-public uses at both the community and neighborhood level, and within walking distance of residential areas.
- 7) Encourage cluster developments of mixed uses to promote energy conservation and to allow more efficient centralized energy systems.

g. Willamette Greenway Policies

- 1) Maintain and enforce regulations to control the use of land and intensity of uses within the Willamette River Greenway boundary. The predominant land use is single family residential with a significant amount of park lands which should be protected from incompatible uses. This boundary should be evaluated to determine if any revisions to the boundary should be made as it appears to have several discrepancies. (2013)

- 2) Exempt from the Willamette Greenway regulations are small modifications of existing structures. Normal maintenance activities as defined in the Zoning Ordinance are also exempt. (2013)
 - 3) Establish setbacks through the Willamette Greenway regulations review process. Except for water-related and water-dependent building and structures, buildings and structures shall be located 30 feet or more upland from the ordinary high water line unless it can be shown that the parcel size makes meeting this requirement impossible, or natural features would be lost if the standard is met. (2013)
 - 4) Conserve riparian vegetation and wildlife within the Willamette Greenway boundary. Conservation shall include protecting and managing river banks, sloughs, wildlife and vegetation. (2013)
 - 5) Minimize disturbance to private property where adjacent to public use areas. (2013)
 - 6) Acquire additional sites when available for recreation and scenic views and access to the Willamette River. (2013)
 - 7) Support aggregate extraction within the river channel and on lands adjacent when determined to be compatible with the purpose of the Willamette Greenway. Proposed extraction must shall meet any state and federal regulations regarding extraction and be designed to minimize the adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise and potential land use. (2013)
 - 8) ~~Encourage the state to continue dredging of the Willamette River for the purpose of channel maintenance, bank stabilization and to facilitate commercial river traffic and recreational boating. Dredging operations should minimize the adverse impacts on existing fish and wildlife habitat, riverbank vegetation and public and private property.~~ (2013)
 - 9) Ensure that the Keizer Dike is maintained consistent with applicable Army Corps of Engineer certification requirements. (2013)
- h. Resource Conservation Policies
- 1) Provide for additional protection, preservation and maintenance for the resource conservation area as indicated in the Resource Conservation Overlay Zone in the Keizer Development Code (KDC) and by: (2013)
 - (a) Require new development in Resource Conservation Areas be done consistent with the regulations in the Resource Conservation Overlay Zone in the KDC. (2013)
 - (b) Allow selective removal cutting, trimming and thinning of invasive existing vegetation so as to improve the natural scenic

and habitat value of these areas, ~~to provide for access, and to provide for necessary public facilities.~~

- (c) Areas disturbed during construction of necessary public facilities will be replanted in such a way to enhance the scenic and habitat values of the area and adequately protect the site from erosion that may occurs as a result of disturbance.
- (d) Establish as a priority public acquisition in the Claggett Creek corridor those areas designated in the comprehensive plan as needed and appropriate for park and recreation purposes.
- (e) Allow the transfer of development rights within the same parcel when resource conservation lands are donated to the city, or when permanently dedicated for open space purposes.
- (f) ~~Encourage~~ Require private owners to maintain conservation areas in order to preserve and enhance habitat values, and comply with overlay zone regulations and applicable federal wetland standards.

i. 100-year flood plain Policies

- 1) Regulate development in the floodplains and floodways to preserve and maintain the capability of the floodplain to convey the flood water discharges and to minimize danger to life and property. (2013)
- 2) Adopt in the form of an overlay zone regulations to control development within the 100-year floodplain. Require new development to comply with all applicable floodplain regulations, including submittal of certified elevation certificates, and retention of all floodplain action records. (2013)
- 3) Maintain and improve the dikes along the Willamette River consistent with Army Corps of Engineer requirements, and enforce standards which ensure protection of the structural integrity of the dike. (2013)

B. URBAN GROWTH AND GROWTH MANAGEMENT

1. FINDINGS

a. General

- 1) The City of Keizer is within the shared Salem-Keizer Urban Growth Boundary. It is the city's intent to recognize the existing urban growth boundary in the vicinity of its jurisdiction, for urban growth and will analyze its land needs within city limits in context with the larger UGB. (2013)

- 2) Within existing city boundaries, there are approximately 4,400 acres of land. The buildable lands inventory revealed that the vast majority of this land is currently developed with uses consistent with the applicable underlying zone designation. As previously indicated the largest land use category allows for residential uses followed by commercial use designations. The employment buildable lands inventory found that approximately 111 acres of land in Keizer is vacant, partially vacant or re-developable with an appropriate zone designation (Agricultural Industrial, Commercial General, Commercial Mixed Use, Commercial Office, Commercial Retail, Industrial Business Park, Industrial General and Mixed Use) that can be considered to be available to meet some of the employment needs. The residential buildable lands inventory found 315 acres of land in Keizer to be either vacant, partially vacant, or re-developable with an appropriate zone designation (Single Family Residential, Medium Family Residential, Urban Transition, Mixed Use), and to be considered available to meet some of the future residential needs. (2013)
- 3) The need for vacant buildable lands for urbanization for the 20 year timeframe (2013-2033) expressed in this plan is based on estimates for population growth and land needed to accommodate that growth, applied to population growth forecasts specific to Keizer. The EOA and HNA documented that there will be a need of 21.6 acres of land for commercial needs; no additional land for future industrial needs; 41.8 acres to meet future institutional needs; 267.6 acres to meet projected residential needs; 43.5 acres for future park needs; and, 10 acres for school needs. (2013)
- 4) The area within Keizer's city boundary is insufficient to meet forecasted future growth given the very limited amount of large undeveloped properties available to meet projected future needs. For example, the HNA documented that the capacity of the inventory of buildable residential lands found there is a supply of 315 acres which could accommodate 2,422 units. However, the calculated 20-year need was determined to be 4,513 units which leaves a need of 2,090 units which cannot be accommodated within the city's current jurisdictional boundary. The EOA inventory revealed that there are no sites available to meet the future institutional (high value employment) site; or lands which might accommodate future commercial needs without massive rezoning which would further detract from the residential lands inventory. (2013)
- 5) The City of Keizer provides the following major public facilities and services within its municipal boundary: sanitary sewer by an agreement with Salem, water, streets, drainage stormwater facilities, parks, police protection and general government. The Keizer Rural Fire Protection District and Marion County Fire District #1 both provide fire protection services within the city. (2013)

- 6) The results of the 2009 Keizer Visioning process provided directions that the City can take to realize its short and long term ideal future. They are: (2013)
- (a) Manage Growth and Development. Maintaining Keizer's "small town feel", while balancing growth and development pressures will continue to be a high priority challenge. While growth is not unexpected, residents do not necessarily favor expanding the Urban Growth Boundary (UGB). Rather, they cite alternative means of accommodating growth in ways that maintain the general size of the city and the inherent sense of community and togetherness they cherish. (2013)
 - (1) Consider policies that enhance the efficient use of existing land within the UGB. (2013)
 - (2) Review the long-term impacts to community livability of seeking additional land through expansion of the City's UGB. (2013)
 - (b) Maintain a Sense of Community. Keizer is a proud community of active, involved citizens. Residents cherish the community's volunteer spirit as a key asset in realizing their Vision. Keizer residents favor additional opportunities for all to participate in their community. Additionally, Keizer residents have a proud sense of togetherness. (2013)
 - (1) Consider maintaining one high school as a symbol of community connectedness. (2013)
 - (2) Maintain and increase civic celebrations and other volunteer efforts. (2013)
 - (c) Become More Sustainable. Sustainability is at the heart of Keizer's future. Residents want a clean, green environment that includes additional parks, clean water, and abundant greenery. (2013)
 - (1) Promote policies that enhance the ability of automobiles, pedestrians and bicycles to get around more efficiently. (2013)
 - (2) Create and encourage neighborhoods that are more connected, with goods and services easily available. (2013)
 - (d) Maintain Efficient Public Services. Keizer residents are proud of their public services and favor those that are fiscally resourceful. Public safety is of highest priority. Residents also want a responsive government that meets their expectations in an efficient manner. (2013)
 - (1) Engage more residents in ongoing deliberative, collaborative efforts with their government. (2013)

- (2) Build and strengthen networks and coalitions with partner organizations. (2013)
 - (e) Preserve Keizer's Livability. Keizer is a livable community and residents want to keep it that way. Aspects of livability include: keeping Keizer a safe place to live; maintaining streets and roads; controlling traffic and managing development; making Keizer an affordable place to purchase and own a home; attracting diverse industries with family-wage jobs; encouraging cultural and civic facilities; and favoring additional places to shop that appeal to a variety of people. (2013)
 - (1) Increase the number and access to parks and open space; and add greenery to enhance the physical health and beauty of the community. (2013)
 - (2) Develop and nurture economic development policies that attract and retain desirable jobs for current and future Keizer residents. (2013)
- 7) Keizer has a unique opportunity to capitalize on existing open space and recreation facilities at the center of the city by encouraging a mixed-use development creating a town center. (2013)

2. GOALS AND POLICIES

a. General Goals

- 1) Ensure a coordinated, current, and vital urban growth program in the Salem/Keizer urban area. This will be accomplished by: (2013)
 - (a) Maintain a shared urban growth boundary through a coordinated regional effort. (2013)
 - (b) Adopt urban growth objectives and policies developed through a coordinated regional effort.
 - (c) Adopt a revised urban growth coordination agreement among the cities of Keizer and Salem and counties of Marion and Polk whereby land use actions of regional significance are considered by all jurisdictions. (2013)
- 2) Within the Keizer portion of the shared Salem-Keizer urban growth boundary: (2013)
 - (a) Ensure adequate buildable land is available for all uses particularly lands necessary to realize the city's economic vision as identified in the Keizer EOA. (2013)

- (b) Provide for the orderly and efficient provision of public facilities and services.
- (c) Encourage development in areas already served by major public facilities before extending services to unserved areas.

b. Urban Growth Policies

- 1) Contain urban development within planned urban areas where basic services such as sewers, water facilities, police and fire protection can be efficiently and economically provided.
- 2) Conserve resources by encouraging orderly development of land by adopting efficiency measures that will further allow for the efficient use of urban land. (2013)
- 3) Preserve farmland and open space not needed for urban growth.
- 4) Make more economical use of local tax dollars in locating facilities and providing services for the benefit of all citizens within the urban growth area.
- 5) Provide property owners greater security in long-range planning and investments through responsible and stable land use policies. (2013)
- 6) Make it possible for utility extensions, transportation facilities, and schools to be designed and located so as to more closely match population growth.
- 7) Preserve and enhance the livability of the area.
- 8) Use public facilities and services as a frame work for urban development.
- 9) Maintain an adequate land supply to meet the needs of the city. (2013)
 - (a) Future urban development will be contained within the geographical limits of an urban growth boundary unless it is demonstrated that there is not sufficient land within the UGB to accommodate forecasted growth. (2013)
 - (b) An urban growth boundary will be maintained by the affected local jurisdictions and said parties will take the necessary action to have the boundary and the policies herein set forth made a part of their respective Comprehensive Plans. Work with the other jurisdictions to maintain and strengthen regional implementation of state wide planning goals. (2013)
 - (c) Coordinate with Marion County to ensure that the area outside the urban growth boundary will be maintained with low-density

living areas, agricultural, open space lands, and other uses compatible with the intent of the urban growth policies. (2013)

- (d) Work toward the development of the most efficient and economical method for providing specific urban services to the area within the urban growth boundary. (2013)
- (e) Encourage the orderly annexation to the City of Keizer of the land within the urban growth boundary that is contiguous to the city limits of Keizer. (2013)
- (f) Work toward improved delivery systems of services that require coordination by larger units of government. (2013)
- (g) Urbanizable areas within the urban growth boundary will be considered as available for annexation and urban development.
- (h) Development of land with existing urban services will be encouraged before the conversion of urbanizable lands to urban uses.
- (i) Sewer or water services will not be extended to subdivisions developing outside city limits and county service districts. Such areas must be annexed to the cities to receive those services except as may be agreed by the city and consistent with all applicable State and County requirements. (2013)
- (j) Any proposed UGB revision shall show a demonstrated need based on State requirements as outlined in applicable state statutes and administrative rules. (2013)
 - (1) Housing needs shall be coordinated with the regional needs; transportation systems, public services efficiencies and infrastructure costs shall be evaluated in order to provide the most effective and efficient services and provide for the highest quality of life. (2013)
 - (2) Employment lands should be provided to implement the economic vision created and adopted in the EOA. (2013)
- (k) When evaluating the merits of a UGB expansion, consideration shall be given to minimizing the affects of multiple school districts. (2013)
- (l) Work with Marion County to develop an appropriate zone designation for lands that are brought into the UGB but not into the city limits. This shall include strategies such as: (2013)
 - (1) Retaining lots as large as possible by discouraging subdivision or partitions until the land is annexed. (2013)

- (2) Lands identified for employment needs restrict uses to only those uses compatible with the adopted EOA by establishing zoning districts that will limit or restrict incompatible uses. (2013)
- (m) When evaluating a UGB expansion area, give consideration to the least disruption to quality of life and environmental value in the areas under consideration and of the city as a whole. (2013)
- (n) UGB expansion areas shall be governed by land use regulations and shall be sensitive to established land use patterns. (2013)
- (o) Promote effective urbanization of underutilized lands within the existing UGB. (2013)

c. Growth Management Policies

- 1) Establish as a priority the extension of services to areas identified for future development with high value employment as identified in the Keizer EOA. (2013)
 - (a) Develop a plan and implementation program for public facility financing.
 - (b) Encourage the consolidation of existing parcels. Discourage further subdivision of existing parcels.
 - (c) Retain agricultural zoning until long-term public facilities are planned or available. Once facilities are planned or available, actively recruit new commercial and industrial development.
- 2) Establish as a low priority the extension of public facilities to the area around the Willow Lake Sewage Treatment Plant.
- 3) Support public facility extensions when new development provides its own financing. The cost of new growth should, to the extent possible, be borne by the new growth itself.
- 4) Establish as a high priority construction of public improvements in areas where sewer and water facilities are already provided, particularly ~~storm sewers~~ stormwater facilities, and streets. (2013)

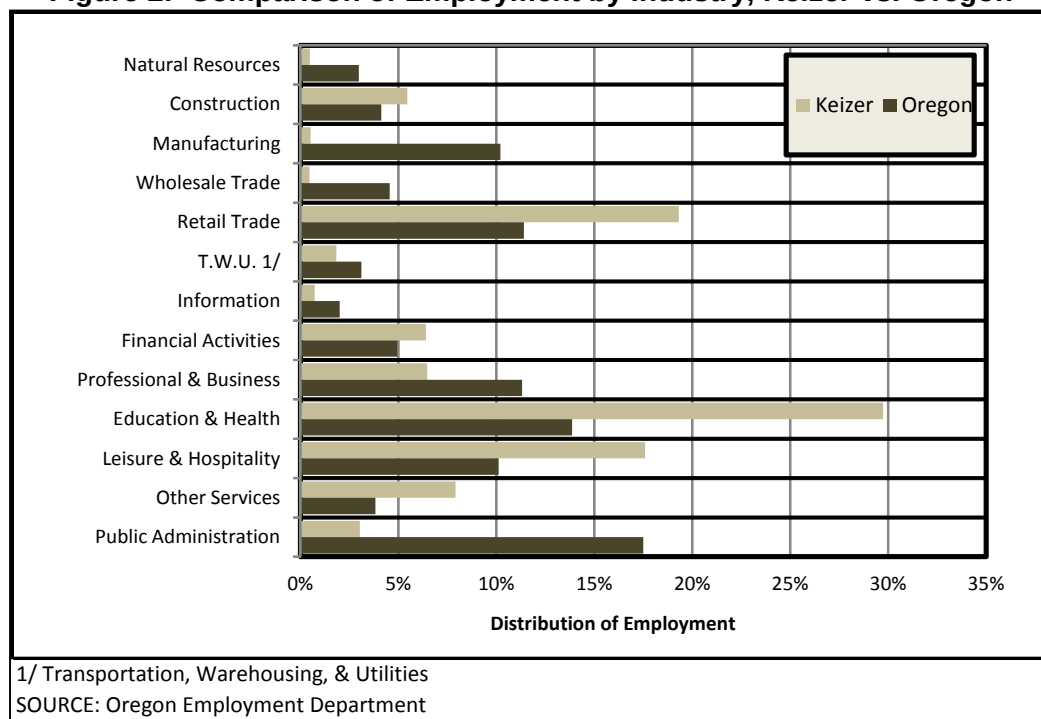
C. LAND-USE AND ECONOMIC DEVELOPMENT

1. COMMERCIAL AND INDUSTRIAL EMPLOYMENT

a. The City of Keizer has synthesized data on local and national economic trends, employment trends and forecasts, existing industries, economic development goals and community vision to generate employment growth projections over the next 20 years. The Keizer City Council adopted the local Economic Opportunities Analysis in June 2013 which contains the methodology used to develop the following summary of that analysis. (2013)

- 1) Keizer aspires to provide more opportunities for a range of good paying jobs for people living in Keizer, which would result in faster growth in employment than in population growth. Keizer's vision for providing new employment opportunities is to capture professional services and associated uses in a "campus" setting, primarily, but not exclusively, related to medical office, research, and education. These services may include a hospital and/or educational facilities, which are expected to provide Keizer with growth opportunities that fit the City's locational advantages. The city's economic vision is an economic strategy that will not directly compete with Salem, but capitalizes on Keizer's own attributes and aspirations. (2013)

Figure 2: Comparison of Employment by Industry, Keizer vs. Oregon



(2013)

- 2) The composition of employment by industry in Keizer exhibits several large deviations from the statewide composition (Figure 2). These deviations represent Keizer's competitive advantages in the economy, which fall largely in population-driven services. Industry classifications such as Retail Trade, Education & Health, and Food Service & Drinking Places have a high representation locally. These well-represented industries, in combination with economic development goals and input from the stakeholders, were used to devise potential future target industries. After discussing and ranking industries based on local aspirations and current representation of that industry in Keizer, the following list of target industries were adopted by the City Council: (2013)
 - (a) Medical facilities, including research, development and support (2013)
 - (b) Information technology/back office (2013)
 - (c) Educational services, including educational research and job training (2013)
 - (d) Professional services, including corporate headquarters
 - (e) Sporting events (2013)
- 3) Current employment levels by industry were projected forward based on regional job growth estimates and the listed target industry goals (Figure 3). The growth forecast calls for a total of 3,774 new jobs over the next 20 years, representing growth of 55% over current levels. (2013)

Figure 3: Forecasted Employment Growth, 2013 – 2033, Keizer

HIGH FORECAST SCENARIO NAICS	2013	Forecast Estimates				'13-'33 Growth	
	Base Year	2018	2023	2028	2033	Jobs	AAGR
Natural Resources	35	37	39	41	43	9	1.14%
Construction	368	409	456	507	564	196	2.16%
Manufacturing	26	39	60	92	139	113	8.78%
Wholesale Trade	31	34	38	42	47	17	2.17%
Retail Trade	1,231	1,331	1,439	1,555	1,681	450	1.57%
T.W.U.	7	9	11	14	17	11	4.73%
Information	39	41	42	43	45	6	0.67%
Financial Activities	889	953	1,021	1,094	1,173	284	1.40%
Professional & Business	462	546	646	764	904	442	3.41%
Private Education	37	41	44	48	53	15	1.71%
Health Care & Social Assistance	1,208	1,445	1,728	2,067	2,473	1,265	3.65%
Leisure & Hospitality	1,100	1,221	1,355	1,503	1,668	568	2.10%
Other Services	618	671	728	791	858	240	1.66%
Government	769	806	845	886	929	160	0.95%
Total	6,820	7,583	8,452	9,448	10,595	3,774	2.23%

Source: Oregon Employment Department and Johnson Reid

- 4) The projected employment growth is used to estimate what types of employment land (i.e. commercial retail, office, or industrial) will be needed in the future by applying data on what types of real estate is used in each of these industry categories. (2013)

*Figure 1: SUMMARY OF EXISTING EMPLOYMENT
BUILDABLE LANDS INVENTORY

Zoning		Total Acreage
AI	Agricultural Industrial	22.2
Cg	Commercial General	4.7
Cm	Commercial Mixed Use	16.4
CO	Commercial Office	0.4
CR	Commercial Retail	2.7
IBP	Industrial Business Park	29.3
IG	Industrial General	12
MU	Mixed Use	34.9
TOTAL		122.5

* For convenience purposes only, this Figure 1 is reproduced.

(2013)

Figure 4: Forecasted Employment Land Need, 2013 – 2033, Keizer (2013)

BASELINE LAND NEED		WITH INFRASTRUCTURE 3/	
Land Type	Forecast	Land Type	Forecast
	High		High
Office Lands	34.5	Office Lands	41.4
Industrial Lands	0.6	Industrial Lands	0.7
Commercial Lands 1/	57.9	Commercial Lands	69.5
<i>Resident Driven</i>	50.3	<i>Resident Driven</i>	60.4
<i>Visitor Driven</i>	7.6	<i>Visitor Driven</i>	9.1
Overnight Lodging	5.2	Overnight Lodging	6.2
Specialized Uses 2/	34.8	Specialized Uses	41.8
TOTAL EMPLOYMENT LAND NEED	133.0	TOTAL EMPLOYMENT LAND NEED	159.6

1/ Only two scenarios were forecasted. Medium and High reflect retail need allowing for small growth in real incomes

2/ Hospitals, Clinics, Assisted Living, etc. for employment not otherwise categorized.

3/ Assumes a 20% gross up of land need for infrastructure

- 5) Figure 4 shows, there is an estimated need for 160 gross acres of land to accommodate the projected employment growth. An inventory of remaining buildable lands finds 123 acres of buildable land remaining within the city boundary, in the commercial and industrial categories. However, there is no land available that is well-suited for the institutional category, which includes hospitals, higher education facilities, and other uses that figure heavily into the city's economic development strategy. (2013)

Figure 5: Forecasted Employment Land Need, 2013 – 2033, Keizer

Scenario	Demand	Supply	Surplus/ Shortage
<i>High Growth Scenario</i>			
Commercial	86.0	64.5	(21.6)
Industrial	31.8	59.6	27.8
Institutional	41.8	-	(41.8)
<i>1/ Assumes a demand distribution of Office support 25% to commercial and 75% to Industrial</i>			

- 6) As Figure 5 shows, there is a net need for commercial and institutional lands amounting to 63.3 gross acres above and beyond what the city's remaining buildable employment lands can accommodate. The institutional lands are intended to be available for the identified target industries which are also referred to as high value employment sites in the regional EOA. (2013)

2. GOALS AND POLICIES: ECONOMIC, COMMERCIAL AND INDUSTRIAL DEVELOPMENT

- a. Goal 1: Provide an adequate supply of sites to accommodate target industries. (2013)

- 1) Objective 1.1: Recognize that Keizer has a limited supply of sites that will allow for target industry employment opportunities and seek to develop strategies that will result in additional inventory of these sites. (2013)

(a) Policies 1.1:

- (1) Provide land to meet the site characteristics and site sizes described in the 20-year land needs identified in the EOA. These sites may include vacant, undeveloped land, and partially developed sites with potential for additional development through infill development, and redevelopable areas. The city can provide land in two ways: (1) increasing commercial and industrial land-use efficiency by promoting infill or redevelopment and (2) bringing land into the urban growth boundary, if necessary. (2013)
- (2) Work with property owners to help ensure that prime development sites are known, able to be aggregated and ready to develop. (2013)
- (3) Work with property owners to ensure that prime development and redevelopment sites are preserved for future employment needs and are not subdivided or developed for non-employment uses. (2013)

- (4) Provide a short-term supply of suitable land to respond to immediate economic development opportunities. (2013)
 - (5) Periodically review local land use regulations to determine whether they pose barriers to economic development and employment growth. Where regulations pose barriers, balance the goals of such regulations with economic development objectives. (2013)
- 2) Objective 1.2: Facilitate the development of target employment sites with appropriate businesses. (2013)
 - (a) Policies 1.2:
 - (1) Target industry employment businesses as identified in the Keizer EOA. (2013)
 - (2) Facilitate the development of a marketing plan to attract businesses within the identified target industry business sectors. (2013)
- 3) Objective 1.3: Analyze opportunities for rezoning of lands; developing adequate infill strategies, or consideration of an urban growth boundary expansion to allow for the provision and future development of target industry sites as identified in the Keizer EOA. (2013)
 - (a) Policies1.3:
 - (1) Identify employment site opportunities that can be developed through rezoning, expanding the urban growth boundary, or other means. (2013)
 - (2) Consider infill strategies to meet some of the employment land needs. (2013)
- 4) Objective 1.4: Maintain an adequate supply of land for employment uses. (2013)
 - (a) Policies 1.4:
 - (1) Develop and implement a system to monitor the supply of commercial and industrial lands. (2013)
 - (2) Track employment land use trends and re-evaluate employment land needs approximately every five to seven years. (2013)

- 5) Objective 1.5: Preserve large sites, especially sites with access to I-5, to provide opportunities for development by businesses that require large sites with access to regional transportation facilities, as identified in the Keizer EOA. (2013)

(a) Policies 1.5:

- (1) Designate land for target industry uses or business parks to provide opportunities for development of business clusters for related or complementary uses. (2013)
- (2) Develop development code amendments needed to provide certainty for the future use of land on designated large target industry sites as identified in the Keizer EOA and that restrict incompatible or undesirable uses from occurring on these sites. (2013)
- (3) To the extent there is a lack of adequate target industry sites within the city's urban growth boundary, the city may need to pursue an urban growth boundary expansion to provide for sites that will meet this future employment need. (2013)

- 6) Objective 1.6: Economic development recruitment efforts for the city should focus on business that provide a range of wages and benefits, including high-wage jobs in target industry businesses. (2013)

(a) Policies 1.6:

- (1) Work with Strategic Economic Development Corporation (SEDCOR) and other economic development organizations to target and recruit businesses. (2013)
- (2) Coordinate with community and economic development organizations to develop an effective marketing program. Coordinate development of this strategy with local, regional and state economic development agencies. (2013)
- (3) Work with regional and local planning agencies, the County Assessor, and the Oregon Department of Economic Development to prepare and update annually an inventory of vacant commercial and industrial land parcels in the City. (2013)

- 7) Objective 1.7: Require new commercial and industrial development to provide certain design features and to comply with city's Design Review process. (2013)
- (a) Policies 1.7:
- (1) Commercial and Industrial Developments (2013)
- (1a) Provide for commercial and industrial developments by: (2013)
- i Creating undeveloped land zoned for light industrial and commercial uses, consistent with forecasts of the likely future demand for such land. (2013)
 - ii Creating sufficient land adjacent to existing industrial and commercial facilities where future expansion is anticipated. (2013)
 - iii Ensuring convenient access to arterial or collectors street for traffic generated by industrial and commercial uses. (2013)
- (1b) Require commercial and industrial developments to provide: (2013)
- i Outdoor storage facilities to be screened from view of the public road and from adjacent residential uses. (2013)
 - ii Adequate landscaping and appropriate setback from adjacent residential uses. (2013)
 - iii Exterior lighting to be designed to provide illumination to the site and not cause glare into the public right-of-way and adjacent properties. (2013)
 - iv Roof equipment to be screened from view of nearby residential uses. (2013)
 - v Adequate disposal of any hazardous wastes generated (as defined by ORS 459. 410). (2013)
 - vi Avoid large expanses of blank walls facing residential areas. (2013)

- vii Compliance with DEQ noise and other environmental quality standards. (2013)
- viii Compliance with city's Design Review process. (2013)
- (1c) Encourage commercial and industrial developments to create: (2013)
 - i Innovative designs for public spaces such as open plazas, pedestrian malls, and small parks by making sure zoning regulations are flexible. (2013)
 - ii The expansion of existing and the location of new light manufacturing activities, especially those which generate little pollution. (2013)
 - iii Industrial park development for appropriate business activities. Examples of activities are warehousing and distribution, research and development, and medical facilities. (2013)
- (1d) Discourage commercial and industrial developments from: (2013)
 - i Directing major customer traffic outside the immediate neighborhoods from filtering through nearby residential streets. (2013)
 - ii Allowing other land uses in districts that have been designated for industrial use, except when it can be demonstrated such uses will have minimal negative impacts on industrial uses now and in the future. (2013)
 - iii Placement of loud or obnoxious equipment adjacent to residential streets or areas. (2013)
 - iv Allowing loud outside activities (e.g. deliveries, freight handling) adjacent to residential streets or areas. (2013)
- (1e) Permit in commercial and industrial developments: (2013)

- i Commercial offices to be mixed with compatible residential or commercial retail uses in the same structure. (2013)
 - ii Transit services and shelters to be provided in lieu of some off-street parking. (2013)
- b. Goal 2: Provide infrastructure needed to support economic development. (2013)
 - 1) Objective 2.1: Provide adequate infrastructure to facilitate employment growth in new and existing employment areas. (2013)
 - (a) Policies 2.1:
 - (1) Coordinate capital improvement planning with land use and transportation planning to strengthen the city's Economic Development Strategy. (2013)
 - (2) Prioritize use of Systems Development Charge revenues for infrastructure on sites that provide opportunities for new employment as a result of location, size, or other site characteristics. (2013)
 - (3) Where appropriate, ensure that public-private development agreements to recover construction costs are in effect prior to financing and constructing public improvements. (2013)
 - (4) Establish alternative funding mechanisms that provide for the completion of public facilities with preference given to projects that foster economic development. (2013)
 - (5) Assist with providing infrastructure through the use of urban renewal funding, where appropriate. (2013)
 - (6) Work with ODOT, Marion County and the City of Salem to develop a regional funding plan for improvements as noted in the Chemawa / I-5 Interchange Area Management Plan. (2013)
 - (7) Develop a facilities financing plan for target industry sites to plan and provide for the adequate facilities to serve those sites. (2013)

- (8) Determine how to provide for infrastructure needs, such as telecommunication or other facilities that are in addition to standard sewer, water, stormwater, and transportation facilities, as identified in the city's EOA and/or site-specific market analyses. (2013)
 - (9) Provide as funds allow, necessary public facilities and programs to encourage new industrial and other economic development and the expansion of existing industry and business. (2013)
- c. Goal 3: Facilitate the development of all of Keizer Station.
 - 1) Objective 3.1: Encourage the continued development of the Keizer Station as a developing retail / mixed use / industrial development which will continue to provide additional employment opportunities. (2013)
 - (a) Policies 3.1:
 - (1) Strive to retain and attract new businesses within the Keizer Station. (2013)
 - (2) Work with potential new businesses to make them aware of the city's master plan requirements in the Keizer Station. (2013)
 - (3) Consider, as necessary, adjustments to the requirements within the Keizer Station based on the need to respond to changing economic factors and development trends. (2013)
- d. Goal 4: Support and assist existing businesses in Keizer.
 - 1) Objective 4.1: Continue to support existing businesses within Keizer as a valuable component of the city's economy. (2013)
 - (a) Policies 4.1:
 - (1) Develop a strategy to determine how the city can assist existing businesses. Options can include providing assistance with the development process, forming partnerships to promote Keizer businesses and other strategies. (2013)
 - (2) Encourage the development of the formation of business associations and special self-assessment districts for economic improvement. (2013)
 - (3) Pursue grant applications that support local businesses. (2013)

- (4) Remain supportive of the local Chamber of Commerce and other local business groups and their activities. (2013)
- (5) Strive to retain and attract new businesses along River Road / Cherry Avenue corridors. (2013)
- (6) Continue to implement projects identified by the River Road Renaissance Plan and the Keizer Urban Renewal Board. (2013)
- (7) Encourage commercial / residential mixed uses in the same structure. (2013)
- (8) Allow transit services and shelters to account for some of the required off-street parking thereby reducing on-site parking needs. (2013)

e. Goal 5: Increase the potential for conference and tourist related activities. (2013)

1) Objective 5.1: Support tourism efforts within Keizer. (2013)

(a) Policies 5.1:

- (1) Encourage development of destination point projects such as Points of Interest and the art walk series that draw visitors to Keizer. (2013)
- (2) Ensure that the factors that are likely to attract visitors to Keizer are protected and enhanced. (2013)
- (3) Work with local businesses and the Chamber of Commerce to promote local events such as the Keizer Iris Festival, Miracle of Lights and other events that highlight and promote Keizer. (2013)

2) Objective 5.2: Increase the use of the Keizer Community Center. (2013)

(a) Policies 5.2:

- (1) Continue to operate the community center with the goal of making it financially independent. (2013)
- (2) Develop a marketing plan for the operation of the community center. (2013)

- f. Goal 6: Monitor and adjust economic development goals and objectives. (2013)
 - 1) Objective 6.1: Regularly monitor the overall completion and benefits of the identified economic goals and objectives. (2013)
 - (a) Policies 6.1:
 - (1) Identify a set of criteria or events that would trigger the need for updating economic goals, policies and analyses. (2013)
 - (2) Revise economic development goals, objectives, and strategies as appropriate to reflect ongoing success, and fiscal issues, constraints and new opportunities. (2013)

3. HOUSING AND RESIDENTIAL LAND NEEDS

- a. The residential housing needs analysis (HNA) is much more formulaic than the methodology that was used as part of the formation of the EOA. The housing needs analysis is based on the city's adopted population forecast, and trends in household size, demographics and housing development. These are used to generate projections of population growth, number of households, and the number and types of housing units they will need over the 20-year period. The 20-year need is then compared with remaining buildable residential land to assess what additional land may be needed to accommodate that growth. The full documentation supporting the HNA was adopted by the City Council in June, 2013. The following is a brief summary of the analysis. (2013)
 - 1) Keizer is a city of 36,864 people, making it the 14th largest city in Oregon. Keizer has grown by an estimated 4,661 people between 2000 and 2013, or 14%. This growth was roughly equal to that experienced by Marion County (13%) and the state (14%) over that period. (2013)

Figure 6: Demographic Growth and Current Profile 2000 – 2013, Keizer

POPULATION, HOUSEHOLDS, FAMILIES, AND YEAR-ROUND HOUSING UNITS					
	2000	2010	Growth Rate	2013	Growth Rate
	(Census)	(Census)	00-10	(Proj.)	10-13
Population ¹	32,203	36,478	1.3%	36,864	0.4%
Households ²	12,110	13,703	1.2%	13,824	0.3%
Families ³	8,642	9,498	0.9%	9,582	0.3%
Housing Units ⁴	12,774	14,445	1.2%	14,531	0.2%
Group Quarters Population ⁵	280	364	2.7%	368	0.4%
Household Size	2.64	2.64	0.0%	2.64	0.0%
PER CAPITA AND AVERAGE HOUSEHOLD INCOME					
	2000	2010	Growth Rate	2013	Growth Rate
	(Census)	(Est.)	00-10	(Proj.)	10-13
Per Capita (\$)	\$20,119	\$24,645	2.0%	\$26,192	2.0%
Average HH (\$)	\$53,425	\$64,272	1.9%	\$67,937	1.9%
Median HH (\$)	\$45,052	\$53,042	1.6%	\$55,705	1.6%
SOURCE: Claritas, Census, and Johnson Reid					
¹ Population is based on the certified 2012 estimate from PSU Population Research Center, projected forward one year using the 2010 - 2012 growth rate (0.4%)					
² 2013 Households = 2013 population/2013 HH Size					
³ Ratio of 2013 Families to total HH is kept constant from 2010.					
⁴ 2013 housing units are the 2010 Census total plus new units permitted from '10 through '12 (source: HUD State of the Cities Data System)					
⁵ Ratio of 2012 Group Quarters Population to Total Population is kept constant from 2010.					

- 2) Keizer's median household income was over \$53,000 in 2010. This is 22% higher than the median income found in the City of Salem (\$43,500) and is similarly higher than the Marion County median (\$45,594). Median income grew 18% between 2000 and 2010, while growing 13% in Marion County. (2013)
- 3) Over the 20-year period, the number of non-group households will increase to 4,366 households, a population growth of 11,833 new residents (Figure 7).

Figure 7: Future Housing Profile 2033, Keizer

PROJECTED FUTURE HOUSING CONDITIONS (2013 - 2033)			SOURCE
2013 Population (Minus Group Pop.)	36,496		2010 Census, PSU
Projected Annual Growth Rate	1.41%	Based on Keizer adopted 2032 forecast	City of Keizer
2033 Population (Minus Group Pop.)	48,260		
Estimated group housing population:	437	From Marion County 2030 adopted forecast	Marion Co.
Total Estimated 2033 Population:	48,697	Based on adopted 2032 population forecast (48,089 pop.)	City of Keizer
Estimated Non-Group 2033 Households:	18,191	Based on Pop/HH ratio from County 2030 forecast	Marion Co.
New Households 2013 to 2033	4,366		
Avg. Household Size:	2.65	2032 Non-Group Pop/ Non-Group Households	
Total Housing Units:	19,044	Based on Units/HH ratio from County 2030 forecast	Marion Co.
Occupied Housing Units:	18,191	(= Number of Non-Group Households)	
Vacant Housing Units:	854	(Total Units - Occupied Units)	
Projected Vacancy Rate:	4.5%	(Vacant Units/ Total Units)	

Sources: Keizer adopted 2032 Population Forecast, Marion County Adopted Population Forecast (2008), PSU Population Research Center, Census, JOHNSON REID LLC (2013)

- 4) The projected 2033 population identifies the need for 4,513 new housing units for future residents. This includes ownership and rental units, with a 4.5% vacancy (Figure 8). (2013)
- 5) The largest share (50%) of housing is projected to be single-family detached homes, due to the projected need for new ownership housing. The remainder of units is projected to be some form of attached housing (46%), or mobile homes (4%).(2013)
- 6) 54% of new residential dwelling units are projected to be ownership units, while 46% are projected to be rental units. (2013)

Figure 8: Projected New Units Need by 2033, Keizer

OWNERSHIP HOUSING									
Price Range	Multi-Family							Total Units	% of Units Cumulative %
	Single Family Detached	Single Family Attached	2-unit	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp		
Totals:	2,145	49	24	24	86	117	0	2,445	% All Units: 54.2%
Percentage:	87.7%	2.0%	1.0%	1.0%	3.5%	4.8%	0.0%	100.0%	
RENTAL HOUSING									
Price Range	Multi-Family							Total Units	% of Units Cumulative %
	Single Family Detached	Single Family Attached	2-unit	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp		
Totals:	124	206	14	327	1,352	45	0	2,068	% All Units: 45.8%
Percentage:	6.0%	10.0%	0.7%	15.8%	65.4%	2.2%	0.0%	100.0%	
TOTAL HOUSING UNITS									
	Multi-Family							Total Units	% of Units
	Single Family Detached	Single Family Attached*	2-unit	3- or 4-plex	5+ Units MFR	Mobile home	Boat, RV, other temp		
Totals:	2,269	255	38	351	1,437	162	0	4,513	100%
Percentage:	50.3%	5.7%	0.8%	7.8%	31.8%	3.6%	0.0%	100.0%	

Sources: PSU Population Research Center, Claritas Inc., Census, Johnson Reid

- 7) The inventory of buildable residential lands finds a current supply of 315.2 acres which are vacant, partially vacant, or re-developable. These acres can hold an estimated 2,422 units. The total 20-year unit need (4,513 units) minus this remaining buildable capacity (2,422 units), leaves a remainder of 2,090 units which must be accommodated beyond the city's remaining capacity within its current boundary. (Figure 9) (2013)

Figure 9: Projected New Units Need by 2033, Keizer

		NEW UNITS NEEDED (2033) vs. CAPACITY								
Zoning Designation		Capacity of Vacant Lands (In Units) ¹	S.F. Detached	S.F. Attached	Duplex	3- or 4-plex	5+ Units MFR	Mobile home	Total Units	
			2,269	255	38	351	1,437	162	4,513	
RS	Single Family Residential	1,183	1,064	120	-	-	-	-	1,183	← New Units Needed (2032)
RL	Limited Density Residential	-	-	-	-	-	-	-	0	
RL-LU	Limited D.R. - Limited Use	-	-	-	-	-	-	-	0	
RM (Medium)	Medium Density Residential	-	-	-	-	-	-	-	0	
RM (Medium High)	Medium Density Residential	362	-	-	-	-	362	-	362	← Distribution of Remaining BLI Capacity
RM-LU	MDR - Limited Use	-	-	-	-	-	-	-	0	
RH	High Density Residential	-	-	-	-	-	-	-	0	
UT	Urban Transition	310	279	31	-	-	-	-	310	
MU	Mixed Use (Keizer Station)	153	-	-	-	-	153	-	153	← Total Capacity of Buildable Lands
MU	Mixed Use (Other)	314	-	-	-	-	314	-	314	
Totals/Averages:		2,322	1,343	151	0	0	829	0	2,322	
<i>Accessory Dwelling Unit Assumption:</i>				62	38				100	← Remaining Unit Need
			926	42	0	351	609	162	2,090	

Sources: City of KEIZER, MWVCOG, Johnson Reid LLC

- 8) When the remaining land need is apportioned to Keizer's residential zones, a 20-year need exists for 267 gross acres of residential land, to be accompanied by 43.5 acres of new land for parks to serve this new population, and 10 acres of land for new school facilities. This is a total of 385 gross acres (Figure 10) (2013)

Figure 10: Projected Residential and Support Land Need by 2033, Keizer

Category of Land	Gross Acreage
	Remaining Need
Residential:	267.6
Parks and Recreation:	43.5
Schools:	10
Total New 20-Year Land Need:	321.1

Source: Johnson Reid LLC

(2013)

4. RESIDENTIAL DEVELOPMENT GOALS, OBJECTIVES AND POLICIES:

- a. Goal 1: Provide residential land to meet a range of needed housing types. (2013)
 - 1) Objective 1.1: Provide housing opportunities for a full range of housing needs as identified by the City's Housing Needs Analysis. (2013)
 - (a) Policies 1.1:
 - (1) Encourage housing opportunities for the elderly, people with disabilities, minority, single parent, and single-person households. (2013)
 - (2) Account for shifts in age, ethnicity and other demographic factors, which may influence housing needs. (2013)
 - (3) Plan for low, medium and high density residential uses consistent with 20-year housing needs analysis projections of demand. Periodically monitor and analyze the population and dwelling unit projections to assure sufficient residential land to maintain a balance between supply and demand. (2013)
 - (4) Ensure that residential land use designations provide opportunities for non-traditional or emerging housing types such as accessory dwelling units, cottage clusters, live-work units, other mixed

residential/commercial development types, multi-generational housing and other housing options. (2013)

- (5) Encourage higher density residential development near areas of employment or shopping. (2013)
 - (6) Encourage in-fill of existing lots that is sensitive to the existing neighborhood patterns. (2013)
 - (7) Provide for the retention of large parcels of residentially zoned land to facilitate their use, or reuse, of projects requiring such parcels. (2013)
 - (8) Periodically review development densities and consider methods for increasing residential density where density targets established in the Comprehensive Plan are not being met. (2013)
 - (9) Encourage infill projects on single parcels or parcels assembled for the purposes of infill and redevelopment. (2013)
 - (10) Provide for and permit outright in at least one residential zone alternative housing types such as mobile home parks, zero side yards, clustering of dwelling units, and planned unit developments. (2013)
 - (11) Permit rezoning to higher intensity residential uses to meet the identified housing needs provided such proposals are consistent with the policies of this plan and its implementing ordinances. (2013)
- 2) Objective 1.2: Encourage and support development of housing units for low and moderate income households. (2013)
- (a) Policies 1.2:
- (1) Encourage and support development of housing units for low and moderate-income households. (2013)
 - (2) Support public, private, nonprofit, and joint public-private partnerships which develop and/or manage low and moderate income housing units. In particular, coordinate and collaborate with local housing providers and advocacy groups in order to leverage funding for development of such housing. (2013)
 - (3) Continue to support the use of housing assistance programs to help fund housing projects for low and moderate-income households. (2013)
 - (4) Investigate the desirability and fiscal feasibility of starting a housing authority to provide emergency housing assistance, housing assistance programs, etc. (2013)

- (5) Consider providing financial incentives such as waiving or deferring permitting or other fees for affordable housing developments. (2013)
- b. Goal 2: Encourage the location of residential development where full urban services, public facilities, and routes of public transportation are available. (2013)
 - 1) Objective 2.1 Coordinate new residential development with the provision of an adequate level of services and facilities, such as sewers, water, transportation facilities, schools and parks. (2013)
 - (a) Policies 2.1:
 - (1) Develop and periodically revise a capital improvement program to ensure that public facilities are provided for residential development in a timely and efficient manner. (2013)
 - (2) Consider rezoning parcels to higher residential density to meet identified multi-family housing needs provided such proposals are consistent with the policies of this Plan and implementing ordinances. Parcels to be considered for rezoning should have access to major transportation corridors that are served by transit; are served, or can be served, by all urban services, including parks and recreational facilities; and are in close proximity to opportunities for shopping, employment and/or schools. (2013)
 - (3) Consider establishing a study that would inventory and prioritize sites that may satisfy future multi-family needs in an effort to allow more certainty in the land use process. (2013)
- c. Goal 3: Stabilize and protect the essential characteristics of residential environments, including natural features. (2013)
 - 1) Objective 3.1 Ensure compatibility among all types of new and existing residential uses, and between residential and non-residential uses. (2013)
 - (a) Policies 3.1:
 - (1) Protect existing and proposed residential areas from conflicting non-residential land uses while providing for compatible mixed-use development (residential and non-residential). (2013)
 - (2) Conserve the existing supply of housing in stable neighborhoods through code enforcement, appropriate

zoning, rehabilitation programs, and by discouraging conversions to non-residential use. (2013)

- (3) Use development and subdivision code provisions and other regulations to protect residential uses from other land use activities that generate an excessive level of noise, pollution, traffic volume, nuisances, and hazards to residents. (2013)
- (4) Discourage through traffic in residential neighborhoods. (2013)
- (5) Investigate and, when advisable, implement mixed use zoning, particularly in established neighborhoods where compatible and functional mixes of land uses are desirable. (2013)
- (6) If the City voluntarily undertakes a street improvement project, which will increase traffic noise levels, it is the policy of the City of Keizer to protect existing residential uses from traffic noise levels that exceed those noise levels, which are typical of residential areas. Traffic noise levels below Leq67dBA are considered typical in an urban area and no mitigation of them shall be required. (2013)

d. Goal 4: Provide and allow for appropriate levels of residential development consistent with comprehensive plan designations. (2013)

1) Objective 4.1 Provide for three general levels of residential density (2013)

(a) Policies 4.1:

(1) Low-Density Residential (2013)

(1a) Allow single-family residential uses as the predominant land use type in low-density residential areas. (2013)

(1b) Ensure that: (2013)

- i Land use is predominately single-family residential, with up to 8 units per gross acre. (2013)
- ii A variety of housing types are allowed in this category such as detached, attached duplex and manufactured housing. The zoning and subdivision ordinance will more specifically describe structural

types. In this district, each residential unit will be on a single lot. (2013)

- iii Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance. (2013)

(2) Medium Density Residential

- (2a) Allow a mix of housing types in this category at a density averaging from 6 to 10 dwelling units per acre. Identify criteria and location for this category in the zoning ordinance. (2013)
- (2b) Allow detached, attached, duplex, and multiple family housing in this category. (2013)
- (2c) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria in the zoning ordinance. (2013)

(3) Medium and High Density Residential (2013)

- (3a) Allow a mix of housing types in this category in two general levels of residential density: (2013)
 - i Medium density-over 8 and up to 16 units per gross acre. (2013)
 - ii High density-over 16 units per gross acre. Identify criteria and location for these two sub-categories in the zoning ordinance. (2013)
- (3b) Allow attached, duplex and multiple housing in this category. (2013)
- (3c) Allow a ten-year surplus of vacant buildable land in this category. (2013)
- (3d) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance. (2013)

(4) Mixed Use (2013)

- (4a) Provide areas intended for development that combines commercial and residential uses in a single building or complex. These areas will allow increased development on busier streets without fostering a strip commercial appearance. The designation encourages the formation of neighborhood “nodes” of activity where residential and commercial uses mix in a harmonious manner. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the City. The emphasis of the nonresidential uses is primarily on locally oriented retail, service, and office uses. Commercial development may occur within the same building or complex as residential development. Clusters of residential and commercial uses around landscaping features or parking areas will also occur. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses. (2013)
- (4b) Allow detached, duplex and multiple family housing. (2013)

3. SUMMARY OF TOTAL PROJECTED LAND NEED (both residential and employment) (2013)

- a. The analysis summarized herein and detailed in the EDO/HNA reports (adopted by City Council Order on June 17, 2013) results in a projected need for 370 gross acres of land beyond the current capacity of the city’s current boundary. (2013)

**Figure 11: Projected Total New Land Need
City of Keizer, 2033**

Category of Land	Gross Acreage
	Remaining Need
Commercial:	21.6
Industrial:	0
Institutional:	41.8
Residential:	267.6
Parks and Recreation:	43.5
Schools:	10
Total New 20-Year Land Need:	384.5

Source: Johnson Reid LLC (2013)

D. PLAN DIAGRAM AND SPECIAL LAND USE POLICIES

1. FINDINGS

a. General

- 1) The land use plan takes into account the amount of vacant, partially vacant, and re-developable lands as identified in the buildable lands inventory. These are outlined in Figure 12: (2013)

Figure 12: Vacant Buildable Summary

<u>Zoning</u>	<u>Vacant</u>	<u>Partially Vac.</u>	<u>Redevelopable</u>	<u>Total</u>
<u>Single family</u>	<u>49</u>	<u>143</u>	<u>7</u>	<u>199</u>
<u>Multifamily</u>	<u>5.7</u>		<u>18</u>	<u>24</u>
<u>Urban transition</u>	<u>9</u>	<u>41</u>		<u>51</u>
<u>Industrial</u>	<u>17</u>	<u>-</u>	<u>33</u>	<u>50</u>
<u>Commercial</u>	<u>9</u>	<u>2</u>	<u>23</u>	<u>42</u>
<u>Mixed use</u>	<u>17</u>	<u>2</u>	<u>23</u>	<u>42</u>

Source: Johnson Reid LLC

(2013)

- 2) The distribution of vacant buildable land by land use type was guided by the land use needs analysis summarized in Table 2. Parcel configuration and size, existing land use, natural features and desired urban form also influenced the plan.
- 3) Lands devoted to multi-family residential uses are insufficient to meet forecasted need for multi-family units. Therefore, the City will: (2013)

- (a) Plan for medium and high density residential uses consistent with the 20 year housing demand analysis. (2013)
- (b) Permit rezoning to higher intensity residential uses to meet the identified housing needs, provided such proposals are consistent with the policies of this plan. (2013)
- (c) Consider rezoning parcels to higher residential density to meet identified multi-family housing needs, provided such proposals are consistent with the policies of this plan. Parcels to be considered for rezoning should have access to major transportation corridors that are served by transit, are served (or can be served) by all urban services, including parks and recreational facilities, and are in close proximity to opportunities for shopping, employment and schools. (2013)
- (d) In the medium and high density residential designation, allow a mix of housing types in two general levels of residential density; medium density (from 8 to 16 units per acre), and high density (over 16 units per acre), and identify criteria and locations for these two sub-categories in the Keizer Development Code. (2013)
- (e) Provide for a combination of commercial and residential uses in a single building or complex. These areas will allow increased development located on arterial, minor arterial and collector streets if the design avoids the strip commercial appearance. This designation would encourage the formation of neighborhood “nodes” of activity where residential and commercial uses mix in a harmonious manner. Nonresidential uses are to be focused on retail, service, and office uses. Commercial and residential development within the same building or complex is to be allowed. Such development is to be clustered around landscaping features or parking areas, and shall be pedestrian-oriented, with direct access to public sidewalks and bike facilities. (2013)

2 GOALS AND POLICIES

a. General Goals

- 1) Provide appropriately designated vacant buildable land in adequate quantities to meet the forecast needs of Keizer to 2033. (2013)
- 2) Provide a development pattern which:
 - (a) Encourages stabilization of existing neighborhoods.
 - (b) Encourages affordable housing.

- (c) Creates a town center for Keizer. (2013)
 - (d) Creates new employment opportunities in Keizer.
 - (e) Preserves open space areas along Claggett Creek, and the Willamette River.
- b. Low-Density Residential
 - 1) Allow single-family residential uses as the predominant land use type in low-density residential areas.
 - 2) Ensure that:
 - (a) Land use is predominately single-family residential, with as many as 8 units per gross acre.
 - (b) A variety of housing types are allowed in this category such as detached, attached duplex and manufactured housing. The zoning and subdivision ordinance will more specifically describe structural types. In this district, each residential unit will be on a single lot.
 - (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.
- c. Medium Density Residential
 - 1) Allow a mix of housing types in this category at a density averaging from 6 to 10 dwelling units per acre. Identify criteria and location for this category in the zoning ordinance.
 - 2) Allow detached, attached, duplex, and multiple family housing in this category.
 - 3) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria in the zoning ordinance.
- d. Medium and High Density Residential
 - 1) Allow a mix of housing types in this category in two general levels of residential density:
 - (a) Medium density-over 8 and up to 16 units per gross acre.
 - (b) High density-over 16 units per gross acre. Identify criteria and location for these two sub-categories in the zoning ordinance.
 - 2) Allow attached, duplex and multiple housing in this category.

- 3) Allow a ten-year surplus of vacant buildable land in this category.
 - 4) Schools, neighborhood shopping facilities, parks and churches are allowed in this category subject to conditional use criteria to be defined in the zoning ordinance.
- e. Mixed Use
1. Provide areas intended for development that combines commercial and residential uses in a single building or complex. These areas will allow increased development on busier streets without fostering a strip commercial appearance. The designation encourages the formation of neighborhood “nodes” of activity where residential and commercial uses mix in a harmonious manner. This development type will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the City. The emphasis of the nonresidential uses is primarily on locally oriented retail, service, and office uses. Commercial development may occur within the same building or complex as residential development. Clusters of residential and commercial uses around landscaping features or parking areas will also occur. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk. Parking may be shared between residential and commercial uses.
 2. Allow detached, duplex and multiple family housing.
- f. Commercial
- 1) Provide for retail office centers:
 - (a) Allowed uses are department stores, offices, other retail facilities, and medium and high-density housing.
 - (b) A retail-office center should:
 - (1) Be from 20 to 50 acres in size.
 - (2) Have direct access from one or more arterial streets.
 - (3) Be centrally located to existing and future residential neighborhoods.
 - (4) Provide facilities and services to Keizer as a primary market.
 - (5) Not encourage traffic through residential neighborhoods.
 - (c) A retail-officer center will be located west of North River Road and north of Olson Street at the McNary Activity Center.

- 2) Provide for an employment area service center:
 - (a) Allowed uses are retail, service and office uses related to nearby industrial districts, and area commercial uses serving the traveling public such as restaurants, hotels, conference centers and shopping facilities.
 - (b) A employment area service center should:
 - (1) Be from 20 to 50 acres in size.
 - (2) Have direct access from I-5 and an arterial street.
 - (3) Provide facilities and services to adjacent industrial areas and to the traveling public.
 - (4) Not encourage traffic through residential neighborhoods.
 - (5) Be a unified district with coordinated circulation, parking and landscaping, not a collection of small unrelated commercial developments.
 - (c) An employment area service center is located near the Chemawa Interchange in the Keizer Station. (2013)
- 3) Provide for strip commercial developments in areas where this is the predominant existing land use:
 - (a) Allowed uses are retail, service and office, and are largely oriented to automobile traffic.
 - (b) Strip Commercial will be located along North River Road generally south of Claggett Street, and along Cherry Avenue.
 - (c) Expansion of strip commercial areas will not be allowed unless it can be shown to comply with zone and comprehensive plan change criteria. (2013)
 - (d) Ensure that future improvements and land use changes in the area provide adequate sound, light and visual buffers to adjacent residential areas. When design review is feasible, buffering and other visual methods will be required to reduce the impact on adjacent residential areas.
 - (e) Work with existing businesses, properly owners and residents to establish an access policy along North River Road so that the number of driveways can be reduced, and traffic flows and safety improved.

- (f) Encourage and support local businesses and property owners to organize and promote the area encouraging stabilization, revitalization and growth in the area. (2013)
- 4) Provide for neighborhood commercial centers:
 - (a) Allow shops and services, which are easily accessible to residential areas, and are used frequently by neighborhood residents.
 - (b) Locate neighborhood centers at Chemawa and Windsor Island Road.
- 5) Allow new neighborhood commercial centers if the following criteria are met:
 - (a) The site size no greater than 5 acres including existing commercial development.
 - (b) Within convenient walking or bicycling distance of a support population of approximately 4 000 persons.
 - (c) Safe and efficient automobile, pedestrian and bicycle access is provided, and traffic congestion and safety problems are avoided.
 - (d) Sufficient off-street parking and loading is provided, as is adequate landscaping and buffering between the Center and adjacent residential developments.
- g. Industrial/high value employment (2013)
 - 1) Provide for industrial/high value employment development located with good access to the interstate freeway system, arterial streets, and rail facilities. (2013)
 - 2) Locate industrial/high value employment districts in the northeast sector of Keizer. (2013)
 - 3) Ensure that industrial/high value employment development adjacent to existing or planned residential areas will not cause adverse effects: (2013)
 - (a) The specific proposed use will be compatible with adjacent uses.
 - (b) The design of the facility and its site will not place visual or physical burdens on the surrounding areas.
 - (c) The operational characteristics of the facility will be compatible with surrounding uses and include consideration of: 1) hours of

operation, 2) delivery and shipping characteristics, 3) noise, 4) lighting, and 5) other use characteristics.

- 4) In general industrial areas, allow uses involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling and warehousing. (2013)
- 5) In campus light industrial areas, allow uses involved in the secondary processing of materials into components, the assembly of components into finished products, research and development activities, and supporting office-based commercial development when planned to compliment the primary intent of the campus light industrial district.
- 6) In high value employment areas, allow uses in the following fields as identified in the Economic Vision statement of the EOA: (2013)
 - (a) Medical facilities, including research, development and support(2013)
 - (b) Information technology/back office(2013)
 - (c) Educational services, including educational research and job training(2013)
 - (d) Professional services, including corporate headquarters(2013)
 - (e) Sporting events(2013)
- 7) Ensure compatibility between commercial and industrial lands and lands adjacent to them. (2013)
- 8) Provide for limited mixing of office, commercial, and industrial land uses when such mixing does not reduce the suitability of the site for the primary land use designated in the plan. (2013)
- 9) Encourage public and private efforts to increase economic development in Keizer. To the extent possible, such development should use local capital, labor, and management. (2013)
- 10) Maintain a supply of industrial and commercial land with necessary public services and suitable site characteristics. (2013)
- 11) Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood. (2013)
- 12) Encourage the expansion or redevelopment of existing neighborhood commercial facilities when the density or socio-economic characteristic of households using the facilities change or when residential densities increase. (2013)
- 13) Concentrate major commercial and industrial development along major arterials. Allow neighborhood shopping and convenience stores in residential areas, providing such developments meet compatibility standards described in the implementing ordinances. Such standards

shall be clear and objective and not have either the intent or the result of precluding all such development. (2013)

- 14) Designate on a plan diagram commercial and industrial land sufficient to meet projected needs through 2033. (2013)
- 15) Establish and implement development ordinances that balance the needs for a safe, clean and attractive environment with the need to avoid unnecessary regulatory burdens and costs. Such ordinances shall ensure that development design and operation are compatible with surrounding land use and shall contain clear and objective standards for determining the compatibility of different types of land uses. (2013)

h. Public and Semi-Public

- 1) Provide for the following categories of public and semi-public uses.
 - a) Parks and Open Spaces. Publicly owned neighborhood and community park sites, and dedicated open spaces. The public facilities section contains standards and specific policies. The plan diagram indicates future park sites as a symbol, requiring site-specific studies and available funding to determine the exact size and location.
 - b) Schools. Sites for existing and planned elementary, middle and secondary schools are determined by the School District. The public facilities section contains standards and specific policies. (2013)
 - c) Civic. Government offices and facilities are included in this category. Civic facilities should conform to underlying zoning requirements. (2013)

i. West Keizer Special Policy Area

- 1) Maintain the special policy area east and south of the Willow Lake Sewage Treatment Plant. The purpose of the special policy area is to: (2013)
 - (a) Limit uses to those that will not be adversely affected by noise and odor originating at the Willow Lake Sewage Treatment Plant.
 - (b) Prohibit subdivision actions, which may preclude more intensive development if conditions at the Willow Lake Sewage Treatment Plant cannot be improved. (2013)

- 2) Allow within the special policy area agricultural and related uses, industrial and commercial uses related to agricultural, institutional and other public uses.
- 3) Require that new developments and major improvements in the special policy area are aware of the possible noise and odor impacts which may arise from the operation of the Willow Lake Sewage Treatment Plant.
- 4) Participate with the City of Salem in studies to establish the feasibility, plan for and finance improvements to expand and remove the potential adverse conditions at the sewage treatment plant. If such studies are implementable, initiate a special land use study of the special policy area, and amend the comprehensive plan and zoning ordinance as appropriate. (2013)
- 5) Discourage subdivision of existing parcels within the special policy area until the completion of the studies noted above.
- 6) Continue the agricultural zoning in the special policy area until the completion of the studies noted above.

j. Activity Centers

- 1) Designate Activity Center overlay districts for:
 - (a) McNary Activity Center
 - (b) Keizer Station
 - (c) Future high value employment site as identified in the EOA (2013)

The purpose of the activity center overlay is to encourage a mix of intensive land uses emphasizing transit and pedestrian activity, and to allow flexibility of development regulations.

- 2) Require that design plans for each activity center are prepared and approved before specific development applications in the activity centers are approved. Development in this case includes subdivisions and partitioning where new vacant, developable lots are created, and the construction of new commercial or industrial buildings. The land use designations shown on the zoning map before a design plan is adopted, are generalized and will be refined during the development of design plans. Transfer of development rights within activity centers is allowed, and the use of planned developments is encouraged. Design plans will be prepared for entire activity centers, not individual parcels or for individual projects. (2013)
- 3) Assume a leadership role in preparing activity center design plans. The planning process should involve property owners, interested developers, residents, and other affected jurisdictions. Once an

activity center design plan is prepared, adopt it as a part of the Comprehensive Plan.

- 4) Require that activity center design plans include at a minimum:
 - (a) The activity center design plan shall provide for a coordinated approach to area planning and development and shall provide policies and other standards for development within the activity center.
 - (b) The activity center design plan shall show the general proportion of land uses, location of major public facilities, location of parks, open space, public lands and other public uses. It is anticipated that the land use designations and zoning shown in the Comprehensive Plan and on the Zoning Map will be used as a general guide only, and the activity center design plan may change such land use designations. However, the exact location of the uses need not be shown in the activity center design plan.
- 5) The following provisions apply in development of the activity center design plan.
 - (a) For purposes of calculating overall density, the mix of land use designations shown in the Comprehensive Plan shall not be varied by more than 20%.
 - (b) Transfer of development rights within the Activity Center is permitted when the property with reduced development rights is donated to the City, or permanently dedicated for public open space.
 - (c) When transfer of development rights is used, the receiving areas shall be designated with zoning classifications consistent with the density and use of development proposed. Standards and other requirements of these zones shall be met.
 - (d) The use of Planned Developments for residential areas in Activity Centers is encouraged.
- 6) The activity center design plan may require the provision of, or participation in, the development of public facility improvements to implement the activity center design plan. Such improvements may include, but are not limited to, the following:
 - (a) Road dedications and improvements;
 - (b) Signalization;
 - (c) Sidewalks and bikeways;

- (d) Crosswalks and/or overpasses;
 - (e) Storm~~water~~~~drainage~~ facilities;
 - (f) Sewer and water service lines and improvements;
 - (g) Underground utilities;
 - (h) Street lights;
 - (i) Transit stops and bus shelters;
 - (j) Transit information displays;
 - (k) Park and Ride facilities;
 - (l) Public restrooms;
 - (m) Street tree and median landscaping and development; and
 - (n) Open space, pedestrian plazas.
- 7) Design Plans for all currently approved designated activity centers have been adopted. (2013)
- 8) The following objectives for the McNary Activity Center. (2013)
- (a) Primary uses are retail-office center, public park and open space lands including the 50-acre lake, medium and high density residential.
 - (b) If possible, integrate the McNary Golf Course, lake, public open spaces, civic center, and Claggett Creek corridor for public access and enjoyment.
 - (c) Encourage mixed use developments and multi-use structures. Within the district, pedestrian circulation and access should be emphasized.
 - (d) Provide for adequate off-street parking and loading, and public transportation facilities.
- 9) The following objectives for the Keizer Station: (2013)
- (a) The primary uses are regional service center, light industry, hotel/motel and supporting facilities, convention facilities, and retail shopping facilities.
 - (b) Improve access to the district and Lockhaven Drive. Coordinate transportation improvements with the industrial district to the north.

10) Establish the following objectives for high value employment site: (2013)

- (a) The primary uses are: (2013)
 - (1) Medical facilities, including research, development and support(2013)
 - (2) Information technology/back office(2013)
 - (3) Educational services, including educational research and job training(2013)
 - (4) Professional services, including corporate headquarters(2013)
 - (5) Sporting events(2013)
- (b) Improve access to the district and coordinate transportation improvements with the district to the south. (2013)
- (c) Encourage mixed use developments and multi-use structures. Within the district, pedestrian circulation and access should be emphasized. (2013)
- (d) Provide for adequate off-street parking and loading, and public transportation facilities. (2013)

11) Special Planning District Designation

- (a) For properties located within the Keizer Station Plan which are identified for a mix of commercial and industrial development, the Comprehensive Plan map designation shall be Special Planning District (SPD). The SPD is designated to:
 - (1) Provide for a mix of commercial and industrial development.
 - (2) Identify Special Planning District in northeast sector of Keizer.
 - (3) Provide opportunity for employment area service center to develop within the district.
 - (4) Allowed uses are to be comparable to industrial business park uses and commercial uses to service employment area service center and the traveling public as described in this plan. (2013)
 - (5) Encourage commercial and industrial economic opportunities within Specific Policy Areas as depicted in this Plan. (2013)

k. Resource Conservation Areas

- 1) Maintain overlay districts to provide for nature resource protection and natural hazard safeguards: (2013)

- a) Willamette Greenway. Policies are included in Section A of this chapter.
 - b) Resource Conservation. Policies are included in Section A of this chapter.
- l. 100-year Floodplain
 - 1) Maintain the overlay district to regulate development within the 100 - year floodplain. Policies are included in Section A of this chapter. (2013)
- m. Keizer Dike
 - 1) Maintain the overlay district to regulate development on or near the dike. See Section A of this Chapter. (2013)

E. PUBLIC FACILITIES TO SUPPORT DEVELOPMENT

1. FINDINGS: GENERAL

a. General

- 1) The City of Keizer provides sanitary sewer, water, drainage stormwater facilities, parks, police protection, local streets and general government services within the existing city boundary. Sanitary sewer service is provided by the City of Salem. Education services are provided by School District 24J, and fire protection is provided by the Keizer Rural Fire Protection District and Marion County Fire District #1. (2013)
- 2) Sewage treatment is provided by the City of Salem through a services agreement. (2013)
- 3) Urban expansion accomplished through in-filling within and adjacent to existing development in an orderly, unscattered fashion permits new development to utilize existing utilities, services and facilities or those which can be easily extended.
- 4) Several major development projects have been completed in the area near McNary Golf Course and gravel pit. (2013)
- 5) The Clear Lake area in north Keizer has areas where on-site septic systems have failed. Sanitary sewer has been extended into this part of Keizer and this problem has since been corrected. (2013)
- 6) Currently, no sewer service is available in areas designated for industrial development in the area zoned AI in the northwest part of the city. The economic development objectives of the city are directly related to the extension of major public facilities to these areas. (2013)
- 7) The cost of providing key services and facilities to future development in Keizer is significant. (2013)

- 8) The Salem Keizer Area Transportation Study (SKATS) is a comprehensive regional transportation plan, and provides policies, standards, implementation programs and coordination for transportation improvements. The City of Keizer has participated in the development and update of the plan. (2013)

2. GOALS AND POLICIES: GENERAL

a. General Goals

- 1) Plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban development.
- 2) Provide and encourage a safe, convenient and economic transportation system.

b. General Policies

- 1) Reduce generally the amount of public subsidy for public utilities, services and facilities in new development.
- 2) Restrict extension of major public facilities such as sewer and water to areas outside the Urban Growth Boundary, except for cases where exception to State Land Use Goals 11 and 14 can be secured, when agreed to by the City of Salem and Marion County and consistent with all applicable state requirements. (2013)
- 3) Require that long-term planning for major public facilities is based on logical, functional boundaries. For the purposes of planning these boundaries may be outside the urban growth boundary. (2013)
- 4) Encourage development in areas already served by major public facilities before extending services to unserved areas.
- 5) Establish as a low priority the extension of public facilities to the special policy area around the Willow Lake Sewage Treatment Plant.
- 6) Ensure that sewer and water services are provided at an urban level of service comparable to similar services provided throughout the Salem/Keizer urban area.
- 7) Continue to cooperate and participate with other jurisdictions in the region for the provision of regional services such as sewage treatment, solid waste disposal, public transportation, and other services of regional concern.
- 8) Ensure that public facility and service planning and implementation are consistent with the Urban Growth and Growth Management policies of this Plan.

- 9) Continue to participate in the SKATS, and ensure that the periodic updating of the plan recognizes the most current forecasts for population and employment growth, and other policies of this plan.
- 10) Prepare an updated Public Facilities Plan. (2013)

3. FINDINGS: TRANSPORTATION

a. General

- 1) The SKATS Area Wide-Transportation Plan is a comprehensive planning effort for the entire Salem-Keizer urban area. The plan addresses streets and highways, bicycles, pedestrian, public transit and alternative modes. (2013)
- 2) The SKATS effort assumed growth forecasts and a land use plan for Keizer consistent with the Keizer Comprehensive Plan. (2013)
- 3) The City of Salem has recognized the SKATS plan is relatively short range in nature and has therefore in 1990 adopted the Salem Transportation Plan. This plan, which applied to Salem only, reflects longer range population, employment, and land use projections.
- 4) The City of Keizer has adopted its own Transportation System Plan (TSP) and was recently updated in April 2009. The Keizer TSP contains findings, goals, objectives, and policies on a number of aspects related to the transportation system in Keizer. By this reference the TSP is made a part of the comprehensive plan. (2013)

4. GOALS AND POLICIES: TRANSPORTATION

a. General Goals

- 1) Maintain the goals and objectives of the Keizer Transportation Plan as the goal statements for the City of Keizer. (2013)

b. General Policies

- 1) The policies within the Keizer TSP, adopted April, 2009 are the basis for guiding surface transportation improvements in Keizer. (2013)
- 2) Encourage and assist in the updating of the SKATS.
 - (a) Provide population and employment forecasts, and land use forecasts by traffic analysis zone to SKATS staff.
 - (b) Continue to actively participate in the SKATS program.

c. Roadways

- 1) The roadway classification system in Keizer is shown on Figure 4.2 in the Keizer TSP, adopted April, 2009. (2013)
- 2) The roadway classification design standards is shown on Figure 4.3 and 4.4 in the Keizer TSP, adopted April. (2013)
- 3) Ensure that Lockhaven Drive from North River Road to the Chemawa Interchange is carefully studied to determine the need for future widening, noise buffering, and for pedestrian crossing and safety improvements near the Whiteaker Middle School and along this street corridor. Require that existing and planned residential areas be protected from excessive noise levels resulting from an increase in traffic. (2013)
- 4) Ensure that the Third Willamette Bridge project is evaluated to increase the project's priority for funding. This project would support commercial and industrial development in Keizer, as well as relieve traffic pressure from the bridges in downtown Salem. (2013)
- 5) If the city voluntarily undertakes a street improvement project, which will increase traffic noise levels, it is the policy of the City of Keizer to protect existing residential uses from traffic noise levels that exceed those noise levels, which are typical of residential areas. Traffic noise levels below Leq67dBA are considered typical in an urban area and no mitigation of them shall be required. (2013)
- 6) Work with affected jurisdictions to evaluate and obtain the funding needed for improvements identified within the I-5 Interchange Area Management Plan. (2013)

d. Transit

- 1) Ensure that all new streets are designed so that access points do not create traffic congestion and capacity problems, adjacent sensitive properties are protected from noise impacts, and public transportation improvements are considered. (2013)
- 2) Continue to work closely with the Salem-Keizer Area Transit District to: (2013)
 - (a) Increase transit service throughout the City of Keizer and major points of employment, education, or shopping, or main connection points in Salem. (2013)

- (b) Ensure that major new developments provide transit facilities, and are designed in such a way to make transit service efficient and convenient.
 - (c) Work with the Transit District to ensure that the new transit station in Keizer remains a viable and functional component of the city's transportation system. (2013)
 - (d) Work with state and federal funding agencies to study the viability of providing a rail connection to Keizer with a priority being at, or near, the Keizer Transit Station located in Area B of the Keizer Station. (2013)
- e. Bicycles and Pedestrians.
 - 1) Maintain the bicycle routes as identified in the TSP. (2013)
 - 2) Extend the bicycle and pedestrian system on Wheatland Road north into the Clear Lake area. (2013)
 - 3) Establish a bike route north of Olson Street connecting North River Road with Windsor Island Road.
 - 4) Extend the bicycle and pedestrian system along Windsor Island Road north of Olson Street. (2013)
- f. Other
 - 1) Coordinate with Burlington Northern Railroad so that rail crossing at Lockhaven Drive does not cause rail or traffic congestion problems. (2013)

5. FINDINGS: SANITARY SEWER, WATER AND DRAINAGE

a. a. — Water

- 1) The City of Keizer provides potable drinking water from deep groundwater wells. It is the responsibility of the Public Works Department to operate, maintain, improve, and replace the facilities necessary to produce, treat, and distribute water to the City. The City Council adopted a Water Master Plan Update in March 2013 that outlines and evaluates the current water system and the improvements necessary to accommodate the anticipated growth and correct current deficiencies. The Water Master Plan Update spans 20 years, outlining the projected needs of the City's water system between 2012 and 2032. The Master Plan is incorporated as part of the Comprehensive Plan.

2. The Water Master Plan Update projects the existing groundwater wells ~~will~~ provide a safe capacity available to serve the City through 2032.
3. The Capital Improvement Program (CIP) in the Water System Master Plan Update outlines the improvements needed to accommodate the projected growth outlined in the plan and will need to be implemented between the years 2020 – 2030. There are other specific improvements that must be performed in 2013 – 2019 to correct current deficiencies.
4. The Water Master Plan should be revisited in approximately 2023 and updated if necessary to ensure it remains a relevant document and accurate road map for system improvements or updates.
 - ~~1) The City of Keizer has recently assumed the provision of water facilities from the Keizer Water District. All facilities, services and maintenance of the existing water system is now the responsibility of the City.~~
 - ~~2) A water system master plan prepared for the Keizer Water District in 1980 is the blueprint for water system expansion in the City. The master plan is incorporated as a part of the Comprehensive Plan.~~
 - ~~(a) The master plan anticipates a population level that will be reached in about 1995. The master plan should be updated to reflect needs to 2005.~~
 - ~~(b) The capacity of the existing water supply system appears adequate to provide water service to the City of Keizer through 2005. Wells recommended in the master plan have yielded greater capacity than anticipated.~~
 - ~~(c) The general locations of new water lines recommended for the unserved portions of Keizer appear appropriate. The plan should be updated to ensure that individual mains are sized adequately to accommodate greater levels of population and employment growth, and for additional storage facilities.~~

b. Sanitary Sewer

- 1) The operation and maintenance of the sanitary sewer system, including wastewater treatment, is provided by the City of Salem through an Intergovernmental Agreement. This agreement is effective through June 2028 and allows for 2 successive renewal terms of 10 years each. The intergovernmental agreement is incorporated as part of the Comprehensive Plan.
- 2) The City of Keizer provides sanitary sewer services to the boundary of the city limits.

3) The Master Sewer Plan Update completed in 1994 provides the Capital Improvement Plan (CIP) for needed facilities to serve the area within the city limits. The master plan is incorporated as part of the Comprehensive Plan. (By statute, the CIP is not a land use decision.)

- ~~1) The City of Keizer provides sanitary sewer services. A sanitary sewer master plan update was completed by the City in 1984. Because of the service area used in the master plan, future sewer lines have been adequately sized to accommodate the year 2005 population and employment forecasts used in this plan.~~
- ~~2) The sanitary sewer master plan update contains analysis, forecasts, phased improvements, and cost estimates. This update is included as a part of the Comprehensive Plan by reference.~~
- ~~3) Sewage treatment is provided at the City of Salem's Willow Lake plant located on the western edge of Keizer. The sewer system agreement between the Cities of Keizer and Salem governing the treatment of sewage originating in Keizer expires in 1991. Renegotiating this agreement or finding an alternative method for providing sewage treatment is an important task for the City to address. Because of the proximity of the Willow Lake treatment plant to the City, the inclusion of the Keizer area in the plant's collection basin, and the commitment of existing sewage collection facilities which flow to the plant, is most desirable for Keizer to continue to utilize the Willow Lake Plant for sewage treatment, if an equitable agreement can be reached.~~
- ~~4) An equitable regional solution to the entire urban area's long-term sewage treatment needs should be the objective of the City of Keizer.~~

c. Drainage Stormwater

- 1) The City of Keizer provides drainage stormwater services. A drainage stormwater master plan was prepared for the developed portion of the City in 1982, but no master plan has been prepared for the undeveloped areas. document currently exists that accurately captures the current conditions of the stormwater system
- 2) ~~Problems have developed in Keizer through the use of drywells and sumps for storm water drainage. These problems are:~~
 - ~~(a) Inadequate capacity due possibly to silting in of drywells or to incorrect design.~~
 - ~~(b) Concern about pollution of the groundwater aquifer.~~

~~The groundwater aquifer beneath the City provides the primary source of water. Water in the aquifer is of high quality and of adequate quantity to serve the needs of the City through 2005. The drainage system proposed in the drainage master plan would phase out all drywells and sumps.~~

~~The City has adopted interim policies on new dry well construction. Keizer has utilized UICs for stormwater management in isolated locations throughout the City. The City currently has a DEQ approved WPCF permit for legal operation of these UICs.~~

- 3) The analysis, forecasts and improvements identified in the drainage master plan and any updates of this plan are included in this plan by reference.
- 4) The Federal Emergency Management Agency recently has published a Flood Insurance Study for the City of Keizer. The study contains an updated map of the 100-year flood plain, floodway, and floodway fringe boundaries. See Figure 1.
- 5) Many of the citizen comments on the problems and issues in Keizer focused on flooding problems along Claggett Creek and in the far western portions of the City.
- 6) Another flooding problem was identified as the backup in Claggett Creek where the creek crosses below North River Road in an insufficiently sized culvert.

6. GOALS AND POLICIES: SANITARY SEWER, WATER AND DRAINAGE

a. General Goals

- 1) Provide and maintain public utilities, services, and facilities in an orderly and efficient manner.
- 2) Support public facility extensions when new development provides its own financing. The cost of new growth should, to the extent possible, be borne by the new growth itself.

b. Water Policies

- 1) Utilize the 2013 Water Master Plan Update to guide the improvements and updates to the water system. Perform for the recommended improvements in the CIP portion of the plan in accordance with the phases and timing outlined.

- ~~1) Adopt the water system master plan (1980) as an element of this comprehensive plan, and utilize the recommended improvements within the developed area.~~
- ~~2) Update the water master plan within two years of gaining comprehensive plan acknowledgment. Utilize the existing master plan as a guide until the updating is completed.~~

c. Sanitary Sewer Policies

1) Meet all duties of the City of Keizer as specified in the Intergovernmental Agreement for Wastewater Treatment with the City of Salem to ensure the continued cooperation of both agencies is maintained.

- ~~1) Adopt the Keizer Area Sanitary Sewer Master Plan Update, (1984) as an element of this comprehensive plan, and utilize the recommended improvements.~~
- ~~2) Encourage and participate in a regional effort to find solutions for sewage treatment and disposal. Solutions should be equitable for all users in the region.~~

d. Stormwater Drainage Policies

- ~~1) Adopt the drainage master plan (1982) as an element of this comprehensive plan, and utilize the recommended improvements.~~
- 1 2-) Create a Stormwater Master Plan with the following policies:
 - ~~Update the drainage master plan at the time of the first periodic review after comprehensive plan acknowledgment. The update should include currently undeveloped areas within the plan.~~
 - (a) The ~~updated drainage~~new stormwater master plan should include a careful analysis of the impact of a storm drainage system on Claggett Creek and Labish Ditch and other natural drainage features throughout Keizer.
 - ~~(b) As Olson Street is to be improved as an arterial through Keizer, and improvements begin at North River Road near the Claggett Creek crossing, the drainage problems identified at the Claggett Creek crossing should be analyzed, and appropriate improvements made as part of the Olson Street project.~~
 - ~~(b) Include an analysis of those areas of the City that are undersized and identify locations where realignment should occur.~~

7. FINDINGS: PARKS AND RECREATION

General

- a. The total park and recreation lands existing in 2007 within the City are approximately 211 acres.
- b. A Parks Master Plan was developed and adopted in 1992. This plan was updated in 2007/2008 to include additional park property acquired since 1992

8. GOALS AND POLICIES: PARKS AND RECREATION

Keizer envisions a livable and interconnected community with a park system that:

- Preserves and maintains a comprehensive system of parks that provide for our community's growth;
 - Provides a system of unique destinations reflecting Keizer's pride in its parks and natural areas;
 - Enhances waterfront access to take advantage of the opportunities offered by our water resources;
 - Provides a system of trails to connect parks, open space, schools, neighborhoods and regional destinations; and
 - Includes facilities and programs that are responsive to the community's needs.
-
- **Goal 1:** Provide well-designed, accessible and safe parks, recreation facilities, and natural open space areas.
 - **Goal 2:** Maximize opportunities for public enjoyment of waterfront access.
 - **Goal 3:** Connect neighborhoods with parks, schools, natural open space areas, and the waterfront, as well as downtown and the region.
 - **Goal 4:** Meet the park and recreation needs of Keizer's growing community.
 - **Goal 5:** Ensure that a program of recreation services is available for community members of all ages and abilities.
 - **Goal 6:** Provide efficient and high quality maintenance of parks, facilities, and natural open space areas.
 - **Goal 7:** Be an efficient and effective provider of the parks and recreation services desired by the community.
 - **Goal 8:** Encourage public involvement in park and recreation issues.

9. FINDINGS: SCHOOLS

General

- a. Education services are provided in Keizer by School District 24J.

- b. Based on the population forecasts for Keizer, expected demographics and capacities of existing schools in the area, one elementary school replacement, one new elementary school, and one new middle school are assumed to be located in Keizer by 2005. See working paper on public facilities and services/transportation factors (March, 1985).

10. GOALS AND POLICIES: SCHOOLS

a. General Goal

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

b. General Policies

- 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.
- 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.
- 3) Locate secondary schools so that:
 - (a) They have adequate, safe and direct access from principal street network.
 - (b) They are located in areas, which are geographically central to the population served.
 - (c) They are designed, cited and constructed to encourage the use of walkways, bikeways, and public transit.
- 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.

F. PLAN ADMINISTRATION

1. FINDINGS: CITIZEN INVOLVEMENT

General

- a. A Citizen Involvement Committee has been established by the Keizer City Council.
- b. The City of Keizer has established a Planning Advisory Committee (PAC) to provide citizen input throughout the comprehensive planning process. Public workshops have been held to review and comment on technical data, discuss issues and priorities, and to provide feedback on policy statements.
- c. Town Hall meetings have been held throughout the comprehensive planning process. These public meetings provided all citizens of Keizer the opportunity to receive information, discuss issues, and provide input to the planning process.
- d. A resolution “Establishing City of Keizer Citizen Involvement Program” has been adopted by the Keizer City Council. The resolution is included in the comprehensive plan by reference.

2. GOALS AND POLICIES: CITIZEN INVOLVEMENT

a. General Goals

- 1) Provide for widespread citizen involvement.
- 2) Assure effective two-way communication with citizens.
- 3) Provide the opportunity for citizens to be involved in all phases of the planning process.
- 4) Assure that technical information is available in an understandable form.
- 5) Assure that citizens will receive a response from policymakers.
- 6) Insure funding for the citizen involvement program.

b. General Policies

- 1. Adopt Resolution R85-149 as the public involvement element of the comprehensive plan. The resolution is included in the appendix.

3. FINDINGS: COORDINATION

General

- a. A Regional Coordination Committee (RCC) has been established by the City of Keizer to provide the opportunity to all affected local and state jurisdictions for input and comment on the process.

- b. The City of Keizer has been participating with other jurisdictions in the coordination program established in the Salem Area Comprehensive Plan.
- c. The City of Keizer has initiated a voluntary regional comprehensive plan coordination association among the jurisdictions in the region. An agreement has been prepared establishing a “Regional Comprehensive Plan Coordination Association”. This agreement is incorporated as a part of this plan, and is included as Appendix 2.

4. GOALS AND POLICIES: COORDINATION

a. General Goal

- 1) ~~Participate~~ Work with other jurisdictions in the region to ensure ~~appropriate~~ land use and related issues are appropriately coordinated.

b. General Policies

- 1) Pursue the comprehensive plan coordination association as the institutional means to ensure coordination in the Salem/Keizer urban area. ~~The draft resolution is included in the appendix.~~
- 2) Encourage and assist Mid-Willamette Council of Governments in identifying regional needs and priorities and implementing functional plans.
- 3) Adopt dual interest area agreements with the City of Salem and Marion County for those areas where future annexation by Keizer is possible and desirable. Include dual interest areas in the resolution establishing regional comprehensive plan coordination. ~~See Figure 2 for dual interest area boundaries.~~
- 4) Insure consistency between city and county plans. Any conflicts should be stated in a dual interest area agreement, and resolution of these conflicts will occur through the plan amendment process.
- 5) Insure coordination with special districts, local and state jurisdictions by involving these appropriate bodies in the plan review and revision process.

5. FINDINGS: PLAN REVISIONS AND IMPLEMENTATION

General

- a. An Integrative Ordinance has been prepared which provides common administration procedures which will insure continued consistency between the Keizer Comprehensive Plan and Salem Area Comprehensive Plan.
- b. New subdivision and zoning ordinances have been prepared to implement the Keizer Comprehensive Plan.

6. GOALS AND POLICIES: PLAN REVISIONS AND IMPLEMENTATION

General Goals and Policies

- a. Assure that policies in this plan are implemented.
- b. Establish plan review and revision procedures, which include provisions for participation by citizens and affected governments.
- c. Assure an adequate factual base for decisions and actions.
- d. Participate in the "Regional Comprehensive Plan Coordination Association" which includes guidelines for regional issues requiring comment and review during plan amendment proceedings. See Appendix 2.
- e. Assure that the comprehensive plan is regularly reviewed, revised and amended.
 - 1) Establish administrative or organizational procedures to insure adequate monitoring of population, vacant lands, transportation systems, public facility capacities, environmental and economic changes.
 - 2) Maintain the adopted citizen involvement program to provide a means for the public to express their views community needs, changes and improvements.
 - 3) Periodically re-assess goals, general policies and implementation as well as the database and alternative on which the plan is based.
 - 4) Formally review the comprehensive plan at least as often as directed by the Oregon Department of Land Conservation and Development in order to satisfy the periodic review requirements of ORS 197.640.
 - 5) Coordinate the review with the review and revision schedule of the Salem Area Comprehensive Plan.
 - 6) Evaluate proposed comprehensive plan amendments according to the following criteria:
 - (a) Compliance with the statewide land use goals and related administrative rules is demonstrated.
 - (b) Conformance with the Comprehensive Plan goals, policies and intent is demonstrated.
 - (c) Public need is best satisfied by this particular change.
 - (d) The change will not adversely affect the health, safety and welfare of the community.

- (e) Adequate public facilities, services and transportation networks are in place, or are planned to be provided concurrently with the development of property.
- 7. Implement this plan through appropriate ordinance and action.
 - (a) Adopt new ordinances to carry out the policies of this plan.
 - (b) Apply zoning in a timely manner, which is consistent with this plan.
 - (c) Require all zoning and subdivision ordinance to be consistent with the intent and to be based on this comprehensive plan.
 - (d) Require all actions of the City on conditional uses, variances, zone changes and all other planning actions to be consistent with the intent of this plan.

G. AGRICULTURAL LANDS

1. FINDINGS: GENERAL

- a. Typically, agricultural zones permitting commercial farming are located outside of cities and are governed by county regulations. Keizer, like numerous other Oregon cities once had a number of farms and farm uses within its jurisdiction but over time these have been replaced with other urban uses. The pattern of development is that over time cities become developed with urban densities and with uses that are often not compatible with commercial farming practices. However, within Keizer there are two zone designations that each allow for commercial agricultural uses. These are the Exclusive Farm Use (EFU) and Special Agriculture (SA) zones. Each of these has its own set of city regulations.
- b. Legislative policy and the Land Conservation and Development Commission Goal No. 3 on agricultural lands also indicates a need to preserve agricultural lands. This State Goal defines agricultural lands in western Oregon as land predominantly comprised of Class I - IV soils identified by the Natural Resource Conservation Service (NRCS) classification system and other lands which are suitable for farm use. Farm use is also defined as set forth in ORS 215.293 (2) (a) (1997 edition):“farm use” means the current employment of land for the primary purpose of obtaining a profit in money by raising, harvesting and selling crops or by the feeding, breeding management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. “Farm use” includes the preparation, storage and disposal by marketing or otherwise of the products or by-products raised on such land for human use and animal use. “Farm use” also includes the current employment of land for the primary purpose of obtaining a profit in money by stabling or training equines, including but not limited to provide riding lessons, training clinics and schooling shows. “Farm use” also includes the propagation, cultivation, maintenance and harvesting of aquatic species and bird and animal species to the extent allowed by the rules adopted by the State Fish and Wildlife Commission. “Farm use” includes the on-site construction and maintenance of equipment and facilities used for the activities described in this subsection. “Farm use” does not include the use of land subject to the provisions of ORS Chapter 321, except land used exclusively for growing cultured Christmas trees as defined in subsection (3) of this section, or land described in ORS 321.267 (1) (e) or 321.415 (5). The State goal as amended in 1994 indicates that these lands shall be preserved by applying Exclusive Farm Use zoning consistent with the requirements in OAR 660- 033. These statutes and rules define high-value farmland and establish review criteria for many of the uses allowed in EFU zones. As a result, the state land use program provides greater protection for high value farmland compared with other farmland protected under Goal 3.
- c. It is the intent of the City of Keizer to maintain the ability to economically farm these lands by limiting conflicts with non-farm uses. This will be accomplished by prohibiting incompatible non-farming activities and by limiting land division to those compatible with agricultural needs consistent with the requirements of either ORS 215.213 or 215.283 and OAR 660-033.

- d. The primary tools available to accomplish this goal are farm zoning and land division controls. Through the exercise of these controls, the agricultural industry can be maintained in the future. Even though land use controls can be effective in preserving agricultural lands, by far the most important aspect of this program is public attitude. Public support, particularly from farmers, farm related industry, and those people owning farm land in the County, is the real foundation upon which agricultural land preservation policies will be maintained.
- e. Exclusive Farm Use
 - 1) The City of Keizer has an EFU zone which consists of one property. The property is located adjacent to the Willow Lake Treatment Plant and is also within the Special Policy Area overlay zone surrounding the treatment plant which is the result of a coordinated effort by the City of Salem and the City Keizer regarding concerns from odor and sounds emitting from the treatment facility. It seeks to minimize uses and potential complaints from adjacent property owners to the use of the treatment facility.
 - 2) While the city's EFU zoning requirements allow for the continued agriculture use of the property. Since the designation only involves property that is within the city limits and not outside the urban growth boundary it is not a requirement of the city that this zone district comply with all the requirements that have been adopted by the state. In addition, this EFU district is planned to one day be developed in a manner more consistent with urban development patterns which means it may be in other uses than farming. The EFU zone prohibits any residential development through the subdivision or partition process. While the EFU zone is fairly limiting in what it will allow, it is envisioned that a zone change to another zone would be requested by a property seeking to allow a change of use on the property. Such a rezone proposal will need to be consistent with all city procedures and process.
- f. Special Agriculture
 - 1) The other agriculture zone which the city has is the Special Agriculture zone. Unlike the city's EFU zone district the SA is an EFU qualifying zone. This zone is applied to land that was a Marion County EFU zoned area that was annexed into the city limits but is located outside of the urban growth boundary. Because it is not within the city's urban growth boundary it needs to have a zone designation that is consistent with state requirements governing uses within agricultural areas. Hence, the need for it to be an EFU qualifying zone. The SA zone is structurally modeled on the Marion County EFU zoning regulations with the significant difference being the list of conditional uses has been reduced.
 - 2) One area which recently was designated SA is the area in the western part of the city adjacent to the Keizer Rapids Park. This area which until recently had been designated Marion County EFU. The adjacent park was approved by Marion County with a conditional use permit for the development of a park. The annexation of a parcel which is currently outside the city limits will allow the city to be able to acquire it using urban renewal funding. With the

annexation, the city will be able to process all land use applications and provide all public safety services without having to rely on the County. The caveat is that if the parcel remains outside of the urban growth boundary, it then needs to be zoned with an EFU qualifying zone and that all uses of the property be in accordance with this zone designation.

- 3) The intent of the SA designation is to establish an EFU qualifying zone and to allow for uses which are allowed within this zone district and that these uses be done in a manner that will not adversely impact any nearby farm uses. The SA zone will prohibit residential development through subdivisions or partitions and will also prohibit the extension of sanitary sewer to serve any SA designated parcels. Lands with the SA designation are to be developed in accordance with the city's SA zone requirements and also with all applicable state statutes and rules governing resource zones. As this may limit the full use of the any SA designated lands it may be appropriate to consider bringing these lands into the urban growth boundary. As lands with this designation are inside the city limits yet outside the urban growth boundary consideration shall be given to including these lands as part of any future urban growth expansion that the city may someday endeavor.

2. GOALS AND POLICIES: AGRICULTURAL LANDS

a. General Goals

- 1) To preserve and maintain agricultural lands for uses that are consistent with the present and future need for agricultural products, forest and open space.

b. General Policies

- 1) Preserve lands designated as Special Agriculture from incompatible uses through the implementation of the corresponding SA zone.
- 2) Maintain agricultural lands in the largest areas as possible to encourage larger scale commercial agricultural production.
- 3) Limit residential uses on high value lands to those dwellings where past income from the sale of farm products demonstrate that the dwelling will be in conjunction with the farm use. Non-farm dwellings should be limited to existing parcels composed of non-high value soils where the dwelling will be compatible with the surrounding farm area. The approval of non-farm residences shall be based upon findings that the proposed dwelling meets the applicable criteria in OAR 660-033. Approval of a dwelling in the farm designation shall be based on the applicable criteria in OAR 660-033 or OAR 660-006.
- 4) Divisions of agricultural lands shall be reviewed by the City and comply with the applicable minimum parcel size and the criteria for the intended use of the property.
- 5, When the creation of a non-farm parcel is warranted, the size of the parcel shall be as small as possible to preserve the maximum amount of farmland in

the farm parcel. Requirements may need to be imposed when non-farm parcels are allowed in farm use areas to minimize the potential for conflicts with accepted farm management practices on nearby land. These may include special setbacks, deed restrictions and vegetative screening.

6. Discourage development of non-farm uses on high value farmland unless such uses are allowed by either the SA or EFU zone designation and that they are done in a manner that will not cause adverse impacts on nearby farm uses.
7. Development of a non-farm proposal that will be developed in conjunction with an adjacent use that received land use approval and which will be developed consistent with a master plan shall be given special consideration.
8. Lands that are designated City of Keizer EFU are lands that are within the city limits and while these lands may be currently in agriculture use it is recognized that at some future time they may be rezoned and developed to allow uses consistent with that zone designation.
9. Consideration shall be given to including lands designated SA into the Urban Growth Boundary (UGB) at some future point if the city endeavors to pursue a UGB expansion.

IV. PROCEDURES FOR AMENDING THE KEIZER COMPREHENSIVE PLAN

A. DEFINITIONS

1. SALEM/KEIZER URBAN AREA

The area within the Salem Urban Area and the Keizer Urban Area shall be known as the Salem/Keizer Urban Area and shall be defined by the Salem/Keizer urban growth boundary.

2. SALEM URBAN AREA

The area within the Salem city limits and the area within the Salem/Keizer urban growth boundary, which is unincorporated and is located to the southeast, and west of the common city limits boundary between the cities of Salem and Keizer shall be known as the Salem Urban Area.

3. KEIZER URBAN AREA

The area within the Keizer city limits and the Salem/Keizer urban area adjoining the Keizer city limits to the north and west which is generally north and west of the Keizer city limits, west of the Interstate 5 Freeway as it runs north of the Salem city limits, and east of the Willamette River shall be known as the Keizer Urban Area.

4. DUAL INTEREST AREAS

Dual interest areas are geographic areas where two or more entities have, by agreement, established that each has an interest in the nature and scope of land use regulation in the area even though the area may be outside the jurisdiction of one or more of the entities which are parties to the agreement. Dual Interest areas may be outside the Salem/Keizer Urban Growth Boundary. Decision regarding areas identified by agreement, as Dual Interest Areas shall be governed by the terms of such agreement.

5. REGIONAL POLICY

Any policy, which is concurred in by all four jurisdictions (Cities of Salem and Keizer and counties of Marion and Polk) and is identified in each jurisdiction's Comprehensive Plan is a regional policy.

6. REGIONAL PLANNING ACTION

Any amendment to a regional policy.

7. NON-REGIONAL PLANNING ACTION

Non-regional planning actions are of two types:

- a. Any amendment to an urban area policy.
- b. All other land use actions.

B. JURISDICTION

1. SALEM'S JURISDICTION

Salem has exclusive jurisdiction over all land use actions applicable within its city limits other than regional planning actions and amendments to urban area policies.

2. KEIZER'S JURISDICTION

Keizer has exclusive jurisdiction over all land use actions applicable within its city limits other than regional planning actions and amendments to urban area policies.

3. POLK COUNTY'S JURISDICTION

Polk County has exclusive jurisdiction over all land use actions applicable within that portion of the Salem Urban Area that is outside the Salem city limits and inside Polk County other than regional planning actions and amendments to urban area policies.

4. MARION COUNTY'S JURISDICTION

Marion County has exclusive jurisdiction over all land use actions applicable within that portion of the Salem Urban Area and Keizer Urban Area that are outside the Salem city limits and outside the Keizer city limits other than regional planning actions and amendments to urban area policies.

C. PROCEDURES FOR AMENDMENT

1. REGIONAL PLANNING ACTIONS PROCEDURES

- a. Regional planning actions may be initiated by any one of the four jurisdictions (Cities of Salem and Keizer and Counties of Marion and Polk), but must be concurred in by all of the other jurisdictions as set forth below before they are considered effective amendments to the Plan.
- b. The proposing jurisdiction shall notify all of the other jurisdictions of the proposed regional planning action by sending to them a true copy of the 45 day notice sent to the Department of Land Conservation and Development (DLCD). That copy shall be sent to the other jurisdictions not less than 45 days prior to the date set for final hearing in the matter. If the final hearing is rescheduled, the other jurisdictions shall be notified of the new hearing date.
- c. All jurisdictions that concur with the regional planning action shall, at least 15 days prior to the final hearing as cited in the DLCD notice, indicate to the proposing jurisdiction their concurrence. Those jurisdictions that concur shall

adopt ordinances indicating their concurrence and transmit those ordinances to the proposing jurisdiction.

- d. Where “c” does not apply, jurisdictions shall at least 15 days prior to the final hearing as cited in the DLCD notice, indicate to the proposing jurisdiction their lack of concurrence, the conditions necessary for concurrence, or the need for a specific amount of additional time to consider the matter before responding. Those jurisdictions indicating non-concurrence shall provide their reasons, findings, and conclusions in writing to the proposing jurisdiction.
- e. When the proposing jurisdiction has received concurring ordinances, which are identical with regard to the text of the regional planning action adopted from each of the other jurisdictions, it may take final action to adopt its own ordinance and the effective date of that final ordinance shall be the effective date of the amendment to this plan. The proposing jurisdiction shall send copies of the final ordinance to all of the other jurisdictions.
- f. If jurisdictions disagree as to regional planning actions or if there is a need for clarification of regional policies, the issue may be resolved through the Salem Keizer Area Plan Advisory Committee process.

2. NON-REGIONAL PLANNING ACTIONS PROCEDURES

- a. Any amendment to an urban area policy shall follow the regional planning action procedures, except that the concurrence requirement will be limited to jurisdictions within the urban area.
- b. Any non-regional planning action other than an urban area policy amendment shall be acted upon by Salem, Keizer, Polk County, and Marion County respectively for areas over which each exercises exclusive jurisdiction.
 - 1) Each jurisdiction shall notify all other jurisdictions of pending planning actions within their jurisdiction and as required by dual interest area agreements.
 - 2) If a disagreement is reached, the jurisdiction having authority to take the action is free to act, and any other jurisdiction is free to appeal such action to the Land Use Board of Appeals.

D. RULES OF PROCEDURE

Each governing body shall adopt rules of procedure to govern the initiation and processing of amendments to this plan in the geographic area of the jurisdiction.

E. REVIEW AND REVISION

The plan shall be subject to major review and, where necessary, revisions to comply with the requirements for periodic review. Except for Comprehensive Plan map amendments initialed by property owner, plan amendments should, wherever possible, be reserved for those years when the plan undergoes major review.

F. RELATIONSHIP BETWEEN SALEM AREA COMPREHENSIVE PLAN AND KEIZER COMPREHENSIVE PLAN

1. A Comprehensive Plan for the Keizer Urban Area has been adopted as an amendment to the Salem Area Comprehensive Plan (SACP). It shall be referred to as the Keizer Comprehensive Plan (KCP). All regional policies are included in the text of the SACP and KCP.
2. Land use decisions, other than regional planning actions involving land within the Salem urban area shall be made based solely on the SACP, its plan map, and its implementing ordinances.
3. Land use decisions other than regional planning actions involving land within the Keizer urban area shall be made based solely on the KCP, its plan map, and its implementing ordinances.
4. Regional planning actions shall be made solely on the basis of the concurrence of all the jurisdictions – City of Salem, City of Keizer, Marion County, and Polk County. Regional planning actions shall be adopted by each jurisdiction with the identical language.

G. URBAN GROWTH BOUNDARY

1. The cities of Salem and Keizer and Counties of Marion and Polk have adopted by legal description the Salem/Keizer urban growth boundary for the Salem and Keizer urban areas and shall review the Salem/Keizer urban growth boundary on a periodic basis or upon the request of one of the jurisdictions to identify if changes are necessary.
2. All parties shall work toward the development of the most efficient and economical method for providing specific urban services to the area within the Salem/Keizer urban growth boundary.
3. Changes to the Salem/Keizer urban growth boundary must be adopted concurrently by all four affected jurisdictions and shall be based upon consideration of the following factors:
 - a. Demonstrated need to accommodate long range urban population growth requirements consistent with LCDC goals;
 - b. Need for housing, employment opportunities and livability;
 - c. Orderly and economic provision for public facilities and services;
 - d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
 - e. Environmental, energy, economic and social consequences;

- f. Retention of agricultural land, as defined, with Class I being the highest priority for retention and Class VI the lowest priority;
- g. Compatibility of the proposed urban uses with nearby agricultural activities; and
- h. Projections of land needs and supply of buildable land within the entire Salem and Keizer urban areas.

H. TRANSPORTATION

The Salem/Keizer Area Transportation Study Cooperative Agreement shall provide the coordination mechanism for regional transportation issues within the Salem/Keizer urban growth boundary.

I. WILLOW LAKE TREATMENT PLANT

The Willow Lake Treatment Plant dual interest area is defined by an adopted legal description. Development requirements are established in the Willow Lake Treatment Plan dual interest area agreement.

J. SOLID WASTE

The disposal of solid wastes shall be accomplished with a minimal negative impact on the land, air and water resources of the region. A balanced program of waste reduction, recycling, resource recovery, landfill and other disposal methods shall be encouraged. The cities and counties shall participate cooperatively in the development of a solid waste Management Plan for each county and participate in implementation of the plan to the extent it applies to each jurisdiction. The facilities developed to implement the Solid Waste Management Plans are not required to be located in the Salem/Keizer urban area.

K. STORM DRAINAGE POLICY

The Cities and Counties shall coordinate the management of storm water.

L. RESIDENTIAL DENSITY

The effective utilization of land for residential development and the potential of proposed urban growth boundary changes for residential use should be guided by residential density objectives scaled to the character of each urban area. Commencing January 1, 1992, performance in achieving the residential density objectives shall be used in determining conformance with urban growth boundary expansion factors for residential use.

V. ACCOMPANYING PLAN DOCUMENTS

This chapter contains a list of accompanying plan documents, and incorporates these documents by reference in the Keizer Comprehensive Plan.

A. REGIONAL PLANS

1. Salem Area Comprehensive Plan, City of Salem, adopted 1979, acknowledged 1982.
2. Conformance of the Salem Area Comprehensive Plan with State Land Use Goals, Salem Planning Division, 1982.
3. Year 2005 Areawide Transportation Plan for the Salem-Keizer Urban Area, Mid-Willamette Valley Council of Governments, 1985.

B. WORKING PAPERS

1. Past and Present Conditions: Natural Resources and Willamette Greenway Factors, Wilsey & Ham, 1984.
2. Past and Present Conditions: Socioeconomic and Housing Factors, ECO Northwest, 1984.
3. Past and Present Conditions: Land Use and Urbanization Factors, Wilsey & Ham, 1984.
4. Past and Present Conditions: Public Facilities and Services/Transportation Factors, Wilsey & Ham, 1985.
5. Forecasts and Analysis: Natural Resources and Willamette Greenway Factors, Wilsey & Ham, 1985
6. Forecasts and Analysis: Socioeconomic and Housing Factors, ECO Northwest, 1985.
7. Forecasts and Analysis: Public Facilities and Services/Transportation Factors, John Spencer & Assoc., 1985.
8. A Brief History of Keizer and Keizer's Historic Sites, Ann Lossner, 1986.

C. TECHNICAL PLAN AND REPORTS

1. Water System Master Plan, Keizer Water District, James M. Montgomery, Consulting Engineers, Inc., 1980.
2. Keizer Area Sanitary Sewer Master Plan Update, William I. Peterson Engineering, Inc., 1985.
3. Keizer Area Drainage Master Plan, Kramer, Chin and Mayo, Inc., 1982.
4. North Keizer Sanitary Survey, Department of Environmental Quality, Marion County Health Department, 1984.

5. 1991 Sewage Treatment Agreement, City of Keizer and City of Salem,

D. DOCUMENTS INCORPORATED INTO PLAN

1. McNary Activity Center Design Plan December 1991
2. Master Sewer Plan Update 1992
3. Master Sewer Plan Update December 1993
4. Dual Interest Area Agreement
5. Master Sewer Plan Update January 30, 2003
6. Parks and Recreation Master Plan dated January 2008
7. City of Keizer Transportation Systems Plan (April 2009)

VI. APPENDIX

1. Resolution R85-149, establishing City of Keizer Citizen Involvement Program.
2. Agreement Establishing A Regional Comprehensive Plan Coordination Association.

APPENDIX 1

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R85-149

ESTABLISHING CITY OF KEIZER CITIZEN INVOLVEMENT PROGRAM

WHEREAS, Statewide Planning Goal number 1 requires citizen involvement in the land use planning process; and

WHEREAS, the City of Keizer supports a citizen involvement process which will encourage citizens to become informed regarding planning factors, to understand planning issues, and to have input in land use decisions; and

WHEREAS, the City of Keizer has appointed a Citizen Involvement Committee responsible for creating a citizen involvement program that will meet the requirements of Goal 1 and the State Citizen Advisory Committee guidelines; and

WHEREAS, the Citizen Involvement Committee has developed a recommended Citizen Involvement Program for the City of Keizer as set forth below;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Keizer, that the goal and objectives of the City of Keizer Citizen Involvement Program are as follows:

GOAL: Insure the opportunity for citizens to be involved in all phases of the Land Use Planning Process.

OBJECTIVES:

1. To provide for widespread citizen involvement.

A. The City Council shall create a citizen Planning Advisory Committee (PAC) that is representative of Keizer citizens geographically and in members'

1 interest in land use planning.

- 2 1) The names of the PAC members shall be
- 3 publicized to encourage input from the
- 4 general public to the PAC.
- 5 2) The PAC shall designate time on the meeting
- 6 agendas for public input.
- 7 3) The PAC shall set and post meeting times/
- 8 dates to maximize the opportunity for public
- 9 attendance.
- 10 4) Vacancies on the PAC will be filled through
- 11 an open, well-publicized selection
- 12 procedure.
- 13 5) The PAC shall ensure that the media is notified
- 14 of meetings and encourage the local media to
- 15 attend.

16 B. The PAC/City Council shall hold townhall meetings

17 and public hearings prior to adoption of the

18 Comprehensive Plan.

- 19 1) Maps and/or written background information
- 20 shall be available for citizens to study at
- 21 City Hall prior to meetings.
- 22 2) Townhall meetings and public hearings shall
- 23 be well-publicized in advance.

24 C. The City Council shall create a Citizen Involve-

25 ment Committee which shall:

- 26 1) Publicize the Citizen Involvement Program.

- 2) Assist in implementation and later evaluation of the Citizen Involvement Program.
 - 3) Assure that methods are developed for the public to receive public notices and planning information.
 - 4) Maintain communication with community organizations (such as Keizer Merchants Association, League of Women Voters, local churches) relating to land use matters.
 - 5) Evaluate citizen input methods periodically and recommend additional measures to Council if necessary.
 - 6) Meet at least annually with the Council and Planning Commission to evaluate citizen input methods.
 - 7) Recommend specific input methods (task forces, advisory boards, committees) for citizen involvement in implementation of the adopted Comprehensive Plan, when the choice of appropriate procedures and methods needs clarification.
2. To provide for effective two-way communication between citizens and elected and appointed public officials, including feedback mechanisms.
- A. Establish mail list for agendas for PAC meetings to include service clubs, interested citizens,

1 etc.

2 B. Use procedures and practices conducive to citizen
3 involvement.

4 1) PAC and City Council members shall be
5 clearly identified so citizens know to whom
6 they are speaking.

7 2) Public input procedures should be explained
8 at the beginning of meetings.

9 3) Other procedures should be clearly
10 established by the PAC or City Council, such
11 as whether the general public may partici-
12 pate in discussions or ask questions during
13 meetings.

14 C. Provide opportunities for citizen feedback to
15 members of the PAC and/or City Council.

16 1) Provide evaluation sheets at each townhall
17 meeting or hearing;

18 2) Solicit feedback to determine effectiveness
19 of the citizen involvement program
20 regarding:

21 a) How citizen heard about meeting.

22 b) Type of interest and/or ownership in
23 real property (commercial, industrial,
24 residential, etc.).

25 c) Understanding of comprehensive plan
26 process.

- d) Effectiveness of meetings.
- e) Questions that didn't get answered.
- f) Providing signup sheets to receive answers to questions not answered.
- 3) Develop mechanisms for feedback.
- D. Determine a system for seeing that citizens that testify or inquire about the comprehensive planning process receive responses from officials.
- 3. To provide for the dissemination of information that encourages citizens to identify and understand issues concerning land and development.
 - A. Provide technical information copies which can be viewed by the public at Keizer City Hall and/or Salem Public Library.
 - B. Keep land use maps posted at City Hall.
 - C. Provide handouts at public meetings.
 - D. Set up a speaker's bureau available to speak to service clubs, interested citizen groups, etc.
 - E. Contact community groups and encourage them to become involved and informed in the planning process.
 - F. Make available minutes from meetings/hearings to interested parties.
- 4. To insure funding for the Citizen Involvement Program.
 - A. The PAC shall recommend the Citizen Involvement

1 Program to the City Council.

2 B. The City Council shall adopt the Citizen Involve-
3 ment Program and provide funding for its
4 implementation.

5 5. To allow regional citizen participation.

6 The City shall seek implementation of a regional
7 coordination program that provides opportunities to
8 participate in decisions of agencies that may be
9 planning for development in the region but whose
10 planning activities may fall outside of the City's
11 comprehensive planning process..

12 6. To evaluate citizen involvement of the general public
13 and participants in the planning process.

14 A. Awareness of the general public of media coverage
15 of the planning process shall be periodically
16 evaluated.

17 B. Awareness of the general public to meeting
18 notices (and announcements) shall be periodically
19 evaluated.

20 C. Periodic discussion shall be held between the PAC
21 and Citizen Involvement Committee to evaluate the
22 effectiveness of citizen participation.

23 D. A final review of the citizen involvement program
24 shall be conducted prior to City Council adoption
25 of the Comprehensive Plan.

26 /////

1 PASSED this 15th day of July, 1985.

2 SIGNED this 15th day of July, 1985.

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Mayor

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6 City Recorder
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APPENDIX 2
AGREEMENT ESTABLISHING A
REGIONAL COMPREHENSIVE PLAN COORDINATION ASSOCIATION

WHEREAS, the Cities of Salem and Keizer and Marion and Polk Counties are authorized under the provisions of ORS 109.003 to 190.030 to enter into intergovernmental agreements for the performance of any or all functions that a party to the agreement has authority to perform; and

WHEREAS, ORS 197.705 through 197.795 and OAR 660-03-010 requires counties and cities to prepare and adopt comprehensive plans consistent with statewide planning goals, and to enact ordinances or regulations to implement the comprehensive plan; and

WHEREAS, Statewide Planning Goal No. 2 requires that city, county, state, federal, and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS 197.705 through 197.795; and

WHEREAS, the parties hereto recognize that it is necessary to cooperate with each other regarding their land use activities, and recognize that as their comprehensive plans and implementing ordinances are amended from time to time, that they should remain consistent and coordinated with each other; and

WHEREAS, the parties consider it mutually advantageous to establish a process for coordinating comprehensive planning activities and for resolving issues of fact that require regional coordination by establishing a regional coordination association.

NOW, THEREFORE, Marion and Polk Counties, and the Cities of Salem and Keizer agree as follows:

1) A voluntary regional coordination association is hereby established and shall be referred to as the Salem/Keizer Area

Planning Advisory Committee (SKAPAC).

2) SKAPAC shall consist of two standing subcommittees; one a staff subcommittee and one an elected officials subcommittee. The staff subcommittee shall consist of one representative from the staff of each of Marion County, Polk County, City of Salem, and City of Keizer. The elected officials subcommittee shall consist of one elected official from each of the above referenced jurisdictions.

3) The goals of SKAPAC are as follows:

a. To provide a conflict resolution mechanism with respect to the factual aspects of legislative land use decisions in the region.

b. To provide a coordinated regional recommendation with respect to facts which can then be more effectively used by each political body to reach appropriate legislative decisions.

c. To clarify the facts which are used by the various political bodies within the region without impinging on the legislative authority of each of those political bodies.

d. It shall not be the role of SKAPAC to make final legislative or quasi-judicial decisions.

4) Where it appears to one of the jurisdictions within the region that a Comprehensive Plan or comprehensive planning activity has raised or has uncovered an issue or issues of fact that require regional coordination, the following procedure shall be followed:

a. The issue shall be brought before the SKAPAC staff subcommittee by the staff person or elected official of one of the member jurisdictions. The presentation shall include

a complete staff report together with a record of any and all public hearings and a description of any citizen involvement in the process along with a recommendation and proposed findings and conclusions. The staff subcommittee will determine whether or not there is a need for coordination with respect to that particular issue. If it is determined that there is a need for regional coordination, the staff subcommittee will attempt to reach agreement with respect to a recommendation. The staff subcommittee shall set forth its conclusions in written form. Those conclusions shall be promptly delivered to the member jurisdictions. If the staff subcommittee can reach unanimous agreement with respect to the issue, its decision shall become the recommendation of SKAPAC with respect to the issue in question unless objected to as provided herein.

b. If the SKAPAC staff subcommittee cannot reach unanimous agreement with respect to the issue or the staffs' proposed resolution of the issue is not satisfactory to any one of the affected jurisdictions, then the elected officials subcommittee shall consider the issue. The elected officials subcommittee shall set forth its conclusions in written form. Those conclusions shall be promptly delivered to the member jurisdictions. If the elected officials subcommittee can reach unanimous agreement with respect to the issue, its decision shall become the recommendation of SKAPAC with respect to the issue in question unless objected to as provided herein.

c. If the SKAPAC elected officials subcommittee cannot reach unanimous agreement with respect to the issue or the elected official's proposed resolution of the issue is not

satisfactory to any one of the affected jurisdictions, then the matter shall be brought before a joint meeting of the governing bodies of the affected jurisdictions.

d. If the governing bodies cannot reach unanimous agreement with respect to the issue, then the proposing jurisdiction may take whatever action it deems appropriate. Member jurisdictions shall have standing in any appeal of a final decision in the matter. A summary of the proceedings before SKAPAC shall become a part of the record on appeal of any final decision that involves the matter.

5) Any cost associated with the administration of SKAPAC shall be born by the member jurisdictions through the involvement of staff representatives from those jurisdictions. The SKAPAC staff subcommittee shall, by unanimous consent, provide for distribution of administrative duties and responsibilities among the staff representatives on the subcommittee, provided however, that the member jurisdiction that brings an issue before SKAPAC for consideration shall provide staff and other support to set up any meetings of hearings that are required for resolution of the matter and shall provide someone to conduct the meetings or hearings and to provide a record of any meetings or hearings and to prepare and distribute any written conclusions.

6) Any of the four jurisdictions may elect to not participate in proceedings before SKAPAC upon a vote of the governing body of the jurisdiction indicating the jurisdiction is willing to accept the recommendation of SKAPAC with respect to the issue in question.

7) Time frames shall be established as follows:

a. The SKAPAC staff subcommittee shall have 21 days after an issue is presented by a member jurisdiction to attempt to reach unanimous agreement and to make a recommendation with respect to the issue.

b. If a member jurisdiction disagrees with the recommendation from the staff subcommittee, it must request presentation to the SKAPAC elected officials subcommittee by written notice to the member jurisdictions within 14 days of receipt of the staff subcommittee's written conclusions. Otherwise, the staff subcommittee recommendation shall become the final recommendation of SKAPAC with respect to the issue.

c. The presentation to the elected officials subcommittee shall be completed within 14 days of the date on which referral to that subcommittee has been requested or the date on which it is determined that the staff subcommittee cannot reach unanimous agreement on the issue.

d. The SKAPAC elected officials subcommittee shall have 14 days from the date of presentation to attempt to reach unanimous agreement and to make a recommendation with respect to the issue.

e. If a member jurisdiction disagrees with the recommendation from the elected officials subcommittee, it must request a joint meeting of the governing bodies of the affected jurisdictions within 14 days of receipt of the recommendation by the elected officials subcommittee. Otherwise, the elected officials subcommittee recommendation shall become the final recommendation of SKAPAC with respect to the issue.

f. The joint meeting of the governing bodies of the affected jurisdictions shall be held within 14 days of the date on which the member jurisdiction requests the meeting.

g. The above time frames may be extended or reduced by unanimous vote of the elected officials subcommittee. The elected officials subcommittee shall agree to shorten time frames or eliminate steps if necessary to meet the requirements of State law and the needs of a member jurisdiction with a pending application.

h. When time deadlines have been exhausted and conclusions become the final recommendation of SKAPAC, the member jurisdiction that presented the matter to SKAPAC for consideration shall provide notice to all of the member jurisdictions.

8) Within 14 days of the joint meeting of the affected member jurisdictions, each said member jurisdiction shall consider the matter and shall respond in writing to each other jurisdiction with the position that jurisdiction has decided to take. It if would be necessary for an affected jurisdiction to process a Comprehensive Plan amendment and/or an amendment to an implementing ordinance in order for all plans within the Salem/Keizer Urban Growth Boundary (UGB) to be coordinated as required by State law, given facts suggested by a final recommendation of SKAPAC above, each said affected jurisdiction shall begin immediately to consider the matter and to take the steps necessary to bring the plans within the UGB into coordination. In any case, a summary of the proceedings before SKAPAC shall become part of the record on appeal of any final decision that involves

the matter and all jurisdictions agree to continue any pending hearing until after the conclusion of this process. Member jurisdictions shall have standing in any appeal of a final decision.

9) SKAPAC may propose further rules outlining its purposes, function, membership, regular meeting dates, provisions for citizen involvement, and any other procedural or substantive matters deemed necessary by its members. Such further rules must first be adopted by unanimous vote of the elected officials subcommittee. Rules that affect the substantive rights of member jurisdictions must be ratified by all member jurisdictions.

10) The following are examples of some types of land use matters that may require coordination among the jurisdictions in the region:

a) Decisions that involve 5 or more properties under separate ownership, or 15 or more acres.

b) Decisions that will result in a change in the regional urban growth boundary.

c) Decisions that will result in a change in plan policy text or background information or implementing ordinance text.

d) A difference between jurisdictions in the interpretation of plan policy text, background information or implementing ordinance text.

e) Decisions regarding areas defined as dual interest areas.

Zone changes and permit applications that comply with a jurisdiction's Comprehensive Plan and that do not involve one of the matters listed above do not require regional coordination. The

jurisdictions may be able to maintain regional coordination with respect to the above or other matters without following the formal process set forth above. However, the process set forth above is available to the jurisdictions to deal with matters that may arise from time to time. In addition, the member jurisdictions may agree to use SKAPAC and the process set forth above for purposes not identified in this agreement.

CITY OF KEIZER

CITY OF SALEM

By: _____

By: _____

Approved as to Form:

Approved as to Form:

City Attorney

City Attorney

MARION COUNTY

POLK COUNTY

By: _____

By: _____

Approved as to Form:

Approved as to Form:

Legal Counsel

Legal Counsel

COUNCIL MEETING: August 18, 2014

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND COUNCIL MEMBERS

**THROUGH: CHRIS EPPLEY
CITY MANAGER**

FROM: SUSAN GAHLSDORF, FINANCE DIRECTOR

SUBJECT: Authorization for Supplemental Budget

ISSUE AND FISCAL IMPACT Oregon Budget Law (ORS 294) allows for:

1. a supplemental budget when an occurrence or condition which had not been ascertained at the time of the preparation of a budget for the current year which requires a change in financial planning
2. a transfer of appropriation within a fund
3. transfers of appropriations or of appropriations and an equal amount of budget resources between funds

The attached resolution outlines the following budget adjustments:

1. \$600 is needed from Street Fund contingency to fund the Street Operations share of land appraisal costs at Keizer Station Area B.
2. \$4,900 is needed from Public Education Government Access Fund Contingency to fund a social media experiment as outlined to and approved by City Council at the 8/4/14 Council Meeting. These are dedicated funds to be used solely for Public Education Programing.
3. \$300 in donated funds was received for statue maintenance and is held in contingency in the Administrative Services Fund. These funds are needed for waxing costs not anticipated when the budget was adopted.
4. \$7,500 from Administrative Services Fund contingency is needed for three security cameras for the Civic Center lobby area to safeguard the City's assets and loaned art work.
5. \$16,100 in web design costs budgeted in FY13-14 needs to be carried over to FY14-15 due to delays in this project completion. Working Capital Carryforward is available to fund this cost.
6. The Street Fund's share of auto insurance (\$600) and certain Public Works travel and training costs (\$400) were inadvertently omitted from the Administrative Services Fund. Charges for Services will be available to fund these costs.
7. \$7,500 from Administrative Services Fund contingency is needed for ADA entry button installation in the common area restrooms.

RECOMMENDATION: Staff recommends the council adopt the attached resolution authorizing the expenditure of funds as described above.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2014-_____

**AUTHORIZATION FOR SUPPLEMENTAL BUDGET
AND APPROPRIATION TRANSFERS**

**STATUE, PRODUCTION, AUTO INSURANCE, TRAINING, CAMERAS, APPRAISAL, ADA
AND COMPUTER SOFTWARE & HARDWARE**

WHEREAS ORS 294 provides that a supplemental budget may be adopted when an occurrence or condition which had not been ascertained at the time of the preparation of a budget for the current year which requires a change in financial planning.

WHEREAS ORS 294 allows for a transfer of appropriation within a fund when authorized by resolution of the governing body of a municipal corporation.

WHEREAS ORS 294 allows for transfers of appropriations or of appropriations and an equal amount of budget resources between funds when authorized by resolution of the municipal corporation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Keizer, that the following appropriations be made for fiscal year ending June 30, 2015:

	Adopted/ Amended Budget	Adjustment		Revised Budget
		Increase	Decrease	
Street Fund				
Materials & Services	752,900	600		753,500
Contingency	43,600		600	43,000
Funds are needed from contingency to pay the Street Funds share of land appraisals in Keizer Station Area B. These costs were not anticipated when the budget was adopted.				
Public Education Government Access Fund				
Contingency	50,000		4,900	45,100
Materials & Services	91,300	4,900		96,200
Appropriation is needed from contingency for an unanticipated social media experiment as outlined to and approved by City Council at the 08/04/2014 Council Meeting.				
Administrative Services Fund				
Resources	3,584,600	17,100		3,601,700
Materials & Services	853,500	1,000		854,500
Capital Outlay	87,500	31,400		118,900
Contingency	248,800		(15,300)	264,100
\$300 in donated funds was received for Statue Maintenance and is held in contingency. These funds are needed for waxing costs not anticipated when the budget was adopted.				
\$7,500 for three security cameras are needed for the Civic Center lobby area to safeguard the City's assets and loaned art work.				
\$16,100 in Web Design costs budgeted in FY13-14 needs to be carried over to FY14-15 due to delays in this project completion. Working Capital Carryforward is available to fund this cost.				
The Street Fund's share of auto insurance (\$600) and certain Public Works Travel& Training costs (\$400) were inadvertently omitted from the Administrative Services Fund. Charges for Services will be available to fund these costs.				
\$7,500 is needed for ADA entry button installation in the common area restrooms. Contingency is available to cover these costs				

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon the date of its passage.

PASSED this _____ day of _____, 2014

SIGNED this _____ day of _____, 2014

Mayor

City Recorder

CITY COUNCIL MEETING: August 18, 2014

AGENDA ITEM NUMBER:_____

TO: MAYOR CHRISTOPHER AND COUNCIL MEMBERS

THROUGH: CHRISTOPHER C. EPPLEY, CITY MANAGER

FROM: E. SHANNON JOHNSON, CITY ATTORNEY

**SUBJECT: RESOLUTION AUTHORIZING CITY MANAGER TO ENTER
INTO AGREEMENT WITH KENTUCKY UNDERGROUND
STORAGE**

In 2011, the City entered into an agreement with Kentucky Underground Storage, Inc. for online document storage. The agreement expires on September 3, 2014. Online document storage is primarily used by the city recorder's office and it allows citizens to search, view and print ordinances, resolutions and minutes. Staff believes that this service continues to be needed and has solicited proposals for this service. Kentucky Underground Storage was the successful bidder. The new agreement is attached to the Resolution for your consideration.

RECOMMENDATION:

Adopt the attached Resolution authorizing the City Manager to enter into agreement with Kentucky Underground Storage, Inc.

Please contact me if you have any questions in this regard. Thank you.

ESJ/tmh

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

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3 Resolution R2014-____

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6 AUTHORIZING THE CITY MANAGER TO ENTER INTO
7 WEB DEVELOPMENT AND MAINTENANCE AGREEMENT
8 WITH KENTUCKY UNDERGROUND STORAGE, INC.
9

10
11 WHEREAS, the City of Keizer and Kentucky Underground Storage, Inc. entered
12 into a Web Development and Maintenance Agreement effective September 4, 2011;

13 WHEREAS, the contract is set to expires on September 3, 2014;

14 WHEREAS, the City budgeted funds in the 2014-2015 software/maintenance
15 fund to maintain storage facilities to be used primarily by the city recorder's office;

16 WHEREAS, the City has solicited proposals for this service and Kentucky
17 Underground Storage, Inc. was determined to be the successful bidder;

18 WHEREAS, Kentucky Underground Storage, Inc. and the City has negotiated the
19 terms of an agreement as attached hereto;

20 WHEREAS, the City and Kentucky Underground Storage, Inc. wish to enter into
21 the Web Development and Maintenance Agreement attached hereto;

22 NOW, THEREFORE,

23 BE IT RESOLVED by the City Council of the City of Keizer that the City
24 Manager is authorized to execute the Web Development and Maintenance Agreement
25 attached hereto on behalf of the City.

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BE IT FURTHER RESOLVED that the City Manager is authorized to take the necessary steps to implement the service described in such Agreement.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately upon the date of its passage.

PASSED this _____ day of _____, 2014.

SIGNED this _____ day of _____, 2014.

Mayor

City Recorder

WEB DEVELOPMENT AND MAINTENANCE AGREEMENT

This Agreement (the "Agreement") is made and entered into as of the 4th day of September, 2014, by and between CITY OF KEIZER, an Oregon municipal corporation ("City of Keizer"), and KENTUCKY UNDERGROUND STORAGE, INC, a Kentucky corporation ("KUSI").

WHEREAS, City of Keizer is an Oregon municipal corporation in control of government in Keizer, Oregon (the "Business"),

WHEREAS, KUSI has developed a Web Site for City of Keizer (keizer.kentuckyunderground.com) pursuant to which users may acquire City of Keizer's documents (the "Web Site"); and

WHEREAS, KUSI has also agreed to continue to maintain the Web Site pursuant to the terms set forth below.

NOW, THEREFORE, in exchange for the mutual covenants contained herein and other consideration the receipt of which is acknowledged, KUSI and City of Keizer agree as follows:

1. CHARACTER AND EXTENT OF SERVICES. KUSI will continue to support the Web Site for City of Keizer, which the parties agree comports with City of Keizer's specifications and is in good working order, and further agrees to maintain the Web Site in good working order and to host the Web Site during the term of this Agreement (the "Services"). City of Keizer shall cooperate with KUSI in connection with KUSI's provision of the Services.

2. COMPENSATION.

a. RETAINED SERVICES. City of Keizer agrees to compensate KUSI for services listed hereunder, in accordance with the following schedule:

\$8.50 per GB per calendar month for storage of 0 - 50 GB.

\$8.30 per GB per calendar month for storage of 51-75 GB

\$8.10 per GB per calendar month for storage of 76-100 GB

\$1,200.00 for any system upgrades, improvements and software maintenance as requested by client.

b. PAYMENT. All retained service payments shall be paid on a monthly basis, on the first of each month.

c. EXPENSES. KUSI shall be solely responsible for all expenses incurred by KUSI during the term of this Agreement and shall not be entitled to reimbursement from City of Keizer unless otherwise agreed to in advance by City of Keizer in writing. Without limiting the foregoing, KUSI shall be required to purchase any applicable third party licenses for any third party products that are necessary for KUSI to develop, maintain and host the Web Site. KUSI also agrees to pay the following expenses: all hosting fees, secure socket layer certificates (SSL), and domain name fees directly related to development and hosting of the Web Site.

3. TERM AND TERMINATION.

a. This Agreement shall be effective as of September 1, 2014 and shall continue through August 31, 2017. At City's option, this agreement may be renewed an additional one year term upon written notice.

b. Either party may terminate this Agreement by giving a sixty-day notice if the other party is in material breach of the Agreement as set forth below: The non-breaching party shall provide the breaching party with written notice of the intent to terminate, which notice shall specify the alleged breach. The breaching party shall have sixty days to remedy the breach from the date of the notice. If the breaching party has not remedied the breach within such sixty-day period, the non-breaching party may terminate the Agreement at any time thereafter.

c. Either party may terminate this Agreement for without cause by giving the other party a one hundred and twenty (120) day notice as set forth below.

4. INDEPENDENT CONTRACTORS. In performing their respective duties under this Agreement, each of the parties shall be operating as an independent contractor. Nothing contained herein shall in any way constitute any association, partnership, or joint venture between the parties hereto, or be construed to evidence the intention of the parties to establish any such relationship. Neither party shall have the power to bind the other party or incur obligations on the other party's behalf without the other party's prior written consent.

5. CONFIDENTIALITY. The parties acknowledge that, during the term of this Agreement, each party will learn certain confidential information belonging to the other party. The recipient of such information hereby agrees to keep all such information strictly confidential and not to use it for its own benefit nor disclose or divulge such information to any other person. The parties acknowledge that the provisions of this SECTION 5 shall not apply to any information which: (i) had been rightfully in the possession of the recipient prior to its disclosure to the recipient; (ii) had been in the public domain prior to its disclosure to the recipient; (iii) has become part of the public domain by publication or by any other means except an unauthorized act or omission on the part of the recipient; (iv) had been supplied to the recipient without restriction by a third party who is under no obligation to maintain such information in confidence; or (v) is required to be disclosed by any federal or state law, rule or regulation or by any applicable judgment, order or decree or any court or governmental body or agency having jurisdiction in the premises. The provisions of this SECTION 5 shall survive any termination or expiration of this Agreement.

6. OWNERSHIP OF WEB SITE. All copyrights, patents, trade secrets, or other intellectual property rights associated with any ideas, concepts, techniques, inventions, processes, or works of authorship develop or created by KUSI during the course of performing work for City of Keizer or its clients (collectively, the "Work Product") shall belong exclusively to KUSI. Further, KUSI shall own all worldwide right, title, and interest in and to the Web Site including all specific and/or general source code (including any documentation) written for the Web Site (the "Custom Programming"), including, but not limited to, the right to modify, amend, create derivative works, rent, sell, assign, lease, sublicense, or otherwise alter or transfer the Custom Programming (including, its source code and documentation); provided, however, that during the term of this Agreement, KUSI shall provide City of Keizer a worldwide, non-exclusive right and license to use the Work Product and Custom Programming in connection with the Business. Upon the termination of this Agreement, such license shall terminate and City of Keizer shall cease using the Work Product, Web Site and Custom Programming and shall return all such intellectual property to KUSI. Upon any violation and termination of this agreement, KUSI retains the rights to the domain name (keizer.kentuckyunderground.com) and the SSL certificate set up particularly for City of Keizer. The provisions of this SECTION 6 shall survive any termination or expiration of this Agreement.

7. LIMITATION OF LIABILITY. In no event shall either party be liable to the other or any third party, for any incidental or consequential damages arising out of or connected in any way with this agreement or the web site. Each party shall have the duty to mitigate damages for which the other is responsible. KUSI makes no warranty of any kind, whether express or implied, with regard to the web site or any third party products, third party content or any software, equipment, or hardware related to the web site.

8. INDEMNIFICATION. City of Keizer agrees to indemnify, defend and hold harmless KUSI and its officers, directors, employees, agents and affiliates from and against any claim, liability, obligation, loss, damage, assessment, judgment, cost and expense (including, without limitation, reasonable attorney's and accountant's fees and costs and expenses reasonably incurred in investigating, preparing, defending against or prosecuting any litigation or claim, action, suit, proceeding or demand) of any kind or character ("Losses") incurred by KUSI arising out of or in any manner incident, relating or attributable to (i) any inaccuracy in any representation or breach of any warranty of City of Keizer contained in this Agreement; or (ii) any failure by City of Keizer to perform or observe any covenant, agreement or condition to be performed or observed by it under this Agreement. Similarly, KUSI agrees to indemnify, defend and hold harmless City of Keizer's officers, directors, employees, agents and affiliates from and against any Losses arising out of or in any manner incident, relating or attributable to (i) any inaccuracy in any representation or breach of any warranty of KUSI contained in this Agreement; or (ii) any failure by KUSI to perform or observe any covenant, agreement or condition to be performed or observed by it under this Agreement. The provisions of this SECTION 8 shall survive any termination or expiration of this Agreement. The indemnification provisions in this SECTION 8 are expressly subject to the limitations on liability contained in SECTION 7 hereof.

9 REPRESENTATIONS AND WARRANTIES.

a. Each party represents to the other that:

- i. it has the power, right and authority to enter into this Agreement;
- ii. this Agreement has been duly authorized by all requisite corporate actions;
- iii. this Agreement (or the performance of its duties hereunder) does not violate any other agreement, covenant or restriction to which such party is a party; and
- iv. it shall comply with all applicable laws, rules and regulations in performing its obligations under this Agreement.

b. Further, City of Keizer represents to KUSI that the content provided by City of Keizer in connection with the Web Site does not violate or infringe upon the copyright, patent or trademarks of any other party. Similarly, KUSI represents to City of Keizer that the software code used in the Web Site does not violate or infringe upon the copyright, patent or trademarks of any other party.

c. The provisions of this SECTION 9 shall survive any termination or expiration of this Agreement.

10. MISCELLANEOUS.

a. Governing Law. This Agreement shall be governed in all respects by the laws of the State of Oregon.

b. Counterparts and Facsimile. This Agreement may be executed in any number of counterparts, each of which shall be enforceable against the parties actually executing such counterparts, and all of which together shall constitute one instrument. A facsimile signature shall be considered the same as an original.

c. Assignment. Neither this Agreement, nor any of the rights or interests created hereby, may be assigned, transferred, or conveyed by operation of law or otherwise without the prior written consent of the other party; provided, however, that this Agreement shall be binding upon, and shall inure to the benefit of, each of the parties hereto and their respective permitted successors and assigns.

d. Survival of Rights of Parties. The termination of this Agreement shall not release either party from any liability, obligation, or agreement which, pursuant to any provision of this Agreement, is to survive or be performed after such expiration or termination.

d. Notices. All notices or other communications pursuant to this Agreement shall be in writing and shall be deemed valid and sufficient if delivered by personal service or overnight courier or dispatched by registered mail, postage prepaid, in any post office, or if dispatched by telefax, promptly confirmed by letter dispatched as above provided, to the parties at the addresses as set forth below. A party hereto may change its address by notice to the other in the manner set forth above. Notices and other communications rendered as herein provided shall be deemed to have been given on the day on which personally served or sent by telefax or, if sent by overnight courier, on the second (2nd) day after being posted, or if sent by registered mail, on the fifth (5th) day after being posted, or in either case the date of actual receipt, whichever date is the earlier.

f. Partial Invalidity. If any term, covenant or provision contained herein shall be invalid or illegal, such invalidity or illegality shall not impair, invalidate or nullify the other provisions of this Agreement.

g. Subject Headings. The subject headings on this Agreement have been placed thereon for the convenience of the parties and shall not be considered in any question of interpretation or construction of this Agreement.

h. Complete Agreement, Waivers, And Amendments. This Agreement constitutes the entire agreement between the parties relative to the subject matter hereof, and supersedes and replaces all prior or contemporaneous agreements, written or oral, between the parties regarding such subject matter. It is the intention of the parties that the City of Keizer Confidentiality/Non-Disclosure Agreement dated July 25, 2011 is superseded and replaced by this agreement. The failure of either party to enforce at any time or for any period of time any provision of this Agreement shall not be construed as a waiver of such provision or of the right of such party thereafter to enforce such provision. In addition, no terms or provisions of this Agreement may be changed, waived, discharged, or terminated orally but only by an instrument in writing signed by the party against whom the enforcement of such change, waiver, discharge, or termination is sought.

i. Further Assurances. From and after the date hereof the parties agree to take or cause to be taken such further action and executed, deliver and file such further documents and instruments as the other party may reasonably request from time to time to effectuate the intent and purposes of this Agreement.

j. If litigation is instituted with respect to this Agreement, the prevailing party shall be entitled to recover from the losing party, in addition to all other sums and allowable costs, its reasonable attorney fees, both in preparation for and at trial and any appeal or review, such amount to be set by the court before which the matter is heard.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the undersigned have caused this Agreement to be duly executed as of the day and year first set forth above.

KENTUCKY UNDERGROUND STORAGE, INC.

By: _____
Daryl Husovitz

ITS: _____
Chief Financial Officer (title)

DATE: _____

ADDRESS: 3830 High Bridge Road, Wilmore, KY 40390

CITY OF KEIZER

By: _____
Christopher C. Eppley

ITS: _____
City Manager (title)

DATE: _____

ADDRESS: P.O. BOX 21000, Keizer, OR 97307

APPROVED AS TO FORM

Keizer City Attorney

CITY COUNCIL MEETING: _____

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

THRU: CHRIS EPPLEY, CITY MANAGER

FROM: John Teague, CHIEF OF POLICE

SUBJECT: Authorization for Disposition of Police Service Dog

ISSUE:

The City of Keizer Police Department has identified that K9 Bas, due to age and physical ailments, is no longer suitable for police work.

Keizer City Ordinance 90-167 allows for disposition of police service dogs.

RECOMMENDATION:

It is recommended that Council authorize Officer Keniston to acquire K9 Bas for the sum of \$1.00 and assume all responsibility for the dog including its maintenance, condition, and conduct.

1 CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

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3 Resolution R2014-_____

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5 AUTHORIZATION FOR DISPOSITION OF
6 POLICE SERVICE DOG "BAS"

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8 WHEREAS, the City of Keizer's Police K-9 dog, Bas, is no longer suitable for
9 police work;

10 WHEREAS, the City of Keizer Police Department desires to retire Bas to his
11 handler;

12 WHEREAS, Ordinance No. 90-167 provides to the disposition of police service
13 dogs;

14 WHEREAS, the City Council desires to sell Bas to his handler for the sum of
15 \$1.00 and his handler, Officer Keniston, desires to acquire Bas and agrees to assume all
16 responsibility for Bas including maintenance, condition, and conduct;

17 NOW, THEREFORE,

18 BE IT RESOLVED by the City Council of the City of Keizer that the police
19 service dog known as "Bas" shall be sold to Officer Keniston for the sum of \$1.00 upon
20 the condition that Officer Keniston obtain a license for Bas and agrees in writing to
21 accept full future responsibility for Bas including Bas' maintenance, condition, and
22 conduct.

1

2 BE IT FURTHER RESOLVED that Officer Keniston shall further agree in
3 writing that Bas will not be used in any way to generate income or profit for any person,
4 including Officer Keniston, other than profits from breeding.

5 BE IT FURTHER RESOLVED that this Resolution shall take effect immediately
6 upon the date of its passage.

7 PASSED this _____ day of _____, 2014.

8

9 SIGNED this _____ day of _____, 2014.

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Mayor

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City Recorder

CITY COUNCIL MEETING:_____

AGENDA ITEM NUMBER:_____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

**THROUGH: CHRIS EPPLEY
CITY MANAGER**

**FROM: BILL LAWYER
PUBLIC WORKS DIRECTOR**

SUBJECT: VEHICLE PURCHASE FROM STORMWATER FUND

DATE: August 12, 2014

BACKGROUND:

The Public Works Department budgeted in the FY 14/15 Stormwater Fund for a new vehicle. The need for this additional vehicle was identified during the budget process when the Code Enforcement position was re-established. Stormwater staff has been using the Code Enforcement vehicle on an interim basis as the vehicle was available for use. This new vehicle will be a front line field vehicle used primarily by Stormwater staff. This vehicle will be an addition to the Public Works fleet.

Staff researched pricing for this vehicle and determined procurement through the Oregon Cooperative Procurement Program (ORCPP) provided the best price to the City. Purchase of this vehicle will be from Landmark Ford for a cost of \$25,343.00.

FISCAL IMPACT:

Funds are available in the FY 14/15 Stormwater Fund line 73.

RECOMMENDATION:

Staff recommends City Council adopt the attached Resolution authorizing the City Manager to purchase a 2014 Ford Transit Connect from Landmark Ford for \$25,343.00

Please contact me with any questions or concerns.

CITY COUNCIL, CITY OF KEIZER, STATE OF OREGON

Resolution R2014-_____

AUTHORIZING THE CITY MANAGER TO PURCHASE
VEHICLE FOR PUBLIC WORKS DEPARTMENT

WHEREAS, the City of Keizer budgeted funds in the 2014-2015 stormwater fund
to purchase a new vehicle to be used primarily by stormwater staff;

WHEREAS, the City has determined procurement through the Oregon
Cooperative Procurement Program (ORCPP) provided the best price of \$25,343.00 from
Landmark Ford;

NOW, THEREFORE,

BE IT RESOLVED by the City Council of the City of Keizer that the City
Manager is hereby authorized to purchase a 2014 Ford Transit Connect from Landmark
Ford for \$25,343.00.

BE IT FURTHER RESOLVED that the City Manager is authorized to take any
and all necessary acts to effectuate the purchase of the 2014 Ford Transit Connect.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately
upon the date of its passage.

PASSED this _____ day of _____, 2014.

SIGNED this _____ day of _____, 2014.

Mayor

City Recorder



MINUTES
KEIZER CITY COUNCIL
Monday, July 21, 2014
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Christopher called the meeting to order at 7:00 pm. Roll Call was taken as follows:

Present:

Lore Christopher, Mayor
Jim Taylor, Councilor
Kim Freeman, Councilor
Marlene Quinn, Councilor
Cathy Clark, Councilor

Absent:

Joe Egli, Council President
Dennis Koho, Councilor

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Bill Lawyer, Public Works
John Teague, Police Chief
Tracy Davis, City Recorder

FLAG SALUTE

Mayor Christopher led the pledge of allegiance.

**PUBLIC
TESTIMONY**

Tanya Hamilton, Keizer, reported that the Parks Board held the Keizer Rapids Park public hearing at McNary High School and received testimony from fewer people than anticipated. Suggestions for improvements included an indoor sports/multi-use facility and soccer fields. Updates were received from the Half Penny Cycling Ride and 25 Fields who also requested a letter of support from Keizer. The Board also voted to recommend a 2-way stop sign at Walsh Way and the multi-use trail. The Board received a submission for grant funds for purchase of microphones and speakers for the amphitheater but postponed their decision until the next meeting.

Dave Bauer, Keizer, complained about late night construction work on Shoreline Road and reported that the late night reporting number was not in service. Mayor Christopher apologized on behalf of the City noting that neighbors should have been notified of the extended construction time.

Brad Coy, Keizer, Gubser Neighborhood Association, reported that the cost of the association newsletter was more than anticipated and asked Council to allow the \$245.25 unused funds from the last fiscal year to be moved to the current fiscal year to help with the cost. Council indicated that they were in favor of doing this.

Derek Godwin and Kelly Walther, representing the Marion County Extension & 4-H Service District addressed Council. Mr. Godwin provided an overview of the organization and its mission and asked the City to support the organization by signing a resolution to become part of the district. Cost for each citizen would be under \$8 per year. Ms. Walther reviewed the benefits of the organization.

Bob Zielinski, a farmer north of Keizer, voiced support for the organization noting that it will benefit the community and provide independent funding for the organization. He pointed out that funds would be administered by the Marion County Commissioners.

Bill Griffiths, Keizer, a Master Gardner, also voiced support for this undertaking noting that he felt the taxes would be well spent in the community. He provided additional information regarding the Master Gardner program and staffing cuts.

Rick Galpo, Executive Director of Marion Polk Food Share, provided detailed information about the organization and partnership with OSU, its services, and the people it helps.

Councilor Freeman urged that the Extension & 4H District and Marion Polk Food Share utilize the service on Keizer television (K-23) to showcase their services and classes. The petition was left for Councilors to sign.

PUBLIC HEARINGS

a. Tequila Nights Bar and Grill Liquor License Application

City Manager Chris Eppley reported that an application was submitted for a Full On-Premises Sales Liquor License for Tequila Nights Bar and Grill, Keizer, Oregon. A public hearing was scheduled, notice published, necessary notification given, a background check was done, and Keizer Planning Department found the location of the establishment to be properly zoned and had no comment on the application. Staff recommends that following the public hearing, Council recommend approval of the application.

Mayor Christopher opened the Public Hearing.

Cesar Vallejo, Keizer, explained that Plaza Morelia is owned by his family and is next door to this establishment. He wants to grow and serve food and beverages.

With no further testimony, Mayor Christopher closed the Public Hearing.

Councilor Clark moved that the Keizer City Council recommend approval of the application for a Full On-Premises Sales liquor license for Tequila Nights Bar and Grill under the guidelines as established by ORS 471.178 and the Ordinances of the City of Keizer and to forward the recommendation to the Oregon Liquor Control Commission for final approval. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)

**b. MULTIPLE
RESOLUTIONS**

**RESOLUTION ~ Amending Fees for Certain Administrative Services;
Amending R2014-2453**

**RESOLUTION ~ Repealing R88-331 (Approving Parking Permit
Criteria and Establishing Parking Permit Fees)**

**RESOLUTION – Amending the Transportation System Development
Charge Improvement Fee Structure; Amending R2005-1581,
Repealing R2005-1618**

**RESOLUTION – Amending Water Service Connection Fees and
Related Service Fees; Amending R2006-1724**

City Attorney Shannon Johnson explained that the public hearing is
combined for four different fees and provided details regarding each.

*Mayor Christopher opened the Public Hearing. Hearing no testimony,
Mayor Christopher closed the Public Hearing.*

Councilor Clark moved that the Keizer City Council adopt the four
resolutions that were enumerated as items 1 through 4 in the staff report.
Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)

**ORDINANCE –
Repealing
Ordinance No.
88-124
(Establishing
Water Service
Connection Fees)**

Councilor Clark moved that the Keizer City Council adopt an Ordinance
Repealing Ordinance No. 88-124 (Establishing Water Service Connection
Fees). Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)

**c. City of Keizer
Comprehensive
Plan Revisions**

Community Development Director Nate Brown explained that these
revisions are brought about through the Periodic Review process. The
last changes specifically excluded Stormwater, Sewer and Water
Services allowing the Public Works Department to work through the
issues. Significant changes are listed in the staff report. Public Works
Director Bill Lawyer then fielded questions regarding protected
waterways.

Mayor Christopher opened the Public Hearing. Hearing no testimony, Mayor Christopher closed the Public Hearing.

Councilor Clark moved to direct staff to prepare an Ordinance with findings to adopt the proposed revisions to the Comprehensive Plan. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Egli and Koho (2)

d. ORDINANCE – Decreasing the Administrative Fee for Vehicles that are Uninsured or Driven by Drivers Without Driving Privileges

City Attorney Shannon Johnson explained that impound fees are actually lower than those currently indexed. These two ordinances reduce the fee from \$130 to \$75.

Mayor Christopher opened the Public Hearing. Hearing no testimony, Mayor Christopher closed the Public Hearing.

Councilor Clark moved that the Keizer City Council adopt an Ordinance Decreasing the Administrative Fee for Vehicles that are Uninsured or Driven by Drivers Without Driving Privileges; Amending Ordinance No. 94-310; Repealing Ordinance No. 2006-539. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Egli and Koho (2)

ORDINANCE – Decreasing the Administrative Fee for Vehicles Operated by Persons Under the Influence of Intoxicants

Councilor Clark moved that the Keizer City Council adopt an Ordinance Decreasing the Administrative Fee for Vehicles Operated by Persons Under the Influence of Intoxicants; Amending Ordinance No. 95-322; Repealing Ordinance No. 2006-540. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)

NAYS: None (0)

ABSTENTIONS: None (0)

ABSENT: Egli and Koho (2)

ADMINISTRATIVE ACTION

a. Request for Support for New Service District by Citizens for

City Attorney Shannon Johnson reminded Council that this issue was discussed earlier during Public Testimony. He noted that it is on the agenda so that Council can consider whether or not to move forward and have staff draft a Resolution of Consent.

Councilor Clark moved that the Keizer City Council direct staff to prepare a Resolution of Consent for support of the new Service District by citizens of Marion County Extension and OSU Extension. Councilor Taylor seconded. Motion passed as follows:

- Marion County Extension and OSU Extension** AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)
- b. Request for Waiver of Fees for Use of Keizer Rotary Amphitheatre for Riverfair** Councilor Clark noted that she is on the Making Keizer Better Foundation Board and this is not something the Foundation generally requests. On behalf of the Foundation, she asked that this be withdrawn.

Council agreed by consensus to pull this item.
- c. Keizer Rotary Amphitheater Concert Series Funding** City Manager Chris Eppley reminded Council that at the last meeting Clint Holland, representing the Keizer Rotary Amphitheater, requested \$2,000 for the concerts in the park. He reviewed current funding for the amphitheater noting that adequate funding is available in the amphitheater fund. Staff recommends that KRA submit for Council review a report showing expense in excess of revenues for the current season once the season is over. Upon Council review and approval, Council would move to reimburse the expenses over revenues up to \$2,000.

Discussion followed regarding past expenses and operations and management of the amphitheater.

Councilor Clark moved to accept the staff recommendation for reimbursement of the actual expenses over revenues up to \$2,000 for Concerts in the Park using fiscal year 2014-2015 General Fund Amphitheater Expense appropriation. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)
- d. ORDINANCE – Prohibiting the Discharge of Firearms; Repealing Ordinance No. 88-127** City Attorney Shannon Johnson explained that the current ordinance prohibiting discharge of firearms is silent on the slaughter of livestock. This ordinance allows that.

Councilor Clark moved that the Keizer City Council adopt an Ordinance Prohibiting the Discharge of Firearms; Repealing Ordinance No. 88-127. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)

- e. **RESOLUTION – Authorizing City Manager to Sign Cellular Tower Lease/Option with New Cingular Wireless PCS, LLC for Lease of City Property for Wireless Communication Facility** – City Attorney Shannon Johnson explained the location of the proposed cell tower and basic terms which include an allowance to add a police or emergency antennae without charge. Councilor Quinn questioned if, because the tower is in a park, the funds would be dedicated to the Parks Fund. Staff indicated that this would be discussed at a later time.
- Councilor Clark moved that the Keizer City Council adopt a Resolution Authorizing City Manager to Sign Cellular Tower Lease/Option with New Cingular Wireless PCS, LLC for Lease of City Property for Wireless Communication Facility. Councilor Taylor seconded. Motion passed as follows:
- AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)

CONSENT CALENDAR

- A. RESOLUTION – Authorizing City Manager to Enter Into Political Subdivision Addendum with US Bank (Commercial Card Solutions Contract)

Mayor Christopher moved for approval of the Consent Calendar. Councilor Taylor seconded. Motion passed as follows:

AYES: Christopher, Quinn, Freeman, Taylor and Clark (5)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: Egli and Koho (2)

COMMITTEE REPORTS

Councilor Clark reported various meetings/events she had attended including the Marion County Commissioners Breakfast, the Big Toy booth at the Marion County Fair, Chamber Economic Development and Governmental Affairs meeting, and the quarterly Oregon Municipal Planning and Organization Consortium meeting. She announced the upcoming Salem-Keizer Area Transportation Study and Keizer Festivals and Events Services Team meetings.

Councilor Freeman commended Clint Holland for timely concerts at the Keizer Rotary Amphitheater, reported on outreach efforts of the Big Toy Project at Marion County Fair, and praised the paving work recently completed on her street. She noted that the Parks Board meeting at McNary High School was uncomfortable and it was hard for members to communicate.

Councilor Taylor announced the upcoming Traffic/Bikeways/Pedestrian Committee meeting.

Mayor Christopher clarified inaccuracies printed in the Keizertimes regarding city employee salary increases.

**OTHER
BUSINESS**

City Recorder Tracy Davis announced volunteer openings and urged interested parties to apply.

Chief Teague reminded everyone of National Night Out on August 5.

Public Works Director Bill Lawyer reported that the Chemawa Road North project is back under construction, resurfacing projects will start next week, and the splash fountain is now open every day.

Community Development Director Nate Brown reminded Council of upcoming Arts Commission and Planning Commission meetings, noting that the Herber property rezone will be addressed at the September 2 Council meeting.

City Attorney Shannon Johnson announced that the mural project at Keizer Florist was moving forward.

**WRITTEN
COMMUNICATION**

None

AGENDA INPUT

August 4, 2014

7:00 p.m. – City Council Regular Session

August 11, 2014

5:45 p.m. – City Council Work Session - *Cancelled*

August 18, 2014

7:00 p.m. – City Council Regular Session

ADJOURNMENT

Mayor Christopher adjourned the meeting at 9:00 p.m.

MAYOR:

APPROVED:

Lore Christopher

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

~ Absent ~

Councilor #1 – Dennis Koho

Councilor #4 – Cathy Clark

Councilor #2 – Kim Freeman

~ Absent ~

Councilor #5 – Joe Egli

Councilor #3 – Marlene Quinn

Councilor #6 – James Taylor

Minutes approved:_____

COUNCIL MEETING: August 18, 2014

AGENDA ITEM NUMBER: _____

TO: MAYOR CHRISTOPHER AND CITY COUNCIL MEMBERS

THROUGH: Chris Eppley, City Manager

**FROM: Susan Gahlsdorf, CPA
Finance Director**

SUBJECT: Surplus Property Report FY13-14

BACKGROUND: City Ordinance No. 2008-579 provides that staff shall report to the City Council on later than August 31 each year for the previous fiscal year. Such report shall indicate the surplus items sold or otherwise disposed of, method of sale and revenue from sales.

ISSUE: I have consulted with all Departments within the City and with Keizer 23 staff and have reviewed receipts for the year to identify the property disposed of, the method of sale and revenue from sales.

1. Eight Toughbooks (laptop computers) and eight vehicle docking stations for Toughbooks were donated to the Independence Police Department. The value of these items totaled approximately \$800.
2. Attachment #1 identifies the Police Unclaimed Personal Property items disposed of through PropertyRoom.Com. The total revenue from the sale of these items was \$564.53 for the year.
3. Throughout the year, the Public Works Department collects and sorts various scrap metal items such as old meters, water system parts, pipe, old signs etcetera. These items are sold to Cherry City Metals. Total revenue from the sale of scrap metal was \$1,795.89 for the year.
4. Public Works traded in a Parks mower when it purchased a new one with Keizer Outdoor Power and received \$400 trade-in value as authorized in a budget adjustment R2013-2391.
5. Public Works traded in a 1998 Ford van when it purchased a new vehicle with Northside Trucks and received \$1,800 trade-in value as authorized R2013-2402.
6. The City disposed of certain street lights when it converted these fixtures to Light Emitting Diode (LED) street lights as authorized by R2014-2449.
7. The microwaves in the City Hall break room were broken, irreparable and replaced during fiscal year 2013-14. Staff noted that the City Manager verbally authorized approval of the surplus of these items; however, for future staff will obtain written approval to substantiate the requirement of receiving City Manager approval.

8. Staff donated three computers to the Keizer Heritage Foundation. Confirmation on authorization for disposition of these items is pending.

According to City Staff, there was no computer equipment, vehicles, real property, heavy equipment or other items disposed of in fiscal year 2013-14 other than those identified above.

RECOMMENDATION: This report is for information only. No action is required.

ckpd889[Log out]



[Switch to Detail View]

Summary Manifest Reconciliation (as of 8/12/2014 8:05:28 AM)

Department: 0889 - City of Keizer Police Dept.

Manifest#: 03142014

Manifest Date: 3/14/2014

Page	Line	SKU Number	Description	Ref ID	Status	Winning Bid	CC Fee	Net Revenue	Agency Share
1	1	0889-000939	misc tools	04-6764	Complete	\$9.83	\$0.43	\$9.41	\$4.70
1	2	0889-000940	radio shack scanner	08-8943	Complete	\$2.63	\$0.12	\$2.50	\$1.25
1	3	0889-000941	bosch electric drill	08-2319	Complete	\$9.83	\$0.43	\$9.41	\$4.70
1	4	0889-000942	kent bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
1	5	0889-000943	metal bird yard art	11-5364	Complete	\$9.83	\$0.43	\$9.41	\$4.70
1	6	0889-000944	buddah yard art	11-5364	Complete	\$0.00	\$0.00	\$0.00	\$0.00
1	7	0889-000945	trek bike		Complete	\$123.57	\$4.50	\$119.07	\$59.53
1	8	0889-000946	roadmaster bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
1	9	0889-000947	trailridge bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
1	10	0889-000948	schwinn bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
1	11	0889-000949	schwinn bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
2	12	0889-000950	schwinn bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
2	13	0889-000951	huffy bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
2	14	0889-000952	corsaro bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
2	15	0889-000953	schwinn bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
2	16	0889-000954	specialized bike		Complete	\$11.30	\$0.43	\$10.87	\$5.44
2	17	0889-000955	denali bike		Complete	\$97.00	\$5.06	\$91.94	\$45.97
2	18	0889-001237	12 kodak cameras		Complete	\$141.02	\$8.16	\$132.86	\$66.40
2	19	0889-001238	olympus camera		Complete	\$65.00	\$2.49	\$62.51	\$31.26
2	20	0889-001239	2 kodak cameras		Complete	\$26.35	\$1.23	\$25.12	\$12.56
2	21	0889-001240	sharp tv		Complete	\$2.63	\$0.12	\$2.50	\$1.25
2	22	0889-001241	panasonic tv w/ remote		Complete	\$0.00	\$0.00	\$0.00	\$0.00
3	23	0889-000956	10 sports tshirts	07-6854	Complete	\$28.00	\$1.94	\$26.06	\$13.03
3	24	0889-000957	15 silver diamondcut necklaces	076854	Complete	\$69.00	\$7.65	\$61.35	\$30.69
3	25	0889-000958	fossil watch	07-6854	Complete	\$39.56	\$1.80	\$37.76	\$18.88

ADMIN

3	26	0889-000959	fossil watch	07-6854	Complete	\$51.00	\$2.17	\$48.83	\$24.41
3	27	0889-000960	san disk psp 256mb memory stick	07-6854	Complete	\$2.63	\$0.12	\$2.50	\$1.25
3	28	0889-000961	fossil watch	07-6854	Complete	\$63.56	\$2.40	\$61.16	\$30.58
3	29	0889-000962	box set of harry potter books	07-6854	Complete	\$31.01	\$1.33	\$29.68	\$14.84
3	30	0889-000963	2 books	07-65854	Complete	\$2.63	\$0.12	\$2.50	\$1.25
3	31	0889-000964	2 books	07-6854	Complete	\$2.63	\$0.12	\$2.50	\$1.25
3	32	0889-000965	seiko watch	07-6854	Complete	\$175.47	\$5.92	\$169.55	\$84.78
3	33	0889-000966	psp	07-6854	Complete	\$204.88	\$6.84	\$198.04	\$99.02
3	34	0889-000967	usp cable link w/ memory manager	07-6854	Complete	\$2.63	\$0.12	\$2.50	\$1.25
4	35	0889-000968	ipaq mobile media companion	07-6854	Complete	\$2.63	\$0.12	\$2.50	\$1.25
4	36	0889-000969	5 dress shirts	07-6854	Complete	\$50.00	\$2.13	\$47.87	\$23.93
4	37	0889-000970	pr men's loafers	07-6854	Complete	\$33.56	\$1.46	\$32.10	\$16.05
4	38	0889-000971	cologne by banana republic	07-6854	Complete	\$13.00	\$0.72	\$12.28	\$6.14
4	39	0889-000972	compaq notebook pc	07-6854	Complete	\$2.63	\$0.12	\$2.50	\$1.25
Grand Totals for Manifest:						\$1,375.48	\$62.38	\$1,313.10	\$656.53

Entire Manifest is Complete