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## **KEIZER PLANNING COMMISSION**

**Wednesday, October 9, 2024, 6:00 PM  
Keizer Civic Center**

1. **CALL TO ORDER**
2. **SWEARING IN OF COMMISSIONERS ~ LINDSEY KING & FRANK HOSTLER**
3. **ELECTION OF CHAIR AND VICE CHAIR**
4. **APPROVAL OF MINUTES**
  - a. **August Minutes**
5. **APPEARANCE OF INTERESTED CITIZENS**

*This time is made available for those who wish to speak about an issue that is not on the agenda.*
6. **PUBLIC HEARING:**
7. **NEW-OLD BUSINESS/STAFF REPORT**
  - a. **Planning Commission Rules**
  - b. **Climate Friendly Area Discussion (Continued from August)**
8. **COUNCIL REPRESENTATIVE**
9. **NEXT MEETING: NOVEMBER 13TH**
10. **ADJOURNMENT**

*"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."*



**MINUTES**  
**KEIZER PLANNING COMMISSION**  
**Wednesday, August 14, 2024**  
**Keizer Civic Center**

- 1. CALL TO ORDER** CALL TO ORDER: Chair Matt Lawyer called the meeting to order at 6:00 pm.

**Present:**

Matt Lawyer, Chair  
Sara Hutches, Vice Chair  
Mo Avishan  
Jeremy Grenz  
Fernando Lopez  
Robb Witters

**Absent:**

Ron Bersin

**Youth Liaison Absent:**

Open Position

**Council Liaison Present:**

Councilor Kyle Juran

**Staff Present:**

Shane Witham, Planning Director  
Joseph Lindsay, City Attorney  
Melissa Bisset, City Recorder

**2. APPROVAL OF MINUTES**

- a. May 2024** Commissioner Robb Witters moved for approval of the May 2024 Minutes as presented. Commissioner Sara Hutches seconded. Motion passed unanimously as follows: Lawyer, Grenz, Avishan, Hutches, Witters, and Lopez in favor and Bersin absent.

**3. APPEARANCE OF INTERESTED PERSONS** There were none.

**4. NEW-OLD BUSINESS/STAFF REPORT**

- a. Climate Friendly Area Presentation/Discussion** Scott Whyte and Kim Sapunar of Mid-Willamette Valley Council of Governments presented an overview of Climate Friendly Areas (CFAs) and the related Oregon Administrative Rules (OARs). Phase I had been completed, and Phase II was the current phase. Mr. Whyte explained the requirements of the two phases. The location rules included urban centers/transit served, readily serviceable, multi-modal

and in a non-hazard area. The size, capacity, development regulatory, and process/citizen involvement rules were discussed.

Ms. Sapunar reviewed results from the Keizer specific CFA Study. 5,199 was the target number for the housing units necessary to meet current and future needs related to the CFA. 12,193 was the total estimated housing unit potential for all three centers (combined) in the River Cherry Overlay District (RCOD). Ms. Sapunar explained the calculation for the CFA Total Housing Unit Capacity. It was noted that the Cherry Center had the most unit potential. Discussion ensued regarding what 5,199 would look like in the Cherry Subdistrict in the RCOD. Concern was expressed about the number of units.

Ms. Sapunar discussed the Floor to Area Ratio (FAR). It was noted that it was only applicable in a mixed-use zone.

A map of anti-displacement typologies was displayed. The map was produced by Portland State University. Ms. Sapunar noted that part of the study was an awareness factor.

Discussion ensued regarding potential changes to the Development Code.

Ms. Sapunar reviewed the strengths and weaknesses of each of the three centers as a primary CFA. Mr. Witham added that this area had the potential to redevelop because of the two mixed-use areas and a large RM zone density. The Transportation System Plan (TSP) includes a road through this area that would provide new bicycle, pedestrian, and vehicular facilities to serve it. Mr. Witham feels that there are a lot of strengths with this area and designating it as a center. There are different options and approaches that can be taken based upon the first descriptive methodology that the State created for the City to follow.

Mr. Witham felt that the Lockhaven Center made a lot of sense because the City knew that it was going to be redeveloped. There was a master planning requirement for this area that the City was not proposing to be changed. This creates a process for applicants to go through and see redevelopment along all of the River Road corridor to provide these mix-use type of projects as an option for property owners. Although this was not a mandate for property owners, the prescriptive method for these types of numbers can feel like a mandate for Lockhaven.

It was noted that any two of the centers combined would meet the CFA requirements. The Cherry Center alone would meet the CFA requirement.

Mr. Witham commented that currently displacement and gentrification were not considered. He stated that the infrastructure and patterns of transportation are pretty well established. With the likelihood of redevelopment, the changes that need to be considered in order to be compliant with State Statutes was difficult because the City doesn't know the specific details for development. There was a balancing point of what makes most sense for the whole of Keizer and how the City would comply. He noted that the City was pretty close to where the City needed to be in relation to the CFA.

Ms. Sapunar explained that the State allows for a prescriptive or an outcome-orientated path. She displayed a chart of prescriptive standards and for outcome-oriented standards. Examples of two recent projects and how they would not comply with the outcome-orientated standards. The challenges of the outcome-oriented were discussed.

Mr. Witham recommended taking the prescriptive approach. There was consensus from the Planning Commissioners that they would want to use the prescriptive path.

Mr. Whyte shared that the approach was to use what the City had and make it as simple as possible and utilize what the City already has. This approach was from the River-Cherry Overlay District, which is part of the Zoning Code that has specific development standards for the overlay district. He reviewed proposed code amendments and commented that they were just shrinking the window of what could be built for density.

Discussion ensued regarding if there would need to be Comprehensive Plan amendments.

There was discussion about the pros, cons, and values of a policy position of the Commissioners in relation to selecting which center or centers to designate.

It was noted that minimum parking mandates would not be allowed in the near future.

There was discussion about whether the RM zone density could be changed in the Lockhaven Subdistrict to get to the Target CFA units. Staff would look into what it would take to get to the Target CFA units in the Lockhaven Subdistrict.

There was consensus that the Planning Commissioners would be interested in seeing one center designated rather than two.

The topic with additional information would be brought back to the

Planning Commission.

5. **COUNCIL REPRESENTATIVE REPORT** Councilor Juran did not have any updates.
6. **COMMISSIONER REPORTING TO COUNCIL: Robb Witters** Commissioner Robb Witters would be reporting to the City Council on August 19th.
7. **NEXT MEETING: September 11th** The Planning Commissioners decided that they would cancel the meeting the September 11th meeting.  
  
Mr. Witham shared that the first two buildings in Keizer Station Area D, South of the jug handle road had permits issued recently. So, there were two new multi-unit buildings across the street from Chick-fill-A.
8. **ADJOURNMENT** Meeting adjourned: 7:55 p.m.  
  
Minutes approved: 10/09/2024

*“Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury.”*



To: Planning Commission  
From: Shane Witham, Planning Director  
Subject: Planning Commission Rules

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**Proposed Motion**

None

**I. Summary**

The Planning Commission has adopted rules. The last amendment to the rules was many years ago. With the changes to the Keizer Development Code regarding Planning Commission hearing more cases, it is time to review the rules and make suggestions as to needed revisions.

**II. Background**

- A. The Planning Commission adopted rules in 1983 by Resolution 83-1 (attached).
- B. The Planning Commission amended the adopted rules in 1983 by Resolution 83-2 (attached).
- C. The Planning Commission amended the adopted rules in 1998 by Resolution R98-2 (attached).
- D. The Council adopted a new Ordinance creating the Planning Commission in 2020 (Ordinance No. 2020-824 attached).
- E. The Council adopted amendments to Ordinance No. 2020-824 in 2023 (Ordinance No. 2023-867 attached).
- F. The Council adopted its Council Rules of Procedure which includes a section on rules for hearings (excerpt attached).

**III. Current Situation**

- A. With the recent adoption of the Keizer Development Code that revises matters the Planning Commission is to hear, staff feels it is a good time for Planning Commission to review and suggest changes to its rules. At a minimum, staff recommends that the Ordinance, Council Rules of Procedure Section relating to hearings, and the Planning Commission's own rules do not conflict with each other. In addition, if there are any additional changes Planning Commission desires to

make, staff is requesting that Planning Commission provide direction.

#### **IV. Analysis**

- A. **Strategic Impact** - N/A
- B. **Financial** - N/A
- C. **Timing** - The Planning Commission should review and make recommendations in the near future so that its own rules do not have any conflicts for a potential applicant to point at.
- D. **Policy/Legal** - The Planning Commission makes a recommendation to the City Council and the revised rules are adopted by the City Council pursuant to the Ordinance.

#### **V. Alternatives**

- A. Review current rules, make recommendations to staff, and direct staff to return with a resolution for recommendation to the City Council.
- B. Review current rules and make no changes.

#### **VI. Recommendation**

Staff recommends that the Planning Commission review the current Ordinance and rules, make recommendations to staff, and direct staff to return with a resolution for recommendation to the City Council.

#### **Attachments**

- 1. Resolution 83-1
- 2. Resolution 83-2
- 3. Resolution R98-2
- 4. Ordinance No. 2020-824
- 5. Ordinance No. 2023-867
- 6. Excerpt of Council Rules of Procedure

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PLANNING COMMISSION, CITY OF KEIZER, STATE OF OREGON

Resolution 83-1

IN THE MATTER OF ADOPTING "RULES OF THE  
COMMISSION"

It appearing that the Planning Commission may make,  
establish and alter rules for its government and procedure  
with the approval of the City Council; and

It further appearing to the Planning Commission  
that it is appropriate and necessary to adopt rules to govern  
its meetings, business and members;

It further appearing to the Planning Commission that  
the City Council has approved the following rules for adoption  
by the Planning Commission; it is therefore

RESOLVED by the Keizer Planning Commission that the  
following rules and regulations are hereby adopted by the  
Commission for the proper conduct, order and government of its  
meetings, business, and members, the same to be known as the  
"Rules of the Commission" and any and all previously adopted  
rules be and the same are hereby repealed.

RULE 1

OFFICERS

At the regular meeting in October, the Commission  
shall elect a chairman and a vice chairman from its appointive  
membership, each of whom shall serve for a one year term, ending  
at the adjournment of the regular October meeting, or until a  
successor is elected.



## RULE 2

### OFFICERS PRO TEM

In the case of the absence of both the chairman and the vice chairman at any meeting, a quorum being present, the office of either or both of them shall be filled pro tem from the commissioners present and the business transacted as though the regular officers were present.

## RULE 3

### MEETINGS OF THE COMMISSION

Regular meetings of the Commission are to be held on the Third Wednesday of each month. Meetings shall be convened at 7:30 p.m. at the City Hall, or if the City Hall shall be unavailable, at some other suitable place designated by the chairman. Meetings shall adjourn prior to 11:30 p.m.

Special meetings may be called by the chairman, or in the chairman's absence, by the vice chairman, or at the request of a majority of the members; provided that notice of such special meeting so called shall be given each member of the commission.

Attendance of commissioners at duly convened meetings of the commission is mandatory. Any commissioner absent without excuse by the chairman from three or more meetings within any six month period is subject to sanctions as provided in this section. The chairman may excuse any commissioner from attendance at a meeting for a good cause. A commissioner denied excuse may appeal the ruling of the chair at the next meeting at which he or she is present. Sanctions available to the commission for

excessive unexcused absences shall include censure, or recommendation to the mayor and council that the offending commissioner be removed from office, either of which may be imposed by a majority vote of the commission, a quorum being present. The accused commissioner may speak in his or her own behalf, but shall not vote on the question of the sanction.

#### RULE 4

##### ORDER OF BUSINESS

The general order of business on the regular session agenda shall be as follows:

1. Roll call.
2. Approval of the adjustments, resolutions, minutes and reports.
3. Communications from the council.
4. Appearance of interested citizens.
  - (a) Time for this item not to exceed 30 minutes.
  - (b) Each speaker is to be limited to 5 minutes.
  - (c) Additional time for this item will be the final agenda item if needed.
5. Public hearings.
6. Work sessions.
7. Report of officers.
8. Additional agenda items.
9. Continuation of item 4, if needed.

The order of business may be modified by the members of

the commission when such a change will make a more logical sequence of subjects for consideration by the commission.

## RULE 5

### DISQUALIFICATION OF COMMISSION MEMBERS

A member of the commission shall not participate in discussion of the proposal and shall refrain from voting on the same when:

1. Any of the following persons has a direct or substantial financial interest: the commissioner, or his or her spouse, brother, sister, child, parent, father-in-law, mother-in-law, any business which he or she is then serving or any business with which he or she is negotiating for or has an arrangement or understanding concerning prospective partnership or employment;
2. The commissioner owns property within the affected area of the proposal;
3. The commissioner has a direct or indirect personal interest in the proposal; or,
4. The commissioner was not present during the public hearing on the proposal; provided, however, if said commissioner reviewed the evidence presented at the hearing including tape recordings of the proceedings and declares such fact for the record, the commissioner may participate in discussing and vote on the matter.

Members of the commission shall reveal any employment or service within the previous two years for a business which has a direct or substantial financial interest in the proposal, and any significant pre-hearing or ex parte contacts with regard to any matter at the commencement of the public hearing on the matter. If such contacts have impaired a commission member's impartiality or ability to vote on the matter, he or she shall so state and shall abstain therefrom.

#### RULE 6

##### MOTION AND VOTING

The chairman may require that any motion or amendment to a motion be reduced to writing by the moving party before a vote is taken.

The chairman of the commission, or the presiding officer, if another commissioner presides, shall vote with the other commissioners in the transaction of any business and on all matters coming before the commission.

When a question is taken, an appointive member shall vote unless a majority of the commission, for a special reason, shall excuse him or where he has declared a conflict of interest which would clearly prohibit him from voting by these rules. Two members may demand the ayes and noes on any question. Unless otherwise provided in these rules, the majority vote of the members voting shall decide the question.

#### RULE 7

##### RECONSIDERATION

When a question has been put once and decided, and before

the action becomes effective or before the City Council of Keizer has taken jurisdiction, it shall be in order for any member who voted with the majority to move for reconsideration thereof, and such motion shall take precedence over all other questions, except a motion to adjourn. No motion shall be considered more than once.

#### RULE 8

##### MINUTES

The chairman shall cause minutes of the commission meetings to be taken and expeditiously presented to the commission for approval.

All motions, orders, resolutions, petitions, communications, and other documents coming before the commission for consideration at a meeting shall be referenced in the minutes and kept on file as public records of the commission by the city recorder.

#### RULE 9

##### ROBERT'S RULES OF ORDER

In cases not provided for by these rules, the commission shall be governed by the law and practice laid down in Robert's Rules of Order Revised.

#### RULE 10

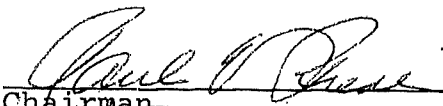
##### SUSPENSION AND AMENDMENT OF RULES

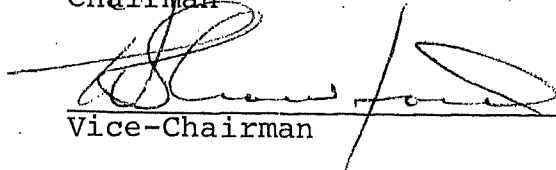
No rules shall be suspended without the concurrence of two-thirds of the members present; and no additional rule or

amendment shall be made without giving at least 10 days notice  
and the concurrence of two-thirds of the members present.

Passed this 21st day of September, 1983.

Signed this 27th day of September, 1983.

  
Chairman

  
Vice-Chairman

PLANNING COMMISSION, CITY OF KEIZER, STATE OF OREGON

Resolution 83-2

IN THE MATTER OF ADOPTING RULES OF PROCEDURE FOR  
PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION.

IT APPEARING that the Planning Commission may make,  
establish and alter rules for its government and procedure  
with the approval of the City Council; and

IT FURTHER APPEARING to the Planning Commission that it  
is appropriate and necessary to adopt uniform rules to govern  
public hearings before the Commission, and the Commission being  
fully advised in the premises;

IT FURTHER APPEARING that the City Council has  
approved the following rules for adoption by the Planning  
Commission; it is therefore

RESOLVED that the hereinafter rules for public hearing  
be, and they are hereby adopted by the Planning Commission of the  
City of Keizer.

1. The chairman of the Planning Commission, or a  
Commissioner to be designated by the Chairman, shall be the  
presiding officer. In the absence of the Chairman the Vice  
Chairman, or a Commissioner to be designated by the Vice Chairman  
shall be the presiding officer.

2. First, the presiding officer shall request a  
representative of the city or its designee or agent to present  
the application and any staff report together with any petitions,  
letters, or written comments on the matter.

3. Second, the applicant or its representative shall  
present its evidence.

4. Third, anyone in attendance who wishes to present evidence in favor of the application may do so.

5. Fourth, anyone who wishes to present evidence in opposition to the application may do so.

6. Fifth, anyone in attendance who wishes to make general comments on the application may do so.

7. Finally, the applicant or its representative may present rebuttal.

8. The following time limits shall be allowed for oral testimony and the presiding officer shall announce the time limits prior to opening the meeting to the particular items on the agenda to which the time limit applies.

Proponent's case: 15 minutes total for presentation  
by all applicants and/or their  
representatives

All others: 5 minutes each

Rebuttal: 10 minutes total

The presiding officer may further limit testimony if a speaker persists in being disorderly, abusive, or in presenting irrelevant evidence, statements or exhibits following a warning to that effect from the presiding officer.

9. Any person attending a hearing has the right to be represented by an attorney. Upon being recognized by the presiding officer, any member of the Commission or city attorney may question or cross-examine any speaker. Any person in attendance may present questions in writing to the presiding officer or designated representative who may request an answer to such questions from any speaker.



10. All hearings are to be recorded. Each speaker will first give name and address, and if applicable, the party represented.

11. The presiding officer shall either close the hearing or continue it to a date and time certain for presentation of further evidence or argument.

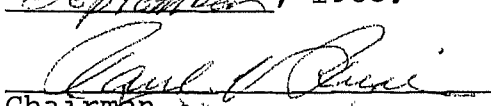
12. Upon closing the hearing, the Commission shall at some later time deliberate on the matter. During deliberations, the Commission may request advice from city staff as to the consequences and implications of the new proposal or alternatives thereto based upon the facts presented during the hearing.

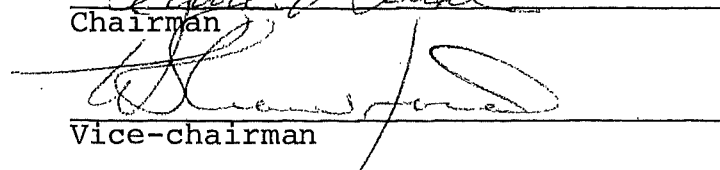
13. If it appears that substantial new factual material is necessary to a decision on the matter, the Commission may by majority vote, order the hearing reopened or refer the matter to a hearing before the City Hearings Officer or the City Council for further development of the record. In either case, new notice shall be given.

This resolution shall take effect upon its passage.

Passed this 21st day of September, 1983.

Signed this 27th day of September, 1983.

  
Chairman

  
Vice-chairman

1 PLANNING COMMISSION, CITY OF KEIZER, STATE OF OREGON

2 Resolution R98- 2

3 IN THE MATTER OF AMENDING THE "RULES OF THE  
4 COMMISSION"; AMENDING PLANNING COMMISSION  
5 RESOLUTION 83-1

6 WHEREAS, the Keizer Planning Commission at its regular April 8, 1998 meeting  
7 directed staff to prepare a Resolution amending the rules of the Commission;

8 NOW, THEREFORE, BE IT RESOLVED by the Keizer Planning Commission that  
9 the Planning Commission Rules are amended as follows:

10 Section 1. MEETING TIMES AND DATES. Rule 3 is amended by changing the  
11 meeting time and date to the second Wednesday of each month at 7:00 p.m.

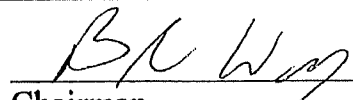
12 Section 2. UNEXCUSED ABSENCES. Rule 3 is hereby amended with regard  
13 to unexcused absences at the third paragraph, second sentence to read as follows:

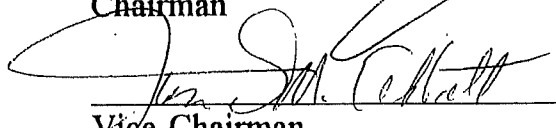
14 Any Commissioner absent without excuse by the chairman from three or  
15 more meetings within any calendar year is subject to sanctions as provided in  
16 this section.

17 Section 3. AMENDMENT OF RESOLUTION 83-1. Resolution 83-1 (Planning  
18 Commission Rules) is amended as set forth above.

19 PASSED this 10th day of June, 1998.

20 SIGNED this 10th day of June, 1998.

21   
22 Chairman

23   
24 Vice-Chairman

A BILL

ORDINANCE NO.

2020- 824

FOR

AN ORDINANCE

CREATING A PLANNING COMMISSION; PROVIDING  
FOR ITS COMPOSITION AND ORGANIZATION;  
PROVIDING ITS POWERS AND DUTIES; **REPEAL OF  
ORDINANCES 83-006, 2013-674, AND 2017-783**

The City of Keizer ordains as follows:

Section 1. KEIZER PLANNING COMMISSION; COMPOSITION; TERMS  
AND VACANCIES.

A. The Keizer Planning Commission ("Commission") is hereby created. The Commission will have the powers and duties hereinafter set forth and such additional powers and duties as may be conferred on such Commission by the constitution and laws of the State of Oregon, by the Charter of the City of Keizer, or by Ordinances, Resolutions, or Orders of the City Council.

B. The Commission will consist of seven (7) voting members to be appointed as outlined by the City Council Rules of Procedure. No more than two voting members shall be engaged principally in the buying, selling or developing of real estate for profit as individuals, or be members of any partnership, or officers or employees of any corporation, that engages principally in the buying, selling or developing of real estate for profit. No more than one voting member shall be engaged in the same kind of occupation, business, trade, or profession. No more than one member shall be a non-

1 resident of the City of Keizer. The Mayor will appoint a non-voting Council liaison to  
2 the Commission and shall make such announcement at a regularly scheduled Council  
3 meeting. The Council may appoint a non-voting Youth liaison to the Commission  
4 pursuant to the City Council Rules of Procedure. The Commission will be staffed by a  
5 non-voting staff liaison to be appointed by the City Manager.

6 C. The term of office of the appointed members shall be three years, or until  
7 their successors are appointed and qualified. The terms of office for appointed members  
8 shall be staggered so that the term of office of not more than three will expire in the same  
9 year. No appointive member shall serve more than two consecutive terms.  
10 Notwithstanding the other provisions of this Section, the term for Commission members  
11 appointed previously under Ordinance 83-006 shall continue in order to achieve the  
12 proper staggering of terms.

13 D. The City Council shall fill any vacancy in the Commission by appointment  
14 for the unexpired term of the predecessor in office. Such appointment shall not be  
15 included for calculation of term limits referenced in Section 1(C).

16 E. Prospective members of the Commission may be required to qualify by  
17 submitting a written application and/or appearing before the City Council or Volunteer  
18 Coordinating Committee for a personal interview. Before entering upon the duties of a  
19 Planning Commissioner, each Commission shall take an oath or shall affirm support for  
20 the constitution and the laws of the United States and of the State of Oregon and that  
21 each Commissioner will faithfully and impartially perform duties of that office.

1           F.     The members of the Commission shall receive no compensation, but shall  
2     be reimbursed for duly authorized expenses.

3           G.     A member of the Commission may be removed by a two-thirds majority  
4     vote of the City Council after hearing, for misconduct or nonperformance of duty.

5           Section 2.   ORGANIZATION.

6           A.     The Commission shall elect a chairman and vice chairman, who shall be  
7     members appointed by the City Council and who shall hold office during the pleasure of  
8     the Commission.

9           B.     Four members appointed by the City Council shall at all times constitute a  
10    quorum.

11          C.     The Commission shall meet at least once each month and the regular  
12    meeting place of the Commission shall be the City Hall. Upon a majority vote of the  
13    members of the Commission present, a meeting may be canceled when deemed  
14    appropriate. Notice of cancellation shall be posted at City Hall, on the City's web site  
15    and social media sites, distributed to members of the media, and to citizens requesting  
16    notice.

17          D.     The Commission may make, establish and alter rules and regulations for its  
18    government and procedures consistent with the laws of the State of Oregon and with the  
19    Charter and Ordinances of the City of Keizer. Before any rules, amendments or  
20    deletions become effective, the Commission must submit them to the City Council for  
21    approval.

1           Section 3.   MONTHLY REPORT TO COUNCIL. At the regular meeting in  
2   October each year, the Commission shall make a rotation schedule of members to appear  
3   before the City Council each month. The Commission representative will appear at a  
4   City Council meeting during the appointed month to give a verbal report on the  
5   transactions of the Commission for the preceding month.

6           Section 4.   POWERS AND DUTIES. Except as otherwise provided by the  
7   City Council, the Planning Commission may:

8           A.    Recommend and make suggestions to the Council and to other public  
9   authorities concerning:

10               a.    The laying out, widening, extending and locating of public  
11   thoroughfares, parking of vehicles, relief of traffic congestion;

12               b.    Betterment of housing and sanitation conditions;

13               c.    Establishment of districts for limited the use, height, area, bulk and  
14   other characteristics of buildings and structures related to land development;

15               d.    Protection and assurance of access to incident solar radiation; and

16               e.    Protection and assurance of access to wind for potential future  
17   electrical generation or mechanical application.

18           B.    Recommend to the Council and other public authorities plans for  
19   regulating the future growth, development and beautification of the City in respect to its  
20   public and private buildings and works, streets, parks, grounds and vacant lots, and plans  
21   consistent with future growth and development of the City in order to secure to the City

1 and its inhabitants sanitation, proper service of public utilities and telecommunications  
2 utilities, including appropriate public incentives for overall energy conservation and  
3 harbor, shipping and transportation facilities.

4 C. Recommend to the Council and other public authorities plans for  
5 promotion, development and regulation of industrial and economic needs of the  
6 community in respect to industrial pursuits.

7 D. Advertise the industrial advantages and opportunities of the City and  
8 availability of real estate within the City for industrial settlement.

9 E. Encourage industrial settlement within the City.

10 F. Make economic surveys of present and potential industrial needs of the  
11 City.

12 G. Study needs of local industries with a view to strengthening and  
13 developing them and stabilizing employment conditions.

14 H. Do and perform all other acts and things necessary or proper to carry out  
15 the provisions of ORS 227.010 to 227.170, 227.175 and 227.180.

16 I. Study and propose such measures as are advisable for motion of the public  
17 interest, health, morals, safety, comfort, convenience and welfare of the City and of the  
18 area within six miles thereof.

19 J. For the purposes of this Section:

20 a. "Incident solar radiation" means solar energy falling upon a given  
21 surface area.

1                   b.       “Wind” means the natural movement of air at an annual average  
2   speed measured at a height of 10 meters of at least eight miles per hour.

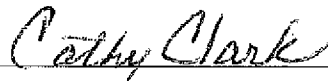
3                   Section 5.   REPEAL OF ORDINANCES NO. 83-006, 2013-674, AND 2017-  
4   783. Ordinance No. 83-006 (Ordinance Creating a Planning Commission; Providing for  
5   its Composition and Organization; Proving its Powers and Duties), Ordinance No. 2013-  
6   674 (Amending the Ordinance Creating a Planning Commission), and Ordinance No.  
7   2017-783 (Amending the Ordinance Creating a Planning Commission) are hereby  
8   repealed in their entirety upon the effective date of this Ordinance.

9                   Section 6. EFFECTIVE DATE. This Ordinance shall take effect thirty (30) days  
10  after its passage.

11                  PASSED this 5th day of October, 2020.

12  
13                  SIGNED this 5th day of October, 2020.

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\_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
City Recorder



A BILL

ORDINANCE NO.

2023- 867

FOR

AN ORDINANCE

AMENDING THE ORDINANCE CREATING A PLANNING  
COMMISSION; **AMENDING ORDINANCE NO. 2020-824;**  
**DECLARING AN EMERGENCY**

The City of Keizer ordains as follows:

Section 1. AMENDMENT OF ORDINANCE NO. 2020-824. Ordinance No.

2020-824 (An Ordinance Creating a Planning Commission; Providing for its  
Composition and Organization; Providing its Power and Duties) is hereby amended at

Section 1(B) as follows:

B. The commission will consist of seven (7) voting members to be appointed as outlined by the City Council Rules of Procedure. No more than two voting members shall be engaged principally in the buying, selling or developing of real estate for profit as individuals, or be members of any partnership, or officers or employees of any corporation, that engages principally in the buying, selling or developing of real estate for profit. No more than one voting member shall be engaged in the same kind of occupation, business, trade, or profession. No more than one member shall be a non-resident of the City of Keizer. No member may serve as a member of the Keizer Budget Committee at the same time. The Mayor will appoint a non-voting Council liaison to the Commission and make such announcement at a regularly scheduled Council meeting. The Council may appoint a non-voting Youth liaison to the Commission pursuant to the City Council Rules of Procedure. The Commission will be staffed by a non-voting staff liaison to be appointed by the City Manager.

Section 2. TERMS. The terms of the current Planning Commission members shall continue without change.

Section 3. EFFECTIVE DATE. This Ordinance being necessary for the immediate preservation of the public health, safety and welfare, an emergency is declared to exist and this Ordinance shall take effect upon its passage.

PASSED this 17<sup>th</sup> day of July, 2023.

SIGNED this 17<sup>th</sup> day of July, 2023.

  
 Mayor

  
 City Recorder

## **SECTION 10 – PUBLIC HEARINGS**

**10.1 Public Hearings** - A public hearing shall be held on each matter required by state law, City policy or as directed by the City Council. The Presiding Officer shall preside over the hearing and announce the type of hearing and the guidelines for the hearing. The Presiding Officer shall declare the hearing to be open and invite the City Manager or member of the staff to present the staff report together with any petitions, letters, or written comments on the matter.

**10.2 Testimony for Non-Land Use Hearings** – Members of the audience may present oral testimony on the matters scheduled for public hearing. The Presiding Officer will call forth members of the audience who have signed up to present testimony under the guidelines specified at the opening of the hearing. If appropriate, the Presiding Officer may first ask those persons in favor of the matter to come forward, with those speaking in opposition coming after.

Except as stated otherwise, all testimony will be limited to five minutes per person. The Presiding Officer may further limit testimony if a speaker persists in being threatening and disorderly, or abusive, following a warning to that effect from the Presiding Officer. Upon being recognized by the Presiding Officer, any member of the Council or the City staff may ask questions of any speaker, subject to the same provisions set forth in Section 9.1(E). Upon closure of the hearing, no further testimony will be allowed unless the Council allows written testimony to be submitted by a date certain.

### **10.3 Quasi-Judicial Land-Use Proceedings –**

A. Scope of Review. All quasi-judicial land use proceedings shall be new (de novo).

B. Conflicts of Interest.

1. A member of the Council shall not participate in a discussion or vote in a quasi-judicial land use proceeding if:

a. The member has an actual conflict of interest as defined by the Oregon Revised Statutes or the City Charter.

b. The member was not present during the public hearing; provided however, the member may participate and vote if they have reviewed the evidence, including recordings of the hearing, and declared such fact for the record.

C. Ex Parte Contacts/Bias

1. Members of the Council shall reveal the nature of any ex parte

contacts or bias with regard to the proceeding at the commencement of any quasi-judicial land use proceeding.

If such contact/bias impairs the member's impartiality, the member shall state this fact and abstain from participation and voting in the matter.

D. Burden of Proof. The proponent has the burden of proof on all elements of the proposal, and the proposal must be supported by proof that it conforms to all applicable standards and criteria.

1. The decision of the Council shall be based on the applicable standards and criteria as set forth in the City's Development Code, the City's Comprehensive Plan, and, if applicable, any other land use standards and criteria imposed by state law or administrative rule.

2. The proponent, any opponents, and/or City staff may submit to the Council a set of proposed written findings or statements of factual information which are intended to demonstrate the proposal complies or fails to comply with any or all applicable standards and criteria.

E. Hearing Procedures. The order of hearings in quasi-judicial land use matters shall be:

1. Land Use Hearing Disclosure Statement. The City Attorney shall read the land use hearing disclosure statement, which shall include:

- a. A list of the applicable criteria;

- b. A statement that testimony, arguments and evidence must be directed toward the applicable criteria or other criteria in the plan or land use regulation which the person believes to apply to the decision;

- c. A statement that failure to raise an issue accompanied by statements or evidence sufficient to afford the Council and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue; and

- d. If applicable, a statement that a failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

2. Call for ex parte contacts/bias/conflict of interest. The City Attorney shall inquire whether any member of the Council has had ex parte contacts, has bias, or has an actual or potential conflict of interest. Any member of the Council announcing an ex parte contact or conflict shall state for the record the nature of

the contact or conflict. See Section 10.3(B) and (C).

3. Staff summary. Planning staff shall present a summary and recommendation concerning the proposal.

4. Presentation of the Case.

- a. Applicant's case. Twenty minutes total.
- b. Persons in favor. Five minutes per person.
- c. Persons opposed. Five minutes per person.
- d. Other interested persons. Five minutes per person.
- e. Rebuttal. Ten minutes total. Rebuttal may be presented by the applicant. The scope of rebuttal is limited to matters which were introduced during the hearing by parties other than the applicant.

5. Close of hearing. Subject to state law, the Presiding Officer shall close the hearing if there are no further questions from Council. The Record may be left open pursuant to state law. The timeframe for submittals to the Record shall be clearly announced prior to close of the hearing.

6. Deliberations. Deliberations shall immediately follow the hearing. The Council may delay deliberations to a subsequent time certain.

7. Findings and Order/Ordinance. The Council shall approve or deny the application.

- a. The Council shall adopt findings to support its decision.
- b. The Council may incorporate findings proposed by the applicant, the opponent or staff in its decision.

F. Continuances. Council shall grant continuances as required by state law. However, nothing in this section shall restrict the Council, in its discretion, from granting additional continuances. Any continuance requested by the applicant shall result in a corresponding extension of the 120-day time limitations imposed by the Oregon Revised Statutes.

#### **10.4 Legislative Land Use Matters –**

A. Hearings Procedures. The order of procedures for hearings on legislative land

use matters shall be:

1. Call for abstentions. Inquire whether any member of the Council wishes to abstain from participation in the hearing. Any member announcing an abstention shall identify the reason therefor and shall not participate in the proceedings.
2. Staff summary. Staff shall present a statement of the applicable criteria, and a summary and recommendation concerning the proposal.
3. Presentation of the Case.
  - a. Persons in favor. Five minutes per person.
  - b. Persons opposed. Five minutes per person.
  - c. Other interested persons. Five minutes per person.
4. Close of hearing. No further information shall be received after the close of the hearing, except for written materials allowed by Council to be submitted prior to the close of the Record.
5. Deliberations. Deliberations shall immediately follow the hearing. The Council may delay deliberations to a subsequent time certain.
6. Reopening hearing. Prior to adoption of an Ordinance relating to a legislative land use matter, and upon majority vote of the Council, a hearing may be reopened to receive additional testimony, evidence or argument. The same notice requirements shall be met for the reopened hearing as were required for the original hearing.

**10.5 Attorney Representation** – Any person attending a hearing has the right to be represented by an attorney.

**10.6 Appeal Fee** – An appeal fee established by the City Council shall be required to defray costs incidental to the proceedings and shall be paid at the time of filing an appeal. The appeal fee shall be determined by the City Council.



To: Planning Commission

From: Shane Witham, Planning Director

Subject: Climate Friendly Area Discussion/Additional Information Requested

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### **Proposed Motion**

No formal motion is required. Staff is looking for input and consensus on the additional information provided regarding Climate Friendly Area(s) designation.

### **I. Summary**

As requested, staff is providing additional information to the Planning Commission regarding Climate Friendly Areas. Specifically, the Lockhaven Center was looked at to determine if it would be possible to be designated as the only Climate Friendly Area for the City and comply with the rules. The Council of Government staff has provided additional analysis in the attached memo for your consideration.

### **II. Background**

- A. At the August 2024 Planning Commission meeting, Council of Government staff, along with City Staff presented information on the Climate Friendly Area "study" that was previously completed. At that meeting, staff requested input from the Commission in order to obtain consensus on the approach to take moving forward with designating a Climate Friendly Area(s) and amending the Keizer Development Code to comply with state rules.
- B. Of specific interest to the Commission, was the idea of making adjustments to the "Lockhaven Center" to see if it would be possible to make that the primary and only designated climate-friendly area for the City. The consensus of the Commission, was to avoid the "Cherry Center" due to concerns about possible displacement.

### **III. Current Situation**

- A. The additional analysis performed by Council of Government Staff indicates there are options for the Planning Commission to consider in relation to designating a Climate Friendly Area(s) that would not include the Cherry Center.
  - 1. Lockhaven Center only: This would require an increase in allowed building heights to 5 floors (60 feet) for the Mixed Use (MU) and the Medium Density Residential (RM) zoned properties. This approach would also require additional uses to be allowed in the RM zone that are not currently allowed

elsewhere in the City, in order to comply with the state rules. If this approach is desired, staff feels it would make sense to consider rezoning the RM zoned properties to MU, which was previously envisioned by the Keizer Revitalization Plan. It seems that it would be more transparent to the process and would maintain a level of consistency throughout the city, if that approach is desired. However, when this was discussed during the adoption of the Keizer Revitalization Plan, concerns were raised regarding the potential displacement of naturally occurring affordable housing found in the existing manufactured home park at Lockhaven and River Road. At the time of adoption of the Revitalization Plan, both the Planning Commission and Council chose not to take actions to pursue administrative zone changes beyond the establishment of the Mixed Use zoning along the commercial corridor, in part due to those concerns.

2. Lockhaven Center and Chemawa Center: As the analysis shows, by increasing the height allowance to 5 floors (60 feet) in both the Lockahven Center and Chemawa Center only for the MU zoned properties, the target can be met. This would not affect any other zones and would only require text changes to the mixed use zone in the centers.

- B. Staff is seeking input from the Planning Commission on the options identified by the Council of Government analysis in order to move forward with preparing draft language for the Commission's future consideration.

#### **IV. Analysis**

- A. **Strategic Impact** - none
- B. **Financial** - none
- C. **Timing** - At the August 2024 meeting, the Planning Commission requested that staff bring this information to the October meeting.
- D. **Policy/Legal** - none

#### **V. Alternatives**

- A. not applicable

#### **VI. Recommendation**

Staff recommends the Planning Commission consider the additional information provided, ask any necessary clarifying questions, and provide input and consensus to guide staff in preparation of amending the Keizer Development Code.

#### **Attachments**

1. Additional Information to Phase One CFA Work Memo
2. Packet - 8-14-24 - CFEC



*"Agenda Management Services are being supported, in whole or in part, by federal award number 21.019 awarded to City of Keizer by the U.S. Department of the Treasury."*



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# Memorandum

**Date:** August 27, 2024  
**To:** Shane Witham, City of Keizer Planning Director, Cody Meyer and Kevin Young, DLCD  
**From:** Kim Sapunar, MWVCOG  
**Re:** **Dwelling Unit Capacity/Addition to Phase 1 CFA Study for City of Keizer**

## Background

Beginning in late 2022, MWVCOG began work to evaluate potential areas for consideration of designated climate friendly areas (CFAs) as part of the compliance for DLCD's recent Climate-Friendly and Equitable Communities rules. Work completed by MWVCOG was incorporated into the City of Keizer's Climate Friendly Area Study submitted and accepted by DLCD at the end of 2023. In August 2024, MWVCOG staff presented an overview of the work to the Keizer Planning Commission and next steps, at which the details of potential CFA areas were discussed. To help inform future conversations of the Planning Commission this memo provides some additional calculations of potential dwelling unit capacity.

## Candidate Areas and Target Number

The areas are all within the River-Cherry Overlay District (RCOD) on River Road and include the subdistricts/centers of the RCOD of Lockhaven center, Chemawa center and Cherry center. The city of Keizer's target number of potential housing units to be accommodated within climate friendly areas is **5,199** units. The target number was determined using both existing housing units and future housing needs based on the guidance in OAR 660-012-0315(1).

### Determine the Housing Capacity on Current Standards

Estimating the potential for housing development depends on the underlying existing zoning category, applicable setbacks, allowed heights, and the application of the rules as described in OAR 660-012-0315.

The steps to calculate the net developable area and dwelling capacity include:

- Identifying the total development area, excluding streets.
- Deductions for setbacks applied to each parcel based on the zoning.
- Parcel area (after setbacks) by the number of floors allowed (by zoning)
- Of this resulting development in square feet, 30 % is considered residential
- The 30% of residential development divided by 900 square feet per unit
- Yields = the potential dwelling units.

This work yielded calculations presented in 2023's technical memo #5, indicating that to meet the target needed units, two of the three RCOD centers would need to be chosen as CFAs, based on current development standards.

### Alternative Development Standards

At the August 14, 2024 presentation to the Planning Commission, and post discussion of the meeting, MWVCOG staff calculated the potential yield of housing units if the existing height standards were changed for the zoning categories of Mixed Use (MU) and Residential Multi-Family (RM). This change is allowed in the calculations to show how a code change adjusts the potential units, and because ultimately there are minimum development standards that must be applied within a CFA. One of those changes must be to allow development to the height of 5 floors in a Primary CFA.

For these CFA calculations, the dwelling units per acre is not a factor, only building heights and setbacks affect the calculations. The increase to 5 floors would yield enough potential units by the rules to meet the target unit number for Keizer in these choices:

1. Lockhaven Center: **both MU and RM** land within the center would be included if both increase to 5 floors of height for development (as per a Primary CFA)
2. Cherry: the **MU property only** within the center (per a Primary CFA)
3. Lockhaven and Chemawa: the **MU property only** within the centers (both as Primary CFAs)

Additionally, from the first phase of analysis in 2023, any two areas together also meet the CFA target for housing, with one designated as the Primary CFA (changing the heights to 5 floors) and the other as a Secondary CFA remaining at current standards of 4 floors for the designations of Mixed-Use and Residential Multi-Family.

Figure 1 shows potential units by zoning type at 5 floors of development.

Figure 1 Potential Housing Units by Area

|                                                                      |               |              |                  |                  |
|----------------------------------------------------------------------|---------------|--------------|------------------|------------------|
| <b>Target CFA units =</b>                                            | <b>5,199</b>  |              |                  |                  |
|                                                                      |               |              | <b>Current</b>   | <b>5 floors</b>  |
| <b>Lockhaven Subdistrict (in RCOD)</b>                               | <b>Zoning</b> | <b>Acres</b> | <b>CFA units</b> | <b>CFA units</b> |
|                                                                      | CO            | 2.5          | 107              | 107              |
|                                                                      | MU*           | 56.4         | 2,517            | 2,996            |
|                                                                      | RM**          | 42.5         | 1,779            | 2,297            |
|                                                                      |               |              | 4,296            | 5,293            |
| *1 large MU property, reduction made for floodplain.                 |               |              |                  |                  |
| *1 large RM property, planned road extension in TSP, reduction made. |               |              |                  |                  |
|                                                                      |               |              | <b>Current</b>   | <b>5 floors</b>  |
| <b>Chemawa Subdistrict (in RCOD)</b>                                 | <b>Zoning</b> | <b>Acres</b> | <b>CFA units</b> | <b>CFA units</b> |
|                                                                      | MU            | 43.3         | 2136             | 2581             |
|                                                                      | P*            | 2.4          | 0                | 0                |
|                                                                      | RM            | 15.4         | 671              | 671              |
|                                                                      | RS*           | 2.4          | 0                | 0                |
|                                                                      |               |              | 2,808            | 3,252            |
|                                                                      |               |              | <b>Current</b>   | <b>5 floors</b>  |
| <b>Cherry Subdistrict (in RCOD)</b>                                  | <b>Zoning</b> | <b>Acres</b> | <b>CFA units</b> | <b>CFA units</b> |
|                                                                      | MU            | 85           | 4186             | 5232             |
|                                                                      | RL            | 3            | 96               | 96               |
|                                                                      | RM            | 16           | 700              | 700              |
|                                                                      | RS*           | 2            | 0                | 0                |
| *RS/P not calculated for any housing units                           |               |              | 4,982            | 6,028            |

Below are maps of the three area by zoning category, with Mixed Use shown in pink and Residential Multi-Family in orange.

Figure 1 Lockhaven Center

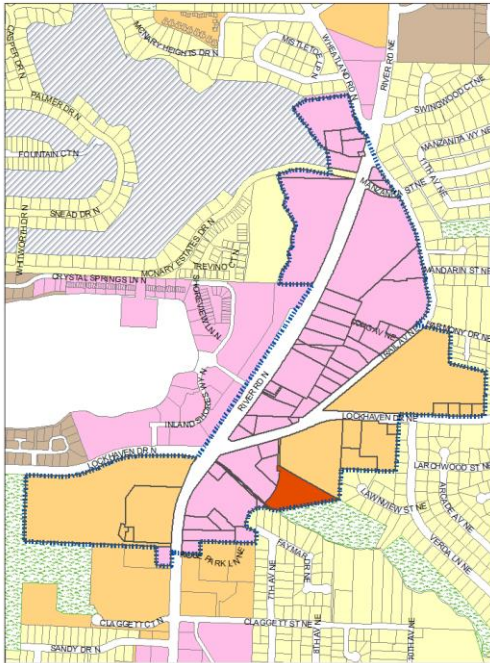


Figure 2 Chemawa Center

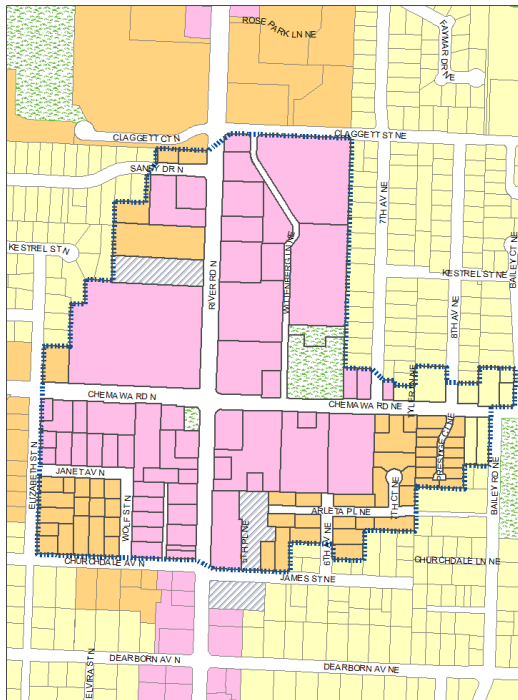
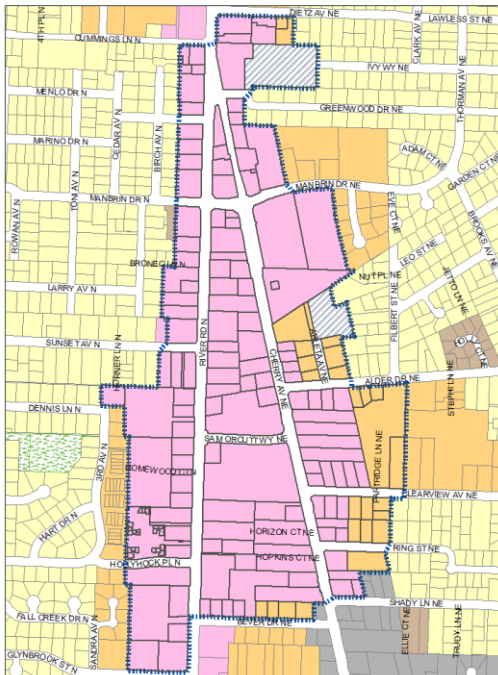


Figure 3 Cherry Center



### Next steps

This information in addition to the original technical work done in 2023 can help inform the decisions of the Planning Commission as they address the selection of climate friendly areas for adoption. The city has a deadline of June 2026 for final adoption of CFAs.

As of this date, MWVCOG is unable to perform further work as described by contract (specifically MWVCOG deliverables shown under Task 4 of DLCD IGA No. 23027). MWVCOG awaits a decision from City of Keizer with respect to initiating legislative proceedings (i.e., setting public hearing dates for code amendment). MWVCOG's contract with DLCD is shown to terminate on June 30, 2025. If additional work is desired and authorized by both DLCD and City of Keizer, extension of the contract termination date (from June 30, 2025 to June 30, 2026) is recommended.



To: Planning Commission  
From: Shane Witham, Planning Director  
Subject: Climate Friendly Area Presentation/Discussion

---

### **Proposed Motion**

No formal motion is necessary. However, staff will be looking for input and consensus from the Planning Commission in order to prepare for future meetings.

### **I. Summary**

The City of Keizer is receiving consultant support from the Council of Governments (COG) to assist in updating the development code for compliance with some of the Climate Friendly and Equitable Communities (CFEC) rules, specific to the adoption of Climate Friendly Areas (walkable mixed use areas.) Representatives from the COG, along with Staff will be presenting information and asking the Planning Commission for consensus and feedback as we initiate this process. The packet includes a memo from the COG, outlining this work, which also includes exhibits with details.

### **II. Background**

- A. The Climate Friendly and Equitable Communities rules require that Keizer designate Climate Friendly Areas (walkable mixed use areas) and update codes and plans to implement the requirements of the legislation.
- B. The City, with support from the COG, completed a Climate Friendly Area (CFA) "study" in 2023. The study was submitted to the Department of Land Conservation and Development for review and comment in December 2023 and was accepted. Information on walkable mixed use areas and the study was before Planning Commission previously for informational purposes.
- C. Grant funding support was provided to the City through the State of Oregon, allowing the COG to assist in making necessary updates to the Development Code and Comprehensive Plan, in order to designate Climate Friendly Areas.

### **III. Current Situation**

- A. Staff from the COG will be presenting to the Planning Commission in order to provide information and background, answer questions, and obtain input and consensus from the Planning Commission on the project.

- B. This is not a public hearing to consider specific revisions, but it is more of a "work session" type of meeting. The intent is to provide information to the Planning Commission and gather input to help guide staff in preparing draft amendments that will be considered at future meetings. Ultimately, we will be coming back to the Planning Commission at a future date (not yet determined) to hold a public hearing on proposed draft amendments in order to comply with the established CFEC rules pertaining to Climate Friendly Areas.

#### **IV. Analysis**

A. **Strategic Impact** - none

B. **Financial** - none

C. **Timing** - The COG is working under a grant to complete this technical work for the City. The City has additional time to adopt the changes, but it is important for this work to move forward so that deliverables can be developed in a timely manner.

D. **Policy/Legal** - none

#### **V. Alternatives**

Not applicable

#### **VI. Recommendation**

Staff recommends that Planning Commission consider the information provided, ask any necessary clarifying questions, and provide input and consensus to guide staff in preparation of amending the Keizer Development Code.

#### **Attachments**

1. Memo to Keizer Planning Comm for Work Session of 8-14-24 - CFA Code Updates
2. Exhibit 1 - Proposed Changes to the Keizer Development Code as of 8-6-24 for CFA compliance - PC Work Session
3. Exhibit 2 - Rules that pertain to Climate Friendly Areas
4. Exhibit 3 Table of Summary Units
5. Exhibit 3\_CFAs map
6. Exhibit 4 - CFA - Potential Candidate Scoresheets - Keizer - part of Phase 1 work

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# Memorandum

**Date:** August 6, 2024  
**To:** City of Keizer Planning Commission  
**From:** Scott Whyte and Kim Sapunar, MWVCOG  
**Cc:** Shane Whitham, Planning Director; City of Keizer  
**Re:** **Work Session for Proposed Code Updates - CFA Height & Density Standards**

## I. Summary Issue.

State rules require that cities and counties update their land use regulations specific to Climate Friendly Areas (CFA) where applicable. City of Keizer meets the population size and location thresholds as described for CFAs. The purpose of the work session on August 14 is to identify and discuss potential amendments to the Keizer Development Code for compliance with certain CFA rules, primarily the rules that pertain to building height and density development standards for CFAs.

## II. Background

In September of 2020, the Land Conservation and Development Commission (LCDC) initiated rulemaking specific to *Climate-Friendly and Equitable Communities* (CFEC) in response to Governor Brown's Executive Order No. 20-04. In part, the Order directed the Department of Land Conservation and Development (DLCD), Oregon's land use planning agency, to amend rules governing the statewide planning system for communities located in Oregon's eight most populated areas.

In 2022, LCDC adopted CFEC rules to Chapter 660, Division 12 of Oregon Administrative Rules (OAR). In part, these rules require that cities and counties in the state's eight most populated areas update their land use regulations to meet CFA requirements shown in OAR 660-012-0310, 0315 and 0320.

Later in 2022, Mid-Willamette Valley Council of Governments (MWVCOG) received a contract from DLCD to study CFA potential in the Salem-Keizer Metropolitan Planning Area. This work included Phase 1 area and capacity analysis as described in OAR 660-012-0310, 0130 and 0320.

In June of 2023, working with City of Keizer staff, MWVCOG staff completed the Phase 1 area and capacity analysis for CFA potential. As explained in OAR 660-012-0315(4), potential CFAs must be cumulatively sized and zoned to accommodate at least 30% of the total identified number of housing units necessary to meet current and future needs. For Keizer, this number is 5,199 units.

City of Keizer staff reviewed the final MWVCOG Phase 1 study on potential CFAs and forwarded the study to DLCD on December 22, 2023. In March of 2024, DLCD acknowledged Phase 1 work. An extension of time to implement Phase 2 code work (to June 30, 2026) was granted in conjunction

with the City's work plan that was submitted as a part of the Scenario Planning effort that is currently underway in partnership with Salem and Marion County.

### III. Scope of the Amendment Proposal

Proposed changes are specific to Section 2.130.05.B.2 of the Keizer Development Code (KDC) regarding residential density (minimums) in the River-Cherry Overlay District (RCOD) and to Section 2.107.06 regarding building height in the MU zone / RCOD. Also, a change to Section 2.310.04 (maximum block length in RCOD) is proposed. **Exhibit 1** of this memorandum shows proposed changes to these sections and identifies the corresponding CFA rule.

CFA rules related to building height and residential density are found in OAR 660-012, 310, 315 and 320 (**Exhibit 2**). Scope of this amendment proposal does **not** encompass / address other CFEC rules (e.g., related to Transportation Performance Standards (215) Parking Regulation Improvements (405) Electric Vehicle Charging (410) or other parking-related items (415 – 445)).

### IV. Proposed Code Update

Recommended increases shown for height and density (i.e., proposed numbers shown to Exhibit 1) derive from Phase 1 study work prepared by MWVCOG staff and City of Keizer staff for evaluating potential CFA candidate areas. Phase 1 work by MWVCOG/Keizer staff applied the "prescriptive" method for calculating 30% of the total number of housing units (as CFA rules describe) necessary to meet current and future housing needs (OAR 660-012-0315(2)). **Exhibit 3** is a table summary of potential total units allocated to each of Keizer's three existing centers (or subdistricts) of the RCOD. Also, work conducted as part of Phase 1 evaluated existing city code provisions against similar rule-based provisions as summarized in the "CFA Potential Candidate Scoresheets" (**Exhibit 4**). As the scoresheets show, existing code provisions specific to Keizer's three existing centers of the RCOD already comply with several CFA rule-based provisions (see the "Ys" shown to attached scoresheets).

At the August 14 work session, MWVCOG staff and Keizer staff will provide a short PowerPoint presentation focused to where scoresheets show "N" (indicating where change is necessary). Proposed changes shown to KDC Sections in Exhibit 1 are intended solely for CFA rule compliance.

At the August 14 work session, MWVCOG staff and City of Keizer staff will also provide additional background information and seek Commission feedback in response to proposed text changes, options and questions (all shown to Exhibit 1).

### V. Action Requested

Initiate legislative proceedings to amend the KDC for CFA rule compliance. The legislative process requires conducting at least two public hearings (dates TBD, Planning Commission, City Council).

### VI. Exhibits

1. Proposed Changes the Keizer Development Code as of August 6, 2024, for CFA compliance
2. Rules Specific to Climate Friendly Areas - OAR 660-012, Sections 310, 315 and 320 only \*
3. Table summary of potential units allocated to each of Keizer's three existing centers & map
4. CFA Candidate Area Scoresheets (for Lockhaven, Chemawa, and Cherry of the RCOD)

\* CF&EC rules (in full, 70 pages) can be viewed at: [https://www.oregon.gov/lcd/CL/Documents/TPR\\_2022.pdf](https://www.oregon.gov/lcd/CL/Documents/TPR_2022.pdf)  
The Department of Land Conservation & Development has a webpage devoted to CF&EC at:  
<https://www.oregon.gov/lcd/cl/pages/cfec.aspx> The full Keizer CFA study is posted thereto:  
<https://www.oregon.gov/lcd/CL/Documents/KeizerCFAStudy.pdf>

## Proposed Changes to the Keizer Development Code as of August 6, 2024, for CFA compliance Exhibit 1

### Proposed changes specific to MU zone in River-Cherry Overlay District (RCOD) – Minimum Density

Below is current/existing text extracted from Section 2.130.05.B.2 of the City of Keizer Development Code. Text shown in **bold italics highlighted in yellow** is potential new text for CFA compliance.

#### 2. Residential Density

The minimum and maximum density for subdivisions, partitions, multifamily or any residential development shall be as follows: (6/22)

Table 2.130.05-3: Minimum and Maximum Residential Density Standards

| Zone | Minimum Density (1)                    | Maximum Density (1)                                                 |
|------|----------------------------------------|---------------------------------------------------------------------|
| MU   | 12, <b>15 or 20</b> units per acre (2) | 28 units per acre (4)                                               |
| RM   | 8 or 10 units per acre (3)             | 14 or 24 units per acre (3) (4)<br>25 units per acre for townhouses |
| RS   | 6 units per acre                       | 10 units per acre (4)<br>25 units per acre for townhouses           |

(1) Accessory residential housing units are included in the minimum density calculations but are not included in the maximum density calculations. (7/21)

(2) There shall be no minimum residential density requirement for multifamily development within a mixed use building **if shown to meet a minimum floor area ratio of 2.0. For residential only buildings, minimum density shall be as follows:**

**a) 12 units per net acre, specific to the \_\_\_\_\_ subdistrict of RCOD, and**

**b) 15 units per net acre, specific to the \_\_\_\_\_ subdistrict of RCOD, and**

**c) 20 units per net acre, specific to the \_\_\_\_\_ subdistrict of RCOD.**

(3) For property designated Medium Density in the Comprehensive Plan, the minimum density shall be 8 units per acre; the maximum density shall be 14 units per acre. For property designated Medium-High Density in the Comprehensive Plan, the minimum density shall be 10 units per acre; the maximum density shall be 24 units per acre.

(4) Maximum density does not apply to duplexes, triplexes, quadplexes, or cottage cluster housing.

**Explanation of above:** Blank area (“\_\_\_\_\_” above) is intended for the name of the center / subdistrict (i.e., either Lockhaven, Chemawa or Cherry). To meet CFA residential density targets and comply with rule provisions, minimum density in at least one of the three centers must increase from 12 to 20 units. The center / subdistrict selected by the city for minimum density at 20 units per net acre, is the “Primary CFA” and maximum building height applicable to MU zone in the same center must be no less than 60 feet. If “Cherry” is selected as Primary CFA, there is no need for selecting a secondary CFA as Cherry (alone) can meet the CFA density target of 5,199 units (this topic addressed at the work session).

If Cherry is not selected as Primary, either Lockhaven or Chemawa is set as Primary CFA and at least one more CFA must be selected (i.e., a secondary CFA) where minimum density must increase from 12 to 15 units per net acre. Also, maximum building height in the secondary CFA can be less than 50 feet. Existing code minimum density (at 12 units per acre) applies to the non-CFA center / subdistrict. See rules in OAR 660-012-0320(8) related to the above. In part, the rule in (8) reads: “Local governments are not required to enforce the minimum densities... for mixed-use buildings... if the mixed-use buildings meet a minimum floor area ratio of 2.0.” This topic will be addressed at the work session.

## Proposed Changes to the Keizer Development Code as of August 6, 2024, for CFA compliance Exhibit 1

### Proposed changes specific to MU zone – Building Height

Below is current text from Section 2.107.06.A of the City of Keizer Development Code (dimensional standards specific to the city MU zone). Again, text shown in ***bold italics highlighted in yellow*** is potential new text for CFA compliance.

#### A. Minimum Lot Dimension and Height Requirements

| DIMENSION      | Single Family & Duplex | Triplex     | Multifamily                          | Quadplex & Cottage Clusters    | Townhouse   | Commercial & Mixed Use |
|----------------|------------------------|-------------|--------------------------------------|--------------------------------|-------------|------------------------|
| Lot Size       | 4,000 sq ft            | 5,000 sq ft | 6,000 sq ft (1)                      | 7,000 sq ft                    | 1,500 sq ft | None (2)               |
| Average Width  | 40 feet                | 40 feet     | 40 feet                              | 40 feet                        | 20 feet (4) | None                   |
| Average Depth  | 70 feet                | 70 feet     | 70 feet                              | 70 feet                        | 70 feet     | None                   |
| Maximum Height | 35 feet                | 35 feet     | 50 feet<br><b><i>60 feet (5)</i></b> | Quad: 35 ft<br>Cottages: 25 ft | 35 feet     | 50 feet (3)            |

- (1) Multi-family development must comply with the density standard in Section 2.107.07.I
- (2) Parcel size shall be adequate to contain all structures within the required yard setbacks.
- (3) Height of vertical mixed use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- (4) The width for townhouses must be a minimum of 20 feet instead of average 20 feet. (6/22)

***(5) Maximum height of residential only buildings (all types) in the \_\_\_\_\_ subdistrict of RCOD.***

**Explanation of above:** Rule in OAR 660-012-0320(8) requires the Primary CFA to have maximum building height set at no less than 60 feet. Section 2.107.06 (table above) applies only to the MU zone.

The blank area “\_\_\_\_\_” above (in proposed footnote #5) is intended for the name of the center / subdistrict selected by the city for minimum density at 20 units per net acre (or the Primary CFA). As maximum building height of MU for this center must be no less than 60-feet, the center identified for minimum density at 20 units per net acre would be added to the blank above.

To achieve minimum density of 20 units per net acre, most residential building types will be multi-family. Accordingly, the proposed change (above) is localized to the column where multi-family is shown. Note: CFA rules explain how standard for height is “maximum no less than” which means a building could be constructed to 60 feet (equivalent to 5 stories) or less than 60 feet. CFA rules do not preclude the ability to construct buildings below the height maximum (i.e., rules do not describe a minimum height standard like that described for minimum density).

**Proposed changes specific to existing block length standards**

Below is current text from Section 2.310.04 of the City of Keizer Development Code (*Additional Design Standards for Subdivisions*).

2.310.04 Additional Design Standards for Subdivisions

A. Standards for Blocks

1. General: The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic; and recognition of limitations and opportunities of topography.
2. Sizes: Blocks should not exceed 600 feet in length between street lines, except blocks adjacent to arterial streets, or unless the previous adjacent development pattern or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is 1,800 feet.

***The following pertains to subdistricts \_\_\_\_\_ and \_\_\_\_\_ of the River-Cherry Overlay District: For development sites less than 5.5 acres in size, the maximum block length shall be 500 feet or less. Where block length exceeds 350 feet, a public pedestrian through-block easement shall be provided to facilitate safe and convenient pedestrian connectivity. Substantial redevelopment of sites of two acres or more within an existing block that does not meet the standard shall provide a public pedestrian accessway allowing direct passage through the development site such that no pedestrian route will exceed 350 feet along any block face.***

***Exceptions to the above block length and accessway requirements may be granted as provided in OAR 660-012-0330(2).***

**Explanation of above:** Addition is mostly verbatim rule in OAR 660-012-0320 (5) (a) and (b) pertaining to maximum block length and would only apply to the RCOD subdistrict(s) identified for Climate Friendly rule compliance. If “Cherry” is set for Primary CFA, the above would only apply to Cherry.

**Proposed changes specific to City of Keizer Comprehensive Plan – acknowledging CFAs to policy**

2. GOALS AND POLICIES

e. Mixed Use

- 3) Refer to the Keizer Revitalization Plan and River-Cherry Overlay District for policies and standards regarding mixed use in the Keizer Revitalization Plan area. (2019) ***Areas planned and zoned Mixed-Use (MU) within the \_\_\_\_\_ subdistrict(s) of River-Cherry Overlay District are also designated Climate Friendly Areas and implement rules as described OAR 660-012, 0310, 0315 and 0320.***

**Explanation of above:** DLCD recommends concurrent Comprehensive Plan amendment acknowledging CFAs. The suggested addition (above) is specific to existing policy #3 found in Chap. III of the Comp Plan, under title D. *Plan Diagram and Special Land Use Policies*. (page 44 of Keizer Comprehensive Plan).

## **Proposed Changes to the Keizer Development Code as of August 6, 2024, for CFA compliance Exhibit 1**

### **Questions for Keizer Planning Commission on August 14, 2024:**

Answers to the questions below will help staff refine proposed code amendments in preparation of materials that will be made available for public inspection ahead of required public hearings (dates TBD).

After the staff oral/PowerPoint presentation, staff will ask the following:

1. Which of the three centers in the RCOD (Lockhaven, Chemawa, or Cherry) does the Commission recommend for “Primary CFA” designation?
2. [if necessary] If the Commission recommends either Lockhaven or Chemawa as Primary CFA, which of the two remaining centers is recommended for secondary CFA?
3. At the August 14 work session, MWVCOG and Keizer city staff will explain certain challenges to a newly introduced “Outcome-Oriented” rule option. In consideration of these challenges, MWVCOG / Keizer staff recommend against code amendments to implement. Does the Commission agree?



- (e) Accessibility;
- (f) Efficiency;
- (g) Reliability; and
- (h) Mobility.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012, ORS 197.180 & ORS 197.712

### **660-012-0300: Coordinated Land Use and Transportation System Planning**

- (1) Cities and counties shall coordinate land use and transportation plans.
- (2) Cities and counties shall, if applicable, adopt and implement climate-friendly areas as provided in OAR 660-012-0310.
- (3) Cities and counties shall adopt and implement the applicable land use requirements as provided in OAR 660-012-0330.
- (4) Cities and counties shall, in the development of transportation plans, use the land use assumptions developed as provided in OAR 660-012-0340.
- (5) Cities and counties shall develop a list of key destinations, identified as provided in OAR 660-012-0360.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

### **660-012-0310: Climate-Friendly Areas**

- (1) This rule, OAR 660-012-0315, and OAR 660-012-0320 apply to cities and counties that:
  - (a) Are within a metropolitan area other than the Portland Metropolitan Area;
  - (b) Are inside incorporated cities or areas within an urban growth boundary as provided in section (3); and
  - (c) Have a population of more than 5,000 within an urban growth boundary.
- (2) Cities and counties shall study and zone climate-friendly areas for locations that meet the following requirements.
  - (a) Locations able to support development consistent with the land use requirements of OAR 660-012-0320.
  - (b) The locations shall be in existing or planned urban centers, including downtowns, neighborhood centers, transit-served corridors, or similar districts. To the extent practicable, climate-friendly areas should be located within, or in close proximity to, areas planned for, or provided with, high-density residential uses and a high concentration of employment opportunities.
  - (c) The locations shall be in areas that are served, or planned for service, by high quality pedestrian, bicycle, and transit services.
  - (d) The locations shall not be in areas where development is limited or disallowed by provisions adopted pursuant to Statewide Planning Goal 7. Climate-friendly areas may be designated in such areas if the local government has adopted requirements for development that will mitigate potential hazards to life and property, in compliance with Statewide Planning Goal 7.
  - (e) Cities may designate climate-friendly areas within the urban growth boundary, but outside the city limits boundary, if the following requirements are met:
    - (A) The area is contiguous with the city limits boundary;
    - (B) The provision of urban services is contingent upon annexation into the city limits and the area is readily serviceable with urban water, sewer, stormwater, and transportation. "Readily serviceable" means that urban infrastructure services are nearby and could be provided to allow construction on the site within one year of an application for a building permit;
    - (C) The zoning that will be applied upon annexation, based on the city's comprehensive plan designation for the area, is consistent with climate-friendly area requirements;
    - (D) The county in which the subject area is located has adopted a consistent comprehensive plan designation for the area; and
    - (E) The city can demonstrate that at least 70 percent of complete annexation applications within the last five years have been approved within one year of the date of complete annexation application.
  - (f) Climate-friendly areas shall have a minimum width of 750 feet, including any internal rights of way that may be unzoned. Contiguous climate-friendly areas with distinct land use requirements may be considered

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cumulatively to demonstrate compliance with the minimum width requirement. Exceptions to these minimum dimensional requirements are allowed due to natural barriers, such as rivers; or due to long-term barriers in the built environment, such as freeways. Exceptions are also allowed if potential climate-friendly areas are constrained by adjacent areas planned and zoned to meet industrial land needs.

- (3) Cities and counties shall designate climate-friendly areas. Counties with planning jurisdiction in unincorporated areas provided with urban water, sanitary sewer, stormwater, and transportation services within an identified urban growth boundary shall coordinate with the respective city or cities to address climate-friendly area requirements for those areas. Areas under county jurisdiction outside urban growth boundaries; or within urban growth boundaries but not provided with urban water, sanitary sewer, stormwater, and transportation services; are not subject to this rule.
- (4) Cities and counties shall designate climate-friendly areas as they cross the population thresholds in subsections (a) and (b). City population is as determined by the most recently certified Portland State University Population Research Center population estimate. Compliance timelines are based upon the date of the certification of the population estimate. County population within an urban growth boundary may be calculated by interpolating Portland State University Population Research Center's population forecast for the area within an urban growth boundary, then subtracting the certified city population estimate from the total population within the urban growth boundary for the current year.
  - (a) A city or county with a population within an urban growth boundary exceeding 5,000, but less than 10,001 shall submit a study of potential climate-friendly areas to the department as provided in OAR 660-012-0315 within 545 days of reaching a population exceeding 5,000. The city or county shall subsequently adopt land use requirements as provided in OAR 660-012-0315, and climate-friendly elements to their comprehensive plans within 365 days of the deadline for submittal of the study of potential climate-friendly areas.
  - (b) A city or a county with a population exceeding 10,000 within an urban growth boundary shall submit a study of potential climate-friendly areas to the department as provided in OAR 660-012-0315 within 545 days of reaching a population exceeding 10,000. The city or county shall subsequently adopt land use requirements as provided in OAR 660-012-0315, and climate-friendly elements to their comprehensive plans within 365 days of the deadline for submittal of the study of potential climate-friendly areas. The city or county shall maintain sufficient lands within climate-friendly areas as their population grows, as provided in OAR 660-012-0315. For cities also subject to OAR 660-008-0045, compliance with this requirement shall be demonstrated in each Housing Capacity Analysis following the initial designation of climate-friendly areas. Land use requirements for climate-friendly areas shall be established concurrent or prior to the adoption of the Housing Capacity Analysis as provided in OAR 660-012-0320. Counties subject to this rule shall coordinate with cities to address climate-friendly area requirements within an urban growth boundary.
- (5) If a city or county has not designated sufficient climate-friendly areas as provided in this rule, the commission may:
  - (a) Initiate periodic review for the city or county to address the requirement; or
  - (b) Issue an enforcement order to the city or county, consistent with ORS 197.646.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012, ORS 197.615, ORS 197.646 & ORS 197.712

### **660-012-0315: Designation of Climate-Friendly Areas**

- (1) The designation of climate-friendly areas refers to the process of studying potential climate-friendly areas and adopting land use requirements and climate-friendly elements into comprehensive plans, as provided in this rule. Cities and counties subject to the requirements of OAR 660-012-0310 with a population greater than 10,000 shall designate climate-friendly areas sufficient to accommodate at least 30 percent of the total identified number of housing units necessary to meet all current and future housing needs by calculating zoned building capacity as provided in section (2), or using an alternative methodology as provided in OAR 660-012-0320(10).
  - (a) A local government may designate one or more climate-friendly areas to accommodate at least 30 percent of housing units.
  - (b) The total number of housing units necessary to meet all current and future housing needs shall be determined from the local government's most recently adopted and acknowledged analysis of housing capacity and needed housing consistent with ORS 197.296 at the time it was adopted, by adding the total number of existing

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dwelling units identified in the buildable land inventory to the anticipated number of future needed housing units over the planning period of the housing capacity analysis.

- (2) Cities and counties subject to section (1) shall calculate the housing unit capacity within climate-friendly areas, as follows:
  - (a) Regardless of existing development in a climate-friendly area, determine the potential square footage of zoned building capacity for each net developable area based on proposed development standards for the climate-friendly area, including applicable setbacks, allowed building heights, open space requirements, on-site parking requirements, and all other applicable regulations that would impact the developable site area. Within developed areas with no blocks greater than 5.5 acres, analysis of net developable areas may be conducted for each city block, without regard to property boundaries within the block. Within areas of 5.5 acres or more bounded by streets, the local government shall assume the same ratio of gross land area to net land area as that which exists in the most fully developed urban center within the city or county.
  - (b) Where the local government has not established a maximum building height, assumed building height shall be 85 feet. For the purpose of calculating zoned building capacity, cities and counties may assume the following number of floors within multistory buildings, based on allowed building heights:
    - (A) Thirty feet allows two floors.
    - (B) Forty feet allows three floors.
    - (C) Fifty feet allows for four floors.
    - (D) Sixty feet allows for five floors.
    - (E) Seventy-five feet allows for six floors.
    - (F) Eighty-five feet allows for seven floors.
  - (c) If a local government allows height bonuses above the maximum building heights used for calculations in subsection (b), the local government may include 25 percent of that additional zoned building capacity when the bonuses:
    - (A) Allow building heights above the minimums established in OAR 660-012-0320(8); and,
    - (B) Allow height bonuses for publicly-subsidized housing serving households with an income of 80 percent or less of the area median household income, or height bonuses for the construction of accessible dwelling units, as defined in OAR 660-008-0050(4)(a), in excess of minimum requirements.
  - (d) Local governments shall assume that residential dwellings will occupy 30 percent of the zoned building capacity calculated in subsections (a), (b), and (c) within climate-friendly areas. Public parks and open space areas within climate-friendly areas that are precluded from development shall not be included in calculations of zoned building capacity, but may be counted towards minimum area and dimensional requirements for climate-friendly areas. Zoning and development standards for public parks and open space areas are exempted from compliance with the land use requirements in OAR 660-012-0320 if the existing zoning standards do not allow residential, commercial, or office uses.
  - (e) Local governments shall assume an average dwelling unit size of 900 square feet. Local governments shall use the average dwelling unit size to convert the square footage of zoned residential building capacity calculated in subsection (d) into an estimate of the number of dwelling units that may be accommodated in the climate-friendly area.
- (3) Cities and counties subject to the requirements of OAR 660-012-0310 with a population of 10,000 or less shall designate at least 25 acres of land as climate-friendly area.
- (4) Cities and counties must submit a study of potential climate-friendly areas to the department as provided in this rule. The study of potential climate-friendly areas shall include the following information:
  - (a) Maps showing the location and size of all potential climate-friendly areas. Cities and counties shall use the study process to identify the most promising area or areas to be chosen as climate-friendly areas but are not required to subsequently adopt and zone each studied area as a climate-friendly area.
  - (b) Cities and counties subject to section (1) shall provide preliminary calculations of zoned residential building capacity and resultant residential dwelling unit capacity within each potential climate-friendly area consistent with section (2), or using an alternative methodology as provided in OAR 660-012-0320(10), and using land use requirements within each climate-friendly area as provided in OAR 660-012-0320. Potential climate-friendly areas must be cumulatively sized and zoned to accommodate at least 30 percent of the total identified number of housing units as provided in section (1).

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- (c) A community engagement plan for the designation of climate-friendly areas, including the process to adopt associated amendments to the comprehensive plan and zoning code, consistent with the requirements of OAR 660-012-0120 through 660-012-0130. The community engagement plan shall be consistent with the requirements for an engagement-focused equity analysis as provided in OAR 660-012-0135(4).
  - (d) Analysis of how each potential climate-friendly area complies, or may be brought into compliance, with the requirements of OAR 660-012-0310(2).
  - (e) A preliminary evaluation of existing development standards within the potential climate-friendly area(s) and a general description of any changes necessary to comply with the requirements of OAR 660-012-0320.
  - (f) Plans for achieving fair and equitable housing outcomes within climate-friendly areas, as identified in OAR 660-008-0050(4)(a)-(f). Analysis of OAR 660-008-0050(4)(f) shall include analysis of spatial and other data to determine if the rezoning of potential climate-friendly areas would be likely to displace residents who are members of state and federal protected classes. The local government shall also identify actions that may be employed to mitigate or avoid potential displacement.
- (5) Cities and counties shall submit climate-friendly area study reports required in section (4). Following submittal, the department shall review reports as follows:
- (a) Within 30 days of receipt of the report, the department shall:
    - (A) Post a complete copy of the submitted report on the department's website along with a statement that any person may file a written comment regarding the submitted report no more than 21 days after the posting of the report.
    - (B) Provide notice to persons described under ORS 197.615(3)(a), directing them to the posting described in paragraph (A) and informing them that they may file a written comment regarding the submitted report no more than 21 days after the posting of the report.
  - (b) Within 60 days of posting of the report on the department's website, the department shall provide written comments to the local government regarding the report information and the progress made to identify suitable climate-friendly areas. The department shall also provide the local government with any written comments submitted by interested persons, as provided in subsection (a).
- (6) Cities and counties must adopt land use requirements as provided in OAR 660-012-0320, and clearly identify the climate-friendly areas in their comprehensive plan maps, comprehensive plans, zoning maps, or zoning codes; indicated by land use designation, overlay zone, or similar mechanisms. Adoption of land use requirements and findings for the plan, code, or map amendment shall include the following:
- (a) Cities and counties subject to section (1) shall provide maps showing the location of all adopted climate-friendly areas, and supplemental materials to demonstrate that climate-friendly areas contain sufficient zoned residential building capacity to accommodate 30 percent of total housing units as provided in section (2), or using an alternative methodology as provided in OAR 660-012-0320(10), and based on adopted land use requirements in these areas as provided in OAR 660-012-0320. Cities and counties subject to section (3) shall provide maps showing the location of the adopted climate-friendly area. Local governments subject to (1) or (3) shall include findings containing the information and analysis required in section (4) for any climate-friendly areas that were not included in the initial study specified in section (4).
  - (b) Documentation of the number of total existing dwelling units, accessible dwelling units, and income-restricted dwelling units within all climate-friendly areas. Where precise data is not available, local governments may provide estimates based on best available information.
  - (c) Documentation that all adopted and applicable land use requirements for climate-friendly areas are consistent with the provisions of OAR 660-012-0320.
  - (d) Adopted findings shall demonstrate compliance with the provisions of OAR 660-012-0310 through 660-012-0325, and shall include:
    - (A) Identification of all ongoing and newly-added housing production strategies the local government shall use to promote the development of affordable housing in climate-friendly areas. The local government may use the Housing Production Strategy Guidance for Cities to review and identify potential strategies, as provided in OAR 660-008-0050(3). These strategies shall be incorporated into future housing production strategy reports, as provided in OAR chapter 660, division 8.
    - (B) Identification of all ongoing and newly-added housing production strategies the local government shall use to prevent the displacement of members of state and federal protected classes in climate-friendly areas. Findings shall include a description of how the strategies will be implemented based on consideration of

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identified neighborhood typologies and the most effective measures to prevent displacement based on typology. The local government may use the Housing Production Strategy Guidance for Cities, along with the department's "Anti-Displacement and Gentrification Toolkit" to identify the most effective measures to prevent displacement based on neighborhood typologies. These strategies shall be incorporated into future housing production strategy reports, as provided in OAR chapter 660, division 8.

- (7) For cities and counties identified in section (1), the information provided in compliance with subsections (6)(b) and (d) shall provide a basis for subsequent Housing Production Strategy Reports to assess progress towards fair and equitable housing production goals in climate-friendly areas, as provided in OAR 660-008-0050(4)(a).

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

### **660-012-0320: Land Use Requirements in Climate-Friendly Areas**

- (1) Cities and counties subject to the provisions of OAR 660-012-0310 shall incorporate the requirements in sections (2) through (7) of this rule into policies and development regulations that apply in all climate-friendly areas. Cities and counties shall either incorporate the provisions in section (8) into development regulations for climate-friendly areas, or shall demonstrate with adopted findings and analysis that alternative development regulations for climate-friendly areas will comply with the requirements in section (9). If adopting more than one climate-friendly area, a city or county may demonstrate compliance with either section (8) or section (9) for each climate-friendly area, provided that all requirements for each respective climate-friendly area are met.
- (2) Except as noted in subsection (a) and section (3), development regulations for a climate-friendly area shall allow single-use and mixed-use development within individual buildings and development sites, including the following outright permitted uses:
- (a) Multi-unit housing and attached single-unit housing. Other residential building types may be allowed, subject to compliance with applicable minimum density requirements in section (8) of this rule, or alternative land use requirements as provided in section (9). Notwithstanding this section, local governments may require ground floor commercial and office uses within otherwise single-use multi-unit buildings, unless a multi-unit building will contain units subject to a recorded agreement that runs with the land and requires affordability for an established income level for a defined period of time.
  - (b) Office-type uses.
  - (c) Non-auto dependent retail, services, and other commercial uses.
  - (d) Child care, schools, and other public uses, including public-serving government facilities.
- (3) Portions of abutting residential or employment-oriented zoned areas within a half-mile walking distance of a mixed-use area zoned as provided in section (1) may count towards climate-friendly area requirements, if in compliance with subsections (a) or (b). Notwithstanding existing development, zoned residential building capacity shall be calculated for the abutting areas based on allowed building heights and existing development standards in these areas, as provided in OAR 660-012-0315(2) or using an alternative methodology as provided in OAR 660-012-0320(10). Residential densities for abutting areas shall correspond to the climate-friendly area type, provided in subsections (8)(a), (b), or (c) or (9)(a), (b), or (c). Employment densities for abutting areas shall comply with the thresholds in subsection (b). If subsections (a) or (b) are met, no changes to existing zoning or development standards are required for these areas.
- (a) Residential areas with minimum residential densities or existing residential development equal to or greater than the densities provided in section (8); or
  - (b) Existing employment uses equal to or greater than the number of jobs per acre provided in paragraphs (A), (B), or (C) as applicable.
    - (A) Qualifying areas within local governments with a population greater than 5,000 up to 25,000 shall provide at least 20 jobs per net acre.
    - (B) Qualifying areas within local governments with a population greater than 25,000 up to 50,000 shall provide at least 30 jobs per net acre.
    - (C) Qualifying areas within local governments with a population greater than 50,000 shall provide at least 40 jobs per net acre.
- (4) Local governments shall prioritize locating government facilities that provide direct service to the public within climate-friendly areas and shall prioritize locating parks, open space, plazas, and similar public amenities in or

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- near climate-friendly areas that do not contain sufficient parks, open space, plazas, or similar public amenities. Local governments shall amend comprehensive plans to reflect these policies, where necessary. Streetscape requirements in climate-friendly areas shall include street trees and other landscaping, where feasible.
- (5) Local governments shall establish maximum block length standards as provided below. For the purpose of this rule, a development site consists of the total site area proposed for development, absent previously dedicated rights-of-way, but including areas where additional right-of-way dedication may be required.
- (a) For development sites less than 5.5 acres in size, a maximum block length of 500 feet or less. Where block length exceeds 350 feet, a public pedestrian through-block easement shall be provided to facilitate safe and convenient pedestrian connectivity in climate-friendly areas. Substantial redevelopment of sites of two acres or more within an existing block that does not meet the standard shall provide a public pedestrian accessway allowing direct passage through the development site such that no pedestrian route will exceed 350 feet along any block face. Local governments may grant exceptions to street and accessway requirements as provided in OAR 660-012-0330(2).
- (b) For development sites of 5.5 acres or more, a maximum block length of 350 feet or less. Local governments may grant exemptions to street requirements as provided in OAR 660-012-0330(2).
- (6) Development regulations may not include a maximum density limitation.
- (7) Local governments shall adopt policies and development regulations in climate-friendly areas that implement the following:
- (a) The transportation review process in OAR 660-012-0325;
- (b) The land use requirements as provided in OAR 660-012-0330;
- (c) The applicable parking requirements as provided in OAR 660-012-0435; and
- (d) The applicable bicycle parking requirements as provided in OAR 660-012-0630.
- (8) Local governments shall adopt either the following provisions into development regulations for climate-friendly areas, or the requirements in section (9). Local governments are not required to enforce the minimum residential densities below for mixed-use buildings (buildings that contain residential units, as well as office, commercial, or other non-residential uses) if the mixed-use buildings meet a minimum floor area ratio of 2.0. A floor area ratio is the ratio of the gross floor area of all buildings on a development site, excluding areas within buildings that are dedicated to vehicular parking and circulation, in proportion to the net area of the development site on which the buildings are located. A floor area ratio of 2.0 would indicate that the gross floor area of the building was twice the net area of the site. Local governments are not required to enforce the minimum residential densities below for redevelopment that renovates and adds residential units within existing buildings, but that does not add residential units outside the existing exterior of the building.
- (a) Local governments with a population greater than 5,000 up to 25,000 shall adopt the following development regulations for climate-friendly areas:
- (A) A minimum residential density requirement of 15 dwelling units per net acre; and
- (B) Maximum building height no less than 50 feet.
- (b) Local governments with a population greater than 25,000 up to 50,000 shall adopt the following development regulations for at least one climate-friendly area with a minimum area of 25 acres. Additional climate-friendly areas may comply with the following standards or the standards in subsection (a).
- (A) A minimum residential density requirement of 20 dwelling units per net acre; and
- (B) Maximum building height no less than 60 feet.
- (c) Local governments with a population greater than 50,000 shall adopt the following development regulations for at least one climate-friendly area with a minimum area of 25 acres. Additional climate-friendly areas may comply with the following standards or the standards in subsections (a) or (b):
- (A) A minimum residential density requirement of 25 dwelling units per net acre; and
- (B) Maximum building height no less than 85 feet.
- (9) As an alternative to adopting the development regulations in section (8), local governments may demonstrate with adopted findings and analysis that their adopted development regulations for climate-friendly areas will provide for equal or higher levels of development in climate-friendly areas than those allowed per the standards in section (8). Additional zoned building capacity of 25 percent may be included for development regulations that allow height bonuses for additional zoned building capacity above established maximums that are consistent with

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OAR 660-012-0315(2)(c)(B). Specifically, the local government must demonstrate that the alternative development regulations will consistently and expeditiously allow for the levels of development described in subsections (a)-(c). Alternative development regulations must require either a minimum residential density of 15 dwelling units per net acre or a minimum floor area ratio of 1.0, as described in section (8).

- (a) Local governments with a population greater than 5,000 up to 25,000 shall adopt development regulations to allow a zoned building capacity of at least 60,000 square feet per net acre, based on regulations impacting buildable site area as described in OAR 660-012-0315(2)(a) and (b) and allowed building heights.
  - (b) Local governments with a population greater than 25,000 up to 50,000 shall adopt development regulations for at least one climate-friendly area of at least 25 acres to allow a zoned building capacity of at least 90,000 square feet per net acre, based on regulations impacting buildable site area as described in OAR 660-012-0315(2)(a) and (b) and allowed building heights. Additional climate-friendly areas may comply with this standard or with the standard in subsection (a).
  - (c) Local governments with a population greater than 50,000 shall adopt development regulations for at least one climate-friendly area of at least 25 acres to allow a zoned building capacity of at least 120,000 square feet per net acre, based on regulations impacting buildable site area as described in OAR 660-012-0315(2)(a) and (b) and allowed building heights. Additional climate-friendly areas may comply with this standard or with the standard in subsections (a) or (b).
- (10) A local government may provide an alternative methodology for zoned residential building capacity calculations that differs from OAR 660-012-0315(2). The methodology must clearly describe all assumptions and calculation steps, and must demonstrate that the methodology provides an equal or better system for determining the zoned residential building capacity sufficient to accommodate at least 30 percent of the total identified number of housing units necessary to meet all current and future housing needs within climate-friendly areas. The alternative methodology shall be supported by studies of development activity in the region, market studies, or similar research and analysis.

Statutory/Other Authority: ORS 197.040

Statutes/Other Implemented: ORS 197.012 & ORS 197.712

#### **660-012-0325: Transportation Review in Climate-Friendly Areas and Centers**

- (1) Cities or counties shall use the provisions of this rule to review amendments to comprehensive plans or land use regulations in lieu of the provisions of OAR 660-012-0060 when the amendment is:
  - (a) To adopt a climate-friendly area as provided in OAR 660-012-0310 through OAR 660-012-0320, or a Metro Region 2040 center; or
  - (b) Within an adopted climate-friendly area or Metro Region 2040 center.
- (2) Cities and counties considering amendments to comprehensive plans or land use regulations to adopt or expand a climate-friendly area as provided in OAR 660-012-0310 through OAR 660-012-0320, or a Metro Region 2040 center, must make findings, including:
  - (a) A multimodal transportation gap summary as provided in section (4); and
  - (b) The multimodal transportation gap summary must include a highway impacts summary as provided in section (5) if the designated climate-friendly area as provided in OAR 660-012-0315 or Region 2040 center contains a ramp terminal intersection, state highway, interstate highway, or adopted ODOT Facility Plan.
- (3) Cities and counties considering amendments to comprehensive plans or land use regulations within an adopted climate-friendly area or Metro Region 2040 center must make findings including a highway impacts summary as provided in section (5) if:
  - (a) A city or county is reviewing a plan amendment that includes property in an adopted Interchange Area Management Plan, includes property within one-quarter mile of a ramp terminal intersection, or includes property within one-quarter mile of a state highway segment in an adopted ODOT Facility Plan area; or
  - (b) The city or county is reviewing a plan amendment that would be reasonably likely to result in increasing traffic on the state facility that exceeds the small increase in traffic defined in the Oregon Highway Plan adopted by the Oregon Transportation Commission.
- (4) A multimodal transportation gap summary must be coordinated between the local jurisdiction, transportation facility providers, and transportation services providers to consider multimodal transportation needs in each

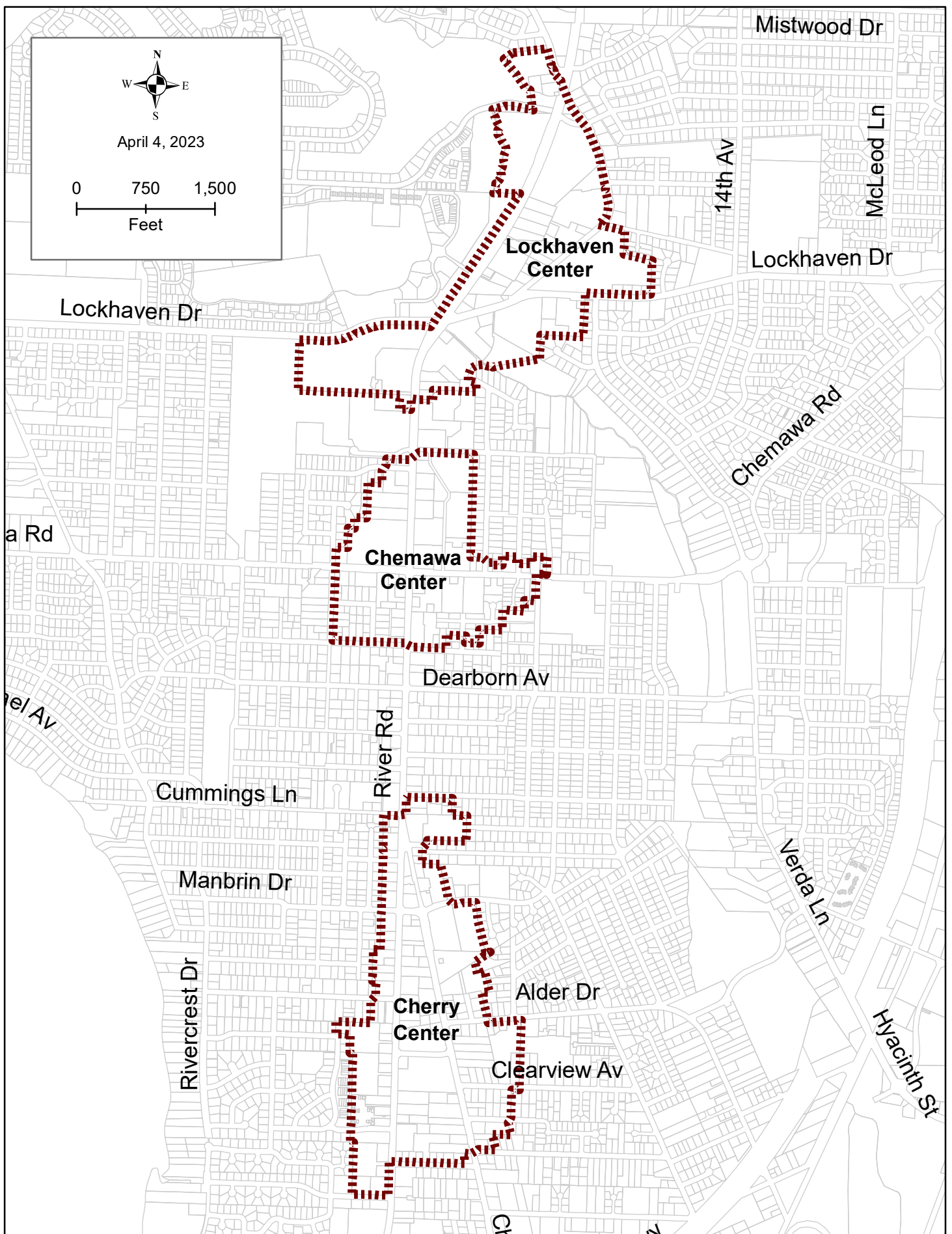
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**Exhibit 3: Table summary of potential units allocated to three existing centers**

|                                                                     |              |               |              |                  |                  |
|---------------------------------------------------------------------|--------------|---------------|--------------|------------------|------------------|
| <b>Target CFA units =</b>                                           | <b>5,199</b> |               |              |                  |                  |
| Potential units total =                                             | 12,193       |               |              |                  |                  |
| Potential units with height change =                                | 14,162       |               |              |                  |                  |
|                                                                     |              |               |              | <b>Current</b>   | <b>5 floors</b>  |
| <b>Lockhaven Subdistrict (in RCOD)</b>                              | <b>Acres</b> | <b>Zoning</b> | <b>Acres</b> | <b>CFA units</b> | <b>CFA units</b> |
|                                                                     | 101.3        | CO            | 2.5          | 107              | 107              |
|                                                                     |              | MU*           | 56.4         | 2,517            | 2,996            |
|                                                                     |              | RM**          | 42.5         | 1,779            | 1,779            |
|                                                                     |              |               |              | 4,404            | 4,882            |
| *1 large MU property, reduction made for floodplain.                |              |               |              |                  |                  |
| *1 large RM property, planned road extension in TSP, reduction made |              |               |              |                  |                  |
|                                                                     |              |               |              | <b>Current</b>   | <b>5 floors</b>  |
| <b>Chemawa Subdistrict (in RCOD)</b>                                | <b>Acres</b> | <b>Zoning</b> | <b>Acres</b> | <b>CFA units</b> | <b>CFA units</b> |
|                                                                     | 63.5         | MU            | 43.3         | 2136             | 2581             |
|                                                                     |              | P*            | 2.4          | 0                | 0                |
|                                                                     |              | RM            | 15.4         | 671              | 671              |
|                                                                     |              | RS*           | 2.4          | 0                | 0                |
|                                                                     |              |               |              | 2,808            | 3,252            |
|                                                                     |              |               |              | <b>Current</b>   | <b>5 floors</b>  |
| <b>Cherry Subdistrict (in RCOD)</b>                                 | <b>Acres</b> | <b>Zoning</b> | <b>Acres</b> | <b>CFA units</b> | <b>CFA units</b> |
|                                                                     | 105.3        | MU            | 85           | 4186             | 5232             |
|                                                                     |              | RL            | 3            | 96               | 96               |
|                                                                     |              | RM            | 16           | 700              | 700              |
|                                                                     |              | RS*           | 2            | 0                | 0                |
|                                                                     |              |               |              | 4,982            | 6,028            |
| *RS/P not calculated for any housing units                          |              |               |              |                  |                  |



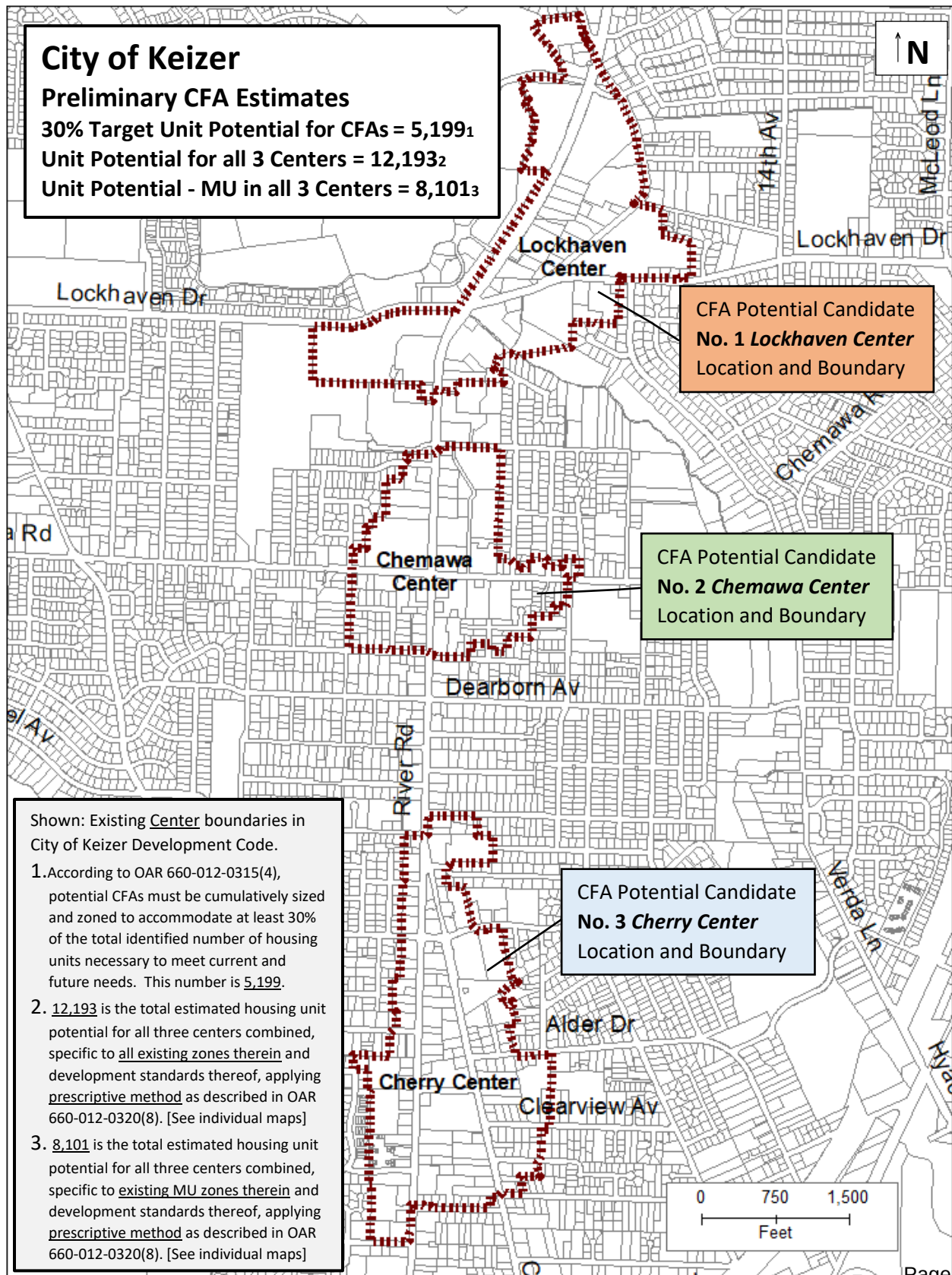
## Draft Walkable Mixed-Use Areas / CFAs



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

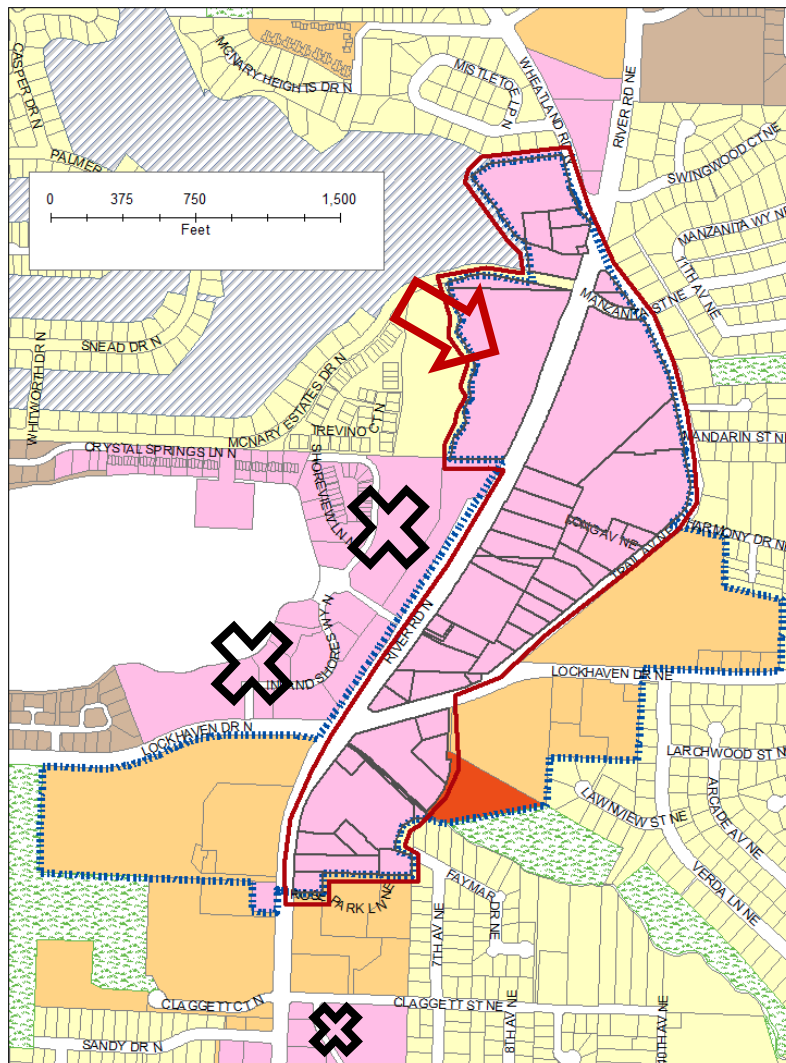




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City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Lockhaven Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU in Center for CFA calculations.

Total Study Area (Lockhaven boundary) = 101 acres  
 Estimated total number of units for CFA Potential Candidate No. 1 (all three zones) is 4,404 units.

## City of Keizer

### CFA Potential Candidate No. 1

#### Lockhaven Center

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, CO and RM).  
 Data for properties zoned **MU** inside Lockhaven shown below.

**MU**

See **Red Arrow** for general location

✕ Indicates MU outside Lockhaven.

MU inside Lockhaven: 56.4 acres.

2,517 units      net development  
                          capacity potential  
 (by existing zone standards or 48% of  
 identified current/future need)

Comp Plan:      Mixed Use  
 Allowed Uses:   Mixed-use / several  
 Existing Uses:   Mixed-use / several

Transit Service: On Cherriots ¼ hr.  
                          service route(s)

Bldg. Height:    50-foot maximum  
 Res. Density:    12 units / acre (min.)  
 Lot Coverage:   Max. 80% (mixed use)  
 Setbacks:        Front – 10ft. min.\*  
                          Side – 10-ft. min.\*  
                          Rear-- 10-ft. min.\*  
                          \*with exceptions.

Utilities:          Water, Sanitary Sewer  
                          & Storm - all within

See following pages for area and capacity  
 analysis in review of OAR 660-012-0310, 0315  
 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                | Strengths & Weaknesses of CFA potential (MU bulleted)                                                                                                                                                                                                                        |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | Y<br>Y<br>Y                                  | <ul style="list-style-type: none"> <li>• <b>MU</b> zone (most) at width &gt;750-ft. Size is &gt;25 acres (56 acres).</li> <li>• River, Lockhaven w/ transit, 1/4 hr. routes</li> <li>• Employment opportunities include retail, office, service, inside/vicinity.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br>Y for zone (partial) | <b>MU</b> zone prelim. calcs. of CFA area show potential for 2,517 units, or 48% of the 30% current/future need. <b>1 MU</b> has high max. density of 28 du/ac.                                                                                                              |
| Res. Density - <i>if Primary CFA</i>                      | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                            | • <b>MU</b> zone for residential only at min. of 12 du. / ac. but no minimum if mixed-use. <b>2</b>                                                                                                                                                                          |
| Res. Density - <i>if <u>not</u> Primary</i>               | 012-0320 (8)(a)(b)                                    | Min. 15 dwelling units per net acre.                                                                                                                      | N                                            | • <b>MU</b> (in center) needs to be <u>15</u> du/ac. if <u>not</u> Primary.                                                                                                                                                                                                  |
| Building Height – <i>if Primary CFA</i>                   | 012-0320 (8)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                            | • <b>MU</b> zone has max of 50-ft. for multi-fam & mixed-use <b>3</b>                                                                                                                                                                                                        |
| Building Height – <i>if <u>not</u> Primary</i>            | 012-0320 (8)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | Y                                            | • Max. of 50-ft. complies if area not set as Primary.                                                                                                                                                                                                                        |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y                                            | <ul style="list-style-type: none"> <li>• River Rd. served by transit (Cherriots bus) at ¼ hr.</li> <li>• Sidewalks, bike lanes, street trees, other. <b>4</b></li> </ul>                                                                                                     |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (MU bulleted)                                                                                                             |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                           |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> zoned properties above Base Flood (BFE).</li> <li>FEMA Panel # <b>5</b></li> </ul>                               |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> is mixed use zone.</li> <li><b>MU</b> list of allowed uses is generally consistent with rule.</li> </ul>         |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> implements Comp Plan Map designation.</li> </ul>                                                                 |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Not subject to review | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> </ul>                                                        |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

**Footnotes:** See Next Page.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned **[MU]** inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of **[15% for MU]** zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors **[4 for MU]**.
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

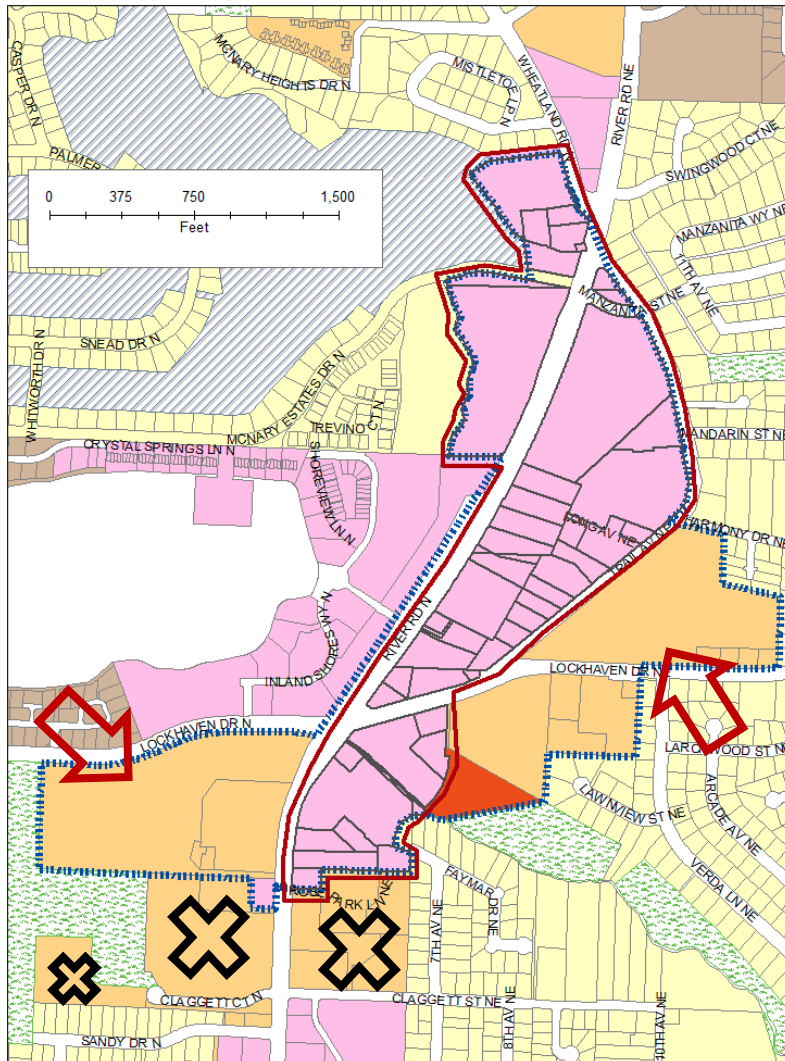
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer **MU** zone min. of 12 d.u./ac. is applicable to development that is exclusively residential. Keizer Code under 2.130.05.B.2 sets no minimum residential density for multi-fam within a mixed-use building. However, **MU** zone does not require/set a minimum FAR.
- 3** Keizer Code also explains (under 2.107.06(3)) how height of vertical mixed-use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- 4** In this portion of Keizer, existing sidewalks are at least 5' (width), street trees are intermittently provided, bike lanes exist, and frequent transit service is provided. The TSP identifies improvements to the transportation system including a new street that will provide connectivity through the 2 large parcels on River Rd.
- 5** Source, FEMA Panel No. 41047C0194G date, 01/19/2000. Property next to Clagget Creek (MU) reduced in area.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Lockhaven Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU area for CFA calculations (MU only).

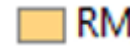
Total Study Area (Lockhaven boundary) = 101 acres  
 Estimated total number of units for CFA Potential Candidate **No. 1** (all three zones) is 4,404 units.

## City of Keizer

### CFA Potential Candidate No. 1

#### Lockhaven Center

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and CO).  
 Data for properties zoned **RM** shown below.



See **Red Arrows** for general location  
 ✕ Indicates RM outside Lockhaven.  
 RM area inside Lockhaven: 42.5 acres.

1,779 units      net development  
                          capacity potential  
 (by existing zone standards or 34% of  
 identified current/future need)

Comp Plan:      Med. High Den. Res.  
 Allowed Uses:      Mostly Residential  
 Existing Uses:      Mostly Residential

Transit Service: On Cherriots ¼ hr.  
                          service route(s)

Bldg. Height:      Maximum 45-feet  
 Res. Density:      10 du / ac. (min.)  
 Lot Coverage:      75%  
 Setbacks:      Front – 10/20 ft. min.  
                          Side – 10-ft. min.\*  
                          Rear-- 20-ft. min.\*  
                          \*abutting residential  
 Utilities:      Water, Sanitary Sewer  
                          & Storm - all within

See following pages for area and capacity  
 analysis in review of OAR 660-012-0310, 0315  
 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                | Strengths & Weaknesses of CFA potential (RM bulleted)                                                                                                                                                                                                                         |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | Y<br>Y<br>Y                                  | <ul style="list-style-type: none"> <li>• <b>RM</b> zone has width &gt;750-ft. &amp; &gt;25 acres (+ next to MU).</li> <li>• River, Lockhaven w/ transit, 1/4 hr. routes</li> <li>• Employment opportunities include retail, office, service, in vicinity (not in).</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br>Y for zone (partial) | <b>RM</b> zone prelim. calcs. of CFA area shows potential for 1,779 units, or 34% of the current / future need. <sup>1</sup> RM has high max. density of 24 du/ac.                                                                                                            |
| Res. Density - <i>if Primary CFA</i>                      | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                            | • <b>RM</b> zone for residential is at min. 10 du. / ac. <b>2</b>                                                                                                                                                                                                             |
| Res. Density - <i>if <u>not</u> Primary</i>               | 012-0320 (8)(a)(b)                                    | Min. 15 dwelling units per net acre.                                                                                                                      | N                                            | • <b>RM</b> zone for residential at min. of 10 du. / ac. & need to increase <u>if</u> part of CFA.                                                                                                                                                                            |
| Building Height – <i>if Primary CFA</i>                   | 012-0320 (8)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                            | • <b>RM</b> zone max height is 45-ft.                                                                                                                                                                                                                                         |
| Building Height – <i>if <u>not</u> Primary</i>            | 012-0320 (8)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | N                                            | • <b>RM</b> would need to be 45-ft. <u>if</u> in CFA and <u>not</u> primary.                                                                                                                                                                                                  |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y                                            | <ul style="list-style-type: none"> <li>• River Rd. served by transit (Cherriots bus) ¼ hr.</li> <li>• Sidewalks, bike lanes, street trees, other. <b>3</b></li> </ul>                                                                                                         |



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (RM bulleted)                                                                                                                           |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>This rule applies to areas <u>outside</u> city limits.</li> </ul>                                    |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> zoned properties above Base Flood (BFE).</li> <li>FEMA Flood Map ref. <b>4</b></li> </ul>                                      |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | N/Y                   | <ul style="list-style-type: none"> <li><b>RM</b> mostly residential.</li> <li>Also abutting mixed-use areas/employment for consideration under 012-0320 (3) - below.</li> </ul> |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> implements Comp Plan Map designation.</li> </ul>                                                                               |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Y                     | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>RM in proximity to employment.</li> </ul>                              |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>               |

**Footnotes:** See Next Page.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned **[RM]** inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of **[25% for RM]** zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors **[4 for RM]**.
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

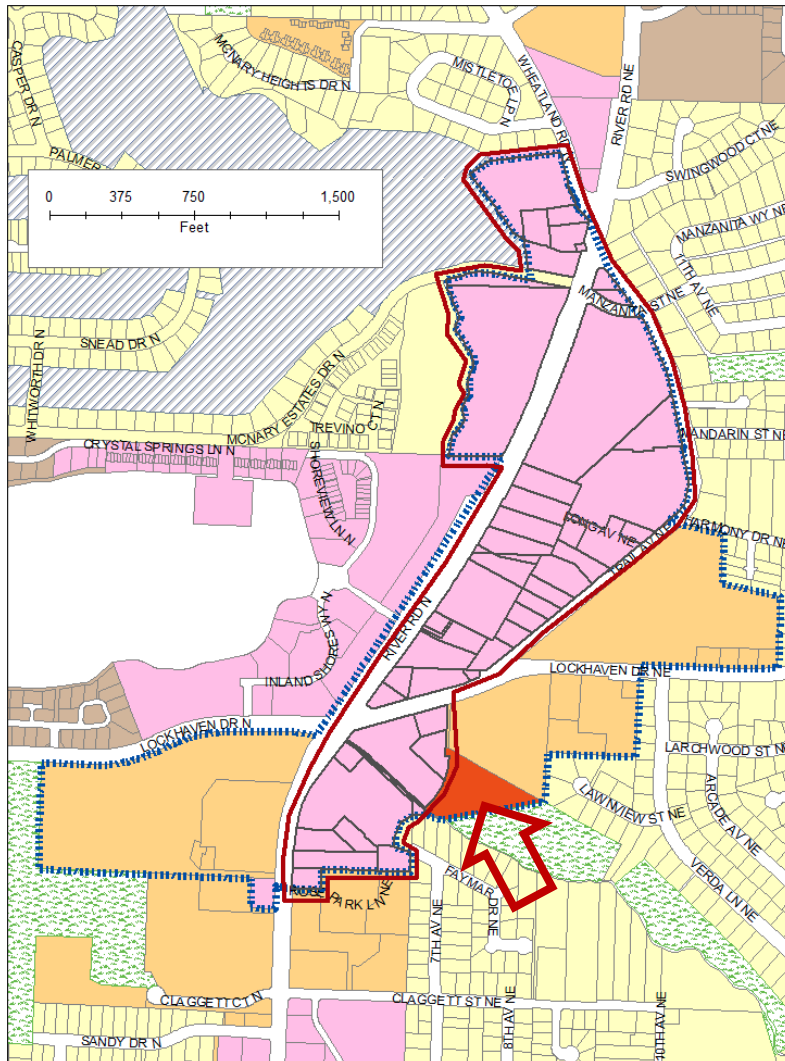
Only prescriptive min. densities (012-0320(8)) for residential are provided.
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. **RM** zone is primarily intended for residential (not mixed-use zone). Keizer code does not apply FAR standards.
- 3** In this portion of Keizer, existing sidewalks are at least 5' (width), bike lanes exist, and frequent transit service is provided. The TSP identifies a new street that will re-align Trail Avenue, providing connectivity through the large parcels on Lockhaven Drive. The Revitalization plan encourages the up-zoning of RM parcels to MU to allow greater opportunities for development.
- 4** Source, FEMA Panel No. 41047C0194G, date, 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Lockhaven Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU area for CFA calculations (MU only).

Total Study Area (Lockhaven boundary) = 101 acres  
 Estimated total number of units for CFA Potential Candidate **No. 1** (all three zones) is 4,404 units.

## City of Keizer

### CFA Potential Candidate No. 1

#### **Lockhaven Center**

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and CO).  
 Data for properties zoned **CO** shown below.



Commercial-Office

See **Red Arrow** for general location.  
 CO area inside Lockhaven: 2.5 acres.

107 units      net development  
                  capacity potential  
 (by existing zone standards or 2% of  
 identified current/future need)

Comp Plan:      Commercial  
 Allowed Uses:      Mainly commercial  
 Existing Uses:      Multi-Fam. res.

Transit Service: On Cherriots ¼ hr.  
                          service route(s)

Bldg. Height:      Maximum of 50-ft.  
 Res. Density:      8 units / acre (min.)  
 Lot Coverage:      80% max.  
 Setbacks:      Front – 10/20ft. min.\*  
                          Side – 10-ft. min.\*  
                          Rear-- 10-ft. min.\*  
                          \*with exceptions.

Utilities:      Water, Sanitary Sewer  
                          & Storm - all within

See following pages for area and capacity  
 analysis in review of OAR 660-012-0310, 0315  
 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                | Strengths & Weaknesses of CFA potential (CO bulleted)                                                                                                                                                                                               |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | N/Y<br>Y<br>Y                                | <ul style="list-style-type: none"> <li>• <b>CO</b> (alone) less width/area (2.5 ac). Would need to be combined with MU / RM.</li> <li>• River, Lockhaven w/ transit, 1/4 hr. routes</li> <li>• Employment opportunities in the vicinity.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br>Y for zone (partial) | <b>CO</b> zone prelim. calcs. of CFA area shows potential for 107 units, or 2% of the 30% current/future need. <b>1 CO</b> max. density is 24 du/ac.                                                                                                |
| Res. Density - <i>if Primary CFA</i>                      | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                            | <ul style="list-style-type: none"> <li>• <b>CO</b> zone for residential at minimum of 8 du. / ac. <b>2</b></li> </ul>                                                                                                                               |
| Res. Density - <i>if <u>not</u> Primary</i>               | 012-0320 (8)(a)(b)                                    | Min. of 15 dwelling units per net acre.                                                                                                                   | N                                            | <ul style="list-style-type: none"> <li>• <b>CO</b> min. density needs to increase <u>if</u> part of a CFA.</li> </ul>                                                                                                                               |
| Building Height – <i>if Primary CFA</i>                   | 012-0320 (8)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                            | <ul style="list-style-type: none"> <li>• <b>CO</b> zone max height is 50-ft.</li> </ul>                                                                                                                                                             |
| Building Height – <i>if <u>not</u> Primary</i>            | 012-0320 (8)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | Y                                            | <ul style="list-style-type: none"> <li>• <b>CO</b> zone max height is 50-ft.</li> </ul>                                                                                                                                                             |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y<br>N                                       | <ul style="list-style-type: none"> <li>• Transit (Cherriots bus) not fronting property.</li> <li>• Located behind existing retail. <b>3</b></li> </ul>                                                                                              |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (CO bulleted)                                                                                                             |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                           |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li><b>CO</b> zoned properties above Base Flood (BFE).</li> <li>FEMA Flood Map ref. <b>4</b></li> </ul>                        |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                     | <ul style="list-style-type: none"> <li><b>CO</b> is primarily commercial zone but allows residential &amp; is consistent with rule.</li> </ul>                    |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>CO</b> implements Comp Plan Map designation.</li> </ul>                                                                 |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Not subject to review | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Subject property developed for residential.</li> </ul>   |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

**Footnotes:** See Next Page.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (No.1 above) is based on:
  - a) net developable area of all parcels zoned [CO] inside boundary, without:
    - i. public parks & open spaces
    - ii. public right-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (e.g., power substations, large utility trunk-line easements)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [25% for CO] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [4 for CO].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

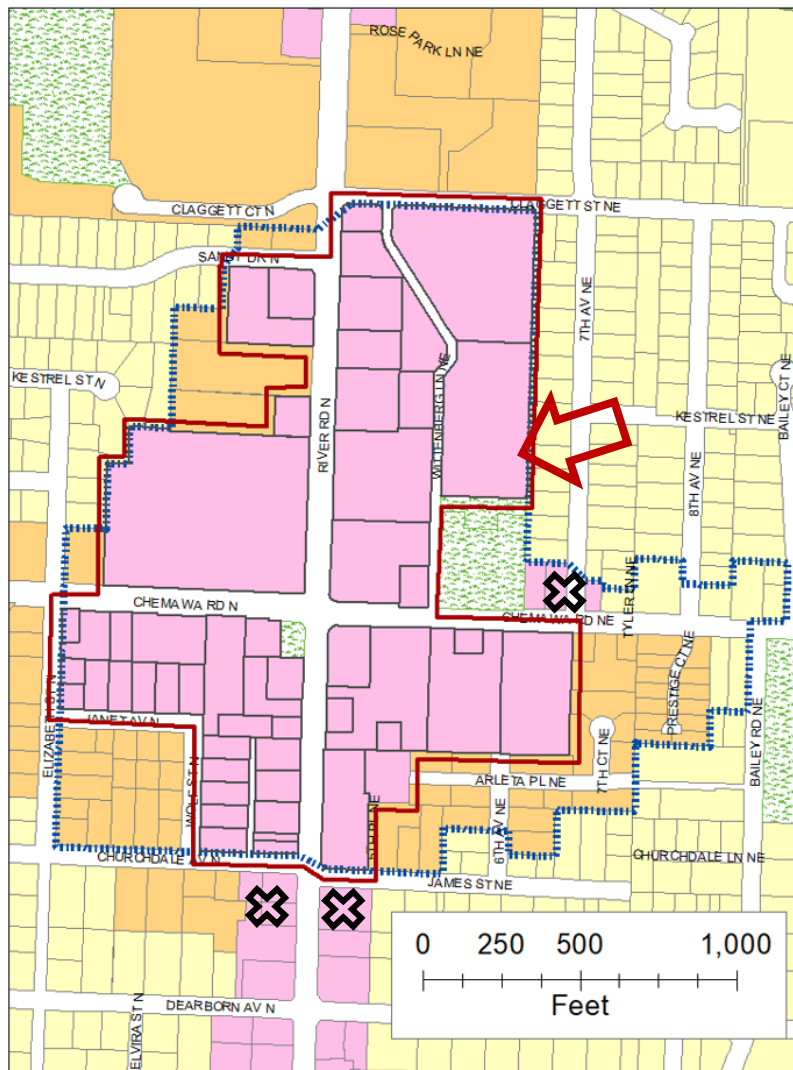
Only prescriptive min. densities (012-0320(8)) for residential are provided.

- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer Code under 2.108.06 allows residential in CO zone at minimum of 8 d.u./ac. but also describes limits to lot coverage (no more than 50% occupied) and does not apply a minimum FAR.
- 3** In this portion of Keizer, the CO zone is localized to one property as shown behind existing retail center.
- 4** Source, FEMA Panel No. 41047C0194G, date 01/19/2000.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Chemawa Center** within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is existing Chemawa Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

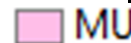
Total Study Area (Chemawa boundary) = 63.5 acres  
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

## City of Keizer

### CFA Potential Candidate No. 2

#### **Chemawa Center**

a subdistrict of the River-Cherry Overlay District, comprised of four zones (MU, RM, RS & P).  
 Data for **MU** shown below.



See **Red Arrow** for general location  
 ✕ Indicates MU outside Chemawa or not used for CFA calculations.

MU Area: Total of 41.5 acres, **without 3 parcels**

2,052 units net development capacity potential  
 (by existing zone standards or 39% of the identified current/future need)<sup>1</sup>

Comp Plan: Mixed Use  
 Allowed Uses: Mixed-use / several  
 Existing Uses: Mostly commercial

Transit Service: On Cherriots ¼ hr. service route  
 Bldg. Height: 50-foot max  
 Res. Density: 12 units / acre (min)  
 Lot Coverage: 80% max.  
 Setbacks: Front 10/20 ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 10-ft. min.\*  
 \* with exceptions  
 Utilities: Water, Sanitary  
 Sewer, Storm - all available.

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                          | Strengths & Weaknesses of CFA potential (MU bulleted)                                                                                                                                                                                                   |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | N/Y<br><br>Y<br><br>Y                  | <ul style="list-style-type: none"> <li>• <b>MU</b> zone width less than 750-ft. (only parts) but &gt; 25 acres (41.5 acres).</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities include retail, office &amp; service.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br><br>Y for zone | Prelim. calcs. of CFA area show potential for 2,052 units, or 39% of the 30% future need. <b>MU</b> has high max. density of 28 du/ac.                                                                                                                  |
| Res. Density - <i>if Primary</i>                          | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                      | <ul style="list-style-type: none"> <li>• <b>MU</b> zone for residential at minimum of 12 du.s / ac. 2</li> </ul>                                                                                                                                        |
| Res. Density - <i>if not Primary</i>                      | 012-0320 (8)(a)(B)                                    | Min. of 15 dwelling units per net acre.                                                                                                                   | N                                      | <ul style="list-style-type: none"> <li>• <b>MU</b> would need to be 15 du/ac. <u>if</u> CFA &amp; not Primary.</li> </ul>                                                                                                                               |
| Building Height- <i>if Primary</i>                        | 012-0320 (2)(c)(B)                                    | Min max height of 60-ft. allowing five floors.                                                                                                            | N                                      | <ul style="list-style-type: none"> <li>• <b>MU</b> zone has max of 50-ft. for multi-fam &amp; mixed-use.3</li> </ul>                                                                                                                                    |
| Building Height - <i>if not Primary</i>                   | 012-0320 (2)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | Y                                      | <ul style="list-style-type: none"> <li>• <b>MU</b> zone complies if not set as Primary CFA.</li> </ul>                                                                                                                                                  |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y                                      | <ul style="list-style-type: none"> <li>• River Rd. served by transit (Cherriots bus) at ¼ hr.</li> <li>• Sidewalks, bike lanes, street trees, other. 4</li> </ul>                                                                                       |



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (MU bulleted)                                                                                                             |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule only applies to areas <u>outside</u> city limits.</li> </ul>                      |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li>Most of MU zone is above known Base Flood Elev.</li> <li>FEMA Flood Map ref. <b>5</b></li> </ul>                           |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> zone is mixed use zone.</li> <li><b>MU</b> list of allowed uses is consistent with rule.</li> </ul>              |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> zone implements Comp Plan Map designation.</li> </ul>                                                            |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Not subject to review | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown, specific to MU zone.</li> </ul>                                   |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

**Footnotes:** See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **MU** of center above) is based on:
  - a) net developable area of all parcels zoned [**MU**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**15% for MU**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for MU**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

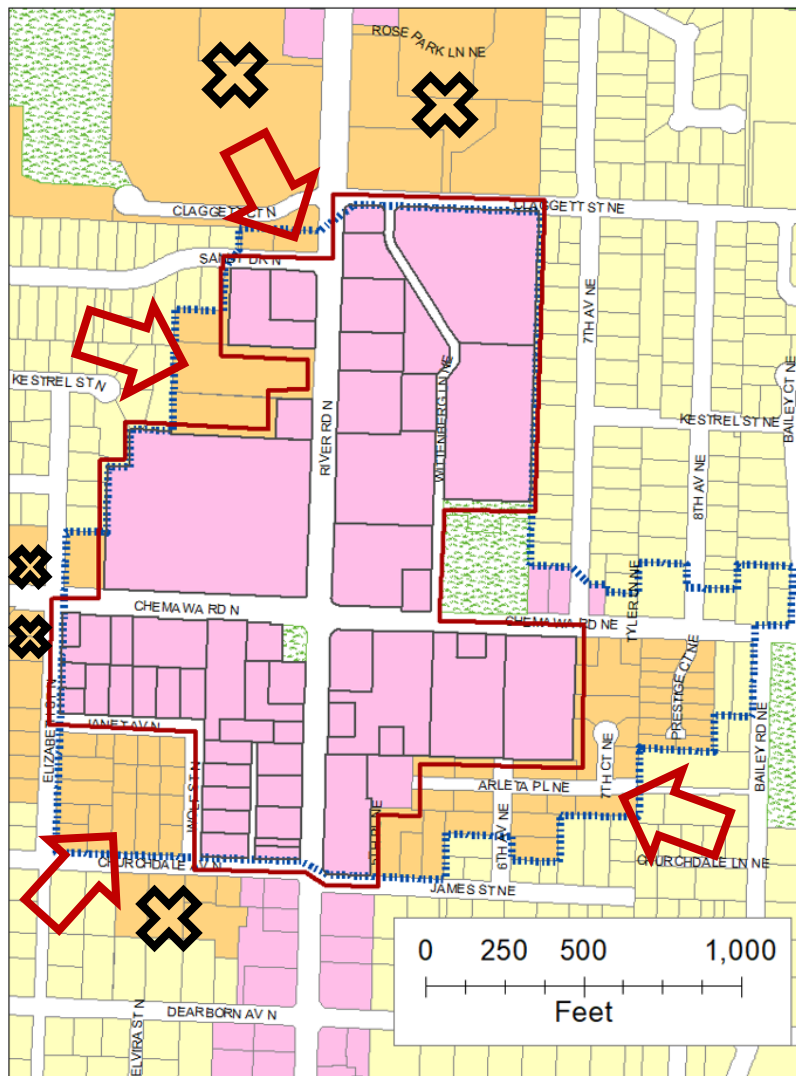
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer **MU** zone min. of 12 d.u./ac. is applicable to development that is exclusively residential. Keizer Code under 2.130.05.B.2 sets no minimum residential density for multi-fam within a mixed-use building. However, **MU** zone does not require/set a minimum FAR.
- 3** Keizer Code also explains (under 2.107.06(3)) how height of vertical mixed-use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- 4** In this portion of Keizer, existing sidewalks are at least 5' (width), streetscape trees are provided, along with other pedestrian scale amenities. There are small public spaces with plazas, benches, and public art. The Keizer Focal Point is located at the intersection of Chemawa and River Rd, and frequent transit service is provided.
- 5** Source, FEMA Panel No. 41047C0194G and 4104C0332G, date 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Chemawa Center** within the River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Chemawa Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Chemawa boundary) = 63.5 acres  
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

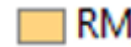
## City of Keizer

### CFA Potential Candidate No. 2

#### **Chemawa Center**

a subdistrict of the River-Cherry Overlay District, comprised of four zones (MU, RM, RS & P).

Data for properties zoned **RM** shown below.



See **Red Arrows** for location

✕ Indicates MU outside Chemawa (not used for CFA calculations).

RM Area: Total of 15.4 acres.

671 unit net development potential (by existing zone standards or 13% of the identified 30% future need)<sup>1</sup>

Comp Plan: Med. High Den. Res.  
 Allowed Uses: Mostly Residential  
 Existing Uses: Mostly Residential

Transit Service: Near Cherriots ¼ hr. service route

Bldg. Height: 45-feet (max)  
 Res. Density: 10 units / acre (min)  
 Lot Coverage: 75% max.  
 Setbacks: Front – 20/10 ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 20-ft. min.\*  
 \*abutting residential  
 Utilities: Water, Sanitary Sewer, Storm - all available

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                    | Strengths & Weaknesses of CFA potential (RM bulleted)                                                                                                                                                                                                                               |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | N /Y<br><br>Y<br><br>Y                           | <ul style="list-style-type: none"> <li>• <b>RM</b> (alone) less width of 750-ft. but also abutting MU zone. Area (alone) less than 25 acres (15).</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities include retail, office, service, government.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br><br>Y for zone (partial) | Prelim. calcs. of CFA area show potential for 671 units, or 13% of the 30% future need. <b>1 RM</b> has high max. density of 24 du/ac.                                                                                                                                              |
| Density- <i>if Primary</i>                                | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                                | • <b>RM</b> for residential at minimum of 10 du / ac. <b>2</b>                                                                                                                                                                                                                      |
| Density- <i>if <u>not</u> Primary</i>                     | 012-0320 (8)(a)(b)                                    | Min. 15 dwelling units per net acre.                                                                                                                      | N                                                | • <b>RM</b> would need to be <u>15</u> du/ac <u>if</u> CFA & <u>not</u> Primary.                                                                                                                                                                                                    |
| Building Height - <i>if Primary</i>                       | 012-0320 (2)(c)(B)                                    | Min max height of 60-ft. allowing five floors.                                                                                                            | N                                                | • <b>RM</b> zone has max height of 45 feet.                                                                                                                                                                                                                                         |
| Building Height - <i>if <u>not</u> Primary</i>            | 012-0320 (2)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | N                                                | • <b>RM</b> would need to be <u>50-ft.</u> <u>if</u> CFA & <u>not</u> Primary.                                                                                                                                                                                                      |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y                                                | <ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>                                                                                                    |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (RM bulleted)                                                                                                                 |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                               |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li>Most of RM zone is above known BFE.</li> <li>FEMA Panel # 4</li> </ul>                                                         |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> residential zone.</li> <li>List of allowed uses is consistent with rule for residential.</li> </ul>                  |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> zone implements Comp Plan Map designation.</li> </ul>                                                                |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Y                     | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Employment (mostly in MU of Cherry) in proximity.</li> </ul> |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul>     |

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

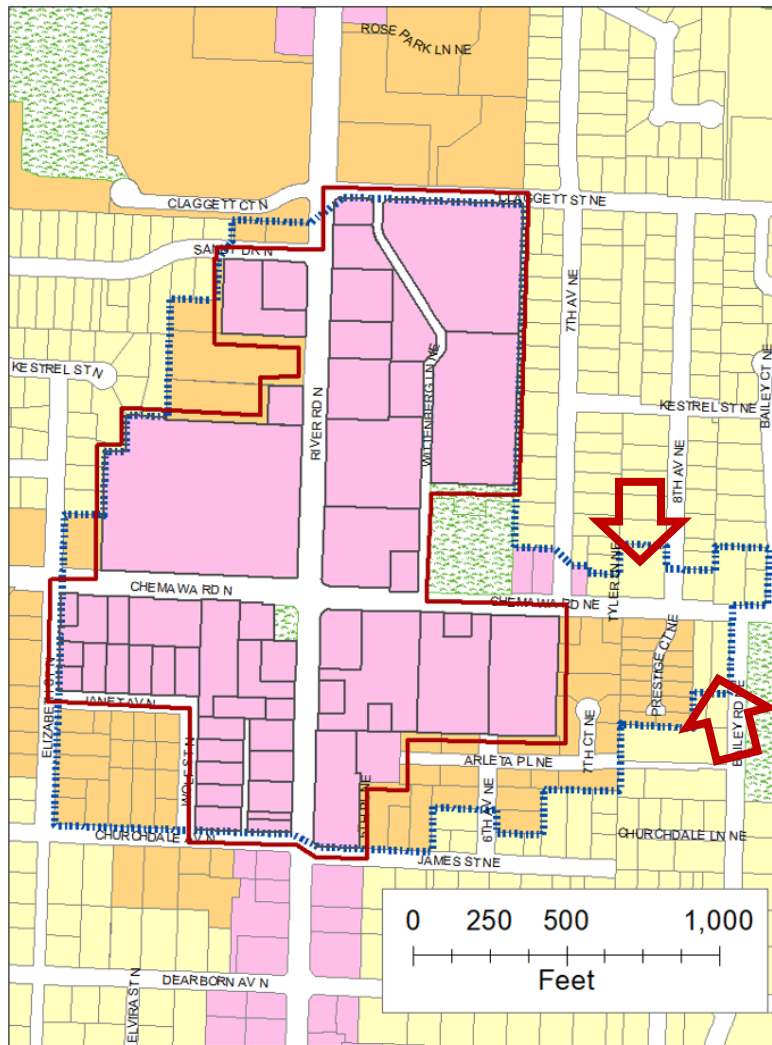
- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RM** of center above) is based on:
  - a) net developable area of all parcels zoned [**RM**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for RM**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for RM**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. **RM** zone is primarily intended for residential (not mixed-use zone). Keizer code does not apply FAR standards.
- 3** To this portion of Keizer, existing sidewalks are 5' in width where provided, and transit service is provided along River Rd serving the area. The Revitalization Plan encourages the up-zoning of RM parcels to MU to allow greater opportunities for development.
- 4** Source, FEMA Panel No. 41047C0194G and 41047C0332G, date 01/19/2000

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Chemawa Center** within the River-Cherry Overlay.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Chemawa Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Chemawa boundary) = 63.5 acres  
 Estimated total number of units for CFA Potential Candidate **No. 2** (3 zones within) is 2,808 units (P excluded).

## City of Keizer

### CFA Potential Candidate No. 2

#### **Chemawa Center**

a subdistrict of the River-Cherry Overlay District, comprised of four zones (MU, RM, RS & P). Data for properties zoned RS shown below.



See **Red Arrows** for location

Study Area: Total of 2.4 acres.

0 units net development capacity potential  
 (by existing zone standards or 0% of the identified 30% future need)

Comp Plan: Low Density Res.

Allowed Uses: Primarily residential

Existing Uses: Low density res.

Transit Service: 500'+ from Cherriots  
 ¼ hr. service route

Bldg. Height: 35-feet max

Res. Density: 4 units / acre (min.)

Lot Coverage: 70%\*

Setbacks: Front –10/20 ft. min.\*

Side – 10-ft. min. \*

Rear-- 20-ft. min.\*

\*with exceptions

Utilities: Water, Sanitary

Sewer, Storm.

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                    | Strengths & Weaknesses of CFA potential (RS bulleted)                                                                                                                                                                                      |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | N/Y<br><br>N<br><br>Y/N                          | <ul style="list-style-type: none"> <li>• <b>RS</b> (each) less width &amp; area. <u>Meets</u> if combined with RM &amp; MU for CFA 2.</li> <li>• River Rd. (transit) 500'+</li> <li>• Employment opportunities in the vicinity.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | N for size (partial)<br><br>N for zone (partial) | Prelim. calcs. of CFA area show potential for 0 units, or 0% of the 30% future need. <b>1</b>                                                                                                                                              |
| Density - <i>if Primary</i>                               | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                                | <ul style="list-style-type: none"> <li>• <b>RS</b> zone for residential at minimum of 4 du.s / ac. <b>2</b></li> </ul>                                                                                                                     |
| Density – <i>if <u>not</u> Primary</i>                    | 012-0320 (8)(a)(b)                                    | Min. of 15 units per net acre.                                                                                                                            | N                                                | <ul style="list-style-type: none"> <li>• <b>RS</b> zone for residential very low at 4 du.s /ac.</li> </ul>                                                                                                                                 |
| Building Height – <i>if Primary</i>                       | 012-0320 (2)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                                | <ul style="list-style-type: none"> <li>• <b>RS</b> has max height of 35-ft.</li> </ul>                                                                                                                                                     |
| Building Height <i>if <u>not</u> Primary</i>              | 012-0320 (2)(c)(B)                                    | Min max height of 50-ft.                                                                                                                                  | N                                                | <ul style="list-style-type: none"> <li>• <b>RS</b> has max height of 35-ft</li> </ul>                                                                                                                                                      |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | N                                                | <ul style="list-style-type: none"> <li>• Cherriots bus service (¼ hr.) is not along frontage</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>3</b></li> </ul>                                                          |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (RS bulleted)                                                                                                             |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                           |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li><b>RS</b> zone is above known Base Flood Elevation</li> <li>FEMA Flood Map ref. <b>4</b></li> </ul>                        |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | N                     | <ul style="list-style-type: none"> <li><b>RS</b> is mostly residential and lower density unit type.</li> </ul>                                                    |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>RS</b> zone implements Comp Plan Map.</li> </ul>                                                                        |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Y                     | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Within ½ mi. of employ.</li> </ul>                       |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

Footnotes: See Next Page



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RS** of center above) is based on:
  - a) net developable area of all parcels zoned [**RS**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**40% for RS**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**2** for **RS**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

Only prescriptive min. densities (012-0320(8)) for residential are provided.

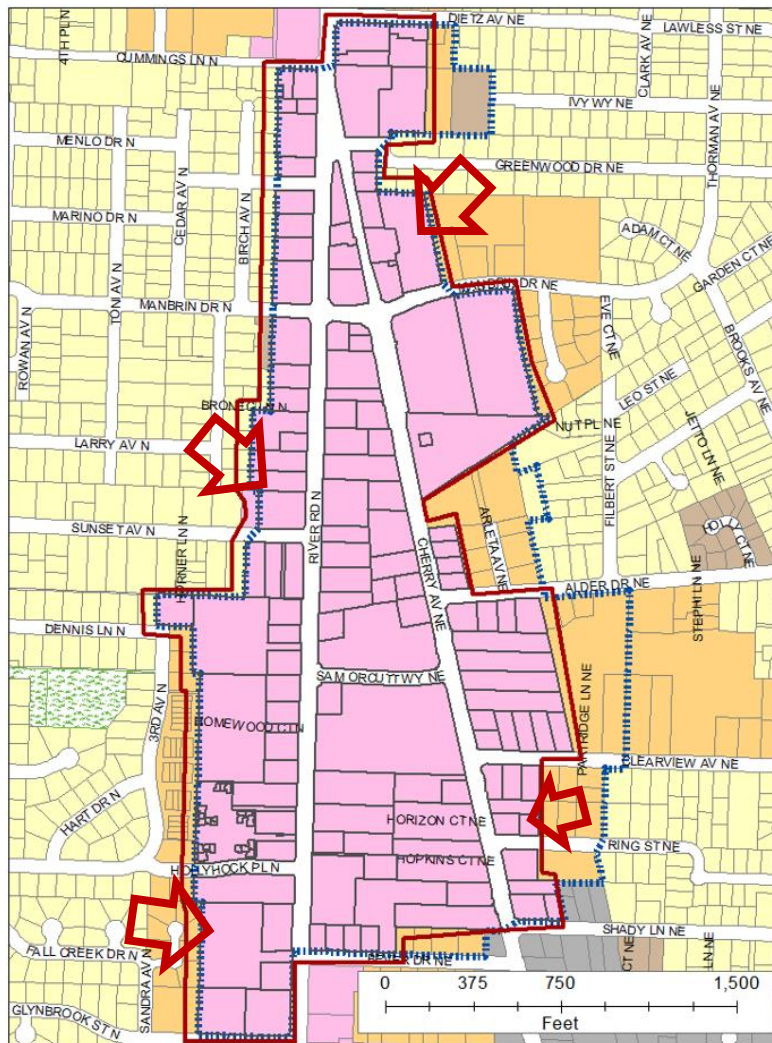
- 2** **RS** zone min. of 4 d.u./ac. is applicable to development “when subdivided” per 2.10.06.
- 3** To this portion of Keizer, existing sidewalks and streetscaping is provided along Chemawa Rd which fronts the **RS** zoned properties.
- 4** Source, FEMA Panel No41047C0332G, date 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Cherry Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is existing Cherry Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Cherry Center) = 105.3 acres  
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

## City of Keizer

### CFA Potential Candidate No. 3

#### **Cherry Center**

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and RL).  
 Data for properties zoned **MU** in Cherry Center shown below.



See **Red Arrows** for location

Study Area: Total of 85 acres.

4,186 units net development capacity potential  
 (by existing zone standard or 80% of the identified 30% future need)

Comp Plan: Mixed Use  
 Allowed Uses: Mixed Use / Several  
 Existing Uses: Mostly Commercial

Transit Service: On Cherriots ¼ hr. service route

Bldg. Height: 50-feet (max)  
 Res. Density: 12 units / acre (min.)  
 Lot Coverage: Max. 80% (mixed use)  
 Setbacks: Front – 10ft. min.\*  
 Side – 10-ft. min.\*  
 Rear-- 10-ft. min.\*  
 \*with exceptions.

Utilities: Water, Sanitary Sewer, Storm.

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                | Strengths & Weaknesses of CFA potential (WSCB)                                                                                                                                                                                      |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | Y<br>Y<br>Y                                  | <ul style="list-style-type: none"> <li>• <b>MU</b> width generally &gt;750-ft. &amp; &gt;25 acres (85 acres).</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities include retail, office, service.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br>Y for zone (partial) | <b>MU</b> zone prelim. calcs. of CFA area shows potential for 4,186 units, or 80% of the current / future need. <b>MU</b> has high max. density of 28 du/ac. <b>1</b>                                                               |
| Res. Density - <i>if Primary CFA</i>                      | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                            | <ul style="list-style-type: none"> <li>• MU zone for residential only at min. of 12 du. / ac but no minimum if mixed use. <b>2</b></li> </ul>                                                                                       |
| Res. Density - <i>if not Primary CFA</i>                  | 012-0320 (8)(a)(b)                                    | Min. 15 dwelling units per net acre.                                                                                                                      | N                                            | <ul style="list-style-type: none"> <li>• Min. would need to be 15 du/ac. if not Primary CFA.</li> </ul>                                                                                                                             |
| Building Height – <i>if Primary CFA</i>                   | 012-0320 (8)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                            | <ul style="list-style-type: none"> <li>• <b>MU</b> zone has max of 50-ft. for multi-fam &amp; mixed-use<b>3</b></li> </ul>                                                                                                          |
| Building Height – <i>if not Primary</i>                   | 012-0320 (8)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | Y                                            | <ul style="list-style-type: none"> <li>• Max of 50-ft complies if not set as Primary.</li> </ul>                                                                                                                                    |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y                                            | <ul style="list-style-type: none"> <li>• Several streets served by transit (Cherriots bus).</li> <li>• Sidewalks, bike lanes</li> <li>• Street trees, other. <b>4</b></li> </ul>                                                    |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (WSCB)                                                                                                                    |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                           |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> zoned properties above known flood BFE.</li> <li>FEMA Panel # 5</li> </ul>                                       |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> is mixed use zone.</li> <li><b>MU</b> list of allowed uses is consistent with rule.</li> </ul>                   |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>MU</b> implements Comp Plan Map designation.</li> </ul>                                                                 |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Not subject to review | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>MU is mixed use zone.</li> </ul>                         |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned MU above) is based on:
  - a) net developable area of all parcels zoned [**MU**] inside boundary, without:
    - i. public parks & open spaces
    - i. public rights-of-way
    - ii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iii. known public service infrastructure (power substations, utility trunk-line easement areas)
    - iv. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**15% for MU**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for MU**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

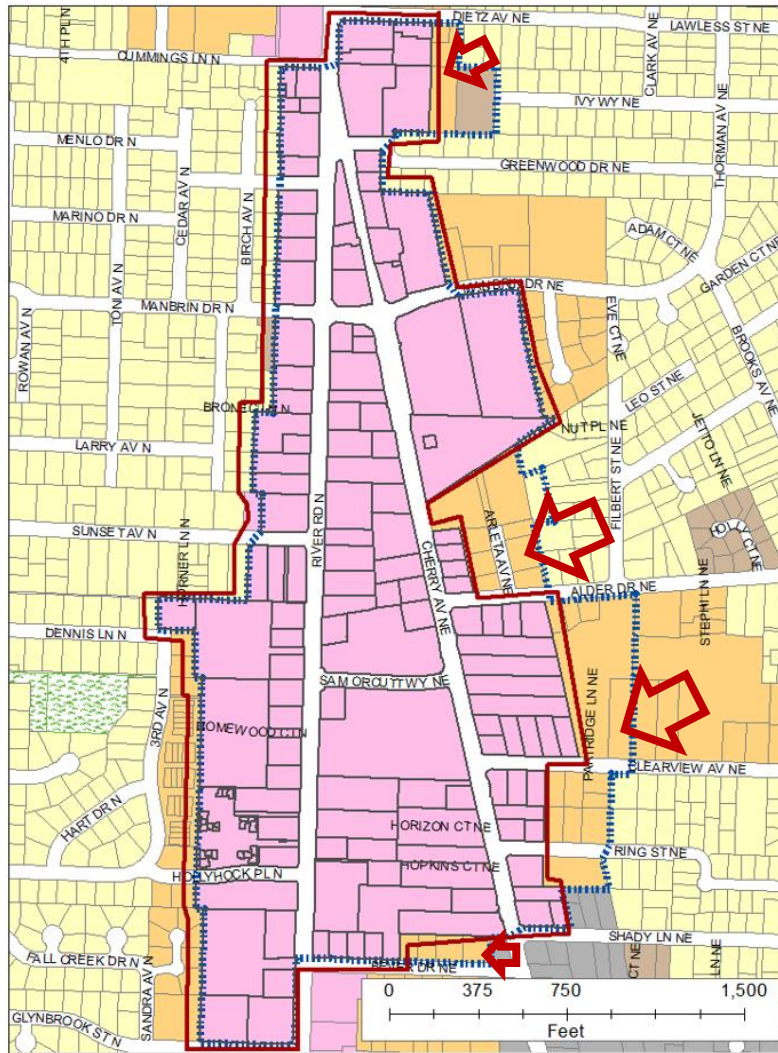
Only prescriptive min. densities (012-0320(8)) for residential are provided.
- 2** According to 012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. Keizer **MU** zone min. of 12 d.u./ac. is applicable to development that is exclusively residential. Keizer Code under 2.130.05.B.2 sets no minimum residential density for multi-fam within a mixed-use building. However, **MU** zone does not require/set a minimum FAR.
- 3** Keizer Code also explains (under 2.107.06(3)) how height of vertical mixed-use development may exceed this limitation without a concurrent variance and maximum height will be determined during master plan process.
- 4** In this portion of Keizer, existing sidewalks are at least 5' (width), street trees are provided, frequent transit service is provided, and complete bike lanes are provided along Cherry Avenue. The Keizer Christmas tree (Walery Plaza) is located in the heart of this area and has been identified in the Revitalization Plan (and other previous City Plans) as an opportunity site for making improvements to serve as a public gathering space. River Rd does not currently have bike lanes in this area, but the Revitalization Plan imagines a network of bicycle facilities connecting adjacent neighborhoods along with a future redesign of River Rd to accommodate greater multi-modal access.
- 5** Source, FEMA Panel No. 41047C0332G, date 01/19/2000



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Cherry Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is existing Cherry Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

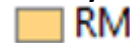
Total Study Area (Cherry boundary) = 105.3 acres  
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

## City of Keizer

### CFA Potential Candidate No. 3

#### Cherry Center

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and RL).  
 Data for properties zoned **RM** in Cherry Center shown below.



See **Red Arrows** for location

Study Area: Total of 16 acres.

700 units net development capacity potential  
 (by existing zone standard or 13% of the identified current/future need)

Comp Plan: Med. High Den. Res.

Allowed Uses: Mostly Residential

Existing Uses: Mostly Residential

Transit Service: On Cherriots ¼ hr. service route(s)

Bldg. Height: Maximum 45-feet

Res. Density: 10 du / ac. (min.)

Lot Coverage: 75%

Setbacks: Front – 10/20 ft. min.

Side – 10-ft. min.\*

Rear-- 20-ft. min.\*

\*abutting residential

Utilities: Water, Sanitary Sewer & Storm - all within

See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                | Strengths & Weaknesses of CFA potential (RM bulleted)                                                                                                                                                                                                      |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | Y<br>Y<br>Y                                  | <ul style="list-style-type: none"> <li>• <b>RM</b> width less 750-ft. but can be combined w/MU, also &lt; 25 acres (13 ac) but can be combined with MU.</li> <li>• River Rd. w/ ¼ hr. transit</li> <li>• Employment opportunities in proximity.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br>Y for zone (partial) | <b>RM</b> zone prelim. calcs. of CFA area show potential for 700 units, or 13% of the current / future need. RM has high max density of 24 du/ac. <b>1</b>                                                                                                 |
| Res. Density - <i>if Primary CFA</i>                      | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                            | <ul style="list-style-type: none"> <li>• <b>RM</b> zone for residential at minimum of 10 du / ac. <b>2</b></li> </ul>                                                                                                                                      |
| Res. Density - <i>if <u>not</u> Primary</i>               | 012-0320 (8)(a)(b)                                    | Min. 15 dwelling units per net acre.                                                                                                                      | N                                            | <ul style="list-style-type: none"> <li>• <b>RM</b> would need to be 15 du/ac if CFA &amp; not primary.</li> </ul>                                                                                                                                          |
| Building Height – <i>if Primary CFA</i>                   | 012-0320 (8)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                            | <ul style="list-style-type: none"> <li>• <b>RM</b> zone has max height of 45-ft.</li> </ul>                                                                                                                                                                |
| Building Height – <i>if <u>not</u> Primary</i>            | 012-0320 (8)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | N                                            | <ul style="list-style-type: none"> <li>• <b>RM</b> would need to be 50-ft. if CFA &amp; not primary.</li> </ul>                                                                                                                                            |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y                                            | <ul style="list-style-type: none"> <li>• Streets near transit (Cherriots bus ¼ hr.).</li> <li>• Sidewalks, bike lanes.</li> </ul>                                                                                                                          |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N         | Strengths & Weaknesses of CFA potential (RM bulleted)                                                                                                             |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                   | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                           |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> zoned properties above known flood (BFE).</li> <li>FEMA Panel # <b>4</b></li> </ul>                              |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> is residential zone.</li> <li><b>RM</b> list of allowed uses is consistent with residential uses.</li> </ul>     |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                     | <ul style="list-style-type: none"> <li><b>RM</b> implements Comp Plan Map designation.</li> </ul>                                                                 |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Y                     | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown.</li> <li>Areas within ½ mi.</li> </ul>                            |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned **RM** above) is based on:
  - a) net developable area of all parcels zoned [**RM**] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for RM**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**4 for RM**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

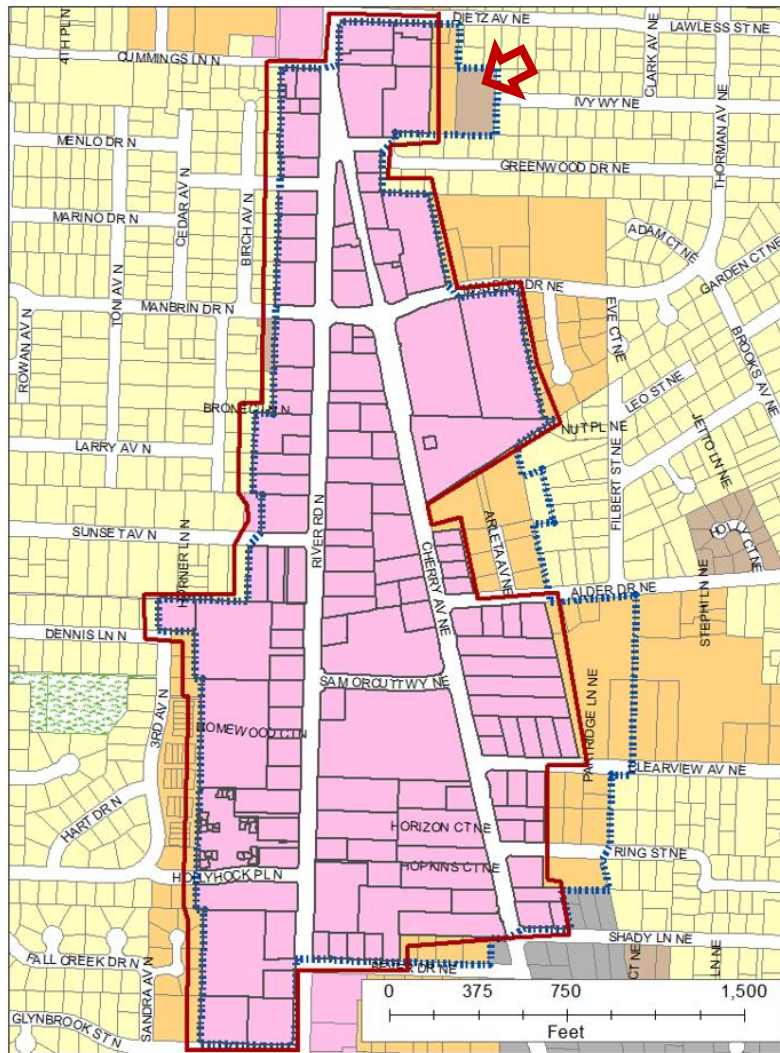
Only prescriptive min. densities (012-0320(8)) for residential are provided.
- 2** According to rule in OAR 660-012-0320(8) local governments are not required to enforce the minimum residential densities for mixed-use buildings (as described in this part of the rule) if the mixed-use buildings meet a minimum floor area ratio (FAR) of 2.0. Rule in 012-0320(8) further explains parameters applied for this method. **RM** zone is primarily intended for residential (not mixed-use zone). Keizer code does not apply FAR standards.
- 3** In this portion of Keizer, existing sidewalks (where provided) are at least 5' (width) and the area is served by frequent transit service.
- 4** Source, FEMA Panel No. 41047C0332G, date 01/19/2000



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



Above: Portion of City of Keizer Zoning Map, localized to **Cherry Center**, within River-Cherry Overlay District.

Boundary of River-Cherry overlay is not shown.  
 Dashed Black Line is Lockhaven Center boundary.  
 Solid Red Line is MU area within for CFA calculations.

Total Study Area (Cherry boundary) = 105.3 acres  
 Estimated total number of units for CFA Potential Candidate **No. 3** (all three zones) is 4,982 units.

## City of Keizer

### CFA Potential Candidate No. 3

#### Cherry Center

a subdistrict of the River-Cherry Overlay District, comprised of three zones (MU, RM and RL).  
 Data for properties zoned **RL** shown below.



See **Red Arrow** for location

Study Area: Total of 3 acres.  
 96 units net development capacity potential  
 (by existing zone standard or approx. 2% of the identified future need)

Comp Plan: Low Density Res.  
 Allowed Uses: Primarily residential  
 Existing Uses: Institutional

Transit Service: 500'+ from Cherriots  
 ¼ hr. service route

Bldg. Height: 35-feet max  
 Res. Density: 4 units / acre (min.)  
 Lot Coverage: 70%\*  
 Setbacks: Front –10/20 ft. min.\*  
 Side – 10-ft. min. \*  
 Rear-- 20-ft. min.\*  
 \*with exceptions

Utilities: Water, Sanitary  
 Sewer, Storm.

Comp Plan: Low Density Res.  
 Allowed Uses: Residential  
 See following pages for area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320.

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                                            | OAR Ref. No. 660-                                     | Rule Synopsis                                                                                                                                             | Complies? Y/N                                | Strengths & Weaknesses of CFA potential (RL bulleted)                                                                                                                                                                                                              |
|-----------------------------------------------------------|-------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CFA location / minimum area & dimensions.                 | 012-0320 (8)(b)<br>012-0310 (2)(b)<br>012-0310 (2)(f) | Min. width of 750 feet, min. area of 25 acres, planned urban centers, transit-served corridors, high density residential and concentration of employment. | N<br>Y<br>Y                                  | <ul style="list-style-type: none"> <li>• <b>RL</b> zone width &lt;750-ft. &amp; &lt;25 acres (3 acres) but is next to other zones.</li> <li>• River Rd. w/ ¼ hr. service.</li> <li>• Employment opportunities include retail, office, service – nearby.</li> </ul> |
| Estimated resultant unit capacity for CFA                 | 012-0315 (4)(b)                                       | Provide prelim. calc. of zoned residential capacity within CFA. Must be sized & zoned to accommodate 30%.                                                 | Y for size (partial)<br>Y for zone (partial) | <b>RL</b> zone prelim. calcs. of CFA area, show potential for 96 units, or 2% of identified current/future need. RL max at 25 du/ac for townhomes. <b>1</b>                                                                                                        |
| Res. Density - <i>if Primary CFA</i>                      | 012-0320 (8)(c)                                       | Min. of 20 dwelling units per net acre.                                                                                                                   | N                                            | <ul style="list-style-type: none"> <li>• <b>RL</b> zone not identified to tables in 2.130.05. <b>2</b></li> </ul>                                                                                                                                                  |
| Res. Density - <i>if <u>not</u> Primary</i>               | 012-0320 (8)(a)(b)                                    | Min. 15 dwelling units per net acre.                                                                                                                      | N                                            | <ul style="list-style-type: none"> <li>• <b>RL</b> zone not identified to tables in 2.130.05</li> </ul>                                                                                                                                                            |
| Building Height – <i>if Primary CFA</i>                   | 012-0320 (8)(c)(B)                                    | Min max height of 60-ft.                                                                                                                                  | N                                            | <ul style="list-style-type: none"> <li>• <b>RL</b> zone not identified to tables in 2.130.05</li> </ul>                                                                                                                                                            |
| Building Height – <i>if <u>not</u> Primary</i>            | 012-0320 (8)(b)(B)                                    | Min max height of 50-ft.                                                                                                                                  | N                                            | <ul style="list-style-type: none"> <li>• <b>RL</b> zone not identified to tables in 2.130.05</li> </ul>                                                                                                                                                            |
| Currently served or planned to serve ped, bike & transit. | 012-0315 (2)(c)                                       | Shall be in areas served or planned for service – high quality pedestrian, bicycle and transit.                                                           | Y/N                                          | <ul style="list-style-type: none"> <li>• Sidewalks are 5'. Zone is 500+ ' from transit. <b>3</b></li> </ul>                                                                                                                                                        |

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

| Rule Component                               | OAR Ref. No. 660-               | Rule Synopsis                                                                                        | Complies? Y/N          | Strengths & Weaknesses of CFA potential (RL bulleted)                                                                                                             |
|----------------------------------------------|---------------------------------|------------------------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Urban water, sewer, storm & transportation   | 012-0310 (2)(e)(B)              | Utilities - Readily Serviceable – nearby to allow const. in one year.                                | N/A                    | <ul style="list-style-type: none"> <li>All urban utilities exist.</li> <li>Rule applies to areas <u>outside</u> city limits.</li> </ul>                           |
| Non-Hazard / Goal 7 review                   | 012-0310 (2)(d)                 | Shall not be in areas limited or disallowed pursuant Goal 7.                                         | Y                      | <ul style="list-style-type: none"> <li><b>RL</b> zoned properties above known Base Flood.</li> <li>FEMA panel # <b>4</b></li> </ul>                               |
| Allowed Land Uses                            | 012-0315 (2)(a)<br>012-0320 (2) | Development Code / zone is to allow uses shown in (2) of 0320                                        | Y                      | <ul style="list-style-type: none"> <li><b>RL</b> is residential use zone.</li> <li><b>RL</b> list of allowed residential uses is consistent with rule.</li> </ul> |
| Comp Plan Map consistency                    | 012-0310 (2)(e)(D)              | Respective zone to be Comp Plan consistent                                                           | Y                      | <ul style="list-style-type: none"> <li><b>RL</b> implements Comp Plan Map designation.</li> </ul>                                                                 |
| Abutting Areas (optional)                    | 012-0320 (3)                    | Portions of abutting res. or employment-oriented zones in ½ mi. walk <u>may</u> count for area       | Not subject to review  | <ul style="list-style-type: none"> <li>Analysis limited to area &amp; boundary of CFA as shown, and that part in RL.</li> </ul>                                   |
| Parks, Plazas & Streetscape (where feasible) | 012-0320 (4)                    | Prioritize locating parks, open space, plazas – in or near CFA that do not contain sufficient areas. | Not subject to review/ | <ul style="list-style-type: none"> <li>Rule does not describe a % or min. area standard.</li> <li>In part, rule refers to streetscape &amp; landscape.</li> </ul> |

Footnotes: See Next Page

# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)

- 1** Estimated resultant unit capacity shown for potential CFA (portion zoned RL above) is based on:
  - a) net developable area of all parcels zoned [RL] inside boundary, without:
    - i. public parks & open spaces
    - ii. public rights-of-way
    - iii. known Goal 7 Natural Hazards (Mapped Floodway & Floodplain - 100 year) + other hazards
    - iv. known public service infrastructure (power substations, utility trunk-line easement areas)
    - v. known Goal 5 sensitive areas (lots & tracts of land created for nat. resource preservation)
  - b) then converted to sq. ft., followed by subtraction of [**25% for RL**] zone-based standards, acknowledging:
    - i. minimum setbacks (if/where applicable)
    - ii. required landscape or open space as % of development (if/where applicable)
    - iii. maximum lot coverage standards (if/where applicable)
    - iv. minimum off-street parking (if/where applicable – NA if near ¼ hr. transit service route)
  - c) then multiplied by the max number of floors, following rule standard for max height / floors [**3 for RL**].
  - d) then multiplied by assumed residential occupancy / use (rule is 30%) as described in 012-0315(2).
  - e) then divided by average dwelling unit size (rule is 900 square feet) as described in 012-0315(2)(e).

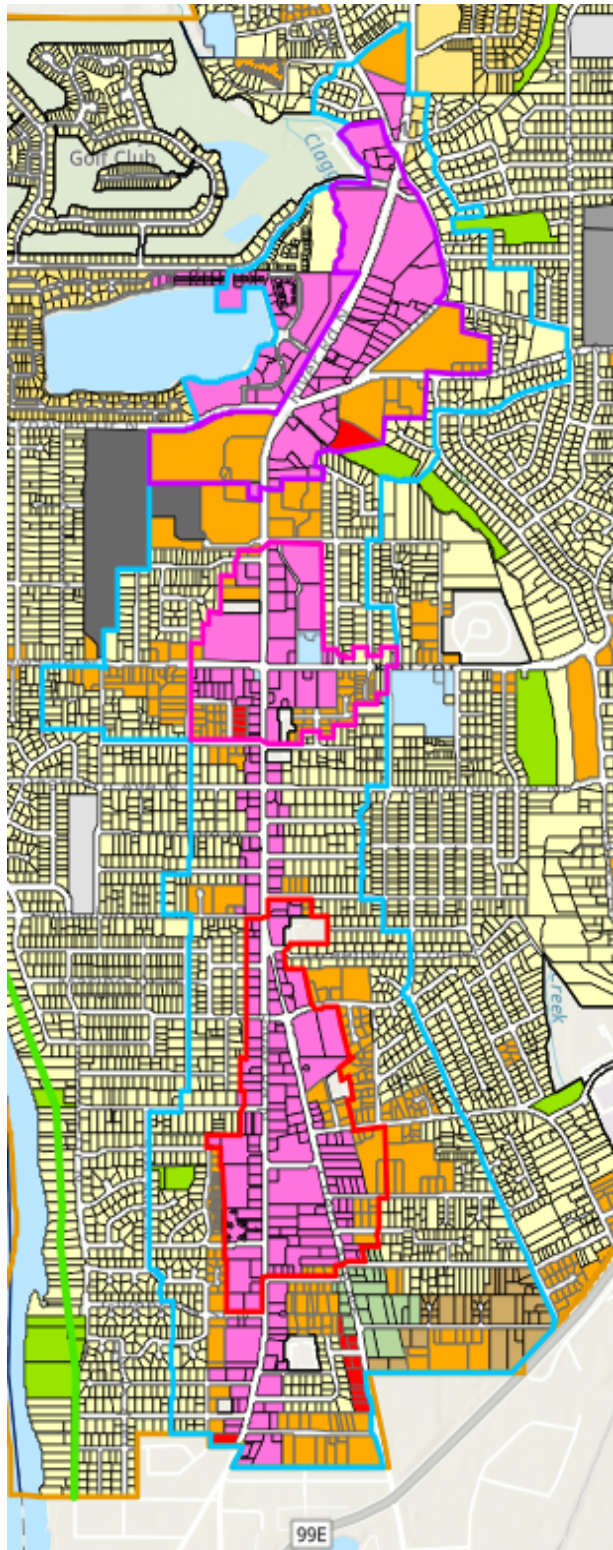
Only prescriptive min. densities (012-0320(8)) for residential are provided.
- 2** RL zone is not identified to tables in 2.130.05 of the Keizer Development Code. Section 2.130.05 contains development standards specific to properties and respective zones within each Center of the River-Cherry Overlay District.
- 3** There is one property in this area designated RL which is developed with a multi-family development. Sidewalks are provided on the adjacent street connecting to the apartment complex and it is served by frequent transit service on River Rd.
- 4** Source, FEMA Panel No. 41047C0332G, date 01/19/2000.



# CFA Potential Candidate Scoresheets

Area and capacity analysis in review of OAR 660-012-0310, 0315 & 0320

City of Keizer - CFA Potential Candidates – See Maps for Location & Area  
**No. 1** Lockhaven, **No. 2** Chemawa, and **No. 3** Cherry (all in River-Cherry Overlay)



## City of Keizer – CFA Study Area

River-Cherry Overlay District (light blue) and Subdistricts, to colors shown:

-  Chemawa Center
-  Cherry Center
-  Lockhaven Center
-  River-Cherry Overlay District

Comprehensive Plan Map land use designations:

-  Commercial
-  Civic
-  Campus Light Industrial
-  Elementary School
-  General Industrial
-  High School
-  Low Density Residential
-  Low Density Residential-Overlay
-  Medium Density Residential
-  Medium High Density Residential
-  Middle School
-  Mixed Use
-  Parks

Shown Left: City of Keizer Comprehensive Plan Map (portion) in addition to the River-Cherry Overlay District & Subdistricts UGB is not in vicinity of the area shown.