



MINUTES
KEIZER CITY COUNCIL WORK SESSION
Monday, July 10, 2023
Keizer Civic Center
Keizer, Oregon

**CALL TO
ORDER**

Mayor Clark called the meeting to order at 6:01 pm. Roll call was taken as follows:

Present:

Cathy Clark, Mayor
Laura Reid, Councilor
Robert Husseman, Councilor
Soraida Cross, Councilor
Dan Kohler, Councilor
Kyle Juran, Councilor
Shaney Starr, Councilor

Staff:

Adam Brown, City Manager
Shannon Johnson, City Attorney
Shane Witham, Planning Director
Tim Wood, Finance Director
Tracy Davis, City Recorder
Melissa Bisset, City Recorder

Absent:

none

DISCUSSION

**a. Keizer
Station
Overview:
zoning,
history,
master
plans**

Planning Director Witham shared that in 2003 the City adopted the Keizer Station Plan that build upon the Chemawa Activity Center Plan. He explained that Keizer Station includes four Activity Center areas (A through D). Mr. Witham explained that an Economic Analysis was conducted and it showed that there was a shortfall of commercial and land sufficient industrial land. The Keizer Station Plan required a Comprehensive Plan Amendment.

Mr. Witham shared the objectives of the Keizer Station Plan.

Mr. Witham explained the four areas in the Keizer Station Plan, including the ownership and zoning. He reviewed the various Master Plan approvals and amendments to the Plan for Area A – Village Center (95 acres) which included a sign program. It was noted that Area A – Village Center was nearly 100 percent built out.

Discussion ensued regarding possible additional signage improvements.

Mr. Witham shared that Area A – Sports Center includes 66 acres and is owned by Bonneville Power and the City of Keizer, the zoning is Industrial Business Park and General Industrial. It does not have a Master Plan.

Area B – Retail Service Center (12.5 acres) discussed the ownership, zoning and that there is a Master Plan. Area B zoning includes both residential and commercial zoning.

Area C – Keizer Station Center (36 acres) includes multiple owners and is

highly parcelized. The zoning is primarily mixed use, with 1.5 acres of Commercial retail. There was a Master Plan approval, LUBA remand, reconsideration and a Master Plan Amendment. It was noted that a traffic signal would be required at McLeod and Chemawa Road. Mr. Witham shared some of the challenges with the development of Area C.

Area D – Commerce Center (15.7) is owned jointly by the Confederated Tribes of Grand Ronde and Siletz, a Master Plan had been approved and amended. The Zoning is Industrial Business Park and partially developed and was in the process of being further developed in the near future.

OTHER Mayor Clark recognized City Recorder Davis for her 32 years of service to the City.

ADJOURN Mayor Clark adjourned the meeting at 7:10 p.m.

MAYOR: APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder
COUNCIL MEMBERS

Councilor #1 – Laura Reid

Councilor #4 – Soraida Cross

Councilor #2 – Shaney Starr

Councilor #5 – Robert Husseman

Councilor #3 – Kyle Juran

Councilor #6 – Daniel R. Kohler

Minutes approved:_____

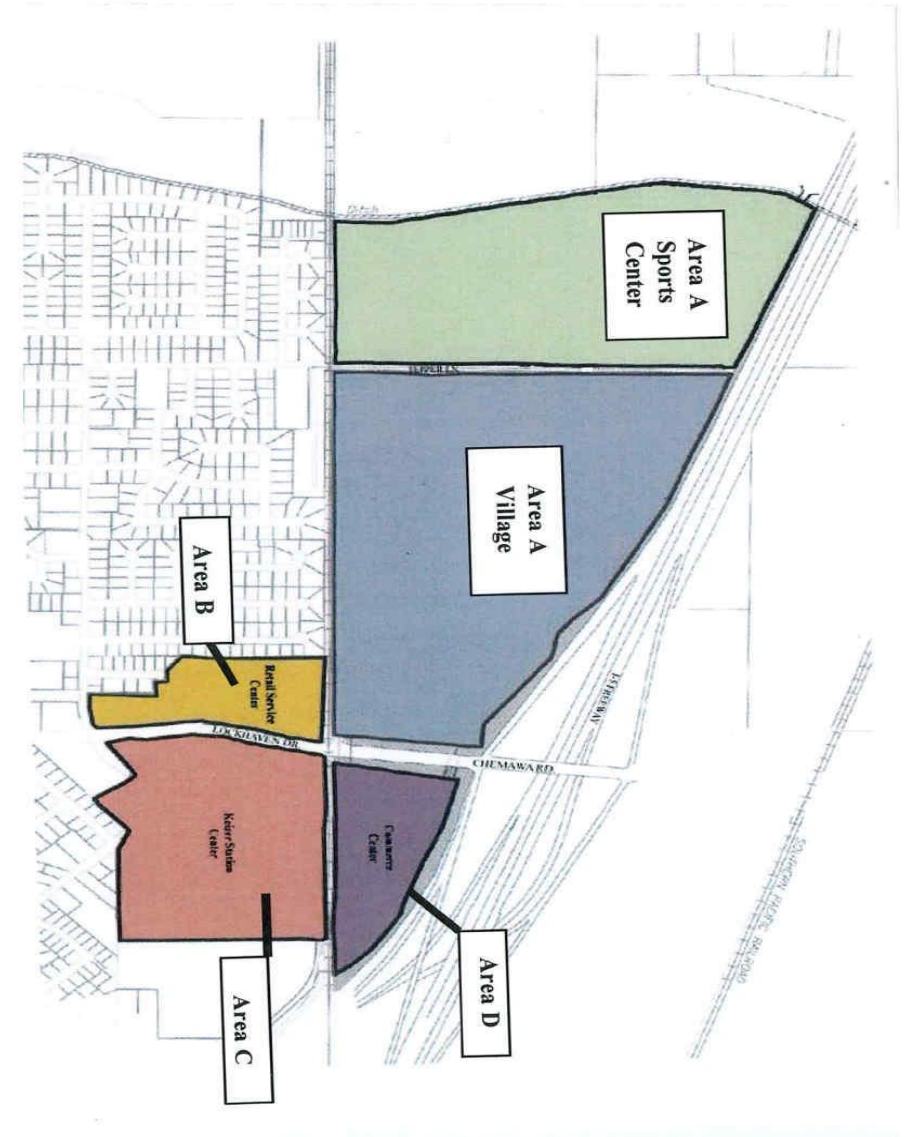
Keizer Station

Overview and information

City Council Work Session July 10, 2023

KEIZER STATION PLAN

KEIZER STATION SUBAREAS



Keizer Station Plan

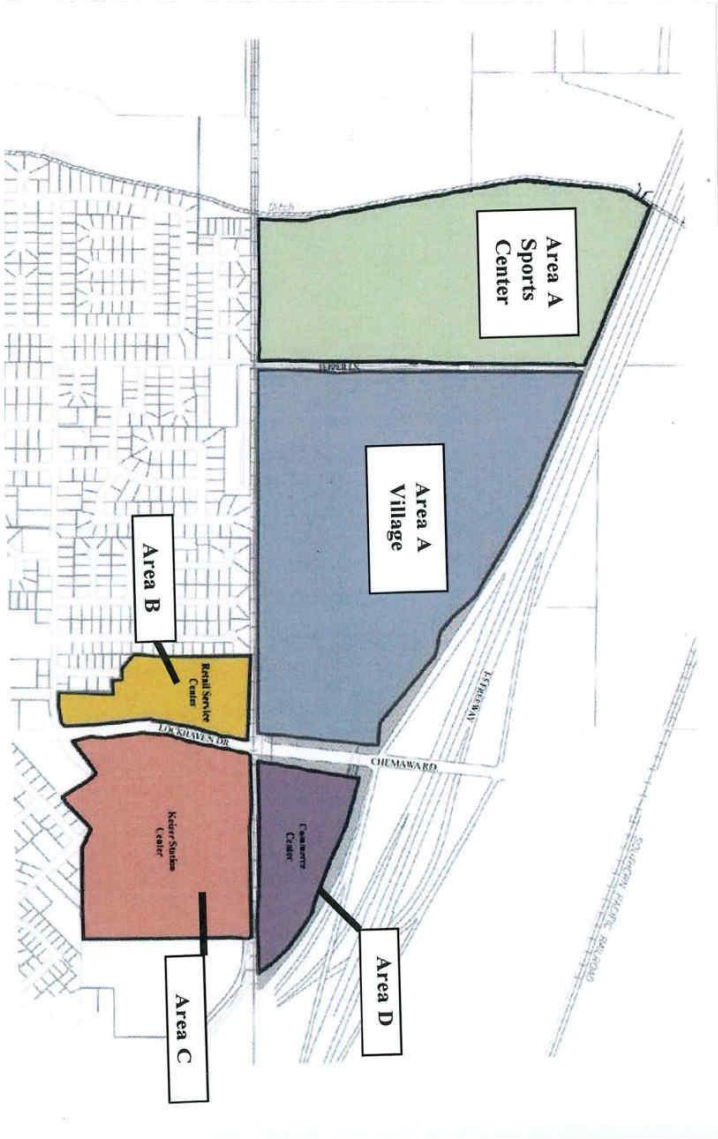
- Adopted in 2003
- Built upon Chemawa Activity Center Plan
- Divides Activity Center in 4 areas (A through D)
- Economic Analysis: shortfall of commercial land/sufficient industrial land
- Special Development Standards
- Creation of “Employment General” zoning designation
- Comprehensive Plan Amendment

Objectives of Keizer Station Plan

- Northern Gateway to Keizer
- Opportunity for multi-modal transportation options
- Opportunities for live, work, shop
- Additional focal point for industry, commerce and community activities
- Enhance economic activity without threatening existing commercial corridors
- Provide an appropriate site for community facilities
- Source of employment(including family wage jobs)
- Source of Pride

KEIZER STATION PLAN

KEIZER STATION SUBAREAS



Area A – Village Center (95 acres)

Ownership

- Target, Lowes, Kaiser Permanente, Hotel, INO, FWR(First Washington Realty),

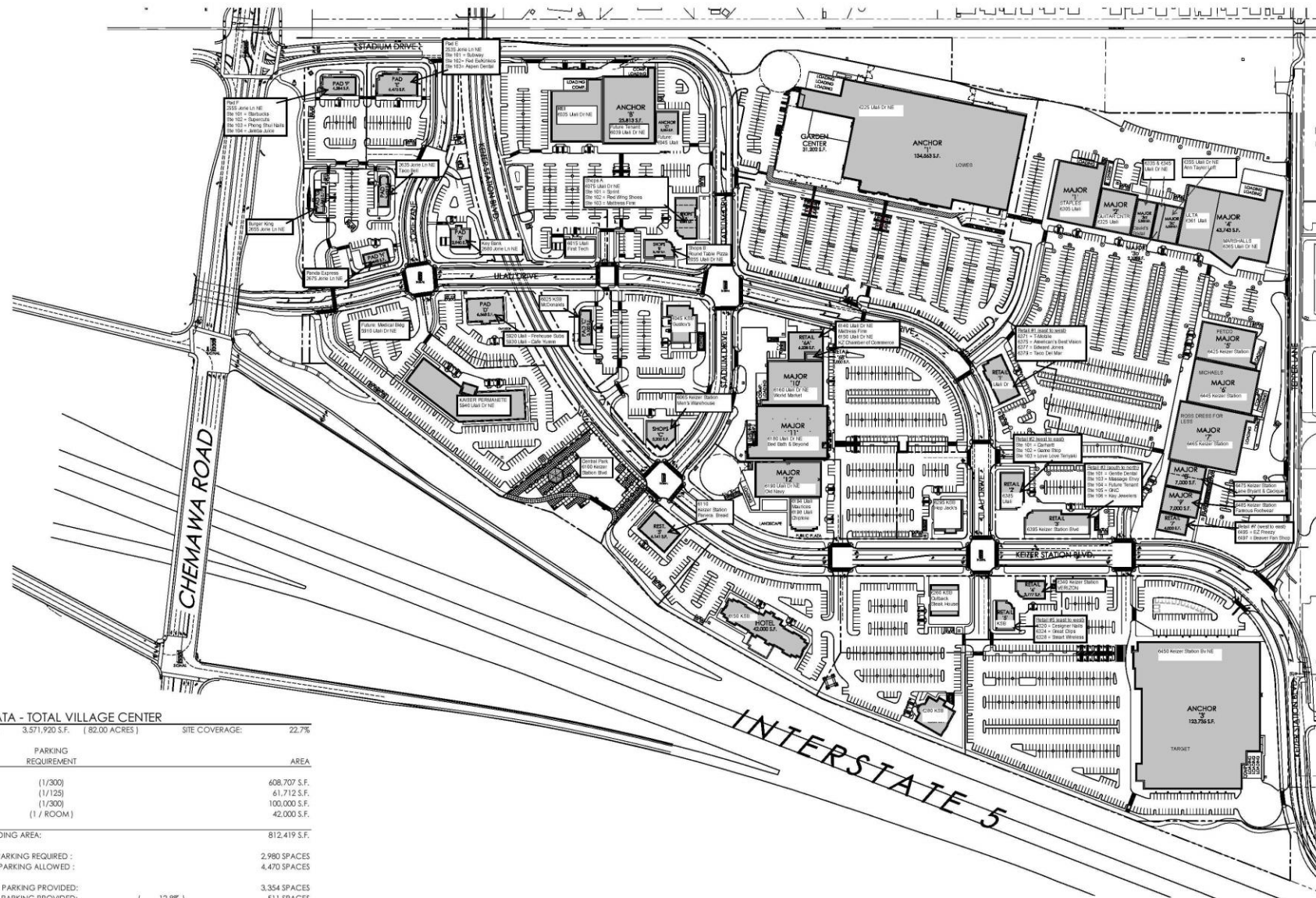
Zoning – Employment General (75%/25% Commercial/Industrial)

- Parking Master Plan, extensive public infrastructure(LID), master sign plan, design requirements, plazas, pathway system

Master Plan Approved

- 2004 (luba appeal and remand), 2005 approved, minor amendments 2005 & 2006, 2017 (Kaiser Permanente), 2019 (Sign program)

Almost Completely built out – One area remains (adjacent to REI)



SITE DATA - TOTAL VILLAGE CENTER

SITE AREA: 3,571,920 S.F. (82.00 ACRES) SITE COVERAGE: 22.7%

BUILDING	PARKING REQUIREMENT	AREA
RETAIL:	(1/300)	608,707 S.F.
REST.:	(1/125)	61,712 S.F.
OFFICE:	(1/300)	100,000 S.F.
HOTEL:	(1 / ROOM)	42,000 S.F.

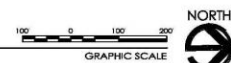
TOTAL BUILDING AREA: 812,419 S.F.

MINIMUM PARKING REQUIRED: 2,980 SPACES
MAXIMUM PARKING ALLOWED: 4,470 SPACES

STANDARD PARKING PROVIDED: 3,354 SPACES
COMPACT PARKING PROVIDED: 511 SPACES
HANDICAP PARKING PROVIDED: 118 SPACES
TOTAL PARKING PROVIDED: 3,983 SPACES

PARKING RATIO: 4.90 SPACES/1,000 S.F.

AMENDED SITE PLAN



NOTE:
FOOTPRINTS SHOWN ARE FOR ILLUSTRATION PURPOSES
ONLY AND DO NOT REPRESENT FINAL SHAPE OR LOCATION

January 21, 2010

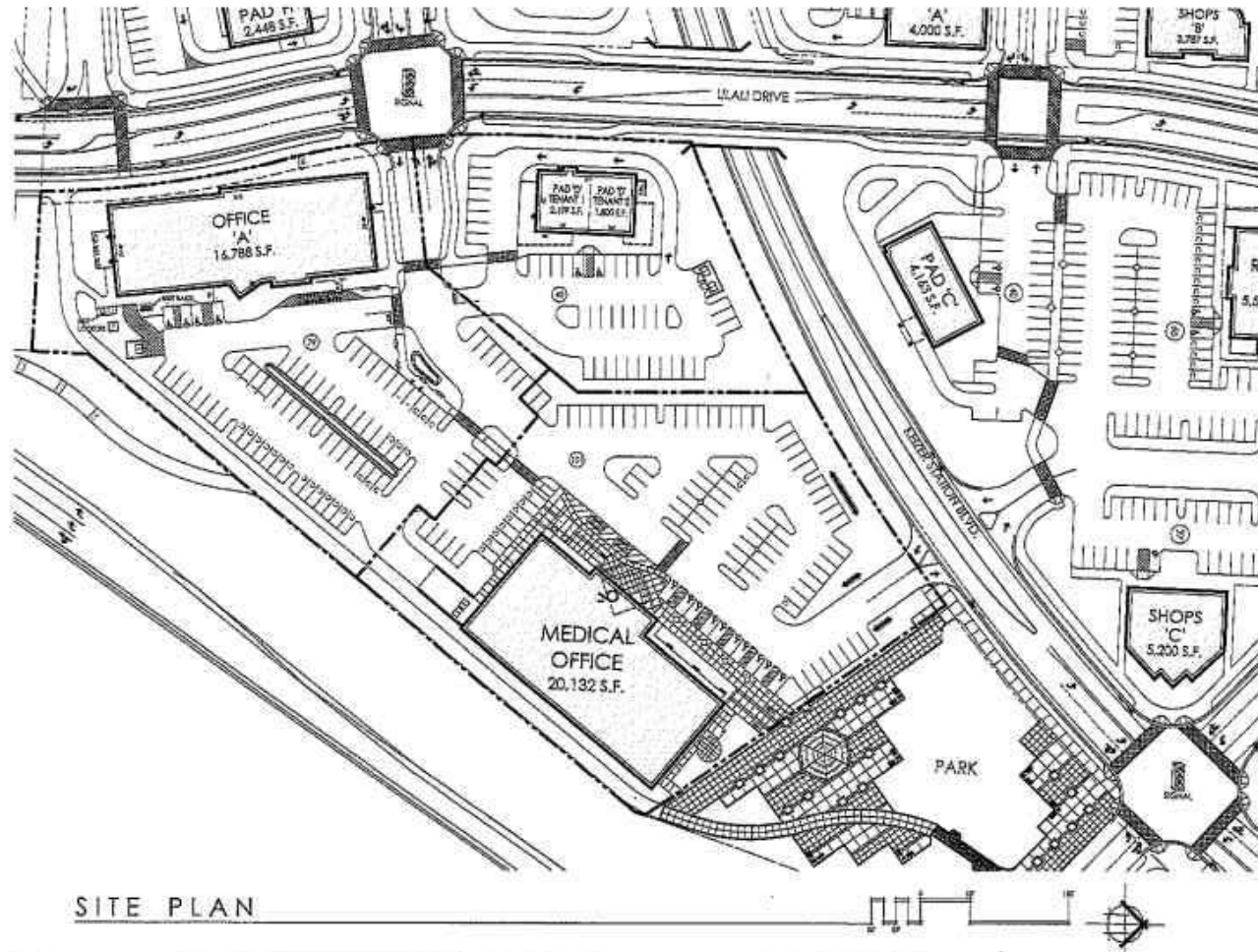
Northwest National, LLC
245 13th Street NE
Salem, OR 97301
Phone: 503 588 7099 Fax: 503 588 6697
RPS Development Company, Inc.
2653 High Heaven Road
McMinnville, OR 97128
Phone: 503 435 4707 Fax: 503 435 4909

Master Plan Keizer Station Village Center Keizer, Oregon

BENNER
STANGE
ASSOCIATES
ARCHITECTS, P.C.
5000 S.W. MEADOWS RD.
SUITE 430
LAKE OSWEGO, OR 97035
(503) 670-0234
FAX (503) 670-0235
bsa@bsastarch.com



A01.0



SITE PLAN

**RPS Development
Company, Inc.**
Developer
2683 High Heaven Road
McMinnville, OR 97128
Phone: 503 435 4907
Fax: 503 435 4909

Aspen Capital
9450 SW Beaverton-Hillsdale Hwy.
Suite 131
Beaverton, OR 97005
Phone: (503) 295-5800
Fax: (503) 525-5849

Keizer Station Village Center

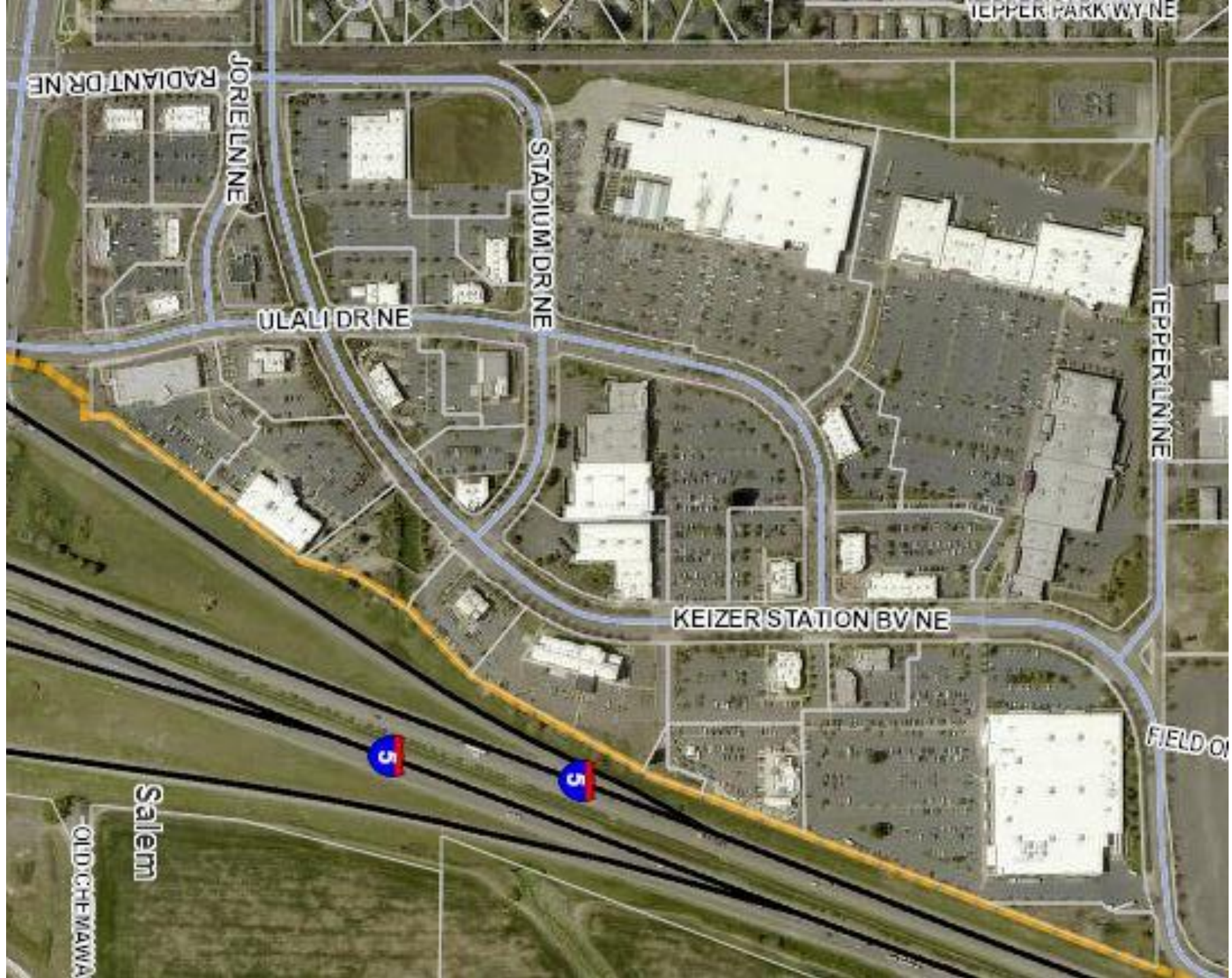
Keizer, Oregon

August 14, 2017

**BENNER
STANGE
ASSOCIATES**
ARCHITECTS, INC.
80 SE MADISON STREET
SUITE 400
PORTLAND, OR 97124
PHONE: 503 475-0244
FAX: (503) 576-2055
bsa@bennerstange.com



SD06



Area A – Sports Center (66 acres)

Ownership – Bonneville Power and City of Keizer

Zoning – Industrial Business Park and General Industrial

Volcanoes Stadium and BPA Station operations will need to be considered as a part of future master plan approvals

Currently No Master Plan approved – will be needed prior to development – infrastructure requirements/improvements will be needed

6700

2715

TEPPER LINE

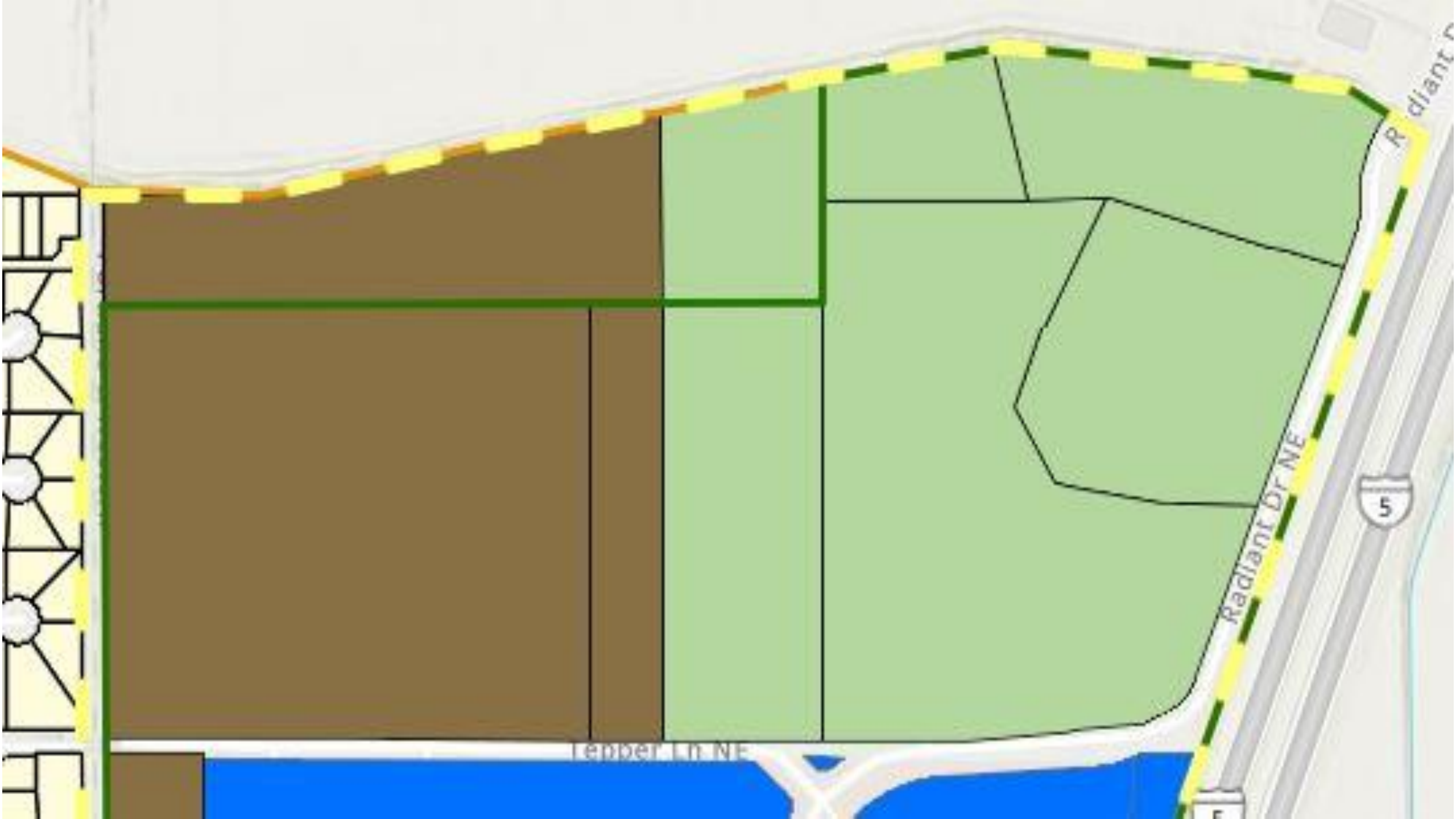
FIELD OF DREAMS WYNE

KEIZERSTATION BV NE

6700

35TH AV NE





Area B – Retail Service Center (12.5 acres)

Ownership - City of Keizer, Transit, Radiology

Zoning - Residential and Commercial

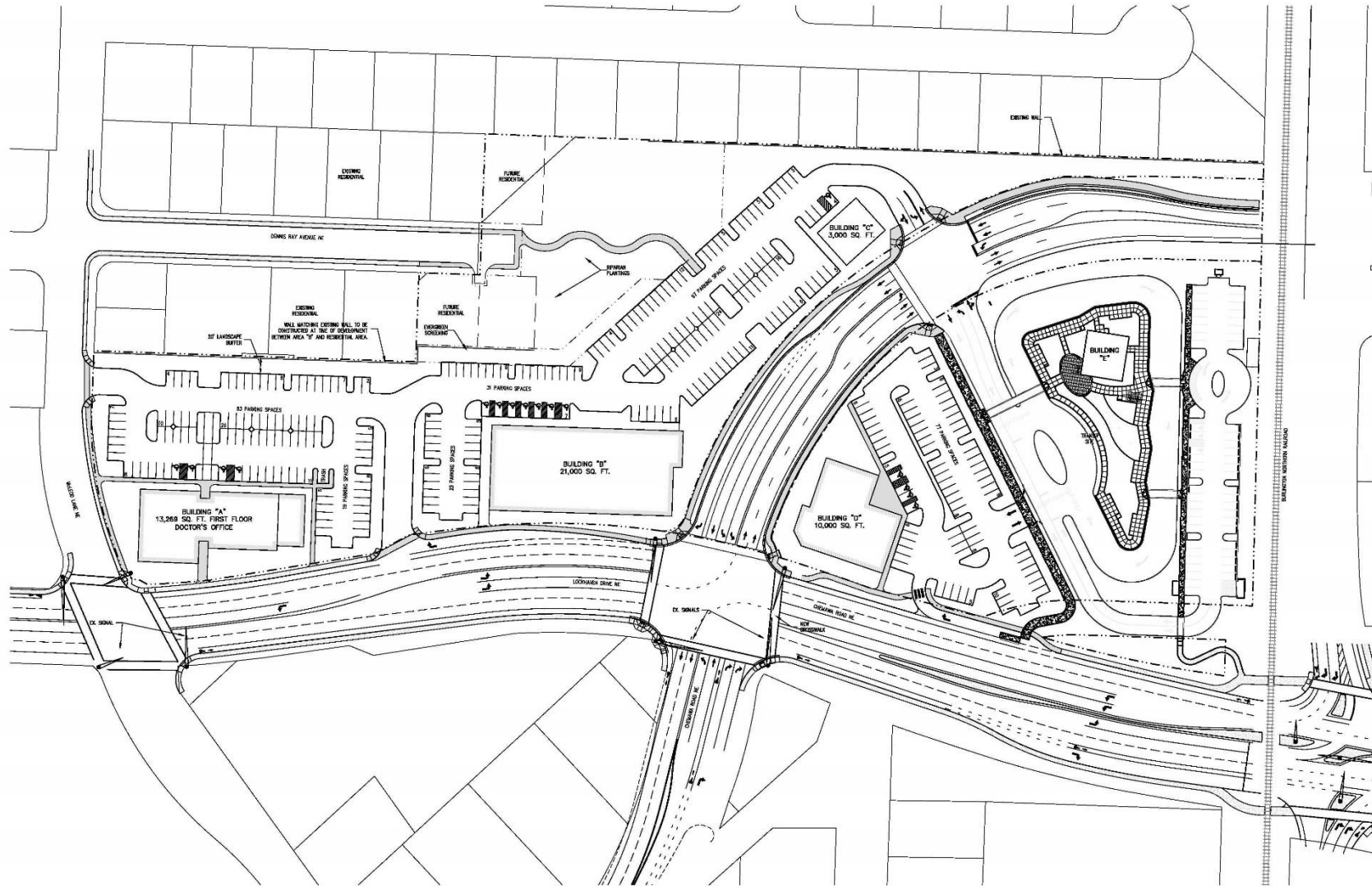
- Residential to complete Dennis Ray, Commercial Mixed Use for remainder

Master Plan Approved

- Approved in 2010 – Transit Center Developed
- Amended in 2017 (Theater)
- Signal installed on Keizer Station – limited access to lockhaven

Proposed AMENDMENT - 2017

Keizer Station Area B



An aerial photograph of a residential neighborhood. A grid of streets is overlaid on the image. A large, curved road on the right side is highlighted with a thick blue line. A straight road running horizontally across the middle is also highlighted with a thick blue line. The area to the left of the horizontal road is mostly green, possibly a park or undeveloped land. The area to the right of the horizontal road contains several houses and more streets. The text 'DENNIS RAY AV NE' is overlaid on the left side, and 'JOE RADIANT DR NE' is overlaid on the right side.

DENNIS RAY AV NE

JOE RADIANT DR NE



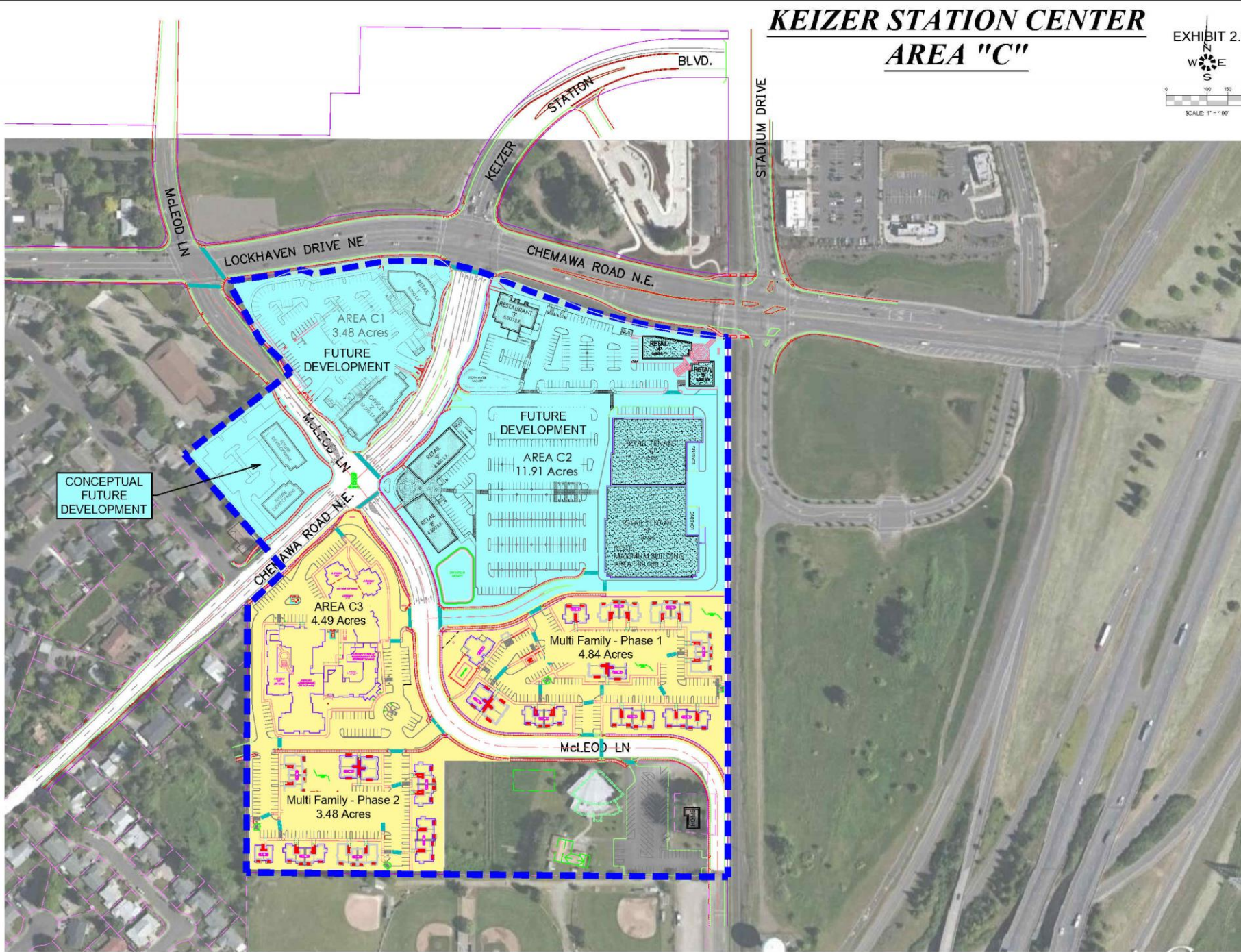
Area C – Keizer Station Center (36 acres)

Ownership – multiple owners and highly parcelized (barrier)

Zoning – Primarily Mixed Use, with 1.5 acres of Commercial Retail

Master Plan Approval

- 2010 Master Plan/Sub – LUBA remand 2012 and then 2013 upon reconsideration.
- Amended February 2015
- Traffic Signal at McLeod and Chemawa will likely be required with next development



KEIZER STATION CENTER AREA "C"

EXHIBIT 2.0
SCALE: 1" = 100'

MULTI/TECH
ENGINEERING SERVICES, INC.
11400 SW 10th St, Suite 200
Portland, OR 97224
Phone: 503.255.1100
Fax: 503.255.1101
www.mtsi-engineering.com

COVER SHEET
SITE PLAN
W/ AERIAL

KEIZER STATION
CENTER
AREA "C"

NO CHANGES, MODIFICATIONS OR
REPRODUCTION TO BE MADE TO
THESE DRAWINGS WITHOUT WRITTEN
CONSENT OF THE DESIGN
ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

DWG: 2018-01-13
DESIGN: N.E.G.
DRAWN: J.E.S.
CHECKED: J.E.S.
SCALE: AS SHOWN
AS-BUILT:

REGISTERED PROFESSIONAL ENGINEER
JAYAL CITY
PARK D. GRIFFIN
EXPIRES: 06-30-2018
JOB # 6018

MP3.0





Area D – Commerce Center (15.7 acres)

AKA: Chemawa Station

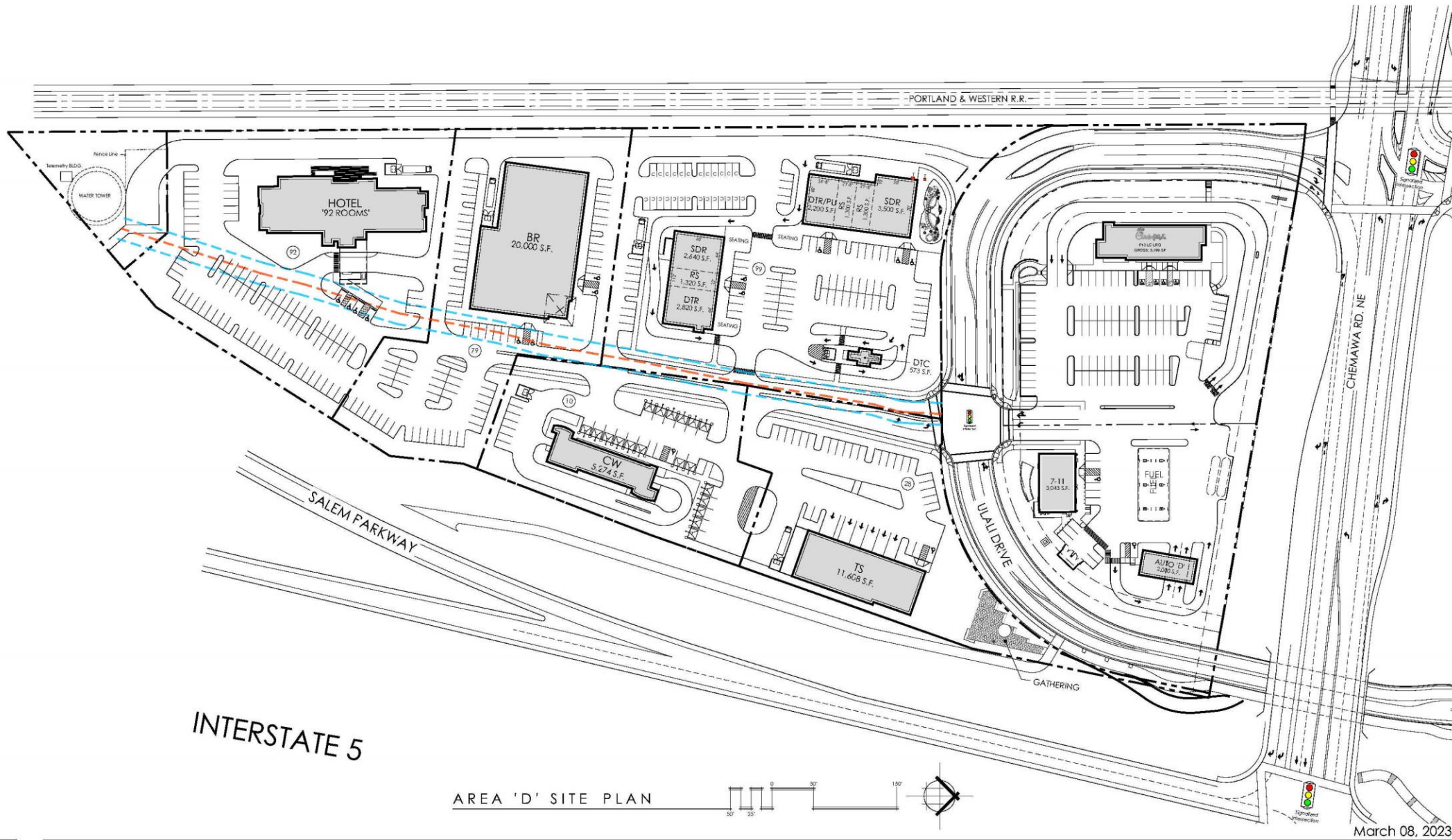
- Owned jointly by Confederated Tribes of Grand Ronde and Siletz

Master Plan Approved

- Master Plan Adopted in 2004
- Amended in 2020 and 2021 (Chick-Fil-A)
- Amendment in May 2023 (most recent)

Zoning - Industrial Business Park

Partially developed – expected to see activity soon for newly amended area



Owner :
Chemawa Station LLC
Grand Ronde, OR
Developer :
RPS Development Company
P.O. Box 947 McMinnville, OR 97128
Phone: (503) 781-1771

CHEMAWA STATION - AREA 'D'

Ulali Drive | Keizer, Oregon

BENNER
STANGE
ASSOCIATES
ARCHITECTS, INC.
THE WATERMAN BUILDING
80 S.E. MADISON
SUITE 214 PORTLAND, OR 97214
(503) 670-0234
FAX (503) 670-0235
bsa@bsaarch.com

BSAA
ARCHITECTURE & PLANNING

RIDGE DR NE

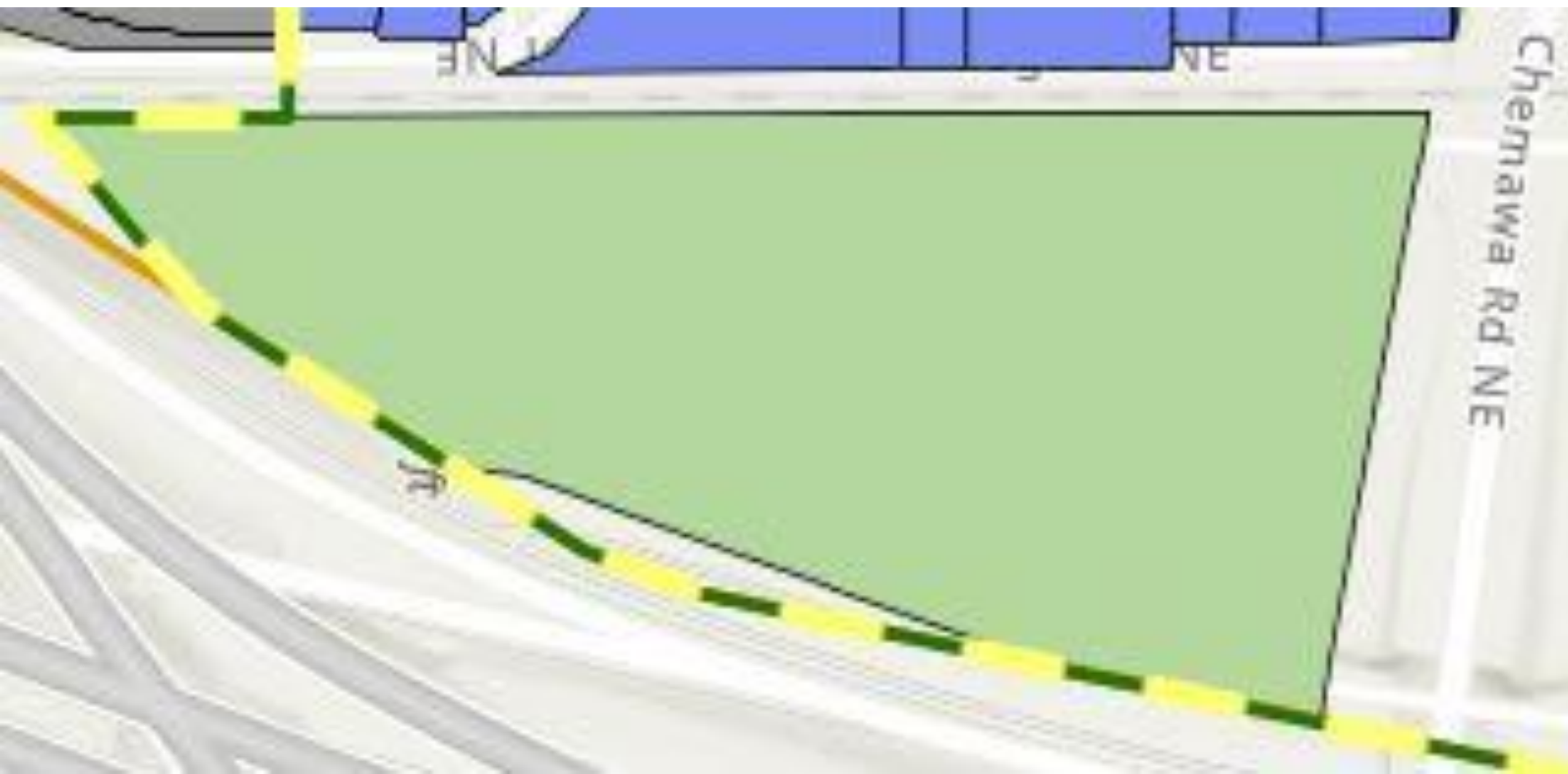
B 99E

5

NE



Chemawa Rd NE



Questions?

Information available at www.keizer.org

Shane Witham, Planning Director
withams@keizer.org | 503-856-3441