

1 CITY COUNCIL, CITY OF KEIZER, STATION OF OREGON

2  
3 ORDER

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5 **IN THE MATTER OF THE APPLICATION OF DONAHUE**  
6 **SCHRIBER FOR A FOURTH AMENDMENT TO THE**  
7 **KEIZER STATION MASTER PLAN (AREA A – VILLAGE**  
8 **CENTER) (MASTER PLAN CASE NO. 2019-10)**  
9

10 The City of Keizer orders as follows:

11 Section 1. THE APPLICATION. This matter comes before the Keizer City  
12 Council on the application of Donahue Schriber for a fourth amendment to the Keizer  
13 Station Master Plan (Area A - Village Center).

14 Section 2. JURISDICTION. The land in question in this Order is within the city  
15 limits of the City of Keizer. The City Council is the governing body for the City of  
16 Keizer. As the governing body, the City Council has the authority to make final land  
17 use decisions concerning land within the city limits of the City of Keizer.

18 Section 3. PUBLIC HEARING. A public hearing was held on this matter before  
19 the Keizer City Council on May 6, 2019. The following persons either appeared at the  
20 City Council hearing or provided written testimony on the application:

- 21 1. Nate Brown, Community Development Director  
22 2. Justin Labhart, Applicant  
23

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

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

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

8           Section 7. FACTS. The facts before the City Council in this matter are set forth  
9 in Exhibit "C" attached.

10          Section 8. JUSTIFICATION. Justification for the City Council's decision in this  
11 matter is explained in Exhibit "D" attached.

12          Section 9. ACTION. The decision of the City Council is set forth in Exhibit "E"  
13 attached.

14          Section 10. FINAL DETERMINATION. This Order is the final determination in  
15 this matter.

16          Section 11. EFFECTIVE DATE. This Order shall take effect immediately upon  
17 its passage.

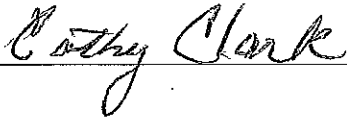
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1 Section 12. APPEAL. A party aggrieved by the final determination in a  
2 proceeding for a discretionary permit or a zone change may have it reviewed under ORS  
3 197.830 to ORS 197.834.

4 PASSED this 20th day of May, 2019.

5  
6 SIGNED this 20th day of May, 2019.

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\_\_\_\_\_  
Mayor

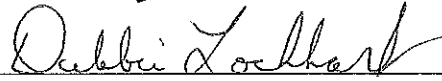
  
\_\_\_\_\_  
Deputy City Recorder

EXHIBIT "A"

Evidence

Official notice has been taken of the Planning Department files and reports in this matter, including the application and exhibits contained therein.

The minutes of the City Council meeting of May 6, 2019 are incorporated herein as if fully set forth.

## EXHIBIT "B"

### Criteria and Standards

The criteria and standards relevant to this application are found in the Keizer Development Code (KDC). The specific criteria are set forth below:

1. KDC 3.101.02 (Type II Actions – Summary).
2. KDC 3.113.04 (Keizer Station Master Plan Review Criteria).

No other specific criteria and standards were identified at the hearing.

## EXHIBIT "C"

### Facts

#### FINDINGS: GENERAL

1. The applicant is Donahue Schriber.
2. The subject property is within Area A (Village Center) of the Keizer Station Plan which is located at the Chemawa/Interstate 5 interchange. The specific request is to allow for the installation of 2 additional freestanding signs at the locations shown on the applicant's submitted site plan. One sign will be located adjacent to Stadium Dr. north of REI and the other is to be located near the intersection of Stadium Dr. and Keizer Station Blvd. The proposed signs will match the existing freestanding signs found throughout the Keizer Station Area A development, and will be approximately 18 square feet in area and 5'6" in height.
3. Keizer Station Area A (Village Center) has street frontage along Chemawa Road, Lockhaven Drive, Tepper Lane and Keizer Station Blvd, which are all public streets. I-5 and the Chemawa Interchange are immediately east of the site. The specific area of this amendment has street frontage along Stadium Dr. and Keizer Station Blvd.
4. The subject property is designated Special Planning District on the Comprehensive Plan Map and is zoned EG (Employment General) for the parcels in Area A.
5. The proposal is for a fourth amendment to the Keizer Station Master Plan for Area A to modify the signage site plan, which was adopted (by exhibit) with the original Master Plan approval. The specific request is to allow for the installation of 2 additional freestanding signs at the locations shown on the applicant's submitted site plan. One sign will be located adjacent to Stadium Dr. north of REI, and the other is to be located near the intersection of Stadium Dr. and Keizer Station Blvd. The proposed signs will match the existing freestanding signs found throughout Keizer Station Area A, and will be approximately 18 square feet in area and 5'6" in height. No other changes are proposed.
6. This is the fourth amendment to the approved KSP master plan. This master plan amendment is subject to a Type II-B procedure (KDC 3.101.02), which includes a public hearing and decision by the City Council. Following City Council approval, subsequent city review of the proposed signs will be completed as part of the sign zoning permit approval process.

#### FINDINGS: KEIZER STATION MASTER PLAN AMENDMENT

7. The Review Criteria for a Keizer Station Master Plan amendment are listed in Section 3.113.04 of the Keizer Development Code (KDC). The criteria and findings are listed below:

- A. All applicable review criteria of Section 3.113.04 considering the type and extent of the proposed amendment.

**FINDINGS:** The review criteria found in Section 3.113.04 is wide ranging and includes things such as overall master plan objectives and arrangement of uses to landscaping, site planning, and architectural details. There are no specific criteria in Section 3.113.04 that specifically address signage. The proposed amendment is only for a change to the number of signs allowed within Area A, Village Center, which was approved by the original Master Plan order identifying the location and types of signs to be located throughout the center. No other changes are proposed. This criterion is not applicable to this amendment request.

- B. The amendment is consistent with the adopted Master Plan, or achieves an equally desirable result.

**FINDINGS:** The adopted Master Plan includes a signage site plan which identifies the locations of signs allowed within Area A, Village Center. The adopted Master Plan included a variance to allow a large freestanding sign oriented toward the freeway in excess of the allowable height and size requirements found in the Keizer Development Code. In order to achieve the desired result of adequately identifying and advertising business within the Village Center (without giving unfair advantages to businesses there) the signage site plan and specific sign design standards were established. This proposal is to add two additional signs of 18 square feet in area and 5'6" in height at locations that do not currently contain signs. The signs will help to identify the businesses within the center and will not cause any adverse impacts on the surrounding area. The applicant's proposal satisfies this criterion.

- C. The amendment does not result in additional traffic generation and is consistent with the adopted Traffic Impact Analysis.

**FINDINGS:** The proposal is to increase the number of allowed freestanding signs and will not result in any additional traffic generation. It should be noted that the proposed signs will be required to be located outside of vision clearance and site distance areas to further assure no traffic hazards are created by this proposal. The applicant's proposal satisfies this criterion.

Based on the above discussed findings, the proposed master plan amendment complies with the applicable review criteria.

## EXHIBIT "D"

### Justification

The applicant has the burden of proving that the application meets relevant standards and criteria to be applied in the particular case.

In this case, the applicant is requesting a fourth amendment to the Keizer Station Master Plan (Area A - Village Center).

The applicant has proposed changes to the amended master plan to modify the number of freestanding monument signs allowed for the development. The applicant proposes to install two additional monument signs of approximately 5'6" in height and approximately 18 square feet in area at the locations shown on the attached plan (Exhibit E-1). The fourth amended plan meets the criteria of the current Keizer Station Plan and Keizer Development Code provisions.

The applicant has demonstrated that when the conditions set forth in Exhibit "E" are imposed and complied with, the proposal meets the applicable criteria set forth in the Keizer Development Code. As conditioned, the application should be granted.



EXHIBIT "E"

Action

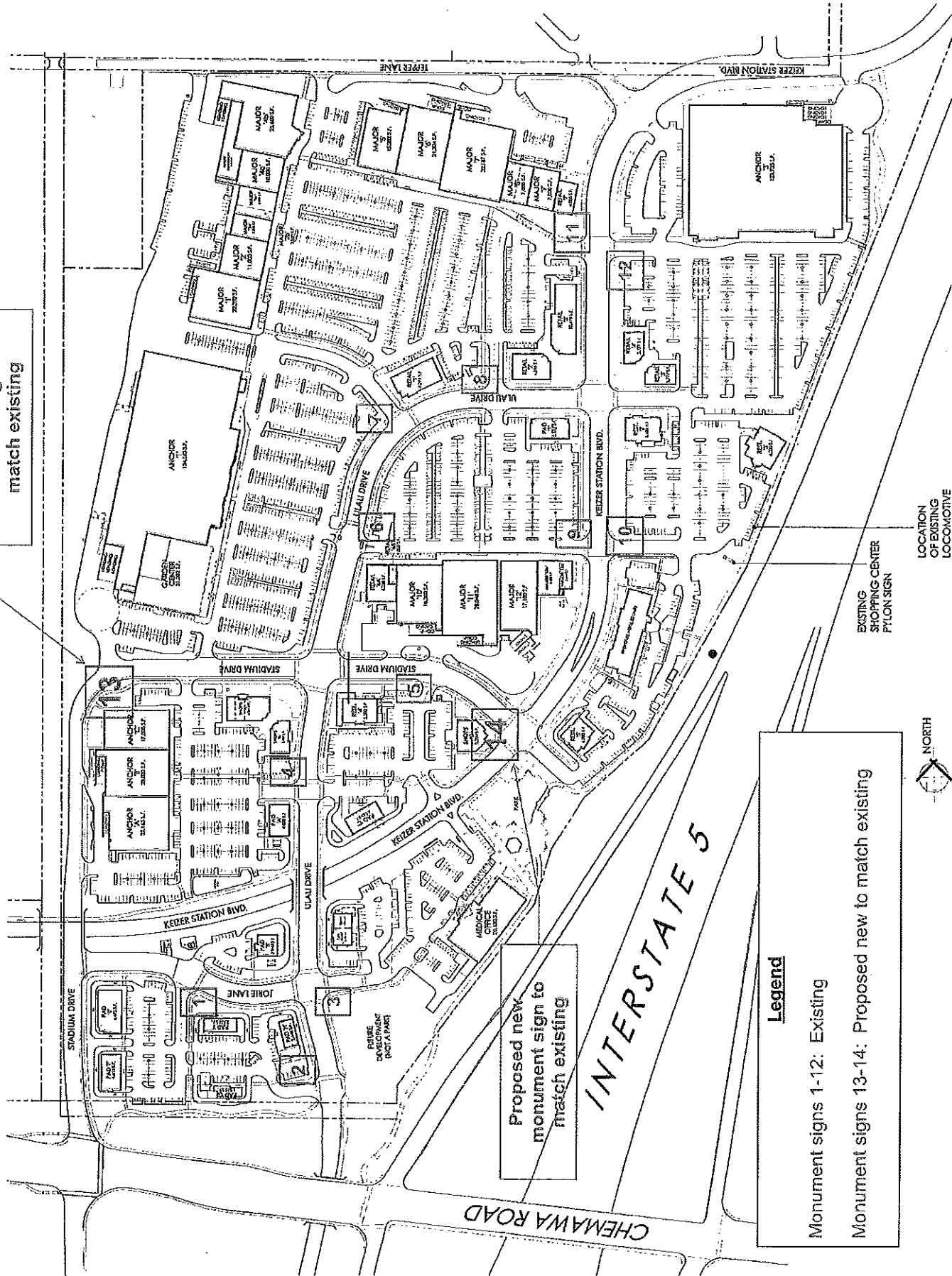
The City of Keizer hereby ORDERS as follows:

The requested fourth amendment to the Keizer Station Master Plan (Area A - Village Center) is hereby GRANTED subject to the following conditions and requirements:

1. Except as amended herein, all previous conditions of the approved Master Plan for Keizer Station Area A Village Center shall remain in full force.
2. The proposed freestanding monument signs shall be located in substantial conformance to the attached plan. (See Exhibit E-1.)
3. The proposed freestanding monument signs shall be no more than 5'6" in height and no more than 18 square feet in area. The signs shall be in substantial conformance with the design as set forth in attached Exhibit E-2.

**KEIZER STATION VILLAGE CENTER  
KEIZER, OR**

EXHIBIT E-1



Proposed new monument sign to match existing

Proposed new monument sign to match existing

**Legend**

- Monument signs 1-12: Existing
- Monument signs 13-14: Proposed new to match existing

EXISTING SHOPPING-CENTER PYLON SIGN

LOCATION OF EXISTING LOCOMOTIVE



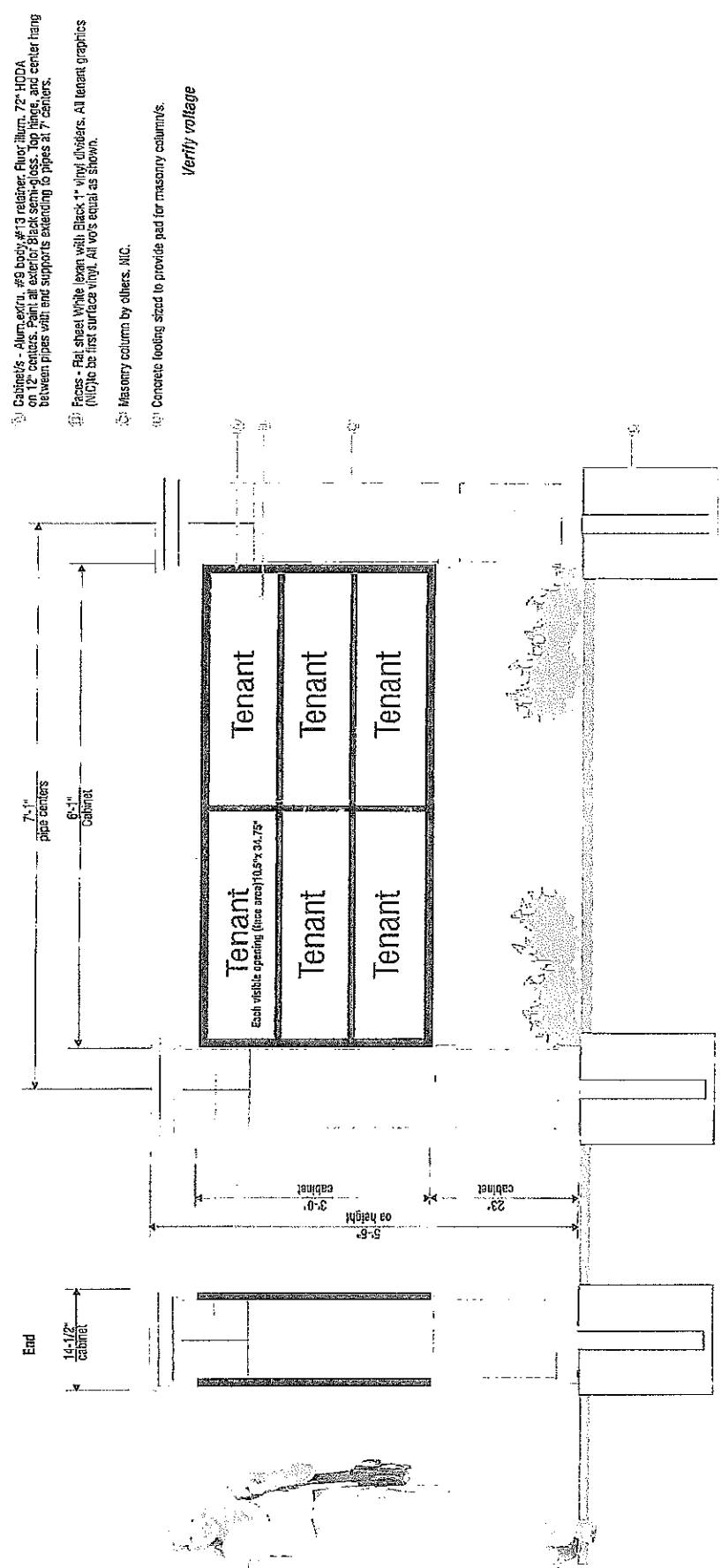
INTERSTATE 5

RECEIVED  
CITY OF KEIZER

MAR 12 2009

COMMUNITY DEVELOPMENT

Manufacture and install:  
Ten (10) double face, illuminated tenant monument displays.  
Sca. 3/4"=1'



- 1) Cabinets - Alum. extru. #8 body #13 reliner. Fluor. illum. 72" HCDA on 12" centers. Paint all exterior Black semi-gloss. Top hinge and center hinge between pipes with end supports extending to pipes at 7" centers.
- 2) Faces - Rai sheet White (seen with Black 1" vinyl dividers. All tenant graphics (N/C) to be first surface vinyl. All VOS equal as shown.
- 3) Masonry column by others. M/C.
- 4) Concrete footing sized to provide pad for masonry columns.

Verify voltage

Option F

**Signs & Spots Displays**  
4904 SE Industrial Way  
Portland, OR 97206  
TEL 503-653-1199  
FAX 503-653-9181

102534-02  
ADDRESS: 4907 Keizer Station #2  
A. Conant  
SALES PERSON  
L. Dalby  
DRAWN BY  
CHECKED BY

9-20-05  
DATE  
REVISIONS  
CUSTOMER SIGNATURE: CAROL ANN SIMMONS  
DATE

Keizer Station  
1-5 at Chemawa  
Keizer, OR

Sht. 4