

BEFORE THE CITY COUNCIL
FOR THE CITY OF KEIZER, OREGON

In the Matter of a Request for a Master Plan
Amendment for Keizer Station Master Plan –
Area D

**NARRATIVE IN SUPPORT OF THE
MASTER PLAN AMENDMENT
APPLICATION**

Executive Summary

The Confederated Tribes of the Grand Ronde Community of Oregon and the Confederated Tribes of Siletz Indians jointly own property designated area D in the Keizer Station Master Plan. The Tribes formed Chemawa Station, LLC, for the purpose of developing the property and currently have executed a lease with 7-Eleven for the development and operation of a fueling station and a convenience store in the northern portion of the Tribes' property, which is known as the jughandle. In connection with optimizing the jughandle area for commercial development, the Tribes propose modifying the building layout. Originally, the approved Master Plan contemplated three building with a gross leasable area of 19,400 square feet and a surface detention pond. *See Exhibit A – Master Site Plan Jughandle 2004.* Applicant intends to place the detention pond underground and wants to reconfigure the building layout to add an additional building site, resulting in a smaller gross leasable area of 17,876 square feet. *See Exhibit B – Revised Master Site Plan Jughandle 2020.* The proposed change would reduce total gross leasable area by 1,524 square feet and not change the traffic impact (thus negating the need for a new traffic impact analysis). *See Exhibit C – Kittelson Report 2020.*

Accordingly, the Tribes request a Master Plan amendment adopting the Tribes' proposed reconfiguration of the jughandle. The Keizer Development Code (KDC) allows for amendments to an approved Master Site Plan for changes that "have no increase to overall square footage allowed in the existing Master Plan and cause no increase in the overall vehicle trips generated." As explained below, the Tribes' proposed amendment meets that requirement and does not affect or change any of the other items set forth in the KDC or the approved Master Plan. Thus, the Tribes respectfully request that their proposed amendment be approved.

Keizer Station Master Plan Amendment Process – KDC 3.113.06

As explained below, the Tribes' application for an amendment to the approved Master Plan meets the applicability requirements, contains the required submittal requirements, and satisfies the review criteria.

I. KDC 3.113.06(A) – Applicability.

KDC 3.113.06 (A) - Applicability provides as follows:

A. Applicability. The amendment process is limited to the following:

1. Site plan changes that have no increase to overall square footage allowed in the existing Master Plan and cause no increase in the overall vehicle trips generated. For example, an amendment could be a change in the number of buildings and their location.
2. Landscaping design changes.
3. Changes to building design.

Any other proposed changes to any adopted Master Plan shall be processed as a new Master Plan application.

Applicant: The Tribes' amendment request meets the above criteria because the proposed reconfiguration of the jughandle site plan results in *no increase* to the overall square footage. In fact, the overall leasable square footage *decreases* by 1,574 square feet. Additionally, as confirmed by the Kittelson Report, the proposed reconfiguration will result in *no increase* in the overall vehicle trips generated.

II. KDC 3.113.06(B) – Application Submittal Requirements.

KDC 3.113.06 (B) – Application Submittal Requirement provides as follows:

B. Application Submittal Requirements:

1. All changes to any items identified in Section 3.113.03.
2. A written explanation demonstrating how the proposed amendment is generally consistent with the adopted Master Plan.
3. A transportation analysis demonstrating consistency with the adopted Master Plan Traffic Impact Analysis (TIA).
4. An overall Master Site Plan which includes details for the subject area of change as well as the incorporation of those changes into the entire Master Plan Area.

Applicant: The Tribes' amendment application meets all the submittal requirements. First, due to the limited nature of the Tribes' proposed change to the jughandle site plan, virtually all the previously approved submittal requirements are either inapplicable or will be applied during the Development Review and permitting process. The only two criteria that apply are 3.113.03 (10) – Calculation of gross building, parking and open space, and 3.113.03(11) – traffic impact analysis. As previously explained, the Tribes' have addressed both of those items in the section above and in the attached exhibits.

Next, the Tribes' limited change request is consistent with the adopted Master Plan because the proposed change to the jughandle site plan modifies only the building-pad layout; it does not

alter in any other way the overall development concept that is contained within the approved Master Plan. As such, the proposed limited change naturally maintains the same purpose and objectives of the Plan, while strengthening the viability of developing the land as contemplated by the Plan.

Third, the proposed change does not increase vehicle trips. As mentioned above, the Kittelson Report shows that the traffic impact associated with the proposed change is consistent with the adopted Master Plan Traffic Impact Analysis. In that regard, Kristine Connolly, P.E., concluded that: “[T]he trip generation estimates for the proposed site fall within the trip generation estimates for the land uses proposed in the 2004 Keizer Station Master Plan. As such, the ‘Jughandle’ portion of Area D can accommodate the development without necessitating an updated TIA.” Hence, the Tribes have met this submittal requirement.

Lastly, with this narrative statement, the Tribes have submitted a revised Master Site Plan as Exhibit B. Therefore, the Tribes have also met this submittal requirement.

III. KDC 3.113.06(C) – Review Criteria

KDC 3.113.06 (C) – Review Criteria provides as follows:

C. Review Criteria:

1. All applicable review criteria of Section 3.113.04 considering the type and extent of the proposed amendment.
2. The amendment is consistent with the adopted Master Plan, or achieves an equally desirable result.
3. The amendment does not result in additional traffic generation and is consistent with the adopted Traffic Impact Analysis.

Applicant: As explained above, the Tribes’ amendment application seeks a limited change to the site plan of the jughandle portion of Area D, which notably *decreases* the gross leasable square footage and *does not increase* the overall vehicle trips generated. Moreover, the proposed reconfiguration improves the attractiveness of the site for other potential tenants, while also maintaining compliance with all the review criteria set forth in Section 3.113.04 and the approved Master Plan. Hence, the Tribes’ request for an amendment should be approved.

IV. KDC 3.113.06(D) – Conditions of Approval

KDC 3.113.06 (D) – Conditions of Approval provides as follows:

D. Review Criteria:

1. All original conditions of the adopted Master Plan shall remain in effect unless specifically modified.

2. Additional conditions may be placed for a Master Plan Amendment to assure the objectives in Section 3.113.05 are achieved.

Applicant: With this application, the Tribes request a limited amendment to the Master Site Plan for the jughandle portion of Area D. The Tribes' request and application meets all the KDC requirements authorizing such an amendment and will not affect or change any of the other items set forth in the KDC or the approved Master Plan, all of which shall remain in full effect. Thus, the Tribes respectfully request that their proposed amendment be approved without any additional conditions put in place.