

## WRITTEN STATEMENT

### Application for Partition

For: Windsor Willows, LLC  
PO Box 2717  
Salem, OR 97308

February 12, 2025

City of Keizer  
Community Development, Planning Division  
PO Box 21000  
Keizer, OR 97307

Re: Written Statement explaining the reasons for the proposed partition and how the proposed partition conforms to City of Keizer development policies and requirements of the Agricultural Industrial zone (AI).

To whom it may concern:

To make the subject property higher quality for future developers we need to divide as proposed. Time is of the essence to partition into 3 Parcels.

Part of the subject property (proposed Parcel 2) was recently developed as a storage facility and the remaining area has remained open field with an exception to a developed access. These uses meet the purpose of the designated AI Zone. Development code allows non-residential partitions under Special Permitted Uses per Section 2.115.03 and Boat and RV Storage under Conditional Uses Section 2.115.04. Dimensional Standards per Section 2.115.06 there is no minimum parcel size other than to meet required building setbacks. The recently developed facility meets all Development Standards per Section 2.115.07. There is no further planned development at this time.

Review Criteria:

- a. Each proposed parcel meets the access requirements per Section 2.310.03.D by the proposed access easement currently developed in accordance with Section 2.302.08 with the exception to subsection A.3 where it exceeds 300'. We ask approval to exceed due to the subject property lengthily depth, a public street is impractical, adequate parking and safe maneuverable is provided, and does not preclude the ability for future redevelopment with a density no less than 75% of the maximum density of the AI Zone.
- b. Each proposed parcel satisfies the dimensional standards of AI Zone. Proposed parcel sizes, are adequate to contain existing and or proposed structures within the required yard setbacks. Existing structures are below the maximum structure height of 35 feet. There are no adjacent Residential Zones, no sight obscuring fences are necessary.
- c. Each proposed parcel meets the requirements of Section 2.310 as previously discussed as well as the fact that public and private improvements have recently been designed and built.

- d. Rough proportionality is not applicable because public improvements have been made to City standards along Windsor Island Rd. Public improvements or dedications are not necessary in part of this proposed partition.
- e. General Provisions 2.301 - Each proposed parcel provides economic development and maximizes efficiency of existing transportation systems, abiding by the Comprehensive Plan and Transportation System Plan. No natural features of the landscape will be affected. Site planning and landscaping have promoted or will promote energy conservation efficiency in development. Surrounding properties and neighborhoods are minimally impacted, promoting and maintaining healthy environments. Property adjacent to the south and west are owned by the City of Salem and are undeveloped, providing a buffer to residential zone property to the south. Property adjacent to the north is AI Zoned operating as a nursery.

Street Standards 2.302 – Each proposed parcel has safely designed and constructed streets or access ways. The existing improvements allow adequate area of public facilities and or provide access to public right of way.

Off-Street Parking and Loading 2.303 – The proposed parcels are capable of having adequate area for parking, maneuvering, loading and unloading of vehicles and bicycles.

Transit Facilities 2.305 – The proposed parcels are not adjacent a transit street. Furthermore, the proposed parcels shouldn't result in more than 200 or more peak hour traffic trips.

Storm Water Management 2.306 - Proposed parcel 1 and 2 already have existing Green Stormwater Infrastructure (GSI) that has been installed to minimize erosion, sediment transport, downstream flooding and degradation of water quality. Parcel 3 is currently a vacant field and does not have impervious area therefore does not require GSI. However, upon development at some future date, GSI will be installed to infiltrate the site stormwater in order to manage and control runoff in order to minimize erosion, sediment transport, downstream flooding and degradation of water quality. No public stormwater utilities are required for future development.

Utility Lines and Facilities 2.307 – The proposed parcels take consideration to minimum disturbances of soil and site for utilities; in their location, design, installation, and maintenance. Fire water has been installed in an easement within proposed Parcel 2. Private utilities have been installed underground. Sanitary sewers can be installed pursuant the requirements of the City. The extension of necessary water services and storm drainage facilities will get coordinated with the City. An Access and Utility Easement along with a Private Sewer Easement are proposed and expected necessary by the City.

Site and Landscaping Design 2.309 - Proposed Parcel 2 is compliant with site and landscaping design. Further design will be complaint to plans of future development.

- f. Adequate public facilities are available in Windsor Island Rd. and or have been built to serve the existing and proposed parcels.

Thank you for your time and consideration in our request for this land use action.

Respectfully Submitted,

Barker Surveying on behalf of Windsor Willows, LLC