



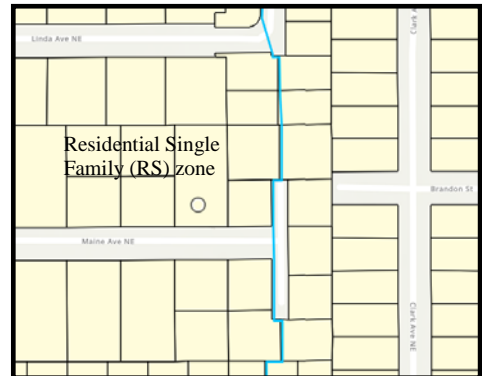
**KEIZER PLANNING DEPARTMENT
NOTICE OF DECISION
Partition Case 2024-08**

I. REQUEST

The following report reviews a land use application to divide an existing parcel totaling approximately 17,859.6 square feet into two parcels comprised of approximately 5,348 square feet net (Parcel 1) and approximately 9,282 square feet (Parcel 2). Currently, the property is developed with a single-family dwelling. (Exhibit 1)

II. BACKGROUND

- A. APPLICANT/PROPERTY OWNER:** ECS Northwest, Inc.
- B. PROPERTY LOCATION:** The subject property is located at 783 Maine Av NE, identified on the Marion County Tax Assessor's as Township 7 South, Range 3 West, Section 03BD Tax Lot 12300. (Exhibit 2)
- C. PARCEL SIZE:** The subject property is approximately 17,859.6 square feet in area.
- D. EXISTING DEVELOPMENT AND PUBLIC FACILITIES:** The subject property is currently developed with a single-family home. The property is currently served by both public water and public sewer.
- E. ZONING:** The subject property is zoned RS (Single Family Residential) and designated Low Density Residential (LDR) in the Comprehensive Plan.
- F. ADJACENT ZONING AND LAND USES:** Surrounding properties are zoned RS and developed with single family dwellings.



III. COMMENTS

- A.** The Keizer Public Works Department submitted comments (Exhibit 3) regarding requirements for public facilities necessary to serve the subject property (sanitary sewer, water and storm drainage) and conditions regarding the connection to the public right-of-way.
- B.** The Marion County Surveyor's office submitted comments (Exhibit 4) regarding the process for platting the partition.
- C.** The Keizer Fire District submitted comments (Exhibit 5) regarding the access easement and turn-around requirements.

- D. The City of Salem Public Works Department submitted comments stating the process for the sewer connection. (Exhibit 6)
- E. The Salem-Keizer Public Schools submitted comments noting the school capacities, current enrollments and expected impact of development. (Exhibit 7)
- F. The City of Keizer Police Department and the City of Salem Planning Department submitted that they have reviewed the proposal and have no comments.
- G. All neighborhood associations are included in the Request for Comments notification for all land use applications. Hersch Sangster, Chair of the Northwest Keizer Neighborhood Association submitted a comment about the access easement. Although this property is within the Southeast Keizer Neighborhood Association, Mr. Sangster once lived on Maine Av NE. (Exhibit 8)
- H. A letter requesting comments was sent to the surrounding property owners within 250 feet of the subject property. Comments were received from the following:
- a. Arnold Espinoza of 852 Maine Av NE is against the project. Specifically against a 4-plex proposed to be built and the increased traffic and possible decrease in property values. (Exhibit 9)
 - b. Bryce Loomis of 744 Linda Av NE submitted comments opposing the development and raised concerns about loss of privacy and property values. (Exhibit 10)
 - c. Bonnie Edmonds of 4766 Paulette St NE reviewed the proposal and had no comment.
 - d. Jose Ramirez of 833 Maine Av NE opposes the development. His concerns include increased traffic, congestion and crime. (Exhibit 11)
 - e. Jesse and Jennifer Allen of 813 Maine Av NE submitted comment opposing the development. They raised concerns about the increased traffic and parking. They also have concerns with the construction process. (Exhibit 12)
 - f. Paula Taylor of 772 Maine Av NE is opposed to the project and raised concerns of increased traffic. (Exhibit 13)
 - g. Jan and Larry Moch of 733 Maine Av NE submitted comments, signed by 35 residents of Maine Av, that oppose the development. Comments include the need for a traffic study, unsafe conditions, the potential of 40 more units on their street and the request of a hearing. (Exhibit 14)
 - h. Jason and Kristi Carter of 822 Maine Av NE oppose the development and submitted comments regarding traffic. (Exhibit 15)
 - i. Rachael and Phil Carella of 763 Maine Av NE oppose the development. Comments received include concerns regarding traffic, decrease in property values and the aesthetics of the existing neighborhood. (Exhibit 16)

- j. Jeff and Laura Haas of 842 Maine Av NE submitted comments opposing the development. Their concerns include increase to traffic and off-street parking. (Exhibit 17)
- k. Carlos Leon of 4745 Paulette St NE submitted comments opposing the development. Concerns are privacy, increased traffic and the aesthetics of the existing neighborhood. (Exhibit 18)

STAFF RESPONSE: This report includes findings and conclusions that systematically address the applicable review criteria of the Keizer Development Code. Staff has placed conditions of approval on this application which will ensure the applicant's proposal adheres to the requirements of the Development Code. Some of the concerns expressed by neighbors are addressed through the findings and conditions in this report, but unfortunately many concerns expressed are outside the scope of the applicable review criteria. Although a public hearing is a requirement of a subdivision application and the decision is made by a Hearing's Office, a partition application is a staff level decision which the process only allows for a public hearing if an appeal of the Staff Decision is submitted. While staff understands the sentiment behind the concerns expressed over the partitioning of this property, the applicant has shown a preliminary plan that exceeds the minimum requirements of the RS zone.

Number of Units/Housing Types: Comments expressed concern that this proposal is for "multifamily" development. In response to House Bill 2001, the City was required to modify the Keizer Development code to allow "middle housing". These changes were made and put into effect in June of 2022. The RS (Single Family Residential) zone allows the development of duplexes, triplexes, and quadplexes based upon lot size, without limit to density.

Access/Parking: Concerns were received regarding the adequacy of the proposed access easement for emergency service responders. The proposed easement complies with City standards and the Keizer Fire District provided comments indicating the proposed easement is adequate for access and safety.

Drainage: The Public Works department submitted comments, which are incorporated into the proposed conditions of approval which will ensure that drainage does not cause harm to any adjacent properties. There are several conditions outlining the requirements for storm drainage.

IV. FINDINGS AND CONCLUSIONS - PARTITION

The following are findings that address the Partition request to divide the property into two lots in accordance with the Keizer Development Code. The approval, or denial, of a partition application is based on compliance with the decision criteria found in Section 3.107 of the Keizer Development Code. The criteria and staff's findings for the applicable sections of the Keizer Development Code are following:

A. **SECTION 3.107.07.A - EACH PARCEL SHALL MEET THE ACCESS REQUIREMENTS OF SECTION 2.310.03.D.**

All lots and parcels created after the effective date of this Ordinance shall provide a minimum frontage, on an existing or proposed public street, equal to the minimum width required by the underlying zone. Exceptions apply for Lots or parcels that are accessed via an access easement and flag lots.

FINDINGS: The intent of this provision is to ensure that all lots have a minimum frontage along a public street so that development may occur in compliance with city standards and building setback requirements. An exception applies for lots or parcels that are accessed via an access easement.

The existing home has frontage along Maine Avenue of approximately 96.8' which exceeds the minimum lot average width requirement of 40'. The applicant is proposing to remove the existing driveway on Maine Av NE allowing both lots to obtain vehicular access from the proposed new access easement. Both parcels will exceed the minimum requirement of 20' of frontage along the access easement. Keizer Public Works Department submitted comments requiring the existing driveway be closed and will be placed as a condition of approval and will be confirmed through the process of platting the partition. Staff finds this proposal can comply with this criterion.

B. **SECTION 3.107.07.B - EACH PARCEL SHALL SATISFY THE DIMENSIONAL STANDARDS OF THE APPLICABLE ZONING DISTRICT, UNLESS A VARIANCE FROM THESE STANDARDS IS REQUESTED AND APPROVED.**

FINDINGS: The subject property is located in the RS zone. The RS zone requires new lots to have a minimum average width of 40' and a minimum average depth of 70' to accommodate single-family detached dwellings, duplexes, triplexes, quadplexes and cottage clusters. The applicant's proposed plan and written statement indicate both lots exceed the minimum width requirement and the minimum depth requirement for these middle-housing types in the RS zone.

The RS zone also regulates setback requirements in the dimensional standards section of the development code. The minimum rear-yard setback required for a one-story home is 14'. The existing one-story home on Parcel 1 will need to demonstrate the minimum rear-yard setbacks will be met with the new created Parcel 2. A site plan, prepared by a licensed engineer or surveyor and submitted to the City of Keizer Planning Department demonstrating the existing dwelling on Parcel 1 meets the minimum rear setback requirement of the RS zone for a one-story dwelling will be placed as a condition of approval. With this condition, staff finds this request can satisfy this criterion.

C. **SECTION 3.107.07.C - EACH PARCEL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 2.310.**

1. ***Section 2.310.03.A. Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located.***

FINDINGS: The minimum lot size for development in the RS zone is 4,000 square feet for a single-family detached dwelling or duplex, 5,000 square feet for a triplex, and 7,000 square feet for a quadplex or cottage cluster. In no case can the proposed parcels be less than the minimum required by the RS zone without variance approval.

The applicant's proposed site plan shows Parcel 1 as approximately 5,348 square feet in net area with an existing single-family dwelling. The applicant's site plan indicates the existing house on Parcel 1 will be retained as allowed on lots over 4,000 square feet in size. Parcel 2 is approximately 9,282 square feet in size. Parcels over 7,000 square feet can be developed with single-family detached dwellings, duplex, triplexes, quadplexes or cottage clusters. The applicant's written statement indicates the desire to build a quadplex.

As a condition of partition approval, all requirements of the Marion County Surveyor's Office must be met. This includes surveying the property and showing both gross and net area of the proposed parcels on the plat which will ensure that minimum lot sizes and dimensions are adhered to. Staff finds this proposal can comply with this criterion.

2. ***Section 2.310.03.C. Lot width and depth. The depth of a lot or parcel shall not be more than 3 times the width of the parcel.***

FINDINGS: The intent of this provision is to prevent the creation of parcels unusually deep and narrow which can be difficult to serve and develop, and to promote an orderly and efficient development pattern and use of property. The submitted site plan shows the proposed parcels comply with this standard. Neither of the two parcels will have a length three times its width and therefore meets the minimum lot width and depth ratio requirements as outlined in the KDC. This proposal complies with this criterion.

3. ***Section 2.310.03.D. Access. All lots and parcels shall provide a minimum frontage, on an existing or proposed public street, equal to the minimum lot width required by the underlying zone. The following exceptions shall apply - lots accessed via an access easement, lots in townhouse or Planned Unit Developments, cul-de-sac lots and flag lots.***

FINDINGS: The applicant's site plan indicates both lots will obtain vehicular access from the proposed private access easement and exceed the minimum frontage requirement of 20' on the easement. Therefore, staff finds this request satisfies this criterion.

4. ***Section 2.310.03.E. Flag Lots. Flag lots shall only be permitted if it is the only reasonable method by which the rear portion of a lot being unusually deep or having an unusual configuration maybe accessed.***

FINDINGS: The applicant's site plan indicates both Parcel 1 and Parcel 2 will be accessed via an access easement and will not be developed as a flag lot, therefore this criterion does not apply.

5. ***Section 2.310.03.G. The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the adjacent street. The rear lot line shall be no less than ½ the dimension of the front lot line.***

FINDINGS: The intent of this provision is to allow the division of property that will result in uniform shaped lots thereby avoiding difficult to develop lots. The subject property is a rectangular shaped property that will result in dividing the lot into 2 rectangular shaped lots. The proposed lot lines run at right angles and the rear lot lines are all uniform with each front line not less than ½ the dimension of the front lot line. This development proposal will allow the property to be developed consistent with the provisions of the KDC. Therefore, staff finds this request satisfies this criterion.

6. ***Section 2.310.03.H. Utility easements shall be provided on lot area where necessary to accommodate public facilities. Such easements shall have a minimum total width as specified in Section 2.302.04 of the Keizer Development Code.***

FINDINGS: Both the City of Keizer Public Works Department (Exhibit 3) and City of Salem Public Works Department (Exhibit 6) submitted comments pertaining to utility easements and facilities which have been included as conditions for the partition approval. This is a development requirement and shall be placed as a condition of approval of this partition application. Therefore, this request can comply with this criterion.

7. ***Section 2.310.05.A. Private Access. Private driveways serving flag lots, or private streets and access easements, shall be surfaced per the requirements of this Code.***

FINDINGS: The applicant is proposing an access easement of 20' to serve both lots. The Keizer Development Code requires a width of 20' if serving a single family or duplex development. Triplex, quadplex, cottage cluster or multi-family development requires a width of 22' for the access easement along with Keizer Fire District approval for Fire Code regulations. The applicant has stated their desire to build a quadplex which would require a 22' access easement fully paved. The proposed plan submitted could accommodate the wider access easement. The standards governing access

easements will be further addressed later in this report. Staff finds this request can comply with this criterion.

8. Section 2.310.05.C. Street Frontage Improvements.

FINDINGS: The City has a legitimate governmental interest in assuring the development does not cause a public problem of inadequate, unsafe and inefficient public transportation facilities. This is done by ensuring that adequate street improvements are provided. If the street frontage of the subject property exceeds 100' or is located along a collector or arterial street, as designated by the City's Transportation System Plan (TSP), or extends an existing dedicated right-of-way, the applicant shall improve the public street to current public works standards. Maine Av NE is designated in the City's TSP as a local road. Local roads and streets are the lowest roadway class. Their primary purpose is to provide local land access and to carry locally generated traffic at relatively low speeds to the collector street system. Local streets provide connectivity through neighborhoods and are designed to discourage cut-through vehicular traffic. The majority of roadways in Keizer are local streets.

With Maine Av NE designated a local street and the lot width is approximately 96.8', no street frontage improvements will be required with this application. The applicant is required to sign a Non-Remonstrance Agreement with the City of Keizer. This agreement shall stipulate that the applicant or future property owner will agree to participate in right-of-way improvements. The agreement may include provisions for the following: street paving, curbing, sidewalks, water lines, storm sewer facilities and sanitary sewer facilities. The applicant shall pay recording fees, incurred during this process, to the City of Keizer prior to the City recording the agreement. The signing and recording of a Non-Remonstrance Agreement will be placed as a condition of approval of this partition application, therefore, staff finds this request may comply with this criterion.

D. SECTION 3.107.07.D - IMPROVEMENTS OR DEDICATIONS THAT ARE REQUIRED AS A CONDITION OF DEVELOPMENT APPROVAL, IF NOT VOLUNTARILY ACCEPTED BY THE APPLICANT, SHALL BE ROUGHLY PROPORTIONAL TO THE IMPACT OF THE DEVELOPMENT.

FINDINGS: As stated above, no street improvements are required at this time however, the property owner will be required to sign a Non-remonstrance Agreement pertaining to possible future improvements along Maine Av NE, but no actual improvements or dedications are being required as a part of this application, therefore staff finds this criterion is satisfied.

E. **SECTION 3.107.07.E - EACH PARCEL SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS WITHIN SECTIONS 2.301 (General Provisions); 2.302 (Street Standards); 2.303 (Off-Street Parking and Loading); 2.305 (Transit Facilities); 2.306 (Stormwater Management); 2.307 (Utility Lines and Facilities); and 2.309 (Site and Landscaping Design).**

1. ***Section 2.301 General Provisions.***

FINDINGS: The intent of this provision is to ensure that new development is served by adequate public facilities and avoid having the situation where the public facilities are inadequate. The Keizer Development Code requires that appropriate public facilities be provided and the Public Works Department submitted comments which specifically outline the requirements for the provision of public facilities to the proposed development of the two parcels. The installation of appropriate public facilities will be ensured through the building permit review and approval process and will be placed as a condition of partition approval; therefore, staff finds this proposal satisfies this criterion.

2. ***Section 2.302 Street Standards.***

FINDINGS: Street standards are established to provide for safe, efficient, and convenient vehicular movement; adequate access to all proposed developments; and to provide adequate area in all public rights-of-way for sidewalks, sanitary sewers, storm sewers, water lines, natural gas lines, power lines and other utilities commonly and appropriately placed in such rights-of-way. The applicant proposes to access both parcels by a newly created access easement that extends from Maine Av NE to serve the subject properties. No improvements or dedications are proposed or required with this application. The standards governing this easement will be addressed later in this report. Staff finds this request can satisfy this criterion.

3. ***Section 2.302.03.0 Trees Along Public Streets.***

FINDINGS: Streetscape trees are required along public streets. Lots measuring less than 60 feet in width shall be required to plant one streetscape tree. Lots measuring 60 feet or more in width shall be required to plant two streetscape trees. Trees must be planted within the boundaries of each lot and within 10' of the public improvements. With this partition application Parcel 1 measures more than 60' in width along Maine Av NE requiring two streetscape tree to be planted. The planting on Parcel 1 is required prior to recording of the final plat. Trees are selected from a list of approved trees and must be a minimum of 2" caliber at time of planting. With this condition placed as a condition of recording of the final plat, Staff finds this request can satisfy this criterion.

4. **Section 2.302.08. Private Access Easements. A. Width; B. Maintenance; C. Turn-around; D. Parking; E. Trees Along Access Easements; F. Screening:**

FINDINGS: The intent of this provision is to assure private access easements are constructed in a manner consistent with city standards thereby avoiding the creation of a substandard access that might be unusable for vehicular traffic and emergency personnel. Access easements are required to be a minimum of 20' in width for single family or duplex development and if serving two or more parcels, include a turn-around. Access Easements serving a triplex, quadplex, cottage cluster or multi-family development are subject to Fire District review and City approval. The design of the easement must be reviewed by the local Fire District for compliance with the Fire Code and must meet the requirements outlined in Section 2.303, and all other city standards governing vehicle access contained in the KDC and adopted Public Works Street Standards. The Fire District has submitted comments pertaining to the access easement and turn-around (Exhibit 5) that are incorporated into this decision. Staff finds the proposed plan can satisfy this criterion.

Width: Access easements are required to be a minimum of 20' in width for single family or duplex development. Access Easements serving a triplex, quadplex, collage cluster or multi-family development are subject to Fire District review and compliance with Section 2.303.11. In addition, the RS zone requires a 5' setback from the edge of an access easement to a structure. The applicant shows a 20' access easement that does not exceed 300' in length, and therefore can comply with these standards for a single family dwelling or duplex development, however, the applicant's written statement indicates that a quadplex will be built on Parcel 2. Access easements serving a quadplex must be a minimum of 22' and fully paved. As a condition of partition approval, the access easement area and location must be shown on the partition plat ensuring all standard are met. The improvement of the access easement shall be completed prior to approval of the final plat. In lieu of this, the applicant may obtain a performance bond, improvement agreement or other instrument acceptable to the City as outlined in Section 3.202.02.E.3 and 3.202.05.B of the Keizer Development Code.

Maintenance: Provisions for the maintenance of the access easement, fencing/hedge along the access easement, address display signage and "no parking" signs shall be provided in the form of a maintenance agreement, homeowners association, or other instrument acceptable to the City and shall be recorded with the Marion County Clerk. The agreement shall include language stipulating the agreement cannot be extinguished without written approval from the City of Keizer. The City of Keizer Planning Department will review and approve the agreement before recording. The applicant is required to record the Maintenance Agreement immediately after the recording of the Plat and provide a copy to the City. Prior to issuance of a building permit for the new dwellings, submission of proof of recording to the City is required. This will be a condition of partition approval.

Turn-around: The KDC and the Keizer Fire District require a turn-around for access easements serving two or more dwelling units. The access easement is proposed to serve both lots, therefore a turn-around is required. The applicant has submitted a site plan (Exhibit 1) that does not show a turn-around, however Staff believes a turn-around can be designed to comply with this requirement. The plat must show the turn-around and will be reviewed by the City Engineer to ensure dimensions and turning radius requirements are met.

Parking: No parking is allowed within the required access easement width or turn-around areas allowing emergency vehicles to be able to access the new parcels. Installation of “No Parking” signage is required to be installed when the access easement is constructed.

Trees Along Access Easements: In certain cases, streetscape trees are required along access easements. When required, trees shall comply with the provisions of Section 2.309 of the KDC. Lots measuring along the access easement less than 60’ shall plant one streetscape tree and lots measuring more than 60’ along the access easement shall be required to plant two streetscape trees. Streetscape trees are selected from a list of approved trees and planted within 10’ of the access improvements within the boundaries of each lot. Parcel 1 measures more than 60’ along the access easement and will be required to plant two streetscape trees. Planting of the streetscape trees is a requirement of plat approval.

Screening: Unless waived in writing by the adjacent property owners, a 6’ tall sight-obscuring fence, wall, or hedge is required along the exterior side of an access easement to provide screening to any adjacent properties. This requirement is placed as a condition of partition plat approval.

Based upon the submitted site plan, the proposed private access easement can comply with Section 2.302.08. With the above-mentioned condition regarding the turn-around, staff finds this request satisfies this criterion.

5. Section 2.303 Off-Street Parking and Loading:

FINDINGS: Oregon Administrative Rule (OAR) 660-012-0440 eliminates off-street parking requirements for properties within ½ mile of frequent transit corridors. The subject property is located approximately .17 miles from River Road, a frequent Cherriots Bus corridor. However, the applicant’s site plan indicates parking will be provided. The proposed site plan shows Parcel 1 modifying the carport area and relocating the parking area and shows 8 parking spaces on Parcel 2. When parking spaces are provided, they are required to be a minimum 9’ x 18’ and will be reviewed at the time of building permit approval. It will be a condition of plat approval that the existing house will be modified to accommodate the minimum 5’ setback to the access easement. With this condition, staff finds this request can comply with this criterion.

6. ***Section 2.305 Transit Facilities:***

FINDINGS: No transit facilities are proposed with this development, and are not necessary. Therefore, this criterion is not applicable to this proposal.

7. ***Section 2.306 Provide for the management and control of stormwater runoff from all new development.***

FINDINGS: The intent of this provision is to ensure adequate storm drainage is provided, and avoid having runoff from properties becoming a nuisance or hindrance to other properties. The Public Works Department has submitted comments regarding the requirements for storm drainage facilities. Specifically, to construct stormwater collection, conveyance, treatment, and retention facilities to accommodate new impervious surfaces in the rights-of-way and future impervious surfaces on all proposed lots. Stormwater runoff from all building rain and foundation drains shall be conveyed to the proposed Stormwater Quality Facilities and shall not be directed to Maine Av NE.

The applicant has submitted preliminary stormwater plans and they have been reviewed by Public Works. The information provided demonstrates that the proposed development can reasonably conform with the requirements of Chapter 400 of the Keizer Design Standards. Prior to final plat approval, and prior to issuance of construction permits for the development, the applicant's engineer shall submit a final overall storm drainage plan and design calculations, demonstrating conformance to the Standards. A final grading and drainage plan will also be required with finished grade elevations indicated on the plan prior to the recording of the partition plat. Before any soil disturbance on the subject property, an Erosion Control Permit must be obtained from the City of Keizer. With this placed as a condition of approval, staff finds this request can satisfy this criterion.

8. ***Section 2.307 - Utility Lines and Facilities: Adequate public facilities shall be available to serve the existing and newly created parcels.***

FINDINGS: The intent of this provision is to allow new development to be served by public facilities thereby avoiding the need to connect into private systems and avoid any potential groundwater contamination issues. Public water and sewer are available to serve the development. The Public Works Department submitted written requirements that are conditions of this partition approval addressing the specific public facility requirements relating to sanitary sewer, water, and street and drainage improvements necessary to accommodate the development, including connecting to the existing sanitary sewer main to the east of the property and dedicating a 15' wide city storm drainage easement. With these conditions of approval, staff finds that this request complies with this criterion.

9. **Section 2.309 Site and landscaping design.**

FINDING: The City recognizes that factors such as disease, safety concerns, and site development requirements may require removal of mature/significant trees. Significant trees defined in Section 2.309.04.C of the KDC as having a height of more than 50' and/or having a trunk diameter more than 12" at breast height. The applicant has indicated on the site plan submitted that no trees are planned to be removed and no other trees have been removed in the last 2 years. Staff finds this request will comply with this criterion.

F. **SECTION 3.107.07.F - ADEQUATE PUBLIC FACILITIES SHALL BE AVAILABLE TO SERVE THE EXISTING AND NEWLY CREATED PARCELS:**

FINDINGS: The applicant has indicated that public water and sewer are available or can be extended to serve the subject property. As a condition of partition approval, the requirements of the Public Works Department regarding public facilities must be adhered to as outlined in Exhibit 3 of this report. This request satisfies this criterion.

V. DECISION

Notice is hereby given that the Zoning Administrator for the City of Keizer has **APPROVED THE PARTITION WITH CONDITIONS AND REQUIREMENTS** noted below.

Any interested person, including the applicant, who disagrees with this decision, may request an appeal be considered by the Keizer Hearings Officer at a public hearing. The appeal is subject to the appellant paying a \$250.00 fee. This fee may be refunded if the appeal is successful. An appeal request must be submitted in writing on a form provided by the City of Keizer. The appeal request must be received in the Keizer Planning Department, 930 Chemawa Road NE, Keizer by **5:00 p.m. on June 27, 2024.**

Unless appealed, this decision becomes final on June 28, 2024.

Partition approval is only valid if the final plat is recorded prior to June 28, 2026.

VI. CONDITIONS AND REQUIREMENTS

The following conditions shall be completed, including review and approval by the appropriate department, prior to the time lines outlined below. Compliance with the Conditions of Approval shall be the sole responsibility of the applicants and/or property owner.

General:

1. The Keizer Development Code requires the developer to connect to public utility services. The Development Code also requires all utility services to be placed below ground. These requirements apply to this request. Further, the developer is responsible for all utility connection costs. The City's System Development Charges for park development, water system improvements and transportation improvements shall be the fee in place at the time of building permit application. These Development charges, as well as those involving the extension of sewer, water, and storm drainage, will apply to this request.

Prior to Preliminary Plat Approval:

2. A detailed preliminary plat shall be submitted to the Marion County Surveyor's Office for review. The Marion County Surveyor's Office will then submit the preliminary plat to Keizer for review. The Preliminary Plat must be submitted for review prior to submittal of a final plat.
 - a. Parcels ten acres and less must be surveyed.
 - b. Per ORS 92.050, plat must be submitted for review.
 - c. Checking fee and recording fee is required.
 - d. A current or updated title report must be submitted at the time of review. Title reports shall be no less than 15 days old at the time of approval of the plat by the Surveyor's Office, which may require additional updated reports.

The detailed preliminary plat shall include the following provisions:

- e. The preliminary plat shall substantially conform to the proposed partition request.
- f. Lots shall comply with all area and dimension requirements for lots within the Single Family Residential (RS) zone.
- g. Both gross and net area calculations must be shown on the preliminary and final plat.
- h. Include all engineering elements as required by the Department of Public Works requirements.
- i. Include a signature line for the City Engineer.

Prior to Final Plat approval (Mylar):

3. The existing house must be modified so a minimum 5' setback to the newly created access easement can be achieved.
4. The applicant shall submit a final partitioning plat prepared by a registered professional surveyor which conforms to the approved preliminary plat. Following plat approval, the final plat and title transfer instruments accomplishing the property adjustments shall be recorded with the Marion County Clerk by June 27, 2026. The plat shall include all engineering elements as required by the Department of Public Works.

5. Provisions for the maintenance of the access easement, turn-around , fencing/hedge along the access easement, address display signage and “no parking” signs shall be provided in the form of a maintenance agreement, homeowners association, or other instrument and provided to the City of Keizer Planning Department for review and approval.
6. The access easement, turn-around area, address display signage and “no parking” signs must be built or installed prior to approval of the final plat. In lieu of this, the applicant may obtain a performance bond, improvement agreement or other instrument acceptable to the City as outlined in Section 3.202.02.E.3 and 3.202.05.B of the Keizer Development Code. Contact the Planning Department for Improvement Agreements.
7. A site plan, prepared by a licensed engineer or surveyor must be submitted to the City of Keizer Planning Department demonstrating the existing dwelling on Parcel 1 meets the minimum rear setback requirement of the RS zone.
8. Unless waived in writing by the adjacent property owners, a 6’ sight-obscuring fence, wall, or hedge is required along the east side of the access easement to provide screening to the adjacent properties. If waived, documentation must be submitted to the City of Keizer Planning Department.
9. Two street trees must be planted on Parcel 1. Trees must be 2” caliper and 8’ tall when planted.
10. The following applicable requirements/conditions of the Public Works Department must be met as outlined below:

General:

- a) Since Maine Avenue NE is a local street, and the street frontage of the subject property is less than 100 feet, public street improvements may be deferred for the proposed development. To defer these improvements, the developer will be required to sign a non-remonstrance agreement with the City, agreeing to participate in future right-of-way improvements. (KDC 2.310.05)
- b) Close the existing driveway onto Maine Avenue NE. (KDC 2.302.03.N)
- c) Vehicular access to both the existing home and proposed Parcel 2 shall be provided from the proposed access easement. (KDC 2.302.03.N)

Sanitary Sewer System:

- a) Secure a permit of entry or other agreement from the neighboring property to construct a sanitary sewer service connection to the existing sanitary sewer main east of the property.
- b) City of Salem approval for local sewer permits will need to be issued prior to construction.

- c) It will be the responsibility of the Applicant's engineer to locate any existing sewer services that serve the subject property and provide evidence that it is available for reuse. Any septic tank and drain field located on the subject property and within the City of Keizer shall be abandoned according to the requirements of the appropriate agency and evidence of compliance submitted to the City prior to issuance of any building permits on the subject property.

Water System:

- a) Final development plans shall be reviewed by Keizer Fire District regarding access and adequate location of fire hydrants prior to any issuance of Public Construction permits by the City of Keizer.
- b) Any existing wells on the subject property shall be abandoned in accordance with the Oregon State Water Resources Department requirements. The Applicant shall provide evidence to the Public Works Department that any abandonment of existing wells has been completed in accordance with such requirements.
- c) Location of all water meters shall be approved by the Public Works Department.

Storm Drainage System:

- a) Dedicate a 15-foot wide (measured from the east property line) City storm drainage easement along the east side of the development. The City will "quit claim" the existing storm drainage easement.
- b) Construct stormwater collection, conveyance, treatment, and retention facilities to accommodate new impervious surfaces in the rights-of-way and future impervious surfaces on all proposed lots, in accordance with Keizer Design Standards Chapter 400.
- c) Stormwater runoff from all building rain and foundation drains shall be conveyed to the proposed Stormwater Quality Facilities.
- d) Public Works has reviewed the preliminary stormwater plans and report provided with this application. The information provided demonstrates that the proposed development can reasonably conform with the requirements of Chapter 400 of the Keizer Design Standards. The Applicant's engineer shall submit a final overall storm drainage plan and design calculations, demonstrating conformance to the Standards, for review and approval prior to issuance of construction permits for the development.
- e) A grading and drainage plan shall be developed for the subject property in conformance with the Keizer Design Standards. The plan shall include details of adequate stormwater conveyance from all contributing areas across the subject property and shall include existing elevations and proposed lot

corner elevations. The plan shall be submitted to and approved by the Public Works Department prior to the issuance of any erosion control or construction permits for the development.

Other:

- a) Construction permits will be required for any construction within a public street, right-of-way, or City easement, for any public infrastructure on private property, and for erosion control and stormwater management on private property. (KDC 2.302.06)
- b) Street opening permits are required for any work within the City right-of-way or easements that is not covered by a construction permit. (KDC 2.302.06)
- c) Erosion control permits shall be obtained from the City prior to the disturbance of any soil on the subject property. (KDC 2.306.05)
- d) A pre-construction conference shall be required prior to commencement of any construction under permits issued by the City.
- e) The Applicant shall coordinate the location of individual or cluster box unit (CBU) mailboxes with the U.S. Postal Service.
- f) New electricity, gas, and communications services to serve the development shall be installed underground and pursuant to the requirements of the company serving the development. (KDC 2.307.02.C)

Prior To Obtaining Building Permit(s):

- 11. All required public utility services shall be completed to the satisfaction of the Department of Public Works.
- 12. The property owner must submit documentation to the City of Keizer Planning Department that the Maintenance Agreement for the access easement has been recorded with Marion County Recorder's Office.
- 13. Provided parking must comply with the provisions of the Keizer Development Code. Spaces must be 9' wide and 18' long and must be a hard, durable, dust-free surface built according to public works standards.

Prior to Obtaining Building Permit Final:

- 14. The residential address requirements found in the Oregon Uniform Fire Code shall be completed as approved by the Keizer Fire District and City of Keizer Planning Department. Address display sign are required at Dearborn Road N identifying addresses on access easement.

The proposed Partition complies with Section 3.107 of the Keizer Land Development Code. Based on the above findings, staff concludes the proposal complies with the applicable decision criteria and approves the proposal subject to conditions outlined in Section VI. Conditions and Requirements of this report.

If you have any question about this application or the decision please call (503) 856-3441 or visit the Planning Department at 930 Chemawa Rd NE, Keizer, Oregon.

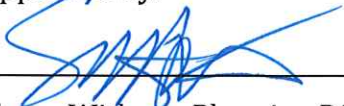
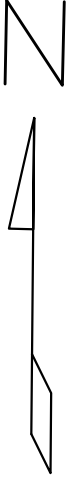
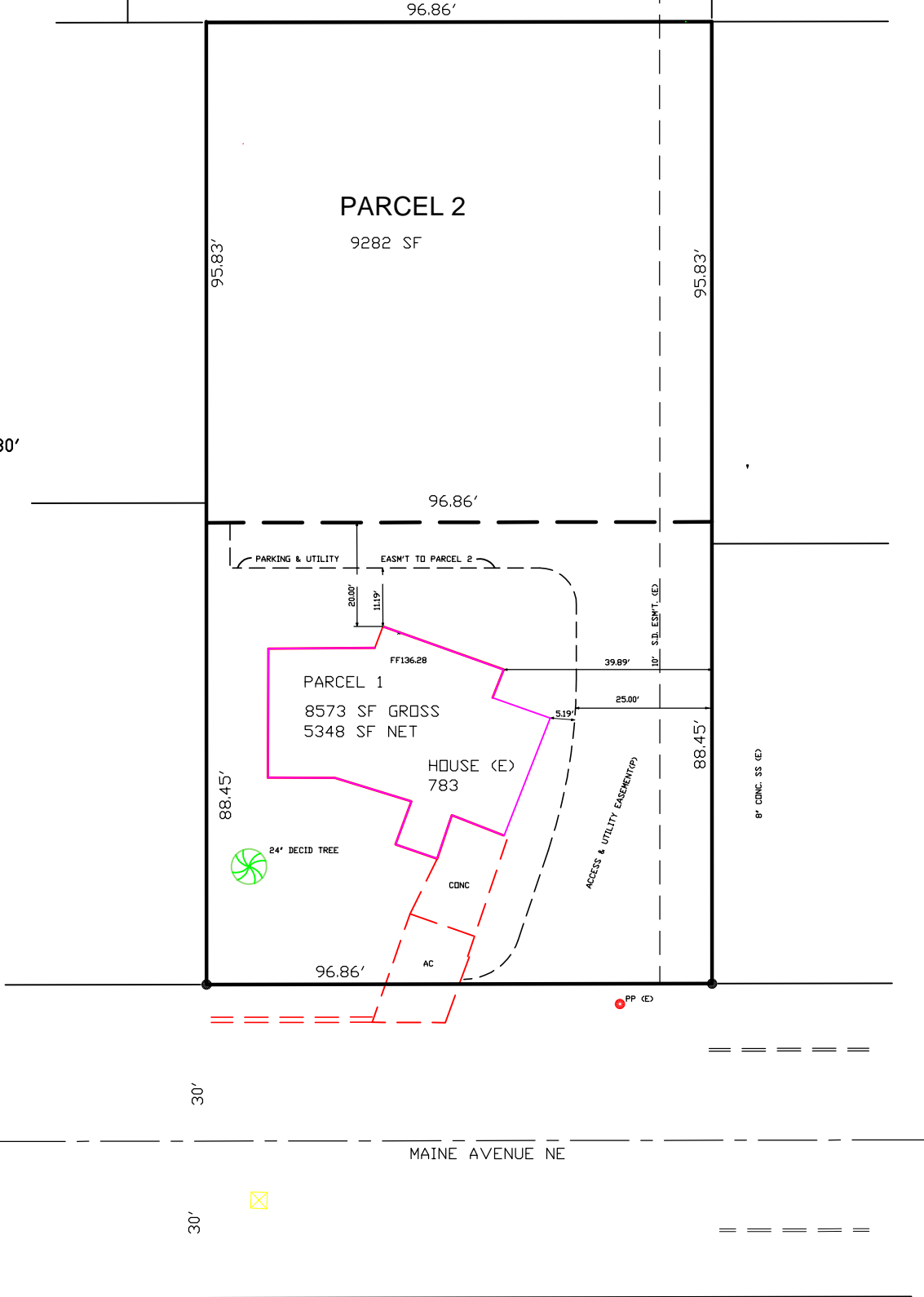
REPORT PREPARED BY: Dina Horner, Assistant Planner	
Approved by:  _____	DATE: 6/17/24
Shane Witham, Planning Director	

EXHIBIT 1



SCALE 1"=30'



NOTES & LEGEND:

(E) = EXISTING FEATURE

— = EXISTING OBJECT

● PP = POWER POLE

07 3W 02BD
KEIZER

MARION COUNTY, OREGON
SE1/4 NW1/4 SEC2 T7S R3W W.M.
SCALE 1" = 100'

LEGEND

LINE TYPES
 Taxlot Boundary: - - - - -
 Historical Boundary: - - - - -
 Road Right-of-Way: = = = = =
 Railroad Right-of-Way: = = = = =
 Private Road ROW: - - - - -
 Subdivision/Plat Brdry: - - - - -
 Waterline - Taxlot Brdry: - - - - -
 Waterline - Non Brdry: - - - - -

CORNER TYPES
 + 1/16TH Section Cor.
 ⊕ 1/4 Section Cor.
 ⊙ DLC Corner
 ⊕ 16, 15 Section Corner
 ⊕ 21, 22 Section Corner

NUMBERS
 Tax Code Number
00 00 0

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

NOTES
 Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW

CANCELLED NUMBERS

1600
1700
1800
1900
2000
2100
2200
2300
2400
2500
2600
2700
2800
2900
3000
3100
3200
3300
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12500

EXHIBIT 2

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY

Assessors Office
Cartography Dept

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us

PLOT DATE: 10/16/2020

KEIZER

07 3W 02BD

SEE MAP 073W02BA
SEE MAP 073W02BB
SEE MAP 073W02BC
SEE MAP 073W02CA
SEE MAP 073W02CB

EXHIBIT 3

PARTITION CASE NO. 2024-08

PROPERTY ADDRESS: 783 MAINE AVENUE NE

The Applicant is requesting to partition an approximate 17,860 square foot lot located at 783 Maine Av NE (Tax Lot 073W02BD12300) into two parcels. New Parcel 1 will contain a net square footage of approximately 5,348 square feet and Parcel 2 will contain approximately 9,282 square feet. The development will be served by a private access easement. The current lot, and future Parcel 1, is developed with a single-family home that will be modified to accommodate the access easement. Parcel 2 is planned for a 4-plex. The subject property is designated in the Keizer Comprehensive Plan map as Low Density Residential (LDR) and is zoned Residential Single Family (RS).

EXISTING CONDITIONS:

- a) The existing property has access to and frontage along Maine Avenue NE, a local street in the Keizer Transportation System Plan (TSP).
- b) The subject property is located inside of the original Keizer Sewer District.
- c) An 8-inch City concrete sanitary sewer main is located east of the subject property and runs parallel with the common property line. Sewer service for the existing structure is connected to this main.
- d) An 8-inch City concrete sanitary sewer main is located along the north side of Maine Avenue NE.
- e) A 6-inch City ductile iron water main is located along the south side of Maine Avenue NE. The existing structure is connected to this main.
- f) The subject property is not located within a stormwater "Critical Basin" as defined in Keizer Design Standards Chapter 100.
- g) A 15-inch City perforated PVC storm drain is located along the east side of the development, approximately 4 feet west of the property line.
- h) A 12-inch City perforated PVC storm drain is located along the center of Maine Avenue NE.

PUBLIC WORKS DEPARTMENT REQUIREMENTS. The Public Works Department has reviewed the development application, preliminary construction plans, preliminary stormwater report, and supporting information, and recommends the following conditions of approval and development requirements:

- a) Since Maine Avenue NE is a local street, and the street frontage of the subject property is less than 100 feet, public street improvements may be deferred for the proposed development. To defer these improvements, the developer will be required to sign a non-remonstrance agreement with the City, agreeing to participate in future right-of-way improvements. (KDC 2.310.05)
- b) Close the existing driveway onto Maine Avenue NE. (KDC 2.302.03.N)
- c) Vehicular access to both the existing home and proposed Parcel 2 shall be provided from the proposed access easement. (KDC 2.302.03.N)

Sanitary Sewer System:

- a) Secure a permit of entry or other agreement from the neighboring property to construct a sanitary sewer service connection to the existing sanitary sewer main east of the property.
- b) City of Salem approval for local sewer permits will need to be issued prior to construction.
- c) It will be the responsibility of the Applicant's engineer to locate any existing sewer services that serve the subject property and provide evidence that it is available for reuse. Any septic tank and drainfield located on the subject property and within the City of Keizer shall be abandoned according to the requirements of the appropriate agency and evidence of compliance submitted to the City prior to issuance of any building permits on the subject property.

Water System:

- a) Final development plans shall be reviewed by Keizer Fire District regarding access and adequate location of fire hydrants prior to any issuance of Public Construction permits by the City of Keizer.
- b) Any existing wells on the subject property shall be abandoned in accordance with the Oregon State Water Resources Department requirements. The Applicant shall provide evidence to the Public Works Department that any abandonment of existing wells has been completed in accordance with such requirements.
- c) Location of all water meters shall be approved by the Public Works Department.

Storm Drainage System:

- a) Dedicate a 15-foot wide (measured from the east property line) City storm drainage easement along the east side of the development. The City will "quit claim" the existing storm drainage easement.
- b) Construct stormwater collection, conveyance, treatment, and retention facilities to accommodate new impervious surfaces in the rights-of-way and future impervious surfaces on all proposed lots, in accordance with Keizer Design Standards Chapter 400.
- c) Stormwater runoff from all building rain and foundation drains shall be conveyed to the proposed Stormwater Quality Facilities.
- d) Public Works has reviewed the preliminary stormwater plans and report provided with this application. The information provided demonstrates that the proposed development can reasonably conform with the requirements of Chapter 400 of the Keizer Design Standards. The Applicant's engineer shall submit a final overall storm drainage plan and design calculations, demonstrating conformance to the Standards, for review and approval prior to issuance of construction permits for the development.
- e) A grading and drainage plan shall be developed for the subject property in conformance with the Keizer Design Standards. The plan shall include details of adequate stormwater conveyance from all contributing areas across the subject property and shall include existing elevations and proposed lot corner elevations.

The plan shall be submitted to and approved by the Public Works Department prior to the issuance of any erosion control or construction permits for the development.

General:

- a) Construction permits will be required for any construction within a public street, right-of-way, or City easement, for any public infrastructure on private property, and for erosion control and stormwater management on private property. (KDC 2.302.06)
- b) Street opening permits are required for any work within the City right-of-way or easements that is not covered by a construction permit. (KDC 2.302.06)
- c) Erosion control permits shall be obtained from the City prior to the disturbance of any soil on the subject property. (KDC 2.306.05)
- d) A pre-construction conference shall be required prior to commencement of any construction under permits issued by the City.
- e) The Applicant shall coordinate the location of individual or cluster box unit (CBU) mailboxes with the U.S. Postal Service.
- f) New electricity, gas, and communications services to serve the development shall be installed underground and pursuant to the requirements of the company serving the development. (KDC 2.307.02.C)

Comments on Planning Action: Keizer Partition 2024-08

Date 5/23/2024 Person Commenting Kent Inman

Subdivision:

- 1. Subdivision name must be approved per ORS 92.090.
- 2. Must be surveyed and platted per ORS 92.050.
- 3. Subdivision plat must be submitted for review.
- 4. Checking fee and recording fees required.
- 5. Per ORS 92.065 - Remaining monumentation bond may be required if some of the plat monuments have not been set and/or the installation of street and utility improvements has not been completed, or other conditions or circumstances cause the delay (or resetting) of monumentation.
- 6. A current or updated title report must be submitted at the time of review. Title reports shall be no more than 15 days old at the time of approval of the plat by the Surveyor's Office, which may require additional updated reports.

Partition:

- 1. Per ORS 92.055 – Parcels over 10 acres can be unsurveyed.
- 2. Parcels ten acres and less must be surveyed.
- 3. Per ORS 92.050, plat must be submitted for review.
- 4. Checking fee and recording fees required.
- 5. A current or updated title report must be submitted at the time of review. Title reports shall be no more than 15 days old at the time of approval of the plat by the Surveyor's Office, which may require additional updated reports.

Property Line Adjustment:

- 1. The adjusted line must be surveyed and monumented per ORS 92.060 (7).
- 2. Survey checking fee required at the time of review.

(See Page 2 for additional comments)

Property Line Adjustment (continued):

- ___ 4. Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. Per ORS 92.190 (4): The deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.

- ___ 5. A re-plat (**in the form of a partition plat**) is required, due to the adjustment of a partition plat parcel line or subdivision lot line. A property line adjustment deed for the area being transferred shall be recorded with the Marion County Clerk's Office. As per ORS 92.190 (4): The deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.

The deeds conveying the re-platted parcels shall be recorded after the recording of the re-plat.

Re-plat: (Re-configuration of lots or parcels and public easements within a recorded plat)

- ___ 1. Must comply with all provisions per ORS 92.185 (6)
- ___ 2. Must be surveyed and platted per ORS 92.050, and the plat submitted for review.
- ___ 3. Checking fee and recording fees required.
- ___ 4. A current or updated title report must be submitted at the time of review.
- ___ 5. The portion of the subdivision or partition plat proposed for replatting contains utility easement(s) that will need to be addressed. Per ORS 92.185 (4), when a utility easement is proposed to be realigned, reduced in width or omitted by a replat, all affected utility companies or public agencies shall be notified, consistent with a governing body's notice to owners of property contiguous to the proposed plat. Any utility company that desires to maintain an easement subject to vacation must notify the governing body in writing within 14 days of the mailing or other service of the notice.

Other comments specific to this Planning Action:



Date: June 12, 2024,

Comments for: 783 Maine Ave NE, Keizer

This project must meet the following code requirements per Keizer Fire District:

1. **Fire Safety During Construction:** Approved fire department access road, required water supply, fire hydrants, and safety precautions shall be installed and serviceable prior to and during the time of construction. 2022 Oregon Fire Code Chapter 33.
2. **Fire apparatus road distance from buildings and turnarounds:** Access roads shall be within 150' of all portions of the exterior wall of the building as measured by and approve route around the exterior of the building. An approved turnaround is required if the remaining distance to an approve intersection roadway, as measured along the fire apparatus access road, is greater than 150'. 2022 Oregon Fire Code 503.1.1 – **Proposed Road does not have required turnaround. There are also concerns about the storm swale at the rear of the building creating access issues during fire suppression.**
3. **Dead end roads:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. We can provide you with approved turn around per our Marion County Fire Code Applications Guide & 2022 Oregon Fire Code 503.2.5. **Proposed turnaround does not meet requirements.**
4. **Turnouts:** When a fire apparatus access road exceeds 400 feet in length, turnouts 10 feet wide and 30 feet long shall be provided in addition to the required road width and shall be placed no more than 400 feet apart, unless otherwise approved by the code official. 2022 Oregon Fire Code Ch. 5. **Road length does not require turnouts.**
5. **Grade:** Fire apparatus access roadway grades shall not exceed 10 percent. 2022 Oregon Fire Code D 103.2 **Road grade should not be an issue**
6. **Fire apparatus access road width and vertical clearance:** Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet; 26 feet adjacent to fire hydrants (2022 OFC D103.1) and an unobstructed vertical clearance of not less than 13 feet 6 inches. (2022 OFC 503.2.1 & D103.1)

7. **Surface and load capacities:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,000 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Oregon Fire Code may be requested. (2022 OFC D102.1)
8. **Turning radius:** The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. 2022 Oregon Fire Code 503.2.4 & Appendix
9. **No parking signs:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, “No Parking” signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Roads 26 feet wide or less shall be posted on both sides as a fire lane. Roads more than 26 feet wide to 32 feet wide shall be posted on one side as a fire lane. Signs shall read “NO PARKING – FIRE LANE” and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. You may contact the Fire Marshal if you would like code requirement for painted curbs. 2022 Oregon Fire Code 503.3 and D103.6 **No parking fire lane signs will be required on both sides of the access.**
10. **Premise identification:** Buildings shall have address numbers or approved identification placed in a position that is plainly legible and visible from the access road fronting the property. Numbers shall contrast with their background and shall be a minimum of 4 inches height with a minimum stroke width of ½ inch. 2022 Oregon Fire Code 505
11. **Gates:** Gates securing fire apparatus roads shall comply with all of the following: 2022 Oregon Fire Code D103.5
 - Minimum unobstructed width shall be 16 feet.
 - Gates shall be set back a minimum of 30 feet from the intersecting roadway.
 - Gates shall be of the swinging type or sliding type.
 - Manual operation shall be capable by one person.
 - Electric gates shall be equipped with a means for operation fire department personnel.
 - Locking devices shall be approved

If you have any questions please contact me,

Anne-Marie Storms

Anne-Marie Storms, Deputy Fire Marshal
Keizer Fire District
503.390-9111 Office
astorms@keizerfire.com



EXHIBIT 6 REQUEST FOR COMMENTS

DATE: May 22, 2024
CASE: Partition 2024-08

The Planning Division is soliciting comments you may wish to have considered in the City's review of the above land use case. Application materials are attached.

Comments must be submitted in writing and received in our office by 5:00 pm on June 5, 2024. If we do not receive a response by the end of the comment period, we will assume you have no concerns.

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

REQUEST: The applicant is requesting to partition an approximate 17,860 square foot lot located at 783 Maine Av NE, Keizer into two parcels. New Parcel 1 will contain a net square footage of approximate 5,348 square feet and Parcel 2 will contain approximately 9,282 square feet. The development will be served by a private access easement. The current lot, and future Parcel 1, is developed with a single family home that will be modified to accommodate the access easement. Parcel 2 is planned for a 4-plex. The subject property is designated in the Keizer Comprehensive Plan map as Low Density Residential (LDR) and is zoned Residential Single Family (RS). The property is located at 783 Maine (073W02BD12300).

APPLICANT: ECS Northwest Inc
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

- Our agency reviewed the proposal and determined we have no comment.
- Our agency would like to receive a copy of the staff decision/report and notice of any public hearings in this case.
- Our comments are in the attached letter.
- Our Agency's comments are: _____

Any connections to City of Salem sewer mains, located in Maine Avenue NE, will require construction permits in accordance with the City of Salem Revised Code, the City of Salem Public Works Design Standards, and the City of Salem Standard Construction Specifications. Permits will not be issued by the City of Salem for connection to this main until all construction plans have been approved by the Public Works Department. Construction drawings can be submitted by email to: Developmentservices@cityofsalem.net

Name: Laurel Christian, Infrastructure Planner III Agency: City of Salem

Phone: 503-584-4632 Email: Lchristian@cityofsalem.net

Address: 555 Liberty Street SE, Salem, OR 97301

Date: May 28, 2024



Business & Support Services
 2450 Lancaster Drive NE • PO Box 12024 • Salem, Oregon 97309
 503-399-3036 • FAX: 503-399-3407

Andrea Castañeda, Superintendent

June 7, 2024

Dina Horner, Planner
 Keizer Community Development Department
 P.O. Box 21000
 Keizer, OR 97307-1000

RE: Land Use Activity Case No. PAR2024-08, 783 Maine Av NE

The City of Keizer issued a Request for Comments for a Land Use Case as referenced above. Please find below comments on the impact of the proposed land use change on the Salem-Keizer School District.

IDENTIFICATION OF SCHOOLS SERVING THE SUBJECT PROPERTY

The School District has established geographical school attendance areas for each school known as school boundaries. Students residing in any residence within that boundary are assigned to the school identified to serve that area. There are three school levels, elementary school serving kindergarten thru fifth grade, middle school serving sixth thru eighth grade, and high school serving ninth thru twelfth grade. . The schools identified to serve the subject property are:

School Name	School Type	Grades Served
Keizer	Elementary	K thru 5
Claggett Creek	Middle	6 thru 8
McNary	High	9 thru 12

Table 1

SCHOOL CAPACITY & CURRENT ENROLLMENT

The School District has established school capacities which are the number of students that a particular school is designed to serve. Capacities can change based on class size. School capacities are established by taking into account core infrastructure (gymnasium, cafeteria, library, etc.) counting the number of classrooms and multiplying by the number of students that each classroom will serve. A more detailed explanation of school capacity can be found in the School District’s adopted Facility Plan.

School Name	School Type	School Enrollment	School Design Capacity	Enroll./Capacity Ratio
Keizer	Elementary	532	711	75%
Claggett Creek	Middle	760	969	78%
McNary	High	2,018	2,200	92%

Table 2

POTENTIAL ADDITIONAL STUDENTS IN BOUNDARY AREA RESULTING FROM APPROVAL OF LAND USE CASE

The School District anticipates the number of students that may reside at the proposed development based on the housing type, single family (SF), duplex/triplex/four-plex (DU), multi-family (MF) and mobile home park (MHP). The School District commissioned a study by the Mid-Willamette Valley Council of Governments in 2021 to determine an estimate of students per residence, for the Salem-Keizer area, in each of the four housing types. Since the results are averages, the actual number of students in any given housing type will vary. The table below represents the resulting estimates for the subject property:

School Type	Qty. of New Residences	Housing Type	Average Qty. of Students per Residence	Total New Students
Elementary	4	DU	0.221	1
Middle			0.126	1
High			0.155	1

Table 3

POTENTIAL EFFECT OF THIS DEVELOPMENT ON SCHOOL ENROLLMENT

To determine the impact of the new residential development on school enrollment, the School District compares the school capacity to the current enrollment plus estimates of potential additional students resulting from land use cases over the previous two calendar years. A ratio of the existing and new students is then compared with the school design capacity and expressed as a percentage to show how much of the school capacity may be used.

School Name	School Type	School Enrollment	New Students During Past 2 yrs	New Student from this Case	Total New Students	School Design Cap.	Enroll./Cap. Ratio
Keizer	Elem.	532	7	1	8	711	76%
Claggett Creek	Mid.	760	10	1	11	969	80%
McNary	High	2,018	32	1	33	2,200	93%

Table 4

ESTIMATE OF THE EFFECT ON INFRASTRUCTURE – IDENTIFICATION OF WALK ZONES AND SCHOOL TRANSPORTATION SERVICE

Civic infrastructure needed to provide connectivity between the new residential development and the schools serving the new development will generally require roads, sidewalks and bicycle lanes. When developing within one mile of school(s), adequate pathways to the school should be provided that would have raised sidewalks. If there are a large number of students walking, the sidewalks should be wider to accommodate the number of students that would be traveling the

path at the same time. Bike lanes should be included, crosswalks with flashing lights and signs where appropriate, traffic signals to allow for safe crossings at busy intersections, and any easements that would allow students to travel through neighborhoods. If the development is farther than one mile away from any school, provide bus pullouts and a covered shelter (like those provided by the transit district). Locate in collaboration with the District at a reasonable distance away from an intersection for buses if the distance is greater than ½ mile from the main road. If the distance is less than a ½ mile then raised sidewalks should be provided with stop signs where students would cross intersections within the development as access to the bus stop on the main road. Following is an identification, for the new development location, that the development is either located in a school walk zone or is eligible for school transportation services.

School Name	School Type	Walk Zone or Eligible for School Transportation
Keizer	Elementary	Eligible for School Transportation
Claggett Creek	Middle	Walk Zone
McNary	High	Walk Zone

Table 5

ESTIMATE OF NEW SCHOOL CONSTRUCTION NEEDED TO SERVE DEVELOPMENT

The School District estimates the cost of constructing new school facilities to serve our community. The costs of new school construction is estimated using the Rider Levett Bucknall (RLB) North America Quarterly Construction Cost Report and building area per student from Cornerstone Management Group, Inc. estimates. The costs to construct school facilities to serve the proposed development are in the following table.

School Type	Number of Students	Estimate of Facility Cost Per Student*	Total Cost of Facilities for Proposed Development*
Elementary	1	\$83,655	\$83,655
Middle	1	\$101,069	\$101,069
High	1	\$118,482	\$118,482
TOTAL			\$303,206

Table 6

*Estimates based on average of Indicative Construction Costs from “RLB Construction Cost Report North America Q4 2023”

Sincerely,

David Fridenmaker
Business and Support Services

c: Robert Silva, Chief Operations Officer, David Hughes, Director of Operations & Logistics, T.J. Crockett, Director of Transportation

EXHIBIT 8

From: H. L. Sangster <mhsang@aol.com>

Sent: Friday, May 24, 2024 12:23 PM

Subject: Fwd: REQUEST FOR COMMENTS - PARTITION 2024-08

This is in SE Keizer Neighborhood area, But we use to lived on Maine (38 yrs) and I do know the area they are wanting to partition. There was an earlier partition that they did while we were living on Maine and put in 3 houses, but failed to make the access wide enough for Fire/Rescue equipment, so they could not even get close to the houses. I hope this new on has addressed that issue.



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

RECEIVED
CITY OF KEIZER

JUN - 3 2024

PLANNING DEPARTMENT

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
CASE: Partition 2024-08

The Planning Division is soliciting comments you may wish to have considered in the City's review of the above land use case. Application materials are attached.

Comments must be submitted in writing & received by 5:00 pm on **June 5, 2024.**

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

REQUEST: The applicant is requesting to partition an approximate 17,860 square foot lot located at 783 Maine Av NE, Keizer into two parcels. New Parcel 1 will contain a net square footage of approximate 5,348 square feet and Parcel 2 will contain approximately 9,282 square feet. The development will be served by a private access easement. The current lot, and future Parcel 1, is developed with a single family home that will be modified to accommodate the access easement. Parcel 2 is planned for a 4-plex. The subject property is designated in the Keizer Comprehensive Plan map as Low Density Residential (LDR) and is zoned Residential Single Family (RS). The property is located at 783 Maine (073W02BD12300).

APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

- I/We reviewed the proposal and determined I/we have no comment.
- My/Our comments are in the attached letter.
- My/Our comments are: Me and My family are absolutely not in favor of any new development in our neighborhood. We moved here for peace and quite - that cause more traffic, congestion & crime to go up.

Name: Arnold Espinoza
Phone: (971) 338-0808 Email: ~~arnold.jalisco~~ arnold.jalisco69@gmail.com
Address: 852 Maine Ave NE Keizer, OR, 97303
Date: _____



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

RECEIVED
CITY OF KEIZER

JUN - 3 2024

PLANNING DEPARTMENT

211029914

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
CASE: Partition 2024-08

The Planning Division is soliciting comments you may wish to have considered in the City's review of the above land use case. Application materials are attached.

Comments must be submitted in writing & received by 5:00 pm on **June 5, 2024.**

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

REQUEST: The applicant is requesting to partition an approximate 17,860 square foot lot located at 783 Maine Av NE, Keizer into two parcels. New Parcel 1 will contain a net square footage of approximate 5,348 square feet and Parcel 2 will contain approximately 9,282 square feet. The development will be served by a private access easement. The current lot, and future Parcel 1, is developed with a single family home that will be modified to accommodate the access easement. Parcel 2 is planned for a 4-plex. The subject property is designated in the Keizer Comprehensive Plan map as Low Density Residential (LDR) and is zoned Residential Single Family (RS). The property is located at 783 Maine (073W02BD12300).

APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

I/We reviewed the proposal and determined I/we have no comment.

My/Our comments are in the attached letter.

My/Our comments are: **AGAINST doing this to an established neighborhood. The only people to benefit is Keizer Tax Lots and the applicant. Everybody around this property gets screwed, loss of privacy and property values**

Name: BRYCE LOOMIS
Phone: 503-507-3667 Email: BRYCE.III@ADL.COM
Address: 744 LINDA AVE N.E.
Date: 6-3-24



Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
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APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

- I/We reviewed the proposal and determined I/we have no comment.
My/Our comments are in the attached letter.
[X] My/Our comments are: If Jose Ramirez oppose the use of this property lot to be used for multifamily 4 plex. As it will effect our neighborhood from families (permanent) to renters temporary, traffic and lower the value of property owners due to rental tenants.

Name: Jose S Ramirez Montejano
Phone: 503-999-7678 Email: jramirezmetro82@gmail.com
Address: 833 Maine Ave Keizer, or 97303
Date: June 1, 2024

Monday, June 3rd 2024

To: Dina Horner, Assistant Planner

hornerd@keizer.org

City of Keizer Planning Division

930 Chemawa Rd NE, Keizer, OR 97303

From: Jesse and Jennifer Allen

jallen5115@gmail.com (Jesse)

blueuc75@gmail.com (Jennifer)

To Whom It May Concern:

This letter is in regards to the planned development of 783 Maine Ave NE, Keizer by ECS Northwest. We are very much against this development, but since we know progress must continue to address the growing housing situation we have included our concerns regarding this construction project.

The first concern is regarding the increase in traffic and parking. We already have an unusual amount of turn around cars and already have parking issues. We also have concerns regarding the access easement road being proposed that would be running right along our fence/property line. Furthermore we have issue with intentions regarding drainage of all the new development and how it will effect our property and drainage. We have issue with the privacy due to our bedroom window looking onto the proposed site for the 4-plex. Is the 4-plex going to be all ground level or 2-story???

We have issues with proposed electrical work with effect the electrical on our property. I know construction is messy, loud and plagued with issues. We cannot afford for that construction to cause us any undo expenses regarding plumbing, electrical, sewer, etc. We have signed a petition going around the neighborhood to request a hearing to get more details regarding the development. I know progress must be made, but please do not disregard the current residents living in this neighborhood.

Sincerely,

Jesse and Jennifer Allen

Owners of 813 Maine Ave NE, Keizer, OR 97303



City of Keizer

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930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
CASE: Partition 2024-08

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Comments must be submitted in writing & received by 5:00 pm on June 5, 2024.

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

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APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

_____ I/We reviewed the proposal and determined I/we have no comment.

_____ My/Our comments are in the attached letter.

_____ My/Our comments are: This street has plenty of traffic with the single-family dwellings. Increasing the traffic will cause problems accessing River Rd & parking will become an issue. If/We (Mark, my husband) are not in favor w/ this plan.

Name: Paula Taylor
Phone: 503 851-1289 Email: markpaulataylor@hotmail.com
Address: 772 Maine Ave
Date: 6/4/24



City of Keizer

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REQUEST FOR COMMENTS

RECEIVED
CITY OF KEIZER
JUN 05 2024
PLANNING DEPARTMENT

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
CASE: Partition 2024-08

The Planning Division is soliciting comments you may wish to have considered in the City's review of the above land use case. Application materials are attached.

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Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

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APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

I/We reviewed the proposal and determined I/we have no comment.

My/Our comments are in the attached letter.

My/Our comments are: _____

One additional comment: A large deadend sign
should be placed by the stop sign so one can see
dead-end before to late.

Name: Jan + Larry Moch
Phone: 503-559-1036 Email: avntijan@gmail.com
Address: 733 Maine Ave NE Keizer, OR 97303 - Apt 34 yrs-
Date: 6-5-2024

DATE: June 3, 2024
 TO: City of Keizer Planning Division
 FROM: Neighboring Property Owners of Maine Ave. NE Keizer, Oregon
 CASE: Partition 2024-08

The proposal to develop the property at 783 Maine Ave (073W02BD12300) to allow a 4-Plex be built on an already too crowded street will be a detriment to the livability of our current homes on Maine Avenue.



The neighborhood was established in the 1950s and even though development since then has changed the original plan, the fact remains that Maine Ave has always been one of the few deadend streets off of River Road in Keizer. With population growth and business' such as Taco Bell, Back to Health and Wells Fargo (access change), on any given day it is extremely difficult to enter and leave our homes, not to mention the safety for our children and those who choose to walk. With no sidewalks, we are forced to use the street to walk, which with all of the parked cars often puts you in the middle of the street.

There has not been a traffic study done for many years, and as it is proposed one is not needed. Quite the contrary. With the growth in traffic, especially in the morning, during lunch and late afternoon it has become nearly impossible to move safely and needs to be reviewed and addressed.

By setting the precedence in allowing a 4-plex be added to a street that already has access restrictions, it gives the potential for as many as 10 more 4-plexes for a total of 40 more families on our street. If a partition is allowed, it must be limited to Residential Single Family.

If possible, we would like the opportunity to participate in a hearing to further share our individual experiences with this dilemma.

The following list supports and agrees with the above comments:

SIGNATURE	PRINT NAME	ADDRESS
	Jan Moch	733 Maine Ave.
	Larry Moch	" " "

SIGNATURE PRINT NAME ADDRESS

Penny Ricketts Penny L Ricketts 652 Maine Ave NE

Richard L. Ricketts Richard L. Ricketts " " 652 Maine Ave NE

Norman D. Wagner NORMAN WAGNER 622 Maine Ave NE

Sherrill Wagner SHERRILL WAGNER 632 Maine Ave NE

Deborah Kennedy DEBORAH KENNEDY 743 MAINE AVE

Kevin CLAXTON 753 maine ave

PHILIP D CARENA 763 MAINE AVE

ASHLEY SMITH 773 Maine Ave. NE

Deborah Stroebel Deborah Stroebel 782 Maine Ave NE

John Stroebel John Stroebel 782 Maine Ave NE

Krista Carter 822 Maine Ave

Tyler Rowland 822 Maine Ave

Mitchael Dear 832 Maine Ave.

Laura Haas Laura Haas 842 maine Ave

Jeff Haas Jeff Haas 842 maine Ave

Arnold Espinoza 852 Maine Ave

Mary Cervantes 852 Maine Ave

JESSE C. ALLEN 813 MAINE AVE

Jennifer Allen 813 Maine Ave NE

James Bowman James Bowman 843 Maine Ave NE

Jaquelyn Olson Jaquelyn Olson 722 Maine Ave N.

Michael Olson 722 Maine Ave N.

Theresa Thomson Theresa Thomson 712 Maine Ave

Spencer Rothweiler 712 Maine Ave

Hanna Rothweiler 712 Maine Ave

SIGNATURE

PRINT NAME

ADDRESS

max Rothweiler

MAX ROTHWEILER

712 Maine Ave NE Keizer, OR 97503

Dee Montgomery-Smith

Dee Montgomery-Smith

672 Main Ave NE 97503

Russell P. Smith

Russell P. Smith

672 Maine Ave NE

JOSÉ

Ramirez

833 Main Ave

Paula Taylor

Paula Taylor

772 Main Ave

Mark Taylor

Mark Taylor

772 Main Ave

Norman West

Norman West

623 Main Ave NE

Rachael M.

RACHAEL M. CARELLA

763 Main Ave NE

Blank lined area for additional entries.



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
CASE: Partition 2024-08

RECEIVED
CITY OF KEIZER

JUN - 5 2024

The Planning Division is soliciting comments you may wish to have considered in the City's review of the above land use case. Application materials are attached. **PLANNING DEPARTMENT**

Comments must be submitted in writing & received by 5:00 pm on June 5, 2024.

Send comments or questions to:

Dina Horner, Assistant Planner
Email: Hornerd@keizer.org Phone: (503) 856-3442
City of Keizer Planning Division
930 Chemawa Rd NE, Keizer OR 97303

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APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

I/We reviewed the proposal and determined I/we have no comment.

My/Our comments are in the attached letter.

My/Our comments are: We chose to live on a dead end road for a reason, less traffic. If a 4plex is

built it defeats the purpose of living on a quiet street. We already deal with people driving to the end of the road to find its a dead end. We oppose!

Name: Jason & Krista Carter

Phone: 503-944-4043 Email: Kristakc@95@yahoo.com

Address: 822 Maine Ave NE, Keizer

Date: 6/3/24

4 June 2024

Rachael and Phil Carella
763 Maine Ave NE Keizer,
OR 97303
503-551-8500
bellamondo2@gmail.com

Dina Horner, Assistant Planner City
of Keizer
930 Chemawa Rd NE PO
Box 21000
Keizer, OR 97307-1000
503-856-3442
Hornerd@keizer.org

RE: Partition 2024-08

Dear Ms. Horner and the City of Keizer-

These comments are directed to the proposed partition 2024-08 by ECS Northwest on the property located at 783 Maine Ave NE, Keizer, Oregon.

My name is Rachael Carella, and I am the owner of the property which is adjacent to the backyard of 783 Maine. Our backyards run parallel to one another, with my parcel located at 763 Maine Ave NE adjacent on its east side to the parcel located at 783 Maine Ave on its west side. I have lived at the above address since 2000, and the backyards have not changed throughout the duration of that time.

My comments are specifically directed to the proposal to build a 4-plex in the backyard of 783 Maine. I have a number of objections to this partition, detailed below. As per the "Rough Proportionality" required by Section D of the proposal, the improvements must be "roughly proportional to the impact of development." The comments below detail how the negative impact of the development greatly exceeds the improvements. The comments extensively detail the massive negative impact approving this partition, in this manner, would have on the neighborhood and how it would set a terrible precedent for the future viability of a livable City of Keizer.

My first concern is regarding the aesthetics of the neighborhood. Although I am aware that the City has designated a 4-plex "low density housing," placing a large rental facility in a neighborhood designated to single-family dwellings is not only untraditional, but it is in complete disregard to the citizens of Keizer, specifically here, the residents of this neighborhood. In fact, it is unethical to simply place an apartment complex in a residential backyard, and although the 4-plex is now zoned "low-density," it exceeds the bounds of reasonability to say that a unit designed for up to 16 or more persons low density.

It is unbeneficial to both the neighborhood and the tentative dwellers to force a complex into such a tight area. You cannot simply build an apartment complex in the backyards of six households in a secluded, inaccessible area and expect for the result to be positive. The future prosperity of Keizer is dependent on intelligent city planning that ensures the traditional

nature of Keizer's development is not eliminated. It is thus the responsibility of the City of Keizer to amend the given proposal to decrease the density of the proposed facility. Putting a 4-plex here would mean one or all of the following: a new structure nearly built on top of the pre-existing structures, squeezed in so tightly that I could literally reach over my fence with my arm and nearly touch the unit; no backyard outdoor space for children playing or adults to enjoy, which affects water drainage and has other environmental impacts; either forcing parking on the main street (of Maine Ave NE) or if parking were put adjacent to the unit, it would mean that cars would be literally almost in my backyard, creating noise, decreasing aesthetics, thus decreasing the quality of life for residents who already live in the neighborhood.

Additionally, our neighborhood is a quiet, dead-end street with not a lot of traffic. Because the new code does not require parking, it would be essential to lower the capacity of dwellers in the given plot. There is simply not enough space for such a large complex with vehicular traffic. And with 16 or more adults potentially in the units, that could be 16 more cars on our street or right next to my backyard. Not only is there not enough space, but the required plans would require a road to be built into the plot—the easement detailed in the proposal. This would result in increased impermeable surfaces that will increase runoff and decrease the draining capacity of flood waters. In fact, the road required would run so close to plots 9200 and 12200 and 12300, it would depreciate the value of those pre-existing plots and dwellings. In summary, there is simply no room for the traffic that would result from building a high-density living space in a backyard.

The additional building will also decrease the value of surrounding land plots significantly. The value of a neighborhood decreases as the capacity increases. The value of a neighborhood also decreases as the aesthetics decrease. Thus, increasing the capacity to house four households when the respective plot size was originally reserved for single households is absurd. This will depreciate the value of the surrounding plots significantly thus decreasing the incoming tax for the City of Keizer. It will lead to an unpleasant neighborhood that residents are already discussing moving away from.

Our resolution is simple: decrease the density of the proposed plan and turn it from a four household living space to a traditional one household plot. This is our proposal. Even a duplex would not significantly change the integrity of the neighborhood and would be able to mitigate many of the aforementioned concerns.

No one wants a 4-plex built in their backyard. No one wants to be able to reach over the fence and touch another dwelling. No one wants the noise or visual of cars and trucks ruining their view and aesthetic appeal of their home and backyard. The externalities associated with this proposal clearly outweigh the benefits in the aggregate. Please keep Keizer livable. Keep it as lovely and resident-friendly as it was when we moved here twenty three years ago.

Sincerely-

Rachael and Phil Carella

05-29-2024

RECEIVED
CITY OF KEIZER

JUN - 5 2024

PLANNING DEPARTMENT

To The City of Keizer Planning Division,

My husband and I oppose the plan to partition and build a 4 plex at 783 Maine Ave NE Keizer, OR 97303. Case Partition2024-08.

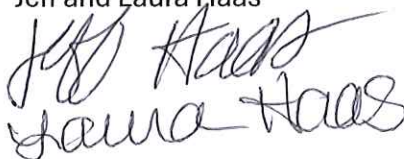
Building this 4-plex is going to cause a lot of parking issues for current residents. The plan says that there will only be one parking spot for each unit, that will cause unwanted parking on Maine Ave NE from tenants who own more than one vehicle and their visitors. Maine Ave NE already has issues with off street parking. There are two Oxford houses on this street that use off-street parking. Maine Ave NE is a **DEAD-END STREET**. There is no more room for additional vehicles. Traffic has already built up from the Taco Bell and the medical office that is located at Maine Ave NE and River Rd.

Current residents are concerned that the amount of traffic from construction and crew will create another set of issues. Again, this is a **DEAD-END STREET** and there is no other way to get around construction if the vehicles block the road. Additionally, none of us want unknown individuals parking their vehicles in front of our homes.

We moved here because we wanted to get away from being around apartments and we didn't think there was anywhere around our home they could be built. These Apartments will bring a constant flow of unknown people to our neighborhood and none of us are happy about this project and what it might possibly bring to our quiet neighborhood.

Thank you,

Jeff and Laura Haas



Ljhaas1968@live.com



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

RECEIVED
CITY OF KEIZER

JUN - 7 2024

PLANNING DEPARTMENT

TO: Neighboring Property Owner of 783 Maine
DATE: May 22, 2024
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Send comments or questions to:

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APPLICANT: ECS Northwest Inc
PROPERTY OWNER: Same
ZONE: Residential Single Family (RS)

PLEASE CHECK THE APPROPRIATE ITEMS:

I/We reviewed the proposal and determined I/we have no comment.

My/Our comments are in the attached letter.

My/Our comments are: No We Do Not Approve. If a 4 plex is built we will loose our privacy, more traffic it Does not fit the aesthetizs of the neighborhood. This is a quiet & peaceful neighborhood.

Name: Carlos Leon
Phone: 562-419-6487 Email: _____
Address: 4745 Paulette St NE, Keizer OR 97303
Date: 6-3-24