



CITY OF KEIZER
SUBDIVISION/PUD/
MANUFACTURED HOME PARK
APPLICATION

PA
\$2800

RECEIVED
CITY OF KEIZER
JUN 19 2020
COMMUNITY DEVELOPMENT

- Subdivision
- PUD
- Manufactured Home Park

If there are any questions, who should be contacted (Agent)?

Name: Gerald (Jerry) Horner

Address: PO Box 9032

Daytime Phone Number: 503 304 0905

Fax: None

Email: jer.willengr@juno.com

- | | |
|---------------------------|------------------------|
| <u>1. Applicant Name</u> | <u>Address</u> |
| <u>250 SUNSET LLC</u> | <u>491 STATE ST</u> |
| | <u>SALEM, OR 97301</u> |
| <u>Phone 503-559-3784</u> | |

Complete the following property owner information if the property owner is different from the applicant. Please be aware that the current property owner must also **sign** the application.

- | | |
|-------------------------------|----------------|
| <u>2. Property Owner Name</u> | <u>Address</u> |
| _____ | _____ |
| _____ | _____ |
| <u>Phone</u> _____ | _____ |

3. This application is made for conceptual approval of a proposed 5 lot subdivision to be known as SUNSET

4. Street Address of subject property: 250 SUNSET AVE N, KEIZER 97302

5. Acreage to be subdivided: 0.69 acres.

6. Number of lots to be created: 5. Proposed number of residential units 10.

7. Range of lot sizes:	Smallest <u>3812</u> (acres/square feet)	<u>EACH LOT WILL HAVE AN ADU UNIT.</u>
	Largest <u>7669</u> (acres/square feet)	
	Average <u>5747</u> (acres/square feet)	

- A. Please provide a written response to the following Review Criteria as specified in Section 3.108.06 of the Keizer Land Development Code.
1. The proposal shall comply with the applicable development standards in Section 2.405 and Section 2.310 as appropriate, including provisions for streets and utilities.
 2. Each lot shall satisfy the dimensional standards and density standard of the applicable zoning district, unless a variance from these standards is approved.
 3. Adequate public facilities shall be available to serve the existing and newly created parcels.
- B. Please attach 15 copies of preliminary plan with required information as noted on attached information sheet.

STREET/ACCESS EASEMENT NAMING

If new street(s) or private access easement(s) are created with the proposed development, please provide four name choices in order of preference.

- | | |
|-------------------------|------------------------|
| 1. <u>Musick Lane N</u> | 3. <u>Lois Lane N</u> |
| 2. <u>Abbey Lane N</u> | 4. <u>Daisy Lane N</u> |

THE APPLICANT(S) SHALL CERTIFY THAT:

- (a) The above subdivision request does not violate any deed restrictions that may be attached to or imposed upon one, both, or all of the subject properties.
- (b) If the application is approved, the applicant(s) will exercise the rights granted in accordance with that approval and will be subject to all conditions and limitations of approval.
- (c) All of the above statements and the statements included on the plot plan and exhibits attached to the plot plan are true to the best of the applicants knowledge; and the applicants acknowledge that any permit issued on the properties may be revoked if it is found that any statements are false.
- (d) The applicant(s) acknowledge that this application and all applicable policies and criteria have been read and understood, and that the requirements and criteria for approving or denying the application are also understood.

SIGNATURE(S) of APPLICANTS

NOTE: If the applicants are not the property owner(s), the current property owner **MUST** sign the application.

Date

Date

**SUNSET 5-LOT SUBDIVISION
250 SUNSET AVE NORTH
DISCUSSION ON DEVELOPMENT STANDARDS**

SECTION 2.3 – The following discusses how the proposed partition conforms to the City of Keizer Development Code.

STREETS - The property has one boundary street – Sunset Ave North along the north property line. The property to the east and west is single family development.

Sunset Ave has an existing 60' Right of Way width. Therefore, no more is required.

The property across the street to the north is single family residential.

There are no curbs or sidewalks along the Sunset frontage. Early discussions with City of Keizer Staff indicate that street improvements will not be required.

There will be a one new internal private drive for access to Lots 3, 4, and 5.

OFF STREET PARKING

Lot 1 has an existing house with the potential to add an ADU unit. Three stalls are provided for this Lot 1.

Lot 2, 3, 4, and 5 would have three parking spaces.

With these arrangements the subdivision meets the City of Keizer Code requirements for parking and access requirements of Section 2.3.10.

UTILITIES - Code 2.307.01 - The property has all required utilities in Sunset Ave. All connections and storm water designs will meet Keizer Code 2.307.

Sanitary Sewer

There is an existing eight-inch main located along the north side of Sunset Ave. Lane. The existing house (Lot 1) has an existing sanitary sewer service which will remain unchanged.

Existing records indicate there is an existing sanitary sewer in front of Lot 2. The plan is to confirm this service indeed exists and in acceptable condition. If not acceptable a new sewer service will be constructed to Lot 2.

Lots 3, 4, and 5 will have new sanitary sewers constructed from the existing mainline, crossing the street, and within the private lane to each lot.

Keizer City Water

There is an 8" main located on the south side of Sunset Ave.

Lots 2, 3, 4 and 5 would have meters connected to the 8" water main in Sunset Ave.

The existing house on Lot 1 has an existing meter which is to remain.

There is an existing fire hydrant at the east end of the development, but this hydrant is in conflict with Lot 2 access. Therefore, the application shows the hydrant being moved to be adjacent to the private lane.

Storm Water

Sunset Ave does not have an existing storm water system. The proposed storm water plan is to collect all the site storm water and infiltrate into the subsoil. Preliminary Storm Water Report has been presented with this application.

SIGNS All signs will meet Code 2.308.

SITE AND LANDSCAPING Code 2.309

All final landscaping will be submitted under the building permit process.

An application landscape plan is being submitted to present the planned quantity of trees to be planted on each new lot.

DEVELOPMENT STANDARDS FOR RIVER CHERRY OVERLAY DISTRICT

Code 2.130

Zoning for the development is RS(RCOD) – Single Family Residential with the River-Cherry Overlay District.

2.130.5.A.1 Lot Size – minimum lot size for Single Family Attached is 3,000 square feet. All lots are larger than 3,000 square feet.

Lot 1 will have a detached garage and minimum lot size is 3,500 square feet and Lot 1 will have 5,265 square feet. This standard is met.

2.130.5.B.2 Residential Density
Minimum Density is 6 units per acre.
Maximum Density is 10 units per acre.

Proposed development is 5 lots on 0.69 acres for a density of 7.24 units per acre. This standard is met.

2.130.5B.3.b Off-street Parking –
Minimum Spaces is 1 stalls per unit.
Maximum Spaces is 3 stalls per unit.

Proposed development has 3 stalls per unit. This standard is met.

2.130.07 Access Standards –
Two accesses are proposed to serve the 5 units.
The two accesses are located as far as possible from each other.
The locations provide safe entry and exiting to the residential street Sunset Ave. This standard is met.

DEVELOPMENT STANDARDS FOR LAND DIVISIONS Code 2.310

Lot Dimensions – all lots meet the minimum width, depth and size requirements per the City of Keizer Code. All lots are more than 40' wide and 70' deep. Lot lines are also (as much as is practical) perpendicular to fronting streets.

Lot 1 is sized for a corner duplex Lot. The proposed 7,000 square feet meets the required size for a duplex lot.

Keizer Code 2.301.01 – The development meets the landscape, health, and environmental requirements.

Keizer Code 2.301.02 – This Subdivision is one phase.

Keizer Code 2.301.03 – Legal lots will be developed as the code stipulates.

Keizer Code 2.301.04 – All lot access will be from Keizer developed streets. The access will comply with City of Keizer Code.

INFILL DEVELOPMENT STANDARDS Code 2.316

Keizer Code 2.316.03 – Proposed Sunset Subdivision is less than 2 acres and abuts existing residential neighborhoods. Therefore, the development must comply with the Infill Development Standards.

Keizer Code 2.316.04A –

1. The proposed subdivision plan shows the proposed building footprints. This standard is met.
2. Proposed building heights are presented in preliminary building plans. The proposed roof is a shed roof. Low eave is approximately 19' and the high eave is approximately 26'. This standard is met.
3. A landscaping plan has been presented showing the planned trees to be planted with the house construction. No fences are planned for the subdivision. Fences will be at the discretion of the future homeowner.

Keizer Code 2.301.03B – Building Height Restriction

East Property Line – the existing house to the east is story and a half construction style and is approximately 25' tall. The proposed building has a low eave of 19' and a high eave of 26. Both are less than 5' higher than the existing house. This standard is met.

South Property Line – the existing structure to the south is a 2 story apartment. It is approximately 25' tall. The proposed building has a low eave of 19' and a high eave of 26. Both are less than 5' higher than the existing house. This standard is met.

West Property Line – the existing structure to the south is a single story house. It is approximately 15' tall. The proposed new buildings will exceed the 5' taller limit. The proposed buildings will be separated from the west property line by a 23' private easement plus 20' for driveway in front of the garage. This is a total of 43'. Doing the math the required setback would be 5' plus 11' for a total of 16'. The 43' exceeds the setback requirement. This standard is met.

AGENT AUTHORIZATION

Fill out and sign this portion of the application if you (the applicant) are going to designate another individual as your agent. By signing this section you authorize the person named to act as your agent and agree to be bound by all representations and agreements made by the designated agent.

I, 250 Sunset, LLC, hereby authorize Gerald Horner @ WILLAMETTE ENGINEERING, INC. to act as my representative and agent in all matters pertaining to the processing and approval of this land use application, and agree to be bound by all representations and agreements made by the above designated agent.

250 Sunset, LLC 6-16-2020
Douglas W. [Signature], Member Date
250 Sunset, LLC 6-16-2020
[Signature] Member of Date
Good Properties, LLC

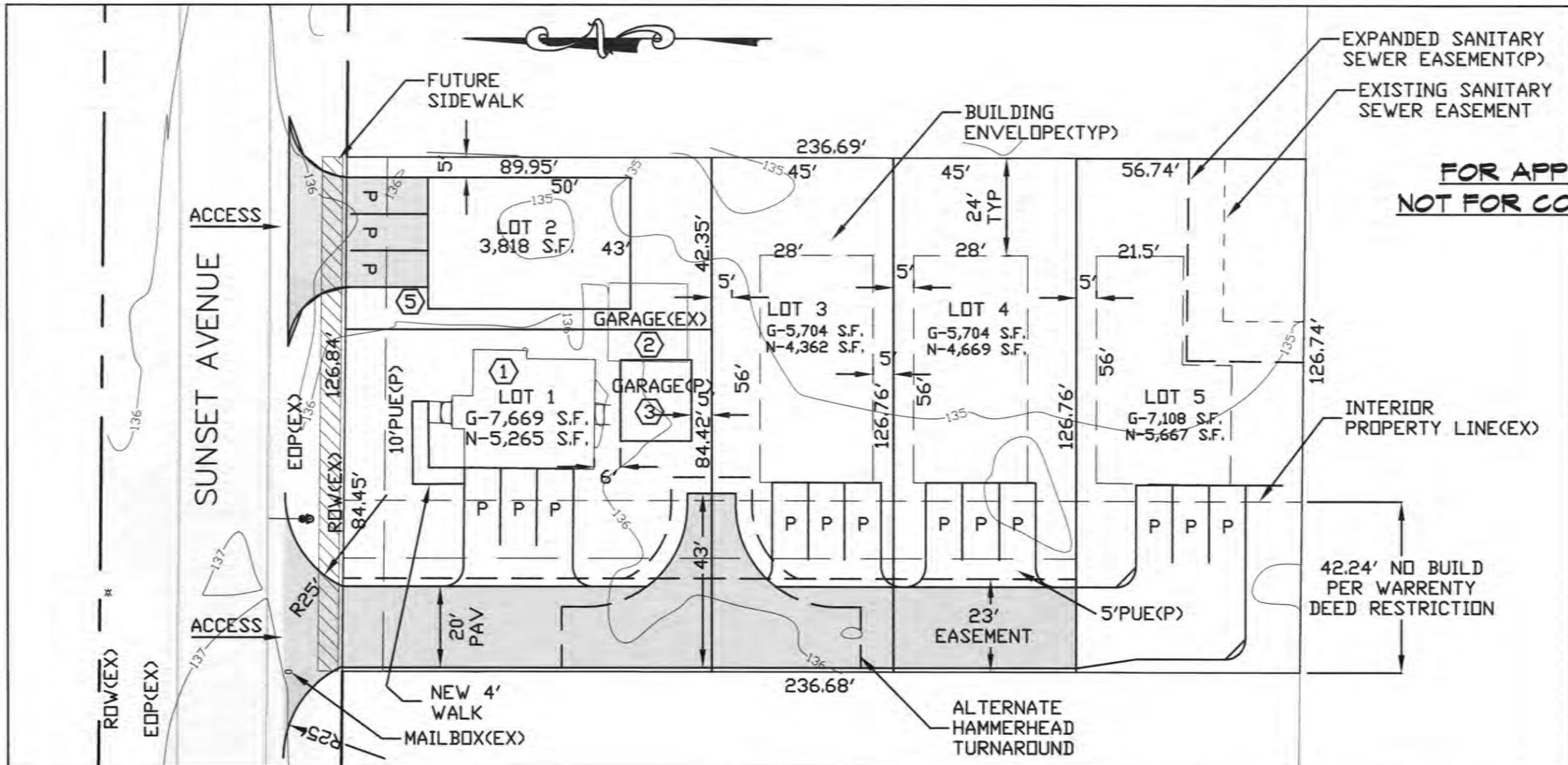
AUTHORIZATION BY PROPERTY OWNER(S)

Property owners and contract purchasers are required to authorize the filing of this application and must sign below. All signatures represent that they have full legal capacity to and do hereby authorize filing of this application and certify that the information and exhibits herewith submitted are true and correct.

SIGNATURE ADDRESS & PHONE
[Signature] Member 447 State St.
250 Sunset, LLC Salem, OR 97301
Phone 503-559-3784

SIGNATURE ADDRESS & PHONE
[Signature] Member 25522 Dewitt Rd
of Good Properties, LLC Lyons Or 97338
Phone 503 932 8785

FOR OFFICE USE ONLY	
Township ___ Range ___ Section ___	Application elements submitted:
Tax Lot Number(s) _____	___ (a) Title transfer
Zone _____	___ (b) Plot plan (15 copies)
	___ (c) Applicant Statement/questions
	___ (d) Filing fee
Date application determined complete _____	Application accepted by _____



**FOR APPLICATION
NOT FOR CONSTRUCTION**

DEVELOPER/OWNER:

DOUG DOTY
250 SUNSET LLC
441 STATE ST
SALEM, OR 97301

SITE PLAN

SCALE: 1"=30'

LEGEND:

MIN UNITS - 6(0.69 ACRES) = 4.0 UNITS
MAX UNITS - 10(0.69 ACRES) = 6 UNITS
(THESE UNITS DO NOT INCLUDE ADU'S)

LOT DATA:

LOTS - 5
AVERAGE SQ. FT. - 6,001
LOTS/ACRE - 7.25

PARTITION DATA

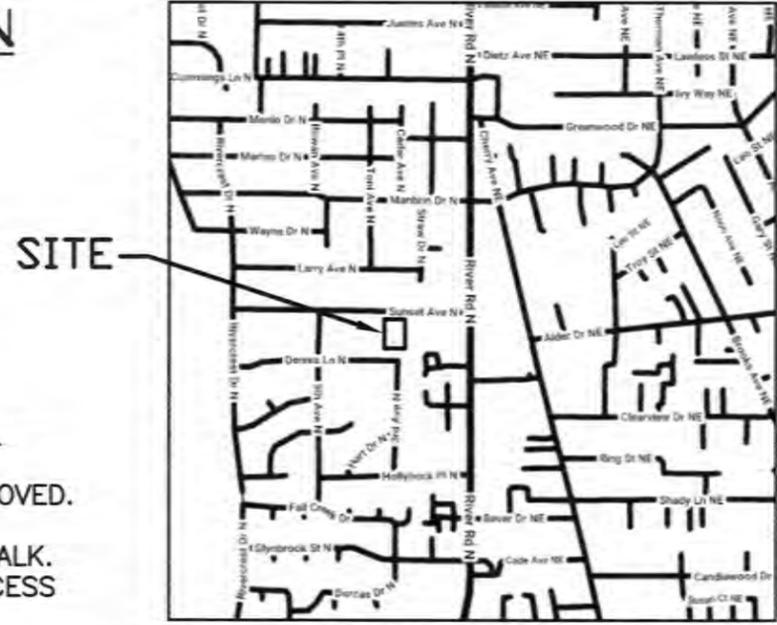
TOWNSHIP - 7 SOUTH
RANGE - 3 WEST
SECTION - 11BB
TAX LOT - 3900
TOTAL ACREAGE - 0.69 ACRES
EXISTING ZONING - RS(RCOD)

LEGEND:

EX - EXISTING
G - GAS
PL - PROPERTY LINE
(P) - PROPOSED
TYP - TYPICAL

SITE NOTES:

1. HOUSE TO REMAIN.
2. GARAGE TO BE REMOVED.
3. FUTURE GARAGE.
4. REMOVE EXISTING WALK.
5. EXISTING PAVED ACCESS TO BE REMOVED.



VICINITY MAP



EXPIRES: JUNE 30, 2021

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
SALEM, OREGON 97305
PH: 503-304-0905
FAX: 503-304-9512

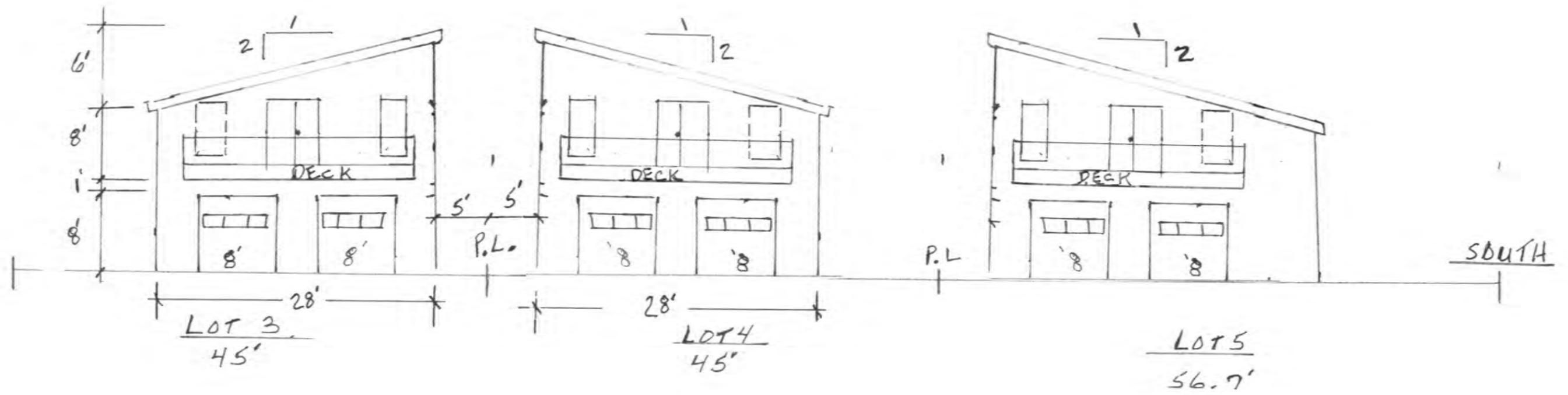
**TENTATIVE SUBDIVISION
APPLICATION PLAN**

SUNSET SUBDIVISION

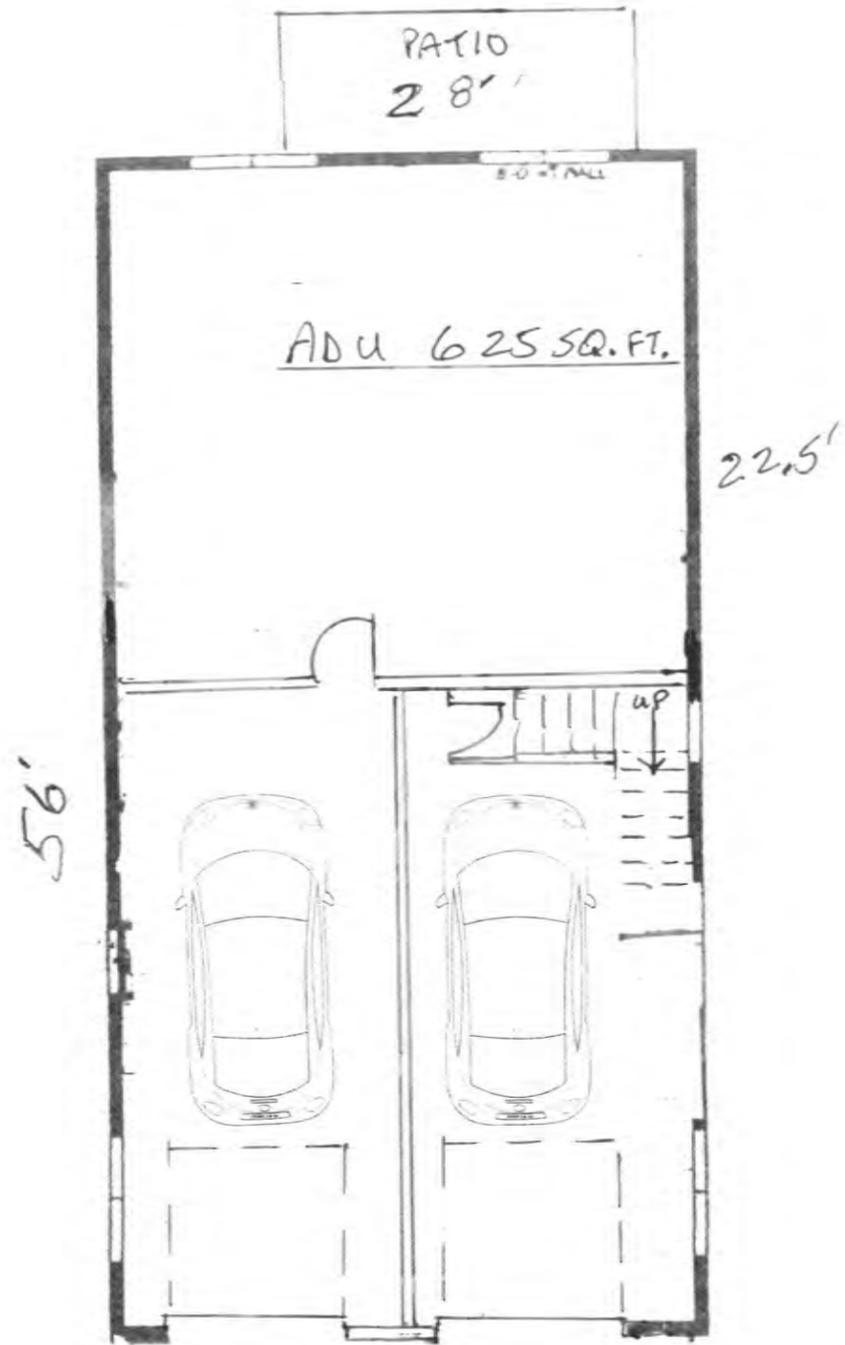
250 SUNSET AVE N
KEIZER, OR 97305

DESIGNED BY:	GPH
DRAWN BY:	RJW
DATE:	06-17-20
JOB NO.	2020-56
CLIENT NO.	
DRAWING NO.	
REV.	

C | O



HOUSE FRONT ELEVATIONS ALONG PRIVATE LANE

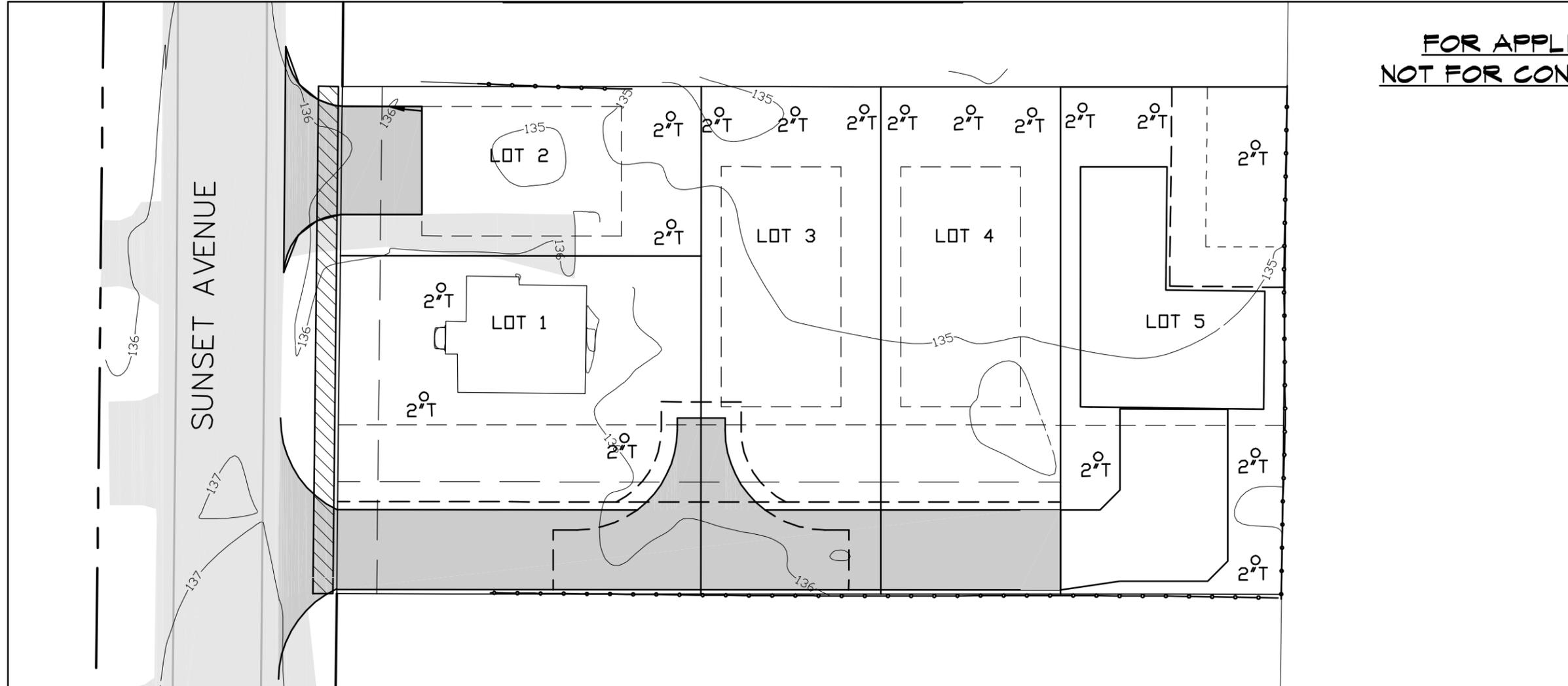


FIRST LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

1560 SQ. FT.



**FOR APPLICATION
NOT FOR CONSTRUCTION**

LANDSCAPE PLAN

SCALE: 1"=30'

LEGEND

T - NEW 2" TREE (17 TOTAL)

NEW TREE ON LOTS

LOT 1	3 TREES
LOT 2	2 TREES
LOT 3	3 TREES
LOT 4	3 TREES
LOT 5	6 TREES

ENGINEER:
WILLAMETTE ENGINEERING INC.
P.O. BOX 9032
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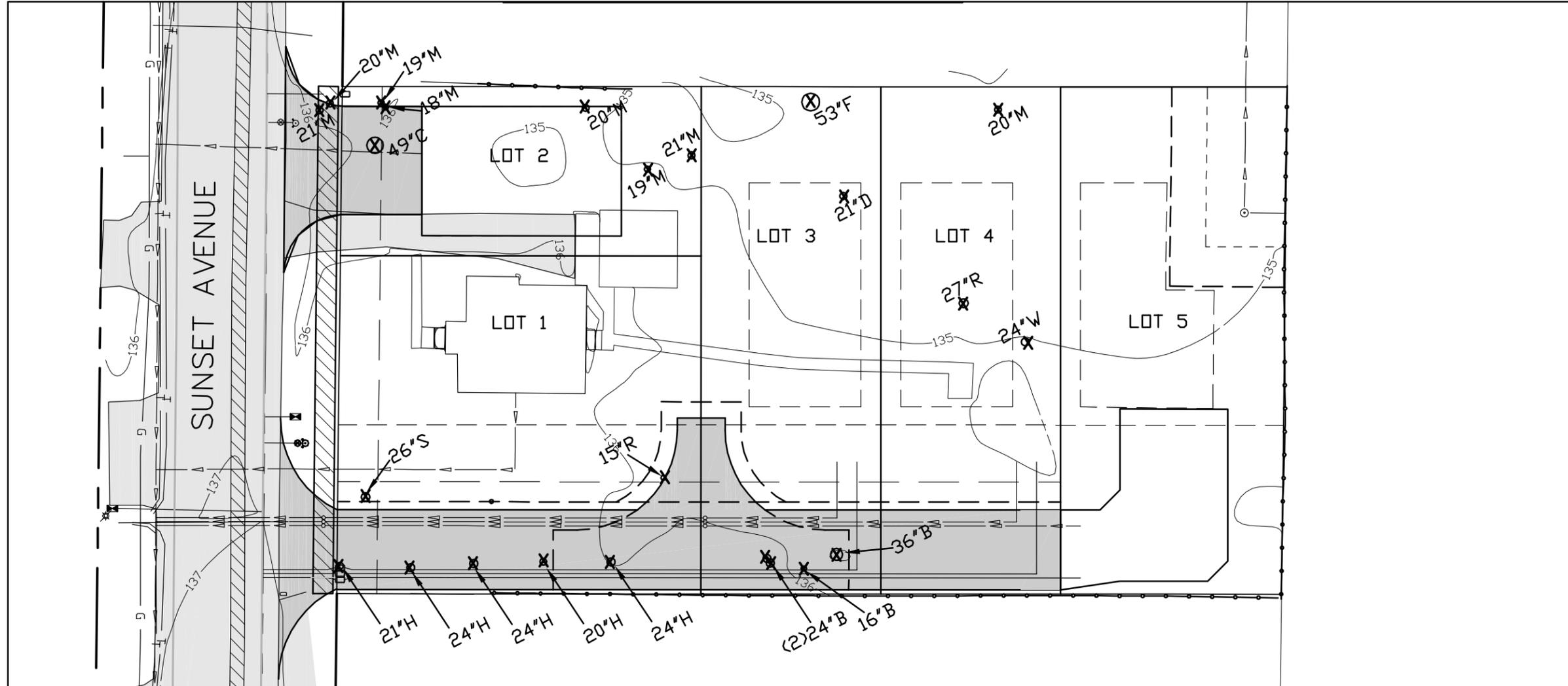
**LANDSCAPE
PLAN**

SUNSET SUBDIVISION

250 SUNSET AVE N
KEIZER, OR 97303

DESIGNED BY: GPH
DRAWN BY: RJW
DATE: 06-28-20
JOB NO. 2020-56
CLIENT NO.

DRAWING NO. REV.
L10



TREE PRESERVATION PLAN

SCALE: 1"=30'

LEGEND

- B BEECH
- C CEDAR
- D DOGWOOD
- H BIRCH
- M MAPLE
- R CHERRY
- S SPRUCE
- W WALNUT

TREE REMOVAL

TOTAL SITE TREES - 21
 SITE TREES TO BE REMOVED - 21
 TOTAL ROW TREES - 2
 ROW TREES TO BE REMOVED - 2

TREE REPLANTING

SEE LANDSCAPE PLAN FOR
 TREES TO BE PLANTED
 ON BUILDING LOTS

DEVELOPER/OWNER:

DOUG DOTY / GLEN KENT
 250 SUNSET LLC
 441 STATE ST
 SALEM, OR 97301



EXPIRES: JUNE 30, 2021

ENGINEER:
 WILLAMETTE ENGINEERING INC.
 P.O. BOX 9032
 SALEM, OREGON 97305
 PH: 503-304-0905
 FAX: 503-304-9512

TREE PRESERVATION PLAN

SUNSET SUBDIVISION

250 SUNSET AVE N
 KEIZER, OR 97303

DESIGNED BY: GPH
 DRAWN BY: RJW
 DATE: 06-17-20
 JOB NO. 2020-56
 CLIENT NO.

DRAWING NO. T1
 REV. 0

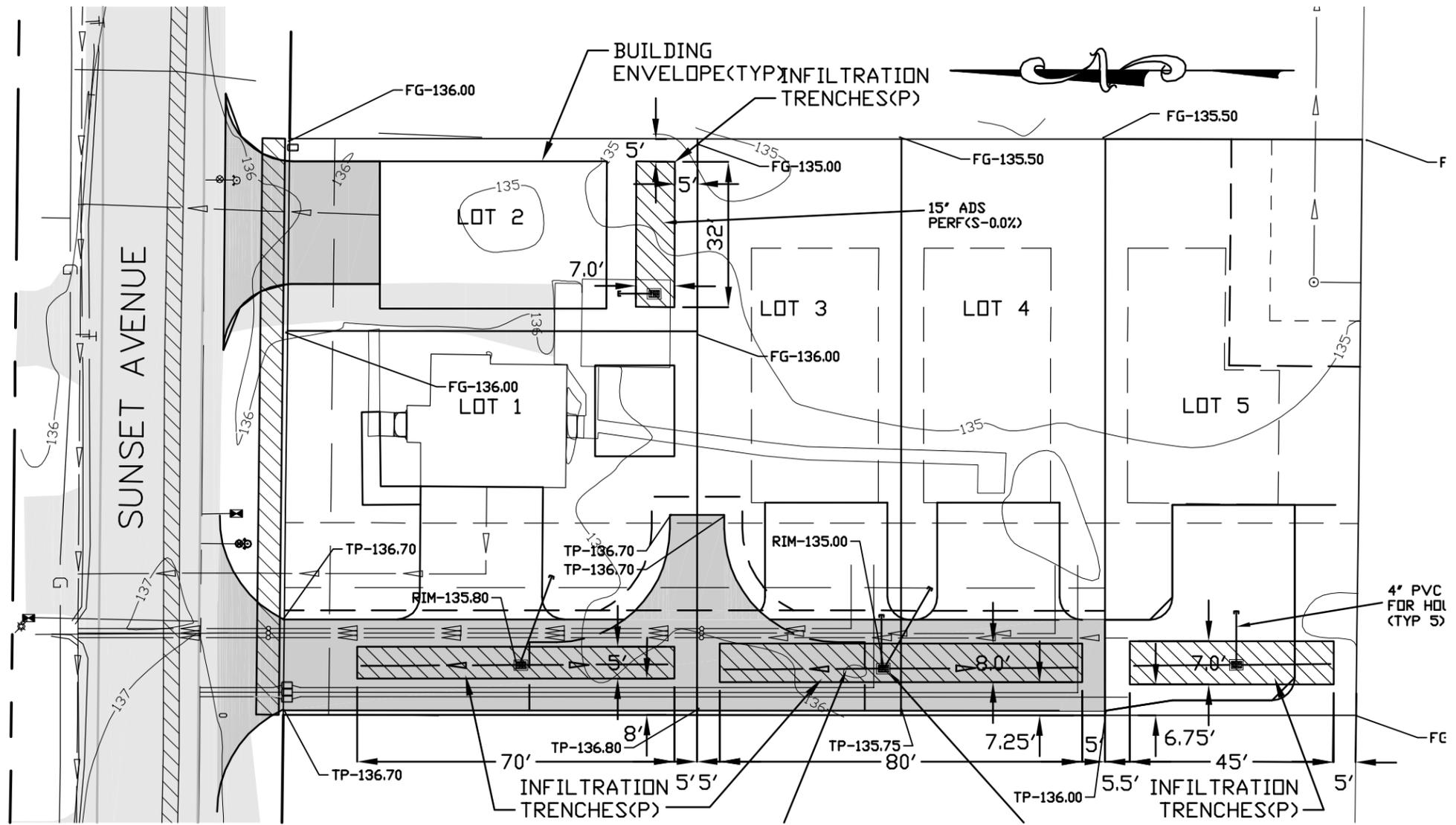
ENGINEER:
 WILLAMETTE ENGINEERING INC.
 P.O. BOX 9032
 SALEM, OREGON 97305
 PH: 503-304-0905
 FAX: 503-304-9512

PROPOSED
 DRAINAGE PLAN

SUNSET SUBDIVISION
 250 SUNSET AVE N
 KEIZER, OR 97303

DESIGNED BY: GPH
 DRAWN BY: RJW
 DATE: 06-17-20
 JOB NO. 2020-56
 CLIENT NO.

DRAWING NO. REV.
 C2 0



DRAINAGE PLAN
 SCALE: 1"=30'

FOR APPLICATION
 NOT FOR CONSTRUCTION



EXPIRES: JUNE 30, 2021

