
PROPERTY LINE ADJUSTMENT APPLICATION

Submitted to: City of Keizer
Planning Division
930 Chemawa Rd. NE
Keizer, OR 97303

Applicants/Property Owners: Kerry and Jennifer Parks
3448 Pioneer Drive SE
Salem, OR 97302
(503) 559-2869 / parks2714@comcast.net

Applicants/Property Owners: Marion Polk Holdings, LLC; Fred Purdy, Registered Agent
4685 Riverside Road South
Salem, OR 97306

Applicant's Representative: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, OR 97355

Contact: Laura LaRoque
Email: laura@udelleng.com
Phone: (541) 990-8661

Site Location: 4100 and 4104 Arnold St. NE, Keizer, OR 97303

Linn County Assessor's Map No.: 073W02DD Tax Lot 2600
073W02DD Tax Lot 2700

Site Size: 0.16-acres (Tax Lot 2600)
0.15-acres (Tax Lot 2700)

Existing Land Use: Residential

Zone Designation: Residential Single Family

Comprehensive Plan Designation: Low Density Residential

Surrounding Zoning: North: Residential Single Family
South: Residential Single Family
East: Public
West: Residential Single Family

Surrounding Uses: North: Residential
South: Residential
East: Open Space
West: Residential



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I. Request

The Applicant request approval of a property line adjustment to relocate a common property line between two existing parcels.

A. Property Location

The properties are located at 4100 and 4104 Arnold Street NE. The Marion County Assessor's map identifies the properties at Township 7; Range 3 West; Section 02DD; Tax Lots 2600 and 2700.

B. Existing Parcel Sizes

Currently, the property sizes are approximately 6,705 square feet (Area A) and 6,702 square feet (Area B).

C. Existing Public Facilities and Development

Area A and B are each developed with a residential dwelling. Public sewer and public water are available to each of the properties.

D. Review Procedure

Section 3.106.04 of the Keizer Development Code (KDC) includes the following review criteria, which must be met for this application to be approved. Code criteria are shown in bold following by findings and conclusions.

II. Findings and Conclusions

The approval, or denial, of a Property line adjustment is based on compliance with decision criteria found in Section 3.106 of the Keizer Development Code. Section 3.106.04 establishes the decision criteria. The criteria and findings are listed below.

Criterion 1

Section 3.106.04.A. The adjustment of the lot lines results in no more parcels than originally existed.

The proposal meets this requirement as it will adjust the common property line between two adjacent parcels, with no new parcels being created through this land use action. As a result of the Property Line Adjustment, Area A will increase to approximately 7,966 square feet, while Area B will decrease to approximately 5,441 square feet. Therefore, this criterion is satisfied.

Criterion 2

Section 3.106.04.B. The proposed property line adjustment results in parcels that meet all area and dimensional standards of the Keizer Development Code.

Both Area A and Area B are located entirely within the Single-Family Residential (RS) zoning district and improved with a single-dwelling unit.

The table in section 2.102.05(A) lists the dimensional standards for single-family detached property in the RS zoning district.



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Dimension	Single dwelling detached and duplex (minimum standards)	Proposed
Lot size	4,000 square feet	Area A \pm 5,441 SF / Area B \pm 7,966 SF
Average width	40 feet	Area A 70-feet / Area B 73.5-feet
Average depth	70 feet	Area A 78-foot / Area B 114-feet

As depicted on the property line adjustment map, both properties currently conform to the dimensional standards of the RS zoning district and will continue to do upon approval of the proposed property line adjustment.

To facilitate the property line adjustment, the property owner will adhere to the Marion County Survey's Office requirements for the replat of the property. Therefore, this criterion is satisfied.

Criterion 3

Section 3.106.04.C. The proposed property line adjustment does not locate lot lines in violation of the setback and height provisions of the Code relative to existing structures and improvements.

Both Area A and Area B are located entirely within the Single-Family Residential (RS) zoning district and improved with a single-dwelling unit.

The table in section 2.102.05(B) lists the setbacks for residential uses in the RS zoning district.

Setbacks	Residential Uses	Proposed
Front (5)	10 feet	Area A \pm 27' (dwelling to access easement/property line); Area B \pm 16' (dwelling)
Side	5 feet	Area A \pm 5' / 12' (dwelling) and 2' (shed); Area B \pm 13' (dwelling)
Rear	(2)	Area A \pm 58' (dwelling); Area B \pm 14' (dwelling)
Street-side	10 feet	Not applicable
Garage Entrance (4)	20 feet	Area A not applicable; Area B \pm 25'

(2) The rear yard setback shall be as follows: 14 feet for a one-story building; 20 feet for a two-story building. The rear yard setback for cottage clusters shall be ten feet. (6/22)

(3) Setbacks are measured from property lines, not easement lines; however, no structure shall be placed any closer than five feet from the edge of an access easement or 20 feet from the right-of-way of an arterial or collector street. (5/98)

(4) The garage entrance setback shall be measured from the property line or edge of private access easement to the entrance of the garage. The centerline of the driveway shall be measured if the driveway to the garage entrance is not perpendicular to the property line or private access



easement. In no case shall a garage be set back less than the minimum front, side, and rear setbacks. (5/98)

(5) The minimum front setback from an access easement shall be ten feet. (10/15)

The property line adjustment map indicates existing setbacks and easement encroachments. Based on Marion County Survey No. 31596, these encroachments have been present since at least 1988. The proposed adjustment will bring all but two of the encroachments into compliance with current standards. The partial easement and accessory structure setback encroachments will remain.

In accordance with Section 2.204.04, the nonconforming improvements may be continued until the development's nonconforming status is terminated as provided in subsection D of Section 2.204.04.

Criterion 4

Section 3.106.04.D. The property line adjustment involves only lots or parcels that have been lawfully created.

The subject parcels were legally established and include Arnold Subdivision, Re-Subdivision Blocks 1, 2, 3, 6, and Block 7, Lot 5, as shown in Marion County Survey No. 31596, dated November 19, 1988. As a result, this criterion is satisfied.

Criterion 5

Section 3.106.04.E. The property line adjustment by itself does not prohibit any property from accessing either a public right-of-way or an access easement.

The proposed property line adjustment will not alter the access rights of the resulting properties. Area A will maintain shared access to Arnold Street NE via a 20-foot-wide private access easement, while Area B will retain frontage on and shared access to Arnold Street NE. Therefore, this criterion is satisfied.

III. Overall Conclusion

The proposed Property Line Adjustment conforms to Section 3.106.04 of the Keizer Development Code.

IV. Attachments

A. Property Line Adjustment Map

