



Partition Application Narrative

Date: July 30, 2025
Project: Property Line Adjustment
797 Dearborn Ave NE
Keizer, OR 97303

The following is a written narrative to accompany a property line adjustment/partitioning application:

PROJECT DESCRIPTION:

The applicant is seeking to divide an existing 0.43 acre lot into two separate lots. The southern resultant lot will include the existing single-family residence. The northern lot is designed in anticipation of a new single-family residence and ADU development under a separate/future application.

Sec. 203.321.03.D - Access

D. Access. 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 lot width required by the underlying zone. The following exceptions shall apply: (5/98)

1. Lots or parcels may be accessed via an access easement developed in accordance with the provisions of [section 2.302.08](#). (11/16)
2. Lots or parcels in townhouse developments or planned unit developments may be accessed via public or private streets, in accordance with the following standards: (5/98)
 - a. Internal local streets or drives may be private if allowed in section 2.302.02F and shall be subject to the provisions of section [2.302](#). (10/02)
 - b. Collector and arterial streets shall be public and shall comply with the applicable provisions of section [2.302](#). Collector or arterial streets may be determined either by design or anticipated traffic volumes. (5/98)
 - c. Local streets that are needed to provide access to adjoining properties shall be public and shall comply with the applicable provisions of section [2.202](#). (5/98)
3. Cul-de-sac lots shall have a minimum frontage of 25 feet. (5/98)
4. Flag lots, as permitted in subsection [2.310.03](#), E. (5/98)

APPLICANT RESPONSE: The south lot is proposed to be served by a shared driveway accessed directly from Dearborn Ave. The north lot will be served by a paved driveway along a proposed 22'-0" access easement.

Sec. 203.310.05 Improvement requirements - Partition

Applicant responses in bold

During the review of partition proposals, the city shall require, as a condition of approval, the following improvements: (5/98)

A. *Private access.* Private driveways serving flag lots, or private streets and access easements, shall be surfaced per the requirements of this code. (10/02) **The proposed access easement will be constructed as an asphalt driving surface.**

B. *Walkways for private streets.* Sidewalks shall be required in accordance with applicable provisions in sections [2.302](#) only if sidewalks currently exist along the connecting street. (10/15) **The existing sidewalk along Dearborn Ave is to remain. The width and construction of the sidewalk will be maintained during the proposed widening of the existing approach.**

C. *Street frontage improvements.* The following improvements shall be required: (5/98)

1. If the street frontage of the subject property is less than or equal to 100 feet, and not along a collector or arterial street the applicant shall 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. (7/07). **N/A**

2. If the street frontage of the subject property exceeds 100 feet or is located along a collector or arterial street, or extends an existing dedicated right-of-way, the applicant shall improve the following unless it is determined by the city that any or all of the required improvements may not be practical or desirable due lack of connecting facilities, or topographical or engineering constraints that may preclude the placement of improvements: (7/07) **The existing street frontage is improved and will be maintained to the existing dimensional standard**

a. Public streets upon which the property fronts to public standards, including: surfacing from center line to curb, installation of curbing, storm sewers, sanitary sewers, water lines and other necessary public utilities. (5/98) **The existing street frontage is improved and will be maintained to the existing dimensional standard**

b. Sidewalks, meeting city standards, along public street frontage. (5/98) **The existing street frontage is improved and will be maintained to the existing dimensional standard**

c. The installation of storm sewers, sanitary sewers, water lines and other utilities necessary to serve lots accessing off of the new street. (5/98) **Existing public utility infrastructure is to remain. The south lot will be served by existing utilities, and the north lot will require new sanitary sewer and domestic water service. A preliminary stormwater management plan has been submitted to manage stormwater on site.**

D. *Completion requirements.* All required improvements shall be completed prior to the issuance of any building permits for the subject property. Alternatively, improvements required under this section shall be completed or assured through a performance bond or other instrument acceptable to the city prior to the approval of the final plat of the partition. At the discretion of the public works director, certain improvements may be further postponed through a non-remonstrance agreement, or other performance agreement. (5/98)

Sec. 2.102.05 Dimensional Standards

The following dimensional standards shall be the minimum requirements for all development in the RS zone, except for modifications permitted under section [2.202](#), general exceptions, or as required in section 2.4. (5/98)

A.

Minimum lot dimension and height requirements. (6/22)

<i>Dimension</i>	<i>Single-Family Detached and Duplex</i>	<i>Triplex</i>	<i>Quadplex and Cottage Cluster</i>	<i>Townhouse</i>	<i>Nonresidential Uses</i>
Lot size	4,000 sq. ft.	5,000 sq. ft.	7,000 sq. ft.	1,500 sq. ft.	(1)
Average width	40 feet	40 feet	40 feet	20 feet (3)	None
Average depth	70 feet	70 feet	70 feet	70 feet	None
Maximum height	35 feet	35 feet	Quad: 35 ft.	35 feet	(2)
			Cottages: 25 ft.		

APPLICANT RESPONSE: Both resultant lots meet the minimum dimensional standards for a single-family detached development. The structures shown are to demonstrate overall ability to achieve compliance with RS zoning dimensional standards and stormwater management.

Sec. 2.301 General Provisions

- **Sec. 2.301.01. - Purpose.**

The purpose of this section is to:

A. Carry out the comprehensive plan and adopted planning documents such as the transportation system plan, with respect to development standards and policies. (11/09)

B. Insure that natural features of the landscape, such as land forms, natural drainage-ways, trees and wooded areas, are preserved as much as possible and protected during construction. (11/09)

C. Promote energy conservation and efficiency in development through site planning and landscaping. (11/09)

D. Promote and maintain healthy environments and minimize development impacts upon surrounding properties and neighborhoods. (11/09)

E. Encourage quality development that contributes to the needs and character of the community. (5/98)

- **Sec. 2.301.02. - Application of standards.**

A. *Application.* The standards governing development as set forth in [section 2.3](#), the applicable zone district, and/or within section 2.4, as applicable, shall apply to partitions; subdivisions; planned unit developments; commercial and industrial development; public and noncommercial development; single-family dwellings, duplexes and multifamily structures. (11/09)

B. *Phasing.* Phasing or delay of improvements may be authorized as allowed by this section. When it is determined by the city that the strict application of the requirements outlined in the table below is impractical or not feasible then consideration may be given for delaying or phasing the required public facilities improvements. Phasing may be considered when: (11/09)

1. Lack of connecting facilities exists; (11/09)

2. Any plans that the city may have for future public facilities improvements that may justify phasing or delaying so that the project may be incorporated into the city's improvement plans; (11/09)

3. Other engineering factors that may justify that the improvements should be delayed exist. (11/09)

If a delay or phasing is allowed it is not to be considered as a modification of the required improvements or that the improvements are to be eliminated. The property owner shall sign an appropriate agreement with the city in a recordable form that shall obligate the property owner to construct the improvements at the specified time within the agreement. Phasing is authorized only if specifically allowed for in the land use decision or the building permit. (11/09)

• **Sec. 2.301.03. - Public facility improvement requirements. (11/09)**

Standards for the provision and utilization of public facilities or services available within the City of Keizer shall apply to all land developments in accordance with the following table. No development permit, including building permit, shall be approved or issued unless the following improvements are provided prior to occupancy or operation, or unless future provision is assured in accordance with subsection 2.310.05.D or 2.310.06.P as applicable. (11/09)

Public Facilities Improvement Requirements Table (6/22)

<i>Land Use</i>	<i>Fire Hydrant</i>	<i>Street Improvement</i>	<i>Water Hookup (PF-1)</i>	<i>Sewer Hookup (PF-6)</i>	<i>Storm Drain (PF-7)</i>	<i>Streetlights (PF-8)</i>
Single-family dwelling, duplex, triplex, quadplex, townhouse, cottage cluster	No (unless required by UFC)	PF-3	Yes	Yes	Yes	No
Multifamily dwellings	PF-2	Yes and PF-5	Yes	Yes	Yes	Yes
New public, commercial or industrial	PF-2	Yes and PF-5	Yes	Yes	Yes	Yes
Public, commercial or industrial expansion	PF-2	PF-5	Yes	Yes	Yes	Yes
Partition, subdivision, PUD, MHP	PF-2	PF-4 and PF-5	Yes	Yes	Yes	Yes

Footnotes to Public Facilities Improvement Requirements Table

Legend:

No = Not required.

Yes = Required.

PF = Public facility.

PF-1. An approved potable water supply capable of supplying both domestic water supply and also meeting the required fire flow for fire protection shall be provided prior to the start of combustible construction. (11/09)

PF-2. Fire hydrants shall meet the requirements as set forth in the Uniform Fire Code. (11/09)

PF-3. Street improvements for single-family dwellings, duplexes, triplexes, quadplexes, townhouses, and cottage clusters: New single-family dwellings, duplexes, triplexes, quadplexes, townhouses, or cottage clusters that require a street extension must provide street improvements and right-of-way dedication where deemed necessary by the department of public works. Street improvements are required when the improvement will extend an existing street improvement adjacent to the property. The improvements that must be extended when they exist include street lanes to the same width as on adjacent property, curbs, gutters, storm drainage, and sidewalk. In all cases, the improvements shall be done to department of public works standards. (6/22)

PF-4. As specified in section [2.310](#). (11/09)

PF-5. If a traffic impact analysis (TIA) is required pursuant to [section 2.301.04](#), the city will require improvement (s) as recommended in such TIA, in addition to those specified in the public facilities improvement requirements table as set above. (11/09)

PF-6. Connection to municipal sanitary sewer system shall be required unless property is within a zone district which allows the option of using an on-site septic system. (11/09)

PF-7. New developments and expansion shall connect into an approved storm drainage system or shall provide on-site storm drainage facilities in a system meeting city approval. (11/09)

PF-8. Generally, streetlights are not required of partitions but are for subdivisions. Streetlights for other developments will be required on a case-by-case basis. (11/09)

MFD = Multifamily dwelling (five or more units). (6/22)

MHP = Manufactured home park.

PUD = Planned unit development.

SFD = Single-family dwelling.

- **Sec. 2.301.04. - Traffic impact analysis (TIA).**

A. *Purpose.* The purpose of this section of the code is to implement section 660-012-0045(2)(e) of the state transportation planning rule that requires the city to adopt a process to apply conditions to development proposals in order to minimize adverse impacts to and protect transportation facilities. This section establishes the standards for when a proposal must be reviewed for potential traffic impacts; when a traffic impact analysis must be submitted with a development application in order to determine whether conditions are needed to minimize impacts to and protect transportation facilities; what must be in a traffic impact study; and who is qualified to prepare the study. (7/09)

B. *Typical average daily trips.* The latest edition of the trip generation manual, published by the Institute of Transportation Engineers (ITE) shall be used as standards by which to gauge average daily vehicle trips.

C. *When required.* A traffic impact analysis shall be required to be submitted to the city with a development application, when the following conditions apply: (11/09)

1. The development application involves one or more of the following actions:

a. A change in zoning or a plan amendment designation; or

b. The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation manual; and information and studies provided by the local reviewing jurisdiction and/or ODOT:

1) An increase in site traffic volume generation by 250 average daily trips (ADT) or more (or as required by the city engineer); or

2) An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by ten vehicles or more per day; or

3) The location of the access driveway does not meet minimum intersection sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate, creating a safety hazard; or

4) The location of the access driveway does not meet the access spacing standard of the roadway on which the driveway is located; or

5) A change in internal traffic patterns that may cause safety problems, such as back up onto the highway or traffic crashes in the approach area.

D. *Traffic impact analysis requirements.* (11/09)

1. *Preparation.* A traffic impact analysis shall be prepared by a professional engineer. The traffic analysis will be paid for by the applicant.

2. *Transportation planning rule compliance.* See [section 3.111.05](#) (transportation planning rule compliance).

3. *Pre-application conference.* The applicant will meet with Keizer Public Works prior to submitting an application that requires a traffic impact analysis. The city has the discretion to determine the required elements of the TIA and the level of analysis expected. The city shall also consult the Oregon Department of Transportation (ODOT) on analysis requirements when the proposed development is adjacent to or otherwise affects a state roadway. (6/14)

E. *Approval criteria.* (11/09)

1. *Criteria.* When a traffic impact analysis is required, approval of the development proposal requires satisfaction of the following criteria:

- a. The traffic impact analysis was prepared by a professional engineer; and
- b. If the proposed development shall cause one or more of the effects in section 2.301.04.C above or other traffic hazard or negative impact to a transportation facility, the traffic impact analysis shall include mitigation measures that meet the city's level-of-service and volume/capacity standards and are satisfactory to the city engineer and ODOT, when applicable; and
- c. The proposed site design and traffic and circulation design and facilities, for all transportation modes, including any mitigation measures, are designed to:
 - 1) Have the least negative impact on all applicable transportation facilities; and
 - 2) Accommodate and encourage non-motor vehicular modes of transportation to the extent practicable; and
 - 3) Make the most efficient use of land and public facilities as practicable; and
 - 4) Provide the most direct, safe and convenient routes practicable between on-site destinations, and between on-site and off-site destinations; and
 - 5) Otherwise comply with applicable requirements of the City of Keizer Development Code.

F. *Conditions of approval.* The city may deny, approve, or approve a development proposal with appropriate conditions.

1. Where the existing transportation system will be impacted by the proposed development, dedication of land for streets, transit facilities, sidewalks, bikeways, paths, or accessways may be required to ensure that the transportation system is adequate to handle the additional burden caused by the proposed use.
2. Where the existing transportation system is shown to be burdened by the proposed use, improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or streets that serve the proposed use may be required.

APPLICANT RESPONSE: Standards will be met. Traffic Impact Analysis thresholds are not met by the proposed development.

Sec. 2.302 Street Standards

The provisions of this section shall be applicable for the following: (5/98)

A. *Land divisions.* The creation, dedication or construction of all new public or private streets in all subdivisions, partitions or other developments in the city. (05/98)

B. *Street expansion.* The extension or widening of existing public or private streets or rights-of-way, easements, or street improvements, including those which may be proposed by an individual or the city, or which may be required by the city in association with other development approvals. (10/02)

C. *Utility improvements.* The construction or modification of any utilities or sidewalks in public rights-of-way, existing private street, or private access easements. (10/02)

D. *Street trees.* The planting of any street trees or other landscape materials in public rights-of-way. (5/98)

E. *Exceptions*. Provisions of this section do not apply in existing developed areas of the city. Improvements in these areas shall be based on standards adopted by the department of public works. (5/98)

F. *Private streets*. Private streets and improvements on private streets are allowed only in the following situations:

1. Improvements and/or widening of existing and allowed private streets.
2. Creation of new private streets within an existing subdivision or PUD already containing approved private streets.
3. Creation of new private streets in a proposed subdivision, PUD, or partition if the only access to the proposed subdivision, PUD, or partition is via existing and approved private streets. (10/02)

APPLICANT RESPONSE: Dearborn Ave is currently improved. Existing frontage improvements are to be maintained.

Sec. 2.303.06 Off-street automobile parking requirements

Off-street parking shall be provided in the amount not less than listed below. (9/17)

A.

Parking requirements. (6/22)

*Square footage = Gross floor area. (12/15)

*Totals shall be rounded up to the next whole number

<i>Land Use Activity</i>	<i>Spaces Required</i>
Single-family	2 per dwelling unit
Duplex, triplex, quadplex, townhouse, and cottage cluster	1 per dwelling
Single-family dwellings having their access via an access easement, on a street restricting on-street parking, or a flag lot	3 per dwelling unit

APPLICANT RESPONSE: The existing single-family residence on the south lot is provided with one parking stall in the garage and one in the driveway. The new development will have 2 parking stalls in the garage and 2 in the driveway.

Sec. 2.306 Stormwater management

- **Sec. 2.306.01. - Purpose.**

The purpose of this chapter is to implement requirements to: (1/23)

A. Provide for the management and control of stormwater runoff from all new development and redevelopment areas; (1/23)

B. Minimize erosion and sediment transport; (1/23)

C. Minimize degradation of water quality due to sediments and pollutants in stormwater runoff; and (1/23)

D. Reduce downstream flooding. (1/23)

- **Sec. 2.306.02. - Scope.**

The provisions of this chapter shall apply to all new and redevelopment projects within the incorporated boundary of the City of Keizer, including, but not limited to, all land partitions and subdivisions, planned unit developments, multifamily developments, single-family developments, commercial developments, industrial development, and manufactured home parks. Redevelopment includes reconstruction and/or expansion of structures and/or impervious surfaces. The requirements of this chapter apply regardless of whether a permit is required. (1/23)

- **Sec. 2.306.03. - General stormwater management requirements.**

Any new development or redevelopment listed in subsection [2.306.02](#) shall conform to the requirements listed herein, as follows: (1/23)

A. The requirements will be applied to projects proposed within the city's jurisdiction at land use, design review, and/or the building permit stages of the project. (1/23)

B. The stormwater management system plan shall be submitted to and approved by the public works director before construction of any new or redevelopment project, regardless of the size of project. (1/23)

C. A design by an Oregon-registered professional engineer is required for stormwater facilities on any projects that create or replace 5,000 square feet or more of impervious surface. (1/23)

D. Sites creating or replacing less than 5,000 square feet of impervious surface are generally not required to provide an engineered design unless required by the city due to site-specific conditions. (1/23)

E. Plans for the construction of stormwater conveyance, flow control, retention, and treatment facilities for the project shall be designed in accordance with city standards and specifications. The plans shall include all information as necessary for the city to review the adequacy of the storm drainage system design. The criteria and all other requirements for the design of both public and private stormwater flow control, retention, treatment, and conveyance facilities are set forth in the city's design standards. (1/23)

F. Stormwater facilities on private property and owned by a private entity shall be required to complete and submit to the city an executed private stormwater maintenance agreement before the facilities are put into operation and the release of any occupancy permits. (1/23)

G. In the event any part of a development is traversed by any watercourse, channel, stream or creek, gulch or other natural drainage channel, or public stormwater conveyance system, adequate easements for public stormwater conveyance purposes shall be provided to the city. Acceptance of the easement shall not imply maintenance by the city unless maintenance is expressly accepted by the city in the easement. (1/23)

H. Channel obstructions are not allowed except as approved for the creation of detention or retention facilities approved under the provisions of the design standards. Fences with swing gates may be utilized as approved by the city. (1/23)

I. For projects requiring an improvement agreement for issuance of a public works construction permit, the developer shall certify in writing that the site is built according to the submitted site drainage and grading plan prior to release of the improvement agreement. The developer shall provide certified elevations to the city. (1/23)

J. For partitions and other developments not requiring a public works construction permit, any site grading and drainage requirements shall be completed and approved prior to issuance of any building permits. (1/23)

K. Prior to acceptance of a public storm drainage system by the city, the system shall be inspected by the city. All costs for city inspection shall be borne by the developer. (1/23)

L. Prior to the city supporting final plat approval for land divisions or building occupancy for site development, the storm drainage system shall be inspected by the city. All costs for city inspection shall be borne by the developer. (1/23)

- **Sec. 2.306.04. - Preliminary plan required.**

A preliminary description of the proposed stormwater management system is required to be submitted with the land use application for all developments listed in [section 2.306.02](#). The preliminary description shall include, at a minimum, the following information: (1/23)

A. A cover sheet, listing the project name and owner, contact information including phone numbers and email address, and the project site address. For projects requiring an Oregon-registered professional engineer, the name of the engineer of record and the engineer's seal and certification shall also be provided. (1/23)

B. A site map of the project site and areas directly adjacent to the site, including: (1/23)

1. Existing topographic contours, at one-foot intervals or smaller; (1/23)

2. Existing structures and other features on the site, with indications of proposed demolition, removal, or reconfiguration; (1/23)

3. Description of the existing site conditions, sensitive areas, and waterways affecting or affected by the project; (1/23)

4. Description and size of the watershed containing the site, including identification of existing stormwater runoff onto and across the property; (1/23)

5. Existing, pre-developed stormwater flow patterns on the site and crossing the site boundaries; (1/23)

6. Description of the existing downstream point of disposal for the project, indicating the type and size of the conveyance. (1/23)

C. An overview of the project and stormwater management system, including: (1/23)

1. Brief description of the project size, project scope, and proposed improvements; (1/23)

2. Proposed project configuration, including proposed flow patterns on the site and crossing the site boundaries; (1/23)

3. Location of proposed stormwater facilities, noting estimated type and size; (1/23)

4. Proposed point(s) of disposal for stormwater. (1/23)

D. A conceptual storm design report for the project, including: (1/23)

1. Preliminary estimate of new and replaced impervious area; (1/23)

2. Preliminary soil infiltration rate estimates, based on preliminary tests and/or soil data determinations; (1/23)

3. Preliminary storm runoff calculations, noting the methodology used in calculation; (1/23)

4. Preliminary evaluation conveyance capacity of the downstream point of disposal. (1/23)

- **Sec. 2.306.05. - Erosion prevention and sediment control.**

All activities within the city limits that disturb more than 2,000 square feet of area are subject to the requirements of the current city erosion control ordinance. Any such activity that disturbs less than five acres, either singly or cumulatively as part of a common plan of development or sale, shall be required to submit an erosion and sediment control plan (ESCP) and obtain an erosion control permit from the city.

Projects that disturb five acres or more shall be required to obtain both a city erosion control permit and an NPDES 1200-C General Construction permit from the department of environmental quality. (1/23)

The criteria and all other requirements for the ESCP are provided in the city's design standards. (1/23)

APPLICANT RESPONSE: Preliminary grading plans and stormwater management manual has been submitted with this application.

Sec. 2.307 Utility Lines and Facilities

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- **Sec. 2.307.01. - Purpose.**

To provide adequate services and facilities appropriate to the scale and type of development. (5/98)

- **Sec. 2.307.02. - Standards.**

A. *Impact.* The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. (5/98)

B. *Water.* All development that has a need for water service shall install water facilities and grant necessary easements pursuant to the requirements of the city. (5/98)

C. *Private utilities.* All development that has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company serving the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground. (5/98)

D. *Sanitary sewers.* All development that has a need for public/private sanitary sewers shall install the facilities pursuant to the requirements of the city. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities. (5/98)

E. *Streetlights.* When required, installation of streetlights shall be pursuant to the requirements of the city and the company serving the development. (5/98)

F. *Easements.* Easements shall be provided along property lines as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be designated on the final plat of all subdivisions, and on the final plat of all partitions. (5/98)

APPLICANT RESPONSE: Existing site is served by public utilities. Future development of north lot will comply with City of Keizer standards for new sanitary sewer and domestic water service.

Sec. 2.309 Site and Landscaping Design

- **Sec. 2.309.01. - Purpose.**

The purpose of the site and landscaping design requirements is to provide standards that can be used in the development of property. A development design that incorporates landscaping serves to enhance the appearance of not only the subject property but also that of the city; provides shade and windbreaks where appropriate to conserve energy in building and site design; provides public amenities and provides for buffering and screening of dissimilar land uses. (11/17)

- **Sec. 2.309.02. - Scope.**

A. *Landscaping required.* All new construction, as well as expansion or redevelopment of structures, including interior remodeling over \$100,000.00 in value, or any parking lot reconfiguration for commercial, multifamily, or industrial uses shall be subject to the requirements of this section. (11/17)

B. *Landscape plan review.* Landscaping plans shall be submitted for review, subject to procedures of this section and subject to Type 1-A review procedures set forth in [section 3.2](#). (7/06)

C. *Tree plan.* A tree plan in accordance with section 2.309.04.B.7 is required with all Type II and III applications and the following Type I application: partitioning. (5/98)
(Ord. No. 2024-878, § 2(exh. B), 7-15-2024)

- **Sec. 2.309.03. - Minimum area requirements.**

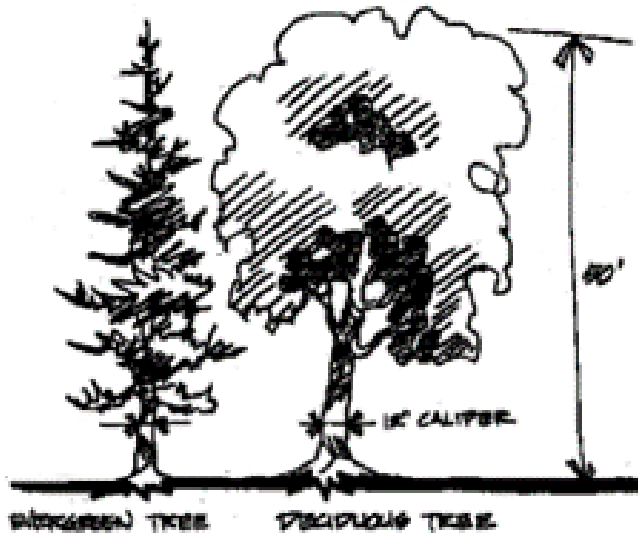
Landscaped areas may include landscaping around buildings; open spaces and outdoor recreation areas; islands and perimeter planting areas in parking and loading areas; and areas devoted to buffering and screening as required in this section and elsewhere in this ordinance. The minimum areas devoted to landscaping are established within the applicable zone district the property is located. (11/17)

- **Sec. 2.309.04. - General provisions.**

A. *Landscaped area.* For purposes of satisfying the minimum requirements of this ordinance, a landscaped area must be planted in a mixture of landscaping elements to include such things as lawn, ground cover plants, shrubs, annuals, perennials or trees, or desirable native vegetation, or be used for other landscape elements such as site furnishings, water features, artwork, or other similar features that provide aesthetic value and open space. Landscaping shall be designed, planted, and maintained in accordance with professional landscaping standards. Landscaping installed over asphalt shall be prohibited. (11/17)

B. *Submittal requirements.* A submitted landscaping plan shall include the following: (5/98)

1. Type, variety, scale and number of plants used. (5/98)
 2. Placement and spacing of plants. (5/98)
 3. Size and location of landscaped areas. (5/98)
 4. Contouring, shaping and preparation of landscaped areas. (5/98)
 5. Use and placement of non-plant elements within the landscaping used as accents. Such elements may only be used minimally and shall total no more than 25 percent of the total landscape area. (11/17)
 6. Method of irrigation. (5/98)
 7. Location, and identification of any trees, both existing and planned consistent with section 2.309.04.C. (7/06)
 - a. On the landscaping plan, the existing significant trees identified by their common names, along with the size of such significant trees. Existing significant trees shall include any trees which were removed within the two-year period prior to the date the application was first submitted shall be shown on the landscape plan. (7/06)
 - b. Which significant trees are proposed to be removed or have been removed within the past two years. (7/06)
 - c. Which significant trees are to be left standing and what steps will be taken to protect and preserve those trees according to current best management practices. (11/17)
 - d. Location, size and type of replacement trees proposed to be added, if any. (5/98)
- C. *Significant trees.* As used herein, significant trees are trees having a height of more than 50 feet and/or having a trunk whose diameter is more than 12 inches diameter at breast height (DBH) (five feet above ground level). (11/17)



a. The city recognizes that factors such as disease, safety concerns, and site development requirements may require removal of significant trees. Depending on these factors, the removal of significant trees may be appropriate and approved as part of the landscaping plan. Development of the property shall be in conformance with an approved landscaping site plan that is a condition of a land use approval or a building permit. Significant trees removed (including trees removed within the two years prior to the application) must be replaced at the rate of two new trees for each significant tree removed or less if a large tree specimen size is planted. Replacement trees shall be a type that will be at least 12 inches (DBH) when fully mature. At the time of planting, replacement trees shall be planted in accordance with the standards of [section 2.309.06](#). In lieu of an on-site tree replacement plan, an off-site tree mitigation plan consistent with requirements within this section shall be submitted to the community development director for approval. Such off-site location shall be within the public right-of-way, on public property, or on private property if qualifying as a streetscape tree and must be approved by the city. If no suitable off-site location is identified for the immediate installation of replacement trees, a contribution to the city's landscape mitigation fund in the amount equal to the cost of a replacement tree (including installation) as determined by the city may be made for the city to install replacement trees at a later date, as determined appropriate. Such funds shall be used only for replacement tree planting. (11/17)

b. The above provisions include and apply to all significant trees located on the subject property or on any adjacent public right-of-way. These requirements shall be applied to both public and private development. (11/17)

D. *Existing vegetation.* The landscape design shall also incorporate as much of the existing desirable vegetation on the site as is possible. (7/06)

- **Sec. 2.309.05. - Screening and buffering.**

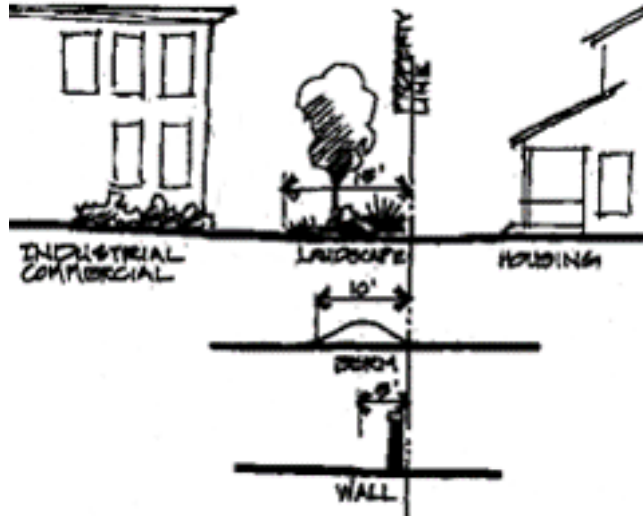
A. Screening and buffering shall be used to mitigate visual impacts, dust, or noise, and to provide for compatibility between dissimilar adjoining uses. Screening and buffering shall be used to eliminate or reduce the impacts of the following uses: (11/17)

1. Commercial and industrial uses when abutting residential uses. (5/98)
2. Industrial uses when abutting commercial uses if necessary due to site conditions. (11/17)
3. Service areas and facilities, including garbage and waste disposal containers, recycling bins, and loading areas. (5/98)
4. Outdoor storage areas. (5/98)
5. Parking areas for 20 or more vehicles for multifamily developments or 30 or more vehicles for commercial or industrial uses. (5/98)

6. At- and above-grade electrical and mechanical equipment, such as transformers, heat pumps, and air conditioners. (5/98)

7. Multifamily developments when abutting lower density residential uses. (11/17)

B. Where screening or buffering is determined to be necessary, one of the following alternatives shall be employed: (7/06)



1. Width not less than 15 feet shall be planted with the following materials: (7/06)

a. At least one row of deciduous or evergreen trees staggered and spaced not more than 15 feet apart. (5/98)

b. At least one row of evergreen shrubs that will grow to form a continuous hedge at least five feet in height within one year of planting. (5/98)

c. Lawn, low-growing evergreen shrubs or evergreen ground cover covering the balance of the area. (5/98)

2. Width not less than ten feet shall be developed in accordance with the following standards: (7/06)

a. Berm form should not slope more than 40 percent (1:2.5) on the side away from the area screened from view. The slope for the other side (screened area) may vary. (5/98)

b. A dense evergreen hedge shall be located so as to most effectively buffer the proposed use. (5/98)

c. The combined total height of the berm and hedge shall be not less than five feet. (5/98)

3. Width must not be less than five feet shall be developed in accordance with the following standards: (7/06)

a. A masonry wall or sight-obscuring fence, not including vinyl slatted chain link fences not less than six feet in height. In addition, a fence shall be maintained in a safe and attractive manner. (7/06)

b. A mixture of lawn, low-growing evergreen shrubs, and evergreen ground cover covering the balance of the area. (7/06)

4. Other alternative methods which produce an adequate screening or buffering may be approved by the city. (11/17)

- **Sec. 2.309.06. - Planting and maintenance.**

A. *Planting height.* No sight-obscuring plantings exceeding 30 inches in height shall be located within any required vision clearance area in accordance with [section 2.312.09](#) of this ordinance. (5/98)

B. *Plant materials.* Plant materials shall not cause a hazard. Landscape plant materials over walkways, pedestrian paths and seating areas shall be pruned to a minimum height of eight feet and to a minimum height of 13 feet over streets and vehicular traffic areas. (11/17)

C. *Utility interference.* Landscape plant materials shall be selected which do not generally interfere with utilities above or below ground. (5/98)

D. *Installation*. Landscape plant materials shall be properly guyed and staked to current industry standards as necessary. Stakes and guy wires shall not interfere with vehicular or pedestrian traffic. (5/98)

E. *Suitability*. Plant materials shall be suited to the conditions under which they will be growing. As an example, plants to be grown in exposed, windy areas that will not be irrigated should be sufficiently hardy to thrive under these conditions. Plants should have vigorous root systems, and be sound, healthy, free from defects, diseases, and infections. (5/98)

F. *Deciduous trees*. Deciduous trees shall have a minimum caliper of two inches (DBH), and a minimum height of eight feet at the time of planting. (11/17)

G. *Evergreen trees*. Evergreen trees shall be a minimum of eight feet in height and fully branched at time of planting. (11/17)

H. *Shrubbery*. Shrubs shall be supplied in a minimum one gallon containers or eight inch burlap balls with a minimum spread of 12 to 15 inches. (5/98)

I. *Ground cover*. Ground cover plants shall be spaced in accordance with current nursery industry standards to achieve covering of the planting area. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum four inch size container. (7/06)

J. *Irrigation*. All developments are required to provide appropriate methods of irrigation for the landscaping. Sites with over 1,000 square feet of landscaped area shall be irrigated with automatic sprinkler systems to insure the continued health and attractiveness of the plant materials unless otherwise approved by the zoning administrator. Sprinkler heads shall not cause any hazard to the public. Irrigation shall not be required in wooded areas, wetlands, floodplains, or along natural drainage channels or stream banks. (7/06)

K. *Replanting*. Trees or shrubbery which die-off shall be replaced with a new plant of the same or similar type. Replacement is the responsibility of the property owner. (11/17)

L. *Maintenance*. Landscaping shall be continually maintained. Appropriate methods of care and maintenance of landscaped plant material shall be provided by the owner of the property. This requirement applies to existing, as well as new, development. (11/17)

M. *Plant protection*. Landscape plant material shall be protected from damage due to heavy foot traffic or vehicular traffic by protective tree grates, pavers or other suitable methods. (5/98)

APPLICANT RESPONSE: Landscaping design aims to be compliant with City of Keizer standards. Applicant proposes to defer landscaping design to building permit submittal.