

To the Keizer Planning Department,

In regards to public hearing on Wednesday, April 10, 2024; 6:00 pm, the purpose of which is to address the subdivision/variance of 1135 Clearlake.

As a family living closely to the proposed new subdivision, we wish to speak against this proposal. We have the same concerns which others have expressed and the city has responded to, such as traffic, walking path safety, neighborhood aesthetic, parking, (most home owners own 2-3 vehicles and I'm certain they their visitors will by necessity drift into other neighborhoods) and the high volume of dwellings in an area known and loved for larger plots of beautiful landscape.

Beyond these, we are also concerned and disappointed about the negative short and long term effects that changes like this bring to the environment: Additional air, noise, and light pollution, destruction of local habitat, and a reduction of liveable space for surrounding wildlife. We also dread the process of construction that will impact the well being of the neighborhood, both human and animal alike, for an unknown length of time. (Noise, traffic delays, additional flat tires and increased truck exhaust.) Many residents of this neighborhood work from home. There is concern not just for the noise and disruption of routines, but the high likelihood of damage to infrastructure during construction process such as water, power, internet that will add to the stress experienced by current residents.

The applicant is requesting a 20% reduction of parcel size to 18 feet. While we are against the lot being subdivided as a whole, at the very least we would like to minimize the impact on the surrounding area. Requiring the minimum parcel size to be upheld would most likely lead to slightly larger parcels and a less compressed living area. This would lower potential negative environmental impacts, slightly better reflect the area it is located in, and provide higher quality of life for current and future residents of the new and current neighborhood.

Thank you for considering our concerns.

Alicia and Shawn Palmer
1194 Brunner Ct. Ne Keizer, Or 97303

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CITY OF KEIZER

APR - 9 2024

PLANNING DEPARTMENT

From: [Tammy](#)
To: [Horner, Dina](#)
Subject: Subdivision off Clearlake
Date: Wednesday, April 10, 2024 8:29:26 AM

<h3>CAUTION: This email originated from Outside Your Organization.
 Exercise caution when opening attachments or on clicking links from unknown senders. Please <span
style="text-decoration: underline;">contact Information Technology for
assistance.</h3><p>

I have been out of town and going thru my mail. Do I still have time to object? 1195 Brunner Court. I can't even believe cramming 20 townhomes is a great idea anywhere let alone in one of the last nice neighborhoods in Keizer. We just keep pushing people out and turning into NE Salem. Where is the balance. We already have homes used as rentals who don't care who they rent to and duplexes where they fix cars out front. I can see why Trademark wants to build where they don't actually live. The highschool is going downhill as it is. You want Keizer to stay livable for families adding more rental units which is most likely what they will become by the corporations that purchase them. Isn't a good decision.

Thank you
Sent from my iPhone

To: Keizer Planning Department
From: Bob Ohrn and Pam Kingsbury
Subject: Comments On Case No. 2024-03

I'm concerned that this development is incompatible with farming activities in the nearby Exclusive Farm Use (EFU) zone. People living in medium density subdivisions often don't like the noisy activities at all hours associated with farming. People complain, and the farmers eventually get driven out. To increase the likelihood that EFU activities can continue in the EFU zone, we recommend the following:

1. A sight obscuring fence or other barrier should be erected along the edge of the subdivision to shield it from farming activities on nearby EFU property.
2. Provide a prominent notice to lot purchasers letting them know that noisy farming activities at all hours can be expected on nearby EFU property.

Traffic/transportation

1. Be sure to make sure there is good visibility at the intersection(s) of Clear Lake Road and the street(s) exiting this townhouse subdivision. We mean good visibility from behind the stop line. At the intersection of Timothy and Clear Lake Road to the east, drivers have to pull up at least a car length beyond the stop line to see cross traffic and pedestrians. This is not acceptable. Good visibility is especially important for the subject proposal because Forest Ridge Elementary school is close by and there are a lot of school children pedestrians.
2. There should be a second access road to this parcel if the only planned access is one road connecting the subdivision to Clear Lake road. Given the number of units in this proposal, there should be a second road connection to Barbara Avenue. This would provide better access for emergency vehicles as well as mitigate the increased traffic on Clear Lake Road resulting from this development.

Thank you for your consideration of our comments.

Bob Ohrn and Pam Kingsbury
7950 Timothy Lane NE
Keizer, OR 97303

My name is Ben Waldon and I live in the area directly affected by this expansion. I've lived in Keizer for the past 13 years and my children attended school in the neighborhood affected. I do not support this expansion.

My understanding is that this area is currently slated for low density living. This is a quiet neighborhood consisting of light traffic, open spaces, a school, and already closely positioned homes. The expansion will change the climate of area. Not only the specific land that it will be built on, but also the nearby streets and neighborhoods which is where I live.

I do not support this expansion because it pushes a higher density living into my neighborhood. These are very small lots. This will increase traffic, street parking, & noise. This in turn will increase stress & conflict in what is currently a very quiet area.

I have witnessed the stress induced by excessive street parking. Neighbors argue, accidents, happen and it disrupts the neighborhood. This is directly expressed in response to a 18' lot, which is less than half those currently on Mykala. Parking will spill into Mykala street.

If we do see this constructed, I believe that the developer should be required to put in green space and offstreet parking. The simple green space on Taurus Loop is an example.

Furthermore, there should be room to park at least 2 full size vehicle off street for each residence. The current lots on Mykala are large than those proposed and street parking is a problem. Smaller lots mean less available street parking which means more stress in my neighborhood.

One notice that I received stated that this area is currently slated as Low Density Residential and Urban Transition. I read the description in the development code and I don't feel like tightly spaced townhouses on crowded streets matches the descriptions provided in the code.

I can only assume that utility impact is being considered, but I am also mindful of the impact on water availability and electricity reliability. Furthermore, there will be an affect on home values as the adjacent neighborhoods will be less attractive to prospective buyers.

This development will have a direct negative affect on the daily lives of my family and neighbors. Because of these reasons, I do not think that the variance should be approved.

Thank you for your time.

**RECEIVED
CITY OF KEIZER**

APR 10 2024

PLANNING DEPARTMENT



City of Keizer

Phone: (503) 856-3442 • Fax: (503) 390-8288
930 Chemawa Rd. NE. • PO Box 21000 • Keizer, OR 97307-1000

REQUEST FOR COMMENTS

RECEIVED
CITY OF KEIZER

APR 08 2024

PLANNING DEPARTMENT

TO: Neighboring Property Owner of 1135 Clear Lake
DATE: March 14, 2024
CASE: Subdivision and Minor Variance 2024-03

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. **Additional application materials can be found at: <https://www.keizer.org/maps/Subdivisions>**

Comments must be submitted in writing and received in our office by 5:00 pm on March 29, 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 divide a 1.70-acre parcel into 20 townhouse parcels ranging in size from 1,692 square feet to 2,819 square feet and one 4,327 square foot lot for a stormwater quality facility. The property is zoned Urban Transition (UT) and Low Density Residential on the Comprehensive Plan Map. Proposed lots 1-16 will have frontage and direct access along newly extended Barbara Av NE and lots 17-20 will have access from a private access easement extended from newly extended Mykala Road NE.

A minor variance to required lot width is also requested for 10 lots. Section 2.102.05.A of the Keizer Development code requires a minimum lot width of 20' for a townhouse lot. The applicant is requesting a 20% reduction to 18'. The property is located at 1135 Clear Lake (063W23AC05300).

APPLICANT & PROPERTY OWNER:: Trademark Enterprises
ZONE: Urban Transition (UT)

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: _____

Name: Christopher + Karen Charlton
 Phone & Email: 971-224-7253 nonickname21@gmail.com
 Address: 1185 Branner ct NE, Keizer OR 97303
 Date: 9/3/2024