

From: [Heather Bryan](#)
To: [Planning](#)
Subject: Public Comment for Hearing 4/24 - McLeod
Date: Tuesday, April 23, 2024 4:33:07 PM

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To whom it may concern,

I'm writing as a resident of the Gubser neighborhood in opposition to the proposed subdivision on 6255 McLeod Lane NE Keizer, OR 97303. My main concern is around parking with a proposed 18 dwelling units. While I'm aware OAR 660-012-0440 does not require offsite parking, I am still truly concerned with the number of cars this would mean parking on our side streets when they wouldn't be allowed to park on their own street. Our streets are currently filled with parked cars and I can only imagine how this will increase that number. While I'm certain my concern will go nowhere, I love my neighborhood and would be remiss to not state my concerns for it.

Sincerely,

Heather Misener

From: [Aaron Spoonheim](#)
To: [Planning](#)
Subject: Property Address 6255 McLeod Lane NE, Keizer
Date: Tuesday, April 23, 2024 8:09:19 PM

Dear City of Keizer Planning Department,

I am writing to express my deep concern and dissatisfaction regarding the proposal to construct 18 dwelling units with inadequate parking facilities in our residential area. As a resident of this neighborhood, I believe this proposal poses significant challenges and disruptions to our community.

The limited parking provisions for 18 dwelling units is alarming and has the potential to exacerbate existing parking issues in our neighborhood. There is no parking on McLeod in our area, and adding a substantial number of new units will only intensify the strain on available parking spaces on nearby streets, leading to congestion, inconvenience, and safety hazards for residents and visitors alike.

Furthermore, inadequate parking arrangements and a substantial number of new dwelling units could have adverse effects on property values and the overall quality of life in our community. Without sufficient parking spaces, residents will be forced to compete for limited parking spots, resulting in frustration and inconvenience. There is also a concern of increased vehicular traffic which has an impact on safety.

Additionally, this could have a negative impact on our neighborhoods annual Christmas light decoration showing. Increased parking on nearby streets during this time could increase risk of accidents. This could also lead to decreased popularity due to lack of visibility and increased congestion.

In light of these concerns, I urge you to reconsider the proposed development and take into account the lack of parking provisions as well as the significant impact that 18 new dwelling units will have.

Additionally, I request that you engage with the community and solicit feedback from residents regarding the proposed development to ensure transparency and accountability in the decision-making process.

Thank you for your attention to this matter. I trust that you will give due consideration to the concerns raised herein and take appropriate action to uphold the best interests of our residential community.

Sincerely,

The Spoonheim family.

APR 23 2024

PLANNING DEPARTMENT

Dear Council,

We are writing to express our strong opposition to case #2024-04, the proposed subdivision at 6255 McLeod Lane NE. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in the Greater Gubser Neighborhood are completely opposed to the addition of multi-family housing that will cause traffic and safety problems, with a walk score of 35, it's a car dependent neighborhood for most and there is NO on street parking here. Light and noise pollution are a huge concern. And possibly create even more problems with schools that are already over-capacity, and destroy 100+ year old trees & local wildlife habitat, and lower the property values of the existing community.

Light and noise pollution are a significant concern, as well as crime. We share the entire length of fence line with the property in question. When we moved into this home over 30 years ago, it was a park like setting, private, quiet, with a country feel, We had a fence line of (10-15) 100+ year old grand old cedar trees. Those trees were all cut down and no trees were ever replaced, when that property was subdivided on our south side. There are now 4 houses where one once stood, already impinging on our peace, privacy and the feel and character of the property.

Schools in the area are already reported at overcapacity, and currently cutting staff. The council should not approve multi-family dwellings that create or exacerbate a situation that will cause school concurrency to fail for this proposal and/or other approved plans.

Property values are likely to go down in the area if multi-family apartments or condominiums are built. Multi family dwellings are inconsistent with the neighborhood developed in the area. I was disappointed that only 40 or so notices were mailed as a 3 story tall building in this neighborhood would stand out like a sore thumb and affect far more than the directly neighboring properties. We would suggest multigenerational housing, it would fit the existing neighborhood much better as there are already 3 multigenerational homes (that we are aware of and likely more) directly surrounding the property. They are also highly in demand and limited in quantity. Another option being a tiny house village, which could keep most of the existing tree canopy and be far less costly to develop. Or the 6 single family homes.

We urge you to disapprove the proposed density of this subdivision, in discussions with our neighbors, we know our opinions are shared by many. This is a low density, single family neighborhood, that would be massively impacted by the density proposed. Also very disappointed that the original notice does not address the density at all, it looks like 6 single family homes (which we were expecting), not 6 buildings containing 18 units total and 3 stories high. Can you even begin to imagine the impact of that to our home particularly and sense of wellbeing? We urge you, if you would not permit this proposal in your own backyard, please don't allow it in ours.

Thank you for your continued service and support of our communities.

Best regards,



The Perry's
Rich, Velma & Shelly
(503) 390-2629
6225 McLeod LN NE

Keizer OR 97303 spfoto@mac.com

Lesley Hegewald
 6661 Koufax Ln. NE
 Keizer, OR 97303

April 24, 2024

City of Keizer Planning Department
 930 Chemawa Rd. NE
 Keizer, OR 97303

I am writing to provide public comment on Subdivision 2024-04, located at 6255 McLeod Ln. NE. I am a 24-year resident of the neighborhood in which the subject property is located, residing at approximately a .5-mile distance at 6661 Koufax Ln. NE. I have concerns about the proposed subdivision with regards to the impact that new housing units are likely to have on the on-street parking on neighboring streets. According to the Notice of Public Hearing and the proposed site plan for the property, there is potential for 18 new housing units. Given the maximum building footprints on the site plan, these look to be a combination of duplexes, triplexes, and/or quadplexes. The Keizer Development Code indicates that the required number of off-street parking spaces for these types of units is only one space per unit. Parking is not allowed on McLeod Ln. NE due to bicycle lanes, and my concern is that if only the minimum number of off-street parking spaces are provided for these new units, the neighboring residents will be severely impacted by excess vehicles being parked in front of their homes.

According to the most recent data available from the American Community Survey, an estimated 66% of households in Keizer have two or more vehicles. 78% in owner-occupied housing units and 45.4% in renter-occupied units have two or more vehicles.

Occupied Housing Units With 2 or More Vehicles Available By Tenure						
City of Keizer, Oregon						
Housing Unit Type	# of Units	% of Units	# Low MOE*	% Low MOE*	# High MOE*	% High MOE*
Occupied Housing Units	9,328	66.0%	7,902	58.0%	10,759	73.6%
Owner-Occupied	6,970	78.0%	6,032	71.7%	7,908	83.7%
Renter-Occupied	2,358	45.4%	1,870	39.4%	2,851	50.5%

** MOE: Margin of Error*
 Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2018-2022, Table B25044

The average number of vehicles per occupied housing unit in Keizer is 1.9, with renter-occupied units averaging 1.5 vehicles and owner-occupied units averaging 2.2 vehicles.

Average # Vehicles Available in Occupied Housing Units			
By Housing Unit Type, City of Keizer, Oregon			
Housing Unit Type	Aggregate # Vehicles	Number of Housing Units	Avg. Vehicles Per Unit
Occupied Housing Units	26,869	14,125	1.9
Owner-Occupied	19,315	8,932	2.2
Renter-Occupied	7,554	5,193	1.5

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2018-2022, Tables B25044 & B25046

Assuming 18 duplex/triplex/quadplex units are built, these units would generate on average a total of 34 vehicles. With only the minimum number of off-street parking spaces required by the Keizer Development Code provided for these units, there would be an estimated average number of 16 vehicles with no off-street parking available. Manzanita St. NE is the closest cross-street to the property location, and those residing there would very likely feel the impact of this many additional vehicles parking in front of their homes. They should not have to worry about where they will be able to park their own vehicles or whether their waste receptacles will be accessible by the collection trucks on collection day.

Estimated # Vehicles with No Off-Street Parking			
Proposed Subdivision 2024-04, 18 Duplex/Triplex/Quadplex Units			
Housing Unit Type	Avg. # Vehicles	Total Number Estimated Vehicles	Estimated Vehicles With No Off-Street Parking
Total	1.9	34	16
Owner-Occupied	2.2	39	21
Renter-Occupied	1.5	26	8

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates 2018-2022, Tables B25044 & B25046

The neighborhood in which the subject property is located is an older, established neighborhood built on large lots in the early 1970s. Parking is already an issue in this area due to no parking being allowed on McLeod Ln. NE. I ask the city and the developer to consider the neighboring property owners and the impacts that such a dense subdivision is likely to have on them, particularly with parking. Please make an effort to provide more parking than required by the Development Code, preferably two spaces per unit, to minimize the negative impacts on residents.

Lesley Hegewald

From: [Steven Thierman](#)
To: [Planning](#)
Subject: Written comments SUBDIVISION 2024-04 Public hearing
Date: Wednesday, April 24, 2024 1:28:16 PM

There sure are a lot of Multi-Family housing projects going up in Keizer right now. I'm wondering how traffic is going to be when all these projects get completed. Driving on McLeod is already dangerous with so many people speeding down that road. I don't see how adding more housing to an already full neighborhood is going to improve livability and traffic safety where we live. If all this extra cramped housing gets put in, There is going to be overflow in the surrounding streets, and the residents who live there are not going to have any street parking available. These housing projects, here on McLeod, and around Keizer, don't seem to make the current residents' lives any better.

A few months ago, a 150-year-old tree was cut down (along with a huge swatch of younger trees) to make way for an apartment complex on Trail ave. A bit before that, a 200-year-old cedar was removed (along with other trees) to make way for ANOTHER huge apartment complex on Verda Ln. Those trees were older than the town we live in. Those trees are our heritage, they are historically important and should be saved. The man in charge of the revamp of the bottom half of Verda Ln said they are going to take out most of the trees down there to make way for sidewalks. How many are going to be cut down for the new subdivision on McLeod? Stop replacing Old growth trees. None of us will see them at full height before we die. Instead, just stop cutting them down. Don't REPLACE old growth natives with highly pruned non-natives. Just leave them there.

These apartment complexes are getting bigger and taller every time. It is now almost standard to see them at minimum 3 stories tall. No one living in ANY neighborhood wants the sun blocked out. New buildings going in, should match the height of the structures already there.

I read these statements from the City of Keizer Comprehensive Plan:

"Keizer has a population/employment imbalance. In 2008, this imbalance was measured as one job in the City for every 7 residents. In 2012, that number was at one job for every 5.4 residents," and "Keizer wants to improve the ratio of population to employment." Adding more houses is not going to help balance that ratio.

I am opposed to the proposal of the Subdivision at McLeod for the reasons listed above. I would like the city of Keizer's planning department to start taking these issues and concerns more seriously as they move forward with future plans.

Thank you,

Steven

April 23, 2024

Keizer Planning Department
Keizer City Hall
930 Chemawa Rd NE
Keizer, Or 97303

RECEIVED
CITY OF KEIZER
APR 24 2024
PLANNING DEPARTMENT

RE: Public hearing No 2024-04 (6255 McLeod Lane NE, Keizer, OR)

To whom it may concern:

I am writing in opposition to the application for a request to subdivide property located at 6255 McLeod Lane NE, Keizer, OR.

While I support owner's property rights, I have an issue with too much density in a small area. McLeod does not have any existing on-street parking. Where are the added cars for this proposed project going to go? I am concerned how parking will overflow into the existing neighborhoods. We already have issues when soccer season is in full swing at Whiteaker Middle School with traffic and parking on 14th Av. Although it is an inconvenience, we understand there is a beginning and end. However, with an addition of potentially 18 dwelling units, there will be constant traffic and parking concerns. Also of concern is our beloved Miracle of Lights display route during December. Overflow parking for these proposed dwelling units would be on a part of the route and would have potential to cause even more traffic congestion.

There are already problems with speeding on McLeod. I personally have been passed several times over the years on McLeod. There are no traffic control devices on this stretch of McLeod. This is a School Walk Zone for our neighborhood children. Adding more dwellings in this area will make for more congestion and added safety concerns.

If multi-family projects of this nature continue to be approved, how and when will plans be made to invest in traffic control in order to improve livability and traffic safety in our neighborhood?

Again, I totally respect the Owner's Property Rights and criteria outlined in the Keizer Development Code. However, Property rights and Development Code do not always make good Neighbors. Please take into consideration the comments and concerns made by the neighbors and consider a reduction in the number of lots and dwelling units approved for this proposed subdivision.

Please also require that the property owner must make a clear and concise plan for adequate onsite parking, as a means for them to be a good neighbor and reduce congestion and traffic choke points in the neighborhood.

Sincerely,

Patti Tischer, (*Resident at 1356 Meadowlark Dr NE, Keizer – 503-949-4129*)
President, Greater Gubser Neighborhood Association