

# HEARING,

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KEIZERTIMES/Craig Murphy  
A look at the property that could become 32 homes.

"This particular property had received approval in early 2008 for comprehensive plan zone change/lot line adjustment," Litke said. "The recession that year means the subdivision that was approved never happened. Now a new applicant has come forward. The lots are slightly different. There are slightly more lots."

City engineer Bill Peterson had an issue with the site distance in the plans, as well as the revised plans meant to respond to that concern.

"When you skew the distance like that, there is a horizontal alignment," Peterson said. "It doesn't meet the city standard. If it did, that would improve things quite a bit. There's a lack of adequate site distance to the south on Burbank. In my mind, I think it's unsafe. Neither (proposal), as far as Public Works is concerned, is adequate. I don't think the proposal meets the code. The footages they need to make it work, they will have to acquire some property. This isn't new. This goes back to 2008 when a zone change

was made to make the property work."

Mark Grenz from Multi-Tech Engineering said engineer Karl Birky from Associated Transportation Engineering and Planning submitted two design alternatives, either of which he feels would address Peterson's concerns.

Karen Bajpai, a Burbank Street resident, expressed several concerns about the project.

"My No. 1 concern is the impact on Keizer Elementary," Bajpai said. "They had a 7.5 percent increase in the student body last year and the schools were already jam packed. In addition, there is another housing development (Windsor Island Estates) building 50 to 60 homes plus the 32 here."

Bajpai also had concerns about the impact on migrant birds, traffic and the lack of nearby parks.

Litke noted an analysis from the Salem-Keizer School District showed the new development would add six students to Keizer elementary schools, three new middle school students and five new high school students.

Marilee Teller, a Bowden Lane resident, had similar concerns.

"My knowledge from being in state government is if they say no significant impact for the city, police department, fire department and schools, if you add up the new developments, there will be a serious impact over time," Teller said. "I've seen the game played before. There should be concern about other property, especially the farm land."

John Blake, whose family has worked the farm land west and north of the property in question since 1906, had concerns about barricades meant to protect property and control traffic being ignored. Blake also expressed concern about an application listing only single family homes initially, then being changed afterwards.

"If you have 200 houses and 25 percent are duplexes, that creates a bigger impact on traffic," he said.

# City sells land to Bonaventure

By CRAIG MURPHY  
Of the Keizertimes

The City of Keizer is selling some land to help with a Keizer Station project.

More specifically, members of the Keizer City Council on Monday unanimously approved a resolution to sell property in Area C of Keizer Station to Bonaventure Senior Housing (see a project update on page A1).

Bonaventure is putting in a senior housing facility on what will be an expanded part of McLeod Lane off Chema-wa Road. Mountain West Investment Corporation is also building 180 apartments in the same area.

A staff report from the council meeting showed the .32 acre parcel in question was purchased by city officials for \$135,000 in 2003 for future right-of-way for development. Area C has been subject of proposed projects before, most notably a large Wal-Mart at one point. The current plan for apartments and senior housing was approved by councilors earlier this year.

City Attorney Shannon

Johnson noted why the property was purchased back in 2003.

"It happened to come on the market," Johnson told councilors. "Rather than wait and pay for it later, the city took the council to a land bank. That property is exactly where McLeod will be extended."

Johnson said the property in question will be two remnant parcels of 3,928 square feet after the city dedicates ground for the McLeod extension. Such an arrangement was approved by council in February 2006.

According to Johnson, the current market value of the land is \$146,360, or \$10.49 per square foot. Bonaventure originally proposed to pay the city \$4.06 per square foot for the land, based in part of paying \$3.73 per square foot for land at the location owned by Oregon Territory Development.

Following discussion with Keizer City Manager Chris Eppley, Johnson suggested a higher price.

"They were quick to re-

spond and suggested a compromise of \$7 a square foot," Johnson told councilors. "We felt \$7 a square foot is a fair price, but it's up to you."

The only two speaking during the public hearing were project engineer Mark Grenz and Anthony Kreitzberg, legal counsel for Bonaventure. Kreitzberg explained the rationale for the low price quote originally.

"The evaluation is a good question," Kreitzberg said. "There's an enormous investment being made for the public infrastructure. (The other part) was sold to us for about \$3.70 a foot, since it was recognized it would require significant development. We have a very good case for why the price should be close to that. We're willing to meet halfway with the city, so the \$7 a foot figure is what we came up with."

Mayor Cathy Clark indicated she looks forward to the project.

"We're excited you're here and have already had some trees taken out," Clark said. "It is moving right along."

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