

On Jun 25, 2016, at 11:41 AM, Nelson Sossaman <[nelsonsossaman77@gmail.com](mailto:nelsonsossaman77@gmail.com)> wrote:

Hello, I, writing today concerning the 7.5 acre Herber property proposed rezoning. I believe two years ago city council made the right decision in denying the rezoning request. To be brutally honest the property will be sold and the cows that we all love to see will go away. The real question we all face is what will take its place? Do I blame the heirs to the property for wanting to get as much money as possible when they cash out? Absolutely not in fact if I was in their place I would probably do the same just as I'm sure they would probably say the same things I'm saying. The problem is building an apartment complex at that location isn't what this community wants or needs. In fact the number of people that are so openly opposed to this rezoning is a prime example. Keizer simply doesn't want or need another apartment complex. It wants and needs single family homes. ALL of the new home construction is happening at the outskirts of Keizer. Banner homes and MC Northwest are two of those companies that have invested in building in Keizer but are not in the city center. Do you know the benefits that homeowners offer a community? We're stakeholders, we have a vested interest in getting involved and seeing this community prosper. We don't come and go every year and we make our voting decisions based on what we believe will be in the long term best interest of our city. That being said there has to be a compromise that we can reach with the Herber family. What if we allowed a developer to build town homes or another HOA type building where they are allowed to build more units on the property thus commanding the higher price the family wants but allowed the community to retain its identity and add long term residents who'll care about this community like we all do? In closing there were two cases that shaped zoning laws in America. Here is an excerpt from village of Euclid v. Ambler realty 1926 Supreme Court of the United States (village of Euclid won) " With particular reference to apartment houses, it is pointed out that the development of detached house sections is greatly retarded by the coming of apartment houses, which has sometimes resulted in destroying the entire section for private house purposes; that, in such sections, very often the apartment house is a mere parasite, constructed in order to take advantage of the open spaces and attractive surroundings created by the residential character of the district. Moreover, the coming of one apartment house is followed by others, interfering by their height and bulk with the free circulation of air and monopolizing the rays of the sun which otherwise would fall upon the smaller homes, and bringing, as their necessary accompaniments, the disturbing noises incident to increased traffic and business, and the occupation, by means of moving and parked automobiles, of larger portions of the streets, thus detracting from their safety and depriving children of the privilege of quiet and open spaces for play, enjoyed by those in more favored localities — until, finally, the residential character of the neighborhood and its desirability as a place of detached residences are utterly destroyed. Under these circumstances, apartment houses, which in a different environment would be not only entirely unobjectionable but highly desirable, come very near to being nuisances."

Thank you for your time  
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