



**Roger Jensen - Trustee 5434 River Road N #323 Keizer, OR 97303**

**Marion County Planning Appeals Board Salem, OR 97303**

**RE: Approval of Special Use at 8186 River Rd NE, Salem, OR 97303**

Dear Board of Appeals,

It has been said that the wheel is the greatest invention of all time; when horses or oxen pulled wagons, dirt roads or no roads sufficed, but the wheels of modern transportation require paved roads for cars and trucks, concrete airstrips for airplanes, ballast for railroads, concrete for dams, buildings, and many other things. Rock is the material that answers all these needs, but rock must be crushed and screened to usable sizes.

Engineer Jeremy Jensen, the owner of Oquamax LLC, believes that no single industrial manufacturer makes the best machine for recycling or mining sand and gravel. Customers recognize this and ask him to combine the best crushing and screening machines from different industrial manufacturers for their specific natural resource needs. The company designs, modifies, and assembles these factory-made machines for final erection or installation at the customer's or dealer's site. Most of these machines are not delivered to 8186 River Road but go directly to the job site.

The Marion County Planning Department has appropriately approved the tenant at 8186 River Road to operate as a business under SIC 5084, an Industrial and Heavy Equipment Wholesale business involved in the following machinery:

- Pumps and pumping equipment, industrial—wholesale
- Crushing machinery and equipment, industrial—wholesale
- Screening machinery and equipment, industrial—wholesale
- Pulverizing machinery and equipment, industrial—wholesale
- Stackers, industrial—wholesale
- Conveyor systems—wholesale
- Cement making machinery—wholesale

The property is ideal for this location because they operate with three to four employees, rarely have customers on site, do not have business signs, and do not invite the public to visit.

These types of businesses are commonly located on commercial properties and are essential for supporting contractors who build our infrastructure and operate recycling systems. The previous location for the business was on a commercial property on Main Street in Independence, Oregon, with no complaints.

The business supports local and distant companies that provide construction materials for road building, real estate development, forestry, and farming. They contribute significantly to our local economy by spending large sums with local industrial fabricators, tool suppliers, rental companies, engineering firms, and steel service centers.



The company is involved in many major projects, assembling, fastening, reworking, and modifying machines before final delivery. Although it may appear to an untrained eye that they are an industrial manufacturing company, they are actually assemblers and sub-assemblers of rock crushers and screening machinery, similar to how a farm equipment dealer assembles and tests large equipment before delivery.

Unfortunately, our interactions with the appellants began poorly when we broke ground. We were informed that the property was intended to be a park and that no permits could be obtained for construction. However, permits were issued a few days after we began, and the foundation was poured. The appellants attempted to halt our construction and later filed a lawsuit claiming ownership of part of our property, which was recently settled by our insurance company's lawyers.

I believe the appellants are still disgruntled over the loss of what they considered a permanent park. According to the last paragraph of their statement, they believe the county should force us to tear down the buildings and restore the park.

I have enclosed letters of support, including one from the former owner, who claims that the park issue is new to him.

After receiving noise complaints, we installed a professional sound monitoring service. A recent timeline of noise levels is enclosed, showing that the nearby railroad line is responsible for almost all high noise alerts.

The appellant is making various claims in hopes of restoring a mythical park. Therefore, I see no reason to dwell on irrelevant issues regarding the Planning Director's decision to approve our special use permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,



**Roger Jensen - Trustee**

**24 HOUR  
PROFESSIONAL  
SOUND LEVEL  
MOTITORING  
BY MINUT**

ALL HIGH NOISE LEVELS ARE CAUSED BY RAIL LINE OPERATOR  
AFTER OUR NORMAL BUSINESS HOURS.

# Log

Rental unit ▾

Event type ▾

Date ▾

Event

Device

Rental unit

Time



### It's quiet

Noise levels are below the set threshold of 75. If it becomes noisy again, you will receive a new noise event.

8186 River Road Northeast

Dec 11 2024 07:03 AM

[Download an incident report](#)



### It's been noisy for 30 minutes

You will be notified when it's quiet again.

8186 River Road Northeast

Dec 10 2024 10:22 PM

RR



### It's been noisy for 20 minutes

Noise level has been above the set threshold of 65dB for 20 minutes and is now 70dB. You will be updated if it's noisy or quiet again at 10:22 PM.

8186 River Road Northeast

Dec 10 2024 10:12 PM

RR

**It's been noisy for 10 minutes**

Noise level has been above the set threshold of 65dB for 10 minutes and is now 79dB. You will be updated if it's noisy or quiet again at 10:12 PM.



Let us handle persistent noise issues



8186 River Road Northeast

Dec 10 2024 10:02 PM

RR

**Sensor back online**

The sensor is online. It was offline for 7 hours.



Home

8186 River Road Northeast

Dec 10 2024 01:24 PM

**Sensor is offline**

Last time we heard something was at 6:39 AM. Make sure the sensor is connected to the internet and charged.



Home

8186 River Road Northeast

Dec 10 2024 07:01 AM

**It's quiet**

Noise levels are below the set threshold of 65. If it becomes noisy again, you will receive a new noise event.



8186 River Road Northeast

Dec 10 2024 06:49 AM

[Download an incident report](#)

**It's been noisy for 20 minutes**

Noise level has been above the set threshold of 65dB for 20 minutes and is now 71dB. You will be updated if it's noisy or quiet again at 6:49 AM.



8186 River Road Northeast

Dec 10 2024 06:39 AM

*Major Weather Event*

**It's been noisy for 10 minutes**


Noise level has been above the set threshold of 65dB for 10 minutes and is now 73dB. You will be updated if it's noisy or quiet again at 6:39 AM.



8186 River Road Northeast

Dec 10 2024 06:29 AM

*Major Weather Event*

[Let us handle persistent noise issues](#) 

**It's quiet**

Noise levels are below the set threshold of 65. If it becomes noisy again, you will receive a new noise event.



8186 River Road Northeast


Dec 10 2024 06:27 AM

[Download an incident report](#)

**It's been noisy for 10 minutes**

Noise level has been above the set threshold of 65dB for 10 minutes and is now 71dB. You will be updated if it's noisy or quiet again at 6:27 AM.



[Let us handle persistent noise issues](#) 

8186 River Road Northeast

Dec 10 2024 06:17 AM

*Weather Event*

**It's quiet**

Noise levels are below the set threshold of 65. If it becomes noisy again, you will receive a new noise event.



[Download an incident report](#)

8186 River Road Northeast

Dec 10 2024 06:17 AM

**It's been noisy for 30 minutes**

You will be notified when it's quiet again.



8186 River Road Northeast

Dec 9 2024 10:26 PM

*RR*

**It's been noisy for 20 minutes**

Noise level has been above the set threshold of 65dB for 20 minutes and is now 71dB. You



8186 River Road Northeast

Dec 9 2024 10:16 PM

*RR*




will be updated if it's noisy or quiet again at 10:26 PM.

**It's been noisy for 10 minutes**

Noise level has been above the set threshold of 65dB for 10 minutes and is now 71dB. You will be updated if it's noisy or quiet again at 10:16 PM.



Let us handle persistent noise issues 

8186 River Road Northeast

Dec 9 2024 10:06 PM

RR

**Sensor back online**

The sensor is online. It was offline for 2 hours.



Home

8186 River Road Northeast

Dec 9 2024 12:50 PM

**Sensor is offline**

Last time we heard something was at 10:42 AM. Make sure the sensor is connected to the internet and charged.



Home

8186 River Road Northeast

Dec 9 2024 10:56 AM

RR

### It's quiet

Noise levels are below the set threshold of 75. If it becomes noisy again, you will receive a new noise event.

[Download an incident report](#)

8186 River Road Northeast

Dec 9 2024 07:06 AM



### It's been noisy for 30 minutes

You will be notified when it's quiet again.

8186 River Road Northeast

Dec 8 2024 10:26 PM



RR

### It's been noisy for 20 minutes

Noise level has been above the set threshold of 65dB for 20 minutes and is now 71dB. You will be updated if it's noisy or quiet again at 10:26 PM.

8186 River Road Northeast

Dec 8 2024 10:16 PM



RR

# Log

Rental unit ▾

Event type ▾

Date ▾

Event

Device

Rental unit

Time

### It's been noisy for 10 minutes

Noise level has been above the set threshold of 65dB for 10 minutes and is now 70dB. You will be updated if it's noisy or quiet again at 10:16 PM.



Let us handle persistent noise issues ↑

8186 River Road Northeast

Dec 8 2024 10:06 PM

RR

### It's quiet

Noise levels are below the set threshold of 75. If it becomes noisy again, you will receive a new noise event.



Download an incident report

8186 River Road Northeast

Dec 8 2024 07:00 AM

**It's been noisy for 30 minutes**



You will be notified when it's quiet again.

8186 River Road Northeast

Dec 7 2024 10:29 PM

RR

**It's been noisy for 20 minutes**



Noise level has been above the set threshold of 65dB for 20 minutes and is now 70dB. You will be updated if it's noisy or quiet again at 10:29 PM.

8186 River Road Northeast

Dec 7 2024 10:19 PM

RR

**It's been noisy for 10 minutes**




Noise level has been above the set threshold of 65dB for 10 minutes and is now 70dB. You will be updated if it's noisy or quiet again at 10:19 PM.

8186 River Road Northeast

Dec 7 2024 10:09 PM

RR

Let us   
handle  
persistent  
noise  
issues

**It's quiet**



Noise levels are below the set threshold of 75. If it becomes noisy again, you will receive a new noise event.

8186 River Road Northeast

Dec 7 2024 07:04 AM

[Download an incident report](#)



**It's been noisy for 30 minutes**

You will be notified when it's quiet again.

8186 River Road Northeast

Dec 6 2024 10:23 PM

RR



**It's been noisy for 20 minutes**

Noise level has been above the set threshold of 65dB for 20 minutes and is now 72dB. You will be updated if it's noisy or quiet again at 10:23 PM.

8186 River Road Northeast

Dec 6 2024 10:13 PM

RR



**It's been noisy for 10 minutes**

Noise level has been above the set threshold of 65dB for 10 minutes and is now 70dB. You will be updated if it's noisy or quiet again at 10:13 PM.

8186 River Road Northeast

Dec 6 2024 10:03 PM

RR

[Let us handle persistent noise issues](#)



**Sensor back online**

The sensor is online. It was

Home

8186 River Road Northeast

Dec 6 2024 02:18 PM

offline for 2 hours.

### Sensor is offline

Last time we heard something was at 12:23 PM.



Make sure the sensor is connected to the internet and charged.

Home

8186 River Road Northeast

Dec 6 2024 12:42 PM

### Sensor back online

The sensor is online. It was offline for 1 hours.



Home

8186 River Road Northeast

Dec 6 2024 12:21 PM

### Sensor is offline

Last time we heard something was at 11:36 AM.



Make sure the sensor is connected to the internet and charged.

Home

8186 River Road Northeast

Dec 6 2024 11:56 AM

### Sensor back online

The sensor is online. It was offline for 5 hours.



Home

8186 River Road Northeast

Dec 6 2024 11:12 AM

### Sensor is offline

Last time we heard something was at 6:27 AM.



Make sure the sensor is connected to the

Home

8186 River Road Northeast

Dec 6 2024 06:46 AM

internet and  
charged.

### It's quiet

Noise levels are below the set threshold of 65. If it becomes noisy again, you will receive a new noise event.



[Download an incident report](#)

8186 River Road Northeast

Dec 6 2024 06:37 AM

### It's been noisy for 10 minutes

Noise level has been above the set threshold of 65dB for 10 minutes and is now 71dB. You will be updated if it's noisy or quiet again at 6:37 AM.



[Let us handle persistent noise issues](#)



8186 River Road Northeast

Dec 6 2024 06:27 AM

UNKNOWN  
NO PEOPLE ON  
SITE

### It's quiet

Noise levels are below the set threshold of 65. If it becomes noisy again, you will receive a new noise event.



[Download an incident report](#)

8186 River Road Northeast

Dec 6 2024 06:24 AM

**It's been noisy  
for 30 minutes**



You will be notified when it's quiet again.

8186 River Road Northeast

Dec 5 2024 10:53 PM

RR

**It's been noisy  
for 20 minutes**



Noise level has been above the set threshold of 65dB for 20 minutes and is now 70dB. You will be updated if it's noisy or quiet again at 10:53 PM.

8186 River Road Northeast

Dec 5 2024 10:43 PM

RR



MARION  
COUNTY  
INDUSTRIAL  
APPRAISER  
VISIT EMAIL  
FINDINGS

“NOTHING ONSITE QUALIFIES AS INDUSTRIAL USE FOR PURPOSES OF  
OUR OFFICE” By Zack Johnson via email October 16, 2024.

RE: 8186 River Road NE

From: Zack Johnson (zjohnson@co.marion.or.us)

To: rogerjen@yahoo.com

Date: Wednesday, October 16, 2024 at 03:17 PM PDT

Roger,

Yes, that is the plan. The site was valued by the Rural team and is in the process of being transferred to the Commercial Team. **Currently, nothing on site qualifies as Industrial use for the purposes of our office.**

Zack

-----Original Message-----

From: Roger Jensen <rogerjen@yahoo.com>

Sent: Wednesday, October 16, 2024 2:43 PM

To: Zack Johnson <ZJohnson@co.marion.or.us>

Subject: 8186 River Road NE

[You don't often get email from [rogerjen@yahoo.com](mailto:rogerjen@yahoo.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

⚠ WARNING: This email originated outside of Marion County.  
DO NOT CLICK links or attachments unless you trust the sender and know the content is safe.

Hi Zack

I just wanted to confirm from our meeting last week that after you viewed our tenants operation you believe that our building "A " commercial warehouse usage does not fall under industrial.

Best regards

Roger Jensen



# LETTERS OF SUPPORT

Marion County Appeals Board Salem, OR

December 11, 2024


Dear Board of Appeals,

We work at 8186 River Road NE Salem OR 97303 and we are in support of the Marion County Planning Director's special use approval for that property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Sincerely yours,

  
5253 Alpha St NE

Radul Abdul  
2547 SE Sherman St.  
Albany, OR

  
6086 Orchard Hills Rd NW

12-11-2024

Dear Appeals Board,

We live onsite in the dwelling at 8186 River Rd NE Salem, OR 97303 and we support the planning directors approval to operate an Industrial Equipment wholesale business at our location.

The operator is very respectful of us and any noise is not a problem. The building that they work in has many of the same tools that you see in a typical commercial mechanics operation.

Typical commercial deliveries are infrequent, we have not seen any auto accidents on River Rd or any major traffic hold-ups that were caused by the business.

One nice thing about this operation is that they do not invite the public to come to the property, so parking is not a problem. I am concerned that if the business ends up moving we could end up with a business that invites the public to come to the property. We rarely see anyone that we don't know visiting the operation. Another nice thing is that the operation also seems done working by early afternoon and off on most weekends.

Sincerely,  
Don Murray & Kristal Syverson



**Portland:** 503-222-4626  
**Salem:** 503-390-5250  
P.O. Box 9021  
Brooks, OR 97305

December 11, 2024

Marion County Appeals Board Salem, OR

Dear Board of Appeals,

I am writing in support of the Marion County Planning Director's special use approval for 8186 River Road NE, Salem, OR 97303, allowing the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Our truck cranes can easily access the property to assist with heavy lifting when necessary.

Additionally, I owned and managed a previous business that occupied this property. The former Little Catherine Meadows sign in front of the property served as a landmark for our storage business. The grassy area behind the sign, which contains a septic drain field, is not suitable for use as a park.

Thank you,

A handwritten signature in black ink, appearing to read "S.M.R.", written over a horizontal line.

Steve Ross  
President

**PROMPT • SAFE • DEPENDABLE**  
**1-888-668-4959**



Attn: Marion County – Planning Appeals  
12/10/2024

Date:

To Whom it may Concern

I am writing as a Marion County resident to express my support for the county directors special use approval for 8186 River Road NE, Salem Oregon. As a retail sales specialist for mining equipment in Marion County, we find it very adventitious to have a talented wholesale supplier of crushing and screening equipment that can supply our local needs. Not only does the business supply jobs to local residents, but it also provides a service to supply much needed equipment that builds our local infrastructure, roads, schools and much more.

Best Regards,

**Steve Ponder**

Steve Ponder  
Aggregate Sales Specialist





Attn: Marion County – Planning Appeals  
12/11/2024

Date:

To Whom it may Concern

I am writing to express my support for the county director's special use approval for 8186 River Road NE, Salem Oregon. Our business specializes in aggregate mining equipment for the Western USA. Our business requires support and components from other businesses that specialize in our industry. The business we are expressing support for is one of those small number of vendors that specialize in our industry. With the help of our critical vendors, we supply equipment that makes materials required to build infrastructure, roads, schools, buildings and much more.

Joe Jensen  
Mobile: 509-280-3316  
Email: [joe@maximequipment.com](mailto:joe@maximequipment.com)

339 Doak Blvd      14411 US-2      890 N Main Street  
Ripon, CA 95366      Medical Lake, WA 99022  
Independence, OR 97351

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,

ROBIN BARNEY

Name  
Address

KEZERTIMES

102 OLYMPIC AVENUE  
SALEM OR 97306

Note: Kiezer Times Editor

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,



Name

Address

1061 Kralo St N / 97303

Note: Owner of Scenic Farms

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,

Bob Zichniski

Name

Address

Note: Local RE Broker

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,

*Bob Shackelford*

Name

Address

*6605 Hazelgreen Rd. NE  
Salem OR 97385*

NOTE: Local Accountant &  
Community leader

Marion County Planning Appeals Board Salem, OR

December 12, 2024

Dear Board of Appeals,

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,

Vickie Jackson

Name

Address

2285 Perkins St NE  
Keizer OR 97303

Note: Baven Insurance owner

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,



Name

Address

638 Crystal Springs Lane

Keizer, OR 97303

note: Kerzer Rotary president

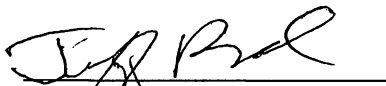
**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,



Name  
Address

1695 Market St. NE  
Salem Oregon 97301



note Former Salem Councilman

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,

T.J. Sullivan

Name  
Address

455 Inverness Dr. SE  
Salem, OR 97306

**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,

Corri L. Falardeau

Name

Address 4646 Rivercrest Dr. N

Keizer OR 97303

Executive Director Keizer Chamber.

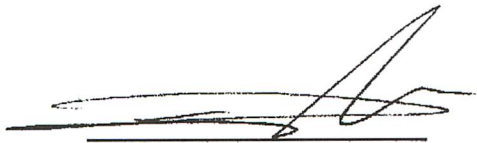
**Marion County Planning Appeals Board Salem, OR**

**December 12, 2024**

**Dear Board of Appeals,**

I am in support of the Marion County Planning Director's special use approval for the 8186 River Road NE Salem OR 97303 property that allows the tenant, Oquamax, to continue operating their Industrial Machinery and Equipment business.

Best Regards,



Name  
Address

Daniel Walder  
7751 Pries DR NE  
Salem OR 97303

tabbies®  
2  
EXHIBIT







McDonald

Dear County Commissioners,

I am here to express my strong opposition to the proposed zoning change that would allow industrial use in an area surrounded by residential properties. I believe this proposal poses significant risks to both the health and safety of residents, as well as to the environment and infrastructure that our community relies on. I respectfully urge you to reconsider this decision for the following reasons:

**Water Supply Concerns:** This residential area relies solely on well water. This property in question relies solely on a neighbor's well for its water supply that was built only for the neighbor's residential use and not for a second property. The introduction of industrial operations in close proximity will severely threaten the quality and safety of the residential wells and the Keizer Aquifer, which supplies drinking water to all the city's wells and its residents. Industrial activities often generate contaminants that can seep into the ground and compromise water sources, potentially endangering the health of families who rely on this water. Given that the property in question is not connected to city water or sewer systems, and the existing infrastructure is not designed to handle the demands of an industrial business, this zoning change poses an unacceptable risk to our water supply.

**Sewer System Concerns:** The current sewer system for this property is designed for a private residence, not for an industrial facility. The increase in wastewater and other potential pollutants from industrial operations could overwhelm the system, leading to contamination of both local water sources and the surrounding environment. There is already evidence that the neighbors have collected showing contamination illegally going into the ground at this property before this zoning change. Without access to city water and sewer services, which are not available at this location, it would be irresponsible to approve this zoning change.

**Traffic and Road Safety:** Another major concern is the traffic impact on the area. The property is located on a busy two-lane highway that is already heavily used. The addition of industrial traffic, including large trucks and heavy equipment, will create severe safety hazards, particularly for local residents and pedestrians. This road is not built to withstand the wear and tear of heavy industrial traffic, and the increased load will likely result in more accidents, road damage, and the need for costly repairs to infrastructure. It is unreasonable to expect this neighborhood to bear these risks without adequate road improvements, which are not currently planned or feasible.

**Environmental Impact and Community Health:** The environmental consequences of locating an industrial business near residential areas cannot be ignored. Industrial activities often result in air and noise pollution, both of which can harm the health and well-being of residents. This, combined with the risks of water contamination, creates an unacceptable situation for the community. This neighborhood is home to families who have lived here for generations, and we value the peace, safety, and natural environment that make this area a desirable place to live. This will also drive down the value of the properties in the neighborhood as this will make this an undesirable place to live.

**Conclusion:** I understand that zoning changes are often made in pursuit of economic development, but it is crucial that we consider the long-term impacts on our community's safety, health, and environment. This proposed zoning change does not account for the unique



*Kelley Bushman*

circumstances of this residential area, and I strongly urge you to reject it. If industrial development is to occur in this area, it must be accompanied by proper infrastructure, including access to city water and sewer services, to ensure that residents' safety and well-being are not compromised.

Thank you for your time and consideration of these concerns. I trust that you will prioritize the health and safety of our community when making your decision.

Sincerely,

Kellie Bushman

958 Greenwood Dr NE, Keizer, OR 97303

503-551-2691



1:50

◀ Messages



JM From 2 Contacts >



 LoopNet™

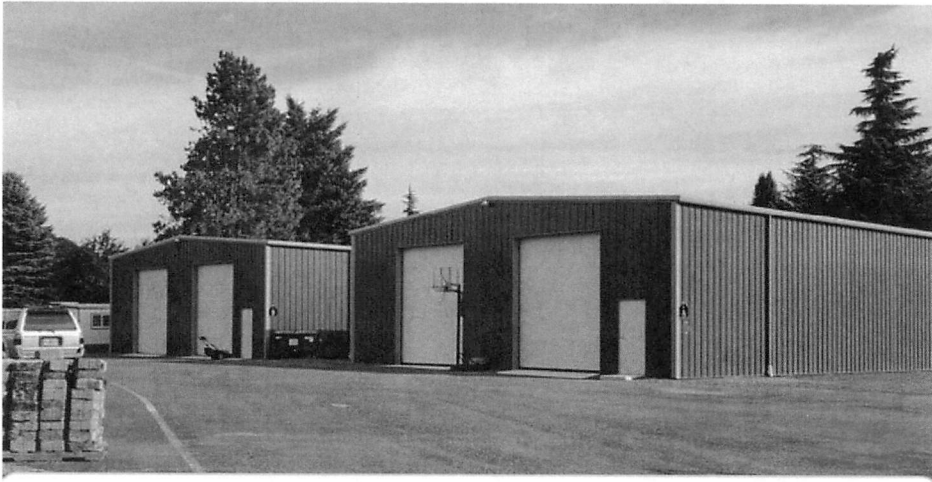


This Property is no longer advertised on LoopNet.com.

**8186 River Rd NE**

**Keizer, OR 97303**

Industrial Warehouse · Property For Lease



 Sign in with Google



Use your Google Account to  
sign in to LoopNet

No more passwords to remember.  
Signing in is fast, simple and secure.



Continue

AA

🔒 loopnet.com



*Kellie Bushman*

12:10



Salem  
October 11 11:14 AM

Edit



Crop

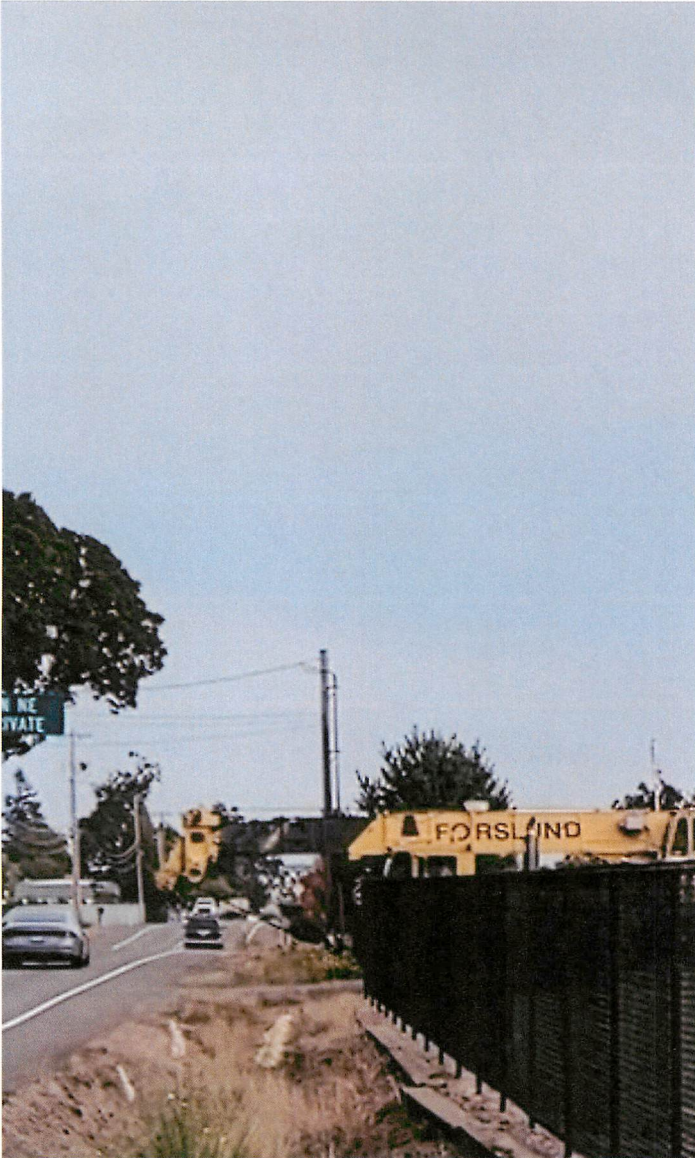


12:15



Salem  
October 11 11:14 AM

Edit

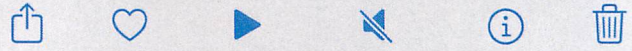


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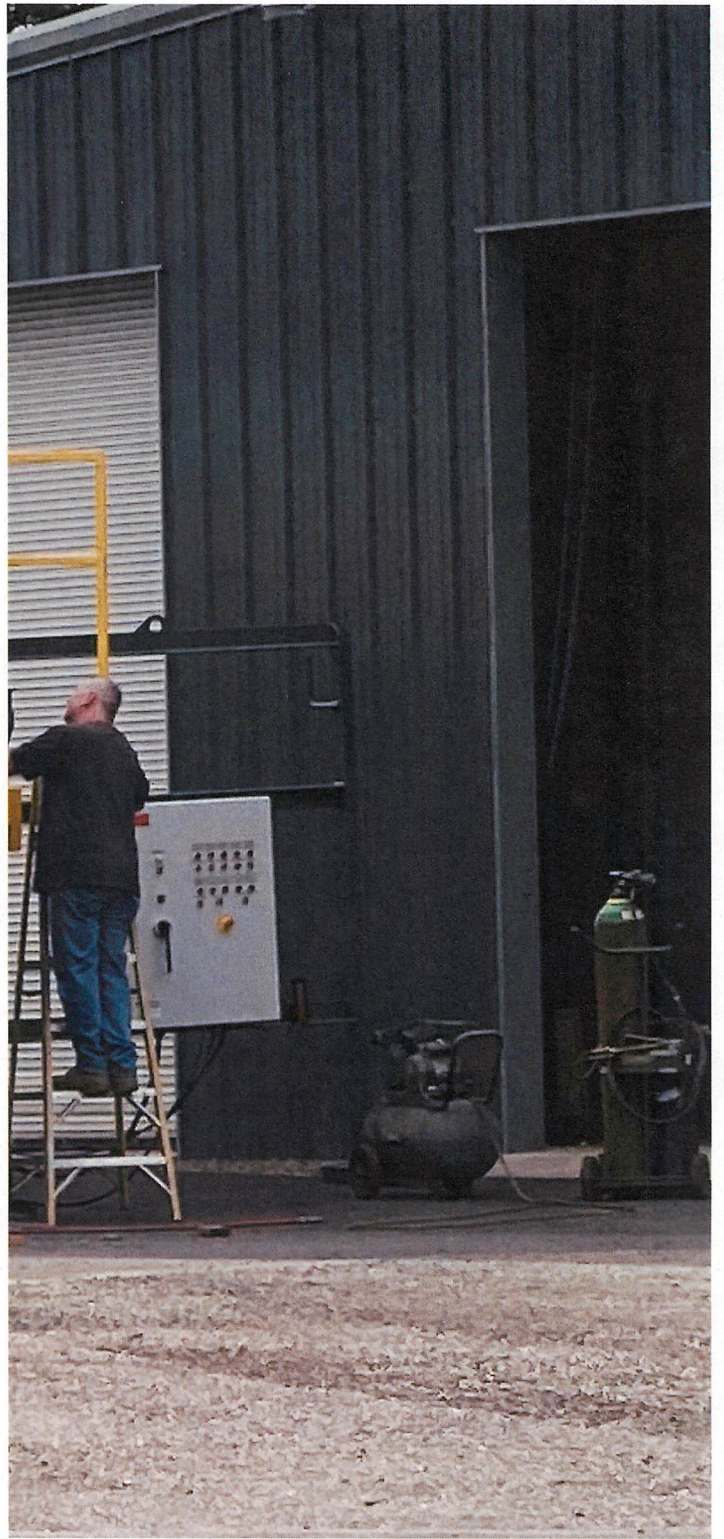


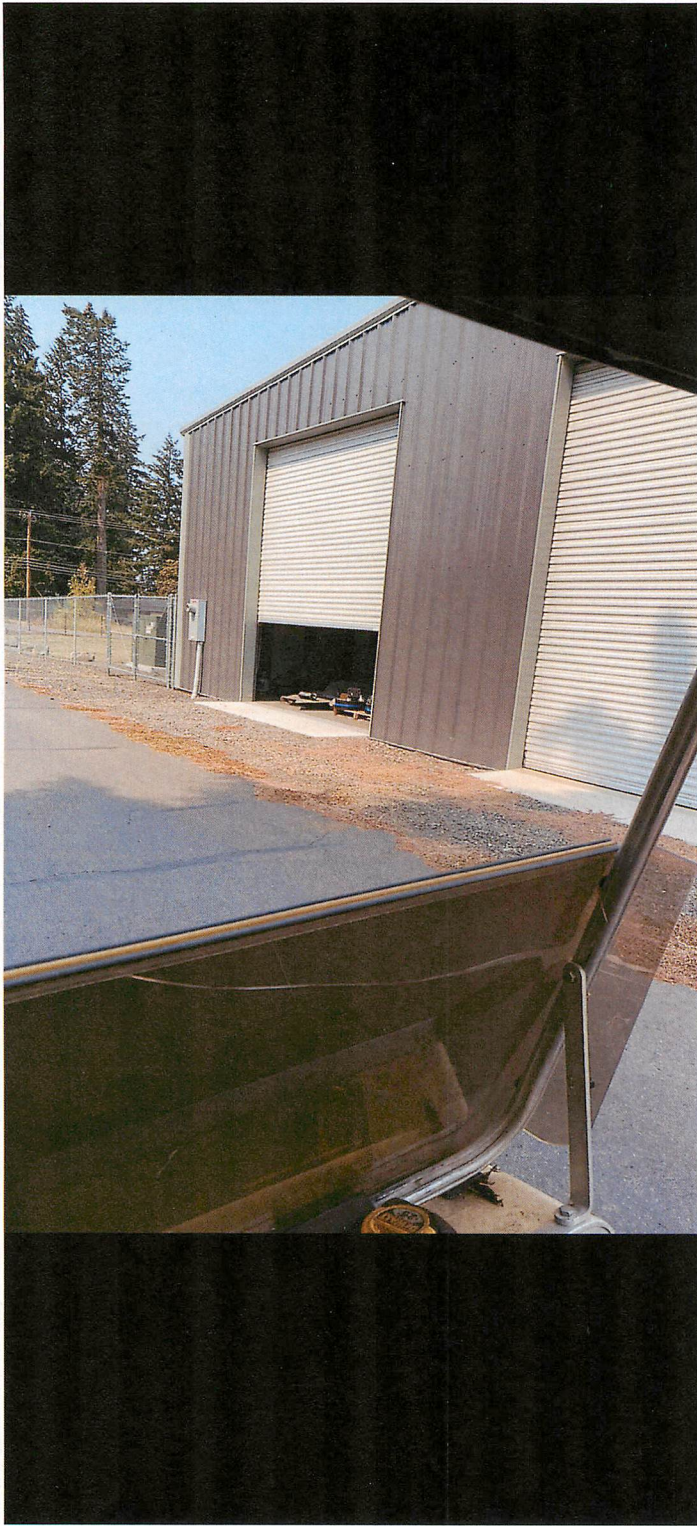
Salem  
October 11 11:14 AM

Edit













12:09



October 13  
8:09 PM

Edit

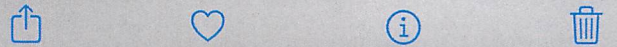


12:04



February 27  
7:24 AM

Edit





Access is 15' across at right-of-way  
North edge of access is 4' from NW corner of property  
At 15' E of NW property corner, access is 8½' from N property line.



December 12, 2024

**Marion County Conditional Use 24-034**

We oppose the conditional use permit for Jensen Living Trust at 8183 River Rd. NE, Salem.

We live on adjacent property immediately to the south and have been negatively affected by the operation, in the following ways:

NOISE in violation of MCC 8.45.050 in excess of 65 dBA primarily consisting of loud grinding, metal impact sounds, vehicle noise including trucks and cranes,

LACK of any Landscaping or Screening to hide the commercial activity per MCC17.143.070 (B-C). Existing landscaping was removed (The Little Catherine Meadows park area) and not replaced in the areas abutting our residential property. The chain link fencing does not screen the parking area or the areas used for industrial materials storage. We have completely lost our peaceful residential environment which negatively impacts our property value.

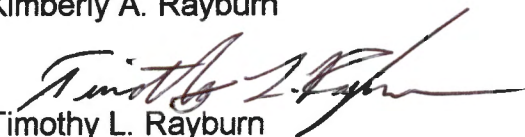
WATER runoff bring channeled inadequately which exceeds the carrying capacity of the soil and then seeps to our property which is downslope from the commercial operation. Runoff is directed to an unlined holding pond in the SW corner, which then percolates through the gravel layer under Aubrey lane (damaging that driveway) and accumulates on our property. Our property has a swale that descends from the north to south and we accumulate rainwater that backs up onto our septic drain field during times of heavy rain.

USE of Toxic Chemicals WITHIN 100 feet of our well that may result in Public Health Hazards and adverse environmental impacts that violate state or federal water quality standards. If our well becomes contaminated, our property will be unlivable. The use of such chemicals, while denied by the applicant, have been observed in use. The subject property already had a septic drain field failure and the alternate replacement field is in use. The replacement field was barely outside the required 100 feet distance from our well.

We urge Marion County to deny Conditional Use Permit 24-034.



Kimberly A. Rayburn



Timothy L. Rayburn  
8136 River Rd. NE  
Salem, OR 97303



**Unscreened view of commercial activities from the front of our home**



**Water Runoff issues increased by drainage from Jensen property**



**Looking from our house toward River Rd.**



**Looking south from Aubrey Ln. over our property**



# Quinaby Community Plan

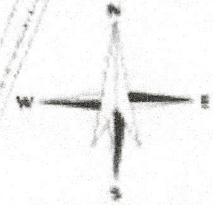
## Legend

AR - Acreage Residential

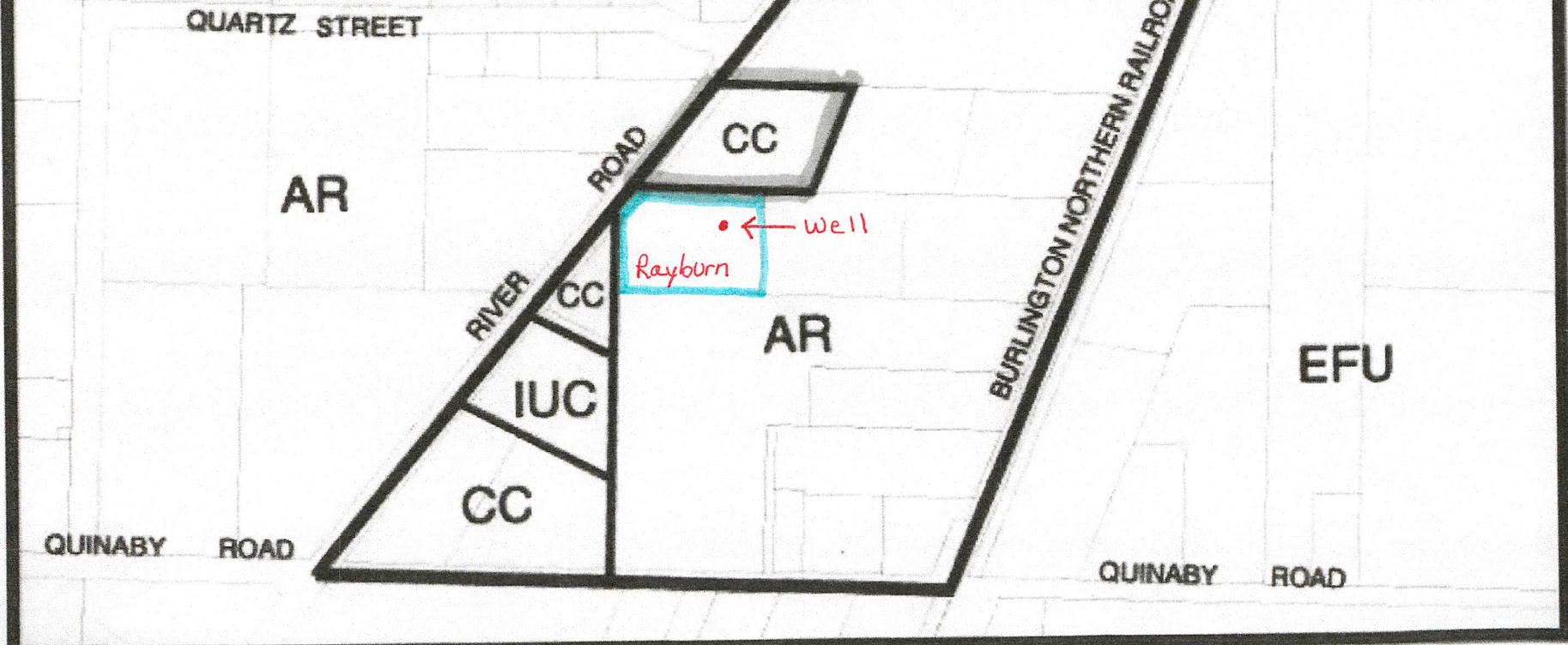
CC - Community Commercial

IUC - Unincorporated Community Industrial

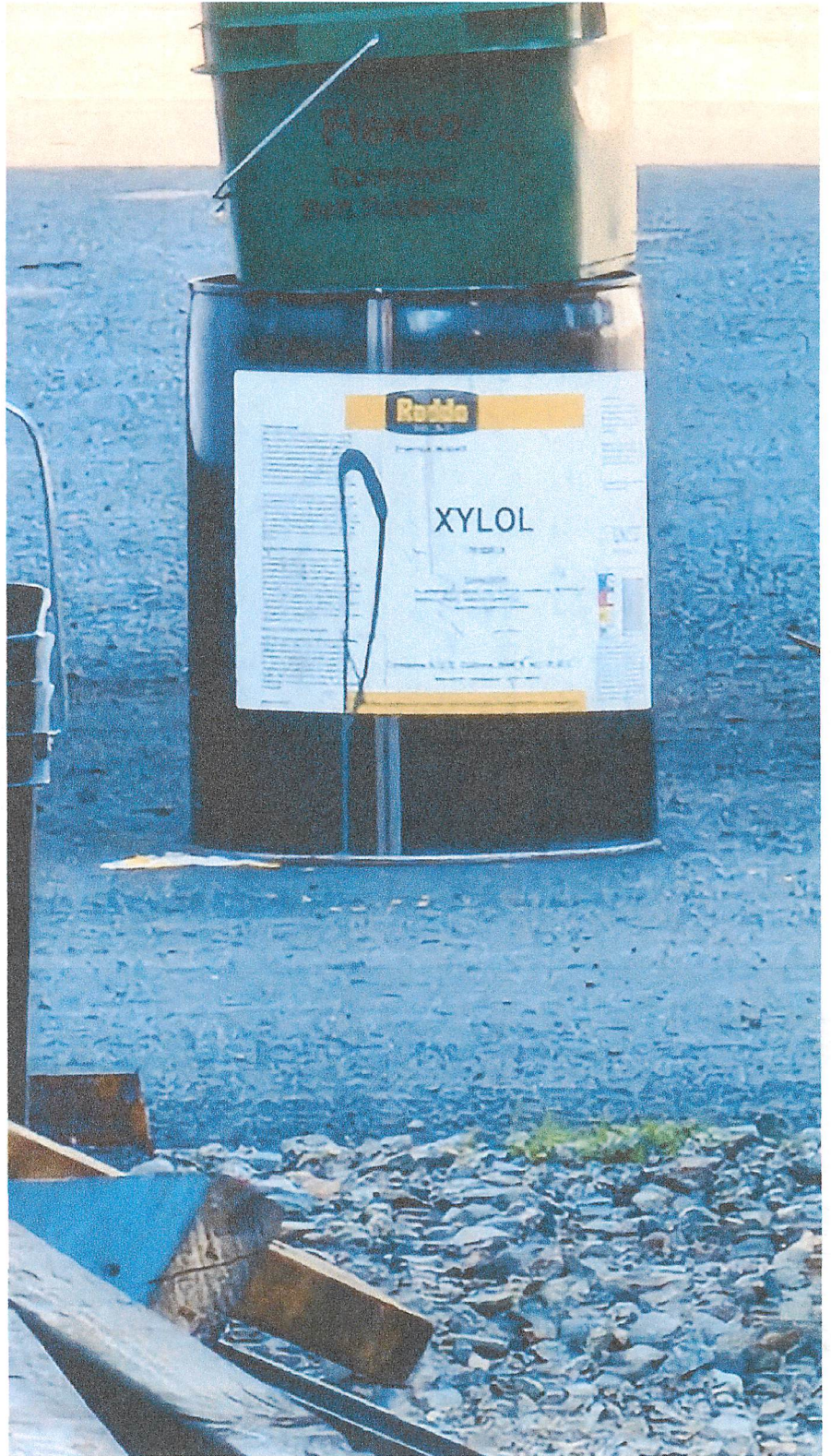
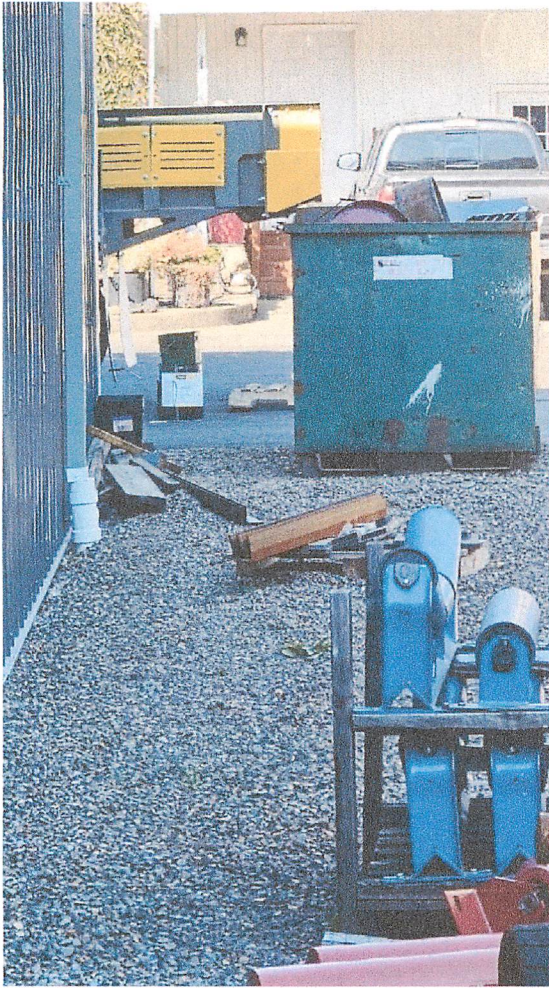
EFU - Exclusive Farm Use



December 2000







**October 13, 2024**  
**Toxic chemical in**  
**use and spilled**  
**on the ground**

# What is Xylol Used for in Industries

in ECHEMI 2022-03-10

What is xylol used for? Xylol is a common compound used to create a solvent for things such as nail polish or varnish. It is also used to dissolve asphalt in road construction and to degrease metal parts. Xylol is also referred as xylene or dimethylbenzene.

Xylol has many effects on the human body when inhaled, swallowed, or when exposed to it with skin contact. The primary impact of xylol is central nervous system depression, which slows down the natural actions of the brain and nervous system. Thus you should, by all means, avoid direct contact with this substance. Symptoms of central nervous depression include sleepiness, headache, nausea, lack of coordination, and poor judgement. If someone has breathed in a high enough concentration of xylol fumes, they can become unconscious or die. Xylol has also been shown to have adverse effects on the immune system, so it is essential to wear protective gear when around xylol during production or degreasing metal parts. If someone swallows enough of this solvent, it can cause liver damage, but nothing else happens if ingested in small doses.

## Important Properties of Xylol

- Flammable, which makes it a high fire risk. It has a flashpoint of 89 °C and an ignition temperature of 210 °C.
- It is toxic as it can be absorbed through the skin, so protective gear should always be worn when working with high concentrations of xylol.
- It irritates the respiratory system, eyes, and skin.
- It can cause liver damage when ingested in large quantities.

## What is Xylol Used For?

- Making Nail Polish-it is commonly used to make nail polish as it is a solvent for the ingredients in nail polish.
- As a solvent for other chemicals-as mentioned before, it is commonly used as a solvent because of its properties.
- Used in some cleaning solvents/paints/nail polish removers-It is used as a solvent for cleaning paints and other chemicals, so they have their full effect
- Degreasing Metal Parts-it is used to remove any built-up grease on metal goods
- Manufacturing Chemicals-it is used as a way to synthesize chemicals for multiple products.
- Road Construction for Asphalt Removal-it is used to dissolve the asphalt on roads so it can be removed. It is an essential element in road construction as it can help remove old roads and pave new ones.
- Electronics Manufacturing-Xylol is also used as an industrial solvent to remove grease, wax, oil and tar from metal parts. When xylol is used in this way, it is necessary to wear protective equipment, as xylol can irritate the skin and damage the eyes.
- Producing Rubber Products. Xylol is used to wash and soften natural and synthetic rubbers in the rubber industry. It can also dissolve contaminants such as paraffin and tree resin before they are processed into rubber products.
- During the First World War, Xylol was used as a tear gas agent
- It is also used in laboratories to help relax reaction vessels and be used as a type of clearing agent.

Xylol can be found in many household items, but it isn't intended to be used as anything but what it's intended for. It would be best never to eat or drink this compound as it can pose severe health problems. If you note any reactions with the solvent contact a doctor.

12/11/2024

Marion County Planning Commission  
555 Court Street NE  
Salem, OR 97301

Re: Conditional Use 24-034

Hello,

The purpose of my letter is to oppose the expansion of commercial activities and buildings at 8186 River Road N in Keizer. The destruction of Little Catherine Meadows Park was devastating for the nearby family homes. The character of the neighborhood was negatively impacted.

The county should have rejected the construction of large commercial buildings in the place of the park. It is a neighborhood first and commercial activities should be located elsewhere.

I ask you to please preserve the remainder of the Quinaby residential neighborhood's quality of life. Please do not allow any industrial activities at this location.

Sincerely,



Kelly Stewart  
(503) 508-7095



12/11/2024

Marion County Planning Commission  
555 Court Street NE  
Salem, OR 97301

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Sincerely,

A handwritten signature in black ink, appearing to read "Madelyn Morales". The signature is fluid and cursive, with the first name "Madelyn" and the last name "Morales" clearly distinguishable.

Madelyn Morales  
(503) 602-0599

12/11/2024

Marion County Planning Commission  
555 Court Street NE  
Salem, OR 97301

Re: Conditional Use 24-034

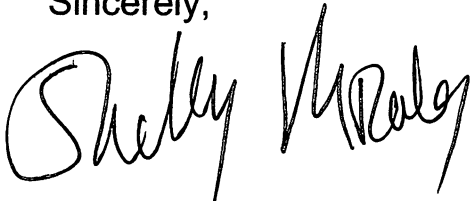
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Sincerely,

A handwritten signature in black ink that reads "Shelly Morales". The signature is written in a cursive, flowing style.

Shelly Morales  
(503) 409-9843