



## KEIZER PLANNING DEPARTMENT NOTICE OF PUBLIC HEARING

### COMPREHENSIVE PLAN MAP AMENDMENT/ZONE CHANGE/PARTITION 2023-16

**PURPOSE OF HEARING:** To hear an application before the Keizer City Council for a Comprehensive Plan Map Amendment, Zone Change and Partition of an existing 4.38 acre parcel. The request will result in two parcels comprised of approximately 1-acre (Parcel 1) and approximately 3.38 acres (Parcel 2), along with a comprehensive plan map amendment and zone change for the 1-acre parcel. The proposed 1-acre parcel will be rezoned from Commercial General (CG) to Medium Density Residential (RM) and the Comprehensive Plan designation will be changed from Commercial (C) to Medium-High Density Residential (MHDR). A 2-building, 20-unit multi-family development is proposed for the area that is to be changed.

**APPLICANT & PROPERTY OWNER:** Backus Investments LLC  
**APPLICANT'S AGENT:** Multi-Tech Engineering – Brandie Dalton  
**DATE AND TIME OF HEARING:** Monday, December 4, 2023; 7:00 pm  
**LOCATION OF HEARING:** Keizer City Hall, 930 Chemawa Road NE, Keizer

**HOW TO PARTICIPATE:** Interested persons should become involved in the decision-making process. Anyone desiring to speak for or against the proposal may do so in person, or by representative, at the public hearing; or, may submit written comments to the Keizer Planning Department prior to the public hearing. Written comments may be filed with the Keizer Planning Department, Keizer City Hall, 930 Chemawa Road NE, Keizer and must be received no later than 4:00 pm on the day of the hearing.

The file with the staff recommendation, Hearings Officer recommendation, application forms along with all documents and evidence relied upon by the applicant relating to the above land use case, may be reviewed or copies may be obtained at City Hall for a reasonable cost. After the close of the hearing the City Council will approve, deny or modify the recommendation and direct staff to prepare an appropriate order for Council adoption. Failure of an issue to be raised in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on that issue.

**LAND USE DECISION CRITERIA:** The criteria upon which the decision on this application will be based include the following: Section 3.107 (Partitions), Section 3.109 (Comprehensive Plan Map Amendments) and Section 3.110 (Zone Change) of the Keizer Development Code.

The Keizer Development Code can be viewed at the Planning Department during business hours of it can also be accessed at <https://www.keizer.org/adopted-plans-studies> Or contact Shane Witham, Planning Director at 503-856-3439.

UPON REQUEST, AUXILIARY AIDS AND/OR SPECIAL SERVICES WILL BE PROVIDED TO PARTICIPANTS WITH DISABILITIES. TO REQUEST SERVICES, PLEASE CONTACT CITY HALL AT (503)390-3700, OR TDD ACCESS AT 1-800-735-2900, AT LEAST TWO WORKING DAYS (48 HOURS) IN ADVANCE OF THE HEARING.