



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 Land Use Hearings Officer to divide an existing 4.38 acre parcel into two parcels comprised of approximately 1-acre (Parcel 1) and approximately 3.38 acres (Parcel 2). The proposal also includes rezoning Parcel 1 from Commercial General (CG) to Medium Density Residential (RM) and changing the Comprehensive Plan designation from Commercial (C) to Medium-High Density Residential (MHDR). Parcel 1 is planned for a 2-building, 20-unit multi-family development.

APPLICANT & PROPERTY OWNER: Backus Ivestmens LLC
APPLICANT'S AGENT: Multi-Tech Engineering – Brandie Dalton
DATE AND TIME OF HEARING: Tuesday, November 7, 2023; 6:00 pm
LOCATION OF HEARING: Keizer City Hall, 930 Chemawa Road NE, Keizer

HOW TO PARTICIPATE: 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 with 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 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 Hearings Officer will make a recommendation to the Keizer City Council to approve with conditions, deny, or to modify the application.

Interested persons should become involved in the decision-making process. The application form, all documents and evidence relied upon by the applicant, and the applicable decision criteria are available for inspection at the Planning Department. The staff report concerning this case will be available for review by the public at least 7 days prior to the hearing or can be viewed on the City's website. The file with information relating to the above land use case may be viewed or copies obtained at a reasonable price. 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.