



**NOTICE OF PUBLIC HEARING
COMPREHENSIVE PLAN CHANGE / ZONE CHANGE /
LOT LINE ADJUSTMENT CASE NO. 2014-11 - REMAND**

PURPOSE OF HEARING: The City Council will hold a public hearing to re consider an application for a Comprehensive Plan map change / Zone map change / Lot Line Adjustment. On October 6, 2014 the City Council denied the proposal to re-designate the Comprehensive Plan map to Medium and High Density Residential and rezone the property to Medium Density Residential (RM). A concurrent request for a Lot Line Adjustment to consolidate the existing 14 lots into one large lot was approved. The applicant appealed the City's decision to the Land Use Board of Appeals (LUBA). The city and the applicant entered into a Stipulated Motion for Remand which will allow the proposal to be brought back to the city for reconsideration. The applicant's revised plan includes a reduction in the number of dwelling units from 120 to 112; seeks to minimize impacts through the use of landscaping and buffering, varying building heights and orientation and building design; and includes a traffic impact analysis addressing traffic impacts.

APPLICANT: Mark Grenz, Multi-tech Engineering

PROPERTY OWNERS: Tyrene Deninger on behalf of the Herber Farm, LLC

PROPERTY LOCATION: The property is located in the 4800 and 4900 block of Verda Lane and is identified on Marion County Tax Assessor Map as Township 7 South; Range 3 West; Section 02AA; Lots 03000 and 03600 and also Township 7 South; Range 3 West; Section 02AD; Lots 06700 and 07300.

EXISTING PARCEL SIZE: The site contains approximately 7.5 acres.

EXISTING DEVELOPMENT AND PUBLIC FACILITIES: A portion of the site is developed with two single family homes and two outbuildings and the remainder of the site is undeveloped.

PLAN DESIGNATION AND ZONING: The property is designated on the Keizer Comprehensive Plan map Low Density Residential and is zoned Residential Single Family (RS).

PROPOSAL: The proposal is for the City Council to reconsider the applicant's proposal to re-designate the Comprehensive Plan map to Medium and High Density Residential and rezone the property to Medium Density Residential (RM).

LAND USE DECISION CRITERIA: The review criteria for a Comprehensive Plan map change are found in Section 3.109; Zone change criteria are found in Section 3.110 are found in Section 3.106 of the Keizer Development Code (KDC).

DATE AND TIME OF HEARING: Monday, June 20, 2016: 7:00 PM.

LOCATION OF HEARING: Keizer City Council Chambers, 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. To submit written comments, please forward them **ONLY TO THE FOLLOWING:**

Email: LitkeS@Keizer.org

Hand Delivery: Sam Litke
Senior Planner
930 Chemawa Road NE
Keizer, OR 97303

Mail: Sam Litke
Senior Planner
PO Box 21000
Keizer, OR 97307

PLEASE DO NOT SEND COMMENTS OR TESTIMONY ELSEWHERE OR IT MAY NOT BE CONSIDERED BY THE CITY COUNCIL.

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, or may be viewed on the city's website 7 days prior to the hearing. After the close of the hearing the City Council will approve, approve with modified conditions, deny, or remand back to the Hearings Officer for further review. Interested persons should become involved in the decision making process. Failure to raise an issue, either in person or in writing, or failure to provide sufficient specificity to afford the Council an opportunity to respond to the issue precludes appeal to Land Use Board of Appeal based on that issue.

Copies of the Keizer Development Code are available for viewing at the City of Keizer, Community Development Office or it can also be reviewed on-line at <http://www2.keizer.org/commdev/Publications/code-web.pdf> then choose "Development Code". Phone # (503) 856-3441 or (503) 856-3442.

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.