



REQUEST FOR COMMENTS
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CITY OF KEIZER

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May 23, 2016

COMMUNITY DEVELOPMENT

TO: City of Keizer Police Department City of Keizer Public Works
Peterson's Engineering Keizer Fire District
City of Salem Public Works City of Salem Community Development
Marion County Surveyor's Office Marion County Community Development
Salem/Keizer School District

FROM: Sam Litke, Senior Planner
CASE: Comprehensive Plan Map Amendment/Zone Change/Lot Line
Adjustment 2014-11REMAND
APPLICANT: Herber Farm LLC
RESPONSE DATE: June 3, 2016

APPLICATION: 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.

The Community Development Department is soliciting comments from affected agencies on the above referenced land use application. These comments will be considered as part of the staff report. Please return your comments to our office by **June 3, 2016** in order that we may process the application in a timely manner. Phone calls are acceptable if it is not possible to respond in writing by this date. If we receive no response, we will assume your agency has no concerns. You may use this response form, or, attach a separate letter. Please return your written responses to the Keizer Community Development Department, P.O. Box 21000, Keizer, Oregon 97307-1000. Questions regarding the application may be directed to Sam Litke, Senior Planner, at (503) 856-3442. Thank you for your assistance.

PLEASE CHECK THE APPROPRIATE ITEMS:

- Our agency reviewed the proposal and determined we have no comment. *AT THIS TIME*
- Our agency would like to receive a copy of the staff decision/report and notice of any public hearings in this case.
- Our comments are in the attached letter.
- Our Agency's comments are: _____

Response Date: 7-13-16 Person commenting: JEFFREY K. KUHN
DEPUTY CHIEF

ATTACHMENTS

- Applicant's Statement
- Comprehensive Plan Change/Zone Change Map
- Transportation Planning Rule Analysis report