



NOTICE OF PUBLIC HEARING Master Plan AMENDMENT CASE NO. 2017-17

PURPOSE OF HEARING: To hear an application for a Master Plan Amendment of Keizer Station Area A. The applicant requests to construct a new 16,788 square foot dental office building, which will be a companion to an existing 20,132 square foot medical office building. This total of 36,920 sqft for the existing medical and proposed dental office is much less than the 100,000 square foot office building previously approved by the original Keizer Station Area A Master Plan. This amendment is to accommodate 2 buildings instead of one single large building.

The new office building's design, materials, landscaping and signage will be consistent with the adjacent Kaiser Permanente medical office building. The proposed building will create a "cluster of synergistic medical uses, which provide high quality employment and desired service for the community." Area A Village Center is designated as a Special Planning Area on the Comprehensive Plan Map and is zoned Employment General, both being consistent with the proposal. The area also is within the Interchange Area Management Area Overlay area, with the request to greatly reduce the vehicle trip generation from the original proposal.

LAND USE DECISION CRITERIA: The criteria upon which the decision on this matter will be based can be found in Section 3.113 (Keizer Station Master Plan Review).

DATE AND TIME OF HEARING: City Council will hold a public hearing on Monday, September 18, 2017 at 7:00 pm.

LOCATION OF HEARING: 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 with the Keizer Community Development Department prior to the public 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 City Council will approve the application as submitted, approve with modified conditions, or deny. 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.

Applicant's statement, proposal, original masterplan approval, and all submitted documents can be viewed on the City's web site, www.keizer.org. Staff report will be available 7 days prior to the public hearing either at city hall, or on the city's webpage. Copies of the Keizer Development Code are available for viewing at: www.keizer.org, follow menus to the Planning Division. Phone # (503) 856-3441 or (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.