



# City of Keizer

Phone: (503) 856-3440 • Fax: (503) 390-8288  
930 Chemawa Rd. N.E. • P.O. Box 21000 • Keizer, OR 97307-1000

**BACKGROUND** The Keizer Revitalization Plan (Plan) is intended to refine the City of Keizer Comprehensive Plan and Development Code, by building upon and replacing previously adopted neighborhood plans and planning efforts, including but not limited to the Keizer River Road Renaissance Implementation Report, adopted in 2004; the McNary Activity Center Design Plan, adopted in 1991; and planning efforts in the Cherry Avenue area. The Plan updates these previous plans to create policies and identify investments to increase development densities and the mix of land uses, to create more flexibility, and to improve conditions for walking, cycling, and riding transit. The Plan, is available for review at <https://www.keizer.org/keizer-revitalization-plan>.

**PROJECT PLAN AREA** The Keizer Revitalization Plan is focused on the land surrounding the River Road and Cherry Avenue corridors, which together comprise Keizer's commercial core area, as well as the land extending approximately 500 feet beyond those properties, and is shown in the Plan as the River-Cherry Overlay District (RCOD).

**PLAN GOALS AND OBJECTIVES** The Plan goals and objectives were developed by building on goals and objectives from prior plans and with input from the public open houses, citizen advisory committee, stakeholders, Planning Commission, and City Council.

## **COMPREHENSIVE PLAN AMENDMENTS**

- Text changes removing the McNary Activity Center designation, and adding the Keizer Revitalization Plan, and RCOD
- Map change existing Commercial designations to Mixed Use, consistent with the zoning map amendments

## **ZONING MAP/DEVELOPMENT CODE CHANGES**

- Rezoning of Commercial zoned (CM, CR, CO) parcels to Mixed Use (MU)
- Development Code Amendments to adopt the River-Cherry Overlay District (RCOD)
- Development Code Amendments to support RCOD implementation

**HEARINGS INFORMATION** You may participate at any time in this process prior to the final decision by the City of Keizer City Council. Hearing dates, agendas, and staff reports will be available seven days prior to each hearing. We also publish notice at least 10 days in advance of the first evidentiary hearing in The Keizer Times.

If you cannot attend any hearing but wish to provide comments you may do so in writing at the street address listed above or by email to [planning@keizer.org](mailto:planning@keizer.org). Written comments submitted at least fifteen days prior to the hearing will be provided to the Planning Commission in advance of the hearing.

Time for oral testimony at the hearing may be limited if large numbers of people wish to testify. Persons who wish to provide extensive testimony are encouraged to submit their comments in writing at least 15 days in advance of a hearing.

If assistance is needed to participate in a meeting, please contact the City of Keizer Community Development Department at (503) 856-3441. Notification of at least 24 hours prior to the meeting will assist the City in providing reasonable accommodations.

**IMPORTANT NOTICE THAT MAY AFFECT YOUR PROPERTY  
THIS IS TO NOTIFY YOU THAT THE CITY OF KEIZER HAS PROPOSED A LAND USE REGULATION(S) THAT MAY AFFECT THE  
PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.**

On August 14th, 2019, at 6:00 pm, the City of Keizer Planning Commission will hold a public hearing, located in the Keizer City Council Chambers, Keizer City Hall, 930 Chemawa Road NE, Keizer, regarding proposed amendments to the Comprehensive Plan and Keizer Development Code, along with proposed zone changes to Commercial designated parcels to Mixed Use (MU) as a part of the proposed Keizer Revitalization Plan. (Please see the other side of this notice for more details)

In accordance with state law, the City of Keizer has determined that adoption of these proposed ordinances may affect the permissible uses of your property, and other properties in the affected zone(s), and may change the value of your property. The August 14th hearing will include an overview of proposed updates, timelines for review and adoption, and opportunities for public involvement.

Please go to <https://www.keizer.org/keizer-revitalization-plan>, or contact the Planning Department for up to date information about future public hearings, opportunities for involvement, and ways to provide comment. Comments can be sent to [planning@keizer.org](mailto:planning@keizer.org)

**THESE ORDINANCES MAY OR MAY NOT LIMIT THE USE OF YOUR LAND.**

State law requires the City to mail notices to property owners with specific language used on this side of this flyer. More than 2,000 property owners are receiving this notice. The City cannot verify whether, how or when proposed land use regulations or zone changes will affect the intentions or value of individual properties. Your receipt of this notice does not necessarily mean the proposed land use regulation or zone change will limit the use of your property or impact the value of your property.

For additional information concerning any of the proposed updates please see the following page or visit our website to find summary descriptions of updates at <https://www.keizer.org/keizer-revitalization-plan>. You may also email the planning department at [planning@keizer.org](mailto:planning@keizer.org), or call the City of Keizer Community Development Department at (503) 856-3441 for more information. The criteria for decisions, rules governing legislative hearings, and all other documents and evidence related to each update will be available for inspection seven (7) days prior to each hearing at Keizer City Hall, 930 Chemawa Rd NE, Keizer, Oregon 97303. Copies of proposed changes will be available on the website for download or are available for purchase at a cost.