

**TO: PLANNING COMMISSION**  
**THRU: NATE BROWN, COMMUNITY DEVELOPMENT DIRECTOR**  
**FROM: SHANE WITHAM, SENIOR PLANNER**

**DATE: March 6, 2019**

**SUBJECT: Proposed text amendments to Keizer Development Code (Sections 2.118),  
modifying the standards of the Urban Transition (UT) zone.**

**ATTACHMENTS:**

- **Development Code Section 2.118 (Urban Transition) – Draft**
- **Map of UT zoned properties**

**DISCUSSION:**

One of the items on the work program list that Planning Commission reviewed at the beginning of the year was for a re-write of the existing Urban Transition (UT) zone. In addition, there was also an item for the possibility of doing a legislative re-zone of properties currently designated UT, which could effectively eliminate most of the UT zoned properties within the City. I have included a map showing the properties currently zoned UT to assist in the discussion. It should be noted that Planning Commission has the option to table this proposed amendment if it wishes to look at a legislative re-zone instead of a UT rewrite.

The UT zone applies to 118 properties in the northern part of Keizer. Originally, this area was not served by adequate public facilities (water and sewer) and the purpose of the zone was to allow for a transition from rural to urban uses as facilities were made available. Now that the area is served and is mostly developed, the language in the UT section is out of date and unnecessary. It could be argued that many of the existing UT parcels (if not all) should be rezoned to Single Family Residential (RS) to more accurately reflect the development pattern and for consistency with the underlying Comprehensive Plan Designation. As you can see from the attached map, some of the existing UT properties are larger than standard lot sizes in the RS zone, and have additional development potential, while others are already developed to the residential densities identified in the Comprehensive Plan.

Regardless of which approach Planning Commission chooses to take, special care must be given to protect future development options for these UT zoned properties and to allow for and encourage the efficient use of the land.

Staff has prepared draft language to modify the existing UT zone. The changes will:

- Eliminate references to “priority areas” which are out of date and not accurate
- Reduce the need for obtaining a conditional use permit (CUP) for developing in the UT zone, and eliminate the criteria found within the UT zone – instead relying on the standard CUP criteria found in Section 3.103 (Conditional Uses)

- Require development proposals to provide a “shadow plat” to preserve future development potential on larger parcels
- Expand the automatic rezone provision to include partitions

It should further be noted that some additional text changes may be needed in order to align these changes with other sections of the KDC.

**RECOMMENDATION:**

That Planning Commission consider the proposal and recommend approval to the City Council, including any additional text changes identified.