



CITY OF KEIZER CONDITIONAL USE INFORMATION SHEET

PURPOSE OF A CONDITIONAL USE APPLICATION

A conditional use is an activity generally similar to uses allowed in a specific zone, but because of the potential for impacts on adjoining properties must meet specific criteria in order to be approved. The uses listed as conditional uses within a zone classification may be approved as long as findings can be made that the conditional use criteria have been met.

APPLICATION SUBMITTAL REQUIREMENTS

All of the following items must be provided at the time the application is submitted. If any item is missing, the application may not be accepted for processing. Please complete the application carefully and accurately. If there are any questions regarding the application or application requirements, call the Keizer City Planner at (503) 856-3441.

1. Site Plan.
2. A written statement explaining your reasons for the proposed conditional use and how the proposed conditional use conforms to the application criteria listed below and the requirements of the particular zone in which the property is located. Please include any extraordinary circumstances, which might apply to the request.
3. A copy of the latest officially recorded title transfer instrument (deed, warranty deed, or contract) giving the legal description for each of the properties involved in the conditional use application.

CONDITIONAL USE CRITERIA

Conditional Use Permits shall be approved if the applicant provides evidence substantiating that all the requirements of this Ordinance relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

- A. The use is listed as a conditional use in the underlying district.
- B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.
- C. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use.
- D. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.
- E. The proposal satisfies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use.

OTHER CONDITIONAL USE ACTIONS

- A. Signs. Pursuant to Section 2.308.09 certain types of signs require Conditional Use approval. A sign conditional use contains specific decision criteria which is found in Section 2.308.09. The Conditional Use request for signs is subject to a Type I-B review process.
- B. Floodplain Development Permit. Pursuant to Section 2.122.06 certain types of floodplain development requires Conditional Use approval. A floodplain conditional use contains specific decision criteria which is found in Section 2.122.07. The Conditional Use request is subject to a Type I-B review.
- C. Greenway Development Permit. Pursuant to Section 2.123.04 certain types of Greenway activities require Conditional Use approval. A Greenway conditional use contains specific decision criteria which is found in Section 2.123.06. The Conditional Use requests are subject to a Type I-B review.