



MINUTES
KEIZER CITY COUNCIL/KEIZER PLANNING COMMISSION
JOINT WORK SESSION

Wednesday, February 10, 2016
Keizer Civic Center, Keizer, Oregon

CALL TO ORDER Mayor Clark called the meeting to order at 6:01 p.m. Record of attendance:

Councilors:

Cathy Clark, Mayor
Marlene Parsons
Amy Ryan
Roland Herrera

Absent:

Dennis Koho
Brandon Smith
Kim Freeman
Youth Councilor Siri Scales

Planning

Commissioners:

Michael DeBlasi
Hersch Sangster
Jim Jacks
Kyle Juran
Garry Whalen
Josh Eggleston
Chuck Fisher

Staff Present:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development
Director
Bill Lawyer, Public Works Director
Sam Litke, Senior Planner
Shane Witham, Associate Planner
Tim Wood, Assistant Controller
Debbie Lockhart, Deputy City Recorder

DISCUSSION

**a. Issues for
Future
Growth
Planning**

Community Development Director Nate Brown explained that the work session is to discuss issues for future growth planning. Council and Planning Commission will not be expected to make any decisions.

He reminded Council and Planning Commission of the work done during the last several years including analysis of housing needs and land inventory and the visioning process. A deficit of land has been identified; Keizer does not have enough land to meet the 20 year supply need. Mr. Brown reviewed his staff report focusing on the projected employment and residential land needs and policy implications including possible general approaches:

1. Amend Keizer's portion of the UGB to meet all of the projected deficit
2. Do nothing and determine that all of Keizer's projected residential need will be met elsewhere within the shared UGB (Salem)
3. Meet the projected need entirely within the current city limits without amending the UGB
4. Develop a hybrid scenario which seeks to meet some portion of the projected need within the city limits while modestly amending its UGB

Mr. Brown brought attention to maps showing 'exception land' of about 200 acres above Brooklake Road. He indicated that those properties must be taken in before any other land if the City decides to expand the UGB but these properties would be difficult to serve and infrastructure costs would be significant. Mr. Jacks provided a detailed explanation of exception lands noting that exception areas are high priority for being added to UGB but often

they are already occupied by rural residences on large parcels of land that do not want to divide so it doesn't help create buildable land which is the intent of UGB expansion. Mr. Litke added that when communities have engaged in UGB expansion, these lands typically become controversial to decision makers. Some do not want to be part of the expansion. It is therefore important to include those property owners early to gain their support. The law is explicit: the parcels must be included – no exception.

Questions and discussion followed regarding employment land needs, location of surplus industrial lands, rezoning those lands to commercial, the cost of transportation infrastructure, school district borders, cost benefits and the possibility of separating from Salem to form two separate UGBs.

Mr. Brown brought attention to Action Item #1 of his staff report noting that the City will continue to try for a grant. This is important because the City needs to know the impact of a UGB expansion on the transportation system. There is a possibility that this study can be done through the Salem Keizer Transportation Study (SKATS). The DLCDC has also indicated that assistance may be available.

Mr. Brown stressed multiple times the importance of extensive public outreach and indicated that it would be important to have the assistance of a professional outreach group who would utilize electronic interactions, social media and face-to-face encounters. He indicated that he had already started writing a description of what this project would look like and that it will take a lot of work, thought, and conversations with the community.

OTHER BUSINESS: None

ADJOURN Mayor Clark adjourned the meeting at 7:15 p.m.

APPROVED:

Mayor – Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

~ Absent ~

Councilor #1 – Dennis Koho

Councilor #4 – Roland Herrera

~ Absent ~

Councilor #2 – Kim Freeman

Councilor #5 – Amy Ripp

~ Absent ~

Councilor #3 – Marlene Parsons

Councilor #6 – Brandon Smith

Minutes approved: 3-7-16