

# Keizer Middle Housing Code Update

City Council Hearing  
May 2, 2022, 7:00 pm



# House Bill 2001 (HB 2001) Background



- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by requiring cities to permit middle housing in most residential areas
- **Large cities** (25,000+) must allow duplexes on all residential lots that allow single-family AND required to allow triplexes, quadplexes, and cottage cluster housing in areas zoned for single-family
- Intent is to increase range of *housing choices*
- Must comply with State's minimum compliance standards (OAR 660-046) by June 30, 2022

# Project Overview



- Started in September, 2021
- City received grant from the Department of Land Conservation and Development (DLCD) for assistance
- Primary project objective to meet state's minimum compliance requirements
- Worked closely with Planning Commission to tailor Code updates for Keizer
- Held virtual open house and survey to share project info with community and gather input
- Code amendments must be adopted by June 30, 2022



# Middle Housing Overview

- Generally refers to small-scale and/or attached housing types – larger than single-family detached, smaller than apartment complexes.
- *HB 2001 defines middle housing as:*



Duplex: 2 units on single lot/parcel (Keizer, OR)



Triplex: 3 units on single lot/parcel (Seattle, WA)



Quadplex: 4 units on single lot/parcel (The Dalles, OR)



Cottage Cluster: Multiple small detached units oriented around common area on one lot

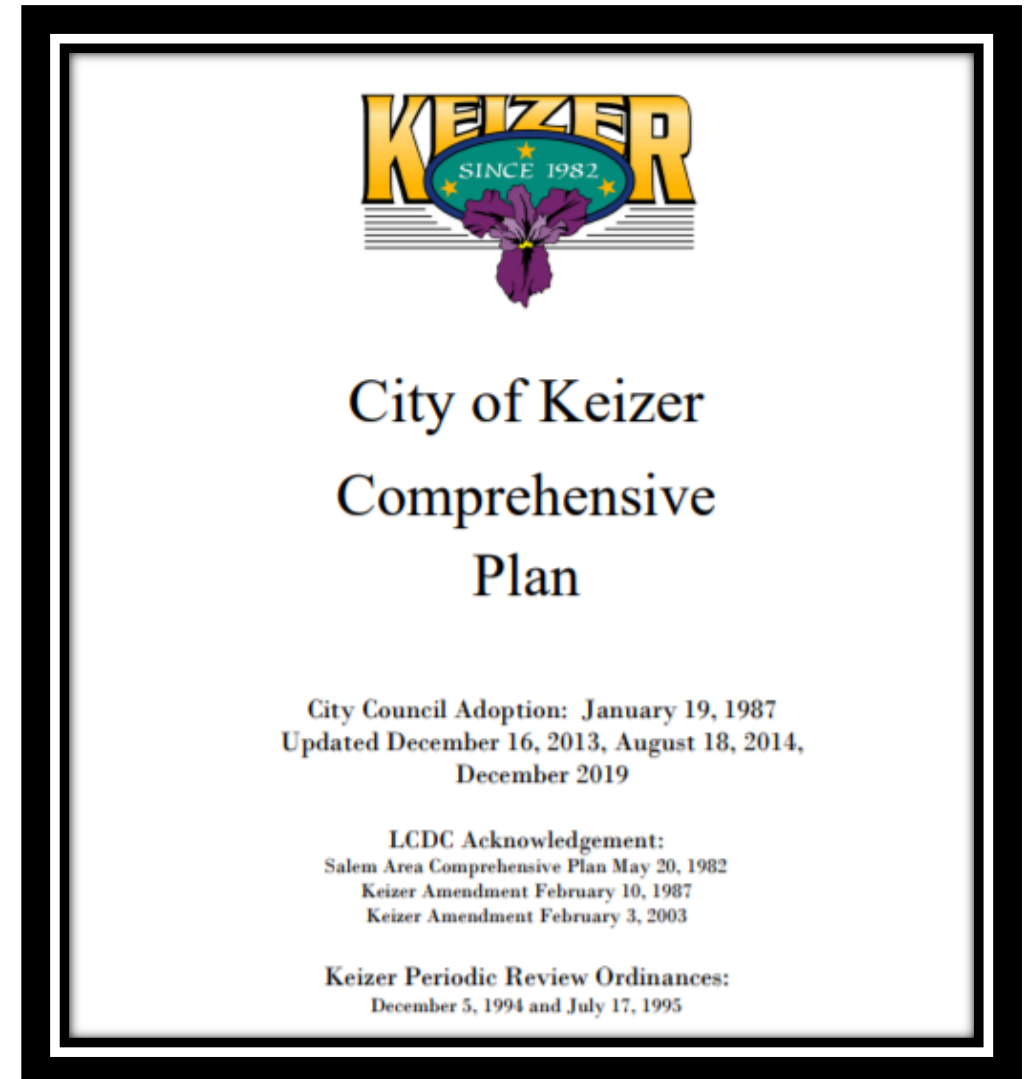


Townhomes: attached units on individual lots/parcels (Sandy, OR)

# Comprehensive Plan Amendments



- Clarify middle housing is allowed in single-family areas
- Include middle housing in the “variety” of residential uses the City supports

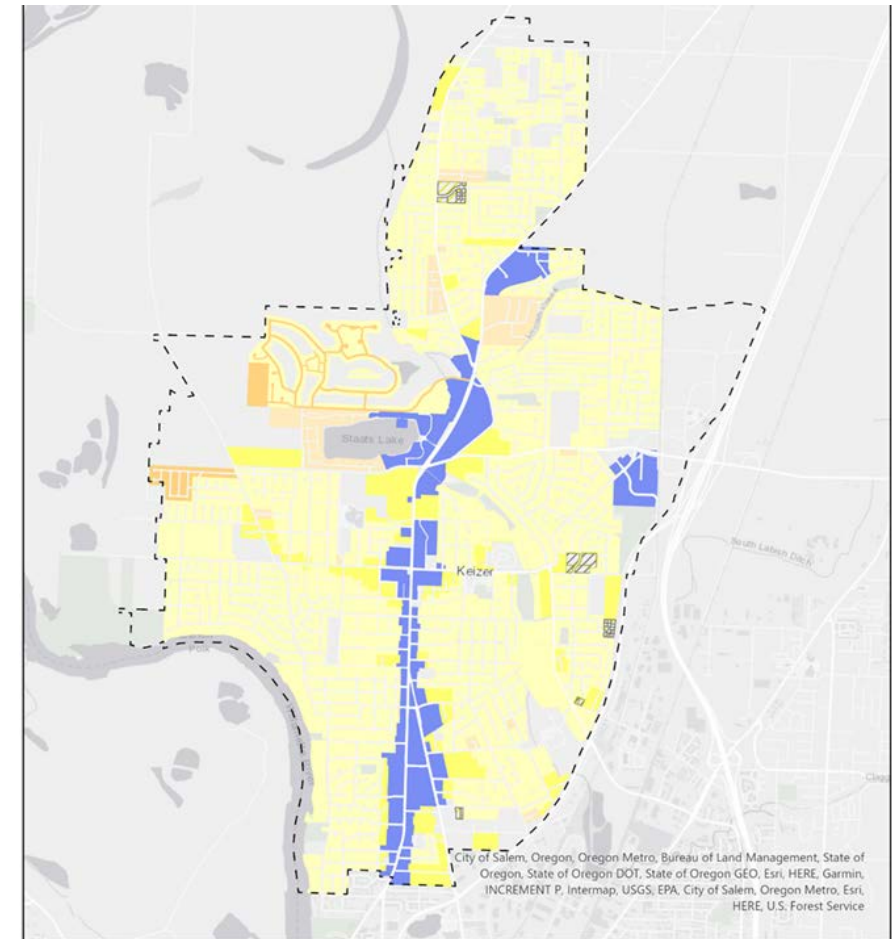




# Permitted Uses

## Permitted Uses – Each middle housing type

- Single Family (RS)
- Limited Density (RL)
- Medium Density (RM)
- High Density (RH)
- Mixed Use (MU)
- River Cherry Overlay District (RCOD)



Keizer Residential Zones

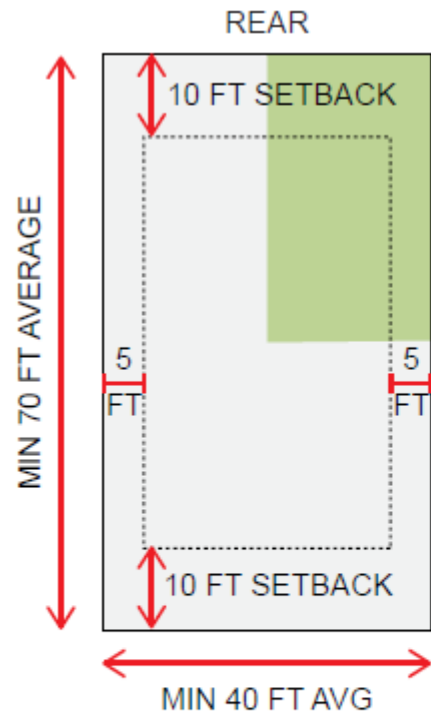


# Dimensional Standards

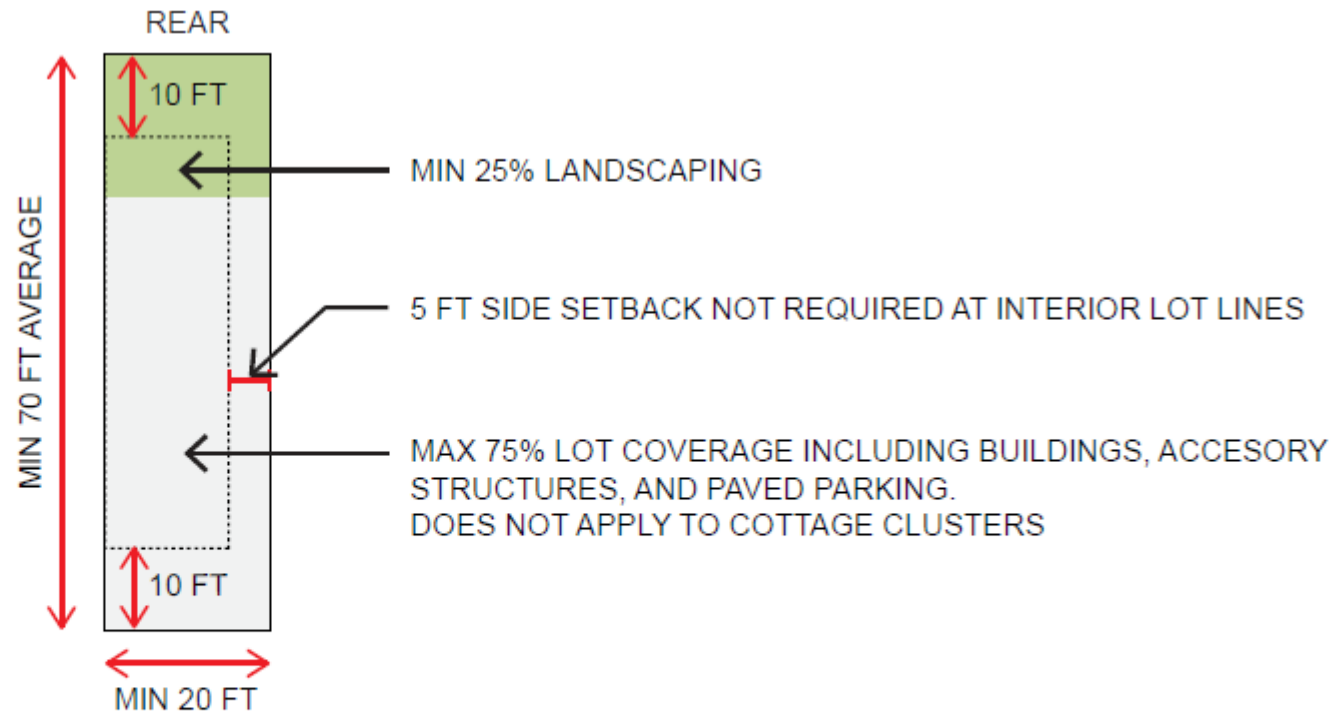


- Lot Sizes (all zones except RH):
  - Duplex – 4,000 sf (same as SFD)
  - Triplex – 5,000 sf
  - Quadplex and cottage cluster – 7,000 sf
  - Townhouse – 1,500 sf (same for every zone)
  - RH – all lot sizes remain same (6,000 sf) except townhouse (1,500 sf) and quadplex/cottage cluster (7,000 sf)
- Keep same:
  - Lot width – 40 ft and 50 ft in RH (20 ft for townhouses)
  - Lot depth – 70 ft and 80 ft in RH
  - Setbacks (front – 10 ft; rear – 14/20 ft; side – 5 ft)
  - Height (25 ft height for cottage clusters)
- Exempt all middle housing types from density max for each zone, except townhouses – 25 units/acre

# Dimensional Standards



SINGLE-FAMILY  
DETACHED, DUPLEX,  
TRIPLEX, QUADPLEX &  
COTTAGE CLUSTER



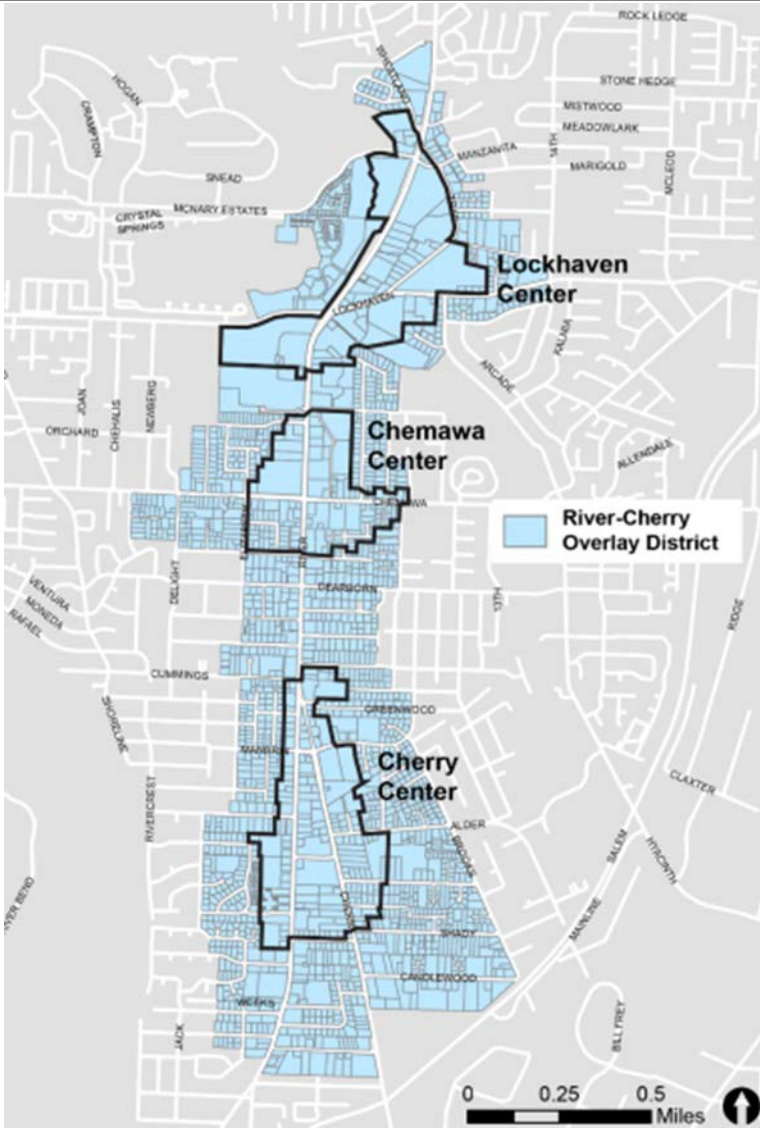
TOWNHOUSE  
MIN 1,500 SF



# River Cherry Overlay District

## Dimensional Standards:

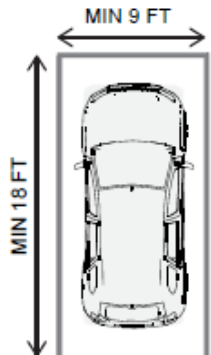
Zone	Dimension	Development Type				
		Single Family Attached Townhouse	Single Family Detached & Duplex	Duplex	Triplex	Quadplex and Cottage Cluster
MU	Lot Size	2,000 <u>1,500</u> sq. ft.	3,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	7,000 sq. ft.
	Average Width	20 feet	30 feet	40 feet	30 feet	30 feet
RM	Lot Size	2,500 <u>1,500</u> sq. ft.	3,000 sq. ft.	4,000 sq. ft.	5,000 sq. ft.	7,000 sq. ft.
	Average Width	25 <u>20</u> feet	30 feet	40 feet	30 feet	30 feet
RS	Lot Size	3,000 <u>1,500</u> sq. ft.	3,500 sq. ft.	5,000 sq. ft. (1)	5,000 sq. ft.	7,000 sq. ft.
	Average Width	30 <u>20</u> feet	35 feet	50 feet (1)	35 feet	35 feet



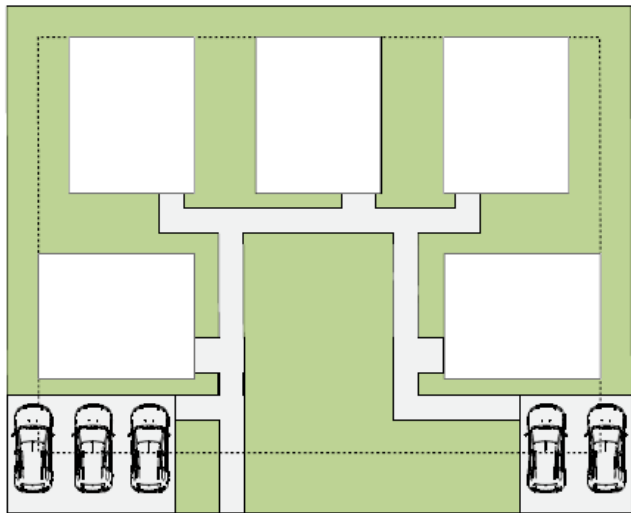
# Minimum Off-Street Parking Standards

LAND USE ACTIVITY	SPACES REQUIRED
Single-family and Duplex	2 per dwelling
Duplex, Triplex, Quadplex, Townhouse, and Cottage Cluster	1 per dwelling

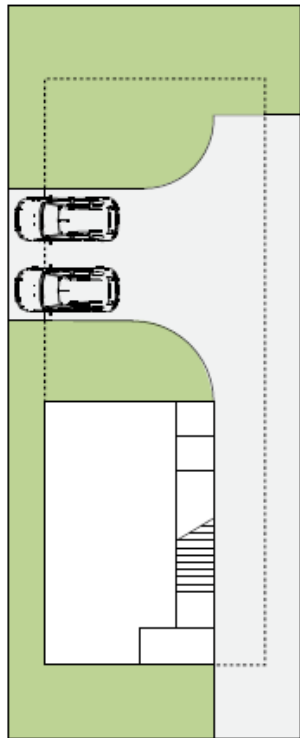
LOT SIZE: 8,000 SF (7,000 SF MIN)  
 WIDTH: 100 FT  
 DEPTH: 80 FT  
 UNITS: 5  
 UNIT SIZE: 500 SF EACH  
 STORIES: 1  
 LOT COVERAGE: N/A



COTTAGE CLUSTER

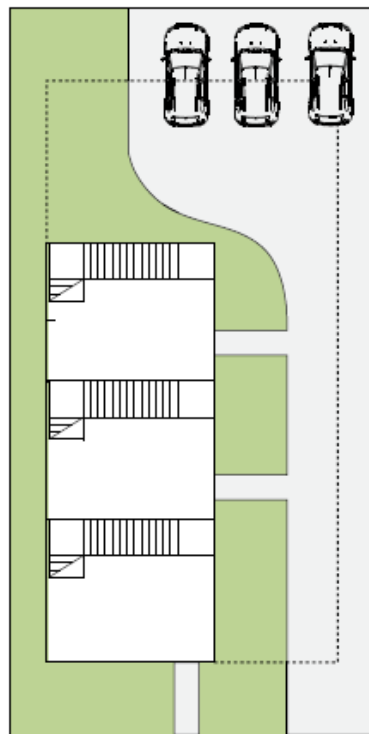


DUPLEX



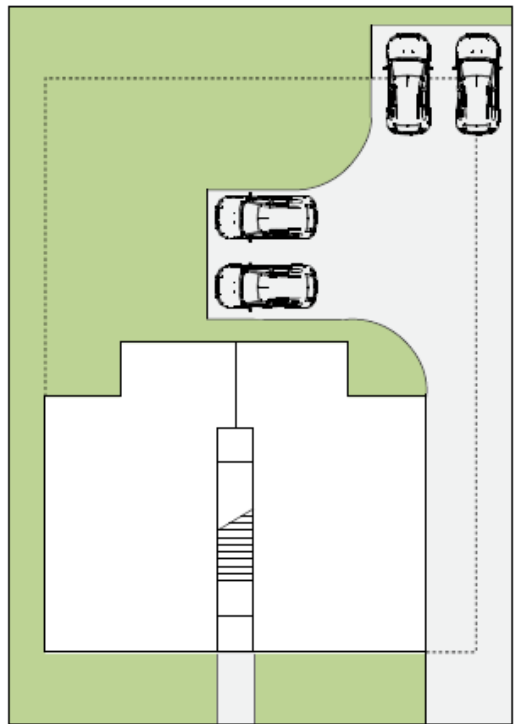
LOT SIZE: 4,000 SF  
 WIDTH: 40 FT  
 DEPTH: 100 FT  
 UNITS: 2  
 UNIT SIZE : 650 SF EACH  
 STORIES: 2  
 LOT COVERAGE: 2,400 SF (60%)

TRIPLEX



LOT SIZE: 5,000 SF  
 WIDTH: 50 FT  
 DEPTH: 100 FT  
 UNITS: 3  
 UNIT SIZE: 750 SF EACH  
 STORIES: 2  
 LOT COVERAGE: 3,400 SF (68%)

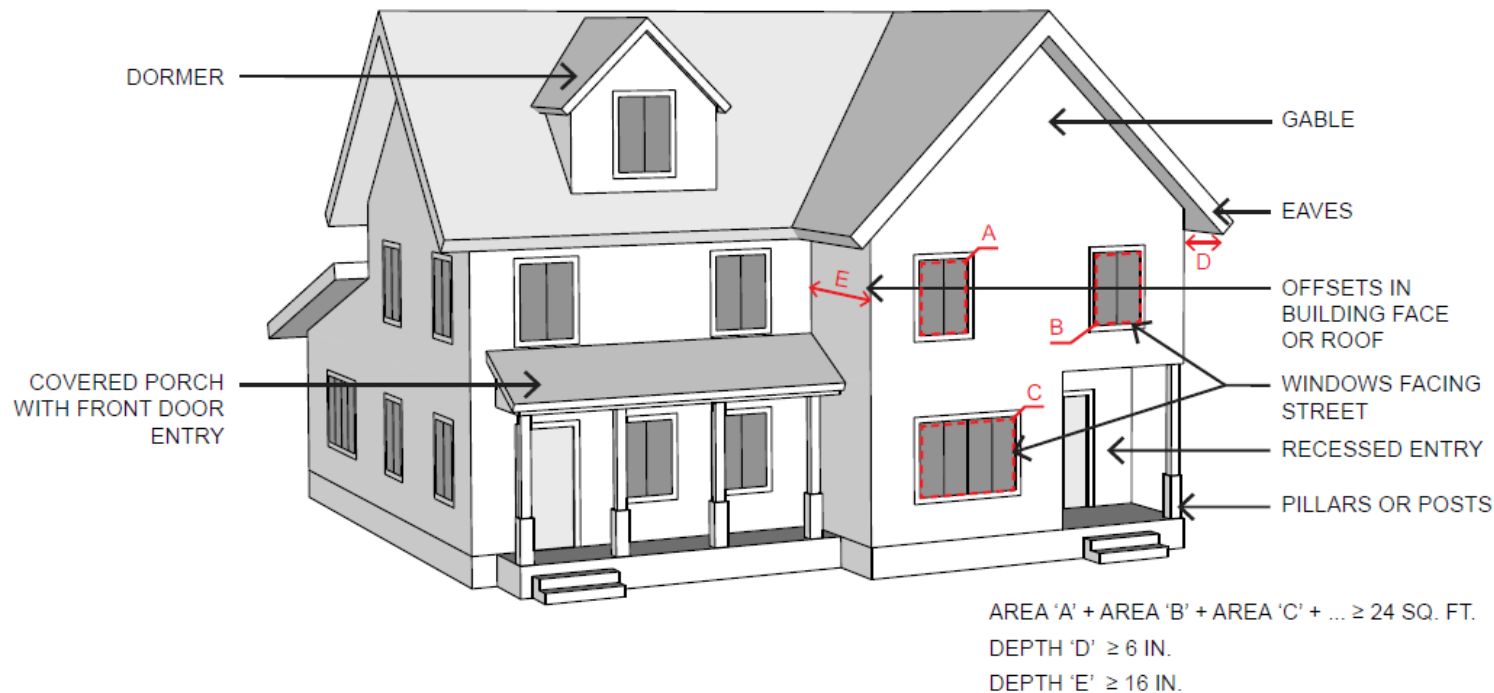
QUADPLEX



LOT SIZE: 7,000 SF  
 WIDTH: 70 FT  
 DEPTH: 100 FT  
 UNITS: 4  
 UNIT SIZE: 988 SF EACH  
 STORIES: 2  
 LOT COVERAGE: 4,075 SF (58%)

# Design Standards

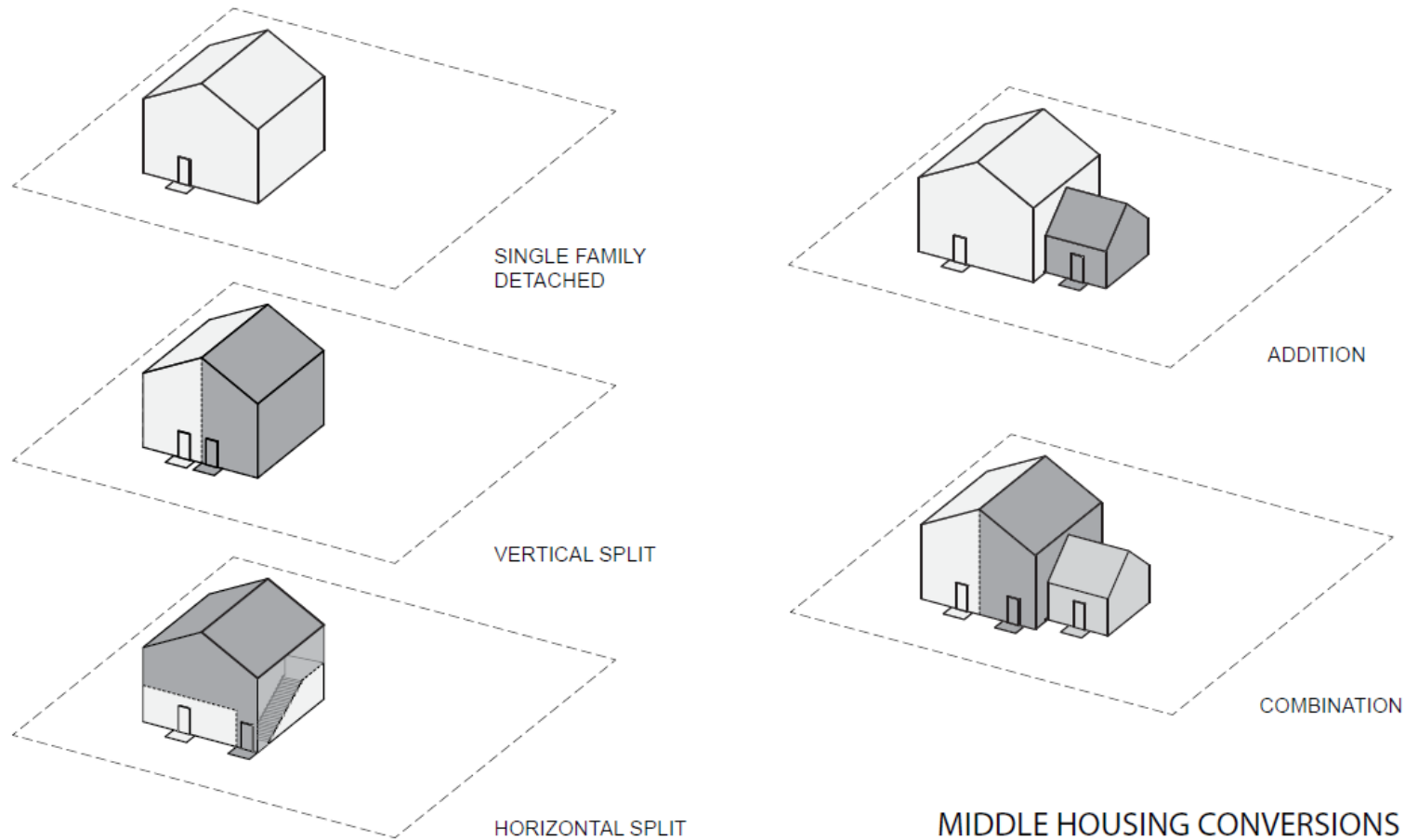
Apply existing design standards for single family to every middle housing type. Must choose five of the following:



*Proposed Code graphic for design chapter*

# Middle Housing Conversions

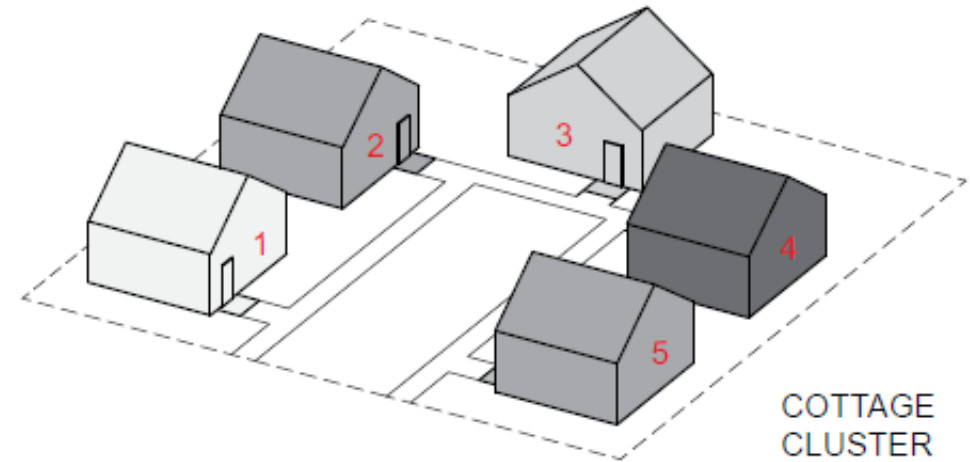
City must allow a single-family detached home to convert to a middle housing type.



*Proposed Code graphics  
for middle housing  
conversions*

# Cottage Cluster Updates (KDC 2.432)

- Ensure standards in this section meet HB 2001 requirements
- Require minimum density of 4 units/acre, and a maximum of 8 total units per development
- Require 150 sf open space for common area per unit
- Ensure review/approval procedures are consistent with SFD procedures



*Proposed Code graphic for cottage clusters*



# Approval Procedures and Administration



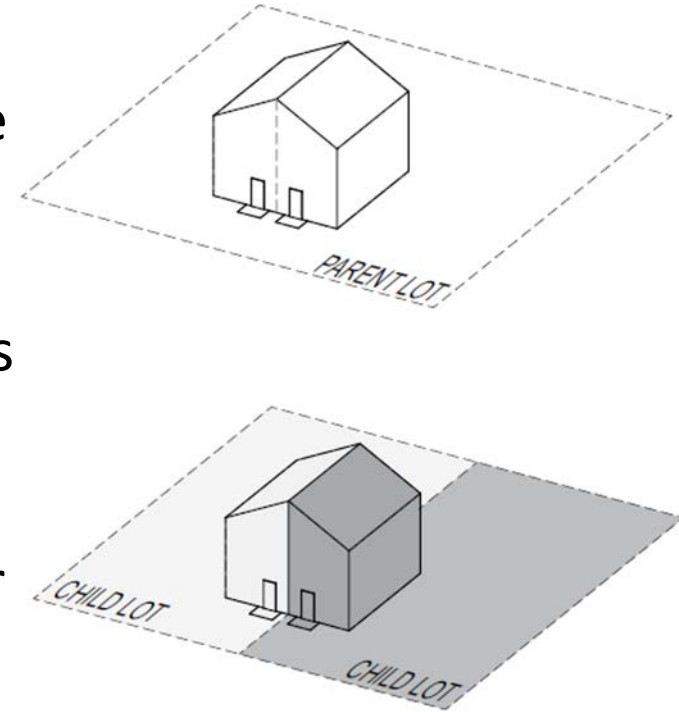
- All middle housing types will need to be subject to Development Review (Type I-C)
  - Cottage cluster currently only middle housing type not subject to Type I-C



*Photo credit: Sightline Institute*

# Senate Bill 458

- Passed in 2021 as a companion bill to HB 2001
- Requires HB 2001 cities to allow *expedited land divisions* for middle housing
- Add Middle Housing Land Divisions and Expedited Land Divisions as new Code chapters and application types
- Includes requirements directly from State statute and organized for Keizer's Code
- Cannot allow further land division after a middle housing land division



# Middle Housing Affordability Considerations



- State requires cities to *consider* methods to increase affordability of middle housing
- Affordability strategies have been evaluated from previous Housing Needs Analysis project
- City may further examine and consider options for future Housing Production Strategy project

# Recommendation



***City staff and Planning Commission recommends the City Council approve the middle housing Code amendments***

## Written Comments/Testimony and Submitted Documents





## Community Vision 2029

A citizen-driven effort in collaboration with  
Cogan Owens Cogan, LLC  
and Steven Ames Planning

June 2009

Prepared by

**COGAN  
OWENS  
COGAN**

## Acknowledgements

This project was made possible with funding by the Oregon Department of Land Conservation and Development (DLCD), and through the collaborative effort of citizens of Keizer and the following:

### City of Keizer

- Nate Brown, Community Development Director
- Sam Litke, Senior Planner
- Debbie Lockhart, City Recorder

### Citizen Advisory Committee (CAC)

- Lore Christopher
- Jeff Cowan
- Beth Daniell
- Jim Jacks
- Shelley King
- Craig Koller
- Curt McCormack
- Debbie McCune
- Jerry Nuttbrock
- Greg Rands
- John Rizzo
- James Taylor
- Richard Walsh
- Lyndon Zaitz

### Oregon Department of Land Conservation and Development (DLCD)

- Steve Oulman, Mid-Willamette Valley Regional Representative

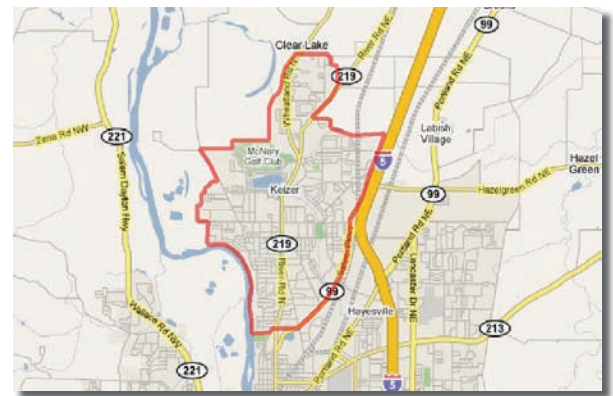
### Consulting Team

- Cogan Owens Cogan, LLC
  - Elaine Cogan
  - Daniel Christensen
  - Alisha Dishaw
  - Nancy Marshall
- Steven Ames, Steven Ames Planning

Photos courtesy *Keizertimes*, Lyndon Zaitz, Publisher

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*Keizer and surroundings*

# Keizer Compass Executive Summary

## Introduction

The City of Keizer embarked on a community-based process to create a 20-year Vision for the community in November 2008. This process, entitled “Keizer Compass,” was characterized by broad community outreach, including a community survey, youth engagement forum and three community events: two public forums and an open house. A Citizens Advisory Committee (CAC) met regularly to guide and advise on key elements of the process and serve as primary steward of the Vision.

The City engaged Cogan Owens Cogan, LLC (COC) to help design and manage the visioning effort. As part of this process, residents were asked to identify attributes of their ideal community in the year 2029 and how those aspirations might be realized. COC worked collaboratively with the CAC and City staff to collect and refine this input to develop a vision statement that is generally representative of the Keizer community.

In addition to an overarching statement, the Keizer Vision consists of seven key thematic areas that further define the attributes of a preferred Keizer in 2029. Each theme is followed by corresponding implementation ideas that provide the community with specific ways to “Realize our Vision” in the future.

The intent of this Keizer Compass 2029 Vision is to serve as a basis for future City plans, policies and decisions, including ongoing updates of the City’s Comprehensive Plan. In addition, it is intended to guide partner organizations who are an integral part of the community’s fabric and can have an instrumental role in helping achieve the Vision over time.

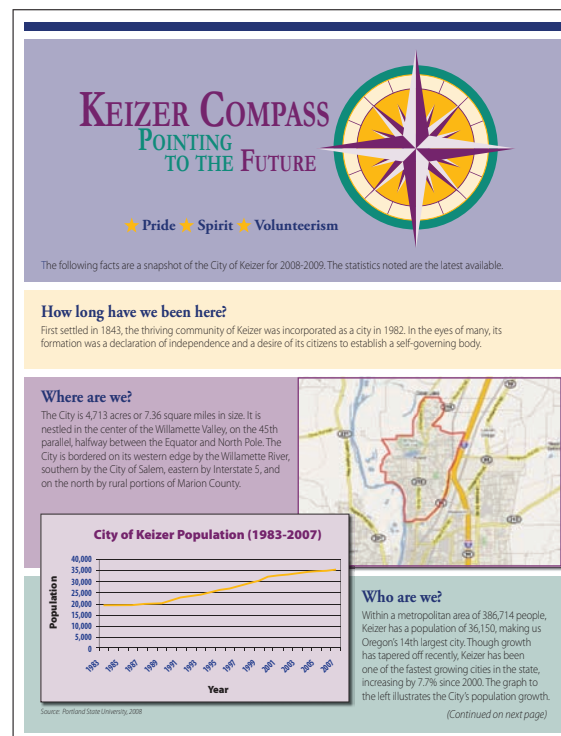
## Vision

Keizer Compass Vision for 2029:

*In 2029, Keizer is a safe, clean, well-connected community where we live, work and play. Responsible growth has resulted in local economic prosperity and a mix of quality housing options while preserving our community’s small town character. We thrive from an efficient government and by doing the most we can with the resources we have. We are an active, engaged community with a strong volunteer spirit.*

## Themes

The following seven themes define key aspects of the Vision most meaningful to Keizer residents. Each consists of a series of sub-themes that specify important ideas or concepts.



Keizer Community Profile (complete document in Appendix B)

*Keizer's Vision for 2029:  
In 2029, Keizer is a safe, clean, well-connected community where we live, work and play. Responsible growth has resulted in local economic prosperity and a mix of quality housing options while preserving our community's small town character. We thrive from an efficient government and by doing the most we can with the resources we have. We are an active, engaged community with a strong volunteer spirit.*

### A Proud, Engaged Community

Our citizens support and celebrate our community. We enjoy. . .

- Frequent opportunities to celebrate our unique accomplishments, traditions and history.
- Active citizens with civic pride and a spirit of volunteerism.
- Programs and facilities that provide opportunities for citizens of all ages.
- Easy access to information on local programs and options to participate in local government.

### A Thriving Local Economy

We have a thriving local economy with strong businesses, diverse industries and good jobs. We enjoy. . .

- A variety of living-wage jobs in the city.
- A diversified economic base that attracts and retains an abundance of sustainable industries.
- An abundance of clean, green jobs.
- Industries that are invested in the community and enhance our connections to the regional and global economy through strategic collaboration.
- A range of goods and services for all.
- Being a centrally-located event destination.
- A high-quality, well-qualified work force.

### A Clean, Green Environment

We are a clean, hospitable community with good water, air and access to green and open spaces. We enjoy. . .

- Sufficient land for outdoor recreation.
- An abundance of trees and greenery.

- Clean drinking water, rivers and streams that sustain the local ecosystem and protect groundwater sources.
- Programs and policies that encourage recycling, reducing waste and energy efficiency.

### Responsible Growth and Development

We have sufficient land for jobs and housing, while preserving our small town character through responsible growth and development. We enjoy. . .

- An adequate land supply that provides local economic opportunities and accommodates the need for a variety of housing options.
- Well-planned, mixed-use, energy-efficient development that preserves Keizer's small town character.
- Adequate infrastructure for current and future needs.

### Balanced Transportation

Our residents have easy access to and from other places in the region and a variety of transportation options that enhance mobility and increase efficiency. We enjoy. . .

- Improved I-5 access that helps visitors and commuters get to and from the city with ease.
- A variety of energy efficient transportation options, including public transit, bicycle and pedestrian amenities and rail service to other communities.
- Sufficient and well maintained roads that control and mitigate traffic congestion.

### Excellent Public Services

Our citizens are well served by an efficient government, excellent government programs and services and a low tax base. We enjoy. . .



- High-quality public safety.
- Well maintained streets, bicycle and pedestrian pathways.
- High-quality water, sewer, stormwater management, parks and recreational facilities and other services.
- A responsive local government.
- A collaborative relationship with schools that prepares all students for a successful future.

### Quality Civic Amenities

Our civic amenities, cultural, entertainment and recreational facilities enhance the quality of life for all. We enjoy...

- Diverse recreational facilities, such as entertainment and sports-related facilities.
- High-quality parks, connected green spaces and access to the Willamette River.
- Community gathering places, including an identifiable downtown area, library and community/youth center.

### Key Findings: How do we realize our Vision?

The results of this Keizer visioning process suggest directions the City and its citizens can take to realize its short- and long-term ideal future.

- **Manage Growth and Development.** Maintaining Keizer's "small town feel" while balancing expected growth and development pressures will continue to be a high-priority challenge. In informal polls and at the community events, residents have shown more interest in this issue than in most others. Those who expressed concern that expanding the Urban Growth Boundary (UGB) affects everyone's lifestyle cite alternative means of accommodating growth to maintain the general character of Keizer

and the inherent sense of community and togetherness they cherish.

- *Consider policies that enhance the efficient use of existing land within the UGB.*
- *Carefully examine long-term impacts to community livability of seeking additional land though expansion of the City's UGB.*
- **Maintain a Sense of Community.** Keizer is a proud community of active, involved citizens. Residents cherish the community's volunteer spirit as a key asset in realizing their Vision. Keizer residents favor additional opportunities for all to participate in their community. Additionally, Keizer residents have a proud sense of togetherness.
  - *Consider retaining just one high school as a symbol of community connectedness.*
  - *Maintain and increase civic celebrations and other volunteer efforts.*
- **Become More Sustainable.** Sustainability is at the heart of Keizer's future. Residents want a clean, green environment that includes additional parks, clean water and abundant greenery.
  - *Promote policies that enhance the ability of automobiles, pedestrians and bicycles to get around more efficiently.*
  - *Create and encourage neighborhoods that are more connected, with goods and services easily available.*
- **Maintain Efficient Public Services.** Keizer residents are proud of their public services and favor those that are fiscally resourceful. Public safety is of highest priority. Residents also want a responsive government that meets their expectations in an efficient manner.
  - *Engage more residents in ongoing deliberative, collaborative efforts with their government.*



Participants express their opinions at the Open House

**First settled in 1843, the thriving community of Keizer was incorporated as a city in 1982. In the eyes of many, its formation was a declaration of independence and a desire of its citizens to establish a self-governing body.**

- *Build and strengthen networks and coalitions with partner organizations.*
- **Preserve Keizer's Livability.** Keizer is a livable community and residents want to keep it that way. Aspects of livability include: keeping Keizer a safe place to live; maintaining streets and roads; controlling traffic and managing development; making Keizer an affordable place to purchase and own a home; attracting diverse industries with family-wage jobs; encouraging cultural and civic facilities; and favoring additional places to shop that appeal to a variety of people.
  - *Increase number and access to parks and open space and add greenery to enhance the physical health and beauty of the community.*
  - *Develop and nurture economic development policies that attract and retain desirable jobs for current and future Keizer residents.*

## Summary of Key Findings

"Pride, spirit and volunteerism." According to the visioning process just completed, today's motto of the City of Keizer would serve the community well in the future. Keizer citizens are generally satisfied with their city today and envision it much the same in 2029, while allowing for reasonable growth and change. At the heart of their 2029 Vision is the distinct enjoyment of Keizer's "small town feel" and citizens' aspirations to preserve and enhance this key community attribute over time.



*The Citizens Advisory Committee (CAC) met eight times*

## Introduction

This report is the community Vision for the City of Keizer in the year 2029. It is based on “Keizer Compass,” a broad engagement process to capture the values and aspirations of its citizens for their future.

In the context of community planning, the Keizer Vision is a declarative statement of desired outcomes for a particular place at a particular time in the future — in this case, Keizer 20 years from the date of this project: 2029.

In this visioning process, the Keizer community was engaged first to describe the attributes of their ideal community; then, to agree on themes; and finally, to articulate implementation strategies that would help achieve these aspirations over time. In considering these generally congruent but occasionally divergent aspirations, the final Keizer Vision is a mirror of the community it represents. It encompasses the broadest range of community values and can serve as a framework for creating and implementing future City policy, informing future budget allocations and other City decisions and updating elements of the City’s Comprehensive Plan. The Vision also is a blueprint for how community members and other key stakeholder groups can continue to work in collaborative partnership with the City — an attribute of Keizer that is very important to its residents.

This visioning project was funded through a grant from Oregon Department of Land Conservation and Development (DLCD) as a task in the City’s Periodic Review work plan. By State law, the City must periodically reexamine key elements of its Comprehensive Plan to ensure it has a 20-year supply of land to meet its projected needs. When the demand

exceeds supply, the City can explore options for accommodating this. One alternative is to request State approval to expand its Urban Growth Boundary (UGB). Alternately, the City can consider strategies for meeting anticipated growth through policies and actions relating to the use of its existing land supply.

## How Did We Create Our Vision?

In November 2008, the City of Keizer engaged the consulting firm of Cogan Owens Cogan, LLC (COC) to assist the City in conducting this visioning process. COC collaborated extensively with City staff and a Citizens Advisory Committee (CAC) in engaging Keizer residents to project what Keizer should be like in 20 years, 2029. The process consisted of these key steps:

- Citizens Advisory Committee (CAC).** Fourteen citizens representing diverse facets of the Keizer community met regularly with the consultant and Staff during the course of the project to review key findings and develop the Vision, themes and elements that were taken to the public for review and comment.
- Community Profile.** Thousands of copies of a four-page, easy-to-read snapshot of key information, facts and statistics about the City were produced and distributed to the community as the first step in the outreach process.



*Citizens Advisory Committee  
Back row: Richard Walsh, James Taylor, Lyndon Zaitz, Jim Jacks, Curt McCormack, Craig Koller. Front row: Mayor Lore Christopher, Shelley King, Beth Daniell, Debbie McCune. Not pictured: Jerry Nuttbrock, Greg Rands, John Rizzo, Jeff Cowan*

Within a metropolitan area of 386,714 people, Keizer has a population of 36,150. We are Oregon's 14th largest city.

- **Community Survey.** Residents were asked questions about what matters most to them in Keizer by answering an Internet-based survey. More than one percent of the population — a sizable response rate — responded with ideas and concepts that were explored during subsequent phases.
- **Youth Forum.** McNary High School students participated in a special session facilitated by the consultant where they discussed their unique and creative perspectives for the future of Keizer. Student representatives made a presentation at the first community forum.
- **Community Forums.** Two well-attended interactive events were held at the high school to engage residents in discussing what Keizer should be in 2029 and to examine a possible Vision and its elements.
- **Open House.** In tandem with the opening of the new Keizer City Hall, hundreds of Keizer citizens took the opportunity to review and comment on the draft Vision, key elements, themes and possible implementation ideas.

Throughout, COC, staff and members of the Citizens Advisory Committee (CAC) worked closely with to review and refine findings and draft elements of the Vision. Details follow.



*Keizer kids learn fire safety*

# Keizer Compass

## Community Forum One

### February 26, 2009

#### SMALL GROUP DISCUSSION RESULTS

Group	What do you like best about living in Keizer today?	What would make Keizer a better place?	Looking ahead to the year 2029, what is your vision of a future of Keizer you want to live in?	Prioritize top 3-5 visions	What are the challenges and opportunities to realizing our priorities?
<b>Blue</b>	<p>COMMUNITY/LIVABILITY</p> <ul style="list-style-type: none"> <li>Close community feel</li> <li>Town life</li> <li>Community spirit</li> <li>Small town feel</li> <li>Good value</li> <li>Affordability</li> <li>Family oriented</li> <li>Location. Location. Location. Location to a lot of things</li> <li>Lots of friends in Keizer</li> <li>Opportunities to get involved. Volunteerism</li> <li>Community involvement</li> <li>Public safety</li> <li>Community activities</li> <li>Local businesses</li> <li>Friendly neighbors</li> <li>Good neighborhoods</li> </ul>	<p>TRANSPORTATION/INFRASTRUCTURE</p> <ul style="list-style-type: none"> <li>Better roads. More through roads. More than one N/S or E/W corridor.</li> <li>Quinaby I-5 interchange. Quinaby Road onto freeway goes Wheatland across river &amp; to 99. I-5 access. Better I-5 access.</li> <li>Time the signals on River Rd</li> <li>Sidewalks to all schools</li> </ul> <p>RECREATION/RESOURCES</p> <ul style="list-style-type: none"> <li>Movie theatre</li> <li>Library. Library services.</li> <li>Enlarge or relocate the museum.</li> <li>Better utilization of Willamette River</li> <li>More jobs in Keizer. Living wage jobs in Keizer.</li> <li>Keeping to one High School</li> <li>Family recreation</li> <li>Marie Doran Park</li> </ul> <p>PUBLIC SAFETY</p>	<ul style="list-style-type: none"> <li>Transit/ Light Rail/ Bus Center together</li> <li>Pedestrian friendly walkways on all roads</li> <li>Improved I-5 access and exit</li> <li>Library</li> <li>Recreation/Aquatic center</li> <li>Cultural/Art/Music center</li> <li>Hospital</li> <li>Manufacturing/Business Center</li> <li>One High School</li> <li>Instead of pedestrian way put in road to Kroc Center</li> <li>Bridge over Willamette</li> </ul>	<ul style="list-style-type: none"> <li>Transit/ Light Rail/ Bus Center together</li> <li>Pedestrian friendly walkways on all roads</li> <li>Improved I-5 access and exit</li> <li>Library</li> <li>Recreation/Aquatic center</li> <li>Cultural/Art/Music center</li> </ul>	



Group	What do you like best about living in Keizer today?	What would make Keizer a better place?	Looking ahead to the year 2029, what is your vision of a future of Keizer you want to live in?	Prioritize top 3-5 visions	What are the challenges and opportunities to realizing our priorities?
		<ul style="list-style-type: none"> <li>One Fire District (KFD) GROWTH</li> <li>Room to grow. Decide growth/no growth (UGB)</li> </ul>			
Red	<p>LIVEABILITY</p> <ul style="list-style-type: none"> <li>Small city</li> <li>Small community feel</li> <li>Community identity</li> <li>Friendly</li> <li>Hometown feel</li> <li>Neighbors helping neighbors</li> <li>Weather/climate</li> <li>Proximity to Salem/Portland</li> <li>Near green spaces-agriculture</li> <li>Youth sports/activities</li> <li>Parks</li> </ul> <p>COMMUNITY INVOLVEMENT</p> <ul style="list-style-type: none"> <li>Volunteers getting things done</li> <li>Positive civic relationships</li> <li>Community involvement</li> <li>People working together</li> </ul> <p>LOCAL GOVERNMENT</p> <ul style="list-style-type: none"> <li>Great fire dept.</li> <li>Progressive/action oriented government.</li> <li>Responsible government</li> <li>New city hall</li> <li>Interactive government</li> <li>New civic center</li> </ul> <p>BUSINESS COMMUNITY</p> <ul style="list-style-type: none"> <li>Great business community</li> <li>Convenient stores and</li> </ul>	<p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> <li>Modernize infrastructure</li> <li>Commuter rail and transit center</li> <li>Reduce traffic congestion</li> <li>Alternative transportation modes</li> <li>New freeway ramps</li> <li>UGB expansion</li> <li>Walkable River Rd.</li> <li>Finished curbs and sidewalks</li> <li>W.E.S. extended to Keizer</li> </ul> <p>ECONOMIC DEVELOPMENT</p> <ul style="list-style-type: none"> <li>More family wage jobs</li> <li>More assessed valuation</li> <li>More business and industry</li> <li>Prosperous River rd. district</li> <li>Family restaurants</li> <li>Fine dining restaurants</li> <li>More entertainment venues</li> <li>A city center</li> </ul> <p>PUBLIC SAFETY</p> <ul style="list-style-type: none"> <li>Crime deterrence</li> <li>More neighborhood watch</li> <li>More career staff for fire/Police</li> <li>Strong neighborhood</li> <li>Improve safety</li> </ul> <p>UGB</p>	<ul style="list-style-type: none"> <li>A “green” public transportation system that reduces personal auto use and mitigates traffic efficiently throughout the city.</li> <li>An environment enriched by clean air and water with eco friendly green spaces-trees, parks, walkways and bicycle paths.</li> <li>A community where public safety is expressed and displayed.</li> <li>A city center with city hall as its hub.</li> <li>Community centered with lots of volunteerism</li> <li>Development that goes up instead of out with mixed use.</li> <li>Services that encourage and cater to seniors-transportation, medical, walking areas, easy and convenient shopping, restaurants</li> <li>Improved school system, additional high schools and new elementary schools</li> <li>Well developed and</li> </ul>	<ul style="list-style-type: none"> <li>A “green” public transportation system that reduces personal auto use and mitigates traffic efficiently throughout the city.</li> <li>An environment enriched by clean air and water with eco friendly green spaces-trees, parks, walkways and bicycle paths.</li> <li>A community where public safety is expressed and displayed.</li> <li>A city center with city hall as its hub.</li> </ul>	

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	shopping <b>INFRASTRUCTURE</b> <ul style="list-style-type: none"> <li>Transportation hub of future</li> <li>Clean and well maintained roads</li> <li>Easy to navigate</li> </ul> <b>SCHOOLS</b> <ul style="list-style-type: none"> <li>Youth sports and athletics</li> <li>Great schools</li> <li>Good schools</li> </ul>	<ul style="list-style-type: none"> <li>Restrict growth (acreage)</li> <li>Expand UGB</li> </ul> <b>ARTS/SPORTS/LEISURE ACTIVITIES</b> <ul style="list-style-type: none"> <li>New Library</li> <li>More arts and culture activities</li> <li>Major destination activity</li> <li>Make Keizer Heritage more stable</li> <li>More youth services</li> <li>Better bike and walking paths</li> <li>Develop a recreation district</li> <li>Community aquatic center</li> <li>Make museum a resource for education</li> </ul> <b>REAL DREAM!</b> <ul style="list-style-type: none"> <li>Lower taxes</li> </ul>	maintained parks and rec areas <ul style="list-style-type: none"> <li>Non-retail jobs</li> <li>Affordable housing</li> </ul>		
Orange	<b>SENSE OF COMMUNITY</b> <ul style="list-style-type: none"> <li>Liked the neighborhoods &amp; friendliness of neighborhoods</li> <li>The size of the community with a "small" community feel</li> <li>It has a community identity</li> <li>Low crime rate &amp; sense of pride</li> <li>It's diversity is growing</li> <li>Cleanliness</li> </ul> <b>PUBLIC SERVICE &amp; SAFETY</b> <ul style="list-style-type: none"> <li>Excellent public services- police &amp; fire</li> <li>Great customer service</li> </ul>	<b>CITY</b> <ul style="list-style-type: none"> <li>Beautification of city -not just north end of town</li> <li>City sidewalks</li> <li>Robust bicycle lanes</li> <li>Finish River Road Art</li> <li>Downtown/core area</li> <li>Clean up empty lots</li> <li>"City recreation director/ Volunteer coordinator added to staff"</li> <li>Preservation of neighborhoods</li> <li>Promote affordability of community</li> <li>Following through on visioning process</li> </ul>	<ul style="list-style-type: none"> <li>Responsible managed growth</li> <li>The potential risks for this happening are special interest groups</li> <li>Cooperative efforts of neighboring communities</li> <li>Fear of growth and change</li> <li>Public Transportation-a North/South Light Rail concept</li> <li>The potential risks for this happening is lack of intergovernmental cooperation funding</li> <li>New</li> </ul>	<ul style="list-style-type: none"> <li>Responsible managed growth</li> <li>Public Transportation-a North/South Light Rail concept</li> <li>New Manufacturing/Business Opportunities (high skill/wage jobs)</li> <li>Development of City Core Area (downtown concept)</li> <li>Modernization of schools</li> </ul>	<ul style="list-style-type: none"> <li>Responsible managed growth</li> <li>Public Transportation-a North/South Light Rail concept</li> <li>New Manufacturing/Business Opportunities (high skill/wage jobs)</li> <li>Development of City Core Area (downtown concept)</li> <li>Modernization of schools</li> </ul>

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	<ul style="list-style-type: none"> <li>Access to services such as stores, restaurants, salons, etc.</li> <li>Cleanliness of Fire Department</li> <li>Accessibility to city officials</li> <li>Community service</li> <li>Service clubs</li> <li>Calm (as in not hectic) &amp; safe</li> </ul> <b>VOLUNTEERISM</b> <ul style="list-style-type: none"> <li>Kindness</li> <li>Sense of volunteerism</li> <li>Great participation from citizens</li> </ul> <b>LIVABILITY</b> <ul style="list-style-type: none"> <li>Youth programs</li> <li>Parks and recreational opportunities</li> <li>Keizer Rapids Park, dog park &amp; amphitheatre</li> <li>Great schools</li> <li>Proximity to Portland &amp; Salem</li> <li>Small Business Climate</li> <li>Weather</li> </ul>	<b>RECREATION/RESOURCES</b> <ul style="list-style-type: none"> <li>Upgrade/update parks-more user friendly</li> <li>Bathrooms in parks/water fountains</li> <li>Completion of Keizer Rapids Park</li> <li>Indoor sports complex for kids &amp; adult usage</li> <li>Outdoor &amp; indoor tennis courts</li> <li>Movie cinema</li> </ul> <b>GROWTH-BUSINESS</b> <ul style="list-style-type: none"> <li>Responsible managed growth</li> <li>Contain sprawl</li> <li>Keep business local, keep businesses in business</li> <li>New north/south arterials</li> <li>Retain current anchors in strip malls</li> </ul> <b>SERVICES</b> <ul style="list-style-type: none"> <li>Movie diversity in restaurants</li> <li>Newer schools-updating</li> <li>Quality of retail shopping</li> <li>Quality of grocery shopping-current stores not keeping up with the needs of community.</li> </ul>	Manufacturing/Business Opportunities (high skill/wage jobs) <ul style="list-style-type: none"> <li>Development of City Core Area (downtown concept)</li> <li>Keizer is suburban sprawl. It did not start with a downtown concept</li> <li>Modernization of schools</li> <li>Funding</li> <li>Future growth to support schools</li> </ul>		
<b>Green Green</b>	<b>PUBLIC SAFETY</b> <ul style="list-style-type: none"> <li>Sense of protection living in a small city</li> <li>Safe feeling</li> <li>Low crime rate</li> <li>Community feel</li> </ul> <b>LOCATION</b>	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>High speed commuter rail to Wilsonville</li> <li>Alternative north/south routes</li> <li>A second north/south road</li> </ul>	<ul style="list-style-type: none"> <li>Expand the Urban Growth Boundary</li> <li>Managed growth to the north which will provide jobs, living space and green space</li> <li>Continue being a bedroom</li> </ul>	<ul style="list-style-type: none"> <li>Expand the UGB. Managed growth to the north which will provide jobs, living space and green space. Continue being a bedroom community to Salem and</li> </ul>	<ul style="list-style-type: none"> <li>Receptive lawmakers</li> <li>Regulatory influences by others (i.e. Salem controls our UGB)</li> <li>Apathy</li> <li>Money</li> <li>Having the population</li> </ul>

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	<ul style="list-style-type: none"> <li>Access to Salem, Portland, coast, mountains, etc.</li> <li>It's not Salem!</li> <li>Living close to Salem, Portland, etc. with options for many activities, but not having to pay for them</li> </ul> <p>GOVERNMENT</p> <ul style="list-style-type: none"> <li>Proactive Leadership</li> <li>Low taxes</li> <li>Great mayor, keep Lore as long as possible as mayor</li> <li>Great police and fire departments</li> </ul> <p>RECREATION</p> <ul style="list-style-type: none"> <li>Activities available for all people of all ages throughout town</li> <li>Short drive to many recreational opportunities</li> </ul> <p>TRANSPORTATION</p> <ul style="list-style-type: none"> <li>Not much traffic</li> </ul> <p>SCHOOLS</p> <ul style="list-style-type: none"> <li>Like McNary High School</li> <li>Many good classes to choose from at McNary (could use a few more, however)</li> <li>Feel safe attending classes at McNary</li> </ul> <p>LIVABILITY</p> <ul style="list-style-type: none"> <li>Great small city feel</li> <li>Friendly</li> <li>Citizens help one another</li> <li>Support local businesses</li> <li>Citizens volunteer in the</li> </ul>	<ul style="list-style-type: none"> <li>Improve pedestrian friendliness within community sidewalks</li> <li>More bike paths</li> <li>Improved traffic signal system</li> <li>Pathways to improve connection to Willamette and streams in the city</li> <li>Connected multi use pathways (alternate use) For pedestrians/bikes to connect to parks</li> </ul> <p>GOVERNMENT</p> <ul style="list-style-type: none"> <li>High tech library</li> <li>Look for re-zoning opportunities</li> <li>City council needs more respect for neighborhoods. Do not put unwanted business in a residential area.</li> <li>Have more interest in city businesses</li> <li>Keep taxes low</li> <li>Expand UGB. Have more land for living space and jobs</li> </ul> <p>JOBS</p> <ul style="list-style-type: none"> <li>More manufacturing</li> <li>Living wage jobs</li> <li>More tourist opportunities</li> <li>Create additional job opportunities</li> </ul> <p>SCHOOLS</p> <ul style="list-style-type: none"> <li>Less crowded</li> <li>A swimming pool at</li> </ul>	<p>community to Salem and Portland. Emphasize this in selling Keizer to people</p> <ul style="list-style-type: none"> <li>Create open space as the UGB is expanded. Have park land and farmers market opportunities set aside</li> <li>Connect park land and open space in expanded UGB with system of bike and pedestrian trails.</li> <li>Be a destination</li> <li>Have facilities for youth and adult sport activities</li> <li>Be a gateway to the mid valley</li> <li>Mass Transit</li> <li>Encourage additional mass transit</li> <li>Be more European like (more rail and bus transit with in Keizer and to Salem/Portland)</li> <li>Have pedestrian pathways</li> <li>Allow golf carts on the road for transportation to grocery store</li> <li>Keep Keizer as it is today</li> <li>Encourage development of nuclear power, use this power in Keizer</li> <li>Have a second high school. Reduce crowding in schools</li> <li>Have environmentally friendly industry</li> </ul>	<p>Portland</p> <ul style="list-style-type: none"> <li>Be a destination. Have facilities for youth and adult sports activities. Be a gateway to the mid valley.</li> <li>Encourage more Mass Transit. Be more European like (rail and bus), have pedestrian pathways and allow electric vehicles such as golf carts on the road for use in excursions such as grocery shopping.</li> </ul>	<p>density to support mass transit</p> <ul style="list-style-type: none"> <li>Having the expertise to make all of this happen</li> </ul>

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	city <ul style="list-style-type: none"> <li>Like the Iris Festival</li> <li>Having park land and open spaces</li> <li>Youth and families shine</li> </ul>	McNary <ul style="list-style-type: none"> <li>Healthier food/life choices</li> <li>More cleanliness in city and schools (more trash cans, hand sanitizers, recycling bins)</li> </ul> IDENTITY <ul style="list-style-type: none"> <li>Keizer as a gateway city to valley, coast, mountains</li> <li>Develop sports fields and facilities. Promote Keizer as a place for youth and adult activities</li> </ul>	<ul style="list-style-type: none"> <li>Have a second interchange off I-5</li> <li>Be more self sustainable</li> <li>Improved transportation system, especially north/south route</li> </ul>		
<b>Blue Blue</b>	PUBLIC SAFETY <ul style="list-style-type: none"> <li>Great Fire District</li> <li>Keizer Police</li> </ul> GOVERNMENT <ul style="list-style-type: none"> <li>Good government (City and Fire)</li> <li>City cares about our image</li> <li>City Hall is accessible</li> <li>New City Hall – Community Center</li> <li>Will let anybody run for office</li> <li>Schools</li> </ul> TRANSPORTATION <ul style="list-style-type: none"> <li>Bus – transportation</li> <li>Access to/from Keizer</li> </ul> COMMUNITY/ LIVABILITY <ul style="list-style-type: none"> <li>Quality of neighborhoods</li> <li>Great place to raise kids</li> <li>Community always trying to improve itself</li> <li>Community spirit, pride, feel</li> </ul>	RECREATION/RESOURCES <ul style="list-style-type: none"> <li>Sit down restaurants</li> <li>Lighted sports fields/outdoor</li> <li>Bigger housing lots</li> <li>Medical center/outpatient center</li> <li>Book store</li> <li>Teen center</li> <li>Parks &amp; Rec district</li> <li>Youth activity center</li> <li>Recreational building</li> <li>Tournament Town               <ul style="list-style-type: none"> <li>Soccer</li> <li>Baseball</li> <li>Tennis</li> <li>Basketball</li> <li>Volleyball</li> <li>Softball</li> </ul> </li> <li>Turf for football field at high school</li> <li>More trees/ save old trees</li> <li>Linear Park</li> <li>Boys and Girls Club</li> </ul>	<ul style="list-style-type: none"> <li>Clean and green</li> <li>Small town feel</li> <li>Redevelopment/cleanup (Southwest Keizer)</li> <li>Tournament Town</li> <li>Youth Rec Center</li> <li>No UGB Expansion</li> <li>UGB Expansion</li> <li>Quality In-Fill</li> <li>Senior Center</li> <li>River Access/Development</li> <li>Bridge to West Salem</li> <li>Mass transit to Portland</li> <li>Visitor Friendly Freeway Exit</li> <li>2nd exit</li> <li>Keizer Rapids expansion</li> <li>Medical Center for seniors</li> <li>Library</li> <li>N/S Corridor</li> </ul>	<ul style="list-style-type: none"> <li>Light Rail to Portland</li> <li>Keizer known as Tournament Town (youth and adult sports)</li> <li>Clean and green environment</li> <li>Visitor (business) friendly freeway exit</li> <li>New Willamette River Bridge from Parkway</li> </ul>	Challenges: <ul style="list-style-type: none"> <li>Money</li> <li>Government red tap</li> <li>Community support</li> </ul> Opportunities: <ul style="list-style-type: none"> <li>Community spirit</li> <li>UGB expansion</li> <li>Location for light rail</li> </ul>

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	<ul style="list-style-type: none"> <li>Strong rotary program</li> <li>Points of interest</li> <li>Care about history</li> <li>Pedestrian friendly</li> <li>Friendly people</li> <li>Youth friendly</li> <li>Small community feel</li> <li>Healthy emphasis</li> <li>Location – city, beach, mountains</li> <li>Livability with low taxes</li> <li>Strong civic group</li> </ul> <p><b>BUSINESS</b></p> <ul style="list-style-type: none"> <li>How business supports the community</li> <li>Keizer Station – looks nice</li> <li>Businesses support youth by hiring them</li> </ul> <p><b>RECREATION</b></p> <ul style="list-style-type: none"> <li>Volcanoes Baseball</li> <li>Baseball Park KYSA/KU</li> <li>Keizer Rapids/Parks</li> </ul>	<ul style="list-style-type: none"> <li>location on other side of town</li> <li>Movie theater</li> <li>Performing Arts center</li> <li>Handicap sports field – hard surface</li> </ul> <p><b>TRANSPORTATION &amp; GROWTH</b></p> <ul style="list-style-type: none"> <li>2nd North – South traffic corridor</li> <li>Expand environmental quality oversight</li> <li>Urban growth “managed”</li> <li>Keep downtown viable</li> </ul> <p><b>MORE SHOPPING</b></p> <ul style="list-style-type: none"> <li>Winco</li> <li>Costco</li> <li>Trader Joes</li> </ul>			
<b>Red Red</b>	<p><b>RECREATION</b></p> <ul style="list-style-type: none"> <li>Keizer Rapids Park</li> <li>Youth activities</li> </ul> <p><b>GOVERNMENT</b></p> <ul style="list-style-type: none"> <li>Assessable city government</li> <li>Not tangled in bureaucracy</li> <li>Low taxes</li> <li>Involved, active, response city government</li> </ul> <p><b>PUBLIC SAFETY</b></p> <ul style="list-style-type: none"> <li>Safe, low crime</li> </ul>	<p><b>SCHOOLS</b></p> <ul style="list-style-type: none"> <li>Maintain new schools &amp; upgrade older ones</li> </ul> <p><b>NEIGHBORHOODS</b></p> <ul style="list-style-type: none"> <li>Community development</li> <li>Maintain livability and safety</li> <li>Maintain urban growth boundary</li> <li>Sidewalks everywhere</li> <li>Street lights</li> <li>Maintain neighborhoods</li> </ul> <p><b>TRANSPORTATION</b></p> <ul style="list-style-type: none"> <li>Additional main roads</li> </ul>	<ul style="list-style-type: none"> <li>A city with a variety of living accommodation for seniors, accessible parks, etc.</li> <li>Leaders who listen to youth and all segment of the population</li> <li>Maintain or improve environmental quality water, air, land (Husbandry)</li> <li>Maintain our small-town identity, values and traditions</li> </ul>	<ul style="list-style-type: none"> <li>Support and maintain small local business</li> <li>Maintain a “downtown”</li> <li>Indoor and outdoor facilities/centers for youth activities</li> <li>Residents have a variety of transportation including alternative, mass, public, light rail, bikeways, busses, pedestrian friendly</li> <li>A beautiful parks system</li> </ul>	



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	<ul style="list-style-type: none"> <li>Safe neighborhoods</li> <li>No crime</li> </ul> <b>JOBS</b> <ul style="list-style-type: none"> <li>Community development</li> <li>Work with business</li> <li>Opportunity for jobs</li> <li>Maintain small local business</li> <li>No big box</li> </ul> <b>SCHOOLS</b> <ul style="list-style-type: none"> <li>Schools</li> <li>Schools</li> <li>Schools</li> </ul> <b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>Not crowded</li> <li>Well kept roads</li> <li>Less traffic congestion than Salem</li> </ul> <b>LIVABILITY</b> <ul style="list-style-type: none"> <li>Friendly</li> <li>Good neighbors</li> <li>Neighbors know and help each other</li> <li>Friendly atmosphere</li> <li>Small town feel</li> <li>Local business friendly</li> </ul> <b>COMMUNITY</b> <ul style="list-style-type: none"> <li>History</li> <li>Iris festival</li> <li>Neighborhood associations “Keep Keizer Livable”</li> <li>Library</li> <li>Keizer parks foundation</li> <li>Neighborhood associations</li> </ul>	<ul style="list-style-type: none"> <li>Road development for transit including sidewalks</li> <li>Improve traffic flow</li> <li>Mass transit</li> <li>Better transit for Keizer</li> <li>Mass transit</li> <li>Mass transit</li> <li>Bike and walking paths</li> <li>Be able to walk across river road</li> <li>More walking/bike baths</li> </ul> <b>GOVERNMENT</b> <ul style="list-style-type: none"> <li>Government reach out to include diverse groups</li> <li>More representative government (diversity)</li> <li>More volunteers and leaders</li> </ul> <b>BUSINESS</b> <ul style="list-style-type: none"> <li>Keep and increase small business, local business</li> <li>Jobs</li> <li>Jobs</li> <li>Jobs</li> <li>Local community business</li> <li>No big box stores</li> </ul> <b>LIBRARY</b> <ul style="list-style-type: none"> <li>More funds for library</li> <li>Community library</li> <li>Library</li> </ul> <b>SAFETY</b> <ul style="list-style-type: none"> <li>Buy a ladder truck for commercial buildings (Renaissance Inn)</li> </ul> <b>TAXES</b> <ul style="list-style-type: none"> <li>Keep taxes low</li> <li>Raise TOT 1%</li> </ul>	<ul style="list-style-type: none"> <li>Support and maintain small local business</li> <li>Maintain a “downtown”</li> <li>Indoor and outdoor facilities/centers for youth activities</li> <li>Maintain pleasant and well maintained neighborhoods</li> <li>Maintain “ Neighborhood voice” in the community and government</li> <li>A city government receptive to community ideas</li> <li>Maintain Public Safety</li> <li>Fire, Police, Public Education-CERT, Disaster Preparedness (Earthquake and Floods)</li> <li>Citizen Education for Emergencies</li> <li>Residents have a variety of transportation including alternative, mass, public, light rail, bikeways, busses, pedestrian friendly.</li> <li>Maintain innovative schools appropriate to students</li> <li>A library in Keizer serving all ages</li> <li>More and greater variety in Fine Dining</li> <li>Prosperous local businesses in a vibrant</li> </ul>		



Group	What do you like best about living in Keizer today?	What would make Keizer a better place?	Looking ahead to the year 2029, what is your vision of a future of Keizer you want to live in?	Prioritize top 3-5 visions	What are the challenges and opportunities to realizing our priorities?
	<ul style="list-style-type: none"> <li>Community involvement</li> <li>Tourism</li> <li>Volunteers</li> </ul> <p>ENVIRONMENT</p> <ul style="list-style-type: none"> <li>Clean water</li> <li>Good water</li> <li>Water quality</li> <li>Being green</li> <li>Well kept City features</li> <li>Number of parks and green space</li> </ul> <p>LOCATION</p> <ul style="list-style-type: none"> <li>Near-by shopping</li> <li>Proximity to hospital</li> <li>Surrounded by country and berry fields</li> <li>Gateway to beach or mountains</li> </ul>	<ul style="list-style-type: none"> <li>Taxes to pay for improvements (earmarked)</li> <li>Allow sustainable growth</li> <li>Increase tax revenue</li> </ul> <p>PARKS</p> <ul style="list-style-type: none"> <li>Indoor sports park</li> <li>Public pool</li> <li>Bike and pedestrian corridors (away from vehicles)</li> <li>Fully developed park system</li> <li>Parks for small children w/in walking distances</li> </ul> <p>IDENTITY</p> <ul style="list-style-type: none"> <li>Keep Iris Festival at Keizer Station</li> <li>Venues for art exhibits and music</li> <li>Keep our sense of identity</li> <li>Maintain history</li> </ul>	<p>downtown location</p> <ul style="list-style-type: none"> <li>Heritage and history and art are ALIVE!</li> <li>Planned growth maintains farmland in balance with city needs.</li> <li>A city center serves as a hub for civic life</li> <li>Top-notch facilities attract sports tournaments, arts, concerts, and serve the residents.</li> <li>A beautiful Parks System.</li> </ul>		
Orange Orange	<p>COMMUNITY CHARACTER</p> <ul style="list-style-type: none"> <li>Small town feel</li> <li>Active churches</li> <li>Long-term residents</li> <li>Sense of history</li> <li>Small businesses</li> <li>Volunteerism</li> </ul> <p>RECREATION</p> <ul style="list-style-type: none"> <li>Volcanoes</li> <li>Parks</li> <li>Youth sports</li> <li>Iris fest</li> <li>Dog park</li> <li>Swim clubs</li> <li>Willamette River</li> </ul>	<p>MORE SHOPPING</p> <ul style="list-style-type: none"> <li>Winco</li> <li>Trader Joe's</li> <li>Costco</li> <li>More &amp; better restaurants</li> <li>Gas at Safeway</li> <li>Small specialty stores</li> <li>And not just at Keizer Station</li> </ul> <p>CITY GOVERNMENT</p> <ul style="list-style-type: none"> <li>Better cooperation with other local governing bodies (transit district, 24J, Salem, Marion County)</li> </ul>	<ul style="list-style-type: none"> <li>Expand E-government access</li> <li>Public safety that grows with the City</li> <li>Satellite college campus in Keizer</li> <li>Family wage jobs</li> <li>Town square/Main Street/Downtown</li> <li>Excellent water quality (including potable water, fire supply, storm water, watershed areas, Willamette River)</li> <li>"West Keizer" in Polk</li> </ul>	<ul style="list-style-type: none"> <li>Improved/expanded medical facilities or a hospital</li> <li>Quality education including free tutoring, additional job shadowing opportunities, grade school activities</li> <li>Traffic flow solutions including beltline road from I-5 through Keizer to Hwy 22 and Hwy 221 via a third bridge at Pine Street or at a point in the future north Keizer,</li> </ul>	

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	<p>WATER (POTABLE)</p> <ul style="list-style-type: none"> <li>Good safe quality</li> <li>Protected funds</li> <li>Good maintenance</li> </ul> <p>CITY GOVERNMENT</p> <ul style="list-style-type: none"> <li>New city hall</li> <li>Low taxes</li> <li>City staff</li> </ul> <p>FIRE DEPARTMENT</p> <ul style="list-style-type: none"> <li>Responsiveness</li> <li>Fiscally responsible</li> <li>Independent of City staff and council</li> <li>Long term reliable involvement in community</li> </ul> <p>SCHOOLS</p> <ul style="list-style-type: none"> <li>Go McNary</li> <li>Good elementary and middle schools</li> </ul> <p>LOCATION</p> <ul style="list-style-type: none"> <li>Freeway access</li> <li>Willamette River access</li> <li>Close to urban and recreation opportunities</li> <li>Close to rural/farm settings</li> <li>Moderate climate</li> </ul> <p>SHOPPING</p> <ul style="list-style-type: none"> <li>Keizer Station</li> <li>River Road</li> </ul>	<ul style="list-style-type: none"> <li>Better lines of communication between city council and taxpayers</li> <li>Develop on the water emergency/rescue response team (volunteers?)</li> <li>"Do something with that water tower thing! It looks like a big blob in the sky!"</li> </ul> <p>INFRASTRUCTURE</p> <ul style="list-style-type: none"> <li>1-5 interchange at Quinaby Rd</li> <li>Sidewalks including bike paths especially near schools</li> <li>North/south traffic flow solutions</li> <li>Traffic plan that anticipates the expansion of the UGB</li> <li>Expanding storm water system</li> </ul> <p>COMMUNITY AMENITIES/ ACTIVITIES</p> <ul style="list-style-type: none"> <li>Library</li> <li>Movie theaters</li> <li>Community and/or high school indoor pool</li> <li>Hospital</li> <li>Parks Department</li> <li>Town square</li> <li>Expanded parks (community gardens, river access, river tours)</li> <li>Green space</li> <li>Youth activities (after</li> </ul>	<p>County via an expanded UGB and a bridge located between the sewage treatment plant and Sponge's Landing tied into a beltline intersection I-5 and Hwy 221</p> <ul style="list-style-type: none"> <li>An established separated Parks Dept</li> <li>More green space</li> <li>Iris Festival alive and well and close to "downtown"</li> <li>I-5 interchange at Quinaby Rd</li> <li>A vibrant River Road business district</li> <li>A large regionally oriented aquatic center near I-5</li> </ul> <p>A real sense of community connection to the Willamette River:</p> <ul style="list-style-type: none"> <li>A maritime museum at Keizer Rapids park for the education and enjoyment of the history of the River in the region</li> <li>Expanded public access points along the river as the UGB moves north</li> <li>Promoting water sports</li> <li>On the water nature/eco/ history/scenic tour business originating in Keizer</li> <li>Overnight campsites</li> <li>Appropriate River channel maintenance for</li> </ul>	<p>commuter rail from Eugene to Portland with a station and a park-n-ride at Keizer Station, additional north/south route(s) through Keizer, additional access points to McNary High School with traffic light at Chemawa Road.</p> <ul style="list-style-type: none"> <li>Keizer's own school district while maintaining one high school</li> <li>Government responsiveness as in a better effort to include the taxpayers before the City Council makes plans and sets agendas. Less ignoring, respectfully and thoughtfully include citizen input and efforts to volunteer and less power vested in the City Council and more with the advisory boards as elected positions.</li> <li>The Library</li> </ul>	

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		school, sports, music, art, mentoring, community volunteering) <ul style="list-style-type: none"> <li>More community wide events i.e. Iris Fest</li> <li>Christmas tree lighting</li> </ul>	expanded public use and connection to our municipal neighbors on the River.		
<b>Green Blue</b>	<b>COMMUNITY</b> <ul style="list-style-type: none"> <li>Community Oriented.</li> <li>Small Town Feel. 2nd person agreed.</li> <li>County Feel/Ag Areas; Close.</li> <li>Center point to everything/perfect location/hour away to lots of things.</li> <li>Low taxes.</li> </ul> <b>BUSINESS</b> <ul style="list-style-type: none"> <li>Not overloaded with large businesses.</li> <li>Diverse businesses.</li> <li>Safe.</li> </ul> <b>RECREATION</b> <ul style="list-style-type: none"> <li>Sports: youth and pro (minor leagues).</li> <li>Recreational opportunities – cycling, etc.</li> <li>River access.</li> </ul> <b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>Lower traffic congestion compared to Salem.</li> <li>Access for emergency responders.</li> </ul>	<b>TRANSPORTATION</b> <ul style="list-style-type: none"> <li>Need north access need, e.g., Quinaby Rd. 2nd person agreed.</li> <li>More north end development should be allowed.</li> <li>More alternative N/S and E/W roads and connections before more growth.</li> <li>Vehicle and ped/bike access to west Salem over river.</li> <li>Need rail access to Portland area.</li> </ul> <b>PARKS AND PED/BIKE ACCESS</b> <ul style="list-style-type: none"> <li>Need walking/biking trails/connections between city's parks.</li> <li>Need to complete sidewalk systems in city and in urban growth areas.</li> <li>Need more and better parks that are active use parks rather than open space.</li> <li>Need easy access to river for elderly.</li> </ul>	<ul style="list-style-type: none"> <li>We're the hub for active entertainment, e.g. winery tours, nature tours (Silver Falls State Park), Spirit Mt and Chinook Winds casinos, sports (tournaments).</li> <li>Our parks are interconnected. Claggett Ck. Corridor. Sidewalks with green footprints painted on them take you to all the parks. Independent paths. Path along Willamette River and across to west Salem.</li> <li>There is a new north access to the City – Quinaby interchange or frontage road along I-5 connecting Brooklake Road to Lockhaven.</li> <li>We have a hospital.</li> <li>Less reliance on auto leading to (1) transportation alternatives such as passenger rail connection, and (2) business changes that respond to people relying less on the auto.</li> </ul>	<ul style="list-style-type: none"> <li>We're the hub for active entertainment, e.g. winery tours, nature tours (Silver Falls State Park), Spirit Mt and Chinook Winds casinos, sports (tournaments).</li> <li>Our parks are interconnected. Claggett Ck. Corridor. Sidewalks with green footprints painted on them take you to all the parks. Independent paths. Path along Willamette River and across to west Salem.</li> <li>There is a new north access to the City – Quinaby interchange or frontage road along I-5 connecting Brooklake Road to Lockhaven.</li> <li>We have a hospital.</li> </ul>	

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		<ul style="list-style-type: none"> <li>▪ Need walking/biking bridge across river at Keizer Rapids Park with connection to new trail to Wallace Marine Park on the west side.</li> </ul> <p>COMMUNITY</p> <ul style="list-style-type: none"> <li>▪ Valuing and preserving/improving existing neighborhoods.</li> <li>▪ Library as part of community center idea – support for this and no support for it.</li> <li>▪ Center for destination activities; limo/wine tours, wine super store.</li> <li>▪ Arts presence.</li> </ul> <p>SPORTS</p> <ul style="list-style-type: none"> <li>▪ Tournament town/emphasize sports (youth and pro)</li> <li>▪ Specialized entertainment: hockey, min-golf, lacrosse, skate palace, tennis, disc golf, etc.</li> </ul> <p>ENTERTAINMENT AND RELATED</p> <ul style="list-style-type: none"> <li>▪ Nice restaurant.</li> <li>▪ Movie theater.</li> <li>▪ Kid oriented.</li> <li>▪ Soccer business.</li> </ul> <p>OTHER</p> <ul style="list-style-type: none"> <li>▪ Integration with Latino community.</li> <li>▪ Better communication of</li> </ul>	<ul style="list-style-type: none"> <li>▪ Haven't spread too fast. We've kept up with growth. We're retained small town feel.</li> <li>▪ Keizer is the place to be; tournament town and tourism.</li> <li>▪ More in-town recreation opportunities such as theater, skate rink, basketball, paths, tennis, access to river.</li> <li>▪ Continued sense of community with McNary H.S. is one element of the sense of community.</li> <li>▪ We've stayed a bedroom community and small business community. (We rely on tournament town and tourism jobs where people come here, spend their money and go away rather than live and work here.)</li> <li>▪ We have an artistic brand for the business community. Business doesn't become blah; it becomes artistic.</li> <li>▪ We have an identity (architectural or artistic).</li> <li>▪ We've taken advantage of our location (central point).</li> <li>▪ We have a community activity center for all age</li> </ul>		

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		<p>opportunities available in Keizer, e.g., knowing how many parks there are, where they are, and what is available at each one.</p> <ul style="list-style-type: none"> <li>▪ <b>Green space.</b></li> <li>▪ Urban green space – green in downtown and on river road.</li> <li>▪ Tourism; be a destination – use sports as an economic generator and jobs generator.</li> <li>▪ Improved landscape and art on river road that is consistent all the way through town.</li> </ul>	<p>groups.</p> <ul style="list-style-type: none"> <li>▪ We have urban green space – downtown/river road.</li> <li>▪ There are niche based businesses. Nodes.</li> <li>▪ We have an electronic Library.</li> </ul>		
<b>Green Red</b>	<p>COMMUNITY/RESOURCES</p> <ul style="list-style-type: none"> <li>▪ Good schools</li> <li>▪ Small locally owned businesses</li> <li>▪ Close to Willamette River and parks</li> <li>▪ Volunteer orientated community</li> <li>▪ Iris Festival, community activities</li> <li>▪ Neighborhood associations</li> </ul> <p>TRANSPORTATION/INFRASTRUCTURE</p> <ul style="list-style-type: none"> <li>▪ Rural roads and farm land</li> </ul>	<p>TRANSPORTATION/INFRASTRUCTURE</p> <ul style="list-style-type: none"> <li>▪ Better ice and snow removal</li> <li>▪ Bridge to West Salem</li> <li>▪ More sidewalks</li> <li>▪ <b>Pedestrian cycling bridge to Kroc Center</b></li> <li>▪ Bike racks at more businesses</li> <li>▪ <b>Bike safe lanes</b></li> </ul> <p>COMMUNITY/RECREATION/RESOURCES</p> <ul style="list-style-type: none"> <li>▪ More gathering areas</li> <li>▪ City square or plaza pedestrian orientated</li> <li>▪ Library</li> <li>▪ Wading pool at Claggett Creek</li> <li>▪ Citizen and community</li> </ul>	<ul style="list-style-type: none"> <li>▪ Further expansion of commuter rail lines to Keizer Station and Salem from Woodburn and Portland.</li> <li>▪ <b>Retain green spaces</b></li> <li>▪ Fulltime fully paid fire department</li> <li>▪ Sidewalks on arterial roads</li> <li>▪ Transit center with varied size buses for local shuttles</li> <li>▪ Limited sprawl with 3-4 story condos in city center - limited UGB</li> <li>▪ Downtown civic center - open pedestrian square-library</li> <li>▪ <b>Parks &amp; Recreation Dept.</b></li> </ul>	<ul style="list-style-type: none"> <li>▪ Further expansion of commuter rail lines to Keizer Station and Salem from Woodburn and Portland</li> <li>▪ Retain green spaces</li> <li>▪ Fulltime fully paid fire department</li> <li>▪ Sidewalks on arterial roads</li> <li>▪ Transit center with varied size buses for local shuttles</li> </ul>	

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		forums <ul style="list-style-type: none"> <li>▪ More activities for youth</li> </ul> GOVERNMENT/PUBLIC SAFETY <ul style="list-style-type: none"> <li>▪ Less crime</li> <li>▪ More cooperation between Salem and Keizer Governments</li> </ul> GROWTH <ul style="list-style-type: none"> <li>▪ Keeping growth in check</li> </ul>	<ul style="list-style-type: none"> <li>▪ Maintain small town identity</li> <li>▪ Strengthen the street grid for pedestrian traffic</li> <li>▪ Solar panels on all city buildings</li> <li>▪ Center for youth activities in Keizer</li> </ul>		

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<b>Green Orange</b>	<p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>▪ New retail locations</li> <li>▪ Being able to shop close to home</li> <li>▪ Proximity to the services I use</li> </ul> <p><b>COMMUNITY</b></p> <ul style="list-style-type: none"> <li>▪ Small town atmosphere</li> <li>▪ Neighborhoods</li> <li>▪ Neighborly atmosphere</li> <li>▪ Small town feel</li> <li>▪ Community pride</li> <li>▪ Involvement by families</li> <li>▪ Close to I-5</li> </ul> <p><b>GOVERNMENT</b></p> <ul style="list-style-type: none"> <li>▪ Steady property values</li> <li>▪ Low property tax rate</li> <li>▪ Low taxes</li> <li>▪ Efficient fiscal policy</li> <li>▪ McNary High School</li> <li>▪ Good schools</li> <li>▪ Great public services</li> <li>▪ Schools</li> <li>▪ Small, volunteer government</li> </ul> <p><b>RECREATION</b></p> <ul style="list-style-type: none"> <li>▪ Volcanoes Stadium</li> <li>▪ Volcanoes rock!</li> <li>▪ Professional sports</li> <li>▪ Youth sports</li> <li>▪ Willamette River</li> <li>▪ Access to mountains and ocean</li> <li>▪ City parks</li> <li>▪ Close to large metro area and geographic features</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>Library</b></li> <li>▪ Local TV station</li> <li>▪ City-wide wireless</li> <li>▪ Parks and Recreation Dept.</li> <li>▪ Trader Joe's</li> <li>▪ Keizer's own building department (permits, etc.)</li> <li>▪ More business friendly</li> <li>▪ Distinct and identifiable downtown district</li> <li>▪ River access</li> <li>▪ <b>Turn dikes into public walkway</b></li> </ul> <p><b>LONG-RANGE PLANNING</b></p> <ul style="list-style-type: none"> <li>▪ Transportation</li> <li>▪ Infrastructure</li> <li>▪ Schools (where? what?)</li> <li>▪ Traffic</li> <li>▪ Zoning</li> <li>▪ Additional freeway access</li> <li>▪ Recruit light industry</li> <li>▪ UGB expansion</li> </ul>	<ul style="list-style-type: none"> <li>▪ Salem Parkway will be lined with retail outlets</li> <li>▪ Resources will dictate how Keizer grows</li> <li>▪ Office parks and light industry added to mix</li> <li>▪ Technology will also dictate how Keizer grows (telecommuting, etc.)</li> <li>▪ Aim for light rail from Portland to Eugene</li> <li>▪ Expand UGB to include Brooks</li> <li>▪ Keizer Station built out with sit-down restaurants</li> <li>▪ Population will probably be the same ethnic mix as today</li> <li>▪ Government will continue to be largest employer in the region</li> <li>▪ Community center/aquatic center</li> <li>▪ 2nd high school</li> <li>▪ Jump I-5 and annex land east of freeway</li> <li>▪ Wheatland Ferry replaced by bridge</li> <li>▪ Willamette Crossing bridge in process of construction</li> </ul>	<ul style="list-style-type: none"> <li>• Expand Urban Growth Boundary to include Brooks</li> <li>• Salem Parkway lined with retail outlets</li> <li>* Office parks and light industry added to mix</li> <li>* Technology will dictate how Keizer grows</li> <li>* Resources will also dictate how Keizer grows</li> </ul>	<ul style="list-style-type: none"> <li>▪ Know what organizations have to stay in expansion in UGB, get advice</li> <li>▪ Expand UGB all at once, not incrementally</li> <li>▪ With leadership and vision sell idea of UGB and its benefits to naysayers</li> <li>▪ Obstacles to expanding: knowledge of the process, cutting thru red tape</li> </ul>



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<b>Blue Red</b>	<ul style="list-style-type: none"> <li>▪ Parks and Iris Festival</li> <li>▪ City Identity, strong sense of community</li> <li>▪ Home town/Small town feel</li> <li>▪ Good People,</li> <li>▪ Pride Spirit and Volunteerism</li> <li>▪ Family, Neighbors,</li> <li>▪ Volunteers: Fire Dept, Council, Service Clubs, Opportunities to volunteer and meaningfully contribute</li> <li>▪ Police</li> <li>▪ Low crime</li> <li>▪ Strong Real Estate Market (Held value in recession well).</li> <li>▪ Great location, Ideal Geography, near everything, on I5 on Willamette River</li> <li>▪ Close to Farmland, Country feel</li> <li>▪ Good Schools/ Teachers</li> <li>▪ Shopping Variety (finally)</li> <li>▪ Traffic: Easy Freeway access, easy to get around town low congestion, everything is close</li> </ul>	<ul style="list-style-type: none"> <li>▪ Higher quality building standards</li> <li>▪ Creation of a downtown</li> <li>▪ More commercial zoned areas</li> <li>▪ Fire Hydrants past Clearlake</li> <li>▪ More indoor recreation facilities</li> <li>▪ More sports fields</li> <li>▪ More Keizer Rapids Park Events</li> <li>▪ Theater</li> <li>▪ More eating options</li> <li>▪ More facilities for kids to enjoy (community center for kids?)</li> <li>▪ Cluster transportation facilities (i.e. transit, park and ride, light rail).</li> <li>▪ More residential and commercial land supply</li> <li>▪ More Greenways.</li> <li>▪ No Roundabouts</li> <li>▪ Another North South Corridor beyond River Road</li> <li>▪ No other North South Corridor beyond River Road</li> <li>▪ Connect and punch through roads, no more dead ends.</li> <li>▪ Sidewalks everywhere, especially Wheatland , access to Keizer Station, Clearlake,</li> </ul>	<ul style="list-style-type: none"> <li>▪ Youth and Adult recreation and activities</li> <li>▪ More youth and adult sports fields and indoor and outdoor facilities</li> <li>▪ Night life</li> <li>▪ Development of parks and trails (including bike trails and waterway trails along Willamette and Claggett Creek)</li> <li>▪ A theater</li> <li>▪ Community center for high school kids, etc.</li> <li>▪ A real core downtown between Chemawa and Dearborn Road (two of four dots)</li> <li>▪ Better Road, easy access to I-5, freeway access ramp, wider roads on 35th and Perkins and Wheatland Roads</li> <li>▪ Growth smart sustainable well planned UGB expansion (but another member as very afraid of growth and number one issues for them was to keep Keizer the same. (not grow much)</li> <li>▪ Crime Keep crime low</li> </ul>	<ul style="list-style-type: none"> <li>▪ <b>First Priority:</b> More Fun Stuff: (three out of four dots) Youth and Adult recreation and activities. This category includes more youth and adult sports fields and indoor and outdoor facilities. Night life, development of parks and trails (including bike trails and waterway trails along Willamette and Claggett Creek, a theater, community center for high school kids, etc.</li> <li>▪ <b>Second Priority</b> A real core downtown between Chemawa and Dearborn Road (two of four dots)</li> <li>▪ <b>Third Priorities</b> (one dot each, no order of preference). <ul style="list-style-type: none"> <li>○ Better Road, easy access to I-5, freeway access ramp, wider roads on 35th and Perkins and Wheatland Roads.</li> <li>○ Growth smart sustainable well planned UGB expansion (but another member as very afraid of growth and number one issues for them was to keep Keizer the</li> </ul> </li> </ul>	

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		<ul style="list-style-type: none"> <li>▪ Pedestrian Access to Kroc Center</li> <li>▪ More Bike Lanes/ Paths</li> </ul>		<p>same. (not grow much).</p> <ul style="list-style-type: none"> <li>○ Crime Keep crime low</li> </ul>	
<b>Blue Orange</b>	<p><b>LOCATION</b></p> <ul style="list-style-type: none"> <li>▪ Near Wine Country</li> <li>▪ Centrally located</li> <li>▪ Good I-5 Access</li> <li>▪ Proximity to Portland</li> </ul> <p><b>GOVERNMENT</b></p> <ul style="list-style-type: none"> <li>▪ Police and Fire protection good</li> <li>▪ Secure-Low Crime</li> <li>▪ Low Tax Base</li> <li>▪ Innovated Government</li> <li>▪ Voice in Politics</li> <li>▪ Great City Staff (Especially Planning and Public Works)</li> <li>▪ Good School System (2)</li> <li>▪ Good Elected Leaders</li> </ul> <p><b>TANGIBLES</b></p> <ul style="list-style-type: none"> <li>▪ Iris Festival</li> <li>▪ Little Traffic</li> <li>▪ Local Paper</li> <li>▪ Keizer Rapids Park</li> <li>▪ Good Shopping</li> </ul> <p><b>COMMUNITY</b></p> <ul style="list-style-type: none"> <li>▪ Small Town feel (2)</li> <li>▪ Volunteerism</li> <li>▪ Good Neighborhoods</li> <li>▪ Community involvement</li> <li>▪ Passionate Community</li> <li>▪ Good Climate</li> </ul>	<p><b>VOLUNTEERISM</b></p> <ul style="list-style-type: none"> <li>▪ Promote new social capital</li> <li>▪ Broader Volunteer base</li> <li>▪ Attract new civic engagement</li> <li>▪ Term limits on Volunteer committees</li> <li>▪ More active neighborhood associations</li> <li>▪ Incentives for front porches</li> <li>▪ Neighbor programs to make voices heard and heeded</li> <li>▪ Community festivals</li> </ul> <p><b>PARKS/COMMUNITY</b></p> <ul style="list-style-type: none"> <li>▪ More usable river frontage</li> <li>▪ Library</li> <li>▪ Access to natural resources</li> <li>▪ Linear parks (connectivity between)</li> <li>▪ More parks</li> <li>▪ Community Recreation Ctr.</li> <li>▪ Indoor recreation programs for kids</li> <li>▪ Develop undeveloped parks</li> <li>▪ Disc Golf</li> <li>▪ More quality childcare and after school programs</li> <li>▪ Boat launch and docks at</li> </ul>	<ul style="list-style-type: none"> <li>▪ Have new neighborhoods constructed around schools &amp; parks w/ easy access to arterials and shopping <ul style="list-style-type: none"> <li>○ connectivity between parks (linear layout)</li> <li>○ fully developed parks system w/ recreation facilities</li> <li>○ developed Willamette River Greenway (linear parks)</li> <li>○ cleaned-up Willamette River</li> </ul> </li> <li>▪ Encourage &amp; embrace sustainable (not just 'green') growth/living <ul style="list-style-type: none"> <li>○ Light rail connection to rest of Willamette Valley</li> <li>○ ? bullet train through state to Portland</li> <li>○ Energy efficient public facilities &amp; new residential/commercial development</li> </ul> </li> <li>▪ Have year-round schools for efficient education of youth</li> <li>▪ Have upgraded relationship between public transportation &amp; school buses (more</li> </ul>		

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		<p>KRP</p> <ul style="list-style-type: none"> <li>▪ Neighborhood recreation facilities</li> <li>▪ More gathering places (coffee shops, rec facilities)</li> </ul> <p>TRANSPORTATION</p> <ul style="list-style-type: none"> <li>▪ Commuter Rail to Portland (2)</li> <li>▪ Better access to I-5</li> <li>▪ Better access to Lancaster Dr.</li> <li>▪ Trolley through Keizer</li> <li>▪ Better arterial traffic system in Keizer</li> </ul> <p>DEVELOPMENT</p> <ul style="list-style-type: none"> <li>▪ Walkable community</li> <li>▪ Affordable housing</li> <li>▪ Industrial “shovel ready” land</li> <li>▪ More attractive River Rd. (clean up signage)</li> <li>▪ Sidewalks &amp; curbs on all city streets (2)</li> <li>▪ Neighborhood/housing development around parks &amp; schools</li> <li>▪ Ask the question, “does this development consider a high quality of life as a driving force/value?”</li> <li>▪ Sustainable development (LEED standards, low flow, “green”) &amp; promotion of sustainable development</li> </ul> <p>ENVIRONMENT</p> <ul style="list-style-type: none"> <li>▪ Reduce fast food litter</li> </ul>	<p>efficient for traffic &amp; pollution)</p> <ul style="list-style-type: none"> <li>▪ Incorporate alternate transportation (electric, bikes, cars, seaway, etc)</li> <li>▪ Have the beginnings of a “Keizer downtown”</li> <li>▪ Support more industry (traded sector) w/ living wage jobs, professional employment, industrial/labor...</li> <li>▪ Have after-school programs &amp; facilities for kids</li> <li>▪ Have a vibrant Iris Festival (community tradition continues)</li> <li>▪ Have an infrastructure to support youth sports</li> <li>▪ Will have a “business district” that comprises downtown, replacing River Rd’s retail. Retail would possibly relocate off of River Rd.</li> </ul>		

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		<ul style="list-style-type: none"> <li>Promote “green” lifestyles</li> <li>Zero tolerance for the use of plastic bags</li> <li>Police/Fire drive hybrids</li> </ul> RETAIL SERVICES <ul style="list-style-type: none"> <li>Cheaper groceries</li> <li>Trader Joe's</li> <li>Cheaper Gas</li> <li>Movie Theatre</li> <li>Better restaurants</li> </ul>			

F:\Current Projects\0848 - Keizer Vision\Community Forums\Community Forum #1\Results\Small Group Discussion Results - compilation.doc













# BIKE SKILLS/SAFETY FAIR



**Where:** City Hall Parking Lot

**When:** May 14<sup>th</sup>, 2022 from 1:00 – 3:00 PM

**Who:** Kids of all ages

**What:** Bike skills, inspections, bike safety information, helmet fitting (\$5.00), and demonstrations by Keizer Police Traffic Safety Unit and Community Response Unit

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SPONSORED BY THE TRAFFIC/BIKEWAY'S/PEDESTRIAN COMMITTEE AND MEMBERS OF THE KEIZER  
POLICE TRAFFIC SAFETY UNIT AND COMMUNITY RESPONSE UNIT

Re: Proposed Text Amendments to Keizer Development Code, etc. (Middle Housing Code revisions)

May 2, 2022

Dear Mayor and City Councilors;

I applaud Keizer Planning Director Shane Witham and the Keizer Planning Commission for all their hard work on amending Keizer's code to allow more flexible housing options. This is the right direction for our city.

I understand that some feel this was done under duress and pressure from the State. However, we all understand the need for more affordable housing. This has been a constant refrain for several years. Keizer's median home price is higher than Salem's. If we want to encourage young people and lower wage earners to stay in the community and eventually purchase homes, we need to make a real effort to reduce the cost of housing and increase the supply.

We know from past studies that expanding Keizer's urban growth boundary would not accomplish those goals. The process of breaking out of the shared boundary with Salem would be expensive, time consuming, and likely litigious. New housing in an expanded area would require costly infrastructure - utilities, roads, etc., and revision of school district boundaries, making new housing prohibitively expensive for most of us. Building homes where the infrastructure is already in place and close to existing jobs, shopping and transportation is more efficient and cost effective. In most cities in the rest of the world, people live close together to conserve open land for farming and parks. And they prefer it that way. Closer to home, I recently visited Sherwood, which has a very attractive residential area of townhouses and duplexes/triplexes close to restaurants and shops.

Middle housing types can be attractive. The Planning Commission has made an effort to be sure that the result "fits in" with existing homes in Keizer. Of course we will rely on private developers and landowners to make good use of the code changes. I hope the Planning Department will encourage permit applicants to take advantage of the code amendments and construct a variety of housing types. I also hope you all will view these code amendments as a positive step toward providing more livable, attractive homes in Keizer.

Thank you.

Kathy Lincoln

Keizer



May 2, 2022

Keizer City Council  
PO Box 21000,  
Keizer, OR 97307

**RE: Amending multiple sections of the Keizer Development Code to implement provisions of HB2001 and SB458. Making minor modifications to the text of the Comprehensive Plan to align allowance of middle housing (2022-01)**

Dear Commissioners:

This letter is submitted jointly by 1000 Friends of Oregon and the Fair Housing Council of Oregon (FHCO). Both HLA and FHCO are non-profit organizations that advocate for land use policies and practices that ensure an adequate and appropriate supply of affordable housing for all Oregonians.

#### **HB 2001 IMPLEMENTATION**

We are excited to support the proposed code amendments to implement policies that create opportunities to build more diverse and accessible housing types in Keizer.

Today, we write in support of the draft code amendments before you that implement HB 2001. We also hope you will consider supporting more housing design options by including the possibility for developers to build detached middle housing units. Giving more flexibility by allowing detached design options for duplexes, triplexes, and quadplexes will help the City achieve its housing goals by increasing the number or potential lots where a detached design will create more workable options for home builders. At the same time, the smaller building envelope of detached structures could alleviate some concerns about buildings that are larger than their surrounding neighbors. With detached units as an option, developers can also build around existing homes on a lot to avoid a costly and unnecessary teardown – preserving naturally occurring affordable housing.

Each parking space required for a development adds between \$5,000 and \$10,000 to the cost of homes. Reducing minimum parking standards goes a long way in reducing barriers and the cost of middle housing development. Of course, many developers choose to create off-street parking to accommodate market forces – many people expect off-street parking at their home. However, more flexibility in your code will create housing opportunities for people in your community who don't have a personal vehicle or have readily available on-street parking in their neighborhood. We encourage you to follow the lead of other cities like Bend and Milwaukie (Oregon) and eliminate parking requirements for duplexes and triplexes and require 2 total for quadplexes. Alternatively, you can at least count on-street parking on a lot's street frontage as a credit towards parking requirements. It is often the case that a developer would need to eliminate on-street parking to create access (driveway) for off-street parking spots.

A final amendment to consider in your deliberations are density bonuses (e.g. 5 units being allowed in a site that meets the siting requirements of a fourplex, or allowing 4 units on a site that meets the siting requirements of a triplex) for developers that are willing to guarantee that one unit remain affordable (to, for example, people making 80% AMI), for a set period by

**1221 SW Yamhill Street, Portland, Oregon 97205**



deed restriction. Density bonuses should also be considered for incentivizing units that are accessible to people with disabilities and tree preservation.

#### GOAL 10 Findings

Both 1000 Friends and FHCO commend the planning staff for their dedication in drafting and revising the necessary Goal 10 findings for this amendment. This analysis did an excellent job of referencing the City's current housing needs, as well as making a compelling case for how the code amendments will help the city address those needs. However, we believe these findings could still be improved upon by providing explicit estimates for many units will be created through these changes. Section 5(6)(b) of HB 2001 allows cities to assume an up to 3% increase in housing capacity resulting from new middle housing codes.

By fully and transparently quantifying the impact of land use policies, planning staff can ensure that elected officials and the public are able to make informed decisions about how best to meet their housing needs. We hope staff will take this approach in the future.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo".

Allan Lazo  
Executive Director  
Fair Housing Council of Oregon

A handwritten signature in black ink that reads "Alexis Biddle".

Alexis Biddle  
Great Communities Program Director and Staff Attorney  
1000 Friends of Oregon

Cc: Gordon Howard, DLCD

## Schools make policies without public input

To the Editor:

I am writing in response to an article the *Statesman-Journal* printed on April 14, about the new transgender policies in the Salem-Keizer School District.

As a former Salem/Keizer district teacher, I found the article to be incredibly one-sided. It did not address concerns that parents are voicing across the nation. Who was involved in making these policies? Which staff and community groups had a say? What parents were asked for input? Why were administrators even caught off guard? How will young women be protected in bathrooms? How will the integrity of womens sports be protected? Why do children as young as kindergarten need to be introduced in public school to the topics of gender and sexuality?

Will this be violating parent's religious rights as protected under the first amendment? What about teachers, such as myself, who feel that being forced to teach such a view would go against my sincerely held religious beliefs? The rights of some citizens should not take away the rights of others. These questions must be answered. I can assure you I speak on behalf of many who have the same questions and concerns.

**Stephanie Montgomery**  
Marion County

pg. A6, Keizer Times, 28 April 2022.

To whom it may Concern:

I Read an article in the Keiser Times regarding the initiation of Gender Studies in our Schools for Kids as young as Kindergarten. I too, want to know who made the decision to bow down to what has been assessed as 3% of the U.S. population as a whole. This is to me, Grooming! It should not be allowed in any public school for any reason what so ever.

I'm sure that as in most cases I will be referred to the Salem-Keiser School Board. This is a copout in my view. To Allow a bunch of bureaucrats to take anonymous action is a dis-service to the people of Keiser and Salem.

I do not see any reason what so ever to pay taxes for this kind of thing to happen. Especially since at least  $\frac{1}{3}$  of my homeowner property taxes go to fund. Not to mention the State & Federal funds provided.

This should not be allowed to Stand!

Respectfully  
James R. Smith  
Cool Kennedy Cir. NE.  
Keiser Or 97003



**Written Public Comments**

**April 19<sup>th</sup> thru May 2<sup>nd</sup>, 2022**

- Jacqueline Moir – Keizer – Opinion CCRLS
- Kris Adams – Keizer – Keizer Community Library
- Kris Adams – Keizer – Ballot for Citizen Vote – Keizer Community Library

**Davis, Tracy**

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**From:** moirsden@aol.com  
**Sent:** Thursday, April 21, 2022 7:23 AM  
**To:** Davis, Tracy; LZaitz@Keizertimes.com; danielle@keizerchamber.com  
**Subject:** Opinion CCRLS

**CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or on clicking links from unknown senders.**

Keizer Mayor & Councilors

**Please put the question out to the voters of Keizer.** I am in support of libraries, but it has to be done right! Keizer needs to stand on its own, but most importantly it needs to be done in a very sound fiscal way. We do not need to do funding with a well, it may cost you more in a couple of years when this stop gap funding is proposed to cease. What then? If we want to continue, does the price goes up? Does it double, triple or what? Let us learn from some of the history of us **not** being "equal partners". I will use the Willow Lake Treatment Plant as an example & the "sewer surcharge". It took us forever to get that mess straighten out and the charge to go away.

If it is put to the voters and they say "**yes**", then it can be a line item in the budget for all to see and understand. There are those of us in this community that keep on top of things that are occurring or being proposed that affect this community. Many of us also have very busy lives and do not follow things that are being done by our government or being proposed to our City. Our Keizer Library is an example of what we "**can**" do. Can it be better, absolutely. We have come a long way in this community since my family moved here in the early 1960's. We have done very well in my opinion.

Now, let us get all the facts: what it takes to make this happen in a responsible way, how much staff does it take, how many hours will it be open, in other words we need to have a budget idea of what this would cost us: Salaries & benefits, insurance, utilities, maintenance, equipment needs, just for a few things. What type of standard to we have to meet and what will that cost be? Is it going to be a City position to run this or are they (Librarian) answerable to a staff person or Council as a whole?

The last couple of years have been a challenge for all of us, our life has not been normal. We are getting back to an even keel, but this could stop all the progress we have made on getting back to normal. **So, I am asking with all due respect that you put this out for a vote.** Let us hear from as many of Keizer's citizens as possible!

Sincerely,  
Jacque

Jacqueline Moir  
Keizer

## Davis, Tracy

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**From:** Administrator  
**Sent:** Thursday, April 21, 2022 10:00 AM  
**To:** Davis, Tracy  
**Subject:** FW: Contact Us - New Form Submission for Keizer, Oregon

fyi

Bill Hopkins  
Information Technology  
City Of Keizer  
503-856-3435

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### A new submission has been received for Contact Us at 04/21/2022 9:36 AM

**First Name:** Kris  
**Last Name:** Adams  
**Email Address:** [adamskr59@comcast.net](mailto:adamskr59@comcast.net)  
**Company Name:**  
**Phone:** 971-218-0748  
**Subject:** Keizer Community Library

**Questions /  
Comments:**

To be transparent, I am on the Board of the Keizer Community Library. That being said, I am speaking on behalf of myself who has been a Keizer resident since 1964. I 100% support the library becoming a public library. The benefits of doing this is amazing. We could offer services for so many of our citizens. The City Council well knows the details. I for one know that for the first three years there is no burden to Keizers residents. After that there would need to be about a\$1 tax on the water bill. This not outrageous. I live paycheck to paycheck on disability and often have less than a dollar in my checking acct. Point being, I would budget the extra \$1 happily for the current library to become public. Please do some more research before making a decision on this issue. Also it is my understanding that this action does not need to go to the voters. Why is the City Council so set on making it so it can't happen. More to say, but I will stop. Thank you, Kris Adams

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#### **HB 2001 IMPLEMENTATION**

We are excited to support the proposed code amendments to implement policies that create opportunities to build more diverse and accessible housing types in Keizer.

Today, we write in support of the draft code amendments before you that implement HB 2001. We also hope you will consider supporting more housing design options by including the possibility for developers to build detached middle housing units. Giving more flexibility by allowing detached design options for duplexes, triplexes, and quadplexes will help the City achieve its housing goals by increasing the number or potential lots where a detached design will create more workable options for home builders. At the same time, the smaller building envelope of detached structures could alleviate some concerns about buildings that are larger than their surrounding neighbors. With detached units as an option, developers can also build around existing homes on a lot to avoid a costly and unnecessary teardown – preserving naturally occurring affordable housing.

Each parking space required for a development adds between \$5,000 and \$10,000 to the cost of homes. Reducing minimum parking standards goes a long way in reducing barriers and the cost of middle housing development. Of course, many developers choose to create off-street parking to accommodate market forces – many people expect off-street parking at their home. However, more flexibility in your code will create housing opportunities for people in your community who don't have a personal vehicle or have readily available on-street parking in their neighborhood. We encourage you to follow the lead of other cities like Bend and Milwaukie (Oregon) and eliminate parking requirements for duplexes and triplexes and require 2 total for quadplexes. Alternatively, you can at least count on-street parking on a lot's street frontage as a credit towards parking requirements. It is often the case that a developer would need to eliminate on-street parking to create access (driveway) for off-street parking spots.

A final amendment to consider in your deliberations are density bonuses (e.g. 5 units being allowed in a site that meets the siting requirements of a fourplex, or allowing 4 units on a site that meets the siting requirements of a triplex) for developers that are willing to guarantee that one unit remain affordable (to, for example, people making 80% AMI), for a set period by

**1221 SW Yamhill Street, Portland, Oregon 97205**



deed restriction. Density bonuses should also be considered for incentivizing units that are accessible to people with disabilities and tree preservation.

#### GOAL 10 Findings

Both 1000 Friends and FHCO commend the planning staff for their dedication in drafting and revising the necessary Goal 10 findings for this amendment. This analysis did an excellent job of referencing the City's current housing needs, as well as making a compelling case for how the code amendments will help the city address those needs. However, we believe these findings could still be improved upon by providing explicit estimates for many units will be created through these changes. Section 5(6)(b) of HB 2001 allows cities to assume an up to 3% increase in housing capacity resulting from new middle housing codes.

By fully and transparently quantifying the impact of land use policies, planning staff can ensure that elected officials and the public are able to make informed decisions about how best to meet their housing needs. We hope staff will take this approach in the future.

Thank you for your consideration of our comments.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo".

Allan Lazo  
Executive Director  
Fair Housing Council of Oregon

A handwritten signature in black ink that reads "Alexis Biddle".

Alexis Biddle  
Great Communities Program Director and Staff Attorney  
1000 Friends of Oregon

Cc: Gordon Howard, DLCD

## Schools make policies without public input

To the Editor:

I am writing in response to an article the *Statesman-Journal* printed on April 14, about the new transgender policies in the Salem-Keizer School District.

As a former Salem/Keizer district teacher, I found the article to be incredibly one-sided. It did not address concerns that parents are voicing across the nation. Who was involved in making these policies? Which staff and community groups had a say? What parents were asked for input? Why were administrators even caught off guard? How will young women be protected in bathrooms? How will the integrity of womens sports be protected? Why do children as young as kindergarten need to be introduced in public school to the topics of gender and sexuality?

Will this be violating parent's religious rights as protected under the first amendment? What about teachers, such as myself, who feel that being forced to teach such a view would go against my sincerely held religious beliefs? The rights of some citizens should not take away the rights of others. These questions must be answered. I can assure you I speak on behalf of many who have the same questions and concerns.

**Stephanie Montgomery**  
Marion County

pg. A6, Keizer Times, 28 April 2022.

To whom it may Concern:

I Read an article in the Keiser Times regarding the initiation of Gender Studies in our Schools for Kids as young as Kindergarten. I too, want to know who made the decision to bow down to what has been assessed as 3% of the U.S. population as a whole. This is to me, Grooming! It should not be allowed in any public school for any reason what so ever.

I'm sure that as in most cases I will be referred to the Salem-Keiser School Board. This is a copout in my view. To Allow a bunch of bureaucrats to take anonymous action is a dis-service to the people of Keiser and Salem.

I do not see any reason what so ever to pay taxes for this kind of thing to happen. Especially since at least  $\frac{1}{3}$  of my homeowner property taxes go to fund. Not to mention the State & Federal funds provided.

This should not be allowed to Stand!

Respectfully  
James R. Smith  
Cool Kennedy Cir. NE.  
Keiser Or 97003