



**BUILDABLE LAND INVENTORY/HOUSING NEEDS ANALYSIS  
PROJECT ADVISORY COMMITTEE MEETING MINUTES  
Thursday, February 21, 2019 @ 5:30 p.m.  
Keizer Civic Center**

**CALL TO ORDER:** Meeting was called to order by Chair, Blaze Itzaina at 5:32 p.m.  
Attendance was noted as follows:

**Present:**

Blaze Itzaina  
Felicia Squires  
James Hutches (5:36)  
Mike Kerr  
Nick Stephenson (5:42)  
Rick Kuehn  
Ron Bersin

**Absent:**

Carol Doerfler  
Danielle Bethell  
David Dempster  
Stephanie Iverson

**Staff Present:**

Nate Brown, Community Development Director  
Shane Witham, Senior Planner  
Debbie Lockhart, Deputy City Recorder

**APPROVAL OF MINUTES:** Blaze Itzaina moved for approval of the Minutes. Mike Kerr seconded. Motion passed as follows: Itzaina, Squires, Kerr and Kuehn in favor with Bersin abstaining, Hutches and Stephenson absent at time of vote and Doerfler, Bethell, Dempster and Iverson absent.

**PROJECT UPDATE:** Bob Parker from ECONorthwest narrated the Buildable Lands Inventory slide show, explaining legal requirements, methodology, land classifications, development constraints, Keizer Comprehensive Plan designations, residential development status and buildable land, and vacant and partially vacant lands without constraints. He then provided an introduction to housing policies, Keizer's existing housing goals, and suggested categories for Keizer housing policies. He concluded his presentation noting the next steps would be to refine the buildable lands inventory and housing needs analysis, begin working on the residential land need analysis and continue discussions on housing policies.

Mr. Parker noted that the city has a deficit of land and will need to look at measures that will increase density, the housing mix, expand the urban growth boundary, or a combination of both.

Committee members suggested the possible of re-designation of lands, and council adopting a policy indicating that Keizer will provide for as much growth as possible and will allow the rest of the growth to occur in Salem since they share the urban growth boundary. It was noted that at the last meeting it was determined that the city was not generating housing for people making less than \$35,000 per year. Goal 10 requires the city to plan for

housing at all income levels so strategies need to be developed to accommodate these families.

Mr. Brown pointed out that Keizer has been a cheap place to develop because system development charges are low, the process is easy, infrastructure is readily available and water/sewer supplies have capacity. The city has no incentive for building low income housing.

Discussion followed regarding the lack of room for significant development, infill development, limiting land supply to encourage infill and redevelopment, the redevelopment capacity of Keizer, and making use of commercial lands that are underutilized due to the changes taking place in retail. Committee members were urged to develop policies for the city to: accommodate the housing needs with greater density, evaluate lands for re-designation, and solve the low income housing need. It was noted that because of the city's low tax rate, resources are limited, and the increased need for public services caused by increased population may not be met. Committee members recognized the need for the city to grow from a business perspective, but indicated that from an individual perspective they were in favor of it staying the same.

Mr. Parker noted that Salem does have an enormous supply of low density residential land, but they also have identified that multifamily/affordable housing is underserved. If Keizer wants to stay the same, it could burden Salem with providing housing that they are unable to provide, but they would still need to coordinate with Salem because of the shared urban growth boundary.

Mr. Brown explained that the job of the committee is to make decisions. The consultant will have suggestions for what may work and will address the issues the committee has identified.

**ADJOURN:** The meeting adjourned at 6:42 p.m.

***Next Meeting: March 25, 2019***

*Minutes approved:* 3-25-19