



**MINUTES**  
**KEIZER CITY COUNCIL WORK SESSION**  
**Monday, May 13, 2019**  
**Keizer Civic Center, Council Chambers**  
**Keizer, Oregon**

**CALL TO ORDER**

Mayor Clark called the meeting to order at 7:00 pm. Roll call was taken as follows:

**Present:**

Cathy Clark, Mayor  
Kim Freeman, Councilor (6:04)  
Marlene Parsons, Councilor  
Laura Reid, Councilor  
Roland Herrera, Councilor  
Elizabeth Smith, Councilor

**Staff:**

Chris Eppley, City Manager  
Shannon Johnson, City Recorder  
Nate Brown, Community Development  
Shane Witham, Senior Planner  
Tim Wood, Finance Director  
Tracy Davis, City Recorder

**Absent:**

Dan Kohler, Councilor

**DISCUSSION**

**a. Growth: What We Know – A review of studies and documents**

Community Development Director Nate Brown explained that this meeting was to help Councilors understand plans for growth following the various studies that have been undertaken. He reviewed the studies noting that they set the context for the Cost of Growth study.

Senior Planner Shane Witham explained that one of the results of the periodic review showed that Keizer didn't have enough land to accommodate the projected growth. He referred Council to a chart which lays out possible urban growth boundary expansion steps and explained that when exploring growth opportunities it was clear that there would be significant expenses incurred to serve the new areas with infrastructures. It would take almost ten times the current system development charges (SDC) to put the infrastructure in place, so affordable housing would not be realistic.

Mr. Brown noted that there are different strategies but the bottom line is that someone has to pay for the infrastructure. He added that the revitalization plan is now entering the final phases and the primary objective is to see how to increase capacity; to use land efficiently by adding density through creation of additional units and jobs. He explained that the Buildable Lands Inventory strategy report indicates that there could be 5700 new units created and 6000 jobs created through redevelopment. The Economic

Market Analysis shows that the likelihood of redevelopment on River Road in the near future is low because the current return on investment is stable and healthy. Additionally transportation constraints along corridors will need to be considered when the transportation system plan is reviewed.

Discussion followed regarding possible traffic configurations on River Road, the revitalization report, mobility standards, population projections, housing types, long range economic development, accommodation of all income levels, the impacts of growth on franchise/police/services fees, and the high cost of single family residential units.

Mr. Brown provided additional information from the Department of Land Conservation and Development regarding the possibility of 'divorcing' from Salem so that Keizer has an urban growth boundary separate from Salem. He explained that the process would include getting an agreement from all jurisdictions and that, if all agreed, then Keizer would be put in periodic review again and would need to have all new studies done, repeating all the work done up to this point.

He concluded noting that this will all be a challenge, all factors have to be weighed. It is a regional issue and all entities should be at the table as a region. He added that the big gorilla in the room is transportation but a project funded through SKATS will study the impacts of the different scenarios of growth in the regional area. This should be completed by the end of the year.

Mr. Witham added that there are tough decisions ahead and there is NO 'do nothing' approach. The City will need to do something and it will cost. Staff wanted Council to have as much as the information as possible so that they can make informed decisions.

**ADJOURNMENT** Mayor Clark adjourned the meeting at 7:18 p.m.

MAYOR:

APPROVED:

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Cathy Clark

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Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

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Councilor #1 – Laura Reid

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Councilor #4 – Roland Herrera

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Councilor #2 – Kim Freeman

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Councilor #5 – Elizabeth Smith

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Councilor #3 – Marlene Parsons

~ Absent ~

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Councilor #6 – Daniel R. Kohler

Minutes approved: 06-03-19