



MINUTES
KEIZER CITY COUNCIL WORK SESSION
Monday, February 10, 2020
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER

Mayor Clark called the meeting to order at 6:00 pm. Roll call was taken as follows:

Present:

Cathy Clark, Mayor
Kim Freeman, Councilor
Marlene Parsons, Councilor
Laura Reid, Councilor
Roland Herrera, Councilor
Elizabeth Smith, Councilor
Dan Kohler, Councilor

Staff:

Chris Eppley, City Manager
Shannon Johnson, City Attorney
Nate Brown, Community Development Director
Shane Witham, Senior Planner
Bill Lawyer, Public Works Director
Tracy Davis, City Recorder

DISCUSSION

a. BLI/HNA and Transportation Growth Study Issues

Community Development Director Nate Brown reviewed what was learned in the Cost of Growth Study noting that System Development Charges in cities that had expanded their urban growth boundaries (UGB) were 10 times greater than those Keizer. He pointed out that the study created some additional capacity through rezoning so the City may be able to meet the multiuse needs specified in the Buildable Lands Inventory which may allow the City to adopt it. He added that PSU will be issuing a population number specific to Keizer (rather than the Salem/Keizer shared UGB) in November and that single-family exclusive zoning is now a thing of the past in Oregon.

Mr. Brown then pointed out that the Growth Impact Study requires the city to choose *three scenarios* and will analyze 24 different intersections in the city and surrounding area and identify rough costs of improvements and impacts to System Development Charges.

Scenario One: Status quo – natural growth of the city

Scenario Two: Expansion of the UGB for employment land only

Scenario Three: 'Divorce' from Salem and establish a separate UGB

He explained that scenario three would require

- The city to expand the UGB by 400 to 600 acres
- An immediate periodic review
- Recreating of all the studies that have been done
- Massive changes in the Comprehensive Plan and the Development Code and other ordinances

- Provision for all housing types and income levels
- Significant analysis for site selection studies, utilities, education issues and other master plan revisions, levels of service for all services

He added that both the Planning Commission and the Buildable Lands Inventory Housing Needs Analysis Project Advisory Committee endorsed using the *current UGB* for at least another 10 years.

Discussion followed regarding the PSU population study, impacts of housing needs in Portland, retaining the sense of community in Keizer, the impact of expansion on the traffic infrastructure, new statutes, and the advisability of pursuing smaller expansion for employment lands.

Council confirmed that they understood the three scenarios.

Mr. Brown noted that the next steps are to:

- Decide if/when to adopt the BLI/HNA
- Complete the Transportation Study
- Decide which course of action on the UBG the City wishes to pursue

City Manager Chris Eppley stressed the importance of adopting studies in a timely manner so that they don't have to be redone. Discussion followed on the process for adopting and/or amending the BLI/HNA, developing existing properties, and concentrating on employment lands.

Mayor Clark urged staff to bring clear options to Council with pros and cons so that they can have all the pieces and understanding to share with the community.

ADJOURNMENT Mayor Clark adjourned the meeting at 7:26 p.m.

MAYOR:

APPROVED:

Cathy Clark

Debbie Lockhart, Deputy City Recorder

COUNCIL MEMBERS

Councilor #1 – Laura Reid

Councilor #4 – Roland Herrera

Councilor #2 – Kim Freeman

Councilor #5 – Elizabeth Smith

Councilor #3 – Marlene Parsons

Councilor #6 – Daniel R. Kohler

Minutes approved: 03-02-20