



**MINUTES**  
**KEIZER CITY COUNCIL/PLANNING COMMISSION**  
**JOINT WORK SESSION**  
*(Virtual Meeting)*  
**Monday, February 8, 2021**  
**Keizer Civic Center**  
**Keizer, Oregon**

**CALL TO ORDER**

Mayor Clark/Matt Lawyer called the meeting to order at 6:03 pm. Attendance was as follows:

**Council:**

Cathy Clark, Mayor  
Laura Reid  
Roland Herrera  
Elizabeth Smith  
Dan Kohler  
Ross Day  
Kyle Juran

**Planning Commission:**

Matt Lawyer  
Jeremy Grenz  
Francisco Saldivar  
Jane Herb  
Mark Caillier  
Jeffrey Watson (absent)  
Frank Hostler (absent)

**Staff:**

Chris Eppley, City Manager  
Shannon Johnson, City Attorney  
Shane Witham, Planning Director  
Tim Wood, Finance Director  
Debbie Lockhart, Deputy City Recorder

**DISCUSSION**

**Buildable Land Inventory/Housing Needs Analysis Study**

Planning Director, Shane Witham, provided background information and introduced consultants from EcoNorthwest, Beth Goodman and Sadie DiNatale Burda who shared a slide presentation explaining what a Housing Needs Analysis is and the questions it answers. They noted that because Keizer made some substantial zoning code changes and implemented the River-Cherry Overlay District, the City received a grant from DLCD to update the analysis that was done in 2019. The consultant shared information regarding coordinating land needs with the City of Salem and results of the 2020 lands inventory including unconstrained vacant lands and partially vacant buildable lands including a comparison of what changed from the 2019 analysis. The population forecast, households by income, housing forecast, density assumptions, preliminary capacity analysis and preliminary land sufficiency results were all reviewed and compared to numbers from 2019. Consultants then explained that one year after adopting of the HNA the city will be required to develop a housing strategy to meet unmet housing needs and concluded noting that they would continue to refine the update and coordinate a date for a second joint work session in the Spring of 2021.

Throughout the presentation consultants and Mr. Witham fielded questions regarding buildable land, the impact of the River Cherry Overlay District, population forecasts, income levels, affordable housing, rezoning property in order to maximize housing density, the need to revisit the HNA every 8 years,

and land deficits. Mr. Witham summarized what had been reviewed during the presentation noting that significant work lies ahead to determine how to address the city's housing needs through possible rezoning of land to allow for development at different density rates and figuring out the balance for Keizer. Further discussion took place regarding the impact of the shared UGB with Salem, the need to plan for responsible growth, focusing on increasing multi-family housing, and state planning goals.

**ADJOURN** Mayor Clark adjourned the meeting at 7:30 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 – Ross Day

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Councilor #5 – Elizabeth Smith

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Councilor #3 – Kyle Juran

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Councilor #6 – Daniel R. Kohler

Minutes approved: 02-16-21