



**KEIZER PLANNING COMMISSION  
MEETING MINUTES  
Wednesday, October 9, 2019 @ 6:00 pm  
Keizer Civic Center**

**CALL TO ORDER**

Chair Garry Whalen called the meeting to order at 6:00 pm.

**ROLL CALL:**

**Present:**

Garry Whalen, Chair  
Mark Caillier  
Frank Hostler  
Jeremy Grenz  
Matt Lawyer  
Jeffrey Watson

**Council Liaison Present:**

Councilor Freeman

**Staff Present:**

Shane Witham, Senior Planner  
Nate Brown, Community Development Director

**Absent:**

Crystal Wilson, Vice Chair  
Shannon Johnson, City Attorney

**SWEARING IN OF COMMISSIONERS GRENZ AND HOSTLER:** Deputy City Recorder Debbie Lockhart administered the Oath of Office to Commissioners Grenz and Hostler.

**ELECTION OF CHAIR AND VICE CHAIR:** Matt Lawyer and Crystal Wilson were elected by unanimous consent to serve as Chair and Vice Chair respectively.

**APPROVAL OF MINUTES:** Commissioner Caillier moved for approval of the September 2019 Minutes. Commissioner Watson seconded. Motion passed as follows: Whalen, Caillier, Watson and Lawyer in favor with Hostler and Grenz abstaining and Wilson absent.

**APPEARANCE OF INTERESTED CITIZENS:** None

**DISCUSSION: Results of the Buildable Lands Inventory and Housing Needs Analysis** Community Development Director Nate Brown explained that the Housing Needs Analysis/Building Lands Inventory cannot be adopted because Keizer has a housing deficit, but strategies to remedy the deficit can be adopted. He reminded Commissioners that Strategies 2, 3 and 4 were discussed at the last meeting and that this meeting is to discuss *Strategy 1: Evaluate need for and risks of an Urban Growth Boundary amendment*. This includes three options: *1) Expand Keizer's portion of the UGB to meet Keizer's 20-year needs, 2) Use established Salem-Keizer UGB to meet Keizer's 20-year needs, and 3) Pursue a combination of option 1 and 2.*

Senior Planner Shane Witham explained that the citizen advisory committee had made a motion indicating that they wanted to pursue Option 2, which is not to expand the UGB but rather to look at ways to accommodate housing needs with the current land supply. Staff wants to know if the Commission agrees with this.

Discussion followed regarding how separating from Salem would affect services that are provided by Salem, the increased cost of providing city services to an expanded UGB area, the traffic impact of an expanded UGB, the possibility of engaging a state elected official to promote the separate/expanded UGB, the divided effect two high schools would have on the community and the increased SDCs anticipated if the UGB was expanded.

Mr. Witham explained that the HNA dives into the housing affordability piece and how the City has to accommodate all types and income levels. With an expansion the City would not be able to accommodate all levels of housing needs. That is another element to consider in this decision-making process. There is a certain income level in Keizer and those expansion areas will likely be for people not within this market unless there is some significant subsidies to make housing more affordable.

Commission continued discussion focusing on planning for growth and keeping options open, using the established Salem-Keizer UGB to meet Keizer's 20-year needs but monitoring Salem's reconstituted plan, allowing for flexibility for housing, monitoring what density can be achieved and what it does to the neighborhood fabric, and developing an action plan.

Commissioner Watson moved to recommend adoption of *Option 2: Use established Salem-Keizer UGB to meet Keizer's 20-year needs, and request staff to come back to the Commission with an Action Plan for moving forward with benchmarks.*

Commissioner Caillier seconded. Motion passed as follows: Whalen, Caillier, Watson, Lawyer, Hostler and Grenz in favor with Wilson absent

**NEW/OLD BUSINESS/STAFF REPORT:** Mr. Brown reported that staff has met with developers of the lot next to Sonic Drive-In and they are pursuing plans to construct a mixed use development – offices below, residences above. It is actually true mixed use.

**COUNCIL LIAISON REPORT:** Councilor Freeman reported that the Revitalization Plan had been approved with some minor tweaks, the skate park is open, and the Big Toy is still closed. She also announced the West Keizer Neighborhood Association meeting.

**COUNCIL REPRESENTATIVE:** Frank Hostler will report to Council.

**ADJOURN:** The meeting adjourned at 7:51 p.m.

***Next Meeting: November 13, 2019***

Minutes approved: 11-13-19