



**KEIZER CITY COUNCIL/PLANNING COMMISSION
JOINT WORK SESSION MEETING MINUTES
Wednesday, February 8, 2021 @ 6:00 pm (Virtual)
Keizer Civic Center**

CALL TO ORDER

Chair Matt Lawyer called the meeting to order at 6:03pm.

ROLL CALL:

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
Dina Horner, Assistant Planner
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: The meeting adjourned at 7:30 p.m.

Next Meeting: *Wednesday, March 10, 2021 – Virtual*

Minutes approved: 03-10-21