



MINUTES
KEIZER CITY COUNCIL WORK SESSION
Monday, October 22, 2018
Keizer Civic Center, Council Chambers
Keizer, Oregon

CALL TO ORDER Council President Marlene Parsons called the meeting to order at 6:00 pm. Attendance was noted as follows:

Present:

Cathy Clark, Mayor (6:10)
Marlene Parsons, Councilor
Laura Reid, Councilor
Bruce Anderson, Councilor
Roland Herrera, Councilor

Absent:

Kim Freeman, Councilor
Amy Ryan, Councilor

Staff Present:

Nate Brown, Community Development
Director
Shane Witham, Senior Planner
Debbie Lockhart, Deputy City Recorder

DISCUSSION –
Cost of Growth

Consultant Glen Bolen from OTAK shared the Cost of Growth presentation focusing on policy issues, transportation choices, resources for planning and fiscal analysis. He reviewed slides presented at an earlier workshop showing population growth in Keizer and what urban growth expansion would involve: legal issues with the shared UGB and state laws protecting farmland, costs of infrastructure and how that would effect SDCs, the general fund, home prices, the community character and the impact on rural areas. He then provided information regarding the UGB amendment process and separation process, costs of growth, and comparisons with peer cities. He reviewed the options of growth through infill vs. growth through expansion, and the impact of growth on transportation and scenario planning. In conclusion, Mr. Bolen suggested the following action:

- Begin with the 2021 PSU forecast and develop an updated housing needs analysis, economic opportunity analysis and buildable land inventory.
- Utilize a public scenario planning process to examine potential growth patterns with the community values, fiscal conditions and policies from the Comprehensive Plan
- Based on results of scenario planning, develop a strategic implementation plan
- If UGB expansion is desired and is included within the strategic plan:
 - Initiate SKAPAC process with proposal to expand
 - Update the Comprehensive Plan
 - Prepare a master plan

- Expand UGB
- Annex and apply zoning to new lands
- Develop infrastructure and permit development
- With or without UGB expansion, act upon the strategic plan.

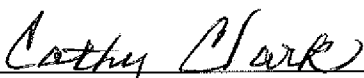
Angela Carnahan from the Department of Land Conservation and Development noted that they would research and forward case studies of successful UGB expansions. Discussion followed regarding land, building and infrastructure costs, rent levels, making changes to the Development Code to encourage infill development, development of parking, city-owned land, partnerships, financing of new development, revenue-generating land, SDC limitations, impact fees, and transportation choices. Also discussed were super alleys, redeveloping housing that is old, grouping houses on oversized lots, property zoning, practicality, consolidation of properties, information from the revitalization project and how it ties in with the cost of growth project.

Community Development Director Nate Brown reported that the Planning Commission is reviewing Accessory Dwelling Unit standards, work will begin soon on updating the Buildable Land Inventory and Housing Needs Analysis, review of the SKATS Transportation from Growth Specific Design Study to Effect River Road, and operations standards at the freeway. He noted that the revitalization study is in full swing and there will be work sessions and open houses held after the holidays to allow the public to voice their opinions and desires.

ADJOURNMENT Meeting adjourned at 7:27 p.m.

MAYOR:

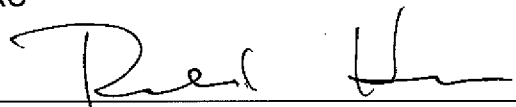
APPROVED:


Cathy Clark


Debbie Lockhart, Deputy City Recorder

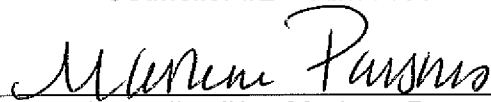
COUNCIL MEMBERS

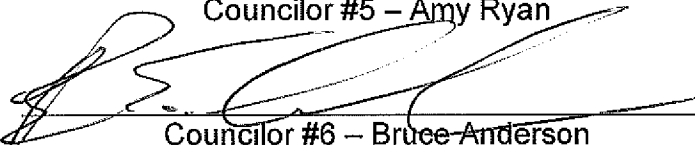

Councilor #1 – Laura Reid


Councilor #4 – Roland Herrera

~ Absent ~
Councilor #2 – Kim Freeman

~ Absent ~
Councilor #5 – Amy Ryan


Councilor #3 – Marlene Parsons


Councilor #6 – Bruce Anderson

Minutes approved: November 5, 2018