



**KEIZER CITY COUNCIL/PLANNING COMMISSION
COMMUNITY WORKSHOP MINUTES
Wednesday, June 13, 2018 @ 7:00 pm
Keizer Civic Center**

INTRODUCTIONS

Meeting convened at 6:55 p.m. Community Development Director Nate Brown Introduced Glen Bolen from OTAK.

ROLL CALL:

Councilors Present:

Cathy Clark, Mayor
Marlene Parsons
Laura Reid
Kim Freeman
Amy Ryan

Councilors Absent:

Bruce Anderson
Roland Herrera

Consultants:

Glen Bolen, Planner, OTAK
Kate Rogers, OTAK
Evan Manvel, Oregon Education
& Outreach Program Director

Planning Commissioners Present:

Hersch Sangster, Chair
Garry Whalen, Vice Chair
Kyle Juran
Josh Eggleston
Matt Lawyer
Michael DeBlasi
Isaac Matthews, Youth Liaison

Planning Commissioners Absent:

Crystal Wilson

Staff Present:

Nate Brown, Community Development
Shannon Johnson, City Attorney
Shane Witham, Senior Planner

PRESENTATION

Mr. Bolen gave a slide presentation which included points about

- Population growth in Keizer
- Why should Keizer grow?
 - o Needed Housing
 - o Jobs
 - o Increased efficiency vs. outward growth
 - o Zoning
- How a UGB is expanded in Oregon
- Shared UGB with Salem
- Costs of growth
 - o Utilities
 - o Transportation
 - o Others: Parks, Public Safety, Schools, Libraries, etc.
 - o Non-monetary & indirect costs
- Value of new development

- Lessons learned
 - o Woodburn, McMinnville, North Bethany
- Impact of expansion on:
 - o Municipal budgets
 - o System Development Charges
 - o Transportation options
 - o Vehicle Miles Travelled

COMMUNITY CONVERSATION

Regarding the shared Urban Growth Boundary with Salem and the possibility of separating the two cities so that they have separate UGBs, Mr. Brown explained that the Department of Land Conservation and Development is studying this possibility. Discussion followed regarding the cost of separating from Salem, the difficulty of getting expansion approved, the option of doing nothing, making strategic and reasonable requests, the importance of having the support of all governing bodies, accommodating growth without UGB expansion, relieving the housing shortage, possible infill properties, the impact of UGB expansion on the value of the land inside the current UGB, growth/expansion in neighboring cities, commute patterns, looking into the cost of NOT growing, what is best for the community, future visioning, scenario planning, traffic structure models, looking beyond the city to a regional approach, growth projection, improving the quality of life, job availability, considering Keizer land-locked and 'growing smart' within the city, the need for multiple routes east-west and north-south within the city, determining what citizens want, commuters, and stress on districts (i.e. Fire District) within the city.

CONCLUSION

Mr. Brown explained that the next step will be for the consultant to finalize a report which will be presented in another Council workshop where more discussion will take place. He urged anyone who had additional comments to send those to his office.

Meeting concluded at 8:39 p.m.

Approved: 09-12-18