



**MINUTES**  
**KEIZER CITY COUNCIL/PLANNING COMMISSION**  
**JOINT WORK SESSION**  
*(Virtual Meeting)*  
**Wednesday, May 19, 2021**  
**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  
Elizabeth Smith  
Dan Kohler  
Ross Day  
Kyle Juran

**Absent:**

Roland Herrera

**Planning Commission: Other:**

Matt Lawyer  
Jeremy Grenz  
Francisco Saldivar  
Jane Herb  
Mark Caillier  
Jeffrey Watson

**Absent:**

Frank Hostler

Tim Wood, City Manager Pro Tem  
Shannon Johnson, City Attorney  
Shane Witham, Planning  
Director  
Dina Horner, Assistant Planner  
Debbie Lockhart, Deputy City  
Recorder  
Beth Goodman, EcoNorthwest

**DISCUSSION**

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

Planning Director Shane Witham reminded attendees that they had met in February and that this meeting would be focusing on updates.

Consultant Beth Goodman shared a Power Point presentation providing an overview of the Housing Needs Analysis project, land use planning questions, why Keizer is updating its 2019 HNA, status of coordinating land needs with the City of Salem, land sufficiency results, unconstrained vacant and partially vacant buildable land, the new population forecast, a preliminary housing forecast, review of households by income, forecast of units requiring vacant or partially vacant land, density assumptions, capacity analysis, preliminary land sufficiency results, strategies to address Keizer's land needs, Keizer's 2019 draft housing strategy and next steps.

Ms. Goodman and Mr. Witham fielded questions throughout the presentation regarding population growth, housing growth, housing affordability, unmet housing needs, cost burdened households, development of affordable housing, tax exemptions and subsidies to encourage affordable and low-income housing, capacity deficiency in dwelling units, the need to continue with strategies to address Keizer's land needs, housing need vs. housing demand, working with Salem, deciding on what will make the most balanced city, providing housing with what the city has to work with and working with the community to find what is best for the city.

**ADJOURN**

Mayor Clark adjourned the meeting at 7:25 p.m.

MAYOR:

  
Cathy Clark

APPROVED:

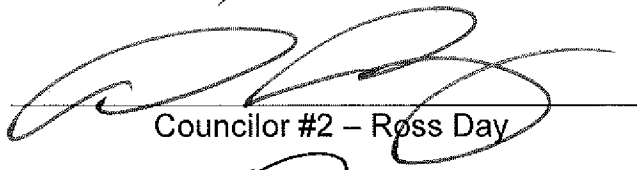


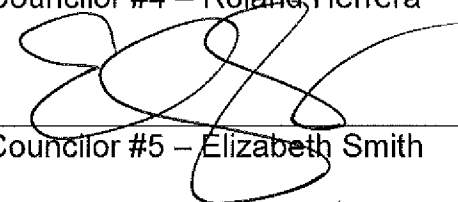
Debbie Lockhart, Deputy City Recorder

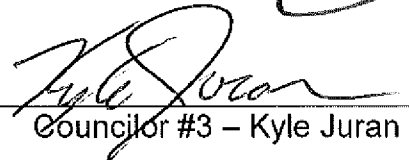
**COUNCIL MEMBERS**

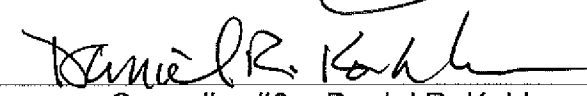
  
Councilor #1 – Laura Reid

~ Absent ~  
Councilor #4 – Roland Herrera

  
Councilor #2 – Ross Day

  
Councilor #5 – Elizabeth Smith

  
Councilor #3 – Kyle Juran

  
Councilor #6 – Daniel R. Kohler

Minutes approved:

June 7, 2021