

GROWTH,

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comprehensive plan identified a land deficit within Keizer to meet projected future employment and housing needs.

"There is a deficit," Brown said. "We don't meet the needs of land in the next 20 years."

Keizer's population is projected to increase 32 percent from the 2010 figure of 36,478, meaning a 2032 population of 48,089. Under a high growth scenario, the city will need 21.6 acres more of commercial land and 41.8 acres more of institutional land. The city has a surplus of industrial land.

The growth forecast calls for a total of 3,774 new jobs over the next 20 years, a growth of 55 percent over current levels. The five target industries are medical facilities, information technology, educational services, professional services and sporting events.

By 2033, Keizer will need 321.1 new acres of land, with 267.6 of those acres needed for residential, 43.5 acres for parks and recreation with the remaining 10 acres for schools. With the 28 additional acres

of land acquired for Keizer Rapids Park, that lowers the overall number to 293.1 acres still needed. There is a need for 4,513 new housing units for future Keizer residents, with half of that to be single-family detached homes and 46 percent to be some form of attached housing.

"The city is now faced with the task of setting a course and prioritizing the tasks needed to create an approach to responsibly plan and accommodate projected growth," Brown said. "Ways to address this deficit need to be identified through measures ranging from encouraging more development within the existing city, expanding the Urban Growth Boundary, or likely a combination of various measures."

Brown noted the Keizer Compass project indicated many Keizer residents want to maintain a small-town feel while accommodating growth.

"A primary task of any approach would include an in-depth cost/benefit analysis with each impact examined," Brown said. "We all have emotional attachment, but we need good objective criteria. We should have extensive and vigorous public outreach throughout the

entire process. No matter how we approach this, we need to have public engagement."

Brown suggested four possible general approaches: amending Keizer's portion of the UGB to meet all of the projected deficit; do nothing and determine all of Keizer's projected residential need will be met elsewhere within the shared UGB with Salem; meet the projected need entirely within the current city limits without amending the UGB and developing a hybrid scenario which seeks to meet some portion of the projected need within city limits while modestly amending the UGB.

Chuck Fisher noted the shortfall in commercial and institutional land, along with the 27.8 acre surplus for industrial land.

"Are there areas we could rezone to commercial?" Fisher asked.

Brown nodded his head.

"It is possible that would be an option," he said. "It's certainly something to consider."

Hersch Sangster noted the school land shortfall.

"If we just use the scenario we're going north, aren't we going outside of Salem Keizer School District boundaries?"

he asked.

Brown said that could indeed mean dealing with Gervais School District.

Amy Ryan noted she's done research on the boundary lines. "I'm told they are flexible and are easily moved," Ryan said. "Gervais would be happy to look at it when the time comes."

Mayor Cathy Clark and Brown both noted infill lands were looked at in the past.

"On infill, we spent a tremendous amount of time on it," Clark said. "That was taken into consideration."

Brown said not much has been eliminated as far as ways to meet future needs.

"Anything is possible," he said. "Everything is on the table at this point."

City Manager Chris Eppley compared cities to fish tanks.

"Fish tanks require a lot of moving parts," Eppley said. "If one piece doesn't work with the other pieces, the fish die. Cities are very similar. Pieces have to work together. All decisions have a ton of moving parts and variables we have to study."

Sangster said Keizer is in a bit of a bind in terms of future growth.

"Keizer is stuck," Sangster



KEIZERTIMES/Craig Murphy
Nate Brown (second from right) talks about growth issues during a meeting Feb. 10 as (from left) Shannon Johnson, Sam Litke and Shane Witham listen.

said. "We can't go east, west, south or too far north. To take the line and suddenly move it to the river or to I-5, I don't see

all the groups we work with to be agreeable to a smaller portion. I can see a point where Keizer just might have to stop."

More mural meetings on tap

In case you missed the first couple of mural meetings, there are still more opportunities.

Meetings are being held for the public mural being done later this year at Town & Country Lanes, 3500 River Road N. The project is being led by Jill Hagen.

The second mural meeting was held Feb. 6, with 15 people attending.

Future meetings are March 7, March 22 and April 9.

The March 7 meeting will be in Claggett Room at Keizer

Civic Center, 930 Chemawa Road NE, from 6 to 8 p.m. Jessi Long will be talking about color mixing.

The March 22 meeting will be from 6 to 8 p.m. in the Keizer Heritage Center. Wendy Lusby will talk about sponge painting.

The April 9 meeting will be from 10 a.m. to 2 p.m. in the Keizer Heritage Center. It will be facilitated by Nancy Erickson-Ward, who will talk about image development and grid transfer.

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Understanding how to plan for the future and how to protect both your loved ones and your assets can be a difficult and emotional process. Concerns about estate planning, providing for your loved ones and assistance with the probate process after family and friends have passed away, are all topics which Kathryn Belcher and McGinty & Belcher Attorneys can help with.

Kathryn Belcher is a partner with the firm of McGinty & Belcher. Kathy received her undergraduate degree from George Fox University, Newberg, Oregon, and her Juris Doctor degree from Willamette University College of Law, Salem, Oregon. She has been a member of the Elder Law Section of the Oregon State Bar since 1999, and has 16 years of experience in

elder law and estate planning, including probate administration, trust administration, guardianships and conservatorship, long term care issues and Medicaid planning. Kathy is also accredited by the US Department of Veterans Affairs allowing her to represent veterans and their families in obtaining veterans benefits.

Kathy and McGinty & Belcher Attorneys focus on the needs of individuals and their families, and work to make the process of planning for the future and managing your medical and financial affairs as easy as possible. Kathy has written a number of articles on elder law topics and is a frequent speaker on estate planning, Medicaid, and elder law topics, regularly presenting educational seminars for public and private groups.

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