

# Keizertimes

SECTION A

AUGUST 3, 2018

\$1.00

## Urban expansion in other areas offers lessons for Keizer

By ERIC A. HOWALD  
Of the Keizertimes

In a June meeting to discuss the potential for the growth of Keizer, consultants highlighted three other Oregon cities that have fought to expand the boundaries hemming in urban sprawl. The future they portend for a Keizer expansion isn't exactly sunshine and roses.

Three other areas were called out in particular. Two achieved successful, limited expansion at high costs in terms of time and effort – North Bethany and Woodburn – and one which failed to launch – McMinnville.

### McMinnville

The City of McMinnville launched its campaign to expand its Urban Growth Boundary (UGB) in 2003 and saw it fall apart almost 10 years later.

The city based its request on three years of study and research showing it would fall short of the land needed for its projected growth by 2023. As a result, it sought to expand its boundary to include an additional 1,200 acres, about 900 acres of which would have

	McMinnville	Woodburn	North Bethany
<b>What they wanted</b>	900 acres	971 acres	716 acres
<b>What they got</b>	nothing	619 acres	716 acres
<b>Recent status</b>	may reattempt	planning for development	500 of 5,000 homes built – 14 years later

been developable.

After getting initial approval in 2008, court challenges over the inclusion of high-quality farm land in 2011 eventually led the city to abandon its bid in 2012. While future expansion is not out of the question, Keizer could likely run into the same issues because high-quality farm land would need to be rezoned if it were incorporated into the city's UGB.

### Woodburn

By the time the city of Woodburn received approval to expand its UGB in 2016, the city had spent 10 years and

more than \$1 million in time and capital reserves to achieve its goals – and even then the results were diminished. After two court cases appealing the city's justifications for the expansion, the court file was reportedly more than 10,000 pages long.

Woodburn initially requested an expansion of 971 acres that included space for residential, industrial and commercial development. Court challenges from local farmers, residents and 1000 Friends of Oregon led to a substantial reduction – down to 619 acres – after entering into

mediation. In addition, the city agreed to limit certain types of expansion for the next 20 years.

The challenges to the case again rested on inclusion of fertile farm land.

### North Bethany

Comparatively, North Bethany, which north of Beaverton, had the easiest path to UGB expansion. But hidden costs delayed development for years.

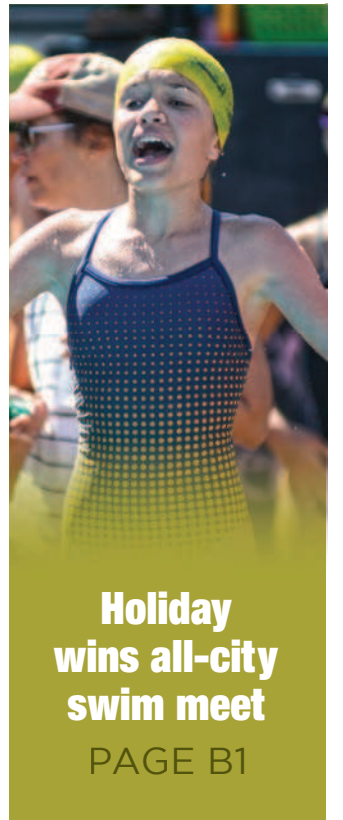
The expansion faced court challenges over the inclusion of farm land, but overcame them and an additional 716 acres were brought into the UGB in 2002.

However, the city and county faced enormous challenges in building out the infrastructure needed to support additional development. By the time it was complete, it's estimated that the county had invested more than \$100,000 per potential home in building roads and installing water and sewer systems.

Successfully funding the infrastructure alone meant tapping into county reserve funds, significantly raising the system development charges on new development in the expanded area and adding an additional property tax to the residences as they were built.

In 2016, 14 years after the approval of its UGB expansion, only 573 of a projected 5,000 new homes had been built. The least expensive was more than \$400,000.

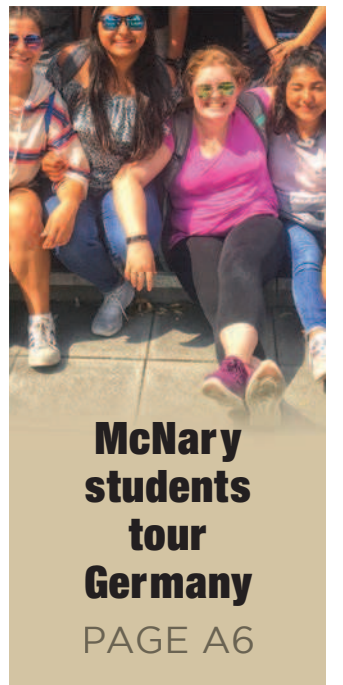
Even if Keizer were able to successfully separate itself from the UGB it shares with Salem, many of the same Please see GROWTH, Page A7



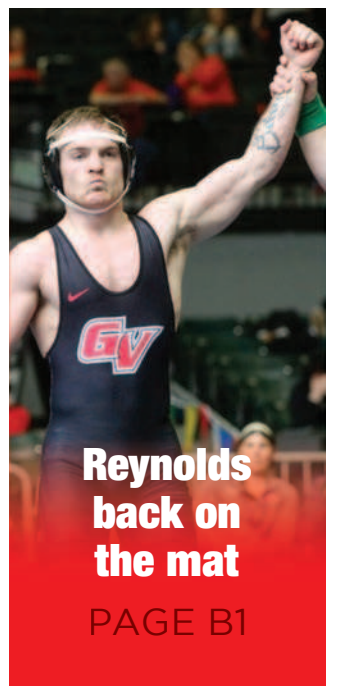
**Holiday wins all-city swim meet**  
PAGE B1



**Steamed!**  
PAGE A2



**McNary students tour Germany**  
PAGE A6



**Reynolds back on the mat**  
PAGE B1

## Refugees take flight at Sparrow Furniture



KEIZERTIMES/Eric A. Howald

Blandine, a refugee from Ivory Coast, makes a sale to one of Sparrow's first customers under the guidance of another employee, Jess Virtue.

the one percent of refugees worldwide who apply for and actually get resettled, somewhere.

Hope blossoms. Then the plane lands in your new country, and you're no longer the person you were at home. Degrees and experience as a farmer, a doctor, an entrepreneur are

no currency here. Even the language you've spoken from birth becomes an obstacle to overcome between you and others. An identity constructed over a lifetime has been subverted. This is starting from scratch.

What do you do?

Please see SPARROW, Page A8

## Foster youth take reins in setting new policy goals

By CASEY CHAFFIN  
Keizertimes Intern

On Tuesday, July 24 a group more than 30 current and former foster youth from around the state met at Willamette

University and presented their policy recommendations on how the foster care system should change to better accommodate the needs of foster youth. Their audience was a cross-section of lawmakers, Oregon Department of Human Services administrators, service providers and community members.

"We want to remove as many barriers as possible so they can share their voice."

— Lisa McMahon,  
Program Director, OFYC

These policy recommendation presentations are the result of Oregon Foster Youth Connection's (OFYC) annual Policy Conference. OFYC is a program of Children First for

Oregon, and aims to empower youth to share their voices and provoke change in a system Oregon Secretary of State Dennis Richardson has declared to be in a moment of crisis.

In terms of big-picture change, the goals of this conference are twofold: to let people who control foster care policy know what youth need from the system, and to lay the groundwork for the next long legislative session, when OFYC youth members will choose one policy recommendation to turn into a bill and lobby for at the Capitol. Giving foster youth access to policymakers is what OFYC and the policy conference are designed for.

"We want to remove as many barriers as possible so they can share their voice," said Lisa McMahon, program director of OFYC.

The policy recommendations, which the foster youth spent the weekend hashing out, covered needed changes to foster care governance, including expanding mental health services, increasing funding for Court Appointed Special Advocates (CASAs) and prioritizing housing needs of youth at risk of becoming houseless. See sidebar on page A7 the full list.

But for foster youth, OFYC and the Policy Conference have a more immediate purpose: empowering youth right in the moment.

Raven Sherrett has been Please see FOSTER, Page A7



## Old school cool

KEIZERTIMES/Eric A. Howald

Jeannise Whitmer, of Vancouver, Wash., strikes a pose beside her 1958 Edsel Ranger. Whitmer and her husband, Ron, were in Keizer to take part in the Edsel Owners Club national convention. The group pulled into the order kiosks at Sonic on River Road North to snap some retro photographs. The Ranger originally belonged to Ron's stepfather and has been in the family for almost 60 years. The car even sports a Cuban license plate.



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