

Committee will examine city's available land, potential uses

By ERIC A. HOWALD
Of the Keizertimes

The City of Keizer embarks on yet another growth-related discussion when the Buildable Lands Supply and Housing Needs Analysis Advisory Committee meets for the first time on Monday, Jan. 14.

Input from all residents is encouraged during the advisory committee meetings. The Jan. 14 meeting begins at 6 p.m.

What Keizer can actually expect in terms of growth is currently a topic of some debate. Because Keizer shares its Urban Growth Boundary (UGB), past growth forecasts were issued for the entire area contained within the shared UGB.

Keizer is receiving additional funding from the state to look at the issues because Keizer is now labeled as a severely rent-burdened city. The designation means that more than a quarter of renter households are paying more than 50 percent of the household gross income on rent.

In the overall picture, Keizer is just over the line that triggered the designation, but the city is required to address the issue. City officials must convene a public meeting to discuss the causes and consequences of the rent burdens, the barriers to reducing rent and possible solutions.

The issues the advisory committee will examine hit a nerve for Keizer residents. Finding volunteers to serve in these types of advisory capacities is typically akin to pulling teeth, but more than 30 applications were received to serve.

It led to the formation of an 11-person committee, up from the originally needed seven people. James Hutches, Danielle Bethell, Ron Bersin, Blaze Itzaina, Carol Dorerler, Felicia Squires, Nick Stephenson, Stefani Iverson, Rick Kuehn, David Dempster, and Mike Kerr are all expected to be part of the committee.

Committee members will forward recommendations to the city council even though they will not have any direct authority to enact them.

Mattress sale will support MHS band

The McNary High School band is planning a mattress fundraiser at the school Saturday, Jan. 12.

The sale includes mattresses of all sizes and types and a portion of every purchase helps cover the participation costs of a McNary band member in need. Flyers for the event suggest savings of up to 50 percent off retail prices.

Cash, credit cards and checks will be accepted with financing and layaway options available.

The school is converting the commons area into a mattress showroom for the event.



KEIZERTIMES/File photo

Housing needs

The current population for the combined cities is roughly 204,000 people. In 2032, the population is expected to swell to approximately 308,000. Until recently, there was no agreement as to how much of that growth Keizer would be expected to absorb.

Now, Keizer and Salem have determined an amenable split, but it will still need approval from state officials. Given that Keizer comprises just 15.6 percent of the UGB, Keizer's revised 2032 growth estimate is about 48,000 people. That is still about 10,000

more than residents than are currently in the city, and it will likely require a seismic shift in current approaches to housing.

The state requires that every city have enough housing to absorb the residential growth, and Keizer is coming up short on almost every level.

Buildable lands

The advisory committee will be reviewing Keizer's housing lands as well as housing needs. That component includes vacant land, lands that are likely to be redeveloped during the planning pe-

riod, land ready for construction within a year of receiving a building permit, and lands with other constraints such as wetlands and environmental sensitivity.

According to a 2011 report provided by the Mid-Willamette Valley Council of Governments, Keizer's current boundaries included only about 60 acres of vacant land, most of which is zoned for commercial or industrial use. Slightly less than 12 acres is zoned for mixed use. Some of those spaces have since been turned into low- or medium-density developments.

CTEC, continued from Page A1

her teachers.

Byrd, a senior at McNary, is in her second year as a CTEC student and spent the morning in the Law Enforcement class giving the visiting students instructions on how to properly attain a fingerprint.

"Most of us are planning on going into law enforcement for our careers, so (CTEC) is really giving us a leg up before we go into the academy," Byrd said. "I get to use the skills I learn here in the real world."

Rhodes knows what an asset CTEC can be for kids and, if it's in their best interest, hopes that McNary students will strongly consider making it apart of their class schedule.

"We have really seen kids elevate their skills here," Rhodes said. "(The students') success is our success and that is really what we fight for here."



KEIZERTIMES/Matt Rawlings



TOP: Second-year CTEC student Katelynn Byrd teaches a pair of kids on how to properly attain a fingerprint. ABOVE: McNary sophomore Alex Flores flashes a grin as he flies a drone in the Drone Technology and Robotics Department at CTEC.

looking back in the KT

5 YEARS AGO

Ground to be broken soon on Kaiser site
Sometime soon, ground will be broken in Keizer Station for a new Kaiser Permanente medical office.

10 YEARS AGO

City weighs options in wake of snow
While defending their response to the snowstorms that turned Keizer's streets into ice sheets, city officials are considering several ways to improve response the next time Mother Nature drops substantial snow here.

15 YEARS AGO

Let it snow!
It was no white Christmas, but Keizer gets an uncharacteristic load of snow for the new year. This week's unexpected snowstorm and icy conditions downed tree branches, challenge commuters and kept road and emergency crews busy.

20 YEARS AGO

Ex-teacher now a freshman
Vic Buckhnen knocked on thousands of doors during his campaign for state representative, but his work really just started after her won his November election.



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Today in History

Six years after Wilford Woodruff, president of the Mormon church, issued his Manifesto reforming political, religious, and economic life in Utah, the territory is admitted into the Union as the 45th state.

— January 4, 1896

Food 4 Thought

"Journalism still, in a democracy, is the essential force to get the public educated and mobilized to take action on behalf of our ancient ideals."

— Doris Kearns Goodwin, author of Team of Rivals, born January 4, 1943

The Month Ahead

Friday, January 4 – Sunday, January 6

Pentacle Theatre Production, Disney's *The Little Mermaid* will be performed at the Elsinore, 170 High Street SE, Salem, OR 97301. The doors open at 6:30 p.m. and the show starts at 7:30 p.m. Tickets are \$35 for adults and \$30 for children 17 and under. Suitable for all audiences.

Saturday, January 5

TEDx VI Salem, Tickets range from \$45-\$55 and can be purchased at tedxsalem.us. It will begin at 9 a.m. at the Salem Convention Center, 200 Commercial Street S.E. in Salem.

Artists' reception for January's exhibition, *Fins, Feather and Fur*, 2-4 p.m., at Keizer Art Association's Enid Joy Mount Gallery at the Keizer Cultural Center (980 Chemawa Rd. NE). Show continues through Jan. 29. keizerarts.com.

Sunday, January 6

Cantata by Johann Sebastian Bach for the Feast of the Epiphany. St. Paul's Trinity Choir, accompanied by an orchestra will perform classic pieces by Bach. Starts at 4 p.m. at St. Paul's Episcopal Church, 1444 Liberty Street SE in Salem.

Enrique Chagoya: Reverse Anthropology Exhibition The exhibition features Chagoya's deceptively subversive prints that explore issues of immigration, colonialism, the economy, the government, the commodification of art, and the recurring subject of cultural clash that continues to riddle contemporary life at The Hallie Ford Museum of Art, 700 State Street Salem, OR 97301.

Monday, January 7

Keizer City Council Meeting at 7 p.m. at the Keizer Civic Center, 930 Chemawa Road N.E. The city's newest city councilors, Elizabeth Smith and Dan Kohler, will be sworn in as outgoing councilors Amy Ryan and Bruce Anderson depart.

Tuesday, January 8

Keizer Parks Advisory Board Meeting at 6 p.m. at the Keizer Civic Center, 930 Chemawa Road N.E. The board will be making priority recommendations for the five-year parks plan. Public input is welcome and encouraged.

Wednesday, January 9

Keizer Planning Commission Meeting at 6 p.m. at the Keizer Civic Center, 930 Chemawa Road N.E. The commission will be discussing its workload for the coming year.

Thursday, January 10 - Saturday, January 12

The McNary High School Drama Department presents *Grease*, chronicling the Rydell High school senior class of 1959, 7 p.m. Thursday, Friday and Saturday with 2 p.m. Saturday. Ken Collins Theatre, 595 Chemawa Road N. Keizer \$8 to \$10. www.mcnarytheatre.ticketleap.com/grease.

Thursday, January 10

Keizer Traffic Safety, Bikeways and Pedestrian Committee Meeting at 6 p.m. at the Keizer Civic Center, 930 Chemawa Road N.E. The committee will be reviewing and finalizing its plans for the 2019 year.

West Keizer Neighborhood Association meeting, 7 p.m., Keizer Civic Center, 930 Chemawa Road N.E.

Lewis Black *The Joke's on US Tour* at the Elsinore, 170 High St SE, Salem, OR 97301. Doors open at 7 p.m. and the show will start at 8 p.m. Tickets are \$52-50.

Monday, January 14

Keizer City Council work session at 6 p.m. at the Keizer Civic Center, 930 Chemawa Road N.E.

Buildable Land Supply/Housing Needs Analysis Project Advisory Committee meeting at 6 p.m. at the Keizer Civic Center, 930 Chemawa Road N.E.

Tuesday, January 15

Keizer Fire Board of Directors meeting, 7 p.m., 661 Chemawa Road N.E. The board will hold a public hearing on potentially adding new fees to construction permits within its coverage area.

Thursday, January 17 - Saturday, January 19

The McNary High School Drama Department presents *Grease*, chronicling the Rydell High school senior class of 1959, 7 p.m. Thursday, Friday and Saturday with 2 p.m. Saturday. Ken Collins Theatre, 595 Chemawa Road N. Keizer \$8 to \$10. www.mcnarytheatre.ticketleap.com/grease.

Saturday, January 19

The Keizer Chamber of Commerce First Citizen & Awards Banquet, 6 to 9 p.m. Join the chamber and its members for dinner and celebration as the city names its next first citizen and honors business and education leaders. Tickets are \$55 for individuals and \$400 for a sponsored table.

Add your event by e-mailing news@keizertimes.com.


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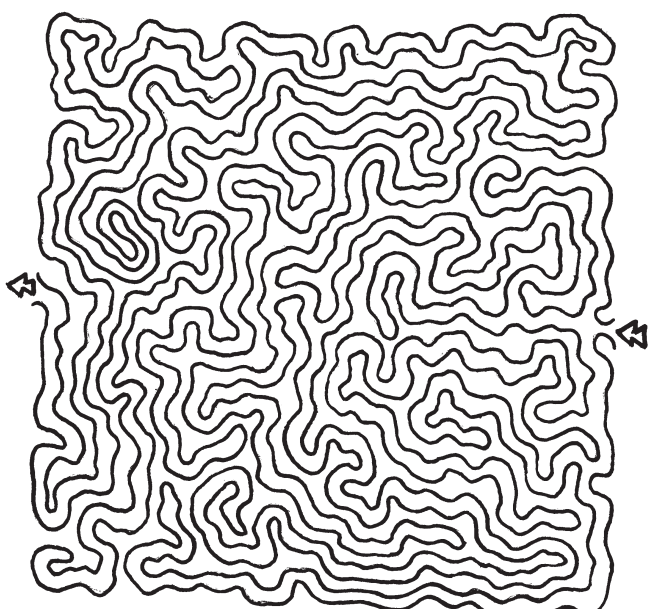
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Enter digits from 1-9 into the blank spaces. Every row must contain one of each digit. So must every column, as must every 3x3 square.

maze



Maze by Jonathan Graf of Keizer