



Keizer, Growth Opportunities Report Summary

The **Growth Opportunities Report** describes a number of fiscal, political, and social factors associated with different patterns of urban growth. It is intended to inform conversations about expanding the urban growth boundary (UGB) and improving underdeveloped areas. It includes an examination of three UGB expansion efforts in Oregon and the infrastructure costs encountered in areas where expansions have occurred. The process for UGB expansion within the unique shared Salem/Keizer UGB setting was investigated and a legal framework for potential separation is described. The following summary highlights the findings in the Growth Opportunities Report.

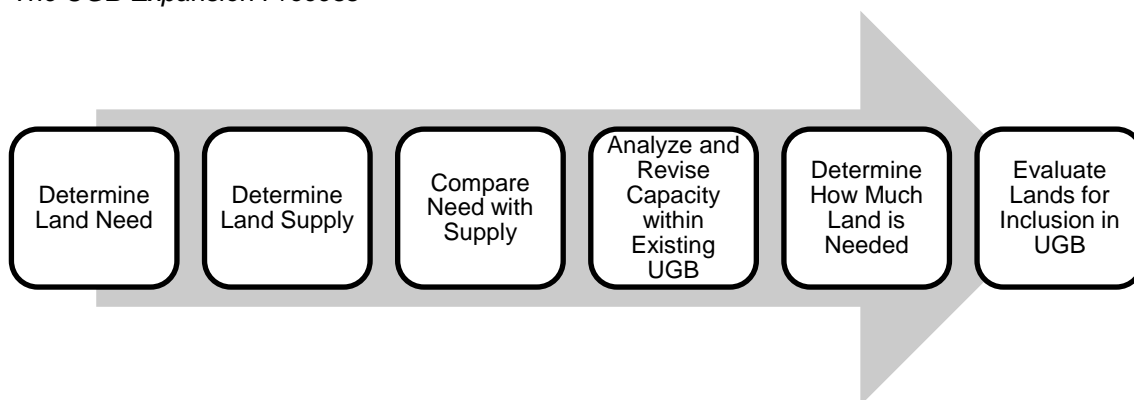


Recent Experiences with UGB Amendments

The UGB amendment process involves significant analysis, public process, and development of clear legal findings. It is often contentious. The results from other jurisdictions that have recently attempted to expand their UGB tells us:

- Expansions must be tied closely to quality data. Three primary documents are used to quantify need and identify capacity
 - Buildable Lands Inventory
 - Housing Needs Analysis
 - Economic Opportunities Analysis
- Strictly adhere to the Goal 14 policies prioritizing rural “exception” lands over lands designated for Exclusive Farm (or Forest) Use.
- Development in UGB expansion areas will cost more due to the needs for new infrastructure

The UGB Expansion Process



Options for Growth

Research in 2013 showed that Keizer is just over 300 acres short of having enough land to accommodate the forecasted population and jobs for year 2035. The Salem-Keizer UGB contains capacity for growth beyond the demands of the two cities combined. Keizer can therefore, unilaterally decide if it wishes to forego a UGB expansion.

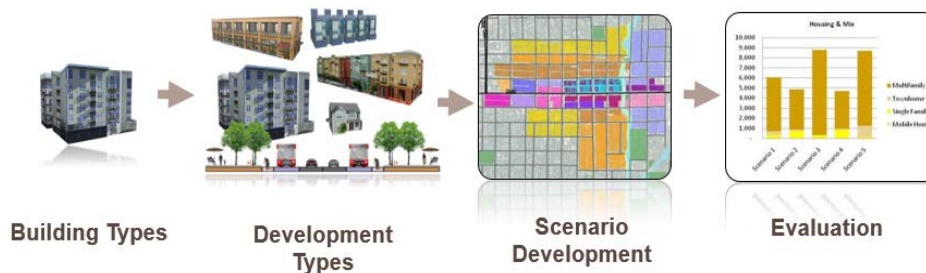
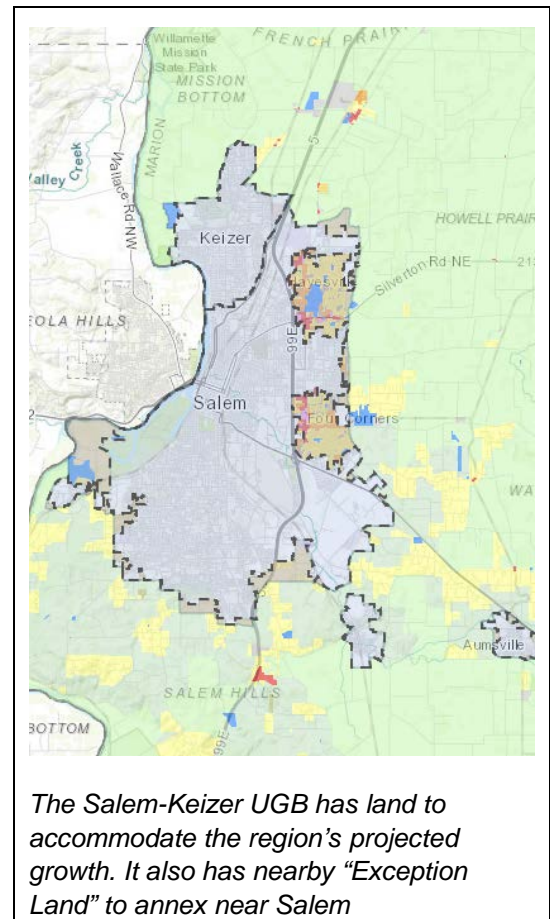
However, if the City chooses to pursue an expansion it will need either agreement from the City of Salem and Marion and Polk Counties or intervention from the Oregon Legislature formally separating the UGB. There is a formal process set forth in all four jurisdictions Comprehensive Plans for reviewing an amendment of the UGB. The Salem Keizer Area Planning Advisory Committee (SKAPAC) acts as a dispute resolution body for disagreements that may arise from the shared regional policies. It uses elected and appointed officials from all four jurisdictions and requires unanimous agreement for any recommendations it makes.

Costs of Growth

In addition to the UGB amendment process, the Growth Opportunities Report relays the cost increases that other cities have encountered. In four UGB expansion areas in the Portland Metro area, System Development Charges (SDC), representing the developer's share of infrastructure rose by an average 23%, to \$44,774 total. Keizer's current SDCs are roughly \$4,439 for a single-family home.

Planning for Growth

As Keizer looks to the future and an updated Comprehensive Plan it should engage in a scenario planning process. Scenario planning builds on the traditional wide-ranging public engagement strategy by adding a series of analytical tools coupled with extensive public outreach. By developing alternate land use and transportation futures within a computer model, it enables cities to evaluate potential future conditions against comprehensive plan policies or other goals. The activity can lead to an updated Comprehensive Plan map, transportation and other infrastructure master plans and new policies to accomplish the desired vision.



Scenario Planning "At-A-Glance"

If Keizer decides that it wants to expand its UGB it would need to separate from Salem. This is a multi-step process that will require new technical research related to supply, demand and capacity for jobs and housing. This process will also require new population projections, which are currently combined as single forecast for both Salem and Keizer. In 2021, DLCD will direct that the populations be split so each city will have their own. Further, any proposed expansion will need to prioritize lands not zoned EFU, such as the Clear Lake Rd area.

If, how, where and when to grow are all big questions that deserve a robust city-wide discussion that can lead to deliberate actions that will support goals and visions of Keizer's constituents.