

MINUTES

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, November 2, 1992
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Chair Orcutt called the meeting to order at 7:47 p.m. Roll call was taken as follows:

Present

Andrew J. Orcutt, Chair
Mike Hart
Dennis Koho
Jerry McGee
Al Miller
Bob Newton
Joe Van Meter

Staff

John N. Morgan, Interim City Manager
John Lien, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

There was no public testimony to come before the agency.

PUBLIC HEARING River Road Design Plan

Tom Bauer, 1125 Swingwood Court, Keizer, chair of the River Road Redevelopment Board opened the hearing with a brief history of the Urban Renewal District with its formation in 1990. The River Road Redevelopment Board (R3B) was established by an Order of the Agency on March 5, 1992 to act as an advisory board to the Agency. Mr. Bauer introduced each of the River Road Redevelopment Board members. He expressed his excitement to be a part of this project and the opportunity to make things happen in Keizer.

John Morgan, Interim City Manager and staff liaison to R3B, stated the intention of the plan before the Agency this evening is only to express policy and objectives and to leave the details to subsequent planning and design efforts. Mr. Morgan provided the following four-part recommendation to the Agency.

1. Receive testimony and close the public hearing.
2. Develop a list of questions and issues and refer

- them back to R3B for consideration.
3. Direct R3B to develop a response to each question and issue and to finalize a draft River Road Design Plan.
 4. When R3B has completed its work, hold an additional public hearing on the final draft.

Mr. Morgan stated the intention of bringing this design plan before the Agency this evening is to gather input and answer questions to give R3B a clear direction in refining the design plan. Mr. Morgan said the Plan recognizes the primary purpose of the Urban Renewal District; to enhance the economic stability and growth of the area. Five major objectives identified to help achieve this purpose are:

1. Make access to and from businesses safer and more convenient.
2. Create "depth" of the commercial corridor.
3. Develop a unique and attractive lineal commercial district that draws customers from outside Keizer, that provides employment for Keizer residents, and that better serves the shopping and service needs of Keizer residents.
4. Enhance the desirability of pedestrians and transit riders to shop within the corridor.
5. Stress efforts in the southern portion of the City, where the need is greatest. This would be the focus of the effort to bring economic activity.

Mr. Morgan presented a short synopsis of the design plan starting at the south end of River Road and moving north. He explained the changes, additions, and improvements to River Road as outlined in the Plan. Mr. Morgan also covered removal of unwarranted traffic signals at Cummings, Sunset, and Manbrin, based upon the recommendations of the traffic engineer. He also touched upon the misconceptions of the financing issues of the Urban Renewal Project the citizens of Keizer are concerned about. Mr. Morgan closed his presentation noting the positive aspects the City of Keizer would achieve upon completion of this project.

Mike Hart expressed his concern for the businesses along Menlo Drive if this street was closed. He also cited his concerns with removal of the traffic signal at Cummings Avenue and the delay for improvements to Cherry Avenue.

Al Miller suggested the closing of Sandy Drive and extending Claggett Street through the St. Edwards Church property.

Hugh E. Adams, 4090 River Road N., Keizer, stated his concerns about the financing issue of the project. The Agency needs to educate the public in order for this project to succeed. Mr. Adams also stated his fears of closing off streets to develop the River Road corridor. He felt this would limit the opportunity of the City to expand. He also expressed his concerns for the traffic flow on River Road.

Ruth E. Palmer, 3945 5th Avenue N., Keizer, presented petitions containing 74 signatures in opposition of the removal of the signal at Sunset. Ms. Palmer conducted her own traffic studies of the activity around the intersection at Sunset and River Road. She also stated her disapproval of the intended street through the Bi-Mart parking lot.

Jim Hansen, 1553 Rafael Court N., Keizer, expressed his concern of the overall concepts of the plan. He is disturbed about the funding of the project, the effect of Measure 5, and the increased costs to the taxpayers over an extended period of time. He approved of the aesthetics, but felt the climate of Oregon did not warrant such improvements. He also cited problems with removing the traffic signals and the concept of lowering the traffic speeds on River Road.

Bruce Tindall, 1385 Juniper Street N., Keizer, expressed his concerns for reduction in parking spaces along River Road if it were widened, the pedestrian flow, the reduction in visibility if trees were planted, and the responsibility for the maintenance of the landscaping. Mr. Tindall would like to see the citizens of Keizer have the opportunity to vote on the final plan.

Gordon Beecroft, 190 Menlo Drive N., Keizer, a former engineer, voiced his concerns for the closure of Menlo Drive.

Mr. Beecroft is concerned about the maintenance issue of the landscaping, collection of liter, and loitering if benches were installed. Mr. Beecroft agreed that by synchronization of the signals on River Road, the platooning effect would work. He also suggested the Board reconsider pavement treatments at the intersections and installation of bricks on the sidewalks.

Vera Beecroft, 190 Menlo Drive N., Keizer, presented pictures to the Council of the intersection of Menlo and Birch Drive. Ms. Beecroft pointed out the vegetation placed near the houses for sound and vision buffers, and her concerns if this vegetation was removed. She was also concerned about the pocket park idea expressed in the report at this location. Who will maintain this area, pay for the water, and keep it clear of litter. Ms. Beecroft also voiced her concerns about public safety.

Willie Stainke, 3812 River Road, Keizer, and owner of property along River Road expressed his apprehension of giving up parking areas for the widening of the road. Who will be responsible for the compensation? Would like to see sidewalks remain as they are presently. Mr. Stainke also cited the need for crosswalks at Chemawa, both east and west.

Ralph Nickeson, 3850 Rivercrest Drive N., Keizer, stated his concerns surrounding the removal of the light at Sunset. Wanted to express his appreciation for the work the Board has accomplished.

Darrell Richardson, 3985 Rivercrest Drive N., Keizer, suggested turning off light at Sunset for experimental purposes to see if light is warranted.

Dick Hatton, P.O. Box 7104, Salem did not wish to add any testimony to the record.

Lawrence Houstead, 267 Wilshire Drive N, Salem expressed his concerns for the traffic flow on River Road at the Appleblossom intersection. He feels this is a direct reflection on the lack of synchronization of the traffic signals.

Tom Bauer, chair of R3B, requested the Urban Renewal Agency

Board review the appointment procedure to the River Road Redevelopment Board so that the present members may continue until the final draft is presented. Jerry McGee stated that this will be discussed at the December 7, 1992 City Council Meeting.

The Public Hearing was closed.

PUBLIC HEARING
Major Plan
Change - Time
Limit on Bonded
Indebtedness

John Morgan, stated the 1991 Legislature passed a statute that requires Urban Renewal Agencies to set a limit on the time the Agency will incur bonded indebtedness. Mr. Morgan suggested conducting the public meeting and then closing it; and then schedule another public hearing to coincide with the next meeting of the River Road Design Plan.

No public testimony was given at this public hearing.

Chair Orcutt closed the public hearing.

DELIBERATION
River Road Design
Plan

Jerry McGee asked the staff to bring back a report outlining the pros and cons of bonding versus pay-as-you-go. He would also like to have a report on the pros and cons of bonding; considering one large bond as opposed to several small overlapping bonds. Also include a report on the feasibility of limiting taxes to the size of the bond. Another issue would be a maximum tax to pay off the bonds. Mr. McGee also stated he would like access to the traffic study that determined the removal of the signals at Sunset and Cummings. He would also like the traffic engineer to determine the feasibility of widening the streets to 34 feet to allow a right turn lane. Another area he would like investigated, is the Sandy Street improvements using Urban Renewal money. Regarding the bus turnouts and the transfer station, would like a study submitted on the mass-transit system as it serves Keizer. Suggested this has been paid for through the mass transit tax. Regarding the underground utilities, will there be a cost savings? Mr. McGee ~~would also like to see the plans for the removal of existing sidewalks.~~

opposes

*Minutes
amended on
12-7-92
HL*

Another report Mr. McGee would like to have is the impact of closing Menlo Drive.

Bob Newton suggested looking at moving the transfer station to the east side of River Road near the Safeway store. Would also like to explore the feasibility of extending Sunset across River Road to Cherry Avenue, light would then need to be retained. Possible exploration of light at Hollyhawk. Mr. Newton requested a traffic count be completed at Menlo to support the closure of this. He also developed a matrix to help guide the Agency on this issue.

Al Miller proposed further study on the extension of Claggett Street to help solve an ongoing problem. Mr. Miller suggested more justification for closing three streets. He is concerned about the reverse frontage concept for security reasons. He is in favor of retaining the lights at Sunset and Cummings and synchronization to allow more dead time for pedestrian crossing. He approves of removal of the light at Manbrin and Cherry and making it a four-way stop. Mr. Miller does not feel that the logos at the intersections will not hold up therefore creating a financial burden to the City. He would favor a pay-as-you-go over incurring the interest of several thousand dollars for the sale of bonds. He strongly favors the underground utilities and synchronization of the traffic signals. He opposes setting back of sidewalks for costs and maintenance reasons.

Joe Van Meter extended his appreciation to the Board for their work on the plan. He is concerned about the removal of the light at Manbrin/Cherry and Sunset and Cummings. Would like to have traffic engineer propose ways for residents to get out of area.

Dennis Koho stated that if there are road closures, they be closed flush with River Road. This could also be a good area for the bus turnouts. In favor of Iris Lane/Bi-Mart Boulevard and possible connection to Alder. Would like to see reevaluation of logos on pavement and also information from other Cities on their experience voting on Urban Renewal issues.

Mike Hart also stated his appreciation to the Board for their

work on this project. Would like to have through access to Cherry. Mr. Hart is also concerned with the safety issues when the traffic signals are synchronized. He also agreed with the statement of conducting an experiment to turn off the traffic signals to see how this works. Mr. Hart feels that a well informed plan needs to be developed to help the public understand the financing issues.

Al Miller concerned about turning off the traffic signal for an experiment. Does not want to experiment with traffic signal when it could result in death or injury to a citizen of Keizer. Mr. Miller also clarified his comment on Claggett Street. Wants to put Claggett all the way through to McNary High School and close Sandy Drive.

Jerry McGee stated that he will vote in favor of removal or retention of lights if there is solid evidence to support this. Needs to be based upon objective facts and if this is followed the citizens of Keizer will be well served.

Mayor Orcutt reminded the Agency that this is a design plan and not a detail plan. He stated the Board needs to prioritize and justify the plan. He also suggested a brief section on the effects of Ballot Measure 5.

DELIBERATION
Major Plan
Change - Time
Limit on Bonded
Indebtedness

Mayor Orcutt directed staff to schedule another hearing to coincide with the next hearing on the River Road Design Plan.

OTHER BUSINESS

There was no other business to come before the Agency.

WRITTEN
COMUNICATION

A letter from Portland General Electric was received supporting the River Road Design Plan and their intention to cooperate with the City and other involved parties to facilitate the work including the undergrounding of electric power distribution lines.

ADJOURNMENT

The Meeting was adjourned at 10:38 p.m.

Tracy L. Davis

TRACY L. DAVIS
City Recorder

APPROVED:

CHAIR:

[Signature]

Mike Hart

[Signature]
[Signature]

Dennis Koho

[Signature]

[Signature]

approved
with
amended
changes
on page 5.
✓