MINUTES
KEIZER URBAN RENEWAL BOARD
WEDNESDAY, OCTOBER 28, 1998
KEIZER CITY HALL - LIBRARY

1. CALL TO ORDER

The meeting was called to order by Chair Abbott at 7:04 p.m.

2. ROLL CALL

The following members were present: Tom Wood, Stan Compton, Greg Frank, Manny Martinez, June Abbott, and Bob Ohrn. Don Jensen arrived at 7:15 p.m.

Also present were: Council Liaison Carl Beach, Staff Liaison Amy Drought, Consultant John Morgan, and Recording Secretary Nona Oxe'.

3. APPROVAL OF MINUTES - August 26, 1998

It was moved by Mr. Frank that the minutes of August 26, 1998 be approved. The motion was seconded by Mr. Compton and carried, all present voting aye.

4. APPEARANCE OF INTERESTED CITIZENS

Jerry McGee, 4310 Shoreline Drive N, Keizer, commented on three items. First, he urged KURB members to attend the City Council meeting next Monday, November 2. At the beginning of the meeting Council will have a short dedication ceremony for the new street known as Iris Lane. Councilor McGee will recognize those with significant involvement.

Secondly, in doing the urban renewal plan update, Councilor McGee requested that KURB seriously consider, if possible from an engineering standpoint, running the planned storm drain down Sunset rather than Manbrin. He commented on some of the advantages of going with Sunset. Councilor Beach interjected that at his meeting with the City Manager he brought up the issue and was informed by Mr. Mull that it would be physically impossible to put any additional improvements under Sunset. Councilor McGee wondered if maybe it would be difficult, but not impossible. He reiterated his request.

Councilor McGee's third comment had to do with the UNOCAL property at River Road and Chemawa. He reminded the Board of his promotion of some type of fountain or water structure on the property and urged that KURB, in its planning, keep in mind opportunities for use of the property.

Jacque Moir, 6745 McLeod Lane NE, Keizer, echoed Councilor McGee's comments about the proposed Manbrin storm drain. Ms. Moir's other concern had to do with what appeared to her to be the completion of the urban renewal district. She wondered if the timing was right to look at changing the urban renewal boundaries, and if feasible, what the process would be. Ms. Abbott pointed out that much remains to be done with the River Road Design Plan update, and also the Chemawa Activity Center. She believed the current planning process would serve to enlighten the Board on what should happen next.

Derek Hernandez, 5485 Chetco Court, Keizer, Chair of the Claggett Creek Task Force, was present as a representative of that group, and also in his own interest as a citizen of Keizer. Speaking for himself only, he had submitted a letter to Ms. Drought in response to the request for comments on the River Road Design Plan update. (A copy of Mr. Hernandez' letter was included in the agenda packet.) As a supplement to a proposal he made in his letter that the Board consider decorative traffic signals at River Road and Chemawa, Mr. Hernandez gave Ms. Drought a copy of a page from an architectural magazine depicting decorative signals. Ms. Drought indicated that she would comment on the suggestions in Mr. Hernandez' letter later during discussion of the River Road Design Plan update.

(Mr. Jensen arrived and took a seat at the table.)

5. PROJECT UPDATES

Development Activity

Ms. Drought reported that development activity has slowed somewhat, giving staff a chance to get caught up.

With regard to commercial activity, a company known as Applied Logic, locating in the Staats Lake area, is expected to break ground for their new building in about three weeks.

7-11 Property Improvement Grant

Ms. Drought gave a brief update on the grant request submitted by Mr. Hyder for landscaping improvements at the south Keizer 7-11 store. As directed by the Board, she informed Mr. Hyder of the need for more than just one bid. Ms. Drought expects Mr. Hyder to resubmit his request after receiving additional bids.

NW Corner Lockhaven/River Road

Ms. Drought reported that she had made several attempts, but was unsuccessful in arranging a meting with representatives of Washington Mutual and their architect. In talking with Mr. Morgan about other avenues to pursue, he suggested meeting again with Steve Ward, the developer, to come up with a plan agreeable to both KURB and the developer. Ms. Drought deferred to Mr. Morgan for further comment on the suggestion.

Mr. Morgan stated that he and Mr. Ward, today, talked about what might be done to the corner to meet more closely KURB's expectations when the grant was approved. Mr. Ward was receptive to the possibility of some replacement plantings, but had concerns about the ability to tear out landscaping along the creek because of its wetlands status. Mr. Ward seemed agreeable to meeting with Mr. Morgan and representatives from staff and KURB to come up with a solution. Mr. Morgan suspected that Mr. Ward would agree to doing some additional work so that the grant can be awarded. Mr. Ward had commented on his interest in getting rid of the guard rail and maybe doing some replacement planting around the corner.

Ms. Drought added that she is investigating what vegetation can be planted. If a meeting can be arranged, as Mr. Morgan suggested, she will report back next month. Mr. Compton wondered about the possibility of trimming bushes at the northerly exit from Inland Shores on to River Road. Ms. Drought had talked with representatives of the Salem Clinic, at that location, who propose doing some trimming in connection with a sign they are putting up. Ms. Drought had also talked with members of the Claggett Creek Watershed Council about possible improvements to the wetlands.

Urban Renewal Special Assessment

Mr. Ohrn asked if a decision was made regarding the urban renewal special assessment imposed on the 98-99 property tax bills. Ms. Drought reported that the City Council, yesterday, met and agreed to issue new statements absent the special assessment. Mr. Morgan explained that a poorly written Department of Revenue form led to the assessment being imposed at this time, opposite Council's direction. He explained how Council had the option of collecting the money now or later, and chose later. Council is now looking at measures to rectify the problem; either replacement tax bills, or a refund. Councilor Beach added that six Oregon municipalities read the form as Keizer did, and are in the same process. Mr. Morgan noted that the newspaper grossly misrepresented what Council did.

6. DISCUSSION

6.2 **River Road Fire Hydrant Plan** (taken out of order)

As a visual aid, Fire Marshal ~~Chief~~ Joel Stein had with him a supply hose that connects to the fire hydrant and sends water to the fire engine pump. The size of the hose demonstrated that River Road would have to be shut down if it were necessary to access a hydrant on the opposite side of the street. * ~~Chief~~ Stein's proposal is to increase the number of hydrants in a staggering format to reduce the likelihood of having to cross River Road. * ~~Chief~~ Stein distributed copies of the Uniform Fire Code provisions on Fire Hydrant Systems. He commented on the provisions for Fire Hydrant Locations and Distribution.

* ~~Chief~~ Stein circulated a plan depicting existing hydrants and proposed additional hydrants. He indicated that he was proposing consistency in staggering the hydrants and getting hydrants more evenly spaced. The pattern he is proposing would require the addition of 13 hydrants on River Road. He noted that no changes were made since he first presented the plan in 1996. * ~~Chief~~ Stein was aware of some resistance to his plan due to the costs involved. He had not projected costs, but questioned the amounts stated in a memo from Preston VanMeter with the City Engineer's office. Mr. VanMeter's estimates for a fire hydrant installation ranged from $2,500 to $45,000, depending on the location. Mr. Morgan suspected there might be a typographical error in the high-end figure.

* ~~Chief~~ Stein commented on the opportunity to fund hydrants with development of additional businesses. Looking at the past two years, he was able to come up with 16 structures that had to install at least one hydrant to meet fire flow requirement. He acknowledged that the work being done on Cherry Avenue will include the additional hydrants he proposed. ~~Chief~~ Stein responded to questions about the City's insurance rating.

Mr. Frank brought up the issue of Mr. Curry's request that KURB consider the use of urban renewal dollars to pay for hydrants on River Road including one that he was required to install in connection with a new development. Mr. Frank wondered if KURB should take some action on the request.

The Board discussed Mr. Curry's request. Ms. Abbott had understood that the requirement was part of the permitting process, and that Mr. Curry should have been aware of it when he obtained his permit. Mr. Ohrn recalled that there was some questions as to whether the requirement was known up front. Mr. Jensen pointed out that even though the specific requirement may have come up after the fact, Mr. Curry would have known that he would have to meet fire standards.

A motion by Mr. Compton that KURB not make any special exception to the rule, and thereby deny the request to have urban renewal pay for fire hydrants at the location in question received no second.

*Minutes corrected December 2, 1998 to change reference to Fire Marshal Stein rather than Fire Chief Stein.

It was Ms. Abbott's recollection that a fire hydrant was an absolute requirement for developments with a sprinkler system. She asked if Mr. Curry put a sprinkler system in his building. Ms. Drought believed he did not. ~~Chief~~ Stein talked about the conditions that made the hydrant necessary in Mr. Curry's case. He explained the benefits to Mr. Curry's development of putting the hydrant on the neighboring property. He conceded that no one would have been aware of the need for the hydrant until plan review, but that Mr. Curry would have known that he would have to meet fire standards.

Ms. Abbott perceived that with the explanation, there might now be support for Mr. Compton's earlier motion.

> <u>Mr. Compton moved that KURB not make any special exception to the rule, and thereby deny the request to have urban renewal pay for fire hydrants at the location in question. Mr. Martinez seconded the motion.</u>

Ms. Abbott believed KURB's action would establish a basis for handling similar requests in the future. She indicated that she would support the motion.

* Mr. Compton recalled discussion of doing the 13 hydrants in ~~Chief~~ Stein's plan. He believed, however, that a decision now should not be based on something that might happen "down the road."

> <u>The motion carried unanimously by those members present.</u>

Ms. Abbott asked Ms. Drought to send a letter to Mr. Curry informing him of KURB's action.

FUNDING FOR HOLIDAY LIGHTS (added item)

Ms. Abbott distributed copies of a letter from Dave Walery with the Chamber of Commerce requesting funding to finish the Holiday lighting on Chemawa and River Road. The dollar amount requested was $5,200 for 20 lights on Chemawa Road, and $2,860 for 11 lights on River Road, for a total of $8,060. Should KURB wish to install holiday lights on Iris Lane this year, the additional cost would be $260 per light if 15 or more, or $270 per light if less than 15.

Mr. Morgan believed there were four to six poles on Iris Lane, so the additional cost would be $270 each. $100,000 is available in this year's budget for signage and identity.

> <u>Mr. Compton moved to allocate $8,060 for holiday lights for Chemawa and River Road, and to allocate money to do holiday lights on Iris Lane at the same time. Mr. Frank seconded the motion.</u>

Mr. Compton stressed the importance of doing holiday lighting at the south end of Keizer as well as the north end. He recalled KURB's commitment to doing improvements at both focal points.

Mr. Martinez believed the Iris Lane businesses should be approached to pay for the holiday lighting since no residential properties are involved. He objected to the use of public funds for the benefit of businesses.

Mr. Compton saw holiday lighting as City identity. Since KURB had identified holiday lighting as an appropriate urban renewal expenditure, and since funds were available in the signage and identity budget, he considered authorizing the disbursement as merely a formality.

Mr. Compton called for the question.

The motion carried, all present voting aye except Mr. Martinez who voted no.

Ms. Abbott will inform Mr. Walery of KURB's approval of the expenditure.

6.1 Update of River Road Design Plan

Consultant John Morgan led a brainstorming session to identify and loosely prioritize projects to include in the update of the River Road Design Plan. Mr. Morgan had included in the agenda packet copies of letters received from stakeholders and a matrix he developed incorporating their comments. The matrix identifies the stakeholder, the type of project, which authorized project type the stakeholder idea fits within, and a very brief description of the project.

As a visual aid, Mr. Morgan had posted large aerial maps of different sections along the River Road corridor. At proposed project locations, he had attached written descriptions of the projects. In the course of the discussion, Mr. Morgan pointed out projects already allowed in the urban renewal plan, and projects that would require a plan amendment for their inclusion. He commented on programs the district might undertake as well as specific projects. Mr. Morgan began at the north end of Keizer and moved southward. As he described each specific project or program, the Board provided input as to its importance.

From the Board's comments and suggestions, Mr. Morgan will draft an interim report for next month's meeting. He will bring back the policy issues for further discussion next month, as well as project issues needing further clarification. He will include comment from Peterson Engineering as to why the storm drain project should go down Manbrin rather than Sunset. He will also bring back the intermittent island plan previously discussed by the Board. After continuing the discussion next month, Mr. Morgan anticipates coming back in January with a detailed draft of the Plan.

7. OLD BUSINESS

7.1 Governing Rules - Bob Ohrn/Tom Wood

Ms. Abbott continued the item until next month.

8. ANNOUNCEMENTS AND AGENDA INPUT

8.1 Regular Meeting - November 25, 1998

The regular meeting date falls on Thanksgiving eve. There was consensus to combine the November and December meetings and schedule one single meeting for December 2, 1998. The meeting will begin at 6:00 p.m. A pizza dinner will be provided.

9. ADJOURN

The meeting was adjourned by Chair Abbott at 9:10 p.m.