

MINUTES

River Road Redevelopment Board

Wednesday, October 21, 1992

Keizer City Hall

CALL TO ORDER

Chairman Bauer called the meeting to order at 7:03 p.m.

ROLL CALL

The following members were present: Ed Bartlett, Tom Bauer, Mark Grenz, Ed Gatchett, Art Gottfried, Mary Hardison, Jim Keller, Bob Keilbach and Tim Smith. Also present were Eric Simonsen, Andy Leisinger, Wayne Woosley and John Morgan, Community Development Director.

INTRODUCTION OF NEW MEMBER

Art Gottfried was introduced as the new member of the Redevelopment Board. He is the representative of the Planning Commission. Mr. Gottfried is retired from the Highway Department and he shared some of his work experience with that agency.

ANNOUNCEMENTS

Mr. Morgan noted that at present, the Board member's terms are dependent upon the term of the Councilor who appointed them. He may be taking an amendment to the Council in December for the Board to have set terms. Mr. Keller will be leaving the Board when he takes his place as a City Councilor in January.

Mr. Morgan explained, with a handout, the complex concept of Tax Increment Financing monies which are available for Urban Renewal Districts.

PUBLIC HEARING

Chair Bauer opened the Public Hearing on the River Road Design Plan. Speaking were:

Ruth Palmer, 3945 - 5th Avenue N., Keizer, OR 97303. Ms. Palmer stated that she was concerned about the projected removal of the signal at Sunset. She did not understand why this change was planned which would result in another one block street. Chair Bauer noted that the signal was scheduled for removal because of the new signal to be at the Bi-Mart Street. Ms. Palmer was also concerned about the plan for Iris Lane and the traffic problems that would result.

Gordon Beecroft, 190 Menlo Drive N., Keizer, OR 97303. Mr. Beecroft stated he was a professional engineer. He wanted to comment on the proposed closings. He explained that the projected culdesac at the end of Menlo would remove several trees in their yard as well as requiring some of his property. He also stated Menlo Drive has only one house on either side east of the cross street with both houses having their driveways opening onto the cross street. He was opposed to the closing if was to provide parking on River Road.

Mr. Beecroft also questioned the planned removal of the signals. He stated the distance of .45 miles from Manbrin to Dearborn is on the verge of being

too far apart for traffic to work in the platoon system. Mr. Keller asked if the lights were synchronized and platooning occurred, would Sunset and Cummings still have a problem. Mr. Beecroft stated the traffic doesn't stay in a platoon. He said it would be feasible to synchronize the lights in the direction of the heavy flow and they would change during the day.

Mr. Beecroft mentioned the planned pavers in the intersections have shown to be very short lived. He stated maintenance on brick is the worst but even textured block would probably require overlay.

Vera Beecroft, 190 Menlo Drive N., Keizer, OR 97303. Ms. Beecroft was concerned about the projected culdesac at the end of Menlo Drive. She was also concerned about the whether the dead ends of those streets would be sold for commercial real estate.

Darrell Richardson, 3985 Rivercrest Drive N., Keizer, OR 97303. Mr. Richardson was concerned about the removal of the light at Sunset. He also would like to see the widening of Sunset to include a left turn lane.

Dale Powell, 788 Greenwood Drive NE, Keizer, OR 97303. Mr. Powell did not speak at this time.

Barbara and Bruce Dover, 5432 Newberg Dr. N., Keizer, OR 97303. The Dovers did not speak in the hearing.

Dick McKee, 1515 Manzanita Drive NE, Keizer, OR 97303. Mr. McKee did not speak at this time.

Bob French, 1384 Manzanita Drive NE, Keizer, OR 97303. Mr. French asked how early the light at Manbrin and Cherry would be removed and why the sidewalks would be moved away from the street. He was concerned that substantial maintenance cost would be added.

Mr. Morgan noted the plan for moving the sidewalks was to make River Road more pedestrian friendly and to create landscape space for a more aesthetic corridor. He also said the Board had understood the potential maintenance cost. Mr. French stated if it was maintained he wouldn't argue.

Ray Buckno, 939 Lawnview St. N.E., Keizer, OR 97303. Mr. Buckno stated he was a PGE lineman and he worked with electrical outages. He stated one of his concerns was the ornamental lights planned for 15 foot poles. He believed these would be targets for vandalism and that maintenance would be expensive. He also was concerned about the life expectancy of the brick work.

Mr. Buckno stated that underground utilities take substantially longer for service when there are outages because of the hard time finding the problem. He said that overhead lines can be fixed within minutes and power transferred

to the users on both sides of the break. He also said the wire and the installation of underground utilities is more time consuming.

Mr. Keller asked about the comment the Board had heard concerning the ease of maintaining underground utilities. Mr. Buckno stated that with undergrounding, outages take in bigger areas and if a transformer is lost underground, all power is lost.

Nate Levin, P.O. Box 4174, Salem, OR 97302. Mr. Levin stated he was concerned with creating landscaped areas which would not be able to be maintained due to budget constraints. He did not believe that landscaping or adding undergrounding would help accomplish the goals of the plan.

Ray Buckno, 939 Lawnview St. NE, Keizer, OR 97303. Mr. Buckno stated he did not see rebuilding something where nothing is wrong. He did not see the need for rebuilding all of River Road as a solution for doing traffic signals. He also commented on the amount of money being spent on interest.

Hugh Adams, 4090 River Road N. , Keizer, OR 97303. Mr. Adams stated he had lived for 54 years just north of Baskin and Robbins. He stated the principle is to enhance the City as a whole. He believed that it was a paradox to try to move more traffic by slowing them up instead of speeding them up. He believed Keizer had done a remarkable job of holding down taxes but citizens needed to be asked if 4.2 million justified the investment. He also noted that every action had a counter action and some of the solutions were just band-aids i.e. Cherry Avenue.

Chair Bauer stated that the purpose of the Urban Renewal District was to try to right blighted areas. Mr. Smith stated one of the reasons work on Cherry was not included was the possibility of federal dollars being available.

Mr. Morgan shared comments from several people who could not attend but contacted him by telephone. Those persons included Mr. Tom Palmer, Bill Johnson, Karen Hudson, Ron Perry, Lee Jenny and Jack Larson. Al and Dorothy Lamer from 5930 River Road were concerned about losing parking at their commercial building between Churchdale and Chemawa on the west side of River Road. They suggested using the alley going north from Churchdale as a back circulation route to solve some of the access problems. This would require paving and provision of better access. Mr. Gatchett had some concerns regarding that area.

Chair Bauer closed the Public Hearing.

He announced a break at 8:45 p.m.

The meeting was reconvened at 9:02 p.m.

Chair Bauer opened the Public Hearing on the Major Plan Amendment. Mr.

Morgan gave a staff report. He stated that the Amendment would change the plan to include the latest date for Issue of Bonded Indebtedness would be 15 years following the adoption of the Urban Renewal Plan. He also pointed out the change to make addition of land more than 1 percent of the present district a major plan amendment and a study required by the 1991 Legislature.

Chair Bauer closed the Public Hearing.

DELIBERATION

Mr. Keller asked what the Councilors would receive in their packet for the November 2nd meeting. Mr. Morgan stated everything. He said the Council could be asked to continue the hearing allowing the Board to take input and then make changes in the draft. Mr. Keller was concerned that the plan did not seem completed.

Mr. Keller moved that an ordinance approving the First Amendment to the North River Road Urban Renewal Plan and Report be approved. Mr. Keilbach seconded the motion. The motion passed unanimously.

The Board continued to discuss the input they had received from the Public Hearing including the closing at Menlo Drive and the undergrounding. Mr. Morgan mentioned that Mr. Lyman, owner of the funeral home on Menlo Drive had also had a concern about the closing.

In regard to the undergrounding, Mr. Morgan stated he had asked Bill Peterson to negotiate as the City staff member. Chair Bauer stated the Board needed to look at all the options prior to the presentation to the City Council. It was noted that people in support of the plan probably did not feel the need to attend the hearing. Mr. Keller commented that the people he talked with had been extremely supportive of the plan. Mr. Grenz pointed out that the Urban Renewal process was established to spend money for things that would not be funded if they were tied to a budget. He felt the District should have the right to spend money to make some things look better.

The Board felt a work session was needed prior to the presentation to the Council. They asked that Dick Woelk, Traffic Engineer and other experts be present for questioning regarding some of the input from the Hearing.

NEXT MEETING

The next Board meeting will be October 28th from 4:00 to 6:00 p.m at City Hall.

ADJOURNMENT

A motion was made by Jim Keller and seconded by Bob Keilbach that the meeting be adjourned. The meeting was adjourned at 9:45 p.m.