MINUTES

River Road Redevelopment Board
Wednesday, October 6, 1993
City of Keizer Library

CALL TO ORDER Vice-Chair Smith called the meeting to order at 7:05 p.m.

ROLL CALL The following members were present: June Abbott, Shannon Blake-Thiess, Mark Grenz, Don Porter, Tim Smith and Joe Van Meter. Excused absences were Mary Hardison and Tom Bauer. Also present were John Morgan, Community Development Director, and Jim Keller, City Council Liaison.

INTRODUCTION Don Porter, owner of Porter's Pub, was introduced as a new member of the River Road Redevelopment Board. Mr. Porter was appointed to fill the unexpired term of Bob Keilbach. He shared some of his experience as an elected official in Yamhill County.

MINUTES A motion was made by June Abbott and seconded by Shannon Blake-Thiess that the Minutes of the September 1, 1993 Meeting be approved as read. The motion passed.

ANNOUNCEMENTS Mr. Morgan reported the Safeway architect is doing a feasibility study on the possibility of making the present store into a super store. The report will be made to their management in the next week. The Fun Festival in the old Marth's site will open in two weeks. The building for the new Hot N Now is waiting to be placed on their site. They will apply for a variance to the sign code to have two reader boards which will have a total of less than 40 square feet.

Mr. Morgan also reported the Staats Lake project is underway and he has been working with Larry Epping on the property to the north. These projects will provide increment revenue for the Renewal district.

He commented the Ackerly bill board by Burger King had been removed. The Government Affairs Committee is beginning a sign inventory which is required by May of 1995 in the sign code. Subcommittees have been set up to work on the project so businesses can be notified early. The results of the inventory will possibly uncover small areas of work to be done on the sign code. Mr. Morgan gave the example of incidental signs around the Safeway complex which made sense but were not included in the code. Vice Chair Smith noted the group needed to maintain flexibility to adapt.

Mr. Van Meter asked if the redevelopment district would be impacted by the new study on the flood plain. Mr. Morgan stated several points in the study are not acceptable to the City. Nothing will be changed about the way building permits are processed until there is formal notification.

DESIGN & CONSTRUCTION UPDATE

Mr. Morgan reported work is being done on the storm drain. Salem Electric is supposed to have a finished design for the undergrounding to Bill Peterson soon. When that is completed the easements can be acquired.

Mr. Van Meter asked if shrubbery was planned to cover the transformer boxes. Mr. Porter noted the area where he lived used shrubbery as a camouflage and it is important to have someone other than the City to handle care and maintenance. Mr. Van Meter asked if the Board could offer a one time shrubbery purchase with the owners responsible for upkeep. Vice Chair Smith noted Urban Renewal funds could go for capital improvement but not for maintenance. He believed most property owners have a maintenance service which would make it easier for them to do it.

Mr. Morgan estimated the Ground Breaking for the trench would probably be in January. The plan for Iris Lane is now with the BI-MART Corporation for their response. Regarding signalization, accidents are up 17% over the same time last year. Mr. Morgan said the increase appears to come from turning movement problems and congestion. He proposed one additional second of red be placed at every signal in all directions.

Ms. Abbott asked when the light would be turned off at Manbrin. Mr. Morgan replied that the team was studying it today and there is a possibility it might be done within the next 90 days along with the interconnect. It was first believed the changes would have to wait for the Iris Lane light but a plan has been completed leaving space for that signal and the parts have been ordered. Councilor Keller asked about the concerns of the Iris Lane Cafe owner. Mr. Morgan stated an acceptable solution had been worked out.

DISCUSSION
Access Control

Mr. Morgan said a lot of time has been spent on the subject of access control. The goal is to have traffic move safely and easily up River Road so that people will feel comfortable shopping. Despite all the work, Mr. Morgan handed out a list of Discussion Points which continually come up in meetings of the Community Development and Public Works staff. He discussed the points individually. He suggested the alternative might be to walk each block and create an access plan. He thought it might take 2-3 days to walk the area and then a map would be drawn. He felt a plan could be adopted which would not have specifics but would include what may not be done in a particular block.

Mr. Grenz said that is the only way to deal with the immediate problems of driveways to be closed. Mr. Keller said he would like to be a part of the team surveying the district.

Mark Grenz moved the River Road Redevelopment Board formulate an Access Control Management Plan for River Road. Joe Van Meter seconded the motion.

Mr. Grenz said his intention was for the staff and the group to make determinations where access control should be instituted through each block, identifying where driveways can be closed. Mr. Morgan felt the plan would need to be adopted which would require a public hearing. Mr. Porter agreed with the concept but would like to sit down with businesses, such as the ones in his area, to work out solutions.

Mr. Van Meter felt a hearing could be held with the Redevelopment Board. Ms. Abbot was concerned about how to inform people about the hearing. Mr. Morgan said a list of owners have been developed for mailing notices.

The motion passed unanimously.

Mr. Morgan said he would try to have the plan done within the next 2 to 3 weeks and would appreciate involvement from the Board.

UPCOMING MEETINGS

Mr. Morgan stated the next meeting agenda would include discussion on design standards and access control. Mr. Van Meter asked about plans for upgrading Cherry Avenue. Mr. Morgan handed out a draft of the Community Development Department Project List which was divided into three levels - Must Do, Need To Do and Want to Do. He noted there has presently been no planning for what might be done on Cherry Avenue. Mr. Van Meter said the initial reason behind development of an Urban Renewal district was to increase the value on Cherry Avenue resulting in a bigger tax base. He would like to see the direction changed to honor commitments made to the folks on Cherry. Vice Chair Smith suggested the planning process might be started by summer of 1994. He felt it is important for the City of Keizer that depth be added.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m. **The next scheduled meeting will be Wednesday, November 3, 1993 at 7:00 p.m.**