CITY OF KEIZER MISSION STATEMENT

KEEP CITY GOVERNMENT COSTS AND SERVICES TO A MINIMUM BY PROVIDING CITY SERVICES TO THE COMMUNITY IN A COORDINATED, EFFICIENT AND LEAST COST FASHION

AGENDA

URBAN RENEWAL AGENCY OF THE CITY OF KEIZER

Monday, September 16, 1996
6:45 p.m.
Robert L. Simon Council Chambers
Keizer, Oregon 97303

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC TESTIMONY

   This time is provided for citizens to address the Urban Renewal Agency on matters not on the agenda.

4. PUBLIC HEARINGS

5. ADMINISTRATIVE ACTION

   a. Selection of Boundary for Drafting Urban Renewal Plan Amendment

6. CONSENT CALENDAR

   a. Approval of September 3, 1996 Agency Minutes

7. OTHER BUSINESS

   This time is provided to allow Urban Renewal Agency members the opportunity to bring matters before the Agency which are not on tonight's agenda.

8. WRITTEN COMMUNICATIONS

   To inform the Urban Renewal Agency of significant written communications and petitions.

9. ADJOURN

Upon request, auxiliary aids and/or special services will be provided to participants with disabilities. To request services, please contact us at 390-3700 at least two working days (48 hours) in advance.

URBAN RENEWAL AGENCY MEETING: Sept. 16, 1996

AGENDA ITEM NUMBER:

TO: MAYOR AND AGENCY BOARD MEMBERS

THROUGH: DOTTY TRYK, Dotty
CITY MANAGER

FROM: JOHN N. MORGAN, AICP
COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: SELECTION OF STUDY BOUNDARY
FOR POTENTIAL AMENDMENT TO THE
RIVER ROAD URBAN RENEWAL PLAN

DISCUSSION:

The City Council has directed Staff to begin preparation of a draft amendment to the North River Road Urban Renewal Plan which will annex portions of the Chemawa Activity Center to the District boundaries, and will establish projects to be potentially funded through renewal funds in the expanded area.

One of the first steps in this process is to establish a draft boundary of the area to be annexed to be used in the development of the renewal plan amendment. This draft boundary has no legal status. Rather it is direction to the Staff on the area anticipated to be included in the ultimate boundary so that these properties can be specifically analyzed in the planning process. The final boundary adopted by the Council can vary from that established for study purposes.

An urban renewal district can expand in area by 20 percent over its original size. Based on the existing district size of 734.24 acres, an expansion of 146.84 acres can be approved.

Staff and R3B have worked together to develop the attached map showing a proposed 146.84 acre expansion of the renewal district. It includes the Lockhaven Drive right of way from 14th Street east as the expansion must be contiguous to the existing district. It includes all of the developable land of "Area A" except the parcel immediately north and east of the

BPA power station. Finally it includes most of "Area B" which is the land between McLeod and the Burlington Northern tracks on the north side of Lockhaven. In order meet the 146.85 acre limit, about 60,000 square feet along the northern edge of Area B was left out.

The proposed expansion includes a great deal of land with significant development potential and therefore potential to generate significant tax increment revenues which are necessary to help fund needed infrastructure improvements in the area.

RECOMMENDATION:

It is recommended the Agency Board, by motion, approved the study area boundary as presented and direct Staff to use it in preparing the amendment to the River Road Urban Renewal Plan.

MINUTES
URBAN RENEWAL AGENCY BOARD
OF THE CITY OF KEIZER

Tuesday, September 3, 1996
Robert L. Simon Council Chambers
Keizer City Hall

CALL TO ORDER

Dennis Koho, Chair called the meeting to order at 6:36 p.m. Roll call was taken as follows:

Present
Dennis Koho, Chair
Carl Beach
Jim Keller
Jerry McGee
Al Miller
Bob Newton
Jerry Watson

Staff
Dotty Tryk, City Manager
John Morgan, Community Development Director
Shannon Johnson, City Attorney
Tracy L. Davis, City Recorder

PUBLIC TESTIMONY

There was no public testimony to come before the Agency Board.

ADMINISTRATIVE ACTION

PROPERTY IMPROVEMENT GRANT - INLAND SHORES

John Morgan, Community Development Director reported Inland Shores, formally known as Staats Lake has requested a property improvement grant of $50,000 to develop the northwest corner of River Road and Lockhaven Drive. Mr. Morgan indicated this is the first special project grant request under the property improvement program which has a total budget of $175,000. A drawing of the plan was displayed which shows a large lawn space with an open plaza type walkway with a pedestrian bridge into the development. The overall plan shows improvements similar to these at the other three corners of the intersection. However, Mr. Morgan noted the grant request is for only the northwest corner owned by Inland Shores.

Mr. Morgan pointed out the request was reviewed by the River Road Redevelopment Board who determined it met the criteria for a major project, however they recommend a $25,000 grant be awarded.

Responding to an inquiry from Mr. Keller, Mr. Morgan stated he had not discussed this improvement plan with the other property owners at the intersection.

Mr. Newton indicated it may be appropriate to place a welcome to Keizer sign at this location since it is one of the main entrance points to town.

Mr. Watson voiced his concern with the large contribution the City would be making to a private development. He requested signage be placed in the area to show the area is dedicated to public use.

Mr. McGee questioned the estimated cost for development on the property owned by the City at the southwest corner of this intersection. Mr. Morgan responded the estimate of the City Engineer is approximately $18,000 to $20,000. Mr. McGee favored investing money at this location rather than the private development.

Mr. Miller pointed out development will occur on the northwest corner no matter if the City participates or not. However, he noted the improvement will beautify the area and therefore would recommend contributing less than $25,000.

Mr. Beach noted due to the limited amount of funds and upcoming projects, he requested additional estimates be gathered prior to making any final decisions.

Chair Koho supported participating in this improvement as well as the city owned parcel at the intersection.

Mr. Keller announced he will be abstaining from voting on this matter due to his ownership of two businesses in the adjacent shopping center.

Mr. Newton also indicated he would abstain due to his association with Coldwell Banker, the listing agent for Inland Shores.

Mr. Watson suggested allowing a maximum grant of $25,000 which would include the improvements to both the northwest and southwest corners of the intersection. He added the portion for the northwest corner should be earmarked for signage, decorative street lights and benches along the public access areas.

Mr. McGee favored primarily investing in the city owned property with a small contribution to the developer for the time in developing the landscaping plan.

Mr. Miller suggested contributing $10,000 to the developer at this time so the improvements could be made prior to the inclement weather.

Mr. Miller moved a property improvement grant to Inland Shores in the amount of $10,000. Dennis Koho seconded the Motion.

Mr. Beach reiterated his concern for delaying this grant request until further information can be obtained.

Jerry Watson moved to amend the Motion to dedicate the $10,000 to benches, lighting and signage.

There was no second to the Motion.

The Motion passed as follows:

AYES: Koho, McGee and Miller (3)
NAYS: Beach and Watson (2)
ABSTENTIONS: Keller and Newton (2)
ABSENT: None (0)

CONSENT CALENDAR

Items on the consent calendar include:

a. Sign Grant Request

- Town and Country Bowl
- Creative Stylist Hair Salon

b. Approval of the August 5, 1996 Agency minutes

Jim Keller moved for approval of the consent calendar. Al Miller seconded the Motion.

The Motion passed as follows:

AYES: Beach, Keller, Koho, McGee, Miller, Newton and Watson (7)
NAYS: None (0)
ABSTENTIONS: None (0)
ABSENT: None (0)

OTHER BUSINESS

There was no other business to come before the Agency Board.

WRITTEN COMMUNICATION

There was no written communication to come before the Agency Board.

ADJOURN The meeting was adjourned at 6:59 p.m.

Tracy L. Davis
City Recorder

APPROVED:
URBAN RENEWAL AGENCY BOARD CHAIR

Dennis Koho

BOARD MEMBERS:

Jerry Watson

Carl Beach

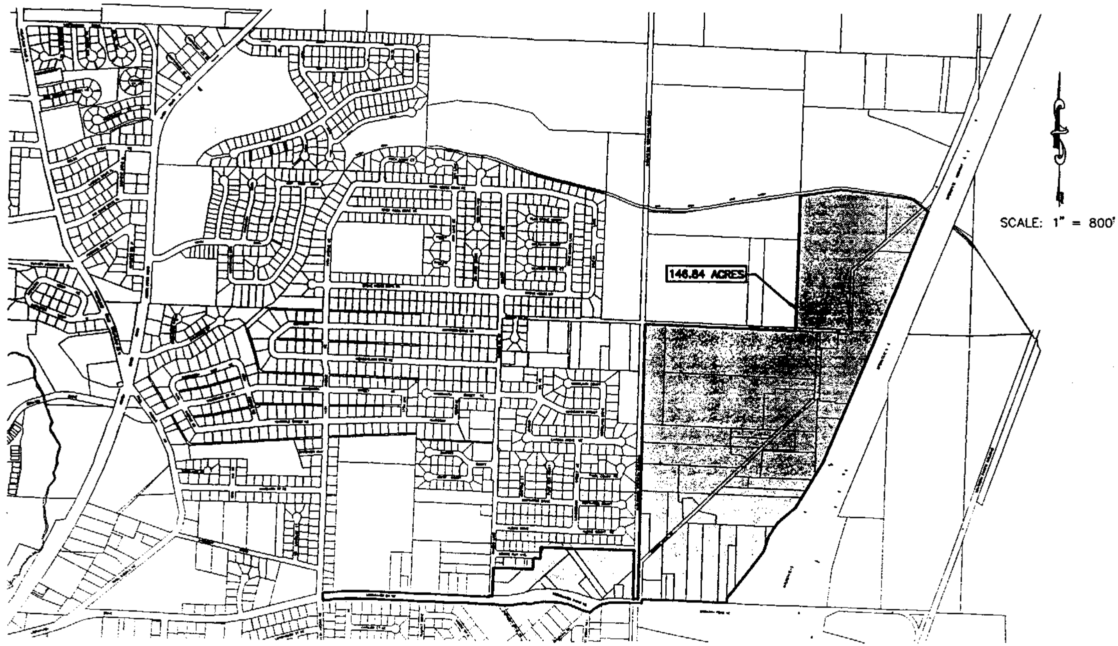
Bob Newton

Al Miller

Jim Keller

Jerry McGee

Minutes Approved:



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CITY OF KEIZER

PRELIMINARY
ANNEXATION ACREAGE

Drawing Number
0448
Sheet Number
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