Keizer Urban Renewal Board
Minutes
Thursday, September 12, 2002
5:30 p.m.
Keizer City Hall - Conference Room B

1. CALL TO ORDER
Chair Wood called the meeting to order at 5:35 p.m.

2. ROLL CALL
The following members were present: Tom Wood, Greg McLeod, Tom Callanan, Bob Plata, Stan Compton, Stuart Crosby and Greg Frank

Also present: Planning Director Maria Meier, Council Liaison Richard Walsh and Recording Secretary Cindy Perry

Absent: Jim Taylor and Greg Rands

3. APPROVAL OF MINUTES
- *July 24, 2002*

Greg McLeod moved for approval of the July 24, 2002 minutes as written. Bob Plata seconded the motion.

AYES: Callanan, Crosby, Frank, McLeod, Plata and Wood (6)
NAYES: None (0)
ABSENT: Rands and Taylor (2)
ABSTENTIONS: Compton (1)

4. APPEARANCE OF INTERESTED CITIZENS
No interested citizens appeared before the Board.

5. LANDSCAPE GRANT APPLICATION REVIEW
- *4400 BLOCK River Road – Keizer Feed*

Planning Director Maria Meier reported that the owner of property, Steve Blackman, located at the 4400 block of River Road North was working in conjunction with the applicant, John Sandstrom, to apply for a dollar to dollar Urban Renewal Landscape Grant. She noted that the project would take place in phases with the first phase being the initial landscape improvements on the Keizer Feed property. The second phase included landscape improvements to the properties north and south of Keizer Feed.

Mrs. Meier noted the three bids obtained and the applicant's request to use the services Cascade Landscape Management.

Staff suggested review of the submitted plans and bids and that the Board makes their recommendation accordingly.

For the Board's consideration Chair Wood presented the opportunity for this project to be deemed as a demonstration project similar to others such as the Chemawa Activity Center. He proposed that staff coordinate with the applicant and property owner, and that the Council approve up to 50% of the total project cost with the remaining 50% being split evenly between the applicant and the grant funds from Urban Renewal. Chair Wood stressed that he did not want this recommendation to delay the project, but requested the Boards consideration.

Planning Director Meier noted the coordination that would need to take place between the City Manager and the Public Works Director to organize this type of suggestion. She also recommended an agreement with the property owners to outline a timeframe for completion of the project.

Stuart Crosby expressed concerns with this concept due to the additional costs involved, as well as, targeting the property as a demonstration project without a written plan. He suggested that this concept be used with the development of the property at the corner of Chemawa and River Road.

Stan Compton recommended that staff research this possibility for future projects.

Right of way issues along River Road were discussed along with land use decisions that had affected some current development along River Road.

Speaking for the property owner, Dennis Blackman indicated there would be no objection to the suggested demonstration project as long as it would not delay the completion of the project or add significant costs.

Applicant, John Sandstrom, noted the additional electrical transformers, which Salem Electric would be installing on the property. He indicated if the development of the sidewalks and landscaping could work around the transformers that it would add to the overall look of the property.

Staff, the applicant and the property owner responded to questions from the Board.

<u>Stuart Crosby moved to approve the project as submitted. Stan Compton seconded the motion.</u>

The motion was discussed with the applicant and property owner indicating they had no opposition to the demonstration project being researched as long as they could be given an extended timeframe for completion. That there would be no significant added costs and no delays in the opening of the proposed coffee shop.

Tom Wood suggested a friendly amendment that once reviewed if it was found that the demonstration project was not favorable that the Board would not have to review the project again. Stuart Crosby did not accept the friendly amendment.

The motion failed as follows:

AYES: Crosby (1)
NAYES: Callanan, Compton, Frank, McLeod, Plata and Wood (6)
ABSENT: Rands and Taylor (2)
ABSTENTION: None (0)

Tom Wood moved a motion to direct staff to work with the Public Works Department and City Manager regarding potential costs and or design for a new landscape proposal for a demonstration project, which would also be reviewed by the City Council for approval. If Council declined this proposal the Urban Renewal Board would make a decision based on the information provided. Stan Compton seconded the motion.

The motion passed as follows:

AYES: Callanan, Compton, Frank, McLeod, Plata and Wood (6)
NAYES: Crosby (1)
ABSENT: Rands and Taylor (2)
ABSTENTION: None (0)

6. SIGNAL RELOCATION FOR FIRE DISTRICT
Due to time constraints it was the consensus of the Board to table this item until the October 23, 2002 meeting.

7. ANNOUNCEMENTS AND AGENDA INPUT
October 23, 2002 Meeting
Stuart Crosby informed the Board due to a prior commitment that he would not be in attendance during the October 23, 2002 meeting.

8. ADJOURN-6:15 p.m.
- ***Next Meeting-October 23, 2002***

Chair Wood adjourned the meeting at 6:30 p.m.