

M I N U T E S

KEIZER CITY COUNCIL
KEIZER PLANNING COMMISSION
KEIZER URBAN RENEWAL ADVISORY BOARD

Wednesday, September 12, 1990
Keizer City Hall

CALL TO
ORDER

Mayor Orcutt called the Special Session to order
at 7:32 p.m. Roll call was taken as follows:

Planning Commission

Present:

Ray Hansen, Chairman
Mark Grenz
Dawn Meier
Jerry Watson

Absent:

Lee Dunn (arrived later)
Alan Youse

Urban Renewal Advisory Board

Present:

Les Zaitz
Ted Anagnos
Tim Smith
Dave Walery

City Council

Present:

Andrew J. Orcutt, Mayor
Phil Bay
Yvonne Fischer
Mike Hart
Bob Newton
Bob Pritchard
Joe Van Meter

Staff

Donald H. Otterman, City Manager
John Lien, City Attorney
Sue Darby, City Recorder

Consultants

John Spencer
Charles Kupper

NORTH RIVER
ROAD URBAN
RENEWAL PLAN
DISCUSSION

Mr. Otterman indicated that the City's planning
consultants, Spencer & Kupper, would be presenting
the North River Road Urban Renewal Plan this
evening. Once presented, the Planning Commission

will be asked to act on the plan by making its recommendation for approval to the City Council.

John Spencer stated that the City Council will hold a public hearing on adoption of the plan at its special meeting set for Thursday, September 14. He explained the three main thrusts of the plan:

1. To recognize that there is development pressure in the community, primarily on the northern end of town.
2. To recognize that south River Road is the oldest area and brings in proportionately fewer tax dollars than the other sections, and, through future design, to attempt to correct this situation.
3. To make more resources available to businesses throughout the community.

Mr. Spencer stressed that a healthy city has a healthy business district. He explained that the North River Road plan outlines public improvement projects which will take an estimated 17 to 20 years to complete.

Mr. Spencer then described the three phases of the project, adding that the total cost will amount to about \$11.8 million. With administrative and financing costs, that amount will increase to \$12+ million.

The project area, according to Mr. Spencer, contains 760 acres, or about 17% of the land area within the City of Keizer. The boundaries utilized in the plan generally follow the boundaries of commercially designed properties along with some residential properties which abut River Road.

Mayor Orcutt introduced and thanked Urban Renewal Advisory Committee members Ted Anagnos, Tim Smith, Dave Walery and Les Zaitz who were in the audience, along with Planning Commissioner Lee Dunn, for their work on the plan.

Responding to a question from Mr. Hansen, Mr. Spencer stated that no alterations in comprehensive plan designations are indicated in the plan.

Councilor Pritchard asked about private economic assistance, i.e., from utility companies, to participate in offsetting the costs of the project. Mr. Spencer stated that the plan encourages financial support whenever possible from other agencies and entities. However, it is possible to finance the project 100% from tax increment financing without outside funding assistance. He urged that the City of Keizer explore any and all potential funding sources.

In response to a question from Mr. Watson, Mr. Spencer discussed the effect the renewal plan will have on other taxing districts. Chart 7 in the Report outlines the potential tax effect to other districts in a worse case scenario. Mr. Spencer stated that although the tax consequence may hit a high of \$0.35 per thousand dollars of assessed value, some of the public improvement projects, if done through general obligation bonds without the district, would offset at least a portion of that estimate. Mr. Watson noted that the average rate of \$0.24 over the life of the plan could be compared against an approximate \$27 in the current tax rate, thereby indicating a minimal adjustment.

Councilor Hart suggested the inclusion of a provision that low income housing be considered. Mr. Spencer responded that urban renewal funds could be utilized to build or subsidize low income housing within the project boundaries. Such assistance has not been identified to date because no projects are currently planned or envisioned. To include this provision at a later date would require a future amendment to the plan.

Mr. Zaitz suggested that the City could help stimulate redevelopment by creating an incentive for people to redevelop those areas typically considered as low income. Mayor Orcutt noted that while the ability to assist in rehabilitation programs is available, the City is not yet prepared to identify the specific projects and/or locations at this time. Councilor Hart agreed, adding that his concern is the absence of a statement in the plan that identifies that ability.

Responding to a question from Councilor Newton, Mr. Spencer stated that the streetscape plans will include looking very specifically at what opportunities are available for parks.

Councilor Newton also asked about potential drainage problems along the Claggett corridor. Mr. Spencer indicated that the drainage information has been taken directly from the City's Master Drainage Plan.

Responding to a question from Mr. Hansen, Councilor Hart stated that he would prefer that low income housing be included as a goal at this point rather than as a budgeted item. Mr. French indicated he would support this concept. Mr. Spencer suggested the wording in the plan might be stated as "Support the development of housing for low and moderate incomes."

Mr. Zaitz expressed concern that such a statement might raise the expectations of individuals in the community where, in contrast, there would not be any concrete assistance. Councilor Fischer agreed with Mr. Zaitz' comments, adding that she would hope that future City Councils would address the issue if problems are present.

Mr. Watson indicated his understanding of Councilor Hart's concern as one of a sense of responsibility. Councilor Hart stated that this urban renewal money may present the one and only time in the near future where the City may be able to support this type of project.

Mr. Zaitz suggested that Councilor Hart get together with several Advisory Committee members and City Council members to discuss this issue. Councilor Van Meter concurred in this idea, indicating that he would sit on such a committee.

Mr. Kupper stressed that there is nothing contained within the proposed urban renewal plan that would require anyone to be relocated. He noted that the wording in the proposed City Council ordinance with respect to housing displaced persons is required.

Ted Anagnos, representing the Keizer Chamber of Commerce, expressed strong support for the plan from the business community. The plan, he indicated, offers not only an improvement in the aesthetics, but also a tool to encourage diversity in the types of business. Mr. Anagnos stated that the residential community would improve along with the business community in terms of pride in ownership. A healthy business community helps to support the entire community.

Responding to a question from Mr. Hansen, Mr. Anagnos indicated that while he has not received any specific comments from Cherry Avenue property owners, the Chamber has held two well publicized, but sparsely attended, meetings. While there was no groundswell of opposition, there also appeared to be no great interest taken in the plan.

Tim Smith, a member of the Advisory Committee, indicated he received telephone calls from residents in the Weeks Drive/Cherry Avenue area. They appeared to be in support of the plan.

There was no response from Mayor Orcutt's invitation for members of the public to speak.

Mr. Spencer thanked the Advisory Committee for their work on this plan, and for the many meetings they attended. The Advisory Committee has recommended to the Planning Commission and the City Council that the plan be adopted. The Planning Commission is recommending to the City Council that the plan be adopted. The Planning Commission has found that the proposed urban renewal plan is consistent with the City's comprehensive plan.

Councilor Newton asked about the consequences should future Federal dollars be significantly reduced or eliminated. He noted that the existing level of City services will need all tax dollars available to sustain those services. Mr. Otterman responded that the City Council could, after public hearing, dissolve the urban renewal project provided there is no bonded indebtedness.

Mr. Hansen thanked the members of the Advisory Committee for the excellent job they have done on the plan.

Ms. Meier commented that she would support the addition of the statement regarding low income housing. Mr. Hansen concurred, adding that the term "support" does not necessarily include financial commitment.

Ms. Meier moved to add Objective 13 to state, "Support development of housing for low and moderate incomes." Mr. Grenz seconded the motion.

Mr. Dunn indicated that perhaps the City Council may wish to consider such development in areas of the city outside of the urban renewal district. Mr. Otterman explained that the plan cannot

contain an objective that would affect other areas of the city.

Mr. Watson noted that the most likely location for low to moderate income housing is in the south end of town, however, he would prefer to not lock this in by stating that such development must occur in that location. Mr. Grenz noted that the residential and urban transition property is located in the southern end of the district. Mr. Hansen recommended there be a balance.

With respect to the motion to include Objective 13, Mr. Watson suggested the term "encourage" be used rather than "support".

The motion passed unanimously on the following vote:

AYES: Dunn, Grenz, Hansen, Watson, Meier (5)
NAYS: None (0)
ABSENT: Youse (1)

Mr. Grenz moved to adopt an order recommending approval of the North River Road Urban Renewal Plan. Ms. Meier seconded the motion. The motion passed unanimously on the following vote:

AYES: Dunn, Grenz, Hansen, Watson, Meier (5)
NAYS: None (0)
ABSENT: Youse (1)

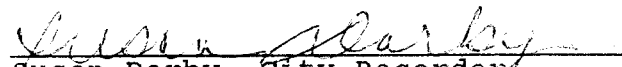
COMMUNITY
DEVELOPMENT
DIRECTOR

SET NEXT
MEETING

Mr. Otterman informed the Planning Commission that the City has hired John Morgan as the City's Community Development Director. Mr. Morgan will be in attendance at the next Planning Commission meeting on October 10.

There being no further business to come before the Commission, the meeting adjourned at 8:52 p.m.

Respectfully submitted,


Susan Darby, City Recorder