JOINT
CITY COUNCIL, KEIZER URBAN RENEWAL BOARD AND PLANNING COMMISSION
WORK SESSION
AGENDA
Wednesday, July 28, 1999
5:30 p.m.
Police Auditorium

1. CALL TO ORDER

Mayor Bob Newton called the meeting to order at 5:35 p.m.

2. ROLL CALL

The following members were present::

From the City Council:
Bob Newton – Mayor, Garry Whalen, Lore Christopher, Craig Campbell, Jim Keller, Jerry McGee and Jacque Moir

From KURB:
Tom Wood, Rick Curry, Rick Roemer, Stan Compton and Bob Ohrn

From Planning Commission:
Bill Wolf, Bruce Anderson, Dick Inman, June Abbott, Dan Nelson and Manny Martinez

Absent:
Don Jensen, Jim Taylor and Jere Clancy

Staff:
Wally Mull – City Manager, Maria Meier – Planning Department and Tracy Davis – City Recorder

3. APPEARANCE OF INTERESTED CITIZENS

No interested citizens came before the group.

4. DISCUSSION

➢ ***Urban Renewal Strategic Plan***

Consultant-John Morgan gave an introduction of the handouts he submitted which included the action plan and major capital projects.

Mr. Morgan explained that KURB had been working on this project which would cause a significant positive impact on the community over the next decade. He noted that detail work was needed and the development of specific strategies to enable the coordination between staff and revenue issues. Mr. Morgan defined bonds that had been accomplished since 1990 including the River Road Design Plan, Cherry Avenue Design Plan and the Chemawa Interchange. He shared that there was approximately five years left in urban renewal and it was time to prioritize and list the projects for completion.

Mr. Morgan shared the summary including purposes and objectives of the 21st Century Renewal Strategy. He noted projects that had been completed from the 1990 plan, projects left for completion and the strategy that KURB had laid out over the past nine months.

Responding to questions Mr. Morgan noted that facilities development would be worked on by the staff. City Manger Mull indicated that he was taking a more active roll in this development and shared that three to four new businesses were looking at property to develop. Those included Skyline Ford next to Burger King on River Road, Blockbuster video was looking at LaBrisa and the Wendy's Restaurant Chain was reviewing property north of Baskin Robbins.

Councilor Keller suggested closing and shrinking the boundaries of the urban renewal for projects that had been completed. Mr. Morgan indicated that if this were done if would reduce the income that the City receives.

In response to questions Mr. Mull noted that the boundaries of the Urban Renewal District included all properties from Plymouth Street, north on River Road and Cherry encompassing the commercial corridor, including Chemawa Road north to Country Glen, west of River Road to Staats Lake and east of River Road to Whiteaker Middle School and out to the Baseball Stadium.

There was discussion among the grouppregarding the need for sidewalk improvements along Chemawa Road. With the increased pedestrian traffic from the Skate Park safety was a big concern. Mr. Mull noted that this was not a project identified for this year but could be reviewed next year.

The group discussed the driveway access issue and Mr. Mull noted that staff addresses this issue on all new developments with the possibility of combining driveway access.

Responding to Mr. Wolf's concerns Mr. Morgan shared that the plan identified specific sites for targeted planning with the planting of trees, landscaping and sidewalk frontage. Mr. Morgan noted that $75,000 was budgeted this year for this type of project.

Mr. Mull shared some of the areas where this type of project would be taking place that included the complex north of Abby's and in the fall planting would take place along Cherry Avenue.

Mr. Morgan explained the plan including gateways when entering into Keizer. With further discussion it was suggested that safety needs were of a higher priority than aesthetics.

Councilor Christopher expressed her concerns with the properties at River and Chemawa being a possible public plaza because of the high volume of traffic and the safety issues at that intersection.

Mr. Morgan felt that this area was important in the city defining itself 25-30 years from now. After further discussion Mr. Morgan suggested that KURB focus on this issue at their next meeting and make a decision on where to go.

Under the Design Theme it was the consensus of the group that banners were an expensive item that would not be pursued. Mr. Morgan explained additional design themes that included green corridors, and for new construction the idea of incorporating peak roofs and molding.

An extensive discussion took place regarding the mandating of specific design plans and the benefits to the community. It was suggested that a study group be formed to study this issue.

Councilor Keller requested that the Council review the various projects listed In the plan and write their comments for each project listed. He felt this would assist KURB in their discussion and decision making.

Mayor Newton explained the plan and funding for the Chemawa Activity Center which currently included $500,000 to bring the sewer line to the north end of the facility. He requested input from the group.

Councilor Keller shared his wish to seek a feasibility study to research if the city decided to complete the infrastructure for this area what the cost would be and if it was felt to be a doable project to take it before the voters to ask for the urban renewal cap to be expanded.

There was a lengthy discussion regarding past information pertaining to the Chemawa Activity Center. Access to the property was a main concern and cost in allowing the plan to move forward and whether a feasibility study done now would be of benefit if this were not pursued in the next couple of years.

Tina Sloan- Urged the group not to wait. She felt extensive studies had been done and developers would not wait for more studies as there was an abundant amount of activity taking place along the interchange.

Mitch Teal, Prudential Real Estate- Shared he was part of the study that took place two years ago. He went into a history of the past study. Mr. Teal indicated that he was aware of two individuals that would be willing to come in and develop the Activity Center, but would not do it without the interchange or without the commitment of the City.

Mr. Morgan shared that he felt the largest stumbling block was the assembly of the land. He indicated that a developer would be more likely to deal with one land owner as opposed to having to deal with the 25-30 owners in the discussed area and meet all their needs.

Responding to Mr. Mull's answers Ms. Sloan indicated that there had been buyers interested in the land. Ms. Sloan stated that Waremart had offered to purchase the land and that most of the land owners were in agreement with the price offered, but felt that the City blocked the sale by not agreeing to work with developing the infrastructure for that area.

After an extensive discussion it was the consensus of the group to listen to the presentation from Prudential Real Estate on August 18, 1999 at 5:30 p.m. The group would review the second and third strategies of the plan in a work session on August 25, 1999 at 5:30 p.m.

4. ANNOUNCEMENTS AND AGENDA INPUT

As above

5. ADJOURN

Mayor Newton adjourned the meeting at 7:30 p.m.