Minutes
River Road Redevelopment Board
Wednesday, May 25 1994
City of Keizer Library

CALL TO ORDER:

Chair Hardison calls the meeting to order at 7:10 pm.

ROLL CALL:

The following members are present: Art Gottfried, Tim Smith, June Abbott, Shannon Blake-Theiss, Donald Porter, Mark Grenz and Chair Hardison. John Morgan, Staff Liaison and Jim Keller.

APPROVAL OF MINUTES:

Chair Hardison moves approval of minutes from the regular R3B meeting held on March 30, 1994; Ms. Abbott seconds. Hearing no objection, the motion carries.

ANNOUNCEMENTS:

Mr. Morgan reviews the Folger/Hydrotube property issue. Paul Wittenberg is buying the property and is reviewing ideas for the development of the property. The zone for the north end of the property will Mixed Use; the south end's zoning will go from Commercial Retail to Commercial General. The Hydrotube property is being proposed for emergency medical offices.

The odds for obtaining large-scale developers for the mini-warehouse land is minimal. Also, the access of the property for retail space may not be attractive to a retail developer. The land re-use will go to hearing toward the end of June. The question of street signalization will be answered before the date of the hearing.

Mr. Porter speaks to the issue of City expansion. The businesses that may be involved in future expansion will need a place to locate; perhaps the Board needs to look at pre-planning and the long-term goals of the City. The mini-warehouse storage areas are a good addition for the time being. However, the long term installation must be considered.

Mr. Gottfried asks about the houses that have recently been put up for sale along Cherry Ave. Mr. Morgan replies that this is a speculative act, due to the fact that the houses were placed on the market soon after the Cherry Ave. plan appeared in the paper.

Boucher Jewelers has reviewed the access management program and how they can conform to it. They are particularly concerned with conforming to the driveway ordinance.

Tuesday, May 23, the trenching started along River Road with no complaints. Mr. Keller states that the problems were minimized by keeping the local businesses and residents informed of the progress. Ms. Blake-Theiss comments that traffic might become a problem if the two areas of work coincide. Mr. Morgan responds by stating that the workers are on schedule and it should not be a problem.

Ms. Blake-Theiss returns to the issue of the property management--what will the mood of the city be in 20 years? Mr. Morgan replies that there exists a document on the vision of the city and this document will be provided to Ms. Blake-Theiss for her review.

The Board reviews the mobile taco stands and their conformance to the temporary business ordinances. The ordinance is basically a registration process to provide a contact name of the business and their location. Mr. Morgan affirms that these taco stands are in compliance.

Mr. Morgan reviews the economic development plan. Individuals have expressed their concern over what buildings exist along River Road. Keizer's zoning ordinance is archaic in that it allows the City to craft zone changes to allow "good" land use. There has not been a sense in the community that it wants a particular design theme. Mr. Grenz confirms that Keizer is allowing numerous zones to broaden the use of the land. In addition, using the Multiple Use zone as a base gives less control, but it allows for many uses of the land. The land use will be regulated, but the building appearance, as of now, is unregulated.

Mr. Porter states that the Board needs to make sure that River Road and Keizer in general is kept neat and consistent.

<u>Mr. Porter moves to table the design standards of River Road and address the inclusion of non-profit interest until the design becomes more consistent; Mr. Grenz seconds. Hearing no objection, the motion carries.</u>

DISCUSSION

Cherry Avenue Design Plan

Mr. Morgan reports on the progress of Cherry Avenue. There is traffic monitoring taking place currently to address to questions of traffic flow and volume.

Urban Renewal Agency Budget

Mr. Morgan states that the committee is not submitting to Council the recommendation of R3B taking the full increment available that will provide revenue to business owners. The Agency rejected the budget recommendation because there was an added, unexpected line of language in the proposal. Mr. Keller states that the cost of Iris Lane has jumped to $300,000 from around $180,000. The actual costs of undergrounding along River Road is similar to the Iris Lane cost jump issue. Mr. Morgan states that Iris Lane has been discussed with Council and the alternative of improving other east-west streets in lieu of Iris Lane.

Property Improvement Program recommendations are at $408,000. Council is not putting up money until a program is adopted. The recommendation from committee goes to hearing on June 20, 1994 for adoption before the new fiscal year.

Mr. Keller states that Keizer residents do not like or understand the urban renewal project. Mr. Morgan replies that people do not yet appreciate how the renewal project will improve the market value of Keizer residences, but money does need to be spent to obtain the results. Ms. Blake-Theiss states that perhaps the project may need to be marketed that simply, instead of using industrial terms. Mr. Porter comments that education will not have the effect of coming to one of the budget meetings. Chair Hardison affirms the statement that some individuals want the livability of the community without paying the price. Discussion ensues among the Board on voting and budget issues.

Returning to access management, Mr. Morgan comments on finishing the River Road plan before both plans go to Council.
Access Control Standards -- A Bill for an Ordinance refers to driveways in three instances. Mr. Morgan reviews these instances which include the occupation of original gross floor area. Boucher Jewelers has been provided with guidelines on their new drive. Maintenance agreements on the easements will have model language for easier access to the agreement. Ms. Abbott asks about the specification of driveway size or lack thereof in the document. Mr. Morgan replies that leaving the space blank is purposeful in that the agreement will be specific to the drive in question. Mr. Morgan recommends approval of the ordinance from the City Commission and a completed River Road plan before submission to Council. Mr. Keller expresses concern over grandfathering some driveways. Mr. Morgan clarifies that the curb cuts and the closing of the drive is up to the volition of the property owner.

> <u>Mr. Porter moves to recommend approval of the Access Control Ordinance and its subsequent hold in Commission before sending the document to Council; Mr. Smith seconds. Hearing no objection, the motion carries.</u>

Land Service

Keizer is considering varying ways of providing business owners with funds to improve their businesses along River Road. Low-interest loans may be better than grants because other governmental agencies have had more success with public response on low-interest loans.

Mr. Porter comments that he has two side-by-side land owners that may be absentee and therefore not available for improvement of their land. These land owners will meet the City requirements, but will do so at minimal cost.

Mr. Morgan comments on canopies and how they are not facades. Chair Hardison suggests awnings, landscaping and new facades as methods of improvement. Other ideas from the Board for low-interest loans were: driveways, joint parking facilities, access for public parking, painting, paving of lots, concrete sidewalks, signage, money limits, geographic division. Mr. Morgan states that most communities look at need-based availability in terms of loaning monies. Chair Hardison asks if this is a first-come, first-served program. Mr. Morgan replies that it is, according to the windows of opportunity as they present themselves.

Mr. Morgan states that once this loan system is in place, Keizer may be able to go through the small-business loan fund with the federal government.

UPCOMING MEETINGS

There will be a public hearing on the Urban Renewal Agency Board's budget on June 20, 1994 at 6:00 pm.

The next regular meeting of R3B will be June 22 at 7:00 pm.

ADJOURNMENT

Mr. Grenz moves to adjourn the meeting at 8:50 pm; Mr. Porter seconds. Hearing no objection, the Board stands adjourned.

Submitted by Katheryn Yetter
5-26-94