



MINUTES
RIVER ROAD RENAISSANCE ADVISORY COMMITTEE
Tuesday, May 24, 2005 – 5:00 p.m.
Robert L. Simon Council Chambers
Keizer City Hall

Christine Dieker, filling in for Brandon Bay, called the River Road Renaissance Advisory Committee meeting to order at 5:07 p.m.

Present:

Christine Dieker	Chamber of Commerce
James Taylor, Vice Chair	Keizer City Council (5:35)
Lore Christopher	Mayor (5:45)
Hank Tarter	Claggett Creek Representative
James Hupy	Chemawa Representative
Jim Nardi	Gateway South Representative
Cliff Voliva	Gateway North Representative
Renee Braun	Sunset Triangle Representative
Stuart Crosby	Keizer Urban Renewal Board Representative
Jack Lowery	Planning Commission Representative
Chris Arnett	Traffic Safety Commission Representative
Tom Fox	Citizen At Large

Absent:

Brandon Bay	President, Chamber of Commerce
Vickie Hilgemann	Keizer Points of Interest Representative

Also Present:

Nate Brown	Community Development Director
Shane Witham	Keizer Zoning Technician
Debbie Lockhart	Deputy City Recorder

Approval of Minutes:

It was moved and seconded to approve the May 10, 2005 River Road Renaissance Advisory Committee minutes. Motion passed unanimously by all members present. (Tarter, Fox, Hupy, Lowery, Crosby, Voliva, Arnett, Nardi and Braun)

Appearance of Interested Citizens – None

Temporary Signs for Districts (Update) ~ Nate Brown showed the colors chosen for the five districts pointing out that deeper, richer tones had been selected so that perhaps they could be carried through in other aspects of design themes in the various districts. Discussion then followed regarding the brackets that would be used for the

banners and the location of each of them. After considerable deliberation members agreed to use the Christmas decoration brackets and purchase the remaining of brackets needed to hang the banners in the appropriate locations.

It was moved and seconded that city purchase brackets necessary to hang the banners in the appropriate locations and stay within the budget in the most effective manner. Motion passed unanimously by all members present. (Tarter, Fox, Hupy, Lowery, Crosby, Voliva, Arnett, Nardi, and Braun)

Wittenberg Property Subcommittee Report ~ James Hupy reported that the subcommittee had met and set up a meeting with Mr. Wittenberg for Thursday with the hope of determining Mr. Wittenberg's bottom line, so there will be a report at the next meeting. Additionally he gave a copy of the Implementation Plan to a local landscape architect for his input on the property and possible uses for it. Christine Dieker distributed a booklet which was presented to the Budget Committee regarding a possible 45th Parallel park on the site. Discussion followed at length regarding uses for the area and benefit to the community as a whole.

Nate Brown reported that Council had endorsed the three top projects on the priority list and requested that the committee develop the proposals further and discuss how to reach the goals, perhaps partnering with the Chamber rather than using Urban Renewal funds. Lore Christopher summarized that Council had given conceptual approval asking that it be taken to the next level working out details, funding, partnerships, etc.

Discussion continued regarding the advisability of acquiring this property and taking it off the tax rolls. Lore Christopher pointed out that Council will not support the purchase of the property if the citizens don't. It was agreed that public support might be increased if specific plans were made for year-round use of the property. Additionally, it was agreed that this would need to be a cooperative effort with Mr. Wittenberg and that friendly condemnation might be appropriate and beneficial to both parties. Including the 45th Parallel arch might encourage community involvement in the project and possibly trigger donations.

Master Planning Process ~ Cliff Voliva reported that he had met with the Director of Urban Studies at Portland State and inquired as to the feasibility of having students help out with the design of the project. His response was not enthusiastic due largely to the timing, since school would not commence until September. The Director, however, gave Mr. Voliva a list of landscape architects he could contact including a person at the University of Oregon, which he, in turn, gave to Nate Brown. Nate reported that he has left messages but not heard back.

Mr. Brown distributed a list of basic elements tying districts together for the master plan. The suggested elements which would be part of each district are:

- ❖ River Element
- ❖ Iris Element
- ❖ Distinctive Paving Element
- ❖ Public Art/Furniture Element
- ❖ Historic Element

Discussion followed at length regarding the various elements. Lore Christopher suggested adding a "Tree Element" as an alternative to the landscape buffer. Following discussion, it was the consensus of the group to include trees in the basic elements for each district. It was suggested that drinking fountains be placed in each district as well.

It was moved and seconded to support the 5 concepts with the addition of streetscaping as another concept. Motion passed unanimously by all present. (Tarter, Fox, Hupy, Lowery, Crosby, Voliva, Arnett, Nardi, Taylor, Christopher and Braun)

Cherry Plaza/Sunset Triangle ~ Nate Brown reported that the area in question measured approximately 2600 square feet and it was assessed at \$10 per square foot. He pointed out that an appraisal would be costly and asked for guidance from the committee on an appropriate offer for the property. Discussion followed regarding non-conforming uses and friendly condemnation.

It was moved and seconded to direct staff to approach the owner of the property and set an Executive Session to decide on the amount. Motion passed unanimously by all members present. (Tarter, Fox, Hupy, Lowery, Crosby, Voliva, Arnett, Nardi, Taylor, Christopher and Braun)

Other Business

Discussion took place regarding the elimination of the last two items on the Priority list. It was moved and seconded to eliminate item 21 only from the list. Motion passed unanimously by all present. (Bay, Taylor, Christopher, Tarter, Hupy, Nardi, Voliva, Braun, Hilgemann, Crosby, Lowery, Chris Arnett and Fox)

Next Meeting ~ Tuesday, June 28 at 5:00 p.m. – Trip to Lake Oswego

Adjournment ~ The meeting was adjourned at 6:31 p.m.