Keizer Urban Renewal Board
MINUTES
Wednesday, May 22, 2002
5:30 p.m.
Keizer City Hall - Conference Room B

1. CALL TO ORDER

Chair Wood called the meeting to order at 5:38 p.m.

2. ROLL CALL

The following members were present: Tom Wood, Tom Callanan, Bob Plata, Greg Rands and Jim Taylor

Absent were: Stuart Crosby, Greg Frank and Stan Compton

Also present were: Council Liaison Michel Gaynor, City Manager Christopher Eppley, Planning Director Maria Meier and Staff member Cathy Meeks.

3. INTRODUCTION OF NEW MEMBER-*Gregory McLeod*

Planning Director Maria Meier noted Gregory McLeod would be joining the Board at next months meeting.

4. APPROVAL OF MINUTES FROM:

➢ **November 28, 2001**

Greg Rands moved for approval of the November 28, 2001 minutes as written. Bob Plata seconded the motion and carried, all present voting aye.

5. APPEARANCE OF INTERESTED CITIZENS

No interested citizens appeared before the Board.

6. OLD/NEW BUSINESS

➢ ***Update on Chemawa Activity Center Plan-Proposed Keizer Station Plan***

Mrs. Meier provided an overview of the proposed plan and the history behind the Chemawa Activity Center Plan. She also summarized the areas involved and outlined the current proposed plan (staff alternative Keizer Station Plan) versus the Chemawa Activity Center Plan.

Staff answered questions from the Board relating to zoning and the work being done with the Siletz and Grand Ronde Tribes to obtain an easement for infrastructure access onto the site.

Ms. Meier reported that the City Council would be holding a public hearing on the staff's alternative plan, as recommended by the Planning Commission, on June 3, 2002. In addition Ms. Meier summarized the SKAPAC process and the involvement of City of Keizer, Salem, Marion and Polk Counties and their role as an advisory committee.

Ms. Meier shared in the meeting of the elected subcommittee of SKAPAC that the jurisdictions all voted in favor of the staff alternative plan with the exception of the City of Salem. She also outlined the restrictions added to the staff's alternative plan, which included limiting the size and number of retail buildings.

Responding to questions, Mrs. Meier reported that Northwest National, LLC stated that they supported the staff alternative plan, but did express some concern regarding the suggested 40-foot buffer along the residential zone. During the public hearing Northwest National also expressed their wish that the restrictions on the size of the retail buildings be eliminated, as well as, eliminating the 75/25 requirements in the EG zone.

Mrs. Meier reported that the public hearing regarding the land use process had remained open, and she urged the Board to participate in the public process.

City Manager Eppley and Mrs. Meier provided information regarding the infrastructure (jug handle) at the site. The areas of this project within the Urban Renewal District were outlined by staff. Mrs. Meier indicated that Finance Director; Susan Gahlsdorf would be addressing the Board during June's meeting to provide additional information to the Board regarding the Urban Renewal District.

➢ ***Updates on Urban Renewal Projects FY 01-02***

Planning Director Maria Meier provided an update of Urban Renewal projects that had been completed within the past year. She referred to page 20 of the budget for the Board's convenience. Staff answered questions from the Board pertaining to the projects listed and the future of the urban renewal district.

➢ ***Update on Keizer Futures Project and Discussion for potential River Road Corridor Master Plan***

City Manager Eppley provided a summary regarding the Keizer Futures Project and furnished a handout of "*Critical Issues Categories List*". He indicated that in an effort to assist with future planning the task force has submitted a grant application to COG (Council of Governments) requesting $75,000 to hire a consultant. City Manager Eppley expressed his hope that the Board would participate actively in this project in coordination with the Chamber and other organizations throughout the city.

City Manager Eppley excused himself from the meeting at 6:40 p.m.

7. ANNOUNCEMENTS AND AGENDA INPUT

Chair Wood encouraged all members of the Board to attend June's meeting. The Board discussed the date and time of the June meeting and decided to change the date of the meeting to Tuesday, June 25th at 6:00 p.m.

8. ADJOURN

Chair Wood adjourned the meeting at 6:48 p.m.