



MINUTES
KEIZER URBAN RENEWAL AGENCY
Work Session
Monday, May 17, 2004
Keizer City Hall
Robert L. Simon Council Chambers
Keizer, Oregon

CALL TO ORDER

Chair Christopher called the session to order at 6:00. Roll Call was taken as follows:

Present:

Lore Christopher, Chair
Charles E. Lee
Jim Taylor
Jacque Moir
Judy Smith
Richard Walsh
Michel Gaynor

Staff:

Nate Brown, Community Development Director
Chris Eppley, City Manager
Shannon Johnson, City Attorney
Rob Kissler, Public Works
Marc Adams, Chief of Police
Tracy Davis, City Recorder

Also Present:

Bob Thompson
Jeff Benner

**PUBLIC
TESTIMONY**

None

**ADMINISTRATIVE
ACTION**

**a. Update by
Developer on the
Keizer Station
Master Planning
Effort for Area A**

Bob Thompson with Northwest National LLC reviewed the progress on Keizer Station noting that progress is being made towards acquiring land and adding that there may be one or two landowners who may be unwilling to reach an agreement.

He continued that ODOT is a concern. It is hoped that the City will help them get the attention of the appropriate people. Chris Stanley, who is very knowledgeable and works with ODOT on a regular basis has been trying to reach the appropriate people for discussion, the Tribes are using their contacts as well. Hopefully, by speaking to the appropriate people, the process will be expedited.

Referring to tenants: Lowe's has signed a binding agreement and is

anxious to open for business. Target has a letter of intent and wants possession of the property in November 2004 in order to open their store in October 2005.

Mr. Thompson continued that he will be attending a convention soon and has appointments with 35 possible tenants who have expressed an interest, including Cost Plus, Ross, Subway, Barnes & Noble, Bed Bath & Beyond and Krispy Kreme.

Jeff Benner presented maps and offered explanation focusing on transportation, pedestrian walkways and signage. Nate Brown added that the City will be working with the developer to reduce sign clutter and develop signage that would be acceptable to all parties as well as offer effective direction. Mr. Benner added that different colored and/or textured paving materials will be used around the development along with landscaping, trees, water features and trellises. He explained that there are 399 trees on the property at the present but 351 are being removed because they are diseased or in the right-of-way or wetlands. Only 9 of the original trees will be saved but many new trees will be planted.

Discussion continued regarding using 35th as an access for the development. Rob Kissler reported that there has been some discussion with Marion County, but it has been determined that the proposed internal road system being presented would not only handle the traffic generated from Keizer Station, but would also handle anticipated growth. Mr. Benner added that although final plans for 35th have not been made, the options remain open.

Charles Lee questioned the new Volcano stadium entryway and inquired if the developer has worked with them and reached an agreement. Mr. Thompson responded affirmatively. Mayor Christopher requested that Mr. Thompson get a memo from the Volcanoes for presentation with the plan at the City Council meeting or invite a representative to attend the meeting on the 7th.

Mr. Thompson explained that on June 7 the Master Plan will be formally presented to City Council. Judy Smith requested that a Public Hearing be held on June 7. Nate Brown said he could try but he would have to check the notice requirements.

OTHER BUSINESS

None

ADJOURNMENT

The meeting was adjourned at 6:58 p.m.

APPROVED:

Debbie Lockhart
Debbie Lockhart, Recording Secretary

Lore Christopher, Chair

AGENCY MEMBERS

Michel Gaynor
Michel Gaynor

Jim Taylor

Judy Smith
Judy Smith

Charles E. Lee
Charles E. Lee

Jacque Moir
Jacque Moir

Richard Walsh

Minutes approved:

June 21, 2004