

Depoe Bay Urban Renewal Plan Development Committee  
Public Meeting # 1  
Thursday, March 13, 2008 – 6:00 pm  
Depoe Bay City Hall

PRESENT: Pete Cameron, Carol Connors, Dick Johnson, Barbara Leff, Valerie Sovern,  
ABSENT: Jeanine Buck, Loren Goddard, Steve Hausotter, Bill Spores, Terry Wideman

CONSULTANT: Charles Kupper, Spencer & Kupper  
STAFF: City Planner L. Lewis, City Superintendent T. Owings, City Recorder P. Murray

Kupper started the meeting with introductions followed by a review of urban renewal basics (copy of handout attached). It was noted that community involvement is important to the process, a notice is mailed to all property owners for the council hearing at which the proposed ordinance to enact an urban renewal district is presented. The ordinance must be non-emergency ( effective 30 days after date of adoption). The city's pre- 2001 bond rates may be affected if a district is formed, staff will research. It was clarified that revenue foregone involves only properties within the urban renewal district.

#### Process and Timetable for Developing the Plan

If the urban renewal plan is adopted by the end of August, effective before October 1<sup>st</sup>, then the assessed values of properties are frozen as of January 2007. This is important because of development that has occurred in 2007, which would increase values for the district. The ordinance must be effective before October 1<sup>st</sup>, notice to property owners is typically provided 2 – 3 weeks prior to the adoption hearing. The plan should be ready by early July to provide to taxing bodies and schedule for Planning Commission review at their August 13<sup>th</sup> meeting, with the council adoption hearing scheduled for the August 19<sup>th</sup> council meeting. Tonight, the boundary should be determined, and work will begin on goals and objectives. At the second meeting goals and objectives will be finished, with meeting three to finalize. Financial aspects and impacts will be reviewed at meeting four. The second meeting was scheduled for Thursday, April 3<sup>rd</sup> at 6:00 pm.

#### Principles of Plan Boundaries and Draft Boundary from the Feasibility Study

An urban renewal district is limited to a maximum 25% of assessed value and land area of the city and the boundary must be contiguous, include areas of potential value growth and project areas (spending is confined to within the boundary). Lewis reviewed the map showing the boundary identified during the feasibility study. It was suggested to include lots west of Conway Avenue for a future parking structure with retail shops. This potential project would include extra strengthening of the first level (shops) to support a second level for parking between Bay Street and Collins Street. It was agreed to include these lots since it wouldn't exceed the 25% limits. It was suggested to include the lot between City Hall and the highway and the Kids Zone property owned by the city. Lewis noted the lot between City Hall and the highway is already included. Kupper encouraged not meeting the 25% maximum to allow flexibility later on after plan adoption. Updated information on assessed values will be needed and the 25% value limit will be reviewed. It was suggested to include a lot east of Bay Street across from the Community Hall for possible acquisition for parking.

#### Plan Goals and Objectives

Owings asked how project priorities are determined. Kupper explained that typically priorities are not included in the plan, but are determined annually in the Renewal Agency's budgeting process. Kupper

reviewed his handout which provided two samples of lists of goals (copy attached), noting that ORS 45 requires a list of goals be included in the plan. He clarified that the List of Goals is not the Project Activities which will be discussed later. It was agreed to use the short list approach and after discussion the following List of Goals was produced:

- Implement the Downtown Refinement Plan
- Increase Pedestrian Safety
- Increase and Improve Public Spaces
- Increase Parking
- Improve/Repair Infrastructure (water, sewer, streets, storm drains), Utilities and Public Facilities
- Encourage Rehabilitation of Existing Buildings and Derelict Properties
- Improve Harbor Facilities

Kupper explained it takes time to accumulate money to do projects, generally funds grow slowly but it depends on the economy and development activity. Maximum indebtedness will probably be approximately \$20 - \$21 million based upon projections in the feasibility study, but the debt limit at any given time depends on available revenue.

Kupper asked committee members to think about the List of Goals for finalization at the next meeting. Specific projects will be included in Project Activities when that is discussed. Murray will provide meeting notes with the List of Goals to committee members. Kupper will provide information relating to project activities for the next meeting.

Topics for the April 3<sup>rd</sup> meeting will be:

- Review the Boundary
- Review the List of Goals
- Begin work on Project Activities

The meeting ended at 7:50 pm.