

Depoe Bay Urban Renewal Plan Development Committee
Public Meeting #2, Thursday, April 3, 2008, 6:00 pm
Depoe Bay City Hall

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

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

It was announced that Sovern has resigned from serving on the committee. Introductions were conducted since members were present that had not been at the last meeting.

Review and Make Final Decision on Project Boundary

Lewis reviewed the proposed boundary noting it is contiguous and the proposed area is less than 25% of the total area and value of the entire city. He identified the revenue areas, project areas and the properties added to the boundary at the last meeting (parcels lying between Collins, Conway and Bay streets for parking and the Shell Station and city-owned Kids Zone properties). The proposed area with these additions is between 20% and 21% of total city area. It was agreed to include these additional properties. It was suggested to include side streets along Collins St. since many are in poor condition. Discussion ensued on other streets that are in poor condition, the possibility of another urban renewal district in the future vs. adding to this plan. It was agreed to not include additional street areas at this time. Kupper noted that with the proposed boundary set, this information will be provided to the county assessor to obtain the necessary valuation information.

Review and Make Any Changes to List of Project Goals

It was agreed to change the word “derelict” to “substandard” in the goal “Encourage Rehabilitation of Existing Buildings and Derelict Properties”. “Substandard” being defined as not to code (fire, building, etc.). There were no other suggested changes to the list.

Discussion of Project Activities

The handout provided by Kupper on Eligible Kinds of Renewal Activities was reviewed. It was suggested that planning and administration activities be added. The Project List from the Feasibility Study was reviewed. Kupper noted that a balance should be reached between being too specific and too general in describing projects. Being too specific can result in being unnecessarily restricted, while being too general leaves questions on what the intended project is. He recommends not prioritizing projects in the planning stage, prioritization occurs annually in the budgeting process. Comments and revisions to the feasibility project list include:

Hwy 101 sidewalks south of the bridge, east and west sides- a question was raised on how far south the project extends, it was agreed the area is as defined in the downtown refinement plan (to Schoolhouse St)

Renovation of existing fire hall, or land acquisition and construction of new fire hall, city hall, public meeting facility Leff reported the fire department is researching this matter. No changes.

Development of harbor public docks, including upgrading electrical Changed to “Replacement of harbor public docks”

Development of additional vehicle parking, including boat trailer and RV No changes.

Land acquisition for new public building construction, parking and parks No changes.

Grant and/or loan program for private building improvements for leverage of urban renewal funds It was agreed to add “public” (..for private and public building improvements..).

Underground Utilities It was noted this is an expensive item, there were no changes.

More public restrooms No changes.

Street furniture, decorative lamp posts and pilings with rope, plantings, benches, etc. along Hwy 101 This item may be revised to “streetscaping” and include other areas (along city streets).

Implementation of Downtown Refinement Plan (DRP) Improvements- reconfigure travel lanes, medians, bicycle lanes, parking, sidewalks, crosswalks on Hwy 101 (south of bridge) Implementation of the DRP is pretty much what is on the list, to list the DRP is redundant. The DRP may include project details which may be included in the project listing. Kupper will work with Lewis on this.

Infrastructure improvements to meet demand of future development- water, sewer, streets, storm drain system, fire safety It was suggested to add specifics to this item.

Park improvements It was suggested to add land acquisition outside of the downtown area, for neighborhood parks. Kupper noted the plan will include an acquisition section for various purposes.

Stabilization of north bank of harbor No changes.

Development of harbor walkways It was noted this project could not be done until the stabilization of the north bank was completed. No changes.

Widen sidewalks on Hwy 101 bridge Difficulties in accomplishing this project were discussed, it was agreed to change this item to “Enhance pedestrian safety on Hwy 101 bridge”.

Hwy 101/Bay St traffic signal-upgrade with left turn signal No changes.

It was suggested to organize the individual DRP projects under “Implementation of the Downtown Refinement Plan”. Kupper reviewed the example he’d provided on Description of Projects, noting that all plans should include the following: Public Improvements with subcategories of specific projects, Preservation and Rehabilitation , Development and Redevelopment , Property Acquisition and Disposition with authorization and specifics, and Plan Administration. He will work with Lewis on preparing a draft project list in this format for the next meeting. Estimated preparation time is 3 to 4 weeks. He also will discuss impacts to the city’s debt service at the next meeting.

The plan development schedule was reviewed, it is anticipated that presentation to the city council for adoption will occur by the August 5, 2008 meeting, and presented to the Planning Commission in July. Kupper would prefer the presentation to the council occur at the second council meeting in July if possible.

The next step is for the council to adopt the ordinance that establishes the Urban Renewal Agency. (The council moved that the council would be the agency at the April 1, 2008 regular council meeting.) Leff reported that Councilor Jack Brown will be asking the council to reconsider this action to revise the membership to include public members and a job position for the agency.

Next Meeting and Agenda

It was agreed the next meeting will be on Thursday, April 24, 2008 at 6:00 pm.

A question was asked if the committee estimates project costs. Kupper replied no, that revenue estimates will be applied as was done in the feasibility study. A question was asked what happens upon adoption of the plan. Kupper replied that if the adoption is not overturned, the urban renewal agency would begin receiving tax revenue in 2009.

The meeting ended at 7:25 pm.