

Depoe Bay Urban Renewal Plan Development Committee  
Public Meeting #3, Thursday, April 24, 2008, 6:00 pm  
Depoe Bay City Hall

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

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

Kupper began review of the drafts he'd provided (copies attached to the original of these minutes).

#### Review Sample Renewal Plan Description of Project Activities

**700. Description of Projects to be Undertaken.** Kupper suggested adding a note at the beginning "The order of items is not indicative of priorities." to clarify that there is no implied prioritization of projects. The following changes were agreed upon:

Page 1, Section B, Improvements along Highway 101:

- Delete *New highway crosswalk with curb extensions and pedestrian refuge island between Post Office and Mall 101* since this project is completed.
- Revise *Improve vehicular circulation at the Post Office/Dairy Queen/76 Station* gas station.
- Delete *New double crosswalks across the highway at Clarke Street and Collins Street with curb extensions* since this project is currently underway.

Page 2, Section B (continued)

Add "Improvements to Local Streets" with bulleted items as follows:

- Coast Avenue
- Southpoint Street
- Bay Street

Page 2, Section F, Public Safety Improvements

Add bulleted item "Reconfiguration of highway lanes to improve traffic flow and safety."

Page 3, Section G, Public Buildings and Facilities

- Revise *Assist in renovation of existing fire hall or new construction of new facility.*
- Revise *Acquire and construct new public parking facilities to serve the area. Provide boat trailer and RV parking on the two lots just north of Schoolhouse Street between Highway 101 and Shell Avenue with access off Shell Avenue.*
- Revise *Replace harbor public docks, structural elements and ramps*
- Add "Provide boat trailer and RV parking."

Kupper noted a correction, that item number 5 should be 4 and number 6 should be 5.

#### Review Sample Renewal Plan Section on Property Acquisition

**800. Property Acquisition and Disposition Procedures** Kupper asked if eminent domain should be included, noting this is a policy issue. It was agreed to leave eminent domain in, with wording of the opening paragraph revised to read as follows:

“The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. The use of eminent domain is allowed for all public purposes of this Plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying ownership interest in all or part of the property to a private party for economic development by, or the commercial benefit of, the private party. All authorized uses of eminent domain will require approval by the City Council. All acquisitions of property will require an amendment to the Plan as set forth in Section 1100.”

A. Acquisition Requiring City Council Approval. Kupper asked if the method of City Council ratification should be by Resolution or by Ordinance. It was agreed to use Resolutions.

Kupper reviewed his handout on Effect on Bond Rates (copy attached to the original of these minutes), noting the excess urban renewal value is not included in calculation of the rate for the city’s bonds that were issued prior to October 2001. This exclusion results in higher rates, with the estimated rates shown on the handout. He will revise and include this document in the final draft of the Plan.

Questions or Comments from Committee or Public

A letter received from Bonnie Ross was reviewed and discussed (copy attached to the original of these minutes). It was agreed a response to Ross would be appropriate.

Next Meeting and Agenda

Kupper said that the list of assessed values is nearly finalized and once it is he will input the data into the financial section of the Plan for review at the next meeting. He estimates a minimum of two weeks time for this effort. After review at the next meeting, the entire Plan document will be formalized (by mid-June) then sent to taxing entities and the Planning Commission. It is hoped to present to the City Council by their second meeting in July.

The main objective of the next meeting is to review the financial information. Kupper will provide project categories and projected dollars available, the committee will determine distribution of dollars to each category by percentage. It was agreed that meeting #4 will be on Thursday, May 15<sup>th</sup>.

The meeting ended at 7:18 pm.