



**MINUTES**  
**WEST SALEM REDEVELOPMENT ADVISORY BOARD**

Wednesday, February 3, 2010 - 7:30 A.M.  
 West Salem Public Library  
 395 Glen Creek Road NW



**Members Present**

Alan Chen - Chair  
 Warren Bednarz – Vice  
 EM Easterly  
 Paul Gehlar  
 Dwayne Hilty  
 Tim Klarr

**Members Present**

Lyle Mordhorst  
 Kris Nelson  
 Tyson Pruett  
 Jennie Reisch

**Members Absent**

Teresa Campbell

**Staff Present**

Tim Padden – UD  
 Therese Van Vleet – UD  
 Courtney Knox – UD  
 Steve Downs – PW  
 Kimberly Moreland - CD

**Guests**

Joan Bennett – Truitt Bros.  
 Doug Detering - Resident  
 Gil Allen - Resident  
 Dan Clem - City Councilor

**1. CALL TO ORDER**

Chair Chen called the meeting to order at 7:37 AM, noting a quorum of appointed members was present. Chair Chen welcomed the newest Board member Mr Easterly. Chair Chen **MADE A MOTION** to approve the agenda as presented. The seconded **MOTION CARRIED** unanimously.

**2. APPROVAL OF MINUTES**

Ms Nelson **MADE AMOTION** to approve the minutes of December 2, 2009, as presented. The **seconded motion CARRIED** unanimously.

**3. APPEARANCE OF INTERESTED CITIZENS**

Chair Chen noted there were no citizens in attendance to address the board on items not included in the agenda.

**4. ITEMS FOR BOARD INFORMATION**

**Stormwater Annual Outreach Efforts** – Steve Downs, Public Works, Chief Utilities Planning Engineer

**Handouts:** *Implementing a Stormwater Utility, January 11* and *FAQs about the Proposed Stormwater Utility.*

Mr Downs noted the City of Salem January 2010 water/sewer bills separated sewer and stormwater charges, reflecting a change in how stormwater management is funded. The City of Salem, working through its Water/Wastewater/Stormwater Task Force, identified an opportunity to improve the equity of its wastewater rate structure. Historically, stormwater related costs have been recovered through the sewer rates, water consumption (flow) component and a fixed user charge. The fundamental question being: “What does water consumption have to do with managing stormwater runoff and why should this be the basis for charging customers for stormwater services?” As with other cities, the stormwater program costs will be recovered through a separate rate structure based on “impervious area” which is a widely accepted measure of stormwater system use or benefit.

Based on a recommendation from the Task Force, the City separated the stormwater program costs from the wastewater rates and is proposing to recover these specific costs through a stormwater rate based on each property’s impervious area. The new rate structure will not result in overall additional costs to City customers, as wastewater rates are being reduced to reflect exclusion of stormwater costs. Instead, the stormwater charge reflects an interest in improving the equity in the City’s utility rates – specifically, by recovering stormwater costs through a rate structure that more accurately and fairly recovers these costs from City customers.

Approximately \$10,000,000 is dedicated to stormwater from the wastewater funds. Separating the two funds will allow the City to align with federal Clean Water Act requirements for the 2010 permit. The average square feet of impervious surface for the 35,000 residential units is approximately 3,000, which will equal one equivalent dwelling unit (EDU). Areas with large impervious surfaces will have more EDUs and will pay more; others with pervious surfaces could pay less. If a property is improved to increased permeability its rates could be reduced.

Q. Won’t this change disproportionately affect businesses? Won’t it be another reason to leave Oregon?

A. Yes, it could impact businesses more. But, it’s not a reason to leave Oregon. It will encourage innovation to create permeability and use of stormwater.

- Q. Why are city streets excluded? Can't the City have retention ponds?
- A. Streets are part of the stormwater conveyance system which is used to carry off storm water. Under current Council policy the City doesn't charge itself for water/sewer. Additionally, there has been a shift in how roads are constructed to increase permeability, and new development is required to provide stormwater runoff facilities and must pay SDCs to connect to the City's drainage system.
- Q. How can the Board use this to encourage development?
- A. When the Board develops the Edgewater area it could encourage green space, and encourage engineers to get out of the mode of pipe, concrete, and steel. Possibly some type of infiltration amenity could be built along Second Street. The City is revising design standards and making code revisions to encourage low impact development.
- Q. Is there a built in contingency fund to encourage people to create permeable areas?
- A. Developers could get SDC credits for building in stormwater processes. If anyone reduces their impervious foot print they could get credits and reduce their EDU. The goal is to reduce overall stormwater runoff.
- Q. Residents use commercial parking lots that are impervious areas; no one wants to walk through mud to go shopping or to an appointment. Commercial businesses have parking lots to encourage residents to come to their place of business. Residential areas should share the EDU costs of where they work and/or shop. Wouldn't this encourage businesses to have gravel lots?
- A. The change should encourage porous paving, the use of bio-swales, etc. It's also a challenge to the City and the developer to look at how much parking space is really needed. The question may be, should businesses have massive parking lots geared to a once or twice a year event, or would it be better to share parking with other businesses and stagger events, or encourage alternate transportation?
- Q. What about properties that don't have water meters?
- A. If a property is contiguous with a building or lot with a water meter assigned, it will be added to that bill. If a lot or building has no water meter, it will receive a stormwater only account.
- Q. How does this fit with parking code requirements?
- A. That could be a future topic.

**Vision 2020: Entranceway and Wayfinding Project** – Courtney Knox, Urban Development, Downtown Revitalization Project Manger. **Handout:** *Vision 2020: Accomplishments To-Date* dated December 10, 2009.

Ms Knox noted Ms Nelson is a Vision 2020 Action Team member. Vision 2020 has 24 active projects, one of which is entrance way and way finding signage. Vision 2020 would like monument signs for entrances with smaller, similar signs for way finding to provide a uniform look throughout the City of Salem. She encouraged the Board to wait for the Vision 2020 findings. Ms Nelson volunteered to represent the WSRAB on the sign committee.

**Vision 2020: Bike/Pedestrian Group Update** – Paul Gehlar

Mr Gehlar noted about 30 people are in the Bike/Pedestrian Group (Group) with a core of very involved individuals from diverse backgrounds, groups, and agencies. The Group has four goals: 1) Develop better connections between East and West Salem, 2) Improve bicycle facilities; add more bike lanes and pedestrian bike paths, 3) Enhance pedestrian friendly, clean, and attractive sidewalks and streetscape, and 4) Create more riverfront and creek side corridors and trails. He shared a map of the bike paths and noted signage is complete for the bridge area. The hard part is getting bikes and pedestrians from Union Street Bridge to the Edgewater area. There is an interest in designating a path to connect the two areas. Also, the intersection at Glen Creek and Wallace Road will be widened in 2014 with multiple turn lanes, which will create challenges for bikes. The group hopes to have input in the design process.

- Q. Is there additional signage to Monmouth and Independence along Edgewater?
- A. The challenge is getting people from east Salem to west Salem. Once people are on Edgewater, the way is fairly clear. Additional signage can be brought up in the next Group meeting; possibly signs on how to get to and through Salem and the parks could be discussed.
- Q. The Neighborhood Association is concerned about the connection between the bridge and Edgewater. Can the signage be improved?
- A. The ultimate solution would be a better path. The Vision 2020 group is supportive of WSRAB efforts.

## **TGM Grant Update** – Kimberly Moreland, Community Development, Long Range Senior Planner

Ms Moreland related several City departments are working together to submit a Transportation Grant Management (TGM) request to the Oregon Department of Land Conservation and Development (DLCD), by March 12, to address parking and commercial issues. The funds would be used to hire a consultant to go beyond code amendments to discover ways to alleviate surface parking and discover why the existing codes are not being taken advantage of for new development. Large corridors will be examined. She encouraged the Board to contact her if they think other areas should be included in the proposal. The funding decision will be made by June. The main focus of the DLCD is the impact of autos on climate. Councilor Clem noted Salem City Council has not bought into alternate modes of transportation yet. The main idea behind the Edgewater revitalization is to make it pedestrian friendly and accessible.

## **5. ITEMS FOR BOARD ACTION**

**Edgewater/Second Street Action Plan** – Tim Padden, Urban Development, Economic Development Project Manager. **Handout:** *Edgewater/Second Street Redevelopment Action Plan*

Mr Padden reviewed his handout on the background, guiding principles, objectives, implementation strategy, findings, budget, and project categories of the Action Plan. He noted nothing has changed from the Leland Consulting Group's Draft Edgewater/Second Street Action Plan presentation in December in which the Board brainstormed projects for inclusion in to the Action Plan. Additionally, the cost allocations the Board reached consensus on were the same cost allocations in the Final Report. The Action Plan, which is a five year plan, will act as a "rolling" plan where projects in Year Two automatically become Year One projects at the conclusion of the 2010-11 fiscal year. The Action Plan will be updated annually. Projects will align with West Salem Urban Renewal Area goals, a mix of big and small projects, with a focus on geographically clustered projects, delaying projects potentially affected by the uncertainty of the third bridge. All projects and costs have been recommended by the Board. Leland will present the final report to the Agency on March 8, 2010, in a work session. A staff report will be presented at a future Agency meeting.

Discussion ensued about the look of the report. The photo of the West Salem Clinic on page six is mislabeled and the photo on page 18 was not appropriate and should reflect "multi-use," rather than multi-family structures. The Board was also concerned with the sentence "Avoid third bridge uncertainty" in the last paragraph of page eight. Mr Bednarz, Mr Klarr, and Mr Gehlar volunteered to word smith the paragraph with staff.

Mr Easterly **MADE A MOTION** to change the word "Avoid" to "Recognize" on page eight with the caveat the subcommittee would word smith that paragraph along with other changes. The motion was seconded by Mr Bednarz.

Mr Klarr offered a **FRIENDLY AMENDMENT** that the photo on page 18 be revised to reflect a mixed-use structure and the photo caption on page six be corrected to reflect the correct building name. The friendly amendment was accepted by Mr Bednarz and Mr Easterly. The **friendly amendment CARRIED** unanimously. Then the **motion CARRIED** unanimously.

Mr Easterly **MADE A MOTION** to approve the Action Plan with the above changes. The **seconded motion CARRIED** unanimously.

## **6. NEW BUSINESS**

### **Lighting in the Park**

Staff noted Public Works said the lighting project is going out to bid.

### **Tracking Projects**

Mr Bednarz suggested once the budget is funded the end of June and the projects have started, each Board member could volunteer to interact with staff and track a project. Staff suggested they provide a project matrix to show progress for each project along with a time line for completion.

## **7. ADJOURNMENT**

Chair Chen adjourned the meeting at 9:06 AM. The next meeting will be held March 3, 2010.

Visit the Department web page at [www.cityofsalem.net](http://www.cityofsalem.net) > Departments > Urban Development.

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