Green River
Urban Renewal Agency

Explore the SPIRIT of the NEW West

Urban Renewal Agency
Meeting Minutes
April 13, 2010

Members Present:
Bob Gordon, Chairman
Mike Frink, Vice Chairman
Sheridan Norberg
Jacque Driggs
John Canaday

Members Absent:

Also Present:
John Dahlgren, City Planner
Yvonne Kelley, Recording Secretary

CALL TO ORDER

Mr. Frink called the meeting to order at 12:06 p.m.

APPROVAL OF AGENDA

Mr. Norberg motioned to approve the agenda.

Mr. Canaday seconded the motion.

All votes were in favor and the motion carried.

CONSIDERATION TO APPROVE THE MINUTES OF MARCH 23, 2010

Mr. Norberg motioned to approve the minutes of March 23, 2010.

Ms. Driggs seconded the motion.

All votes were in favor and the motion carried.

CITIZEN REQUESTS AND OTHER COMMUNICATIONS

None

BUSINESS

1) Review of Map and discussion of blighted areas. The areas to be studied need to be determined at this meeting.

Mr. Dahlgren stated at the last meeting it was determined there would be five areas. The area in blue is most likely the area we can do a blight study on. One of the biggest issues with these areas is the lot sizes. What can you do with Lot #12? You would have to get a variance to put anything on it. That is one of the things the regulations allow the URA to do is recommend reconfiguring the lot sizes because they don't work. The regulations allow you to recommend changing the lot sizes, re-platting it.

Mr. Gordon asked, "When does that happen?"

Mr. Dahlgren replied you would change the zoning. To change all of the lot sizes there it would have to be under one owner.

Mr. Gordon asked, "What are the flood plain issues?"

Mr. Dahlgren replied there are flood plain issues. Anybody who puts something there has to get a flood elevation certificate. They have to see an engineer and the engineer has to say how high above the flood plain the structure needs to be.

Mr. Canaday stated there are utility issues too.

Discussion of pictures of blighted areas taken by Mr. Dahlgren . . .

Mr. Dahlgren stated the area that contains the apartments along Riverview Drive, storage units and the shopping center could be declared blighted because of age, access and condition of the streets.

Mr. Dahlgren asked, "What area do we want to start on first?"

Mr. Frink replied the Brandner area, which is the worst.

Mr. Gordon stated it has the most potential.

Mr. Norberg agreed.

Ms. Driggs agreed.

Mr. Dahlgren stated I will begin to do a formal blight study on the Brandner area and keep you updated.

2) Review of proposed Overlay Districts and new zoning map for former URA areas.

Mr. Dahlgren stated what we want the map to do is to show what the zoning overlay districts are.

Mr. Gordon asked, "What is the difference between an R-1 and R-2?"

Mr. Dahlgren replied mostly lot sizes; R-1 is 7,500, R-2 is 6,000.

Mr. Frink asked, "Was the Planning and Zoning Commission good with this too?"

Mr. Dahlgren replied yes. It's going before the City Council tonight at the workshop and then we'll do a public hearing next week. Again we sent out 207 letters to property owners and business owners in the district. I received around twenty requests for information. So far nobody has sent me any comments. Last time we did it for Planning and Zoning I had two people send negative comments.

3) Review of update to Council at the Council workshop

Mr. Dahlgren stated the City Council workshop starts at 6:00 p.m. If they want to know what's going in with the URA I can let them know.

COMMISSIONER AND STAFF UPDATES

Mr. Dahlgren stated I included in your packet a slum and blight development plan I did in Youngstown, Ohio, it was rather extensive. For a whole plan it's going to be this extensive, we need to show everybody that these are our findings.

(Note: The foregoing is intended as a general summary of the proceedings before the Board. It is not a verbatim transcript of the taped proceedings).

ADJOURNMENT

Mr. Gordon motioned to adjourn.

Mr. Norberg seconded the motion.

All votes were in favor and the meeting adjourned at 12:56 p.m.

Robert J Gordon
Chairman

June 8, 2010
Date

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