



**Urban Renewal Agency
Meeting Minutes
March 23, 2010**

Members Present:

Bob Gordon, Chairman
Mike Frink, Vice Chairman
Sheridan Norberg

Members Absent:

Jacque Driggs
John Canaday

Also Present:

John Dahlgren, City Planner
Yvonne Kelley, Recording Secretary

CALL TO ORDER

Mr. Gordon called the meeting to order at 12:07 p.m.

APPROVAL OF AGENDA

Mr. Frink made a motion to approve the agenda.

Mr. Norberg seconded the motion.

All votes were in favor and the motion carried.

CONSIDERATION TO APPROVE THE MINUTES OF MARCH 9, 2010

Mr. Frink motioned to approve the minutes of March 9, 2010.

Mr. Norberg seconded the motion.

All votes were in favor and the motion carried.

CITIZEN REQUESTS AND OTHER COMMUNICATIONS

None

BUSINESS

1) Review of Maps and discussion of blighted areas.

Mr. Dahlgren asked, "Did everybody work on their maps?"

Mr. Frink pointed out a blighted area on the map.

Mr. Dahlgren stated it's too big of an area but we can narrow it down. Let's work on the worst areas first.

Mr. Frink stated Railroad Avenue.

Mr. Frink asked, "How about splitting it on Center Street?"

Mr. Dahlgren stated it should be fine.

Mr. Frink stated in these alleys there is a lot of blight.

Mr. Dahlgren stated you could declare this whole area blighted if we wanted to but then to do that you would have to come up with a workable plan for the whole area but financially we can't do that now. What are the worst areas around here?

Mr. Frink replied Railroad Avenue and up North 1st East.

Discussion . . .

Mr. Dahlgren stated let's brainstorm on what are some blighting influences.

Mr. Dahlgren stated some blighting influences are rundown buildings, vacant buildings, small lots and diversity of ownership.

Mr. Dahlgren asked, "How about this side of Flaming Gorge Way?"

Mr. Dahlgren stated you've got Rose Floral, a big tree, a lot of dirt, concrete steps that go down, a couple iron railings, garbage, weeds and a couple piles of dirt and if you go a little farther you've got behind Payless a couple of trailers, more dirt and broken up asphalt.

Mr. Dahlgren asked, "Should we go up to Flaming Gorge Way?"

Mr. Frink replied yes you almost have to.

Mr. Frink stated the number one project that needs to be cleaned up downtown is the Brandner property. You've got three structures on that property that need to come down; the trailer and the two sheds.

Mr. Dahlgren stated to designate an area blighted it has to have more than 50% of the properties blighted. If you have twenty lots in an acre, eleven of those lots have to be blighted.

Mr. Frink asked, "Do we want to get all the blight in the City?"

Mr. Dahlgren replied no we don't want to get all the blight in the City but we want to look City wide.

Mr. Frink stated we can easily take the whole South Side. There is more blight there per house than anywhere.

Mr. Dahlgren stated Mr. Walt Bratton will come to the next meeting to discuss the South Side Beautification Project.

Discussion . . .

Mr. Dahlgren stated we have five areas of blight now; I'll go take pictures and start writing it up. At the next meeting we will discuss all five areas and determine which to do first. There are two areas north of the tracks, three areas south of the tracks and nothing south of the river. Refer to the attached map.

COMMISSIONER AND STAFF UPDATES

Mr. Dahlgren stated design guidelines are being put into Chapter 7 as overlay districts. We are fixing the zoning map to include them as overlay districts; they will be on the official zoning map.

Mr. Frink asked, "How is the Pedestrian Viaduct project proceeding?"

Mr. Dahlgren replied there is a pre-construction meeting on Thursday, March 25, 2010.

(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. Frink made a motion to adjourn.

Mr. Norberg seconded the motion.

All votes were in favor and the meeting adjourned at 1:10 p.m.

Robert A. Gordon
Chairman

4-13-2010
Date