

Minutes of the Salem Redevelopment Agency Meeting held on September 21, 2022 in the Salem City Council Chambers.

MEETING CONVENED AT: 8:15 p.m.

CONDUCTING: Chairman Kurt L Christensen

COUNCIL PRESENT:

Chairman Kurt L Christensen
Board Member Seth Sorensen
Board Member Delys Snyder
Board Member Tim De Graw
Board Member Cristy Simons
Board Member Kelly Peterson

STAFF PRESENT:

Jeffrey Nielson, Finance/Recorder
Walter Bird, City Attorney
Chief Brad James, Police Chief
Adam Clements, Power
Matt Marziale, PW/ Recreation Board
Bruce Ward, Manager/City Engineer
Steve Cox, Building Dept.
John Bowcut, Fiber Director
Cody Young

OTHERS PRESENT

Please See Attached Document at Bottom

1. Proposed Cross Access Easement from Stokes Parking Lot to McDonalds

Bruce Ward mentioned that the RDA means redevelopment agency. Bruce Ward stated that the Salem RDA owns the property where the Stokes grocery store is located. Bruce Ward mentioned that McDonald's is planning to build a restaurant north of the Stokes parking lot. Bruce Ward stated that McDonald's is required to have a cross access easement going into the Stokes parking lot. Bruce Ward mentioned that the Salem RDA is the only agency that can grant the cross access easement. Bruce Ward stated that the owners of Stokes have been talking about separating Ace Hardware from the Stokes building. The Stokes owners would like to build a separate Ace Hardware building on the north end of the Stokes parking lot. Bruce Ward stated that the location of the cross access easement will need to be determined. Stokes submitted a concept site plan which showed the location of the Ace Hardware building and the cross access easement. Bruce Ward mentioned that he talked to Jeremy Searle (traffic engineer) from WCG Engineering about the proposed Ace Hardware site plan. Jeremy Searle suggested that the cross access easement is placed as far west as it can be constructed. Bruce Ward stated that the Salem RDA can approve the cross access easement tonight and the Engineering Department and the developers will determine the appropriate location of the easement at a later date. Jared Mitchell representing Stokes addressed the Salem RDA. Jared Mitchell mentioned that the Ace Hardware site plan will be presented to the DRC next week. Jared Mitchell stated that Stokes is not against the cross access easement. Jared Mitchell hopes that the determined location of the cross access easement will benefit Ace Hardware and McDonald's. The proposed Ace Hardware site plan was shown. The Salem RDA was concerned that the cross access easement was shown to close too Stokes parking lot access onto SR-198. Board Member De Graw suggested that the Stokes parking lot access onto SR-198 could be moved farther south. Jared Mitchell suggested that a setback variance could be granted for the Ace Hardware building. This

variance could allow the Ace Hardware building to fit better on the property. Board Member Snyder asked if the Ace Hardware building could be an “L” shape. Jared Mitchell stated that the owners of Stokes had not approached the property owner of the north property which would allow an “L” shape building to be built. Bruce Ward stated that the parking requirements will need to be met on the Stokes/Ace Hardware property. Board Member De Graw asked if the Ace Hardware and Stokes buildings were going to be connected. Jared Mitchell stated that the Ace Hardware and Stokes buildings will not be connected. Board member De Graw asked if the Ace Hardware could be built on the south side of the Stokes parking lot. Jared Mitchell stated that they had not studied if the Ace Hardware building could be built on the south side of the property. Steve Cox mentioned that a zero lot line setback would be allowed if the Ace Hardware building was built on the south side of the property. Bruce Ward stated that the location of the cross access easement needs to be determined by a traffic engineer. Bruce Ward stated that the cross access easement needs to create safety and flow for the commercial area. Bruce Ward asked the representatives of Stokes if the City could hire WCG Engineering to determine the appropriate location of the cross access easement. The Stokes representatives agreed to Bruce Ward’s proposal.

MOTION BY: Board Member Peterson made a motion to approve the cross access easement from the Stokes parking lot to McDonald’s on condition of the location of the cross access easement being determined by Salem City with the help of WCG Engineering.
SECONDED BY: Board Member Snyder seconded the motion.
VOTE: All Affirmative (6-0).

2. Approval for Review and Finalization of Minutes for September 21, 2022 RDA Meeting

MOTION BY: Chairman Christensen that the minutes of September 21, 2022 RDA Meeting be prepared and mailed to each member of the Redevelopment Agency Board, and that each member will confirm with the secretary that they did receive the minutes. The Board will have ten days to review the minutes and submit any changes to the secretary. If after ten days, there are no changes the minutes will stand approved. If there are changes, the process will be followed until all changes are made and the Board is in agreement.
SECONDED BY: Board Member Simons seconded the motion.
VOTE: All Affirmative (6-0).

3. Adjourn Redevelopment Agency Meeting

MOTION BY: Board Member Snyder made a motion to adjourn the RDA meeting and return to council meeting.
SECONDED BY: Board Member Sorensen seconded the motion.
VOTE: All Affirmative (6-0).

MEETING ADJOURNED AT: 8:45 p.m.


Jeffrey Nielson, City Recorder