

## Wheeler Citizens Advisory Committee Waterfront Revitalization 2024

Date: May 2, 2024 @ 12:00 PM to 1:30 PM

Location: Wheeler City Hall, Wheeler, Oregon

### Agenda:

- Roll Call
- Minutes Apr Mtg
- Review Status of Draft
- Discuss Overlay Proposal
- Summarize Meeting with BMLLC - Urban Renewal District
- Historical District
- Action Items

### Minutes May 2, 2024 CAC Meeting

#### Attendees:

Karen Matthews, Council/Citizen  
Deanne Ragnell, Council/Citizen  
Katie Brown, Property and Business Owner  
Pax Broder, Wheeler City Manager

#### Absent:

Theresa O'Quinn, Business Owner  
Anna St. John, Planning Commission/Property Owner  
Marc Johnson, Property Manager Health District

#### Guest:

Del Simmons

A draft of the proposed ordinance changes was worked on by Karen and Deanne. Deanne read the description and got feedback from the group. Photos and graphics will be utilized to provide examples of items to be included.

Discussed overlay proposal and status. Karen met with Ken and his planner. They discussed Conditional Use requirements and Vision and how the overlay that was provided met elements of Character of Wheeler in size/scale, waterfront access, minimized view impact, etc. Examples were given to BMLLC to consider. Attached. They committed to go back to design to incorporate these characteristics. No timeline was provided. They did state they intend to file a Conditional Use Permit request without having a full Building Development Application. The question regarding brownfield was also discussed.

A request from BMLLC is to consider an Urban Renewal District. Ken U. asked that the discussion be audio taped. This was played for the group to give an overview of how that would/could work. This is a tool frequently used by Ports and entails utilizing bonded debt. Basically the Commercial district would be identified and included in Urban Renewal District. Taxes are frozen at current rate, any incremental tax value for a period of time would be

funneled to the City to use for Urban Renewal projects such as upgrading public walkways, buildings, infrastructure, new city hall, etc. TJ has managed this instrument for Eugene.

Katie of Old Wheeler Hotel reported that the historical building designation status is almost complete. There is a committee with a board that includes Nan Devlin and Tillamook Pioneer Museum, Neil Lemery Chair. The Feds fund part of the taxes . Once this designation is achieved other parts of the city that are in the historic district can expand.

The question was asked what happens if you have an overlap of Historic District and Urban Renewal District? Our City contract planner would need to research that question.

#### Actions:

Deanne and Karen will continue to work on the draft document to define the elements from Vision, Waterfront, Comp Plan and draft language to capture elements in ordinance and bring back to committee for review and discussion.

Karen to ask what the expected timeline is for BMLLC next revision

Pax to setup Workshop for Council Urban Renewal District with TJ, Council, CAC

Deanne noted that she had recently watched a video on Urban Renewal Districts and will send the link

Meeting adjourned 1:30

#### Attachments