

MINUTES
Warrenton City Commission
Warrenton Planning Commission
Joint Work Session – April 23, 2019
5:15 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the work session to order at 5:17 p.m.

City Commissioners Present: Mayor Balensifer, Mark Baldwin, Pam Ackley, Rick Newton, and Tom Dyer

Planning Commissioners Present: Christine Bridgens, Ryan Lampi, Chris Hayward, Mike Moha
Absent: Tommy Smith, Ken Yuill, and Paul Mitchell

Staff Present: City Manager Linda Engbretson, Community Development Director Kevin Cronin, Fire Chief Tim Demers, and City Recorder Dawne Shaw

Brendan Buckley with Johnson Economics and Jamin Kimmell with Angelo Planning Group reviewed their Power Point presentation, as outlined in the meeting packet material; and discussed the Clatsop County Housing Study and the Goal 10 Housing Needs Analysis. Mr. Buckley noted there is a good housing supply; it is just not the right type of housing. The housing supply is not all serving local residents; a lot of the supply is serving as second homes and vacation rentals. He reviewed the County Housing Study findings, and noted the need to focus on adding the right types of supply – affordable; more multifamily rentals; townhomes, cottage clusters and greater density housing to meet the needs of first time home buyers; multifamily rental housing; use available residential land efficiently; workforce housing; support subsidized housing; and affordable housing. Mr. Buckley continued his review of the general findings. Brief discussion continued.

Mayor Balensifer asked Mr. Buckley to give an overview of Goal 10 – Mr. Buckley explained. Mr. Cronin added that since our jurisdiction is less than 10,000 we do not have to do a periodic review; but because we have grant money from DLCD we are able to essentially do a periodic review of this section of our comp plan; so another way to get to it. Other than the TSP, portions of the comp plan were updated back in 2011, but a lot of it has not been scrubbed through in quite some time. He noted this is a “big to do list item” that we get to look at. Mr. Buckley continued his review of the Housing Needs Analysis findings and the buildable residential land inventory; discussion followed.

Mr. Kimmell reviewed land supply strategies, which include site specific studies of constraints; ensure higher density land is preserved; consider opportunities to rezone commercial land; and research UGB land swaps. Commissioner Ackley asked if opportunities to rezone commercial

land would include industrial land; Mr. Cronin confirmed. Discussion ensued on ensuring to preserve higher-density land and Goal 9. Mayor Balensifer noted he previously proposed swapping out wetlands for higher ground lands. Discussion continued. Mr. Kimmell explained cottage cluster housing, and continued reviewing the strategy slides. Mayor Balensifer noted in regards to residential high density and commercial zones, he does not want commercial zones turning into nothing but high density residential, like Forest Rim; it needs to be capped at a certain density – how much housing you can have per commercial building. He stated he wants to make sure we don't sell off the commercial zones for the sake of housing. Mayor Balensifer stated it is also important to note that Warrenton is doing more than its share of serving the county's housing needs, and some other cities need to step up a little bit better than what they are doing right now. Brief discussion followed. Mr. Kimmell noted they will look at various strategies and approaches to see what makes sense in Warrenton, based on the housing needs analysis. Mr. Buckley noted that some of the material in the packet (Draft Policies & Code Strategies) is actually from the county study, which includes tables and recommendations.

Mr. Cronin noted the next steps – he would like to come back before the Commission in the summer, to talk about what recommendations they would like to move forward with.

There being no further business, Mayor Balensifer adjourned the work session at 6:03 p.m.

ATTEST:



Dawne Shaw, City Recorder

APPROVED:



Henry A. Balensifer III, Mayor