

MINUTES
Warrenton City Commission
Work Session – December 10, 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 5:16 p.m.

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

Staff Present: City Manager Linda Engbretson, Police Chief Mathew Workman, Community Development Director Kevin Cronin, and City Recorder Dawne Shaw

Community Development Director, Kevin Cronin, discussed the Housing Code Amendments and reviewed a power point presentation outlining the proposed code updates. Commissioner Newton disclosed a potential conflict of interest. Mayor Balensifer thanked Commissioner Newton for his disclosure and stated that it's the chair's ruling that it's a perceived conflict, not an actual one. Mr. Cronin continued with his presentation as outlined in the Work Session packet material.

Mr. Cronin explained the Planning Commission's choice on the accessory dwelling units (ADU) proposal and the extra materials that they didn't feel was necessary to ban. Mayor Balensifer noted he concurred with the Planning Commission's removal of materials. He reviewed page five of the staff report and expressed issue with prescribing a square footage cap instead of a threshold for minimum. He asked for clarification on why the 800 square foot cap was decided. Mr. Cronin clarified it is to prevent the open space from being dominated. Mayor Balensifer stated he would prefer it to be scalable according to the size of the cottage cluster. Mr. Cronin explained the process from a developer standpoint. Brief conversation continued. Mayor Balensifer noted concern on parking standards; he asked for the commission's opinion on the matter. Commissioner Newton noted the potential exploding growth. He continued to note that he is not sure he is ready to make a decision on the matter. Brief conversation continued. Commissioner Ackley noted how some of the streets are hard to navigate and that parking is a real concern. Commissioner Dyer noted the Portland bus system and how it alleviates the need for as many cars. He explained the need to have more parking or else we will have a bunch of cars parked on the street, potentially making it difficult for emergency vehicles to gain access. Mayor Balensifer asked Mr. Cronin if the new street standards would apply to a cottage cluster developments of any scale. Mr. Cronin stated that for a cottage cluster you would see existing lots, infill lots; essentially putting the lot off to the side so that it is off street. He continued to clarify. Discussion continued. Mayor Balensifer asked Mr. Cronin if he is able to allay the fears the commission has on the matter. Mr. Cronin stated he can understand the fears; he doesn't think wider streets solve anything, and the larger issue in his opinion is infrastructure costs in general and that's the conversation the city manager will lead on the 17th as well as during the budget

process. Discussion continued on cottage clusters, frontage parking, and streets. Mr. Cronin noted that paving roads is a standard for any kind of new development. If the courtyard cottage fronts onto a public street that frontage will be brought up to the current city standard. Typically, what has previously been done is half street improvements for a new development. Commissioner Newton noted his concerns. A brief conversation continued.

Commissioner Baldwin noted his concerns and suggested making the minimum lot size bigger. Discussion continued. Mayor Balensifer suggested lowering the maximum house size to 1,000 square feet. Mr. Cronin noted he can update the minimum lot size.

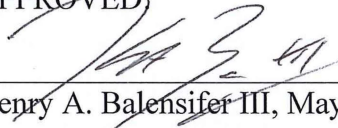
Mr. Cronin Continued with his presentation on Spur 104. Commissioner Newton noted his concerns with the traffic on SE Ensign Lane. Discussion continued. Mr. Cronin addressed the commission's concerns on traffic; noting the bigger question is how much commercial to allow – as the commercial really drives the traffic, not the residential. He continued to note two ways to limit traffic. Commissioner Ackley noted her concerns on the parking for the commercial aspect of the master plan; she suggested taking a better look at the parking standard. Mayor Balensifer agreed there needs to be a keener look at the commercial parking standard, but overall he feels good about the plan. Discussion continued.

Conversation on demographics and utilization of cottage clusters continued. Commission is agreed on the general concept of cottage clusters as long as the parking issue is addressed and an increase in lot size or a creative solution is presented. The only other concern the commission has at this time is the commercial size, space, and parking standard associated with that.

There being no further business, Mayor Balensifer adjourned the work session at 6:04 p.m.

Respectfully submitted by Lindsay Duarte, Deputy City Recorder

APPROVED


Henry A. Balensifer III, Mayor

ATTEST:



Dawne Shaw, City Recorder