

MINUTES  
Warrenton City Commission  
&  
Planning Commission  
Joint Meeting – January 12, 2017  
7:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

Mayor Kujala called the meeting to order at 7:00 p.m.

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

Planning Commissioners Present: Vince Williams, Christine Bridgens, Chris Hayward, Mike Moha, Ken Yuill, Paul Mitchell, Ryan Lampi

Staff Present: City Manager Linda Engbretson, Community Development Director Skip Urling and Deputy Recorder Dawne Shaw

Mayor Kujala opened the meeting and noted a member of the public, Mr. Scott Widdicombe in attendance. He stated that he and City Manager Engbretson previously discussed a few short goals, and noted the two items on the agenda. Mayor Kujala stated there will be a goal setting session at the next Commission meeting and shared the proposed goals with the Planning Commission. Brief discussion continued on Hammond water lines and core conveyance. Mayor Kujala noted specific planning/city commission issues that are community issues and concerns, which include affordable housing and code amendments. The discussion continued on mixed use in a commercial zone and code enforcement. Commissioner Balensifer noted people have talked about having mini storage downtown. He noted the vision plan calls for more commercial development in the downtown area, but it needs to be well thought out. The discussion continued on mixed use in the downtown area. Planning Commissioner Hayward noted the Planning Commission has not really discussed the matter yet. He stated multi family is appropriate in some areas, but not Hwy 101, which is prime retail/business property. Commissioner Balensifer noted he is ok with putting housing above businesses; his concern is developing spots that could be problematic. Planning Commissioner Bridgens noted there are currently two big developments coming in to Warrenton that would provide 250 – 300 homes, without having to use commercial sites. Community Development Director Urling stated it is important to remember we are talking about multiple-family only and only as a conditional use, so there is some added rigor to the review process to make sure that any proposed development would not take away from the commercial ambiance that is intended in the vision plan. Planning

Commissioner Mitchell asked what are we looking at for our community; how do we want it to look? He noted there was talk about a theme. Mayor Kujala stated the city really wants to focus on downtown this year and noted City Manager Engbretson talked about hiring a RARE student to provide and carry out the design and themes. He also noted the sidewalks need to be completed. The discussion continued on mini storage and mixed use in the downtown area, and the need to be very selective. Commissioner Balensifer stated the main corridor in downtown, including Harbor, should not be lined with mini storage. Commissioner Dyer noted the limited parking in the downtown area and stated the need to be cognizant of it going forward. Planning Commissioner Mitchell stated downtown is where there should be a theme and should define who we are as a community. He noted if we do not focus, Hwy 101 will take over who we are. The discussion continued on the boundaries of downtown, and Harbor Drive. Planning Commissioner Bridgens stated Harbor Drive is "our front door" and it does not look good. Discussion continued on the Urban Renewal funds that are designated for downtown. Commissioner Ackley discussed a more urban/boutique look that would invite tourists in to shop. Discussion continued on businesses with living quarters above and if one succeeds, more will follow. Commissioner Balensifer noted the need for walkability and stated he does not see new development being the revitalization, he sees redevelopment and converting use.

Mayor Kujala discussed the possibility of selling/developing the Peterson property, and noted the impact Measure 4-181 will have on selling it. Brief discussion continued on the wetlands vs. developable area of the property. City Manager Engbretson suggested bringing someone in, like NOHA that could come in and develop low income housing. She noted the Urban Renewal Advisory Board has identified low income housing as a priority. Discussion continued on low income versus affordable housing and the responsibility to serve all of the community. It was noted that low income residents living downtown will shop in the downtown area; and the Library relocating to downtown will be a huge asset, bringing more activity and focus to the downtown area. Mr. Scott Widdicombe asked for clarification on multi zoning in the city. He also asked why the city wants to be involved in providing housing instead of offering incentives to developers to put in affordable housing. Mayor Kujala noted the city is not interested in the housing business; it would be selling the property or a partnership with NOHA, for example, to develop the property.

The discussion continued on the vision plan and the master plan for downtown; and the need to have a RARE student to carry out these plans. City Manager Engbretson noted the downtown priorities set by the URA are identified in the master plan. The discussion continued on sidewalks, catch basins and ODOT. Also discussed were power poles and the bulb outs on S. Main. Community Development Director Urling noted he will be asking for proposals from people who will work with ODOT and Pacific Power, to design landscaping/beautification around the bulb outs. The discussion continued on the amount of URA funds available for the sidewalks and City Manager Engbretson stated 1.2 million dollars has been dedicated for downtown. Commissioner Balensifer confirmed that sidewalks is the number one priority, and all were in agreement. Planning Commissioner Mitchell asked how the commercial/residential mixed use decisions will be made; case by case or designate areas. Community Development

Director Urling stated there are 2 sets of general commercial zoning districts – C1A and C1B; C1A is mostly the highway corridor and C1B is mostly everything else. He has written into the draft ordinance that “multiple family” will be allowed, by conditional use only in both of these sets. Planning Commissioner Yuill displayed a chart, which outlined the zoning in the area near his home, noting this area could be a commercial mixed use/high density area. The discussion continued on how much housing could be possible, and Mr. Yuill noted there is a total of 14 acres; most of the property owners are open to sell, and it may be possible to submit a petition for a zone change.

Mayor Kujala stated the other topic for discussion is Infill Development, and noted at the Mayor's Coffee people talk about looking at lots, primarily in Hammond, that are isolated. They would like to buy and build but the cost is prohibitive due to requirements, such as transportation improvements, road improvements, water flow improvements for fire safety issues, sewer/drain field issues, etc. We need to look at a creative way to address this, noting that one person pays to bring in the amenities, but all the neighbors benefit from it. Mayor Kujala noted there is the possibility of advanced financing agreements, and cited the example of the Memory Care Center. The discussion continued on grinder pumps and the possible need for a basic standard or policy in place. Commissioner Balensifer noted if city owns the grinder pumps then we need to have standards for the make and model and increase sewer charges, since city will have to maintain them. City Manager Engbretson noted from staff discussions, that grinder pumps in subdivisions would be a lot for the city to take on, and brief discussion continued on the city's part and development requirements. Further discussion continued on subdivisions and the failure to meet code standards. Commissioner Balensifer stated this is why he is skeptical of conditional use and noted the need for building code enforcement. Commissioner Dyer suggested having them post a bond before developing and if they do not comply, we take the bond. Planning Commissioner Mitchell stated developers come before the Planning Commission and agree to meet the requirements, and they get approved but they are not getting it done. City Manager Engbretson clarified the plan going forward is to hold developers accountable and the discussion continued on the process to make sure there is enforcement.

Commissioner Ackley asked for the status on the Fort Point and Roosevelt developments. Community Development Director Urling noted he is looking at the Roosevelt application tomorrow and Fort Point has turned in a Pre-application. Mayor Kujala noted that getting staff reports is very helpful.

Mayor Kujala stated he would like to have a joint meeting again, perhaps in the summer. Planning Commissioner Mitchell stated he would like to get together and talk about the comprehensive plan.

There being no further business, Mayor Kujala adjourned the meeting at 8:48 p.m.

APPROVED

  
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Mayor, Mark Kujala

ATTEST

  
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Dawne Shaw, Deputy Recorder