

"Making a difference through excellence of service"



CITY OF WARRENTON

AGENDA

CITY COMMISSION OF THE CITY OF WARRENTON
REGULAR MEETING
July 11, 2017 – 6:00 P.M.
Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **COMMISSIONER COMMENTS/COMMUNICATIONS/AGENDA ADDITIONS**
5. **CONSENT CALENDAR**

A. City Commission Meeting Minutes – 6.27.17

6. **PUBLIC COMMENT (AGENDA ITEMS)**

At this time, anyone wishing to address the City Commission concerning items on the Agenda may do so. The person addressing the Commission will, when recognized, give his or her name and address for the record. All remarks will be addressed to the whole City Commission and limited to 3 minutes per person. The Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

7. **BUSINESS ITEMS**

A. Public Hearing and Consideration of Ordinance No. 1212-A; Approving Application RZ-17-1 to Rezone Tax Lot 81020D0002100 from Residential to Medium Density Residential

B. Consideration of Resolution No. 2498; Nuisance Abatement Assessment and Lien Docket

8. **PUBLIC COMMENT**

At this time, anyone wishing to address the City Commission concerning items of interest not already on the Agenda may do so. The person addressing the Commission will, when recognized, give his or her name and address for the record. All remarks will be addressed to the whole City Commission and limited to 3 minutes per person. The Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

9. EXECUTIVE SESSION

10. ADJOURNMENT

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, Deputy City Recorder, at 503-861-2233 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
Warrenton City Commission
Regular Meeting – June 27, 2017
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:04 p.m. and led the public in the Pledge of Allegiance.

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

Staff Present: City Manager Linda Engbretson, Police Chief Matt Workman, Fire Chief Tim Demers, Finance Director April Clark, Public Works Director Jim Dunn, Public Works Operations Manager Kyle Sharpsteen, Community Development Director Skip Urling, and Deputy City Recorder Dawne Shaw

OATH OF OFFICE –Mark Baldwin was sworn into office for City Commissioner, Position No. 2, by Deputy City Recorder Dawne Shaw.

COMMISSIONER COMMENTS

Commissioner Newton welcomed everyone.

Commissioner Dyer welcomed everyone and stated he was glad the hot weather is over.

Commissioner Baldwin welcomed everyone and noted he is excited to get started.

Mayor Balensifer thanked everyone for coming. He congratulated Commissioner Baldwin and reminisced on the last time they worked together. He noted he had the opportunity to talk to the military officers association, and discussed the challenges that the city faces as well as successes, and the group encouraged protecting the infrastructure and assets that support the armed services.

City Manager Engbretson noted there was not a very big crowd for adopting the budget, and she congratulated Commissioner Baldwin.

Commissioner Dyer made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

PUBLIC COMMENT (Agenda Items) – Scott Widdicombe spoke in opposition to the proposed amendment to the City’s Administrative and Personnel Policy in regards to allowing employees to donate excess sick leave to other employees.

BUSINESS

Mayor Balensifer opened the Public Hearing on Resolution No. 2496; Declaring the City’s Election to Receive State Revenues. Formalities followed and no ex-parte or conflicts of interest were reported. City Manager Engbretson presented her staff report and noted ORS 221.770 requires cities to pass an ordinance or resolution each year stating they want to receive state revenue sharing funds. Resolution No. 2496 meets state requirements and declares the City’s election to receive state revenues for the 2017-2018 fiscal year. Mayor Balensifer asked for public comment. No one spoke in favor or opposition. There being no further comments, Mayor Balensifer closed the public hearing.

Commissioner Newton made the motion to adopt Resolution No. 2496; *A Resolution Declaring the City of Warrenton’s Election to Receive State Revenues for Fiscal Year 2017-2018.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

Mayor Balensifer opened the Public Hearing on Resolution No. 2492; Adopting the City of Warrenton FY 2017-2018 Budget, as approved by the Warrenton Budget Committee and levying taxes for municipal purposes and the City of Warrenton for the fiscal year commencing July 1, 2017 and ending June 30, 2018. Formalities followed and no ex-parte or conflicts of interest were reported. City Manager Linda Engbretson presented the staff report and noted the Warrenton Budget Committee met in two sessions in May to review and deliberate on the proposed fiscal year 2017-2018 City of Warrenton Budget. Mayor Balensifer asked for public comment. Favor: Mr. Scott Widdicombe spoke in favor of the budget, and congratulated City Manager Engbretson on an outstanding job. Brief discussion continued on the audit process. No one spoke in opposition. City Manager Engbretson thanked Mr. Widdicombe for his kind words but noted hard work done by the staff. There being no further comments, Mayor Balensifer closed the public hearing.

Commissioner Newton made the motion to adopt the City of Warrenton FY 2017-2018 Budget as approved by the Warrenton Budget Committee as set forth in Resolution No. 2492. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

Mayor Balensifer opened the Public Hearing on the exemption from competitive process for artist for bronze soldier statue, and called for any conflict of interest from Commission members. Commissioner Baldwin noted he will be working on the project but the work will be donated. There was no objection from the Commission. City Manager Engbretson presented her staff report and noted the original artwork and design was done over 25 years ago. State requires we

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go through the process. Mayor Balensifer asked for public comment. No one spoke in favor or opposition. Brief discussion followed on the project details. Mayor Balensifer closed the public hearing, and noted this is a great project that ties into the rich history and the military history of the City of Warrenton.

Commissioner Newton made the motion to exempt the contract for design and artistic performance for the war memorial monument from competitive solicitation and authorize the Mayor's signature on the contract with Mark's Artworks for the 7'2" Bronze Soldier Monument as proposed by VFW Post 10580 for the Oregon State Parks and Recreation Department Veterans & War Memorials Grant. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

Mr. Dave Larmouth, the Rate Analyst from Recology Western Oregon, reviewed the rates and services as outlined in a handout given to the Commission; and explained the new terms of the expanded combined agreement (franchise agreement) Recology reached with the City last year. Discussion followed on latches for recycling bins to reduce litter around the city. Mr. Larmouth explained new regulations regarding disposal of construction materials, such as asbestos, drywall, etc. He noted DEQ has updated, expanded and redefined the rules regarding demolition and the need to remove, contain and dispose of hazardous materials safely. He noted there has been some confusion around the new requirements and the information is on the Recology website and the DEQ website.

Commissioner Baldwin made the motion to adopt the 2018-2023 Capital Improvement Program as presented. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Linda Engbretson discussed the proposed Administrative and Personnel Policy change, in regards to allowing employees to donate surplus sick leave on a case by case basis, to other employees. This policy change will remove the requirement that sick leave donations be brought to the Commission for consideration. She noted the policy amendment will be part of the collective bargaining agreement. Discussion followed on personal medical issues in a public meeting, and the authority of the City Manager.

Commissioner Baldwin made the motion to authorize the amendment to the City's Personnel Policies, Section 3.4.8, Donation of Sick Leave, so that the donation of surplus sick leave from one employee to another is at the discretion of the City Manager. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Linda Engbretson presented a lease renewal for Mr. Doug Westerlund. She noted Mr. Westerlund has had a lease with the City since 2001, and the term of the original lease state

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that Mr. Westerlund has the option to renew for an additional ten years as long as he is not in default. Mr. Westerlund is current with his lease and has requested an extension. Brief discussion followed on the ownership of the buildings and property taxes.

Commissioner Dyer made the motion to authorize the Mayor's signature on Amendment No. 1 to the lease between the City of Warrenton and Doug Westerlund. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Linda Engbretson presented a sublease renewal for Sturgeon Paul's – Hammond Marina. She explained this sublease is one of many necessary steps in the process to transfer ownership of the Hammond Marina property from the USACE. Ms. Engbretson noted the sublease between the City of Warrenton and Paul Leitch (Sturgeon Paul's) for the bait shop at the Hammond Marina ended in 2013, and reviewed the details of the sublease as provided in the agenda material. Discussion followed on the length of the lease (20 years) and the rate of the increase over the 20 year period. Mayor Balensifer suggested amending the lease to 5 years and to revisit it after the city has ownership of the property. Ms. Engbretson stated she would present the proposed amendment to the Corps to make sure they do not have an issue with a lesser lease, and will bring it back to the Commission.

Commissioner Baldwin made the motion to table agenda item H, the sublease renewal for Sturgeon Paul's (Hammond) until the next Commission meeting. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Engbretson presented for the second reading, Resolution No. 2489, Adopting and Setting Rental Rates and Fees for the Warrenton Community Center, effective July 1, 2017.

Commissioner Newton made the motion to adopt Resolution No. 2489; *Adopting and Setting Rental Rates and Fees for the Warrenton Community Center, effective July 1, 2017.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Linda Engbretson presented for the second reading, Resolution No. 2490; *Adopting Water Department Rates, Establishing July 1, 2017, as the Effective Date, and Repealing any Other Resolutions in Conflict.* Brief discussion followed on the water rates.

Commissioner Newton made the motion to adopt Resolution No. 2490; *Adopting Water Department Rates, Establishing July 1, 2017, as the Effective Date, and Repealing any Other Resolutions in Conflict.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

Commissioner Baldwin noted a conversation the Commission had 5 years ago when the cannery burned down. The Commission made a promise that when the cannery comes back, they would revisit the rates. He stated he voted yes on the rate increase, under the condition that they go back and look at the rates after the cannery is back.

City Manager Linda Engbretson presented for the second reading, Resolution No. 2493; *Updating City of Warrenton Sewer Rates, Establishing July 1, 2017 as the Effective Date, and Repealing any Other Resolutions in Conflict.*

Commissioner Dyer made the motion to adopt Resolution No. 2493; *Updating City of Warrenton Sewer Rates, Establishing July 1, 2017 as the Effective Date, and Repealing any Other Resolutions in Conflict.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Linda Engbretson presented for the second reading, Resolution No. 2495; *Adopting and Setting New Rates for Recycling Services and Repealing All Resolutions in Conflict.*

Commissioner Baldwin made the motion to adopt Resolution No. 2495; *Adopting and Setting New Rates for Recycling Services and Repealing All Resolutions in Conflict.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

City Manager Engbretson presented Resolution No. 2497; Setting a Public Hearing date of July 25, 2017, to consider Vacation Petition #145, Petitioners Kyle and Mary Jo Jones and Jonathon Brown. She reviewed the specifics of the street vacation as outlined in the agenda packet.

Commissioner Newton made the motion to adopt Resolution No. 2497; *Setting a Public Hearing date of July 25, 2017, for Vacation Petition #145, Petitioners Kyle and Mary Jo Jones and Jonathon Brown.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Baldwin – aye

Community Development Director Skip Urling provided an update on the Commission request for a moratorium on the development of mini-storage facilities in the C-1 General Commercial zoning district in the downtown core, on a temporary basis while developing code amendments to ban such developments on a permanent basis. He consulted legal counsel and reviewed their response/memo which concludes a moratorium is not appropriate. Discussion followed on the clarification of the downtown core; from the High School to the 4-way stop and Main and Harbor; and the 4-way stop to the corner of Harbor and Hwy 101. Mr. Urling stated he is looking for clear direction from the Commission. Discussion continued on the necessity of mini storage and Mr. Urling noted the idea is not to eliminate, just control the locations. The Commission concurred.

PUBLIC COMMENT

Mr. Scott Widdicombe spoke about the challenge of informing citizens about what is going on in the city, and suggested an electronic newsletter. He also spoke briefly about community center.

There being no further business Mayor Balensifer adjourned the regular meeting at 7:28 p.m.

APPROVED:

Henry Balensifer, Mayor

ATTEST:

Dawne Shaw, Deputy City Recorder

7-A

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CITY OF WARRENTON

AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Skip Urling, Community Development Director
DATE: For Agenda of July 11, 2017
SUBJ: **Public Hearing:** Johnson Rezone Application

A handwritten signature in blue ink, likely belonging to Skip Urling, is written over the 'FROM' line of the memorandum. The signature is stylized and cursive.

SUMMARY

Michael Johnson applied to rezone approximately 1.9 acres from Residential Growth Management/Intermediate Density Residential to Medium Density Residential. The subject property is located on SW Juniper Avenue just south of the intersection with SW Kalmia Avenue and is identified as Tax Lot 81020D000100. It is undeveloped; the adjacent properties to the north, south and east are developed with single family dwellings.

After holding a public hearing on June 8, 2017 the Planning Commission voted to forward a recommendation to the City Commission to approve the application and adopt Ordinance No. 1212-A effecting the map amendment. The Planning Commission action was based on the findings and conclusions of the June 1, 2017 staff report, which is attached along with correspondence and the implementing ordinance.

RECOMMENDATION/SUGGESTED MOTION

I move to conduct the first reading by title only of Ordinance No. 121Z-A approving application RZ 17-1 to rezone Tax Lot 81020D000100 from Residential Growth Management/Intermediate Density Residential to Medium Density Residential, based on the findings and conclusions of the June 1, 2017 Johnson rezone staff report and Planning Commission recommendation.

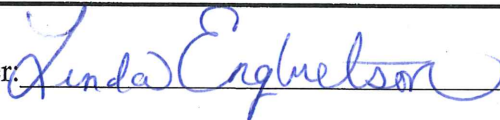
ALTERNATIVE

None recommended.

FISCAL IMPACT

None.

Approved by City Manager:



All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.

Attachments

ORDINANCE No. 1212-A

Introduced by All Commissioners

An ordinance amending the City of Warrenton Zoning map to reclassify the zoning of Tax Lot 81020D000100 from Residential Growth Management/Intermediate Density Residential to Medium Density Residential, and adopting the findings and conclusions of the June 1, 2017 Johnson rezone staff report to the Planning Commission.

WHREAS, application RZ 17-1 was submitted by Michael Johnson to reclassify the zoning of Tax Lot 81020D000100 from Rural Growth Management/Intermediate Density Residential to Medium Density Residential to be consistent with adjacent properties to the north; and

WHEREAS, after the Planning Commission conducted a public hearing on the proposal on June 8, 2017 and, based on the findings and conclusions of the June 1, 2017 staff report, forwarded a recommendation of approval to the City Commission; and

WHEREAS, after the City Commission conducted a public hearing on July 11, 2017, it has determined to adopt the findings and conclusions established by the Planning Commission and approve the rezone application.

NOW, THEREFORE, the City of Warrenton ordains as follows:

Section 1. The City Zoning Designation Map is amended as to reflect the rezone of the tax lot herein described, based on the findings and conclusions referenced above.

Section 2. This ordinance shall become final 30 days after its second reading and adoption.

First Reading: July 11, 2017

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon this _____ day of _____, 2017.

APPROVED

Henry Balensifer, Mayor

Attest:

Dawne Shaw, Deputy City Recorder

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CITY OF WARRENTON

June 1, 2017

To: Warrenton Planning Commission
From: Skip Urling, Community Development Director
Re: Rezone Application RZ 17-1—Johnson

On behalf of Michael Johnson, Jennifer Bunch of Wickiup Consulting LLC has submitted an application to rezone approximately 1.91 acres from Residential Growth Management/Intermediate Density Residential (RGM/R-10) to Medium Density Residential (RM). The subject property is identified as Tax Lot 81020D000100, and is located on the west side of SW Juniper Avenue just south of its intersection with SW Kalmia Avenue. It is undeveloped and the adjacent properties are developed with single family dwellings. See drawing in the application.

Application was submitted April 26 and deemed complete May 11, 2017. This proposal is being reviewed pursuant to Warrenton Municipal Code Sections 16.208.060 (Type IV Procedure - Legislative and Map Amendments), 16.232 (Land Use District Map and Text Amendments), Comprehensive Plan (CP), Statewide Planning Goals, Oregon Revised Statutes and the Oregon Administrative Rules.

FINDINGS

Presented below are the application questions and criteria for granting a rezone with the applicant's response followed by staff findings. The application is attached as a separate document.

1. Existing use of site

APPLICANT RESPONSE: The site is currently unimproved.

2. Existing zoning of the subject property

APPLICANT RESPONSE: The subject property is currently zoned RGM/R-10 Growth Management Zone.

3. Proposed zoning designation of the subject property:

APPLICANT RESPONSE: The proposed zoning is RM Medium Density Residential.

4. Zoning designation of surrounding properties:

	Zoning Designation	Minimum Lot Size SFD	Lots allowed
North	RM – Medium Density Residential	7,000	12
South	RGM/R10 Growth Management Zone	10,000	8
West	RGM/R10 Growth Management Zone	10,000	8
East	R40 – Low Density Residential	40,000	2

Staff Finding: Staff acknowledges and concurs with the applicant’s responses to Items 1 through 4 above, although it is unclear what the number of “lots allowed” refers to.

5. Does the proposal conform to the applicable Oregon State Statutes?

APPLICANT RESPONSE: Based on the findings in this application the proposal complies with the applicable land use planning goals and therefore conforms to the applicable Oregon State Statues.

Staff finding: Staff response to this question is in the conclusion of the statewide planning goals section.

**6. Does the proposal conform to Statewide Planning Goals?
 Statewide Planning Goals**

Goal 1 – Citizen Involvement

APPLICANT RESPONSE: Citizen Involvement in Goal 1 is achieved by the review procedures that are established by the City of Warrenton Development Code. Warrenton implements Goal 1 with the public hearings and public notices associated in land use hearings.

Staff finding: We concur.

Goal 2 - Land Use Planning

APPLICANT RESPONSE: Goal 2 requires the City to establish a land use planning process and policy framework for land use decisions and actions. This amendment is consistent with this goal as the proposed amendment is using the City’s established land use process.

Staff finding: We concur.

Goal 3 – Agricultural Lands
Goal 4 - Forest Lands

APPLICANT RESPONSE: These goals are not applicable to this request.

Staff finding: We concur.

Goal 5 - Open Space

APPLICANT RESPONSE: Goal 5 is intended to protect natural resources and conserve scenic and historic areas and open spaces. The proposed amendment will not amend the City's existing comprehensive Plan or development code which protects these resources. All development standards will continue to be applicable to the subject property; therefore, the proposed amendment is consistent with this goal.

Staff finding: Staff concurs with the applicant's response and we note that the subject property has no natural resources, scenic or historic areas or significant open spaces that warrant protection.

Goal 6 - Air, Water and Land Quality

APPLICANT RESPONSE: The proposed zoning map amendment will not have any effect on the implementation of Goal 6 requirements. All future development of the property will have to adhere all air, waste disposal and water quality protection measures required by the City, state and federal requirements. The proposal is consistent with this goal.

Staff finding: Staff agrees.

Goal 7 - Natural Hazards

APPLICANT RESPONSE: Goal 7 is intended to protect people and property from natural disasters and hazards. All proposed development areas will not be located in areas subject to flooding.

Staff finding: A small portion of the subject property lies within the regulatory floodplain, but it appears a structure in that area could avoid the floodplain; at the least it would have to be elevated consistent with the city's flood zone regulations.

Goal 8 - Recreational Needs

APPLICANT RESPONSE: Goal 8 is not applicable to this request.

Staff finding: Staff agrees.

Goal 9 - Economic Development

APPLICANT RESPONSE: Goal 9 is intended to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. The proposed amendment will not adversely affect economic development in the City of Warrenton.

Staff finding: Staff concurs.

Goal 10 - Housing

APPLICANT RESPONSE: Goal 10 requires the City to provide for the housing needs of the state including providing adequate numbers of housing units at price ranges and rent levels which are in line with the financial capabilities of Oregon households. The City currently has available land for residential development but much of this land is encumbered by wetlands which limits the development potential and increases the development cost which in turn increases the housing costs. The proposed amendment will add the appropriate amount of residential density when considering the amount of area encumbered by wetlands. It will also provide residential areas that are suitable to provide affordable housing to the residents of the City thus complying with the requirements of Goal 10.

Staff finding: Staff agrees that the proposed rezone would increase the development density opportunity for this particular parcel, and more lots could result from a subdivision than under the current zoning. "Affordable" housing has become quite a buzzword; we note that houses in the immediate vicinity of the subject property have been selling late in excess of \$300,000 and would expect the future developer sell at market prices.

Goal 11 - Public Facilities and Services

APPLICANT RESPONSE: The proposed amendment site has water, sewer, storm, improved roadways, power, gas, television and cable services available. Upon future development of the site, these facilities will be extended and expanded to support the uses. This is consistent with the Goal 11 requirements.

Staff finding: Staff agrees that there is adequate infrastructure abutting the subject property to support the increased residential density effected by the proposed rezone.

Goal 12 - Transportation

APPLICANT RESPONSE: As demonstrate in the findings of this application the proposed amendment should have no significant impact on the existing and future transportation systems as the change to a higher density. Therefore, the request is consistent with Goal 12.

Staff finding: Staff agrees that the additional 2 or 3 lots potentially resulting from this application will not significantly affect the immediate or broader street system.

Goal 13 - Energy Conservation

APPLICANT RESPONSE: Goal 13 is not applicable to this request.

Staff finding: Staff agrees.

Goal 14 - Urbanization

APPLICANT RESPONSE: Goal 14 is intended to provide for the orderly and efficient transition from rural to urban land use to accommodate urban population and urban employment inside urban growth boundaries and to ensure efficient use of land, and to provide for livable communities. The proposed amendment is located within the City limits and the urban growth boundary of the City of Warrenton. No expansion of the City limits or urban growth boundary is requested, therefore the proposed amendment is consistent with Goal 14.

Staff finding: Staff agrees.

Goal 15 (Willamette River Greenway),

Goal 16 (Estuarine Resources)

Goal 17 (Coastal Shorelands)

Goal 18 (Beaches and Dunes)

APPLICANT RESPONSE: These goals are not applicable to this request.

Staff finding: Staff concurs and notes that Goal 19 Ocean Resources does not apply.

APPLICANT CONCLUSION: Findings included in this application demonstrate that the proposal is consistent with the City of Warrenton Comprehensive Plan. This ensures that the

application conforms to the Statewide Planning Goals. Based on this analysis the proposal conforms to the Statewide Planning Goals.

Staff finding: Staff concludes that the proposal conforms to the applicable statewide planning goals.

7. Does the proposal conform to Warrenton Comprehensive Plan, and Development Code?

APPLICANT RESPONSE: Based on the following analyses the proposal conforms to the Warrenton Comprehensive Plan and Development Code.

Staff finding: See staff comments below.

Warrenton Comprehensive Plan

Article 2 - Community Development

2.300 Policies

APPLICANT RESPONSE: The current and proposed zones are within urban development areas. No change in classification is proposed. The policies contained in this section do not apply to the request.

Staff finding: The subject property is located in the Urban Development—Other Urban Development—Other Urban Shore lands classification which is suitable for all forms of urban development not considered water dependent or related.

Article 3 - Land and Water Use

Section 3.310 Residential Lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:

(b) The Medium Density Residential Zone is intended to accommodate a variety of housing types including single-family dwellings, duplexes and, where appropriate, manufactured dwelling subdivisions and manufactured dwelling parks. This intensity of residential use is envisioned for locations in the City where community services and adequate access area available. Residential densities permitted are somewhat greater than those permitted in an R-10 zone. Certain public facilities and other non-residential uses are also permitted when desirable conditions and safeguards are satisfied.

APPLICANT RESPONSE: The subject property is adjacent to the Juniper Ridge Subdivision which is also zoned RM. Based on Policy (1)(b) application of the Medium Density Residential zone is appropriate. The property has appropriate access on SW Juniper Avenue and is served by adequate public facilities and services. Based on this analysis the proposal is consistent with this policy.

Staff finding: Staff concurs.

Section 3.310.1 Strategies

- (5) Rezone R-10 land as needed in the future to meet the need for multi-family housing types and/or single-family residential housing on smaller lots as needed based on housing market conditions and updated housing needs analyses.

APPLICANT RESPONSE: Article 3 of the City of Warrenton Comprehensive Plan identifies the approximate availability of buildable land within the city limits as well as population projections. Refer to the tables below. Table 1 demonstrates that there is an abundance of R-10 zoned land (185.6 acres) as compared to the higher density RM zoning designation (30.4 acres). Then compared to Table 2, Net Buildable Land, this number of RM buildable acres decreases by over 28% while the R10 zone decreases by just under 10%. These numbers support the project's consistency with Policy 5.

Table 1. Gross Buildable Land by Zoning Designation that Allow for Residential Use

Zone	Acres	Lots
C1	123.6	238
C2	2.87	9
CMU	1.4	6
R10	185.6	233
R40	71.1	50
RH	126.2	68
RM	30.4	62
RGM	67.1	33
Total	608.3	699

Table 2. Net Buildable Land by Zoning Designation

Zone	Acres	Parcels
R-40	61.5	44
R-10	167.2	233
R-M	21.7	53
R-H	83.3	68
RGM	58.1	33
C-1	73.3	158
C-MU	0.2	2
Total	465.3	591

Source: Cogan Owens Cogan

Staff finding: Staff agrees.

Article 4 - Natural Features

Table 3. Historical and Future Population Data and Forecasts

	1990 *	2000*	2006	2017	2027
Population	3,292	4,096	4,503	5,449	6,481

* includes only estimated population within the city limits. Estimates for future years include population estimated within the city limits.

Section 4.300 Policies
4.320 Flood Hazards

APPLICANT RESPONSE: A small portion of the property is within FEMA Special Flood Hazard Area, Zone A. Any future development in this will conform with the City's flood hazard development regulations.

Staff finding: Staff concurs.

Article 5 – Columbia River Estuary and Estuary Shorelands
Article 6 – Beach and Dune Shorelands

APPLICANT RESPONSE: Articles 5 and 6 do not contain applicable policies.

Staff finding: Staff agrees that Articles 5 and 6 do not apply to this proposal.

Article 7 - Community Facilities and Services

7.300 Policies

7.320 Water, Sewer and Storm Drainage/Flood Control

APPLICANT RESPONSE: This policy is in regard to upgrading public facilities to support the necessary level of service required by residential commercial and industrial uses. The Applicants understand that future development of the subject property is dependent on the capacity of the City's existing utility systems and understands that upgrades to these systems may be necessary and that the costs of these upgrades will be the responsibility of the developer. The proposed amendment does not conflict with the requirements of these policies.

Staff finding: Sanitary sewer and water facilities with adequate capacity to serve the potential development of the subject property exist in the SW Juniper Avenue right-of-way and off-site improvements are not anticipated. Storm water runoff is anticipated to flow to the west and not impact the existing system. Staff concurs that the proposal does not conflict with these policies.

Article 8 - Transportation

APPLICANT RESPONSE: Any development of the subject property will comply with the appropriate transportation policies and road standards or a variance will be pursued.

Staff finding: The city's Transportation System Plan designates SW Juniper Avenue as an existing potential collector street, and forecasts it to be a formal collector street in the future. Staff anticipates that extending a local access street from SW Juniper Avenue would be

consistent with the Comprehensive Plan transportation policies and the TSP. Staff concludes that the proposal is consistent with and will fulfill the applicable policies of the comprehensive plan.

Warrenton Development Code

Chapter 4 - Applications and Review Procedures

16.232.060 Transportation Planning Rule Compliance

A. When a development application includes a proposed Comprehensive Plan amendment or rezone, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. See also Chapter 16.256, Traffic Impact Study. Significant means the proposal would:

1. Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of a “collector” street classification, requiring a change in the classification to an “arterial” street, as identified by the Transportation System Plan; or
2. Change the standards implementing a functional classification system; or
3. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
4. Reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.

APPLICANT RESPONSE: The property fronts SW Juniper Avenue which is classified by the Warrenton Transportation System Plan, as a collector¹. Juniper is currently improved to City standards.

The proposed zone change would not significantly change the functional classifications of the street. Without the zone change, the number of trips for allowed and conditional uses in the R10 zone are similar to those that would occur under the proposed RM zone. The proposed zone change will not change the allowed land uses and is consistent with the planned with the planned function of the transportation facility nor will it cause a significant impact on transportation facilities.

¹ 2004 Warrenton TSP, page 5-10.

TRIP GENERATOR* BY ALLOWED USE			
RGM/R10 Zone		RM Zone (proposed)	
Permitted Uses	Trips Per Day	Permitted Uses	Trips Per Day
Single Family Dwellings (8)	80	Single Family Dwellings (12)	120
Duplex	n/a	Duplex (12)	144
Residential Care Facility (15 res)	41	Residential Care Facility (15 res)	41
Conditional Uses	Trips Per Day	Conditional Uses	Trips Per Day
School (private)	124	School (private)	124
Church (35% lot coverage)	264	Church (40% lot coverage)	301
Nursing Home (50 units)	172	Nursing Home (50 units)	172
Child Care Center (50 students)	219	Child Care Center (50 students)	219
Manuf. Home Park	n/a	Manuf. Home Park (15 units)	75
		* ITE 9th Edition	
		n/a = use not allowed	

Staff finding: Staff concurs.

8. Is there a change of circumstances or further studies justifying the amendment or mistake in the original zoning?

APPLICANT RESPONSE: No.

Staff finding: Staff believes that the subdivision on the east side of SW Juniper Avenue and accompanying installation of supporting infrastructure after the zoning designation of the subject property and those to south represents a change in circumstances that further supports this map amendment request.

Conclusion and Recommendation

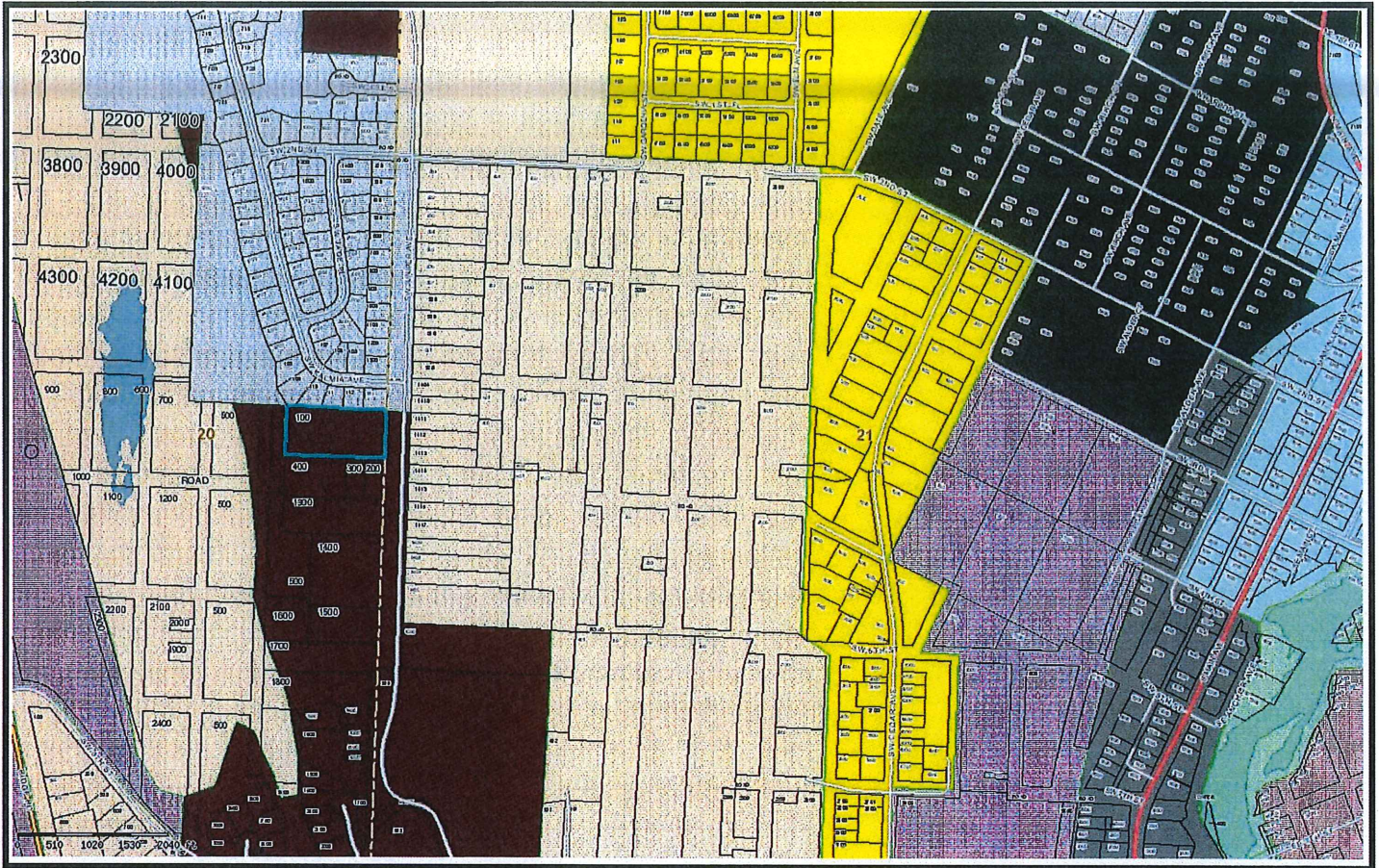
The application to amend the land use map for Tax Lot 81020D000100 from RGM/R10 to RM meets the various criteria. It is consistent with the comprehensive plan; it is consistent with the state planning goals; and it is consistent with the municipal code criteria. Accordingly staff recommends approval of this application.

Recommended motion: Based on the findings and conclusions of the June 1 staff report, I move to recommend that the City Commission approve application RZ 17-1 submitted on behalf

Warrenton Planning Commission
Johnson Rezone Application RZ 17-1
June 1, 2017
Page 11

of Michael Johnson to change the zoning designation of Tax Lot 81020D000100 from RGM/R10 Rural Growth management/Intermediate Residential to RM Medium Density Residential.

Proposed Johnson Redevelopment



Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.



"Making a difference through excellence of service"



CITY OF WARRENTON

May 11, 2017

Jennifer Bunch
Wickiup Consulting LLC
PO Box 1455
Astoria OR 97103

Re: Johnson Rezone Application RZ 17-1

After reviewing your application I find it is complete and the city can begin its substantive review. Please submit 10 paper copies of the application package together with an MSWord file of the narrative for distribution to the Planning Commission and other departments, respectively.

Please note that although the application is complete, we may have need for submittal of additional information as we perform the substantive review.

Very truly yours,

A handwritten signature in black ink, appearing to read "Skip Urling". The signature is fluid and cursive, written over the printed name.

Skip Urling
Community Development Director

M. Johnson Zoning Map Amendment

NARRATIVE

The applicant, Wickiup Consulting LLC, on behalf of property owner, Michael Johnson, is requesting a zoning map amendment from Residential Growth Management/Intermediate Density Residential (RGM/R-10) to Medium Density Residential (RM).

The property is located within the city limits adjacent to SW Juniper Avenue and is identified as T8N R10W Sec20D TL100 and is approximately 1.91 acres in size. The property is located at the most southern boundary of the Juniper Ridge Subdivision, which is zoned RM.

The general area is improved with single family dwellings along SW Juniper Avenue and has adequate access to transportation and public facilities and services. Along the western boundary of the property are mapped wetlands that will be left undisturbed. In addition, a very small portion of the southwest corner of the property is located within a FEMA Special Flood Hazard Area, Zone A. Any future development of the property will conform to the applicable development standards for wetlands and flood areas.

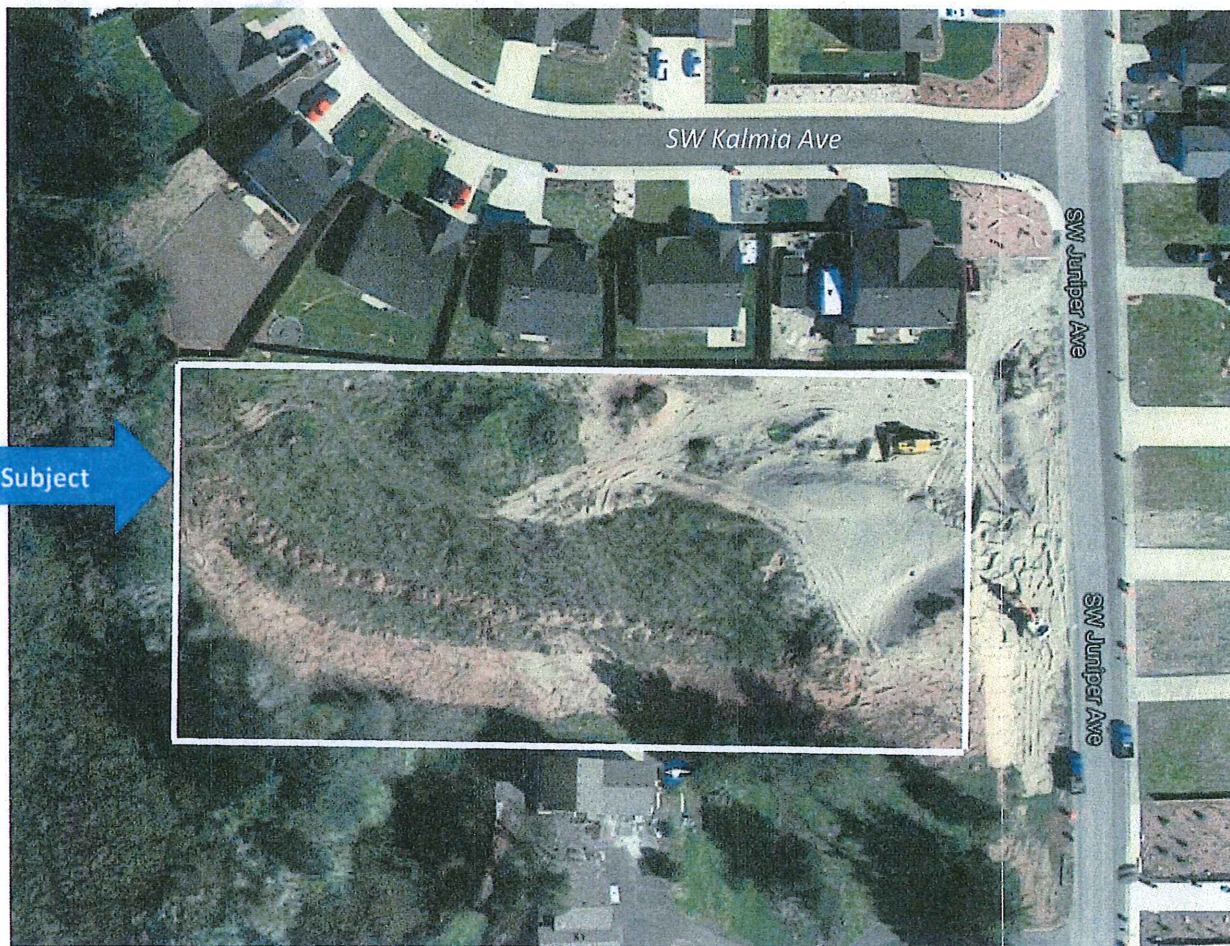


Figure 1: Aerial View (2017 ©Google)

Property lines are approximate.

M. Johnson Zoning Map Amendment

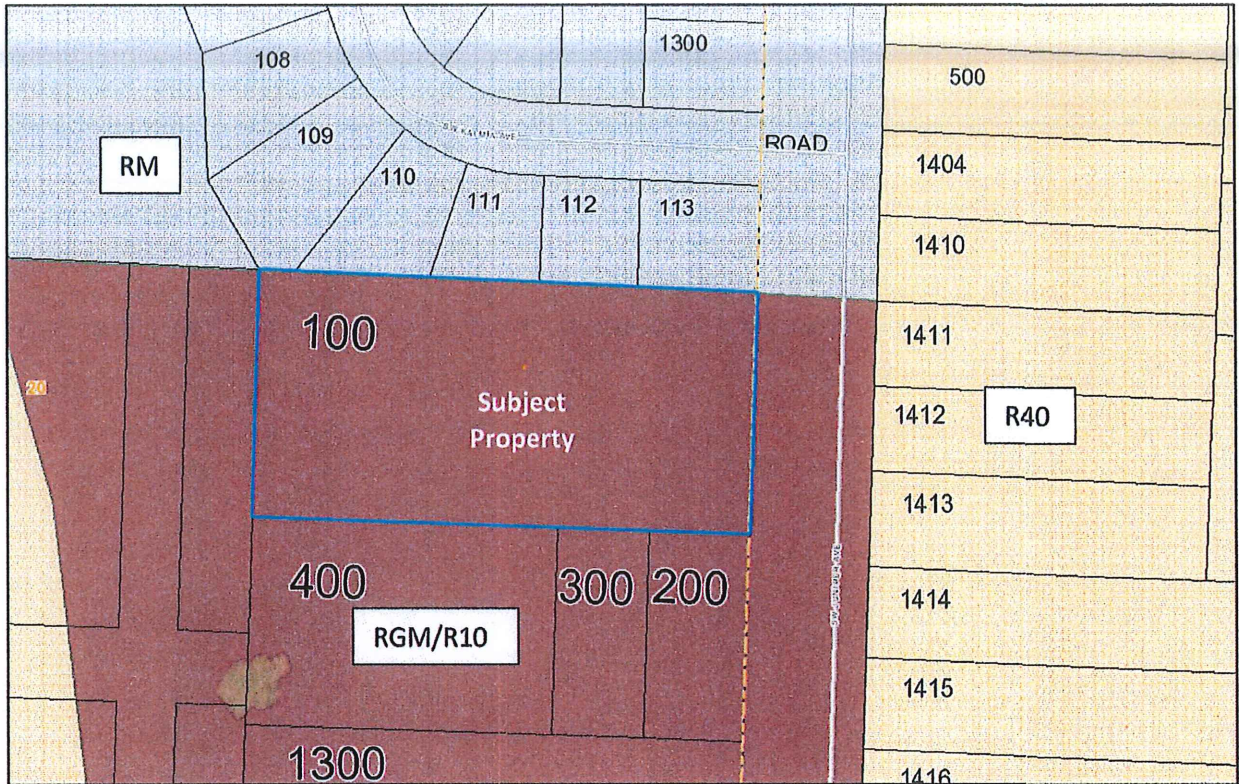


Figure 2: Current Zoning (Clatsop County WebMaps)

APPLICATION FINDINGS

1. Existing use of site

RESPONSE: The site is currently unimproved.

2. Existing zoning of the subject property

RESPONSE: The subject property is currently zoned RGM/R-10 Growth Management Zone.

3. Proposed zoning designation of the subject property:

RESPONSE: The proposed zoning is RM Medium Density Residential.

4. Zoning designation of surrounding properties: Also refer to Figure 2.

Table 1: Density Allowed

	Zoning Designation	Minimum Lot Size SFD	Lots allowed
North	RM – Medium Density Residential	7,000	12
South	RGM/R10 Growth Management Zone	10,000	8
West	RGM/R10 Growth Management Zone	10,000	8
East	R40 – Low Density Residential	40,000	2

M. Johnson Zoning Map Amendment

5. Does the proposal conform to the applicable Oregon State Statutes?

RESPONSE: Based on the findings in this application the proposal complies with the applicable land use planning goals and therefore conforms to the applicable Oregon State Statutes.

6. Does the proposal conform to Statewide Planning Goals?

Statewide Planning Goals

Goal 1 – Citizen Involvement

RESPONSE: Citizen Involvement in Goal 1 is achieved by the review procedures that are established by the City of Warrenton Development Code. Warrenton implements Goal 1 with the public hearings and public notices associated in land use hearings.

Goal 2 - Land Use Planning

RESPONSE: Goal 2 requires the City to establish a land use planning process and policy framework for land use decisions and actions. This amendment is consistent with this goal as the proposed amendment is using the City's established land use process.

Goal 3 – Agricultural Lands

Goal 4 - Forest Lands

RESPONSE: These goals are not applicable to this request.

Goal 5 - Open Space

RESPONSE: Goal 5 is intended to protect natural resources and conserve scenic and historic areas and open spaces. The proposed amendment will not amend the City's existing comprehensive Plan or development code which protects these resources. All development standards will continue to be applicable to the subject property; therefore, the proposed amendment is consistent with this goal.

Goal 6 - Air, Water and Land Quality

RESPONSE: The proposed zoning map amendment will not have any effect on the implementation of Goal 6 requirements. All future development of the property will have to adhere all air, waste disposal and water quality protection measures required by the City, state and federal requirements. The proposal is consistent with this goal.

Goal 7 - Natural Hazards

RESPONSE: Goal 7 is intended to protect people and property from natural disasters and hazards. All proposed development areas will not be located in areas subject to flooding.

Goal 8 - Recreational Needs

M. Johnson Zoning Map Amendment

RESPONSE: Goal 8 is not applicable to this request.

Goal 9 - Economic Development

RESPONSE: Goal 9 is intended to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. The proposed amendment will not adversely affect economic development in the City of Warrenton.

Goal 10 - Housing

RESPONSE: Goal 10 requires the City to provide for the housing needs of the state including providing adequate numbers of housing units at price ranges and rent levels which are in line with the financial capabilities of Oregon households. The City currently has available land for residential development but much of this land is encumbered by wetlands which limits the development potential and increases the development cost which in turn increases the housing costs. The proposed amendment will add the appropriate amount of residential density when considering the amount of area encumbered by wetlands. It will also provide residential areas that are suitable to provide affordable housing to the residents of the City thus complying with the requirements of Goal 10.

Goal 11 - Public Facilities and Services

RESPONSE: The proposed amendment site has water, sewer, storm, improved roadways, power, gas, television and cable services available. Upon future development of the site, these facilities will be extended and expanded to support the uses. This is consistent with the Goal 11 requirements.

Goal 12 - Transportation

RESPONSE: As demonstrate in the findings of this application the proposed amendment should have no significant impact on the existing and future transportation systems as the change to a higher density. Therefore, the request is consistent with Goal 12.

Goal 13 - Energy Conservation

RESPONSE: Goal 13 is not applicable to this request.

Goal 14 - Urbanization

RESPONSE: Goal 14 is intended to provide for the orderly and efficient transition from rural to urban land use to accommodate urban population and urban employment inside urban growth boundaries and to ensure efficient use of land, and to provide for livable communities. The proposed amendment is located within the City limits and the urban growth boundary of the City of Warrenton. No expansion of the City limits or urban growth boundary is requested, therefore the proposed amendment is consistent with Goal 14.

Goal 15 (Willamette River Greenway),

Goal 16 (Estuarine Resources)

Goal 17 (Coastal Shorelands)

M. Johnson Zoning Map Amendment

Goal 18 (Beaches and Dunes)

RESPONSE: These goals are not applicable to this request.

CONCLUSION: Findings included in this application demonstrate that the proposal is consistent with the City of Warrenton Comprehensive Plan. This ensures that the application conforms to the Statewide Planning Goals. Based on this analysis the proposal conforms to the Statewide Planning Goals.

7. Does the proposal conform to Warrenton Comprehensive Plan, and Development Code

RESPONSE: Based on the following analyses the proposal conforms to the Warrenton Comprehensive Plan and Development Code.

Warrenton Comprehensive Plan

Article 2 - Community Development

2.300 Policies

RESPONSE: The current and proposed zones are within urban development areas. No change in classification is proposed. The policies contained in this section do not apply to the request.

Article 3 - Land and Water Use

Section 3.310 Residential Lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:

(b) The Medium Density Residential Zone is intended to accommodate a variety of housing types including single-family dwellings, duplexes and, where appropriate, manufactured dwelling subdivisions and manufactured dwelling parks. This intensity of residential use is envisioned for locations in the City where community services and adequate access area available. Residential densities permitted are somewhat greater than those permitted in an R-10 zone. Certain public facilities and other non-residential uses are also permitted when desirable conditions and safeguards are satisfied.

RESPONSE: The subject property is adjacent to the Juniper Ridge Subdivision which is also zoned RM. Based on Policy (1)(b) application of the Medium Density Residential zone is appropriate. The property has appropriate access on SW Juniper Avenue and is served by adequate public facilities and services. Based on this analysis the proposal is consistent with this policy.

Section 3.310.1 Strategies

(5) Rezone R-10 land as needed in the future to meet the need for multi-family housing types and/or single-family residential housing on smaller lots as needed based on housing market conditions and updated housing needs analyses.

M. Johnson Zoning Map Amendment

RESPONSE: Article 3 of the City of Warrenton Comprehensive Plan identifies the approximate availability of buildable land within the city limits as well as population projections. Refer to the tables below. Table 1 demonstrates that there is an abundance of R-10 zoned land (185.6 acres) as compared to the higher density RM zoning designation (30.4 acres). Then compared to Table 2, *Net Buildable Land*, this number of RM buildable acres decreases by over 28% while the R10 zone decreases by just under 10%. These numbers support the project's consistency with Policy 5.

Table 1. Gross Buildable Land by Zoning Designation that Allow for Residential Use

Zone	Acres	Lots
C1	123.6	238
C2	2.87	9
CMU	1.4	6
R10	185.6	233
R40	71.1	50
RH	126.2	68
RM	30.4	62
RGM	67.1	33
Total	608.3	699

Table 2. Net Buildable Land by Zoning Designation

Zone	Acres	Parcels
R-40	61.5	44
R-10	167.2	233
R-M	21.7	53
R-H	83.3	68
RGM	58.1	33
C-1	73.3	158
C-MU	0.2	2
Total	465.3	591

Source: Cogan Owens Cogan

Table 3. Historical and Future Population Data and Forecasts

	1990 *	2000*	2006	2017	2027
Population	3,292	4,096	4,503	5,449	6,481

* Includes only estimated population within the city limits. Forecasts for future years include population estimated within the urban UGR.

Article 4 - Natural Features

- Section 4.300 Policies
- 4.320 Flood Hazards

RESPONSE: A small portion of the property is within FEMA Special Flood Hazard Area, Zone A. Any future development in this will conform with the City's flood hazard development regulations.

Article 5 – Columbia River Estuary and Estuary Shorelands

Article 6 – Beach and Dune Shorelands

RESPONSE: Articles 5 and 6 do not contain applicable policies.

Article 7 - Community Facilities and Services

- 7.300 Policies
- 7.320 Water, Sewer and Storm Drainage/Flood Control

M. Johnson Zoning Map Amendment

RESPONSE: This policy is in regard to upgrading public facilities to support the necessary level of service required by residential commercial and industrial uses. The Applicants understand that future development of the subject property is dependent on the capacity of the City's existing utility systems and understands that upgrades to these systems may be necessary and that the costs of these upgrades will be the responsibility of the developer. The proposed amendment does not conflict with the requirements of these policies.

Article 8 - Transportation

RESPONSE: Any development of the subject property will comply with the appropriate transportation policies and road standards or a variance will be pursued.

Warrenton Development Code

Chapter 4 - Applications and Review Procedures

16.232.060 Transportation Planning Rule Compliance

A. When a development application includes a proposed Comprehensive Plan amendment or rezone, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. See also Chapter 16.256, Traffic Impact Study. Significant means the proposal would:

1. Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of a "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Transportation System Plan; or
2. Change the standards implementing a functional classification system; or
3. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
4. Reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.

RESPONSE: The property fronts SW Juniper Avenue which is classified by the Warrenton Transportation System Plan, as a collector¹. Juniper is currently improved to City standards.

The proposed zone change would not significantly change the functional classifications of the street. Without the zone change, the number of trips for allowed and conditional uses in the R10 zone are similar to those that would occur under the proposed RM zone. The proposed zone change will not change the allowed land uses and is consistent with the planned with the planned function of the transportation facility nor will it cause a significant impact on transportation facilities.

¹ 2004 Warrenton TSP, page 5-10.

M. Johnson Zoning Map Amendment

Table 2: Trip Generation

TRIP GENERATION* BY ALLOWED USE

RGM/R10 Zone		RM Zone (proposed)	
Permitted Uses	Trips Per Day	Permitted Uses	Trips Per Day
Single Family Dwellings (8)	80	Single Family Dwellings (12)	120
Duplex	n/a	Duplex (12)	144
Residential Care Facility (15 res)	41	Residential Care Facility (15 res)	41
Conditional Uses	Trips Per Day	Conditional Uses	Trips Per Day
School (private)	124	School (private)	124
Church (35% lot coverage)	264	Church (40% lot coverage)	301
Nursing Home (50 units)	172	Nursing Home (50 units)	172
Child Care Center (50 students)	219	Child Care Center (50 students)	219
Manuf. Home Park	n/a	Manuf. Home Park (15 units)	75

* ITE 9th Edition

n/a = use not allowed

8. Is there a change of circumstances or further studies justifying the amendment or mistake in the original zoning.

RESPONSE: No.

OVERALL CONCLUSION:

The findings contained in the application materials support the request for a zoning map amendment from R-10 to R-M.

Debra Monaghan



375 SW Kalmia Ave, Warrenton, OR 97146
(503)791-1456
Dgoldy55@aol.com

6/7/2017

To whom it concerns,

I am writing concerning rezoning Tax Lot 81020D000100. I have immense concern about zoning this property for anything more than residential as it currently is. I had this house built in this neighborhood due to the low traffic and safe environment it presents. I fear that rezoning this lot will open the door to take away from the privacy this neighborhood offers. I have grandchildren that play in this neighborhood and am concerned about the amount of traffic this would open the door to bring as well as increased crime rate. If you research statistically, it is evidence based that a bigger zone such as what is being proposed will lower our property value as well as bring more crime and traffic. This is something that I am unwilling to accept without voicing my concerns. Please feel free to contact me regarding this matter. I stand united with my neighbors to prevent this change.

Warm regards,
Debra Monaghan

RECEIVED
JUN 08 2017

BY: _____
CITY OF WARRENTON



To whom it may concern,

My name is Tamera Gann and I am the owner of 381 SW Kalmia in Warrenton. I was recently informed of the proposed zone changes to the property backed up to my back yard Lot 810230D000100 to RM medium Density Residential.

I purchased my lot March 2014. At that time period my house was the only one on this side the street. Since then, the neighborhood has grown and flourished.

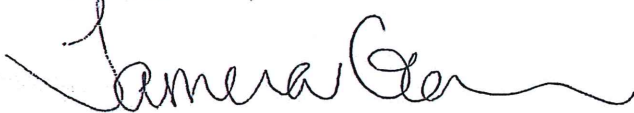
I am deeply opposed to the re-zoning of the lot behind mine.

- We have very narrow back yards that have minimal privacy with the incline of the road; building two storeys behind my lot would provide anyone in those home direct views, down into my yard.
- There would be an extreme increase in traffic in our already busy neighborhood, increasing danger for our children that play, running down the road, riding their bikes.
- It would decrease my property value, which was a huge investment in my future.

I have many more concerns with how it would affect the quality of one of the nicest neighborhoods in this county.

I hope that my concerns are weighted heavily in your decisions for our neighborhoods growth.

Thank you,



Tamera Gann
503-298-8690

RECEIVED
JUN 08 2017

BY: _____
CITY OF WARRENTON

440 SW Juniper Avenue
Warrenton, Oregon 97146
June 7, 2017

Skip Urling
Community Development Director
Warrenton City Hall
P.O. Box 250
Warrenton, Oregon 97146

Dear Mr. Urling:


Thank you for your Notice of Public Hearing and the opportunity to comment on the application to rezone Tax Lot 81020D000100.

We live less than a quarter of a block away from this tax lot and oppose the application for the following reasons:

- Safety of children. The proposed rezoning would open up the possibility of the building of townhomes or duplexes. This would cause a significant increase in traffic which would be dangerous to children playing nearby.
- Possible traffic accidents because of the narrow width of SW Juniper Avenue. Many residents already must park halfway onto sidewalks so moving vehicles have enough room on the street. Additional traffic will only compound this problem.
- Possible traffic accidents because of geography of the street. As moving vehicles travel north on SW Juniper Avenue, they encounter a steeply sloping decline and pick up speed. Residents pulling out from the new tax lot will have almost zero visibility when pulling out onto the street. This problem would be compounded with higher density housing.

We urge you to consider the safety of Warrenton residents above the profit goals of developers.

Sincerely,



Tom and Donna Safley

RECEIVED
JUN 08 2017

BY: _____
CITY OF WARRENTON

June 8, 2017

Skip Urling
Community Development Director
Warrenton City Hall
PO Box 250
Warrenton, OR 97146

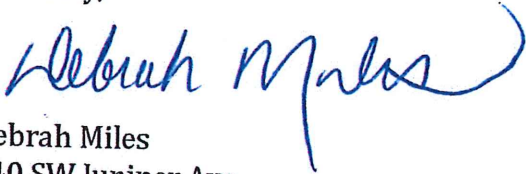
Dear Mr. Urling,

I am writing to share my concerns for the proposed zoning change of the property which consists of 1.9 acres and is located on the west side of SW Juniper Avenue just south of the intersection with SW Kalmia Avenue. I have been told that the zoning change would change from single family homes to multi-family units.

I believe the parking, entrance and egress from this property would not adequate to allow for evacuation if needed. Our entire neighborhood has only two exits (2nd and 9th) which even now would make an evacuation almost impossible.

Please don't put us all at risk by allowing high-density housing in this area.

Sincerely,



Debrah Miles
540 SW Juniper Ave
Warrenton, OR 97146

RECEIVED
JUN 08 2017

BY: _____
CITY OF WARRENTON

"Making a difference through excellence of service"



7-B

CITY OF WARRENTON

Finance Department Agenda Memorandum

To: The Honorable Mayor and Members of the Warrenton City Commission
From: April Clark
Finance Director
Date: July 11, 2017

Re: Resolution No. 2498, Nuisance Abatement Assessment and Lien Docket

SUMMARY:

Nuisance abatement costs have been incurred by the City of Warrenton at the property located at 25 Alternate Highway 101. City Municipal Code section 8.16.200 allows for the costs to be assessed to the property owner upon written notice of such costs. A letter, to the property owner, regarding the notice of assessment was mailed on April 27, 2017. The property owner has 30 days to pay the costs associated with the abatement plus administrative costs of 5%. This totals \$606.90.

Notice was also sent to Craig Peterson, Managing Attorney for Matrix Financial Services Corp. as the property owner is deceased and the property is being foreclosed. No response has been received from Matrix Financial Services Corp. or anyone handling the estate of the owner.

The owner or person in charge has the right to object within 10 days of receiving notice of the assessment. No objection has been received by the City as of June 30, 2017.

The costs of the abatement were not paid within 30 days. The due date was May 27, 2017.

Therefore, the City Commission may assess the costs and record a lien on the property, as stated or as decided by the Commission, by resolution and enter said cost in the docket of City liens.

RECOMMENDATION:

Move to approve Resolution No. 2498, as stated or amended, "A resolution of the City Commission of the City of Warrenton, Oregon, assessing the costs of abatement of the nuisance located at 25 Alternate Highway 101 and entering the same on the docket of city liens pursuant to Warrenton Municipal Code Section 8.16.200".

ALTERNATIVE:

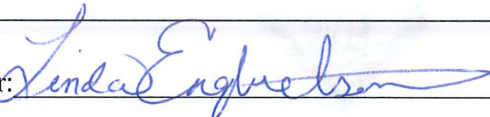
Other action as determined by the Warrenton City Commission.

FISCAL IMPACT:

Costs of \$606.90 were charged to the Sanitation Fund in March. Recording a lien has some potential of cost recovery to that fund if the property should ever sell.

8-7

Approved by City Manager:



All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.

RESOLUTION NO. 2498

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WARRENTON, OREGON, ASSESSING THE COSTS OF ABATEMENT OF THE NUISANCE LOCATED AT 25 ALT HIGHWAY 101 AND ENTERING THE SAME ON THE DOCKET OF CITY LIENS PURSUANT TO WARRENTON MUNICIPAL CODE SECTION 8.16.200.

WHEREAS, on January 11th, 2017 notice of a nuisance was issued and posted on the property located at 25 Alternate Highway 101, Warrenton, Oregon; and

WHEREAS, the property owner or person in charge of the property did not abate the property or file a protest to the notice of a nuisance within ten (10) days of the posting; and

WHEREAS, the City has maintained accurate accounting of the costs of abatement;

WHEREAS, on April 27th, 2017, the City forwarded to the owner, or person in charge, by registered or certified mail, postage prepaid, a notice of the abatement costs in compliance with Warrenton Municipal Code Section 8.16.200 et seq; and

WHEREAS, there has been no objection filed to the abatement costs within ten (10) days after the notice nor have the costs of the abatement been paid within thirty (30) days from the date of the notice; and

WHEREAS, Warrenton Municipal Code Section 8.16.200 provides that if the cost of the abatement are not paid within thirty days from the date of notice, an assessment of the costs as determined by the City Commission shall be made by resolution and shall thereupon be entered in the dockets of city liens, and upon such entry being made shall constitute a lien upon the property from which the nuisance was abated.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COMMISSION, CITY OF WARRENTON, STATE OF OREGON, THAT, PURSUANT TO WARRENTON MUNICIPAL SECTION 8.16.200:

- Section 1.** The assessment of the costs for the abatement of the said nuisance, including administrative costs, equal to 5% of the expense, is in the amount of \$606.90, plus accrued interest.
- Section 2.** The above assessment of the costs shall be entered in the docket of city liens.
- Section 3.** This resolution is effective immediately upon adoption.

Introduced and adopted by the City Commission on July 11th, 2017.

This resolution is effective on July 11th, 2017.

Henry Balensifer III, Mayor

ATTEST:

Dawn Shawe, Deputy City Recorder