

AGENDA

CITY COMMISSION OF THE CITY OF WARRENTON
REGULAR MEETING

October 8, 2019 – 6:00 P.M.

Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **CONSENT CALENDAR**

- A. City Commission Meeting Minutes – 9.24.19
- B. Fire Department Activity Report – June 2019
- C. Fire Department Activity Report – July 2019
- D. Monthly Finance Report – August 2019
- E. Community Center Annual Report – FY July 1, 2018- June 30, 2019

4. **COMMISSIONER REPORTS**

5. **PUBLIC COMMENT**

At this time, anyone wishing to address the City Commission concerning items of interest may do so. The person addressing the Commission must complete a Public Comment Card and submit to the City Recorder prior to the meeting. 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.

6. **PUBLIC HEARINGS**

- A. Urban Renewal Substantial Amendment; Final Plan and Report

7. **BUSINESS ITEMS**

- A. Consideration of Warrenton School District Campus Master Plan – DCR 19-3

B. Consideration of 2019-2020 Hammond Dredge Contract Award

C. Consideration of Community Center Fee Waiver – Community Thanksgiving Meal

8. **DISCUSSION ITEMS** – None

9. **GOOD OF THE ORDER**

10. **EXECUTIVE SESSION**

11. **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, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
Warrenton City Commission
Regular Meeting – September 24, 2019
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: Mayor Henry Balensifer, Pam Ackley, and Mark Baldwin

Excused: Rick Newton, Tom Dyer

Staff Present: City Manager Linda Engbretson, Community Development Director Kevin Cronin, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, Police Chief Mathew Workman, Finance Director April Clark, and City Recorder Dawne Shaw

CONSENT CALENDAR

- A. City Commission Work Session Minutes – 9.10.19
- B. City Commission Meeting Minutes – 9.10.19
- C. Community Library Board Meeting Minutes – 3.08.19
- D. Community Library Board Meeting Minutes – 06.14.19
- E. Police Department Monthly Statistics – August 2019

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

Balensifer – aye; Ackley – aye; Baldwin – aye

COMMISSIONER REPORTS

Mayor Balensifer noted how many applications were received for the library position.

City manager, Linda Engbretson, noted she will be heading to the League of Oregon City (LOC) Conference after the Hammond event. Mayor Balensifer explained the Hammond Event; he noted this effort has been going on for a long time and encouraged all to attend.

Mayor Balensifer also noted for the record that he will be gone: October 3 – 12, October 19- 25, and October 30 – November 12. Commissioner Ackley will be acting Mayor from October 3 – October 7 and Commissioner Newton thereafter.

PUBLIC COMMENT

Dixie Dowaliby asked if the Good Neighbor Agreement would be in writing and if the agreement would be presented to the public for review. Mayor Balensifer noted it is on the agenda this evening.

Gerald Poe spoke in regards to the Dredge Contract Award on the agenda. He noted he reviewed the proposed dredging contract and has concerns. He asked the commission to look over the proposal before approving.

Mr. Robinson spoke in regards to agenda item 7-A; he noted the agreement was submitted and reviewed at the neighborhood meeting.

PUBLIC HEARING

Community Development Director, Kevin Cronin, presented his staff report on the Urban Renewal Amendment- Final Plan and Report.

Commissioner Ackley made the motion to authorize a resolution to adopt the urban renewal substantial amendment. Motion was seconded and passed unanimously.

Balensifer – aye; Ackley – aye; Baldwin – aye

BUSINESS ITEMS

Mr. Cronin discussed the Pacific Seafoods Good Neighbor Agreement. He noted the additional information distributed prior to the meeting. Mayor Balensifer asked what legal counsel thought about the commission approving the agreement without it going to the Planning Commission. Mr. Cronin Stated that legal council agreed that Mayor Balensifer has the ability to approve the Good Neighbor Agreement at tonight's Commission Meeting. Commissioner Ackley asked for clarification on the parking and noted a possible typo that needs correction. Discussion followed. Mayor Balensifer asked for clarification on his understanding on the Good Neighbor Agreement; Mr. Cronin clarified. Mayor Balensifer stated it is important to note the agreement is with the City and Pacific Seafood and this is not a land use approval document, this is simply a document to establish the relationship between administration of tenants there and the City's interest as well.

Commissioner Ackley made the motion to authorize the City Manager's signature and execute the Good Neighbor Agreement as required by the conditional use permit for Pacific Seafoods, as amended by legal counsel and Commissioner Ackley's correction. Motion was seconded and passed unanimously.

Balensifer – aye; Ackley – aye; Baldwin – aye

Kevin Cronin, Development Director, discussed the Department of Land Conservation & Development (DLCD) Technical Assistance Grant. He noted this grant application is due October 1 and requires a letter of support from the mayor. The grant will accomplish a number of things including an inventory all lands and carting a five year action plan for an Economic Development Strategy; which could produce jobs for the citizens of Warrenton.

MINUTES

Warrenton City Commission

Regular Meeting – 9.24.19

Page: 2

Commissioner Baldwin made the motion to authorize staff to apply for a technical assistance grant to help grow local economy and to authorize the mayor to sign a letter of support. Motion was seconded and passed unanimously.

Balensifer – aye; Ackley – aye; Baldwin – aye

Jeannie Smith requested approval for amplified sound at the Fall Festival Event that will take place at City Park. Mayor Balensifer thanked the Warrenton Business Association (WBA) and Ms. Smith. He noted he is really excited, and hopes this will be an annual event. Mayor Balensifer noted the community center is rented that day; and asked what the plan is for the amplified music. Discussion followed. Mayor Balensifer stated it is important to note that the Community Center parking needs to be marked off for wedding parking only. Discussion followed on specifics of the event.

Commissioner Baldwin made the motion to waive park rental fees for the Fall Festival in Quincy Robinson Park from 10:00 a.m. to 6:00 p.m. on Saturday October 26, 2019 and approve the use of amplified music with consideration for the Community Center event. Motion was seconded and passed unanimously.

Balensifer – aye; Ackley – aye; Baldwin – aye

City Manager, Linda Engbretson, noted she would like to move the Consideration of the Hammond Marina Dredge Contract Award to the October 8 meeting.

Commissioner Baldwin made the motion to table item 7.D the consideration of the Hammond Marina Dredge Contract Award to the next commission meeting, October 8, 2019. Motion was seconded and passed unanimously.

Balensifer – aye; Ackley – aye; Baldwin – aye

DISCUSSION ITEMS –

City Manager, Linda Engbretson, discussed the Warrenton Visitor Center. She noted the current ground lease established several years ago. Diane Collier agreed to man the building and has done so for many years; she would like to close the doors on running it and the Chambers are not interested in running it. The land lease requires it to remain a visitor center or it reverts back to their ownership. If the land owners do not wish to keep the building than the City will be required to remove the building. Mayor Balensifer noted it does not make budget sense to run the center. Discussion continued. Consensus was to notify the property owners that the City will cease operating the building as a visitor center and see if the property owners want to take ownership of the building.

GOOD OF THE ORDER – NONE

There being no further business, Mayor Balensifer adjourned the regular meeting at 6:41 p.m.

Respectfully submitted by Lindsay Duarte, Deputy City Recorder

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, City Recorder

DRAFT



Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 503/861-2494 Fax 503/861-2351

STAFF REPORT

Date: July 22, 2019
To: The Members of the Warrenton City Commission
Linda Engbretson, City Manager
From: Tim Demers, Fire Chief
Re: Fire Department Activity Report for **June, 2019**

June, 2019 Emergency Response Activity -

The Warrenton Fire Department responded to 85 emergency calls during the month of June, 2019. The department responded to 66 EMS (emergency medical service) calls, 8 motor vehicle crashes, and 3 service calls. There were 8 reportable fires during the month. Service calls include alarm activations with no fire, false alarms, hazardous conditions, good intent calls, public assists, etc. An average of 5 volunteers responded per call throughout the month. During the month of June, 58.8%, or 50 of the calls were during daytime hours between 6:00 a.m. and 6:00 p.m. The other 35 calls, or 41.2%, were during the night, between the hours of 6:00 p.m. and 6:00 a.m.

June, 2019 Training –

The department held 4 regularly scheduled Wednesday evening training sessions during the month of June, with an average attendance of 16 volunteers per drill. The department offered 5 additional training sessions during the month of May.

5th EMS – Narcan, breathing treatments, EMS standing orders

Instructor: Lt. Daugherty

12th Wildland firefighter skills

Instructor: Capt. Penno, FF Watson

S-131 wildland class - Seaside

Instructor: Kurt Donaldson

Rescue airbag training

Instructor: Capt. Shepherd

19th Ladder company evolutions

Instructors: Company officers, operators

S-131 wildland class - Seaside

Instructors: Kurt Donaldson

Small boat training

Instructor: Capt. Nyberg

26th Wildland firefighter skills

Instructors: Capt. Penno, FF Watson

Rescue airbag training

Instructors: Capt. Shepherd



Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 503/861-2494 Fax 503/861-2351

STAFF REPORT

Date: October 08, 2019
To: The Members of the Warrenton City Commission
Linda Engbretson, City Manager
From: Tim Demers, Fire Chief
Re: Fire Department Activity Report for **July, 2019**

July, 2019 Emergency Response Activity -

The Warrenton Fire Department responded to 111 emergency calls during the month of July, 2019. The department responded to 80 EMS (emergency medical service) calls, 15 motor vehicle crashes, and 11 service calls. There were 5 reportable fires during the month. Service calls include alarm activations with no fire, false alarms, hazardous conditions, good intent calls, public assists, etc. An average of 4 volunteers responded per call throughout the month. During the month of July, 72.1%, or 80 of the calls were during daytime hours between 6:00 a.m. and 6:00 p.m. The other 31 calls, or 27.9%, were during the night, between the hours of 6:00 p.m. and 6:00 a.m.

July, 2019 Training –

The department held 5 regularly scheduled Wednesday evening training sessions during the month of July, with an average attendance of 16 volunteers per drill. The department offered 2 additional training sessions during the month of July.

3rd EMS – Musculoskeletal injury and splinting

Instructor: Capt. Shepherd

Association business meeting - 4th of July planning

10th Defensive driving class (All personnel)

Instructor: Jim Pierce, WPD

17th Fire scene staging and new box alarm procedures

Instructors: Capt. Shepherd

24th Driver's skill course, Warrenton airport

Instructors: Asst. Chief Alsbury, Capt. Penno, FF Watson

Advancing three-inch hose, Warrenton Marina

Instructors: Capt. Shepherd, Lt. Barber

31st Radio equipment, operations and procedures

Instructors: Capt. Penno, FF Ames

CITY OF WARRENTON

FINANCE DEPARTMENT

Volume 13, Issue 2

Monthly Finance Report AUGUST 2019

October 8, 2019

Economic Indicators

	Current	1 year ago
◆ Interest Rates:		
LGIP :	2.64%	2.25%
Prime Rate:	5.25%	5.00%
◆ CPI-U change:	1.7%	2.7%
◆ Unemployment Rates:		
Clatsop County:	not avail.	4.0%
Oregon:	4.0%	4.1%
U.S.:	3.7%	3.8%

Department Statistics

◆ Utility Bills mailed	3,356
◆ New Service Connections	7
◆ Reminder Letters	365
◆ Door Hangers	73
◆ Water Service Discontinued	12
◆ Walk-in counter payments	809
◆ Mail payments	1,173
◆ Auto Pay Customers/pmts	645
◆ Online (Web) payments	789
◆ Checks issued	345

Current and Pending Projects

- ◆ Audit Preparation and Reporting
- ◆ Business License Renewals
- ◆ Springbrook Upgrade/Server Migration
- ◆ Community Center Annual Report
- ◆ SDC Annual Report
- ◆ Landfill Financial Assurance Report
- ◆ Open Enrollment for Health Insurance

Financial Narrative as of August 31, 2019

Note: Revenues and expenses should track at 2/12 or 16.7% of the budget. Expenditures of pages 2-4 include personnel services, materials and services, and debt service costs as well as transfers to the capital funds. See budget for details.

General Fund: Revenues year to date are \$517,137, which is 12.3% of the budget and are comparable to the prior year amount of \$465,474, which was 11.6% of the budget and are up by \$51,663. Increases are shown in franchise fees, transient room tax, community development fees, police charges, parks charges, miscellaneous and lease receipts and are offset by decreases in prior taxes, municipal court and interest.

Expenses this year to date amount to \$821,756, which is 17.5% of the budget, compared to the prior year amount of \$805,131, which was 17.4% of the budget and are up by \$16,625. Admin/Comm/Finance is tracking over budget due to one-time annual payments.

WBA: Business license revenue amounts to \$59,020, compared to \$55,260 last year at this time, a difference of \$3,760. The number of business licenses issued year to date is 613 compared to 550 at this time last year.

Building Department: Permit revenues year to date amount to \$35,590, which is 9.7% of the budgeted amount. Last year at this time permit revenue was \$26,223,

which was 16.7% of the budgeted amount.

State Tax Street: State gas taxes received this month amount to \$24,651 for fuel sold in July compared to \$26,216 at this time last year. Receipt of City fuels tax revenue for this fiscal year will begin next month.

Warrenton Marina: Total revenues this month are \$113,537 compared to \$114,141 at this time last year, a decrease of \$604. Year to date revenues are down by \$4,166. There is \$67,842 in moorage receivables outstanding.

Hammond Marina: Total revenues this month are \$153,065 compared to \$146,425 at this time last year, an increase of 6,640. Year to date revenues are up by \$12,024. There is \$6,411 in moorage receivables outstanding.

Of the total outstanding receivables :

\$12,999 (17.5%) is current,

\$2,028 (2.7%) is 30-60 days past due,

\$57,965 (78.1%) is 60-90 days past due and

\$1,261 (1.7%) is over 90 days past due

Water Fund: Utility fees this month are \$271,165 and \$204,687, for in-city and out-city respectively. Total year to date utility fees are \$931,260 and are 28.8% of

the budget.

Sewer Fund: Utility fees this month are \$208,881 and \$419,406 year to date which is 18.1% of the budget. Shoreline charges are \$22,579 year to date. Septage revenue year to date amounts to \$44,318.

Storm Sewer: Utility fees (20% of sewer charge) this month are \$41,753 and \$83,827 year to date and are 18.1% of the budget.

Sanitation Fund: Year to date service fees for garbage and recycling were \$167,057 and \$32,475 and are 17.7% and 16.2% of the budget, respectively.

SDC Summary for FYE 2019

	Beginning Fund Balance	Revenues			Ending Fund Balance
		SDC	Interest	Projects & Debt Pmts	
Parks	129,648	10,500	3,595		143,743
Water	107,282	66,012	2,421	75,000	100,715
Sewer	91,177	28,052	2,197	70,783	50,643
Storm	36,535	6,070	1,023		43,628
Streets	712,918	82,929	19,661		815,508
total	1,077,560	193,563	28,897	145,783	1,154,237

Financial data as of August 2019

	General Fund			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	965,142	1,156,780	850,000	136.09
Plus: Revenues	159,575	517,137	4,193,122	12.33
Less: Expenditures				
Municipal Court	10,406	25,695	147,246	17.45
Admin/Comm/Fin(ACF)	74,124	354,089	1,184,564	29.89
Planning	16,175	41,981	241,244	17.40
Police	111,623	257,164	1,967,073	13.07
Fire	51,046	117,221	866,876	13.52
Parks	9,182	25,606	196,314	13.04
Transfers	-	-	94,578	-
Total Expenditures	272,556	821,756	4,697,895	17.49
Ending Fund Balance	852,161	852,161	345,227	246.84

(see details of revenue, page 4)

	WBA			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	111,557	59,607	49,000	121.65
Plus: Revenues	(63)	59,368	56,500	105.08
Less: Expenditures	1,705	9,186	90,759	10.12
Ending Fund Balance	109,789	109,789	14,741	744.79

	Building Department			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	266,134	269,746	238,000	113.34
Plus: Revenues	17,520	33,684	340,500	9.89
Less: Expenditures	16,519	36,295	339,819	10.68
Ending Fund Balance	267,135	267,135	238,681	111.92

	State Tax Street			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	2,312,696	2,327,209	2,100,000	110.82
Plus: Revenues	29,621	34,871	795,807	4.38
Less: Expenditures	222,205	241,968	2,589,171	9.35
Ending Fund Balance	2,120,112	2,120,112	306,636	691.41

	Warrenton Marina			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	403,872	157,790	149,000	105.90
Plus: Revenues	113,537	416,876	623,978	66.81
Less: Expenditures	51,613	108,870	667,465	16.31
Ending Fund Balance	465,796	465,796	105,513	441.46

Financial data as of August 2019, continued

	Hammond Marina				Water Fund			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	249,691	149,169	130,000	114.75	2,141,333	1,857,462	900,000	206.38
Plus: Revenues	153,065	296,285	375,901	78.82	493,896	966,892	5,067,800	19.08
Less: Expenditures	42,561	85,259	428,578	19.89	154,145	343,270	5,159,212	6.65
Ending Fund Balance	<u>360,195</u>	<u>360,195</u>	<u>77,323</u>	<u>465.83</u>	<u>2,481,084</u>	<u>2,481,084</u>	<u>808,588</u>	<u>306.84</u>

	Sewer Fund				Storm Sewer			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	2,070,598	2,001,200	1,800,000	111.18	844,009	815,590	700,000	116.51
Plus: Revenues	248,496	509,484	2,831,800	17.99	43,291	87,001	472,800	18.40
Less: Expenditures	150,724	342,314	3,242,720	10.56	8,868	24,159	707,700	3.41
Ending Fund Balance	<u>2,168,370</u>	<u>2,168,370</u>	<u>1,389,080</u>	<u>156.10</u>	<u>878,432</u>	<u>878,432</u>	<u>465,100</u>	<u>188.87</u>

	Sanitation Fund				Community Center			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	411,096	420,570	380,000	110.68	18,267	19,490	16,000	121.81
Plus: Revenues	102,366	202,896	1,157,772	17.52	1,875	3,350	20,775	16.13
Less: Expenditures	35,857	145,861	1,342,137	10.87	1,505	4,203	27,481	15.29
Ending Fund Balance	<u>477,605</u>	<u>477,605</u>	<u>195,635</u>	<u>244.13</u>	<u>18,637</u>	<u>18,637</u>	<u>9,294</u>	<u>200.53</u>

	Library				Warrenton Urban Renewal Agency Capital Projects Fund			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	97,777	114,826	110,000	104.39	279,929	279,672	214,603	130.32
Plus: Revenues	734	3,899	204,865	1.90	1,006	2,036	1,867,622	0.11
Less: Expenditures	17,711	37,925	219,126	17.31	339	1,112	2,082,225	0.05
Ending Fund Balance	<u>80,800</u>	<u>80,800</u>	<u>95,739</u>	<u>84.40</u>	<u>280,596</u>	<u>280,596</u>	<u>-</u>	<u>-</u>

Financial data as of August 2019, continued

(\$) Cash Balances as of August, 2019

General Fund	1,160,656	Warrenton Marina	403,372	Storm Sewer	825,990
WBA	105,173	Hammond Marina	366,399	Sanitation Fund	338,304
Building Department	270,652	Water Fund	1,595,231	Community Center	20,467
State Tax Street	2,327,917	Sewer Fund	1,826,678	Library	86,417

Warrenton Urban Renewal Agency

Capital Projects	280,935
Debt Service	1,627,910

General Fund Revenues	Collection Frequency	2018-2019 Budget	Actual as a % of Current Budget	Collections/Accruals Year to date		(over) under budget
				August 2019	August 2018	
Property taxes-current	AP	955,270	0.00	-	-	955,270
Property taxes-prior	AP	35,000	0.08	29	5,797	34,971
County land sales	A	-	0.00	-	-	-
Franchise fees	MAQ	551,000	6.70	36,907	36,838	514,093
COW - franchise fees	M	146,621	23.25	34,093	29,090	112,528
Transient room tax	Q	532,696	3.75	19,972	-	512,724
Liquor licenses	A	700	0.00	-	-	700
State revenue sharing	MQ	162,745	0.00	-	-	162,745
Municipal court	M	104,400	18.96	19,790	25,570	84,610
Community development fees	I	50,000	22.86	11,431	2,550	38,569
Police charges	I	8,500	18.56	1,578	1,448	6,922
Fire charges	SM	97,582	0.00	-	-	97,582
Park charges	I	-	0.00	325	50	-
Miscellaneous	I	1,200	61.08	733	548	467
Interest	M	15,000	18.87	2,830	3,282	12,170
Lease receipts	M	209,858	16.85	35,360	35,314	174,498
Sub-total		2,870,572	5.68	163,048	140,487	2,707,524
Transfers from other funds	I	-	0.00	-	-	-
Overhead	M	1,142,969	30.98	354,089	324,987	788,880
Total revenues		4,013,541	12.88	517,137	465,474	3,496,404

M - monthly

Q - quarterly

SM - Semi-annual in November then monthly

AP - As paid by taxpayer beginning in November

MAQ - Century Link & NW Nat-quarterly, Charter annually in March,
all others monthly

S - semi-annual

I - intermittently

MQ - Monthly, cigarette and liquor and Quarterly, revenue sharing

R - renewals due in July and new licenses intermittently

A - annual

Note: Budget columns do not include contingencies as a separate line item but are included in the ending fund balance. Unless the Commission authorizes the use of contingency, these amounts should roll over to the following year beginning fund balance. For budget details, please refer to the City of Warrenton Adopted Budget for fiscal year ending June 30, 2019. Budget amounts reflect budget adjustments approved by the Commission during the fiscal year. Information and data presented in this report is unaudited.

Warrenton Community Center

Annual Report

For Fiscal Year July 1, 2018 – June 30, 2019

Summary:

This report is a communication to the City of Warrenton Commission regarding the annual results of operations, financial position, and activities of the Warrenton Community Center. This report also summarizes the accomplishments, efforts, and long-term goals of the Center as proposed and carried out by the Warrenton Community Center Advisory Board and management.

Staffing and Oversight:

The center is managed by the Finance Director in conjunction with a part-time staff person that provides oversight, monitors rental activity at the center, and performs light maintenance. The City appoints a seven member board to provide input and recommendations to the commission. The Warrenton Community Center Advisory Board meets November, December, January, February, March, April, and May with staff, on the third Thursday of each month to discuss fundraising efforts, operations, and to consider long-term goals and objectives.

Operations:

The Community Center was built with grant funds in 1988. Since then most operational costs were supported entirely by rental fees and the Center, to this day, does not receive any direct property tax revenues. Since July 1, 2011, the Center has received funding derived from City discretionary revenue sources other than Center rental fees for capital projects and major maintenance.



The Center is rented out to individuals and entities on a per hour basis. Rental rates during the year were \$37.00 and \$47.00 per hour for the facility with non-kitchen and kitchen use, respectively. Warrenton Seniors, Inc. have a special rate at \$100.00 per month. Revenues are also generated from renting supplies such as the dance floor, silver serving dishes, and charging for cleaning services. Income is also derived from fundraising activities and donations.

For this period ending 2019, the Center was rented a total of 1,405 hours with 469 hours charged at the adopted rates (Seniors used 936 hours) compared to 1,452.5, and 1,361 hours in fiscal years ending 2018 and 2017, respectively. Total hours this year decreased 47.5 hours compared to the prior year. The current hour breakdown, by category, for the past three years, is as follows:

	2019	2018	2017
Warrenton Seniors, Inc.	936.00	918.00	927.00
Other Weekday hours	251.50	230.00	198.00
Other Weekend hours	217.50	304.50	236.00
Total	<u>1,405.00</u>	<u>1,452.50</u>	<u>1,361.00</u>

Rental income, for this period, from regular hours rented was \$19,012 and other revenues were \$7,851 for total revenues of \$26,863 for the year. No transfer was made from the General Fund this year. Last year, total revenues were \$23,197. Current expenses for the year were \$21,748, for a net income of \$5,115. A transfer of \$2,000 was made to the capital reserve account this year. Normal expenses, were \$7,414 for personal services, \$927 for supplies, \$8,484 for utilities, \$137 in credit card fees, \$483 for computer support, \$417 for fundraising expenses, and \$1,886 for overhead.

The Community Center will begin the new fiscal year with a beginning fund balance of \$19,490, an increase from the prior year of \$5,115 which is the net gain for the year.

A historical summary of revenues and expenses for the Center are as follows:

	2019	2018	2017	2016	2015
Rental Fees	19,012	18,105	13,234	11,306	11,995
Other Revenue	7,851	5,092	5,620	12,763	4,663
Total Revenues	26,863	23,197	18,854	24,069	16,658
Personal Services	7,414	5,757	6,507	6,940	5,827
Materials and Services	12,334	13,494	13,712	12,867	12,317
Capital Outlay					
Transfers	2,000	0	0	0	0
Total Expenses	21,748	19,258	20,219	19,807	18,144
Increase (Decrease) in Fund Balance	5,115	3,939	(1,365)	4,262	(1,486)
Beginning Fund Balance	14,375	10,436	11,801	7,539	9,025
Ending Fund Balance	19,490	14,375	10,436	11,801	7,539

Fundraising Activities:

The Community Center Advisory Board puts on the Breakfast with the Easter Bunny and Breakfast with Santa each year. These activities not only generate some income for center operations but also provide the community with fun family activities during the holiday seasons.

The following table summarizes net proceeds from the board's fundraising efforts:

	Breakfast with Santa	Breakfast with Easter Bunny
Sales	\$ 1,384	\$ 2,040
Donations	2,078	1,468
Expenses	(323)	(395)
Net Proceeds	\$ 3,139	\$ 3,113

Donations:

During the year we received \$600 from Columbia River Bar Pilots, \$450 from Columbia Bank, \$300 from Warrenton Kia, \$250 from Columbia Memorial Hospital, \$225 from Hampton Lumber, \$200 from Pacific Seafood, \$175 from Medix, \$150 from VFW Post 10580, \$150 from VFW Auxiliary, \$150 from Supermart, \$150 from Walmart, \$100 from Lektro, \$100 from Rod's Auto & Marine, \$75 from Ocean Crest Chevrolet, \$75 from McCall Tire Center, \$75 from Warrenton Fiber, \$75 from Ocean Beauty Seafoods, \$75 from Maddox Dance Studio, \$75 from Tansy Point Tire, \$75 from El Compadre, \$75 from L&D Race Tech, and \$196 from anonymous donors. These donations were used to help with expenses relating to the Breakfasts and to support Community Center operations. Starbuck's donated coffee, the Pig 'N Pancake donated the pancakes, syrup and a cook, Warrenton Deep Sea donated sausage, and Carol Snell donated supplies. This has helped tremendously with the breakfast expenses. Many local businesses and individuals donated items for the raffle baskets. The Advisory Board donates many hours of hard work making sure these breakfasts are successful.

Rates:

The advisory board is very much interested in increasing the rental hours at the center and promoting the center as a great place to rent. The center is a community asset that should be utilized to its fullest. The challenge is seeking to charge the correct amount of revenue needed in order to cover operating costs and future capital requirements and not out-price our users. As of July 1, 2018, rates were \$47.00 and \$37.00 for kitchen and non-kitchen use, respectively.

The center currently has one long term renter to help stabilize the monthly income and cash flow. Weight Watchers began having a weekly meeting at the center in September of 2016.

Information about the Community Center is advertised on the City's website.

Wi-Fi:

We have public Wi-Fi at the Center. All users are able to connect. This also helps staff connect to City Hall so we can communicate with the center via email. This has helped tremendously with communication. And, most of all, the renters love it, too!

Capital Improvements:

In the fiscal year ending June 2004 budget process, staff created a Community Center Capital Reserve fund to begin accumulating funds for needed major improvements. It was hoped that the rental fee increase would generate excess funds that would be transferred each year to the fund.

A \$2000 transfer was made to the capital reserve fund this year for the first time in many years. The fund started with the year with \$3,087 and has an ending fund balance of \$5,087 as of June 30, 2019, which is available for major maintenance and capital improvements to the facility.

Capital improvement and major maintenance history at the Center for the twenty fiscal years ending is as follows:

2000	none	
2001	New kitchen floor, Aug 2000	\$1,704
2002	New dishwasher, Nov 2001	\$4,027
	Exterior light poles, Feb 2002	\$1,175
2003	none	
2004	none	
2005	interior remodel	\$15,000 (funded by WBA donation)
2006	none	
2007	parking lot striping	\$555
2008	New roof, April 2008	\$12,866 (\$5,000 was funded by the WBA)
	New ceiling tiles	\$1,320
2009	none	
2010	New entryway-donated	\$6,435
2011	Chairs (16), dollies (4), table cart, dance floor cart, window trim, and coat rack	\$2,622
2012	Parking lot striping	\$485
	Fire Suppression System	\$3,249
	(3) Windows	\$925
	Re-siding and paint exterior Completed in FY 2013	\$41,990 (funded entirely by the Facilities Maintenance Fund)
2013	Window Shades (2)	\$437
	Vacuum	\$400
	Building Signage	\$901
2014	Bathroom Paint/Flooring	\$2,129 (\$1,475 was funded by the Facilities Maintenance Fund)
	New Heating Furnace	\$2,580 (funded entirely by the Facilities Maintenance Fund)
2015	New Walk-In Freezer	\$19,920 (funded entirely by the Facilities Maintenance Fund)
	Freezer Room Wall Repair	\$5,385 (funded entirely by the Facilities Maintenance Fund)
	New Commercial Refrigerator	\$4,856 (funded entirely by the Facilities Maintenance Fund)
2016	New Refrigerator	\$599
2017	Firewall Upgrade/Wifi	\$875
2018	New Gas Furnace (1 of 3)	\$3,500 (funded entirely by the WBA)
2019	none	

Funding from the **Facilities Maintenance Fund** contributed the following amounts this year, totaling \$2,773.

Fire Safety	\$609
Kitchen Equipment Maintenance	\$648
Pest Control	\$852
Building & Ground Maintenance	\$664

Marketing/Advertising:

No direct efforts this year. Staff continues to deploy an updated brochure and information is available on our website.

Advisory Board Accomplishments, Efforts, and Long-Term Goals:

Every year at Christmas, the board gets together and decorates the Center so that our renters will have a festive environment. The board donates all decorations and supplies. Walmart donated a new artificial Christmas tree for the Center. The board sponsored two successful breakfasts for the community at the Community Center this year. The current board members are Debbie Little, Chairman, Frank Becker, Vice Chair, Carol Snell, Secretary, Lorna Anderson, Ronald LeChurch, and Penny Morris. There is currently one vacancy on the board. The board's fundraising efforts are critical to the Community Center.

Conclusion:

Staff continues to strive to give our renters excellent customer service hoping that they are satisfied with the center and will use it again and again. We hope they tell their friends and family about the center. We do have repeat customers who enjoy the center very much. In addition to providing a place for our Senior Citizens to have lunch on Mondays and Thursdays each week, the center is rented regularly for weddings, receptions, showers, celebrations of life, birthday parties, family reunions, business meetings and more. The Community Center is an important asset for the community and we hope it will continue to be for years to come.

The advisory board extends an open invitation to the monthly meeting on the 3rd Thursday of the month, October through May, to all commissioners. The meetings are held at the Community Center at 4:00 p.m.



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, AICP, Assistant City Manager/Development Director
DATE: For the Agenda of October 8, 2019
SUBJ: **PUBLIC HEARING: URA Substantial Amendment | Final Plan & Report**

The Warrenton Urban Renewal Agency directed staff to initiate a substantial amendment to the original URA Plan that was established in 2007. The amendment will provide an additional \$4.8 million in tax increment financing resources over the life of the urban renewal area (URA). As part of the plan amendment process required under ORS 457, staff has engaged the Warrenton School District and Clatsop County to achieve “concurrence” before adoption by the City Commission as the third and final taxing jurisdiction. On September 25, Clatsop County approved a resolution for concurrence. The Final Plan & Report (enclosed) is a requirement of ORS 457 and effectively replaces the original URA Plan.

Staff hosted an open house on August 8 prior to the regular Planning Commission meeting. The Planning Commission reviewed and concurred that the Plan is consistent with the Comprehensive Plan. On September 12, the Warrenton School District Board voted to approve the URA amendment. In early August, notices for the hearing were mailed through the utility bills. The City Commission is expected to hold a hearing and was properly noticed in *The Columbia Press*. A first reading of Resolution No. 2550 and Ordinance No. 1230 is recommended on October 8. The resolution is to approve concurrence and the ordinance is to adopt the URA Substantial Amendment.

RECOMMENDATION/SUGGESTED MOTION

Based on the URA Plan & Report, extensive public comment opportunities, community feedback, and support from local taxing jurisdictions, I move to hold a first reading to adopt Resolution No. 2550.

Based on approval of Resolution No. 2550, I move to hold a first reading of Ordinance No. 1230 to adopt the URA Substantial Amendment to invest in downtown Warrenton.

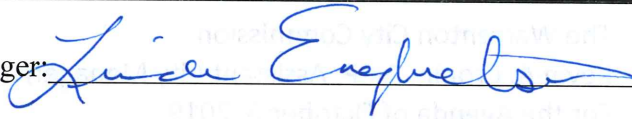
ALTERNATIVE

None recommended

FISCAL IMPACT

It is expected budgeted funds will be expended to meet WURA goals for primarily downtown revitalization.

Approved by City Manager:



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

CITY OF WARRENTON, OREGON

Resolution No. 2550

**A RESOLUTION TO CONCUR WITH THE WARRENTON URBAN RENEWAL PLAN
AMENDMENT**

WHEREAS, The Warrenton Urban Renewal Plan (Plan) was duly adopted and approved by the Warrenton City Commission on August 28, 2007 by Ordinance No. 1112-A; and,

WHEREAS, The Warrenton Urban Renewal Agency (Agency) proposes an amendment to the Plan to identify new projects, make changes to the Plan to address the new projects, and increase the maximum indebtedness by \$4,800,218; and,

WHEREAS, The Agency pursuant to requirements of ORS Chapter 457 has caused preparation of an Amendment to the Plan, called the Amended and Restated Warrenton Urban Renewal Plan (Amendment) Attached hereto as Exhibit A; and,

WHEREAS, The Amendment is accompanied by a Report as required under ORS 457.085(3), Attached hereto as Exhibit B; and,

WHEREAS, Pursuant to ORS 457.470(3) the Amendment causes revenue sharing to be a factor in division of taxes and revenue sharing is expected to commence in FY 2020/21; and,

WHEREAS, Pursuant to ORS 457.220(4) and ORS 457.220(5), the Amendment to increase maximum indebtedness requires concurrence by the overlapping taxing districts as the increase in maximum indebtedness is greater than 20% of the original maximum indebtedness as adjusted by inflation; and

WHEREAS, Concurrence is the approval of taxing districts representing 75% of the permanent rate levies; and

WHEREAS, The Warrenton Urban Renewal Agency is seeking the approval of the City of Warrenton; and

NOW THEREFORE, BE IT RESOLVED by the City Commission for the City of Warrenton that:

Section 1. By enactment of this resolution, the City of Warrenton concurs with the maximum indebtedness increase of \$4,800,218.

Section 3. This resolution takes effect upon its adoption.

PASSED AND APPROVED this ___ day of ___ 2019

City of Warrenton

ATTEST:

Attachments:

Exhibit A: Amended and Restated Warrenton Urban Renewal Plan

Exhibit B: Report on the Warrenton Urban Renewal Plan

ORDINANCE 1230
AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS
RELATING TO AND APPROVING THE WARRENTON URBAN RENEWAL
PLAN AMENDMENT AND DIRECTING THAT NOTICE OF APPROVAL BE
PUBLISHED

WHEREAS, the Warrenton Urban Renewal Agency (“Agency”), as the duly authorized and acting urban renewal agency of the City of Warrenton, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Warrenton Urban Renewal Plan Amendment, called the Amended and Restated Warrenton Urban Renewal Plan attached hereto as Exhibit A (the “Amendment”). The Plan authorizes certain urban renewal activities within the Warrenton Urban Renewal Area (the “Area”); and

WHEREAS, the Agency has caused the preparation of a certain Urban Renewal Report dated October 8, 2019 attached hereto as Exhibit B (the “Report”) to accompany the Amendment as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Amendment and Report to the Warrenton Planning Commission (the “Commission”) for review and recommendation. The Commission considered the Amendment and Report on August 15, 2019 and adopted a finding that the Amendment conformed with the Warrenton Comprehensive Plan, Planning Commission action attached hereto as Exhibit C; and

WHEREAS, the Amendment and the Report were forwarded on July 24, 2019 to the governing body of each taxing district affected by the Amendment, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, on August 28, 2019 the City met with the Clatsop County Board of Commissioners to review the Amendment, including proposed maximum indebtedness for the Amendment and Clatsop County passed a Resolution on September 25, 2019 to approve the Amendment attached hereto as Exhibit D; and

WHEREAS, on August 14, 2019, the City met with Warrenton/Hammond School District Board to review the Amendment, including proposed maximum indebtedness for the Amendment and the Warrenton Hammond School District passed a Resolution on September 11, 2019 to approve the Amendment attached hereto as Exhibit E; and

WHEREAS, on October 8, 2019, the Warrenton City Commission reviewed the Amendment, including proposed maximum indebtedness for the Amendment and passed Resolution 2550 to approve the Amendment attached hereto as Exhibit F; and

WHEREAS, the City Commission has not received any written recommendation from the governing bodies of the affected taxing districts; and

WHEREAS, in the August utility bills, the City caused notice of the hearing to be held before the Commission on the Amendment, including the required statements of ORS 457.120(3), to be mailed to utility customers within City's incorporated limits; and

WHEREAS, on October 8, 2019 the City Commission held a public hearing to review and consider the Amendment, the Report, the recommendation of the Warrenton Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, The City Commission found that the Amendment conforms with all applicable legal requirements; and

WHEREAS, after consideration of the record presented through this date, the City Commission does by this Ordinance desire to approve the Amendment.

NOW THEREFORE, THE COMMISSION OF THE CITY OF WARRENTON HEREBY ORDAINS THAT:

Section 1. The Amendment complies with all applicable requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Warrenton Planning Commission Recommendation, and the public testimony before the City Commission:

1. The process for the adoption of the Amendment, has been conducted in accordance with the applicable provisions of Chapter 457 of the Oregon Revised Statutes and all other applicable legal requirements;
2. The area designated in the Amendment as the Warrenton Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Amendment because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property within the Area (ORS 457.010(1)(a)(E)e and g;
3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;
4. The Amendment conforms to the Warrenton Comprehensive Plan and the Warrenton Economic Vitality Roadmap and provides an outline for accomplishing the projects described in the Amendment, as more fully described in Section XII of the Amendment and in the Warrenton Planning Commission Recommendation;

5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Amendment and therefore the Amendment does not include provisions to house displaced persons;
6. Adoption and carrying out the Amendment is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Sections of the Report;
7. The City shall assume and complete any activities prescribed it by the Amendment; and
8. The Agency consulted and conferred with affected overlapping taxing districts prior to the Amendment being forwarded to the City Commission.
9. The City of Warrenton, Clatsop County and Warrenton/Hammond School District have all passed resolutions concurring with the maximum indebtedness increase in the Amendment.

Section 2: The Amended and Restated Warrenton Urban Renewal Plan is hereby approved based upon review and consideration by the City Commission of the Amendment and Report, the Warrenton Planning Commission Recommendations, the resolutions from Clatsop County, the Warrenton/Hammond School District and the City of Warrenton,, each of which is hereby accepted, and the public testimony in the record.

Section 3: The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

Section 4: The Agency shall thereafter cause a copy of the Amendment to be recorded in the Records of Clatsop County, Oregon.

Section 5: The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Amendment including the provisions of ORS 457.135, in *The Columbia Press* no later than four days following adoption of this Ordinance.

Adopted by the City Commission of the City of Warrenton this 8th day of October, 2019.

Attachments: Exhibit A – Warrenton Urban Renewal Plan Amendment
Exhibit B – Report on the Warrenton Urban Renewal Plan Amendment
Exhibit C – Warrenton Planning Commission Report and Recommendation on
the Warrenton Urban Renewal Plan Amendment
Exhibit D - Clatsop County Concurrence Resolution
Exhibit E - Warrenton/Hammond School District Concurrence Resolution
Exhibit F - City of Warrenton Concurrence Resolution

Warrenton Urban Renewal Plan

Amended and Restated in 2019

October 8, 2019



Original Plan Adopted by the City of Warrenton, August 28, 2008 by Ordinance NO. 1112-A

Original Plan prepared by the Benkendorf Associates and Johnson Gardner, LLC

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

LIST OF PARTICIPANTS

Mayor

Henry Balensifer III

City Commission

Pam Ackley, Position No. 1

Mark Baldwin, Position No. 2

Tom M. Dyer, Position No. 3

Rick Newton, Position No. 4

Planning Commission

Tommy Smith, Position 1

Christine Bridgens, Position 2

Chris Hayward, Vice Chair, Position 3

Mike Moha, Position 4

Ken Yuill, Position 5

Paul Mitchell, Chair, Position 6

Ryan Lampi, Position 7

City Manager

Linda Engbretson

Assistant City Manager/Community Development Director

Kevin A. Cronin, AICP

Consulting Team

Elaine Howard Consulting, LLC

Elaine Howard

Scott Vanden Bos

Tiberius Solutions, LLC

Nick Popenuk

Ali Danko

Rob Wyman

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I. DEFINITIONS

“Agency” means the Warrenton Urban Renewal Agency (WURA). This Agency is responsible for administration of the urban renewal plan.

“Area” means the properties and rights-of-way located with the Warrenton Urban Renewal Boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“Board of Commissioners” means the Clatsop County Board of Commissioners.

“City” means the City of Warrenton, Oregon.

“City Commission” means the Warrenton City Commission.

“Comprehensive Plan” means the City of Warrenton comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clatsop County, Oregon.

“District” means the Warrenton Urban Renewal District.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Warrenton Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The Warrenton Urban Renewal Plan (Plan) was developed for the Warrenton City Commission (City Commission). The Plan was revised in 2019 to increase the maximum indebtedness and add projects and programs. The timeframe for completion was not changed.

A. Statement of Purpose

The original Warrenton Urban Renewal Plan was adopted in August of 2007. The original statement of purpose was:

The City of Warrenton Urban Renewal Plan (Plan) has been prepared to further encourage infill, rehabilitation, and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the Warrenton City Commission. The Plan is intended to guide the provision of infrastructure necessary for the orderly and proper improvement and redevelopment of the Warrenton Urban Renewal District (District). Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition and function of the downtown, marina and the area in its entirety.

B. Plan Overview

In “late 2017” the City of Warrenton pursued an evaluation of the status of the current Warrenton Urban Renewal Plan (Plan). Somewhat uniquely, the Warrenton Urban Renewal Plan has significantly outperformed the projections from the initial Plan and Report on the Warrenton Urban Renewal Plan (Report). The improvements made by the investments from the projects in the Plan have been able to draw large investments to the District. This large increase in assessed value has also allowed the District to complete projects at a faster rate than projected in the Plan, lowering the costs of those projects as the inflationary costs were lowered by completing them at an earlier date.

The maximum indebtedness of \$7,134,597, or amount that can be spent on projects, programs, and administration, was projected to be reached by FYE 2020. From FYE 2020 the District would no longer be able to complete significant projects, having only approximately \$350,000 remaining for project activities in FY 2019/2020. After FYE 2020, the District would only pay debt service on loans taken out in preceding years. The original projections were for the District to go until FYE 2028.

Taken together, the successful performance of the District and the fact that the District would not be able to continue projects after FYE 2020 (it would essentially be a debt payment instrument for the years after FYE 2020), both a minor and substantial amendment to the Plan were considered by the City Commission. After their review, the amendment proposed by the City Commission had two main thrusts, 1) to bring the Plan up to current standards and add new projects that have become necessary since

the initial Plan authoring, and 2) increasing the maximum indebtedness to allow for projects to be completed after FYE 2020. The City Commission chose to increase the maximum indebtedness of the Plan and add specific projects to achieve the original purpose of the urban renewal area.

The District, shown in Figure 1, consists of approximately 928 total acres: 649.6 acres of land in tax lots and 278.4 acres of public rights-of-way. It is anticipated that the Plan will take 20 years of tax increment collections to implement, the same timeframe as the original Plan. The maximum amount of indebtedness (amount of tax increment financing (TIF) for projects and programs) that may be issued for the Plan is increased to \$11,934,815 (*Eleven Million Nine Hundred Thirty Four Thousand Eight Hundred and Fifteen dollars*).

Detailed goals and objectives developed by the community for this Plan are intended to guide TIF investment in the District over the life of the Plan. The project category descriptions and list of projects are intended to aid future decision makers when considering how best to expend funds generated by TIF. The Plan is to be administered by the Warrenton Urban Renewal Agency (WURA). Substantial amendments to the Plan must be approved by the City Commission as outlined in Section IX. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

C. Urban Renewal Overview

Urban renewal allows for the use of tax increment financing, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal district from the time the urban renewal district is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the urban renewal plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The District meets the definition of blight due to its infrastructure deficiencies and underdeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIII
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$11,934,815 (*Eleven Million Nine Hundred Thirty Four Thousand Eight Hundred and Fifteen dollars*). This amount is the principal of such indebtedness and

does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

IV. PLAN GOALS

The goals of the Plan represent its basic intents and purposes. Accompanying each goal are objectives, which generally describe how the WURA intends to achieve each goal. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the objectives. The goals and objectives will be pursued as economically as is feasible and at the discretion of the WURA. The goals and objectives are not listed in any order of importance or priority.

A. Goals and Objectives

The primary goal of the Plan is to improve the economic health, condition, and appearance of the District and to eliminate existing blight and blighting influences in order to strengthen the Warrenton economy. The following goals and objectives more specifically identify the purposes of the Warrenton Urban Renewal Plan but shall not preclude the ability of the WURA to consider or develop other appropriate project improvements within the District.

B. Overall Objective for the Urban Renewal District

The Plan should provide for a more attractive shopping, dining, living, working and recreating environment. The improvements to the streetscape and utilities, redevelopment of under-utilized properties and new businesses and residences will provide for a variety of shopping and living opportunities, improved marina facilities, and a unique mixed-use central area. The adequate provision of utilities to the entire area will assure that the quality of ground water is preserved, sanitary waste is properly treated and storm water is managed in a manner that enhances downstream water quality.

C. Accomplishing Overall Objective

Goal 1. A shared "vision" of the Downtown and Marina as a unique mixed-use area for shopping, living, dining, civic activities and artistic endeavors

Objectives:

- a) Utilize the 2001 Community Visioning Project as a basis for "branding" the downtown, marina and the city as a whole
- b) Prepare design standards based on a "Brand" for the downtown and the marina. Implement specific projects in the downtown area that will complement business and building/land owner's efforts to create an inviting and attractive shopping, living and dining experience.

- c) Develop "gateways" to the downtown and the marina on South Main Avenue and East Harbor Street.
- d) Promote the improvement of downtown store-fronts by offering low interest loans and small grants as an incentive to building owners and businesses.
- e) *Assist and empower volunteer led efforts to improve and revitalize downtown (RDI Downtown Action Group).*
- f) Provide business assistance programs to incentivize business development.
 - o *Feasibility and gap finance program*
 - o *Business loan guarantee program*

Goal 2. To Prepare Master Plans for the Downtown and Warrenton Marina.

Objectives:

- a) Prepare a master plan for the Downtown that will create a unique mixed use area and community center.

Projects could include:

1. Pedestrian friendly streetscape improvements and parking
2. Acquisition and redevelopment of vacant/under-utilized properties.
3. Bike and pedestrian trails with portals, bike trail-heads with directional signage, restrooms, rest areas, etc.
4. Tourist oriented directional signage
5. Underground/reconfigure electric poles, *utilities*

Prepare a Master Maintenance and Improvement Plan for the Warrenton Marina that will upgrade the quality and attractiveness of the facilities and serve as a magnet for other commercial activities.

Projects could include:

1. New floats and access ramps
2. Parking and pedestrian pathways
3. Restrooms and fish cleaning station
4. Acquire specific properties adjacent to the marina in order to redevelop lands with complementary uses.
5. *Construct a public pier.*

Goal 3. A utilization of the District's programs and funds to facilitate the expansion of existing businesses and attract new businesses.

Objectives:

- a) Create a package of programs to assist business and building/land owners improve the appearance and economic value of their properties and businesses.

Goal 4. An Inventory of the public improvement deficiencies in the area including: storm drainage, streets, sidewalks, lighting and sewer and water services *and fire*

district parking lot. Based on the inventory, prepare a Master Plan and Phasing Schedule to improve/mitigate the deficiencies

Objectives:

- a) Complete streetscape improvements in the downtown by 2010.
- b) Relocate the public works yard from the downtown to a more suitable location and redevelop the site for commercial or medium density residential uses.
- c) Complete marina improvements such as: floats, parking, lighting by 2012.
- d) Extend sanitary sewer services to the land area adjacent to South Main Avenue and south of the high school.
- e) Storm water drainage should be a very high priority infrastructure improvement in the downtown and other areas within the District.
- f) Expand the existing fire station or build a new one as the need is identified during the urban renewal planning period.
- g) *Pave the Fire Station parking lot.*

Goal 5. To maximize the District tax increment revenues with state and federal grants and loans for specific project purposes.

Objectives:

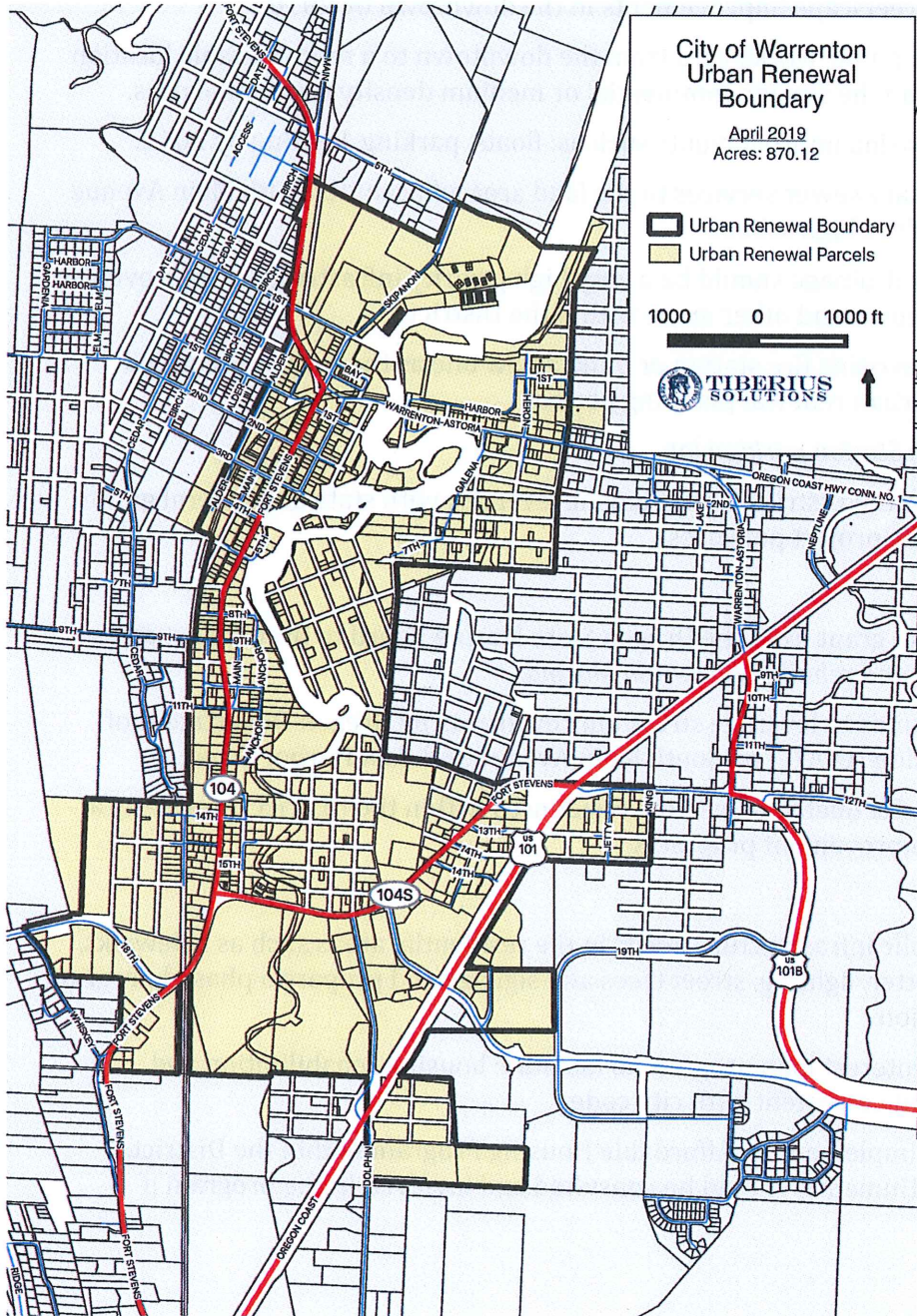
- a) Obtain a state grant from the Oregon State Marine Board to prepare a marina master plan *and rebuild Warrenton Marina.*
- b) Utilize TIF funds to leverage street improvements by Oregon Department of Transportation (ODOT) on South Main Avenue and East Harbor Street.

Goal 6. To improve the quality of existing residences within the District by offering a package of home improvement programs

Objectives:

- a) Identify public infrastructure needs in the residential areas such as sidewalks, curb and gutter, lighting, street trees and signage and prepare a phased program for installation.
- b) Craft a low interest loan program to facilitate housing rehabilitation and improvement consistent with city code.
- c) Design and implement an Affordable Housing Program within the District. Habitat for Humanity should be consulted and involved in the program if possible.

Figure 1 – Warrenton Urban Renewal Plan District Boundary



Source: Tiberius Solutions, LLC

V. URBAN RENEWAL PROJECT CATEGORIES

The projects within the District fall into the following categories:

- *Gateway Improvements.*
- *Public Improvements.*
- *Pedestrian/Bicycle Improvements.*
- *Business and Residential Rehabilitation Programs.*
- *Property Acquisition*
- *Marina Improvements*
- *Planning, Administration and Planning Activities.*

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. *Types of Projects*

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the WURA may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities.

Improvements may occur within public rights-of-way, easements, or on public property. The WURA will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

B. *Urban Renewal Projects*

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

1. Gateway Improvements

Gateway Improvements – Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

2. Public Improvements

Existing Conditions Inventory – Inventory the public improvement deficiencies in the District including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.

Inventory Implementation – Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority, but also including water improvements and sewer improvements throughout the District, including but not limited to water line upgrades.

Downtown Amenities – Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

Fire Station Improvements – *Pave the parking lot at the Fire Station.*

Undergrounding Utilities – *Underground and reconfigure utilities South Main Street and Main Avenue from Harbor Street to 2nd Avenue.*

3. Pedestrian/Bicycle Improvements

Streetscape Improvements – Provide pedestrian friendly streetscape improvements in the downtown, including but not limited to SW 4th Street and from the Harbor to the Highschool.

Trails and Amenities – Develop bike and pedestrian trails with trailheads and restrooms, directional signage and rest areas.

4. Business and Residential Rehabilitation Programs

Building Improvement Program – Establish and manage low interest loan and small grant programs for businesses and residents to improve their appearance and condition.

Business Loan Program – *Develop a program to provide business loan guarantees.*

Encouragement of Development and Redevelopment – *Develop a grant/loan program to provide feasibility and gap financing for property development and redevelopment.*

The WURA may establish policies and guidelines and administer such loan and grant programs without amendment of the Plan.

5. Property Acquisition

Property Acquisition – Acquisition and assembly of key properties for redevelopment. Projects are listed in detail by phase in the Urban Renewal Report.

6. Marina Improvements

Marina Master Plan – Prepare Master Improvement and Maintenance Plan

Fish Cleaning Station – Design and construct a fish cleaning station.

Dock Improvements – Design and construct Marina dock improvements.

Public Restrooms – Design and construct public restrooms.

Pier Improvements – Design and construct public pier improvements.

7. Administration

Planning, Administration, and Planning Activities – This project category authorizes any administrative expenses associated with the District, any special studies that may be needed to develop the District and any planning activities associated with such development, including but not limited to zone changes, economic development strategy, or master improvement plans.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the WURA the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Warrenton, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the WURA by resolution.

C. Amendments to the Warrenton Comprehensive Plan and/or Warrenton Development Code.

Amendments to the Warrenton Comprehensive Plan and/or Development Code that affect the Plan and/or the District shall be incorporated automatically within the Plan without any separate action required by the WURA or City Council

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g).

A. Property Acquisition For Public Improvements

The WURA may acquire any property within the District for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. Property Acquisition From Willing Sellers

The Plan authorizes the WURA acquisition of any interest in property within the District that the WURA finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the WURA. The Plan does not authorize the WURA to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the District. *To this end, the Agency may acquire additional property in the downtown to further the objectives of the URA Plan.*

C. Land Disposition

The WURA will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The WURA may retain such property during the construction of the public improvement.

The WURA may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the WURA determines is reasonable. *The Agency*

may develop public private partnerships to develop and dispose of the "Petersen" property, Fire Station Parking Lot, and/or Public Works Yard.

IX. RELOCATION METHODS

When the WURA acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the WURA shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified; however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the District.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General Description of the Proposed Financing Methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment areas; and
- Any other public or private source.

Revenues obtained by the WURA will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax Increment Financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the WURA, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the District is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the WURA based upon the distribution schedule established under ORS 311.390.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the WURA or the City of Warrenton in connection with preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the District when and if such funds are available.

D. Debt Management

The WURA will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2028. The WURA therefore anticipates terminating the collection of tax increment revenues in FY 2027/2028.

XI. ANNUAL REPORT

The WURA will compile an annual report pursuant to ORS 457.460.

Figure 2 – Warrenton Urban Renewal District Zoning Designations

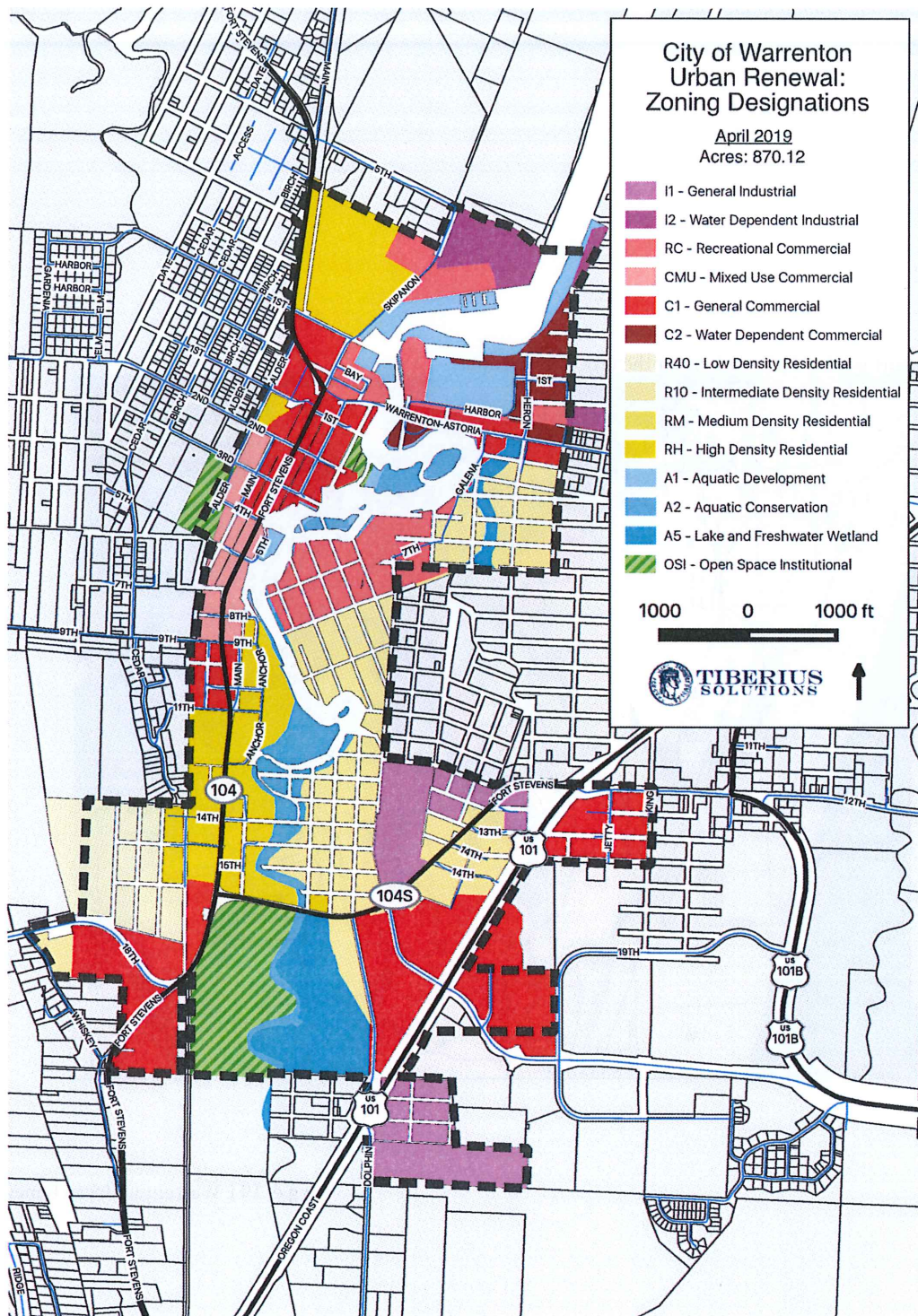
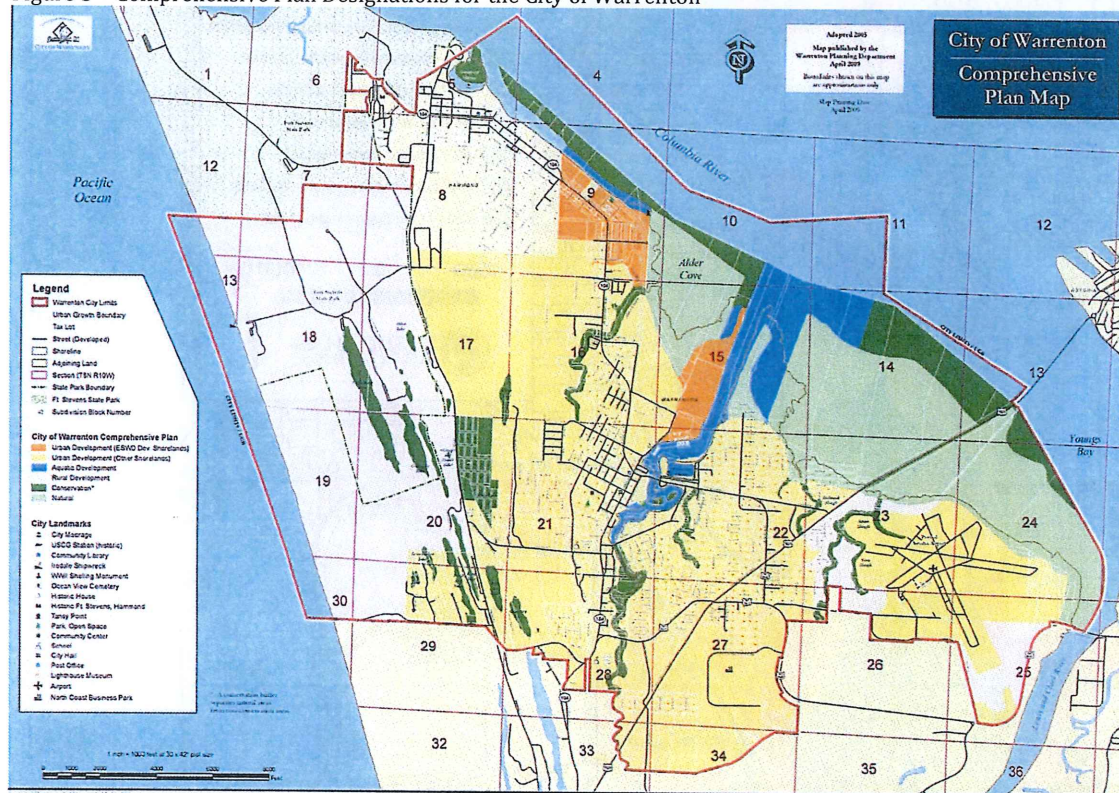


Figure 3 – Comprehensive Plan Designations for the City of Warrenton



Source: City of Warrenton

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the Warrenton Comprehensive Plan and Development Code and Economic Vitality Roadmap. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. *Italicized text* is text that has been taken directly from an original document.

Comprehensive Plan designations for all land in the District are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the District are contained in the Development Code.

A. Warrenton Comprehensive Plan

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a substantial amendment is completed in the future, this section of the Plan should be updated at that point.

The numbering of the policies within this section reflects the numbering that occurs in the original document.

Article 2. Community Development

Plan Details

SECTION 2.200 GOAL

Establish sound basic concepts for community development which will encourage appropriate and balanced urban growth.

Finding

The Plan conforms to the Community Development Goal as the projects in the Plan will improve the infrastructure, community amenities, businesses and residences within the District.

Article 3. Land and Water Use

Plan Details

SECTION 3.290 GOALS

Achieve efficient and well-integrated development patterns that meet the needs of residents and property owners with a variety of incomes and housing needs, are compatible with natural features, and are consistent with the City's ability to provide adequate services.

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: High Density Residential, Medium Density Residential, Intermediate Density Residential, Low Density Residential.

Section 3.320 Commercial Lands

(1) It is the City's policy to promote convenient and attractive commercial areas that, along with other commercial facilities in the County, provide an adequate level of trade and services for local citizens, other County residents and tourists. Commercial enterprises may be permitted in these three kinds of areas: Marine Commercial Shorelands, Recreational-Commercial, General Commercial.

Section 3.330 Industrial Lands

(1) It is the City's policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry, increase the local tax base and insure a stable economy. Industrial development shall take place in the following areas: General Industrial, Water-Dependent Industrial Shoreland.

Section 3.340 Agriculture, Forestry, Wetlands and Open Space

(1) Open Space: It is the City's policy to encourage efficient urban development, protect environmentally sensitive areas, and otherwise benefit the public by setting aside appropriate

locations for open space, agriculture and forestry. Rural development and conservation areas or zones, described elsewhere in this plan, include important open-space tracts, such as portions of Fort Stevens State Park. Cluster development, appropriate landscaping and other efforts to preserve open space are encouraged in urban development areas. The extensive estuarine areas within the City limits and UGB are a significant open space resource.

(4) Wetlands: The City is preparing a Wetland Conservation Plan to guide management of the extensive areas of non-tidal wetlands in the City and UGB Area. Tidal wetlands are addressed in Article 5 of this Plan.

(5) The purpose of the Open Space & Institutional zone is to provide for development, use and management of parks, school grounds, golf courses, cemeteries and other relatively large tracts of publicly-used land.

Finding

The Plan conforms to the Land and Water Use Goal as the projects in the Plan will improve the infrastructure, community amenities, businesses and residences within the District including residential, commercial and industrial lands.

Article 4. Natural Features

Plan Details

SECTION 4.200 GOALS

(1) Protect, conserve, develop where suitable and appropriate, and restore Warrenton's land, water, and air resources.

(2) Recognize the value of these resources for specific types of urban uses and activities, the economy, fish and wildlife habitat, recreation and aesthetics.

(3) Reduce the hazard to human life and property and the adverse affects on natural resources resulting from the use of land, water and air in the Warrenton area.

Finding

The Plan conforms to the Natural Features Goal as the projects in the marina will recognize the value of the natural features and provide amenities to allow the public to enjoy those features.

Article 5. Columbia River Estuary and Estuary Shorelands

Plan Details

SECTION 5.200 GOALS

(1) Recognize and protect the unique environmental, economic, and social values of the Columbia River Estuary, and its associated wetlands and shorelands.

(2) Protect, maintain, restore where appropriate, and develop where appropriate the long-term environmental, economic and social values, diversity and benefits of the Columbia River Estuary, and its associated wetlands and shorelands.

Section 5.323 Public Access

(2) Public access in urban areas shall be preserved and enhanced through water-front restoration and public facilities construction, and other actions consistent with Warrenton's public access plan.

(5) Warrenton will develop and implement programs for increasing public access.

Finding

The Plan conform to the Columbia River Estuary and Estuary Shorelands Goal as the projects in the marina will provide amenities to allow the public to enjoy the District.

Article 7. Community Facilities and Services

Plan Details

SECTION 7.200 GOAL

Develop a timely, orderly and efficient arrangement of public facilities and services which will serve as a framework for development and, to the extent practical, meet the needs of local citizens and others dependent on these facilities and services.

SECTION 7.300 POLICIES

Section '7.310 Community Facilities and Services

(1) It is the City's policy to help meet community needs by establishing a capital improvements program, using appropriate site acquisition methods, carefully selecting service activities and undertaking other desirable actions.

(2) The City will continue to make necessary improvements to its community facilities and services as the need for such improvements dictate, and to the extent funding sources or mechanism are available.

Finding

The Plan conforms to the Community Facilities Goal as the projects for the Fire Station, the undergrounding of utilities and other infrastructure projects including the sewer main extension will improve the District.

Article 8. Transportation

Plan Details

SECTION 8.200 GOAL

Encourage and help provide a safe, convenient, well-maintained and economic transportation system that recognizes the relationship of the system to other land uses and takes into account the value of various modes of transportation.

Finding

The Plan conforms to the Transportation Goal as the projects for the Fire Station and other infrastructure projects including gateways and signage, street sidewalk and lighting projects will improve the transportation system in the District.

Article 9. Economy

Plan Details

SECTION 9.200 GOAL

(1) Retain, strengthen and expand the City's economic development activities to ensure that adequate land, funds, infrastructure, and services are available to meet the needs for jobs and industry.

(2) Promote cooperative economic development partnerships.

(3) Strengthen and enhance a strong commercial core within the City of Warrenton.

Finding

The Plan conforms to the Economy Goal as there are projects to assist in business retention and expansion, façade loans, signage, gateways, housing rehabilitation loans, street, sidewalk and lighting improvements will all improve conditions to support economic development in the District.

B. Warrenton Development Code

The following zoning designations exist in the District. The proposed land uses will conform to the zoning designations. The maximum densities and building requirements are included in the Warrenton Development Code and are incorporated herein.

R 40 - Low Density Residential

16.24.010 Purpose.

The Low Density Residential Zone is intended for areas which are physically isolated from the developed portions of the City, and for which extension of sewer and water services would be prohibitively expensive; however, all new sewer and water connections for a proposed development shall comply with all City regulations. Lands in this zone must be able to support development with on-site sewage disposal systems, and comply with all local, state and federal requirements. Agriculture, open space and residential uses will be permitted in this zone subject to wetlands, weak foundation soils, and active dune constraints.

R10 - Intermediate Density Residential

16.28.010 Purpose.

The purpose of the Intermediate Density Residential Zone is to provide areas within the City which have the capacity to accommodate single-family dwellings in conventional subdivisions or planned unit developments. These areas are intended for service by municipal utilities and urban type street systems, and, consequently, the residents must be willing to support the costs associated with this density of development. Certain public facilities and other nonresidential uses are permitted when desirable conditions and safeguards are satisfied. This zone includes those areas in Hammond that were in Hammond's Low Density Residential Zone (R-10).

RM - Medium Density Residential

16.32.010 Purpose.

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 are available. Residential densities permitted are somewhat greater than those permitted in an R-10 zone. Certain public facilities and other nonresidential uses are also permitted when

desirable conditions and safeguards are satisfied. Those lands in the Hammond area that were in the Hammond R-6 zone have been placed in this zone.

RH – High Density Residential

16.36.010 Purpose.

The High Density Residential Zone is intended to encourage the development of duplexes and other multifamily dwellings. It provides for high density uses in locations close to the downtown area or other locations which have suitable streets, utilities and other characteristics. Certain nonresidential uses are allowed if they will not detract from the character of this area. Land in the Hammond area that was in the Town's R-H zone has been placed in this zone.

C1 – General Commercial

16.40.010 Purpose.

The purpose of the General Commercial Zone is to allow a broad range of commercial uses providing products and services in the Warrenton downtown area, the Hammond business area and marina, and along the Highway 101 corridor.

CMU – Mixed Use Commercial

16.44.010 Purpose and Applicability.

A. Purpose. A City goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The areas is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot. This chapter provides standards for the orderly improvement of mixed-use commercial areas based on the following policies:

1. Use land and urban services efficiently;
2. Support a mixture of land uses to encourage walking as an alternative to driving, and provide more employment and housing options; and
3. Allow certain commercial uses amongst existing residential uses that are compatible with, and add interest to, the established residential character of the area.

B. The Commercial Mixed-Use District applies to the following area: those properties bounded by 4th and 9th Streets along S. Main Avenue (Fort Stevens Highway/State Highway 104) extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River's A-2 (Aquatic Conservation) Zoning District.

C2 – Water Dependent Commercial

16.48.010 Purpose.

The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities.
- B. Potential for aquaculture.
- C. Protected areas subject to scour which would require little dredging for use as marinas.
- D. Potential for recreational utilization of coastal waters or riparian resources.

OSI - Open Space institutional

16.52.010 Purpose.

The purpose of the Open Space and Institutional Zone is to provide for development, use and management of parks, school grounds, golf courses, cemeteries and other relatively large tracts of publicly-used land. This zone includes those areas that were in Hammond’s Recreation and Open Space Zone.

RC – Recreational Commercial

16.56.010 Purpose.

The purpose of the Recreational-Commercial Zone is to provide for water-dependent and water-related development along certain shorelands in Warrenton near the Hammond Marina and the Skipanon River marinas. Water-dependent recreational and tourist-related commercial development have the highest priority in the Recreational-Commercial Zone. Other uses may be allowed so long as they do not preempt water-dependent uses. Lands in the Town of Hammond’s C-2 zone are in this zone.

I1 – General Industrial

16.60.010 Purpose.

The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, transshipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

I2 – Water Dependent Industrial

16.64.010 Purpose.

Water-dependent industrial shorelands areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities.
- B. Potential for aquaculture.
- C. Protected areas subject to scour which would require little dredging for use as marinas.
- D. Potential for recreational utilization of coastal waters or riparian resources.

Uses of water-dependent industrial shorelands areas shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

A1 – Aquatic Development

16.72.010 Purpose.

The purpose of the Aquatic Development Zone is to provide for navigation and other identified needs for public, commercial, and industrial water-dependent uses in the Columbia River Estuary. The objective of the Aquatic Development Zone is to ensure optimum utilization of appropriate aquatic areas by providing for intensive development. Such areas include deep water adjacent to or near the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material, areas of minimal biological significance needed for uses requiring alteration of the estuary, areas that are not in Aquatic Conservation or Aquatic Natural Zones, and areas for which an exception to Statewide Planning Goal 16, Estuarine Resources, has been adopted.

A2 – Aquatic Conservation

16.76.010 Purpose.

The purpose of the Aquatic Conservation Zone is to conserve designated areas for long-term uses of renewable resources that do not require major alterations of the estuary, except for the purpose of restoration. They are managed for the protection and conservation of the resources found in these areas. The Aquatic Conservation Zone includes areas needed for the maintenance and enhancement of biological productivity, recreational resources, aesthetic features and aquaculture. The Aquatic Conservation Zone includes areas that are smaller or of less biological importance than aquatic natural areas. Areas that are partially altered and adjacent to existing moderate intensity development which do not possess the resource characteristics of other aquatic areas are also included in this zone.

A5 – Lake and Freshwater Wetland

16.84.010 Purpose.

The purpose of the Coastal Lake and Freshwater Wetland Zone is to assure the conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Clatsop Plains to assure a diversity of species and ecological relations. Low intensity uses which do not result in major alterations are appropriate in this zone. Low to moderate intensity recreation is appropriate in coastal lakes. This zone includes coastal lakes, significant non-estuarine freshwater marshes and important upland biological habitat.

C. Economic Vitality Roadmap Warrenton, Oregon

The City of Warrenton prepared, in partnership with the Rural Development Initiative an Economic Vitality Roadmap in June 2018. A volunteer led group is implementing an action plan and was successful in receiving a Main Street designation from the Oregon Main Street program. The URA objectives align with the action plan, which is focused on the downtown core.

XIII. APPENDIX A: LEGAL DESCRIPTION

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APPENDIX 2 – LEGAL DESCRIPTION



4253-a highway 101 north • Seaside, Oregon 97138
(503) 738-3425 • fax (503) 738-7455
www.hlb-otak.com

Legal Description
for
City of Warrenton
Re: Urban Renewal District

August 23, 2007

Situate in the SW 1/4 of Section 15, the SE 1/4 of Section 16, the East 1/2 of Section 21, the West 1/2 of Section 22, and all of Sections 27 and 28, Township 8 North, Range 10 W.M., City of Warrenton, Clatsop County, Oregon and being described as follows:

Beginning at the northeast corner of the Solomon Smith DLC No. 40, also being the southeast corner of DLC 43; thence west on the south line of the City of Warrenton, a distance of 935 feet, more or less; thence north a distance of 1,110 feet, more or less; thence west a distance of 115 feet, more or less; thence south a distance of 1,110 feet, more or less; thence west a distance of 825 feet, more or less to the east right-of-way line of Old Oregon Coast Highway; thence north and northeasterly on the east right-of-way line of said Old Oregon Coast Highway, a distance of 650 feet, more or less to the intersection of the southerly extension of the east line of the plat of Ivy Park; thence north on said east line a distance of 730 feet, more or less to the northeast corner of said plat, also being on the north right-of-way line of Hutchinson Avenue; thence west on said north right-of-way line, a distance of 780 feet, more or less to a point on the east right-of-way line of Whiskey Road; thence northwesterly on said east right-of-way line and the extension thereof a distance of 650 feet, more or less to a point on the north right-of-way line of DeLaura Beach Road; thence northeasterly on the said north right-of-way line, a distance of 1,000 feet, more or less to a point on the south line of the Block 17, Plat of Hollywood Park; thence east on said south line, a distance of 90 feet, more or less to the west right-of-way line of SW Elm Avenue; thence north on said west right-of-way line and the extension thereof, a distance of 1,300 feet to a point on the north right-of-way line of SW 14th Street; thence east on said north right-of-way line, a distance of 1,030 feet, more or less to the west right-of-way line of SW Alder Avenue; thence north on said west right-of-way line, a distance of 20 feet, more or less to the westerly extension of Partition Plat 1994-037; thence east on said westerly extension, a distance of 90 feet, more or less to the northwest corner of said Partition Plat; thence north a distance of 210 feet, more or less to a point; thence west 30 feet, more or less to a point on the east line of the Plat of Sand Creek No. 2; thence north on said east line and the extension thereof, a distance of 1,610 feet, more or less to a point on the westerly extension of the south right-of-way line of SW 9th Street; thence east on said extension, a distance of 60 feet, more or less to the northwest corner of Lot 1, Block 7, Plat of Skipanon Addition; thence northerly on the west right-of-way line of Cedar Street and the extension thereof, a distance of 1,180 feet, more or less to a point on

the north right-of-way line of 5th Street; thence west on said north right-of-way line, a distance of 30 feet, more or less to a point; thence northeasterly, a distance of 30 feet, more or less; thence northwesterly, a distance of 30 feet to a point on the north right-of-way line of SW 6th Street; thence west on said north right-of-way line, a distance of 36 feet, more or less to the intersection of the north right-of-way line of SW 5th Street; thence northwesterly on said north right-of-way line, a distance of 120 feet, more or less to a point on the west right-of-way line of SW Alder Avenue; thence northeasterly on said west right-of-way line, a distance of 2,440 feet, more or less to the intersection of the westerly right-of-way line of Market Street; thence northwesterly on said westerly right-of-way line, a distance of 460 feet, more or less to a jog in the said right-of-way line; thence west 65 feet, more or less to a point on the east line of Block 115, Plat of Alder Meadows 2nd Extension; thence northerly on said east block line, a distance of 190 feet, more or less to the westerly right-of-way line of Market Street; thence northerly on said westerly right-of-way line, a distance of 600 feet to a point on the south right-of-way line of NW 3rd Street; thence northwesterly on said south right-of-way line, a distance of 90 feet, more or less to the west right-of-way line of NW Birch Avenue; thence northeasterly on said west right-of-way line, a distance of 275 feet, more or less to the intersection point with the west right-of-way line of Market Street; thence northwesterly on said west right-of-way line, a distance of 210 feet, more or less to the south right-of-way line of SW 4th Street; thence southeasterly on westerly extension of Lot 1, Plat of G. Clifford Barlow and on the south line of Lots 1 - 7 of said plat, a distance of 1,640 feet, more or less to the west right-of-way line of NE Skipanon Drive; thence northeasterly on said west right-of-way, a distance of 490 feet, more or less to the center line of Madison Avenue; thence southeast on the easterly extension of said center line, a distance of 50 feet, more or less to the center line of NE Skipanon Drive; thence east, a distance of 50 feet, more or less to the northwest corner of Tax Lot 403, Map 8-10-22BB; thence following the north line of said Lot 403 and Lot 400 said map easterly, a distance of 1,060 feet, more or less to the north line of said Section 22; thence east on said Section 22, a distance of 620 feet, more or less to a point on the west line of Block 14, Plat of Portoria; thence southwesterly on said plat line, a distance of 445 feet, more or less to a point on the south right-of-way line of NE 3rd Place; thence west on said south right-of-way line, a distance of 20 feet, more or less to the east right-of-way line of NE Iredale Avenue; thence south on said east right-of-way line, a distance of 1,500 feet, more or less to an angle point in said east right-of-way line; thence continuing on said east right-of-way line southwesterly, a distance of 790 feet, more or less to a point on the north right-of-way line of SE 2nd, also being an angle point in the east right-of-way line of SE Iredale Avenue; thence continuing on said east right-of-way line south, a distance of 870 feet, more or less to a point on the south line of SE 5th Street; thence west on said south right-of-way line, a distance of 1,810 feet, more or less to a point on the east right-of-way line of SE Ensign Avenue; thence southeasterly on said east right-of-way line, a distance of 280 feet, more or less to an angle point on said east right-of-way line; thence continuing on the east right-of-way line of SE Ensign Avenue, a distance of 1,900 feet, more or less to a point on the north right-of-way line of SE 12th Place; thence east on said north right-of-way line, a distance of 590 feet to an angle point on said north right-of-way line; thence southeasterly on said north right-of-way line, a distance of 725 feet, more or less to a point on the

west right-of-way line of SE Galena Court; thence northeast, a distance of 170 feet, more or less to a jog in the north right-of-way of SE 12th Place; thence east on said north right-of-way line, a distance of 1,645 feet, more or less to a point on the east right-of-way line of SE King Avenue; thence south on said east right-of-way line, a distance of 880 feet to the south right-of-way line of SE 14th Street;

thence west on said south right-of-way line, a distance of 1,360 feet, more or less to the east right-of-way line of Oregon Coast Highway;

thence southeasterly along the east right-of-way line of Oregon Coast Highway 1,435 feet more or less to a point;

thence, leaving said right of way easterly 1,012 feet, more or less, to point on the east line of Parcel 1 of Partition 2006-33, said point being 1250 feet south of the northeast corner of Parcel 1 of Partition Plat 2006-33;

thence south along said east line of Parcel 1 of Partition Plat 2006-33 a distance of 711 feet, more or less;

thence westerly on a line perpendicular to the east line of Parcel 1 of Partition 2006-33 a distance of 1,438 feet, more or less, to the east right-of-way line of Oregon Coast Highway;

thence southwesterly along the east right-of-way line of Oregon Coast Highway 50 feet, more or less, to an angle point at STA 212+00 105 feet left as shown on map B-9505;

thence southwesterly along the east right-of-way line of Oregon Coast Highway 101.11 feet, more or less, to an angle point at STA 213+00 105 feet left as shown on map B-9505;

thence southwesterly along the east right-of-way line of Oregon Coast Highway 299.87 feet, more or less, to an angle point at STA 216+00 105 feet left on as shown on map B-9505;

thence southwesterly along the east right-of-way line of Oregon Coast Highway 173.15 feet, more or less, a 5/8" rebar and yellow plastic cap marked "HLB INC" as shown on map B-9505;

thence leaving said right of way at a bearing of N 89° 50' 58" E for a distance of 600.28 feet, more or less, to a 5/8" rebar set with a plastic cap marker "HLB INC" as shown on map B-9505;

thence S 00° 00' 44" W for a distance of 54.68 feet, more or less, to a 5/8" rebar set with a plastic cap marker "HLB INC" as shown on map B-9505, Detail D Sheet 2;

thence S 87° 15' 58" E for a distance of 2.06 feet, more or less, to a 5/8" rebar set with a red plastic cap marker "OREGON STATE HIGHWAY 101" as found as Monument "95" per map B-9505;

thence S 06° 06' 55" E for a distance of 699.06 feet, more or less, to a 5/8" rebar set with a plastic cap marker "HLB INC" as shown on map B-9505;

thence N 89° 50' 58" E for a distance of 821.77 feet, more or less, to a 5/8" rebar set with a plastic cap marker "HLB INC" as shown on map B-9505 to the northeast corner of Block 1 vacated plat of Herrington-Elliot Addition to Warrenton;

thence south on the east line of said blocks 1 and 14, a distance of 450 feet, more or less; thence west, a distance of 1,820 feet to a point on the west right-of-way line of SE Dolphin Avenue; thence north on said west right-of-way line, a distance of 1,230 feet, more or less to the northeast corner of Block 5, Plat of "Subdivision of Portsmouth" Addition to Warrenton; thence west on the north lines of Blocks 5 - 7, a distance of 1,125 feet, more or less to the northwest corner of Block 7; thence south on the west line of said Block 7, a distance of 50 feet, more or less to the point of beginning.



RENEWAL DATE: DEC. 31, 07

Report Accompanying the 2019 Warrenton Urban Renewal Plan Amendment

Adopted by the City of Warrenton

October 8, 2019

Warrenton Urban Renewal District



LIST OF PARTICIPANTS

Mayor

Henry Balensifer III

City Commission

Pam Ackley, Position No. 1

Mark Baldwin, Position No. 2

Tom M. Dyer, Position No. 3

Rick Newton, Position No. 4

Planning Commission

Tommy Smith, Position 1

Christine Bridgens, Position 2

Chris Hayward, Vice Chair, Position 3

Mike Moha, Position 4

Ken Yuill, Position 5

Paul Mitchell, Chair, Position 6

Ryan Lampi, Position 7

City Manager

Linda Engbretson

Assistant City Manager/Community Development Director

Kevin A. Cronin, AICP

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Elaine Howard Consulting, LLC

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Nick Popenuk

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Rob Wyman

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I. INTRODUCTION

The Report on the Warrenton Urban Renewal Plan (Report) contains background information and project details that pertain to the Warrenton Urban Renewal Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the Warrenton City Commission as part of the approval of the 2019 Plan Amendment.

The Report provides the analysis required to meet the standards of ORS 457.085(3), including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area; (ORS 457.085(3)(a))
- Expected impact of the Plan, including fiscal impact in light of increased services; (ORS 457.085(3)(a))
- Reasons for selection of the Plan area; (ORS 457.085(3)(b))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.085(3)(c))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.085(3)(d))
- The estimated completion date of each project; (ORS 457.085(3)(e))
- The estimated amount of funds required in the area and the anticipated year in which the debt will be retired; (ORS 457.085(3)(f))
- A financial analysis of the Plan; (ORS 457.085(3)(g))
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; (ORS 457.085(3)(h)) and
- A relocation report. (ORS 457.085(3)(i))

The relationship of the sections of the Report and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Report Section
ORS 457.085(3)(a)	X
ORS 457.085(3)(b)	XI
ORS 457.085(3)(c)	II
ORS 457.085(3)(d)	III
ORS 457.085(3)(e)	VI
ORS 457.085(3)(f)	IV,V
ORS 457.085(3)(g)	IV,V
ORS 457.085(3)(h)	VIII
ORS 457.085(3)(i)	XII

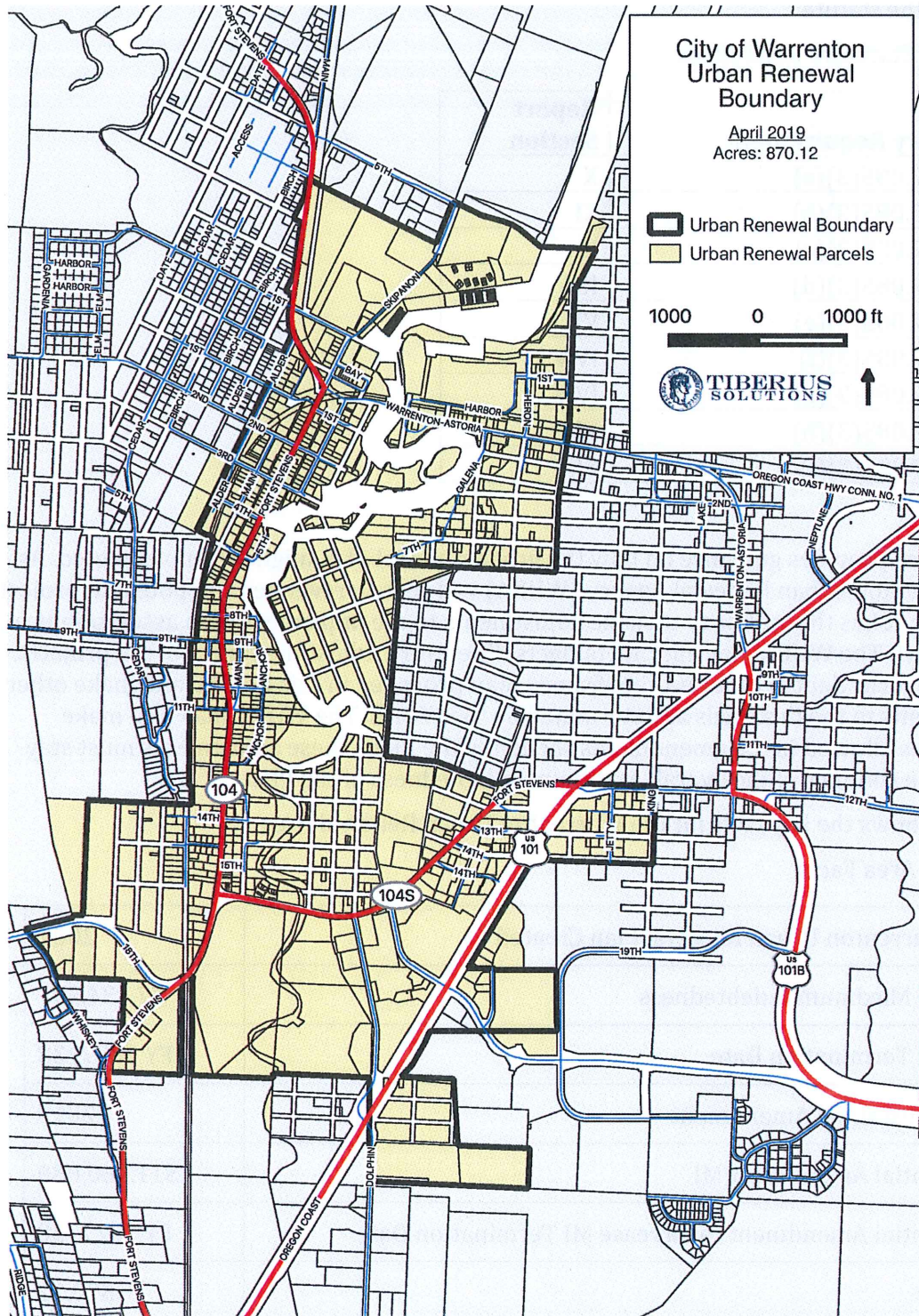
The Report provides guidance on how the urban renewal plan might be implemented. As the Warrenton Urban Renewal Agency (WURA) will review revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The WURA may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the WURA. The WURA may also make changes as allowed in the amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Table 2 shows the key facts for the Warrenton Urban Renewal Area.

Table 2 - Area Facts

Year Warrenton Urban Renewal Plan Created	2007
Original Maximum Indebtedness	\$7,134,597
Original Termination Date	FY 2027/28
Year Substantial Amendment	2019
Substantial Amendment MI	\$11,160,039
Substantial Amendment to increase MI Termination Date	FY 2027/28
Acreage	870.12

Figure 1 - Warrenton Urban Renewal District Boundary



Source: Tiberius Solutions, LLC

II. THE PROJECTS IN THE AREA AND THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

A. Types of Projects

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The WURA will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

B. Urban Renewal Projects

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

1. Gateway Improvements

Gateway Improvements – Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

2. Public Improvements

Existing Conditions Inventory – Inventory the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.

Inventory Implementation – Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority, but also including water improvements and sewer improvements throughout the District, including but not limited to water line upgrades.

Downtown Amenities – Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

Fire Station Improvements – *Pave the parking lot at the Fire Station.*

Existing conditions: The project in italics is the new program. The existing Fire Station parking lot a gravel lot. This project would provide an asphalt surface for the parking lot.

Undergrounding Utilities – Underground and reconfigure utilities South Main Street and Main Avenue from Harbor Street to 2nd Avenue.

Existing conditions: There are overhead utilities in this District. Undergrounding will improve the appearance of the District and will allow for the utilities to be upgraded and improve the future safety of the District as utilities will be below ground and not subject to failing in major storm events.

3. Pedestrian/Bicycle Improvements

Streetscape Improvements – Provide pedestrian friendly streetscape improvements in the downtown, including but not limited to SW 4th Street and from the Harbor to the Highschool.

Trails and Amenities – Develop bike and pedestrian trails with trailheads and restrooms, directional signage and rest areas.

4. Business and Residential Rehabilitation Programs

Building Improvement Program – Establish and manage low interest loan and small grant programs for businesses and residents to improve their appearance and condition.

Business Loan Program – Develop a program to provide business loan guarantees.

Existing conditions: This projects does not exist and there are properties that can benefit from feasibility and gap financing and business loan guarantees to facilitate development.

Encouragement of Development and Redevelopment – Develop a grant/loan program to provide feasibility and gap financing for property development and redevelopment.

Existing conditions: This projects does not exist and there are properties that can benefit from feasibility and gap financing and business loan guarantees to facilitate development.

The WURA may establish policies and guidelines and administer such loan and grant programs without amendment of the Plan.

5. Property Acquisition

Property Acquisition – Acquisition and assembly of key properties for redevelopment. Projects are listed in detail by phase in the Urban Renewal Report.

6. Marina Improvements

Marina Master Plan – Prepare Master Improvement and Maintenance Plan

Fish Cleaning Station – Design and construct a fish cleaning station.

Dock Improvements – Design and construct Marina dock improvements.

Public Restrooms – Design and construct public restrooms.

Pier Improvements – Design and construct public pier improvements.

Existing conditions: This project would replace a portion of the pier with a new public pier.

7. Administration

Planning, Administration, and Planning Activities – This project category authorizes any administrative expenses associated with the District, any special studies that may be needed to develop the District and any planning activities associated with such development, including but not limited to zone changes or master improvement plans.

III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects from Fiscal Year End (FYE) 2021 to FYE 2028 is shown in Table 3 below. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. These costs are shown in constant 2019 dollars (2019 \$) to equate to the projected amount of funds available for projects in 2019 \$.

The Plan assumes that the WURA/City will use other funds to assist in the completion of the projects within the District. These sources include but are not limited to City of Warrenton General Funds, System Development Charges (SDCs), local, state and federal grants, and other sources as identified by the WURA/City. The WURA/City may pursue regional, county, state, and federal funding, private developer contributions and any other sources of funding that may assist in the implementation of the programs.

The WURA will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared. The costs are for FYE 2020 to FYE 2028.

Table 3 - Estimated Cost of Each Project

Project Title	2019 \$ Project Cost
Fire Station Parking Lot	\$100,000
Underground Utilities	\$1,000,000
Warrenton Marina Public Pier	\$1,000,000
Façade Grant Program	\$25K per year/\$225,000
Gateways on South Main and East Harbor	\$100,000
Property Assistance: Feasibility and Gap Finance	\$11K per year/\$89,000
Business Loan Guarantee	\$11K per year/\$89,000
South Main Sewer Extension	\$250,000
Street, Sidewalk & Lighting	\$125,000
Tourist and bike signage	\$25,000
Housing Rehab Improvement	\$100,000
Bike, trailhead and directional signage	\$50,000
Other projects	\$1,484,552
Plan Administration	\$182,602
TOTAL:	\$5,808,989

Source: City of Warrenton, Tiberius Solutions, LLC

IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through 2028 are based on projections of the assessed value of development within the District and the consolidated tax rate that will apply in the District. Table 4 shows the incremental assessed value, tax rates and tax increment revenues each year, adjusted for discounts, and delinquencies.

Historical assessed value growth in the District was 7.1% from 2009 – 2018. Assessed value growth in FYE 2019 of 11.5% provided additional revenues for the projections for this Amendment. The last five years prior to FYE 2019 have shown assessed value growth of an average of 3.3% for real property. The projections in the financial model assume an assessed value growth rate of 4.0%. These projections of growth are the basis for the projections in Table 6, Table 7, Table 8, and Table 9.

Gross TIF is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which would not be impacted by this Plan. The adjustments are for underpayments and delinquencies assumed at 5%.

Revenue sharing is in effect from FYE 2021 to the end of the District and is more fully explained in the Revenue Sharing Section of this Report.

Table 4 - Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues

FYE	Total Assessed Value	Frozen Base	Increment	Tax Rate	Gross TIF	Adjustments	Net TIF
2020	\$147,450,929	\$60,136,994	\$87,313,935	9.2437	\$807,104	\$(40,355)	\$766,749
2021	\$152,976,282	\$60,136,994	\$92,839,288	9.2437	\$858,179	\$(42,909)	\$815,270
2022	\$158,721,325	\$60,136,994	\$98,584,331	9.2437	\$911,284	\$(45,564)	\$865,720
2023	\$164,694,823	\$60,136,994	\$104,557,829	9.2437	\$966,501	\$(48,325)	\$918,176
2024	\$170,905,890	\$60,136,994	\$110,768,896	9.2437	\$1,023,914	\$(51,196)	\$972,718
2025	\$183,786,543	\$60,136,994	\$123,649,549	9.2437	\$1,142,979	\$(57,149)	\$1,085,830
2026	\$190,694,240	\$60,136,994	\$130,557,246	9.2437	\$1,206,832	\$(60,342)	\$1,146,490
2027	\$197,874,876	\$60,136,994	\$137,737,882	9.2437	\$1,273,208	\$(63,660)	\$1,209,548
2028	\$205,339,282	\$60,136,994	\$145,202,288	9.2437	\$1,342,206	\$(67,110)	\$1,275,096
TOTAL:					\$9,532,207		\$9,055,597

Source: Tiberius Solutions, LLC

*See Revenue Sharing Table 8. Revenue sharing commences as a result of a substantial amendment and starts in FYE 2022.

V. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

Table 5 shows the potential increase to the MI calculation for the Area. The amount the Warrenton City Commission may increase the MI on their own was \$1,937,498 when calculated in 2018. The WURA reviewed this amount in 2018 and chose to request other taxing districts concur to an increase above this amount, but still terminating the tax increment proceeds in the same year as initially designated in the original Plan.

The increase of maximum indebtedness is \$4,800,218. The new maximum indebtedness (MI) is \$11,934,815 (eleven million nine hundred thirty four thousand eight hundred and fifteen dollars).

75% of the taxing districts levying the permanent rate levy must approve the increase. This is stipulated in ORS 457. 470. The estimated total amount of tax increment revenues required to service the MI of \$11,934,815 is \$8,372,136 and is made up of revenues from the division of taxes from permanent rate levies. The reason the total amount is less than the MI is due to fact that much of the existing maximum indebtedness of \$7,134,597 is already used.

Table 6 and Table 7 show the allocation of tax revenues to debt service. The tables also show the present fiscal year, FYE 2019.

The District is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the District in 2028. The assumptions are based on paying off existing debt and not incurring future long term debt, instead proceeding with “pay as you go” expenditures. The WURA may decide to change the assumptions used in this Report. These assumptions show one scenario for financing and that this scenario is financially feasible.

The Warrenton Urban Renewal Plan has a debt management provisions that states the WURA will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2028. The WURA therefore anticipates terminating the collection of tax increment revenues in FY 2027/2028.

Table 5- MI Increase Calculation

Year	March National ENR Points	National ENR Point Change	National Inflation Rate	National MI Index
1999	5986.00			
2000	6202.00	216.00	3.61%	
2001	6279.00	77.00	1.24%	
2002	6502.00	223.00	3.55%	
2003	6627.00	125.00	1.92%	
2004	6957.00	330.00	4.98%	
2005	7308.75	351.75	5.06%	
2006	7691.72	382.97	5.24%	
2007	7856.27	164.55	2.14%	\$7,134,597
2008	8109.00	252.73	3.22%	\$7,364,111
2009	8534.05	425.05	5.24%	\$7,750,116
2010	8671.00	136.95	1.60%	\$7,874,486
2011	9011.00	340.00	3.92%	\$8,183,254
2012	9268.00	257.00	2.85%	\$8,416,646
2013	9456.00	188.00	2.03%	\$8,587,377
2014	9702.00	246.00	2.60%	\$8,810,779
2015	9972.00	270.00	2.78%	\$9,055,977
2016	10242.00	270.00	2.71%	\$9,301,175
2017	10667.39	425.39	4.15%	\$9,687,489

2017 Indexed MI	20% of Indexed MI
\$9,687,489	\$1,937,498

Table 6 - Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2019	FYE 2020	FYE 2021	FYE 2022
Resources					
Beginning Balance		1,596,344	1,966,795	1,018,527	350,000
Interest Earnings	91,448	48,105	26,000	5,093	1,750
TIF: Current Year	8,141,775	702,320	766,749	778,879	791,492
TIF: Prior Years	230,361	25,461	20,000	21,800	21,800
Other	-				
Total Resources	10,059,928	2,372,230	2,779,544	1,824,299	1,165,042
Expenditures					
Debt Service					
UR 2012	(1,304,413)	(144,936)	(144,937)	(144,936)	(144,937)
UR 2016	(2,046,255)	(205,079)	(205,080)	(205,080)	(205,080)
Line of Credit (5.5%)	(241,420)	(30,420)	(211,000)		
Total Debt Service	(3,592,088)	(380,435)	(561,017)	(350,016)	(350,017)
Debt Service Coverage Ratio		1.85	1.37	2.23	2.26
Transfer to URA Projects Fund	(6,467,840)	(25,000)	(1,200,000)	(1,124,283)	(465,025)
Total Expenditures	(10,059,928)	(405,435)	(1,761,017)	(1,474,299)	(815,042)
Ending Balance		1,966,795	1,018,527	350,000	350,000

Source: Tiberius Solutions LLC

Table 7 - Tax Increment Revenues and Allocations to Debt Service. page 2

	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources						
Beginning Balance	350,000	350,000	350,000	350,000	350,000	350,000
Interest Earnings	1,750	1,750	1,750	1,750	1,750	1,750
TIF: Current Year	804,606	818,241	846,519	861,684	877,449	893,836
TIF: Prior Years	21,800	21,800	21,800	25,300	25,300	25,300
Other						
Total Resources	1,178,156	1,191,791	1,220,069	1,238,734	1,254,499	1,270,886
Expenditures						
Debt Service						
UR 2012	(144,939)	(144,937)	(144,917)	(144,937)	(144,937)	
UR 2016	(205,080)	(205,079)	(205,079)	(205,080)	(205,080)	(200,538)
Line of Credit (5.5%)						
Total Debt Service	(350,019)	(350,016)	(349,996)	(350,017)	(350,017)	(200,538)
Debt Service Coverage Ratio	2.30	2.34	2.42	2.46	2.51	4.46
Transfer to URA Projects Fund	(478,137)	(491,775)	(520,073)	(538,717)	(554,482)	(1,070,348)
Total Expenditures	(828,156)	(841,791)	(870,069)	(888,734)	(904,499)	(1,270,886)
Ending Balance	350,000	350,000	350,000	350,000	350,000	-

Source: Tiberius Solutions LLC

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the WURA. Annual expenditures for program administration is also shown.

The District is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the District in 2028, an additional nine years from the present fiscal year.

The amount of money available for projects and administration in 2019 constant dollars for the District from FYE 2020 to FYE 2028 is \$5,808,989.

Table 8 and Table 9 show the \$5,808,989 of 2019 project dollars inflated over the life of the District along with administrative expenses to a total of \$7,035,914 (reflecting FYE 2019 to end of URA). All costs shown in Table 8 and Table 9 are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation.

The WURA may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan.

Table 8 - Programs and Costs in Year of Expenditure Dollars, page 1

	Total	FYE 2019	FYE 2020	FYE 2021	FYE 2022
Resources					
Beginning Balance		297,770	248,989	574,234	1,259,816
Interest Earnings	70,304	7,209	1,245	2,871	6,299
Transfer from TIF Fund	6,467,840	25,000	1,200,000	1,124,283	465,025
Bond/Loan Proceeds	200,000	-	200,000	-	-
Other	-	-	-	-	-
Total Resources	7,035,914	329,979	1,650,234	1,701,388	1,731,140
Expenditures (YOE \$)					
Façade Improvements	(260,853)		(25,000)	(26,523)	(27,318)
F-Dock	-				
Landscape Improvements	(263,811)	(18,811)	(245,000)		
SE 4th & Main Stormwater Pump Station	-				
SW 4th Street Improvements	(412,000)		(412,000)		
SE Anchor Improvements	(9,359)	(9,359)			
SE 14th Place Waterline	(25,000)		(25,000)		
Waterline Upgrade	(2,128)	(2,128)			
Lighting at City Hall & Park	(1,000)	(1,000)			
Downtown	(300,000)		(300,000)		
Streetscaping- Harbor - High School	-				
Housing Rehab and Improvement Program	(130,480)				
Tourist and Bike Signage	(32,620)				
Bike Trailheads + Directional Interpretive Signage	(65,240)				
Street, Sidewalk, and Lighting (Phases 3 & 4)	(132,613)			(132,613)	
Fire Station/Parking Lot	(106,090)			(106,090)	
Underground Reconfigure Utilities - S Main Ave (Harbor - 2nd Avenue)	(1,197,236)			(132,613)	(327,810)
Warrenton Marina - Public Pier	(1,208,470)				
Gateways on S. Main and E. Harbor	(124,835)				
South Main Sewer Extension	(319,550)				
Property Assistance Grant/Loan Program	(104,824)			(11,788)	(12,141)
Business Loan Guarantee	(104,824)			(11,788)	(12,141)
Other Projects (includes Peterson Property)	(1,937,043)				
Zone Change for Redevelopment	(37,375)	(37,375)			
Master Plans/Studies	(50,000)		(50,000)		
Professional Services	(25,598)	(10,598)	(15,000)		
Administration	(184,965)	(1,719)	(4,000)	(20,157)	(20,761)
Total Expenditures	(7,035,914)	(80,990)	(1,076,000)	(441,572)	(400,171)

Source: Tiberius Solutions LLC

Table 9 - Programs and Costs in Year of Expenditure Dollars, page 2

	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Resources						
Beginning Balance	1,330,969	1,656,813	2,022,135	1,876,192	1,727,892	1,922,092
Interest Earnings	6,655	8,284	10,111	9,381	8,639	9,610
Transfer from TIF Fund	478,137	491,775	520,073	538,717	554,482	1,070,348
Bond/Loan Proceeds	-	-	-	-	-	-
Other						
Total Resources	1,815,761	2,156,872	2,552,319	2,424,290	2,291,013	3,002,050
Expenditures (YOE \$)						
Façade Improvements	(28,138)	(28,983)	(29,853)	(30,748)	(31,670)	(32,620)
F-Dock						
Landscape Improvements						
SE 4th & Main Stormwater Pump Station						
SW 4th Street Improvements						
SE Anchor Improvements						
SE 14th Place Waterline						
Waterline Upgrade						
Lighting at City Hall & Park						
Downtown						
Streetscaping- Harbor - High School						
Housing Rehab and Improvement Program						(130,480)
Tourist and Bike Signage						(32,620)
Bike Trailheads + Directional Interpretive Signage						(65,240)
Street, Sidewalk, and Lighting (Phases 3 & 4)						
Fire Station/Parking Lot						
Underground Reconfigure Utilities - S Main Ave (Harbor - 2nd Avenue)	(84,413)					(652,400)
Warrenton Marina - Public Pier		(57,965)	(597,050)	(553,455)		
Gateways on S. Main and E. Harbor				(61,495)	(63,340)	
South Main Sewer Extension					(221,690)	(97,860)
Property Assistance Grant/Loan Program	(12,506)	(12,881)	(13,268)	(13,666)	(14,076)	(14,498)
Business Loan Guarantee	(12,506)	(12,881)	(13,268)	(13,666)	(14,076)	(14,498)
Other Projects (includes Peterson Property)						(1,937,043)
Zone Change for Redevelopment						
Master Plans/Studies						
Financing Fees						
Professional Services						
Administration	(21,385)	(22,027)	(22,688)	(23,368)	(24,069)	(24,791)
Total Expenditures	(158,948)	(134,737)	(676,127)	(696,398)	(368,921)	(3,002,050)

Source: Tiberius Solutions LLC

VII. REVENUE SHARING

Revenue sharing is part of the 2009 legislative changes to urban renewal and means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the District. The first threshold is 10% of the original maximum indebtedness (\$713,460). At the 10% threshold, the WURA will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold and the taxing jurisdictions will receive 75% of the increment above the 10% threshold. Revenue sharing targets are projected to be reached in FYE 2020, making revenue sharing commence in FYE 2021. If assessed value in the District grows more quickly than projected, the revenue sharing triggers could be reached earlier.

The second threshold is set at 12.5% of the maximum indebtedness. If this threshold is met, revenue for the district would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

Projected Revenue Sharing is shown in Table 10.

Table 10 - Projected Revenue Sharing

FYE	Net TIF		
	Total	For URA	Shared
2020	\$766,749	\$766,749	\$0
2021	\$815,270	\$778,879	\$36,391
2022	\$865,720	\$791,492	\$74,228
2023	\$918,176	\$804,606	\$113,570
2024	\$972,718	\$818,241	\$154,477
2025	\$1,085,830	\$846,519	\$239,311
2026	\$1,146,490	\$861,684	\$284,806
2027	\$1,209,548	\$877,449	\$332,099
2028	\$1,275,096	\$893,836	\$381,260
Total			\$1,616,142

Source: Tiberius Solutions LLC

VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the District.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the District. These projections are for impacts estimated through FYE 2028.

The impacts of the Amendment to increase the maximum indebtedness only are shown in Table 11 and Table 15. Table 12 and Table 14, show the impact to the taxing districts of the Plan without the Amendment. The full impact of the District with the new maximum indebtedness is shown in Table 13 and Table 16.

The Warrenton-Hammond School District and the Northwest Regional ESD are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 11 – Projected Impact to General Government Taxing Districts of Amendment

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Warrenton	Subtotal
2020	-	-	-	-	-	-	-
2021	(113,107)	(9,262)	(3,938)	(11,946)	(13,001)	(123,159)	(274,414)
2022	(77,161)	(6,319)	(2,686)	(8,150)	(8,869)	(84,018)	(187,203)
2023	(79,337)	(6,497)	(2,762)	(8,380)	(9,119)	(86,387)	(192,482)
2024	(81,600)	(6,682)	(2,841)	(8,619)	(9,379)	(88,851)	(197,972)
2025	(86,295)	(7,067)	(3,004)	(9,115)	(9,919)	(93,964)	(209,364)
2026	(89,389)	(7,320)	(3,112)	(9,441)	(10,275)	(97,332)	(216,869)
2027	(125,191)	(10,252)	(4,359)	(13,223)	(14,390)	(136,316)	(303,729)
2028	(144,250)	(11,812)	(5,022)	(15,236)	(16,581)	(157,069)	(349,970)
TOTAL:	(796,330)	(65,211)	(27,720)	(84,110)	(91,533)	(867,096)	(1,932,003)

Tiberius Solutions, LLC

Table 12 – Projected Impact to General Gvmn’t Taxing Districts without Amendment

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Warrenton	Subtotal
2019	(120,760)	(9,889)	(4,204)	(12,755)	(13,881)	(131,491)	(292,980)
2020	(130,545)	(10,690)	(4,545)	(13,788)	(15,005)	(142,145)	(316,718)
2021	(19,749)	(1,617)	(688)	(2,086)	(2,270)	(21,504)	(47,913)
2022	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,200)
2023	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,201)
2024	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,200)
2025	(57,784)	(4,732)	(2,012)	(6,103)	(6,642)	(62,919)	(140,192)
2026	(57,788)	(4,732)	(2,012)	(6,104)	(6,642)	(62,923)	(140,200)
2027	(24,602)	(2,015)	(857)	(2,598)	(2,828)	(26,788)	(59,687)
2028	(8,261)	(677)	(288)	(873)	(950)	(8,995)	(20,043)
TOTAL:	(592,852)	(48,547)	(20,640)	(62,617)	(68,144)	(645,535)	(1,438,336)

Tiberius Solutions, LLC

Table 13 - Projected Impact on Taxing District Permanent Rate Levies - General Government – Full impact

FYE	Clatsop County	Port of Astoria	Clatsop 4H & Extension	Sunset Empire Transportation	Clatsop Care Center	City of Warrenton	Subtotal
2019	(120,760)	(9,889)	(4,204)	(12,755)	(13,881)	(131,491)	(292,980)
2020	(130,545)	(10,690)	(4,545)	(13,788)	(15,005)	(142,145)	(316,718)
2021	(132,856)	(10,879)	(4,625)	(14,032)	(15,271)	(144,662)	(322,326)
2022	(134,949)	(11,051)	(4,698)	(14,253)	(15,511)	(146,941)	(327,404)
2023	(137,125)	(11,229)	(4,774)	(14,483)	(15,762)	(149,310)	(332,683)
2024	(139,387)	(11,414)	(4,853)	(14,722)	(16,022)	(151,774)	(338,172)
2025	(144,080)	(11,798)	(5,016)	(15,218)	(16,561)	(156,883)	(349,556)
2026	(147,177)	(12,052)	(5,124)	(15,545)	(16,917)	(160,255)	(357,070)
2027	(149,792)	(12,266)	(5,215)	(15,821)	(17,218)	(163,104)	(363,416)
2028	(152,512)	(12,489)	(5,310)	(16,108)	(17,530)	(166,064)	(370,013)
TOTAL:	(1,389,183)	(113,757)	(48,364)	(146,725)	(159,678)	(1,512,629)	(3,370,338)

Source: Tiberius Solutions

Table 14 - Impact to Education Taxing District of Amendment

FYE	Warrenton-Hammond School District	NW Regional ESD	Clatsop Community College	Subtotal	Total
2020	-	-	-	-	-
2021	(338,497)	(11,342)	(57,409)	(407,247)	(681,661)
2022	(230,920)	(7,737)	(39,164)	(277,822)	(465,025)
2023	(237,431)	(7,955)	(40,268)	(285,655)	(478,137)
2024	(244,204)	(8,182)	(41,417)	(293,803)	(491,775)
2025	(258,256)	(8,653)	(43,800)	(310,709)	(520,073)
2026	(267,514)	(8,963)	(45,370)	(321,848)	(538,717)
2027	(374,658)	(12,553)	(63,542)	(450,753)	(754,482)
2028	(431,697)	(14,465)	(73,216)	(519,378)	(869,348)
TOTAL:	(2,383,177)	(79,851)	(404,188)	(2,867,216)	(4,799,218)

Tiberius Solutions, LLC

Table 15 - Impact to Education Taxing Districts *without* Amendment

FYE	Warrenton-Hammond School District	NW Regional ESD	Clatsop Community College	Subtotal	Total
2019	(361,399)	(12,109)	(61,293)	(434,801)	(727,781)
2020	(390,681)	(13,090)	(66,260)	(470,031)	(786,749)
2021	(59,101)	(1,980)	(10,024)	(71,105)	(119,018)
2022	(172,941)	(5,795)	(29,331)	(208,067)	(348,267)
2023	(172,941)	(5,795)	(29,331)	(208,068)	(348,269)
2024	(172,941)	(5,795)	(29,331)	(208,066)	(348,266)
2025	(172,931)	(5,794)	(29,329)	(208,054)	(348,246)
2026	(172,941)	(5,795)	(29,331)	(208,067)	(348,267)
2027	(73,626)	(2,467)	(12,487)	(88,580)	(148,267)
2028	(24,724)	(828)	(4,193)	(29,745)	(49,788)
TOTAL:	(1,774,225)	(59,447)	(300,909)	(2,134,582)	(3,572,918)

Tiberius Solutions, LLC

Table 16 – Total Projected Impact on Taxing District Permanent Rate Levies –

FYE	Warrenton-Hammond School District	NW Regional ESD	Clatsop Community College	Subtotal	Total
2019	(361,399)	(12,109)	(61,293)	(434,801)	(727,781)
2020	(390,681)	(13,090)	(66,260)	(470,031)	(786,749)
2021	(397,598)	(13,322)	(67,433)	(478,353)	(800,679)
2022	(403,861)	(13,532)	(68,495)	(485,888)	(813,292)
2023	(410,373)	(13,750)	(69,600)	(493,723)	(826,406)
2024	(417,144)	(13,977)	(70,748)	(501,869)	(840,041)
2025	(431,186)	(14,447)	(73,129)	(518,763)	(868,319)
2026	(440,455)	(14,758)	(74,701)	(529,914)	(886,984)
2027	(448,284)	(15,020)	(76,029)	(539,333)	(902,749)
2028	(456,421)	(15,293)	(77,409)	(549,123)	(919,136)
TOTAL:	(4,157,402)	(139,299)	(705,097)	(5,001,798)	(8,372,136)

Source: Tiberius Solutions LLC Please refer to the explanation of the schools funding in the preceding section

Table 17 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2029.

The Frozen Base is the assessed value of the District established by the county assessor at the time the District is established. Excess Value is the increased assessed value in the District above the Frozen Base.

Table 17 - Additional Revenues Obtained after Termination of Tax Increment Financing

Taxing District	Type	Tax Rate	From Frozen Base	From Excess Value	Total
General Government					
Clatsop County	Permanent	1.5338	92,238	234,613	326,851
Port of Astoria	Permanent	0.1256	7,553	19,212	26,765
Clatsop 4H & Extension	Permanent	0.0534	3,211	8,168	11,379
Sunset Empire Transportation	Permanent	0.162	9,742	24,780	34,522
Clatsop Care Center	Permanent	0.1763	10,602	26,967	37,569
City of Warrenton	Permanent	1.6701	100,435	255,461	355,896
Subtotal		3.7212	223,781	569,201	792,982
Education					
Warrenton-Hammond School District #30	Permanent	4.5902	276,041	702,125	978,166
NW Regional ESD	Permanent	0.1538	9,249	23,526	32,775
Clatsop Community College	Permanent	0.7785	46,817	119,081	165,898
Subtotal		5.5225	332,107	844,732	1,176,839
Total		9.2437	555,888	1,413,933	1,969,821

Source: Tiberius Solutions LLC

IX. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2019 values), including all real, personal, personal, manufactured, and utility properties in the District, is \$60,136,994. The total assessed value of the City of Warrenton is \$608,254,053, the urban renewal excess is \$81,999,845, so the City of Warrenton assessed value minus urban renewal excess value is \$526,254,208. The percentage of assessed value in the District is 11.42%, below the 25% threshold.

The District contains 870 acres, including public rights-of-way, and the City of Warrenton contains 11,455.20 acres. This puts 7.60% of the City’s acreage in an urban renewal area which is below the 25% threshold.

Table 18 - Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Assessed Value	Acreage
In Warrenton Urban Renewal District	\$60,136,994	870
In City – minus UR excess value	\$526,254,208	11,455.20
Percent in urban renewal	11.42%	7.60%

Source: Compiled by Elaine Howard Consulting, LLC with data from City of Warrenton and Clatsop County Department of Assessment and Taxation (FYE 2018)

X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the District and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The District measures 870.12 total acres in size, which is composed of 1,106 individual parcels encompassing 649.60 acres, and an additional 220.52 acres in public rights-of-way. An analysis of FYE 2019 property classification data from the Clatsop County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the District. By acreage, Exempt accounts for the most prevalent land use within the District (34.39%). This was followed by Commercial (20.40%). Detailed land use designations in the District can be seen in Table 19.

Table 19 - Land Use in the District

Land Use	Parcels	Acreage	Percent of Acreage
Exempt	167	223.43	34.39%
Commercial	211	132.53	20.40%
Residential	598	124.58	19.18%
Tract	41	94.27	14.51%
Forrest	28	30.97	4.77%
Industrial	13	18.39	2.83%
Farm	18	14.26	2.19%
Miscellaneous	18	8.04	1.24%
Multi-Family	12	3.13	0.48%
TOTAL:	1,106	649.60	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Clatsop County Department of Assessment and Taxation (FYE 2019)

2. Zoning Designations

The most prevalent zoning designation by acreage in the District is General Commercial (21.16%). The second most prevalent zoning designation in the District is Open Space Institutional (14.82%). Detailed zoning designations in the District can be seen in Table 20.

Table 20 - Zoning Designations in the District

Zoning Designations	Parcels	Acreage	Percent of Acreage
General Commercial	299	137.48	21.16%
Open Space and Institutional	14	96.26	14.82%
High Density Residential	189	90.05	13.86%
Intermediate Density Residential	149	80.84	12.44%
General Industrial	36	50.85	7.83%
Residential-Commercial	128	44.36	6.83%
Low Density Residential	11	34.01	5.23%
Aquatic Development	112	31.01	4.77%
Aquatic Conservation	21	19.53	3.01%
Water-Dependent Industrial Shorelands	7	19.46	3.00%
Coastal Lake and Freshwater Wetlands	11	19.10	2.94%
Commercial Mixed Use	95	15.07	2.32%
Marine Commercial	34	11.59	1.78%
TOTAL:	1,106	649.60	100.00%

Source: Compiled by Tiberius Solutions LLC with data from the Clatsop County Department of Assessment and Taxation (FYE 2019)

Figure 2 - Warrenton Urban Renewal District Zoning Designations

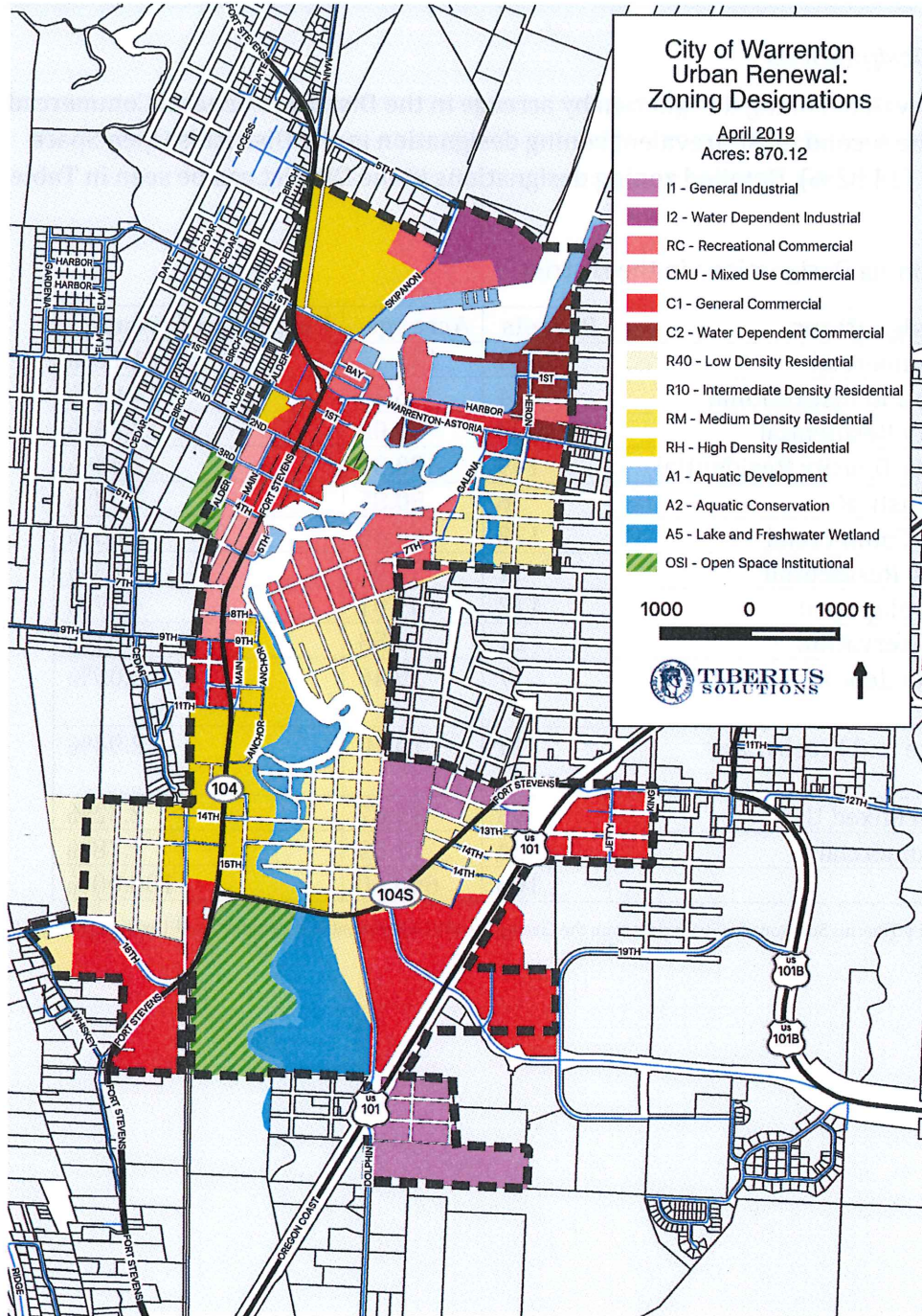
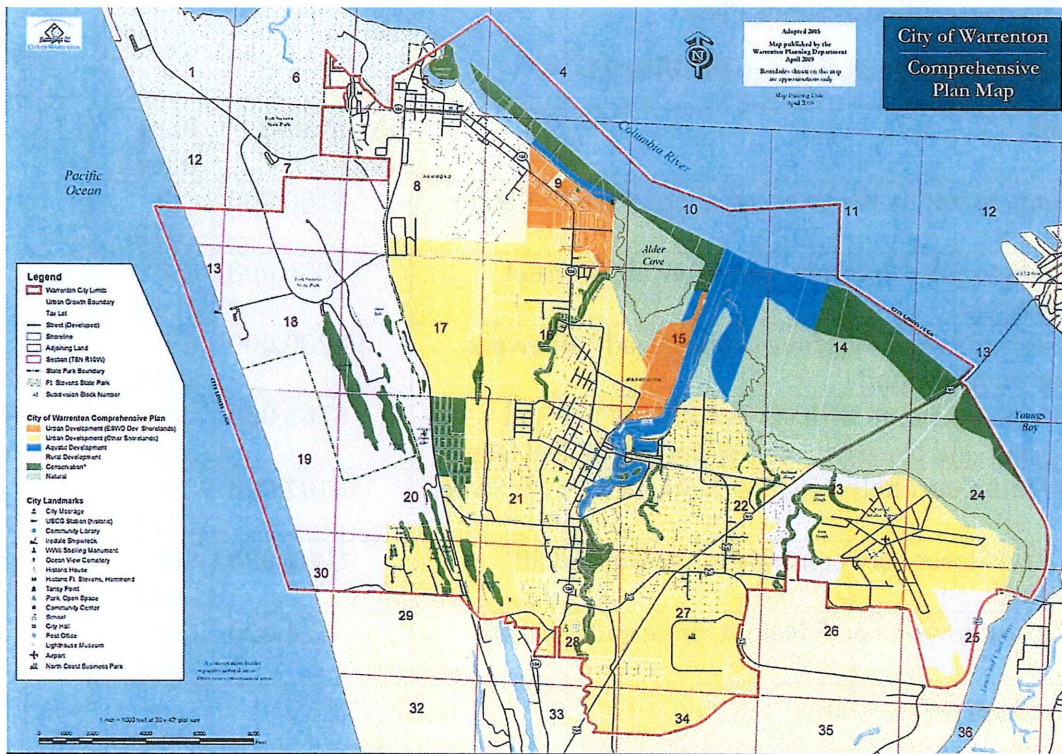


Figure 3 - Comprehensive Plan Designations for the City of Warrenton



B. Infrastructure

This section identifies the existing conditions in the District to assist in **establishing blight in the ordinance adopting the Plan Amendment**. There are projects listed in several City of Warrenton infrastructure master plans that relate to these existing conditions. **This does not mean that all of these projects are included in the Plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

1. Transportation

The projects listed in Table 21 are capital projects in the District from the City of Warrenton Transportation Systems Plan:

Table 21 - Transportation Projects in the District

Description	Estimated Cost	Plan Date
Improvements to widen the intersection of 9th and S Main Avenue	\$180,000	CIP 2018
Improvements to SW 4th Street, add sidewalk & street lights, rebuild road	\$836,000	CIP 2018
SE Anchor-Rebuild road, improve drainage, add sidewalk, move power underground	\$1,230,000	CIP 2019
Rebuild SW Alder Avenue with curbs from SW 1st-2nd Street and grind and overlay from SW 2nd to SW 3rd Street	\$185,000	CIP 2019
Rebuild SE Main Court between SE 9th St and SE 11th Street	\$107,000	CIP 2019
Rebuild SE 2nd Street between S Main Avenue and SE Anchor Avenue	\$281,000	CIP 2020
Provide future sidewalks on S Main Avenue and SW 14th Place	\$24,000	CIP 2020

Source: Warrenton Transportation Systems Plan

2. Water

The projects listed in Table 22 are capital projects in the District from the City of Warrenton Water Master Plan:

Table 22 - Water Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Improve fire flow by upgrading 800ft of 4-inch pipe to 8-inch pipe on SE Anchor Avenue and 2nd and 3rd Street	\$93,000	WMP 2018
Cost of Service Study	\$50,000	WMP 2018
Upsize 6,050 ft of 6-inch and 8-inch pipe to 18-inch on Harbor Street	\$1,500,000	WMP 2018
Install 250 ft of 12" pipe on 13th St from Main Avenue to Anchor Avenue	\$38,000	WMP 2018
Upsize 350 ft of 4" to 10" pipe on Jetty Avenue south of Highway 101 Business	\$53,000	WMP 2018

Source: Warrenton Water Master Plan

3. Stormwater

The projects listed in Table 23 are projects in the District from the City of Warrenton's Storm Water Master Plan:

Table 23 - Storm Water Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Upgrade downtown conveyance system and create definitive connection between north and south downtown	\$861,794	SWMP 2008
Stormwater rate study	\$20,000	SWMP 2008

Source: City of Warrenton Storm Water Master Plan

4. Sanitary Sewer

The projects listed in Table 24 are projects in the District from the City of Warrenton's Sewer Master Plan:

Table 24 - Sewer Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Pump Station Upgrade	\$306,800	CIP 2021
Pump Station Upgrade	\$306,800	CIP 2022
Pump Station Upgrade	\$306,800	CIP 2023
Pump Station Generator	\$50,000	CIP 2021
Pump Station Generator	\$50,000	CIP 2022
Pump Station Generator	\$50,000	CIP 2023

Source: City of Warrenton Sewer Master Plan

5. Parks and Open Space

The projects listed in Table 25 are projects in the District from the City of Warrenton's Parks Master Plan:

Table 25 - Parks Master Plan Projects in the District

Description	Estimated Cost	Plan Date
Install playground equipment at Skipanon River Park	\$60,000	CIP 2019
Install interpretive signage at Skipanon River Park	\$5,000	CIP 2019
Landscape improvements at Skipanon River Park	\$315,000	CIP 2020
Install restrooms for users of Skipanon River Park	N/A	WPMP 2010

Source: City of Warrenton Parks Master Plan

C. Social Conditions

Within the District, there are 598 tax lots shown as Residential use and 12 tax lots shown as Multi-Family. According to the US Census Bureau, American Community Survey 2013-2017 Five Year Estimates, the block groups most closely representing the District have 997 residents, 100% of whom are white.

Table 26 - Race in the District

Race		
White alone	997	100.0%
Black or African American alone	-	0.0%
American Indian and Alaska Native alone	-	0.0%
Asian alone	-	0.0%
Native Hawaiian and Other Pacific Islander alone	-	0.0%
Some other race alone	-	0.0%
Two or more races	-	0.0%
Total	997	100%

Source: American Community Survey 2013-2017 Five Year Estimates

The largest percentage of residents are between 25 to 34 years of age (18%).

Table 27 - Age in the District

Age		
Under 5 years	70	7%
5 to 9 years	121	12%
10 to 14 years	76	8%
15 to 17 years	-	0%
18 to 24 years	46	5%
25 to 34 years	180	18%
35 to 44 years	42	4%
45 to 54 years	151	15%
55 to 64 years	106	11%
65 to 74 years	89	9%
75 to 84 years	90	9%
85 years and over	26	3%
Total	997	100%

Source: American Community Survey 2013-2017 Five Year Estimates

In the block groups, 15% of adult residents have earned a bachelor's degree or higher. Another 49% have some college education without a degree, and another 26% have graduated from high school with no college experience.

Table 28 - Educational Attainment in the District

Education		
Less than high school	59	9%
High school graduate (includes equivalency)	178	26%
Some college	212	31%
Associate's degree	125	18%
Bachelor's degree	103	15%
Master's degree	7	1%
Professional school degree	-	0%
Doctorate degree	-	0%
Total	684	100%

Source: American Community Survey 2013-2017 Five Year Estimates

The most common travel time class was 10 to 19 minutes, with 41% of journeys being in this class. This was followed by the less than 10 minutes travel time class, which represented 34% of journeys.

Table 29 - Travel Time to Work in the District

Travel time to work		
Less than 10 minutes	134	34%
10 to 19 minutes	160	41%
20 to 29 minutes	69	18%
30 to 39 minutes	-	0%
40 to 59 minutes	9	2%
60 to 89 minutes	18	5%
90 or more minutes	-	0%
Total	390	100%

Source: American Community Survey 2013-2017 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 81%, drove alone, with 10% carpooling.

Table 30 - Means of Transportation to Work in the District

Means of Transportation to Work		
Drove alone	340	81%
Carpooled	40	10%
Public transportation (includes taxicab)	10	2%
Motorcycle	-	0%
Bicycle	-	0%
Walked	-	0%
Other means	-	0%
Worked at home	31	7%
Total	421	100%

Source: American Community Survey 2013-2017 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the District

The estimated total assessed value of the District calculated with data from the Clatsop County Department of Assessment and Taxation for FYE 2019, including all real, personal, manufactured, and utility properties, is estimated to be \$60,136,994.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Value Ratio,” or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 31 shows the improvement to land ratios (I:L) for properties within the District. In the District 440 parcels representing 38% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the District is 2.0. Only 352 of the 1,106 parcels in the District, totaling 12% of the acreage have I:L ratios of 2.0 or more in FYE 2019. In summary, the District is underdeveloped and not contributing significantly to the tax base in Warrenton.

Table 31 - Improvement to Land Ratios in the District

Improvement to Land Ratio	Parcels	Acreage	Percent of Acreage
Exempt	167	223.43	34.39%
No Improvement Value	335	191.70	29.51%
0.01-0.50	48	35.22	5.42%
0.51-1.00	57	20.01	3.08%
1.01-1.50	78	65.52	10.09%
1.51-2.00	69	35.36	5.44%
2.01-2.50	53	18.96	2.92%
2.51-3.00	35	17.59	2.71%
3.01-4.00	62	22.83	3.51%
> 4.00	202	18.99	2.92%
Total	1,106	649.60	100.00%

Source: Compiled by Elaine Howard Consulting, LLC with data from the Clatsop County Department of Assessment and Taxation (FYE 2019)

E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the District (affected taxing districts) is described in Section VII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for development and redevelopment of commercial and residential properties, downtown improvements including paving the Fire Station parking lot, undergrounding utilities, marina improvements, sewer main extension, gateways and plan administration. The use of tax increment allows the city to add an additional funding source to the City of Warrenton general fund or system development charges (SDC) funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the District. This development will require city services. However, since the property is within the city limits, the city has anticipated the need to provide services to the District. As the development will be new construction, it will be up to current building code and will aid in any fire protection needs.

The financial impacts from tax increment collections will be countered by future economic development and, in the future, adding future increased increases in assessed value to the tax bases for all taxing jurisdictions, including the city.

XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the District is to provide the ability to fund projects and programs necessary to cure blight within the District. This does not change in this Amendment.

XII. RELOCATION REPORT

There is no relocation report required for the Plan. No specific acquisitions that would result in relocation benefits have been identified. However, if property is acquired that requires relocation, the WURA shall comply with applicable relocation requirements.



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, AICP, Assistant City Manager/Development Director
DATE: For the Agenda of October 8, 2019
SUBJ: **Warrenton School District Campus Master Plan | Development Code Revision (DCR 19-3)**

The Warrenton School District is planning for a new campus on SE Dolphin Ave and would like to create a master plan to efficiently develop the campus over time as funding becomes available through bond measures. Staff worked with WSD's consultant team to identify a vehicle to allow and facilitate institutional partners like WSD to plan for large scale facilities and applied for a Development Code Revision under the Planned Unit Development section.

The Planning Commission held a public hearing on September 12 and approved a recommendation unanimously for City Commission review and consideration. A Type 4 application requires a hearing before the City Commission. A public hearing was properly noticed in *The Columbia Press* on September 20, 2019.

Enclosed is the land use record, recommended code changes, and Ordinance No. 1231 to adopt the change to the Development Code.

RECOMMENDATION/SUGGESTED MOTION

Based on the evidence in the record, the Planning Commission recommendation, and public testimony submitted, I move to adopt DCR 19-3 to amend the Planned Unit Development section of the Development Code to support campus master plans and hold a first reading of Ordinance 1231.

ALTERNATIVE

Based on public testimony, I move to continue the hearing until a date certain.

FISCAL IMPACT

Not applicable.

Approved by City Manager: *Jinder Egelson*

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

ORDINANCE No. 1231

Introduced by All Commissioners

An ordinance amending Warrenton Municipal Code Chapter 16.224

WHEREAS, Warrenton School District has requested to amend the Planned Unit Developments standards to allow a campus master plan to guide future development of a public school campus;

WHEREAS, the City of Warrenton has supported specific and targeted revisions to the Warrenton Development Code in order to facilitate a new campus for families and the larger community.

WHEREAS, the City of Warrenton has provided numerous public involvement opportunities for local residents and stakeholders to provide input and address potential neighborhood impacts;

WHEREAS, the Planning Commission held a public hearing on September 12, 2019 and recommended approval to the City Commission;

NOW, THEREFORE, the City of Warrenton ordains as follows: (Key: ~~deleted~~ OR **new**)

Section 1. Warrenton Municipal Code Section 16.224.030 Planned Unit Development, is amended as follows:

CHAPTER 16.224 PLANNED UNIT DEVELOPMENTS

16.224.010 Planned Unit Developments (PUD)

This is intended to provide for developments incorporating a single type or variety of housing types and related uses, **or institutional master plans (IMPs)** which are planned and developed as a unit. Such developments may consist of individual lots or of common buildings sites. Commonly-owned land which is an essential and major element of the plan should be related to and preserve the long-term value of the homes and other developments. **This chapter also is intended to foster the establishment and growth of schools, colleges, hospitals and other major public or semi-public institutions through long-term institutional master planning where such uses are allowed in the applicable base zone.**

16.224.015 Definitions.

Institutional Master Plan (IMP): A conceptual development plan that applies to all land under the control of an institution. An IMP identifies proposed uses, the general location and height of proposed structures, and the general location of areas devoted to open space, landscaping, parking and circulation, and public infrastructure. An IMP focuses on impacts that would likely result from institutional development during the life of the plan (up to 10 years) and must identify effective mitigation measures.

16.224.020 Purpose

The purpose is to provide a more desirable environment through the application of flexible and diversified land development standards following an overall comprehensive site development plan.

16.224.030 Permitted Building and Uses

The following buildings and uses may be permitted as hereinafter provided. Buildings and uses may be permitted either singly or in combination provided the overall density of the planned development does not exceed the density of the zoning district as provided by Section 16.224.040.

- A. Single-family **detached and attached** dwellings.
- B. Duplexes, triplexes, **courtyard cottages** and multifamily dwellings.
- C. Accessory buildings and uses.
- D. Commercial uses only when supported mainly by the planned development and only when economic feasibility can be shown.
- E. Buildings or uses listed as permitted outright or conditionally in the zone on which the planned development is located. **Drive thrus are prohibited.**
- F. Recreational vehicle (RV) parks when the applicant provides findings of fact that demonstrate consistency with applicable provisions of the Comprehensive Plan and this Code and the location has been approved by the Planning Commission. Where PUD standards differ from standards found elsewhere in this Code, the more stringent requirement shall apply.
- G. Campgrounds when the applicant provides findings of fact that demonstrate consistency with applicable provision of the Comprehensive Plan and this Code and the location has been approved by the Planning Commission.

16.224.040 Development Standards

- A. Minimum Site Size. Planned unit developments shall be established only on parcels of land which are suitable for the proposed development and are no smaller than the minimum lot size established in the zoning district. The minimum lot size for RV parks and campgrounds shall be five acres. **The minimum lot size for IMPs shall be 10 acres.**
- B. Open Space. In all PUDs at least 40% of the total area shall be devoted to open space. Up to 25% of this open space may be utilized privately by individual owners or users of the planned development; however, at least 75% of this area shall be common or shared open space.
 - 1. **For institutional development, open space may include natural areas, outdoor athletic fields, planted areas and hardscapes such as plazas and playgrounds.**
- C. Density. The density of the planned development shall not exceed the density of the zone in which it is located. Minimum space size **for individual spaces within** RV parks is 700 square feet (see Chapter 16.176 for additional standards; where PUD standards differ from standards found elsewhere in this Code, the more stringent requirement shall apply). The Planning Commission shall review density allowances for campgrounds on a case-by-case basis using the criteria of Section 16.220.030 as a minimum standard for approval.
- D. Subdivision Lot Sizes. Minimum area, width, depth and frontage requirements for subdivision lots in a planned unit development may be less than the minimums set forth elsewhere in this Code, provided that the overall density is in conformance with Section 16.224.040 and the lots conform to the approved preliminary development plan.

E. Off-Street Parking. Parking areas shall conform to all provisions of Chapter 16.128.

1. Pursuant to Section 16.224.040.M, the Planning Commission may adjust minimum parking requirements for institutional development based on a parking impact study provided by the applicant.

F. Signs. All signs of any type within a planned unit development are subject to review and approval of the Planning Commission. The Commission shall consider each sign on its merits based on its aesthetic impact on the area, potential traffic hazards, potential violation of property and privacy rights of adjoining property owners, and need for said sign.

G. Setbacks and Yard Requirements. No structure shall be located closer than 20 feet from any public street within a planned unit development unless otherwise approved by the Planning Commission. Other setbacks are to be determined by the Planning Commission where they are considered essential to the public health, safety or welfare. These setbacks required by the Planning Commission shall be recorded as part of the protective covenants as required by Section 16.224.060.

H. Height Limits. Height limits in a planned unit development are the same as in the zoning district, except that the Planning Commission may further limit heights when necessary for the maintenance of the public health, safety or welfare.

1. The Planning Commission may approve institutional buildings of up to 50 feet in height, provided that any structure that exceeds the base height of the zone must be set back a proportional distance (one foot increase in setback for each additional foot above the maximum height allowed in the base zone).

I. Streets, Sidewalks and Roads. Necessary streets, sidewalks, and roads within the planned unit development shall be constructed to City standards and dedicated to the public. See Division 3 for applicable standards. A private roadway, or a private road network, may be permitted if adequate provisions for access and circulation have been provided in accordance with Chapter 16.120 and facilities have been approved and installed in accordance with Chapter 16.136.

1. Pursuant to Section 16.224.040.M, the Planning Commission may adjust Chapter 16.120 and 16.136 standards through the PUD process.

J. Dedication and Maintenance of Facilities. The Planning Commission or, on appeal, the City Commission, may as a condition of approval for a planned unit development require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

1. Recreation Facilities. The Planning Commission or City Commission, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development.

2. Common Areas. Whenever a common area is provided, the Planning or City Commission may require that an association of owners or tenants be created into a non-profit corporation under the laws of the State of Oregon, which shall adopt such articles of incorporation and by-laws and impose such declaration of covenants and restrictions on such common areas that are acceptable to the Planning Commission. Said association shall be formed and continued for the purpose of

maintaining such common area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessment levied to maintain said common area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it. **This provision does not apply to IMPs.**

3. Easements. Easements necessary to the orderly extension of public utilities may be required as a condition of approval.

K. Approvals. Prior to Planning Commission (or City Commission approval upon appeal), written consent for the development shall be received from the City-appointed Engineer, Fire Chief, and any other department or agency (i.e., County Sanitarian, DEQ, ODOT, Division of Health, ODF&W, DSL, DLCDD, etc.) that can demonstrate that they have legal authority or jurisdiction over the proposal [or part(s) of the proposal].

L. Other Requirements. The Planning Commission may establish additional requirements which it deems necessary to assure that any development conforms to the purpose and intent of this section.

M. Adjustments. When consistent with Section 16.224.040.K and when the Planning Commission determines that identified impacts from IMP development have been adequately mitigated pursuant to Section 16.224.050.B.3, the Planning Commission may approve adjustments to Code standards through the PUD review process set forth in Section 16.224.050.B.1. In such cases, the applicant need not address variance procedures that apply to non-PUD development proposals.

N. Architectural Design Standards. Commercial development shall adhere to the design standards found in Section 16.116.030. For an Institutional Master Plan, the applicant shall develop a thematic plan for the design of structures to be adhered to in all future final development plans.

16.224.050 Procedure—Preliminary Development Plan or Institutional Master Plan

A. The applicant shall submit four copies of a preliminary development plan to the Planning Commission prior to formal application for approval. This plan and any written statements shall contain at least the following information:

1. Proposed land uses and densities.
2. Location, dimensions and heights of structures.
3. Plan of open or common spaces.
4. Map showing existing features of site and topography.
5. Proposed method of utilities service and drainage.
6. Road and circulation plan, including off-street parking areas.

7. Relation of the proposed development to the surrounding area and the Comprehensive Plan.
8. Lot layout.
9. A schedule, if it is proposed that the final development plan will be executed in stages, including the schedule for providing public infrastructure improvements for all proposed phases.
10. Information deemed necessary by the Community Development Director.
11. Required application fee.

12. An IMP application shall identify potential impacts of future institutional development within 500 feet of the institutional site and recommend effective mitigation measures. The IMP application shall address impacts related to transportation, natural hazards, significant streams and wetlands, coastal resources, public facilities (sanitary sewer, domestic water and stormwater drainage) and lighting.

B. Applications for planned unit development preliminary approval shall be reviewed by the Planning Commission using a Type III procedure as specified in Section 16.208.050. **An applicant may apply concurrently for an institutional master plan and one or more final development plans.** The Planning Commission shall determine whether the proposal conforms to Section 16.224.040. In addition, in considering the plan, the Planning Commission shall seek to determine that:

1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure (if any) from the standard Code requirements.
2. Resulting development will not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area.
3. The proposed development will be in substantial harmony with the surrounding area. **Proposed institutional development shall demonstrate that impacts related to transportation, natural hazards, significant streams and wetlands, coastal resources, public facilities (sanitary sewer, domestic water and stormwater drainage) and lighting have been adequately identified and mitigated. If phasing is proposed, mitigation of impacts may be limited to those impacts associated with an individual phase at the time the phase is approved.**
4. The plan can be completed within a reasonable period of time. **An IMP may be approved for a period of up to 10 years and may include one or more phases. The Community Development Director may allow an extension of up to 5 additional years for good cause.**
5. Any proposed commercial development can be justified economically.
6. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area **based on a traffic impact study consistent with Chapter 16.256; however, the Transportation Planning Rule (OAR 660-012-060) does not apply to PUD applications that involve uses permitted outright or conditionally in the base zone. If phasing is proposed, mitigation of impacts may be limited to those impacts associated with an individual phase at the time the phase is approved.**

7. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

C. The Planning Commission shall notify the applicant whether the foregoing provisions have been satisfied and, if not, whether they can be satisfied with further plan revision(s).

16.224.060 Procedure—Final Development Plan

A. Within one year after preliminary approval or modified approval of a preliminary development plan **or an IMP**, the applicant shall, at the next regularly scheduled meeting, file with the Planning Commission a final plan for the entire development or, when submission in stages has been authorized, for the first unit of the development. The final plan shall conform in all major respects with the approved preliminary development plan **or an IMP**. The final plan shall include all information included in the preliminary plan, plus the following:

1. Contour map of the site showing at least two-foot contour intervals.
2. Grading plan for the site showing future contours if existing grade is to be changed more than two feet.
3. Existing and proposed utility lines (storm and sanitary sewer, gas, etc.).
4. Preliminary subdivision plat meeting the requirements of Section 16.216.040 if property is to be subdivided.
5. Location and dimensions of pedestrian ways, roads, malls, common open spaces, recreation areas and parks.
6. Location, dimensions and arrangement of automobile off-street parking spaces including width of aisles, spaces and other design criteria.
7. Preliminary architectural plans and elevations of typical structures.
8. Preliminary planting and landscaping plan for the site.
9. The applicant shall also submit drafts of appropriate deed restrictions or protective covenants to provide for the maintenance of common areas and to assure that the objectives of the planned unit development shall be followed.

B. Upon receipt of the final development plan, the Planning Commission shall examine such plan and determine whether it conforms to all applicable criteria and standards, and whether it conforms in all substantial respects to the previously-approved preliminary development plan **or IMP**; or the Commission shall require such changes in the proposed development or impose such conditions of approval as are in its judgment necessary to insure conformity to the applicable criteria and standards. In so doing, the Planning Commission may permit the applicant to revise the plan and resubmit it as a final development plan within 60 days.

C. After final development plan approval by the Planning Commission, the planned development application will be sent to the City Commission for consideration and final approval. A Type III review procedure shall be used. If the PUD is a residential subdivision **or institutional use allowed in the base zone**, with no commercial, RV, or campground amenities, review by the City

Commission is not required; however, final subdivision plat approval in accordance with Section 16.216.070 is required.

16.224.070 Adherence to Approved Plan and Modification Thereof

A. Grading permits and building permits in a planned unit development shall be issued only on the basis of the approved final development plan. Any changes in the approved plan shall be submitted to the Planning Commission for processing in accordance with Chapter 16.228. **However, the Community Development Director may approve a grading and utility plan for the entire institutional site consistent with an approved institutional master plan.**

B. A performance bond may be required, in an amount to be determined by the Planning Commission, to ensure that a development proposal is completed as approved and within the agreed-upon time limits.

C. An applicant is entitled to rely on land use regulations in effect on the date its preliminary development plan or IMP was initially submitted, pursuant to ORS 227.178(3), when seeking approval of a final development plan so long as the applicable preliminary development plan or IMP is in effect when the final development plan is submitted. At its option, an applicant may request that a final development plan be subject to the land use regulations in effect on the date its final development plan is initially submitted.

Section 2. This ordinance shall become effective 30 days after second reading

First Reading: October 8, 2019

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon this day of .2019

APPROVED

Henry A. Balensifer, Mayor

Attest:

Dawne Shaw, City Recorder

Planning Commission Recommended Legislative Amendments to the Planned Unit Development Chapter of the Warrenton Development Code

July 30, 2019 (Amended by City of Warrenton CD Director August 20, 2019 and the Planning Commission on September 12, 2019)

- Proposed **District text amendments in bold and underlined.**
- Proposed *CDD housing edits in bold and italicized.*
- Planning Commission recommended change in **BOLD CAPS.**

CHAPTER 16.224 PLANNED UNIT DEVELOPMENTS

16.224.010 Planned Unit Developments (PUD)

This is intended to provide for developments incorporating a single type or variety of housing types and related uses, **or institutional master plans (IMPs)** which are planned and developed as a unit. Such developments may consist of individual lots or of common buildings sites. Commonly-owned land which is an essential and major element of the plan should be related to and preserve the long-term value of the homes and other developments. **This chapter also is intended to foster the establishment and growth of schools, colleges, hospitals and other major public or semi-public institutions through long-term institutional master planning where such uses are allowed in the applicable base zone.**

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Institutional Master Plan (IMP): A conceptual development plan that applies to all land under the control of an institution. An IMP identifies proposed uses, the general location and height of proposed structures, and the general location of areas devoted to open space, landscaping, parking and circulation, and public infrastructure. An IMP focuses on impacts that would likely result from institutional development during the life of the plan (up to 10 years) and must identify effective mitigation measures.

16.224.020 Purpose

The purpose is to provide a more desirable environment through the application of flexible and diversified land development standards following an overall comprehensive site development plan.

16.224.030 Permitted Building and Uses

The following buildings and uses may be permitted as hereinafter provided. Buildings and uses may be permitted either singly or in combination provided the overall density of the planned development does not exceed the density of the zoning district as provided by Section 16.224.040.

- A. Single-family *detached and attached* dwellings.
- B. Duplexes, triplexes, *courtyard cottages* and multifamily dwellings.
- C. Accessory buildings and uses.

- D. Commercial uses only when supported mainly by the planned development and only when economic feasibility can be shown.
- E. Buildings or uses listed as permitted outright or conditionally in the zone on which the planned development is located. ***Drive thrus are prohibited.***
- F. Recreational vehicle (RV) parks when the applicant provides findings of fact that demonstrate consistency with applicable provisions of the Comprehensive Plan and this Code and the location has been approved by the Planning Commission. Where PUD standards differ from standards found elsewhere in this Code, the more stringent requirement shall apply.
- G. Campgrounds when the applicant provides findings of fact that demonstrate consistency with applicable provision of the Comprehensive Plan and this Code and the location has been approved by the Planning Commission.

16.224.040 Development Standards

- A. Minimum Site Size. Planned unit developments shall be established only on parcels of land which are suitable for the proposed development and are no smaller than the minimum lot size established in the zoning district. The minimum lot size for RV parks and campgrounds shall be five acres. **The minimum lot size for IMPs shall be 10 acres.**
- B. Open Space. In all PUDs at least 40% of the total area shall be devoted to open space. Up to 25% of this open space may be utilized privately by individual owners or users of the planned development; however, at least 75% of this area shall be common or shared open space.
 - 1. For institutional development, open space may include natural areas, outdoor athletic fields, planted areas and hardscapes such as plazas and playgrounds.**
- C. Density. The density of the planned development shall not exceed the density of the zone in which it is located. Minimum space size ***for individual spaces within*** RV parks is 700 square feet (see Chapter 16.176 for additional standards; where PUD standards differ from standards found elsewhere in this Code, the more stringent requirement shall apply). The Planning Commission shall review density allowances for campgrounds on a case-by-case basis using the criteria of Section 16.220.030 as a minimum standard for approval.
- D. Subdivision Lot Sizes. Minimum area, width, depth and frontage requirements for subdivision lots in a planned unit development may be less than the minimums set forth elsewhere in this Code, provided that the overall density is in conformance with Section 16.224.040 and the lots conform to the approved preliminary development plan.
- E. Off-Street Parking. Parking areas shall conform to all provisions of Chapter 16.128.
 - 1. Pursuant to Section 16.224.040.M, the Planning Commission may adjust minimum parking requirements for institutional development based on a parking impact study provided by the applicant.**
- F. Signs. All signs of any type within a planned unit development are subject to review and approval of the Planning Commission. The Commission shall consider each sign on its merits based on its aesthetic impact on the area, potential traffic hazards, potential violation of property and privacy rights of adjoining property owners, and need for said sign.
- G. Setbacks and Yard Requirements. No structure shall be located closer than 20 feet from any public street within a planned unit development unless otherwise approved by the Planning Commission. Other setbacks are to be determined by the Planning Commission where they are considered essential to the public health, safety or welfare. These setbacks required by the Planning

Commission shall be recorded as part of the protective covenants as required by Section 16.224.060.

H. Height Limits. Height limits in a planned unit development are the same as in the zoning district, except that the Planning Commission may further limit heights when necessary for the maintenance of the public health, safety or welfare.

1. The Planning Commission may approve institutional buildings of up to 50 feet in height, provided that any PORTION OF THE structure that exceeds the base height of the zone must be set back a proportional distance (one foot increase in setback for each additional foot above the maximum height allowed in the base zone).

I. Streets, Sidewalks and Roads. Necessary streets, sidewalks, and roads within the planned unit development shall be constructed to City standards and dedicated to the public. See Division 3 for applicable standards. A private roadway, or a private road network, may be permitted if adequate provisions for access and circulation have been provided in accordance with Chapter 16.120 and facilities have been approved and installed in accordance with Chapter 16.136.

1. Pursuant to Section 16.224.040.M, the Planning Commission may adjust Chapter 16.120 and 16.136 standards through the PUD process.

J. Dedication and Maintenance of Facilities. The Planning Commission or, on appeal, the City Commission, may as a condition of approval for a planned unit development require that portions of the tract or tracts under consideration be set aside, improved, conveyed or dedicated for the following uses:

1. Recreation Facilities. The Planning Commission or City Commission, as the case may be, may require that suitable area for parks or playgrounds be set aside, improved or permanently reserved for the owners, residents, employees or patrons of the development.

2. Common Areas. Whenever a common area is provided, the Planning or City Commission may require that an association of owners or tenants be created into a non-profit corporation under the laws of the State of Oregon, which shall adopt such articles of incorporation and by-laws and impose such declaration of covenants and restrictions on such common areas that are acceptable to the Planning Commission. Said association shall be formed and continued for the purpose of maintaining such common area. Such an association, if required, may undertake other functions. It shall be created in such a manner that owners of property shall automatically be members and shall be subject to assessment levied to maintain said common area for the purposes intended. The period of existence of such association shall be not less than 20 years and it shall continue thereafter and until a majority vote of the members shall terminate it. **This provision does not apply to IMPs.**

3. Easements. Easements necessary to the orderly extension of public utilities may be required as a condition of approval.

K. Approvals. Prior to Planning Commission (or City Commission approval upon appeal), written consent for the development shall be received from the City-appointed Engineer, Fire Chief, and any other department or agency (i.e., County Sanitarian, DEQ, ODOT, Division of Health, ODF&W, DSL, DLCD, etc.) that can demonstrate that they have legal authority or jurisdiction over the proposal [or part(s) of the proposal].

L. Other Requirements. The Planning Commission may establish additional requirements which it deems necessary to assure that any development conforms to the purpose and intent of this section.

M. Adjustments. When consistent with Section 16.224.040.K and when the Planning Commission determines that identified impacts from IMP development have been adequately mitigated pursuant to Section 16.224.050.B.3, the Planning Commission may approve adjustments to Code standards through the PUD review process set forth in Section 16.224.050.B.1. In such cases, the applicant need not address variance procedures that apply to non-PUD development proposals.

N. Architectural Design Standards. Commercial development shall adhere to the design standards found in Section 16.116.030. For an Institutional Master Plan, the applicant shall develop a thematic plan for the design of structures to be adhered to in all future final development plans.

16.224.050 Procedure—Preliminary Development Plan or Institutional Master Plan

A. The applicant shall submit four copies of a preliminary development plan to the Planning Commission prior to formal application for approval. This plan and any written statements shall contain at least the following information:

1. Proposed land uses and densities.
2. Location, dimensions and heights of structures.
3. Plan of open or common spaces.
4. Map showing existing features of site and topography.
5. Proposed method of utilities service and drainage.
6. Road and circulation plan, including off-street parking areas.
7. Relation of the proposed development to the surrounding area and the Comprehensive Plan.
8. Lot layout.
9. A schedule, if it is proposed that the final development plan will be executed in stages, including the schedule for providing public infrastructure improvements for all proposed phases.
10. Information deemed necessary by the Community Development Director.
11. Required application fee.

12. An IMP application shall identify potential impacts of future institutional development within 500 feet of the institutional site and recommend effective mitigation measures. The IMP application shall address impacts related to transportation, natural hazards, significant streams and wetlands, coastal resources, public facilities (sanitary sewer, domestic water and stormwater drainage) and lighting.

B. Applications for planned unit development preliminary approval shall be reviewed by the Planning Commission using a Type III procedure as specified in Section 16.208.050. **An applicant may apply concurrently for an institutional master plan and one or more final development plans.** The Planning Commission shall determine whether the proposal conforms to Section 16.224.040. In addition, in considering the plan, the Planning Commission shall seek to determine that:

1. There are special physical conditions or objectives of development which the proposal will satisfy to warrant a departure (if any) from the standard Code requirements.

2. Resulting development will not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area.
 3. The proposed development will be in substantial harmony with the surrounding area. **Proposed institutional development shall demonstrate that impacts related to transportation, natural hazards, significant streams and wetlands, coastal resources, public facilities (sanitary sewer, domestic water and stormwater drainage) and lighting have been adequately identified and mitigated. If phasing is proposed, mitigation of impacts may be limited to those impacts associated with an individual phase at the time the phase is approved.**
 4. The plan can be completed within a reasonable period of time. **An IMP may be approved for a period of up to 10 years and may include one or more phases. The Community Development Director may allow an extension of up to 5 additional years for good cause.**
 5. Any proposed commercial development can be justified economically.
 6. The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area **based on a traffic impact study consistent with Chapter 16.256; however, the Transportation Planning Rule (OAR 660-012-060) does not apply to PUD applications that involve uses permitted outright or conditionally in the base zone. If phasing is proposed, mitigation of impacts may be limited to those impacts associated with an individual phase at the time the phase is approved.**
 7. Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.
- C. The Planning Commission shall notify the applicant whether the foregoing provisions have been satisfied and, if not, whether they can be satisfied with further plan revision(s).

16.224.060 Procedure—Final Development Plan

- A. Within one year after preliminary approval or modified approval of a preliminary development plan **or an IMP**, the applicant shall, at the next regularly scheduled meeting, file with the Planning Commission a final plan for the entire development or, when submission in stages has been authorized, for the first unit of the development. The final plan shall conform in all major respects with the approved preliminary development plan **or an IMP**. The final plan shall include all information included in the preliminary plan, plus the following:
1. Contour map of the site showing at least two-foot contour intervals.
 2. Grading plan for the site showing future contours if existing grade is to be changed more than two feet.
 3. Existing and proposed utility lines (storm and sanitary sewer, gas, etc.).
 4. Preliminary subdivision plat meeting the requirements of Section 16.216.040 if property is to be subdivided.
 5. Location and dimensions of pedestrian ways, roads, malls, common open spaces, recreation areas and parks.
 6. Location, dimensions and arrangement of automobile off-street parking spaces including width of aisles, spaces and other design criteria.
 7. Preliminary architectural plans and elevations of typical structures.

8. Preliminary planting and landscaping plan for the site.
9. The applicant shall also submit drafts of appropriate deed restrictions or protective covenants to provide for the maintenance of common areas and to assure that the objectives of the planned unit development shall be followed.
 - B. Upon receipt of the final development plan, the Planning Commission shall examine such plan and determine whether it conforms to all applicable criteria and standards, and whether it conforms in all substantial respects to the previously-approved preliminary development plan **or IMP**; or the Commission shall require such changes in the proposed development or impose such conditions of approval as are in its judgment necessary to insure conformity to the applicable criteria and standards. In so doing, the Planning Commission may permit the applicant to revise the plan and resubmit it as a final development plan within 60 days.
 - C. After final development plan approval by the Planning Commission, the planned development application will be sent to the City Commission for consideration and final approval. A Type III review procedure shall be used. If the PUD is a residential subdivision **or institutional use allowed in the base zone**, with no commercial, RV, or campground amenities, review by the City Commission is not required; however, final subdivision plat approval in accordance with Section 16.216.070 is required.

16.224.070 Adherence to Approved Plan and Modification Thereof

- A. Grading permits and building permits in a planned unit development shall be issued only on the basis of the approved final development plan. Any changes in the approved plan shall be submitted to the Planning Commission for processing in accordance with Chapter 16.228. **However, the Community Development Director may approve a grading and utility plan for the entire institutional site consistent with an approved institutional master plan.**
- B. A performance bond may be required, in an amount to be determined by the Planning Commission, to ensure that a development proposal is completed as approved and within the agreed-upon time limits.
- C. **An applicant is entitled to rely on land use regulations in effect on the date its preliminary development plan or IMP was initially submitted, pursuant to ORS 227.178(3), when seeking approval of a final development plan so long as the applicable preliminary development plan or IMP is in effect when the final development plan is submitted. At its option, an applicant may request that a final development plan be subject to the land use regulations in effect on the date its final development plan is initially submitted.**



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Jane Sweet, Harbormaster
DATE: October 8, 2019
SUBJ: Bid Award – 2019-2020 Hammond Dredge Project

SUMMARY

A public bid opening was held on August 30, 2019 for the above referenced Hammond Marina project. Bergerson Construction was the lowest responsive bidder.

RECOMMENDATION/SUGGESTED MOTION

Staff recommends the following motions;

"I move to approve awarding the contract for the 2019-2020 Hammond Dredging Project to Bergerson Construction for the amount of \$748,560.

"I move to authorize the Mayors signature on the 2019-2020 Hammond Marina Dredging Project contract documents"

ALTERNATIVE

- 1) Other action as deemed appropriate by the City Commission
- 2) None recommended

FISCAL IMPACT

\$748,560. Is budgeted for this project in the Hammond Marina Capital Improvement Fund.

Approved by City Manager: _____

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

**CITY OF WARRENTON
CONTRACT FOR GOODS AND
SERVICES**

CONTRACT:

This Contract, made and entered into this 24th day of September 2019, by and between the City of Warrenton, a municipal corporation of the State of Oregon, hereinafter called "CITY," and Bergerson Construction, hereinafter called "CONTRACTOR", duly authorized to do business in Oregon.

WITNESSETH

WHEREAS, the CITY requires goods and services which CONTRACTOR is capable of providing, under terms and conditions hereinafter described; and

WHEREAS, CONTRACTOR is able and prepared to provide such goods and services as CITY does hereinafter require, under those terms and conditions set forth; now, therefore,

IN CONSIDERATION of those mutual promises and the terms and conditions set forth hereafter, the parties agree as follows:

1. CONTRACTOR GOODS AND SERVICES: (Title:)

- A. CONTRACTOR shall provide goods and services for the CITY, as outlined in its attached Hammond Marina Dredging quote, dated August 30th, 2019, and is attached hereto as Exhibit A.
- B. CONTRACTOR'S obligations are defined solely by this Contract, the RFP, or solicitation document, (if any) and its attachment and not by any other contract or agreement that may be associated with this project.

2. COMPENSATION

- A. The CITY agrees to pay CONTRACTOR a total not-to-exceed price of \$748,560.00 for providing goods and performance of those services provided herein;
- B. The CONTRACTOR will submit a final invoice for all goods provided or services rendered to: City of Warrenton, Attention: Accounts Payable, PO Box 250, Warrenton, Oregon 97146, OR, CONTRACTOR may submit invoice via email to ap@ci.warrenton.or.us. City pays net 21 upon receipt of invoice.
- C. CITY certifies that sufficient funds are available and authorized for expenditure to finance costs of this Contract.

3. CONTRACTOR IDENTIFICATION

CONTRACTOR shall furnish to the CITY the CONTRACTOR'S employer identification number, as designated by the Internal Revenue Service, or CONTRACTOR'S Social Security number, as CITY deems applicable.

4. CITY'S REPRESENTATIVE

For purposes hereof, the CITY'S authorized representative will be Linda Engbretson, City Manager.

5. CONTRACTOR'S REPRESENTATIVE

For purposes hereof, the CONTRACTOR'S authorized representative will be Greg Morrill

6. CONTRACTOR IS INDEPENDENT CONTRACTOR

- A. CONTRACTOR'S services shall be provided under the general supervision of City's project director or his designee, but CONTRACTOR shall be an independent CONTRACTOR for all purposes and shall be entitled to no compensation other than the compensation provided for under Section 2 of this Contract,
- B. CONTRACTOR acknowledges that for all purposes related to this contract, CONTRACTOR is and shall be deemed to be an independent CONTRACTOR and not an employee of the CITY, shall not be entitled to benefits of any kind to which an employee of the CITY is entitled and shall be solely responsible for all payments and taxes required by law; and furthermore in the event that CONTRACTOR is found by a court of law or an administrative agency to be an employee of the CITY for any purpose, CITY shall be entitled to offset compensation due, or, to demand repayment of any amounts paid to CONTRACTOR under the terms of the contract, to the full extent of any benefits or other remuneration CONTRACTOR receives (from CITY or third party) as result of said finding and to the full extent of any payments that CITY is required to make (to CONTRACTOR or a third party) as a result of said finding.
- C. The undersigned CONTRACTOR hereby represents that no employee of the City of Warrenton, or any partnership or corporation in which a City of Warrenton employee has an interest, has or will receive any remuneration of any description from the CONTRACTOR, either directly or indirectly, in connection with the letting or performance of this contract, except as specifically declared in writing.

7. CANCELLATION FOR CAUSE

CITY may cancel all or any part of this Contract if CONTRACTOR breaches any of the terms herein or in the event of any of the following: Insolvency of CONTRACTOR; voluntary or involuntary petition in bankruptcy by or against CONTRACTOR; appointment of a receiver or trustee for CONTRACTOR, or any assignment for benefit of creditors of CONTRACTOR. Damages for breach shall be those allowed by Oregon law, reasonable and necessary attorney's fees, and other costs of litigation at trial and upon appeal. CONTRACTOR may likewise cancel all or any part of this contract if CITY breaches any of the terms herein and be therefore entitled to equivalent damages as expressed above for CITY.

8. ACCESS TO RECORDS

CITY shall have access to such books, documents, papers and records of contract as are directly pertinent to this contract for the purposes of making audit, examination, excerpts and transcripts.

9. FORCE MAJEURE

Neither CITY nor CONTRACTOR shall be considered in default because of any delays in completion of responsibilities hereunder due to causes beyond the control and without fault or negligence on the part of the party so disabled provided the party so disabled shall within ten (10) days from the beginning such delay notify the other party in writing of the causes of delay and its probable extent. Such notification shall not be the basis for a claim for additional compensation.

10. NONWAIVER

The failure of the CITY to insist upon or enforce strict performance by CONTRACTOR of any of the terms of this Contract or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its right to assert or rely upon such terms or rights on any future occasion.

11. ATTORNEY'S FEES

In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

12. APPLICABLE LAW

The law of the State of Oregon shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it.

13. CONFLICT BETWEEN TERMS

It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the proposal of the CONTRACTOR, this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

14. INDEMNIFICATION

CONTRACTOR agrees to indemnify and hold harmless the CITY, its Officers, and Employees against and from any and all loss, claims, actions, suits, reasonable defense costs, attorney fees and expenses for or on account of injury, bodily or otherwise to, or death of persons, damage to or destruction of property belonging to CITY, contractor, or others resulting from or arising out of CONTRACTOR'S negligent acts, errors or omissions in the supply of goods or performance of services pursuant to this Agreement. This agreement to indemnify applies whether such claims are meritorious or not; provided, however, that if any such liability, settlements, loss, defense costs or expenses result from the concurrent negligence of CONTRACTOR and The CITY this indemnification and agreement to assume defense costs applies only to the extent of the negligence or alleged negligence of the CONTRACTOR.

15. INSURANCE

Prior to starting work hereunder, CONTRACTOR, at CONTRACTOR'S cost, shall secure and continue to carry during the term of this contract, with an insurance company acceptable to CITY, the following insurance:

A. **Commercial General Liability.** Contractor shall obtain, at Contractor's expense and keep in effect during the term of this Contract, Commercial General Liability Insurance covering bodily injury and property damage with limits of not less than \$1,000,000 per occurrence and the annual aggregate of not less than \$2,000,000. Coverage shall include contractors, subcontractors and anyone directly or indirectly employed by either. This insurance will include personal and Advertising injury liability, products and completed operations. Coverage may be written in combination with Automobile Liability Insurance (with separate limits). Coverage will be written on an occurrence basis. If written in conjunction with Automobile Liability the combined single limit per occurrence will not be less than \$1,000,000 for each job site or location. Each annual aggregate limit will not be less than \$2,000,000.

B. **Automobile Liability.** Contract shall obtain, at Contractor's expense and keep in effect during the term of the resulting Contract, Commercial Business Automobile Liability Insurance covering all owned, non-owned, or hired vehicles. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits). Combined single limit per occurrence will not be less than \$1,000,000, and annual aggregate not less than \$2,000,000.

C. **Additional Insured.** The liability insurance coverage shall include City and its officers and employees as Additional Insured but only with respect to Contractor's activities to be performed under this Contract. Coverage will be primary and non-contributory with any other insurance and self-insurance. Prior to starting work under this Contract, Contractor shall furnish a certificate to City from each insurance company providing insurance showing that the City is an additional insured, the required coverage is in force, stating policy numbers, dates of expiration and limits of liability, and further stating that such coverage is primary and not contributory.

D. **Notice of Cancellation or Change.** There will be no cancellation, material change, potential exhaustion of aggregate limits or non-renewal of insurance coverage(s) without thirty (30) days written notice from Contractor or its insurer(s) to City. Any failure to comply with the reporting provisions of this clause will constitute a material breach of this Contract and will be grounds for immediate termination of this Agreement.

16. WORKMEN'S COMPENSATION

The CONTRACTOR, its subcontractors, if any, and all employers working under this Agreement are either subject employers under the Oregon Workers' Compensation Law and shall comply with ORS 656.017, which requires them to provide workers' compensation coverage for all their subject workers, or are employers that are exempt under ORS 656.126.

17. LABORERS AND MATERIALMEN, CONTRIBUTIONS TO INDUSTRIAL ACCIDENT FUND, LIENS AND WITHHOLDING TAXES

Contractor shall make payment promptly, as due, to all persons supplying CONTRACTOR labor or material for the prosecution of the work provided for this contract.

Contractor shall pay all contributions or amounts due the Industrial Accident Fund from CONTRACTOR or any subcontractor incurred in the performance of the contract.

Contractor shall not permit any lien or claim to be filed or prosecuted against the state, county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished.

Contractor shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.

18. PAYMENT OF MEDICAL CARE

Contractor shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care or other needed care and attention, incident to sickness or injury to the employees of such CONTRACTOR, of all sums which the CONTRACTOR agrees to pay for such services and all moneys and sums which the CONTRACTOR collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing or paying for such service.

19. STANDARD OF CARE

The standard of care applicable to contractor's services will be the degree of skill and diligence normally employed by contractors performing the same or similar services at the time CONTRACTOR'S services are performed. CONTRACTOR will re-perform any services not meeting this standard without additional compensation.

20. NO THIRD PARTY BENEFICIARIES

This contract gives no rights or benefits to anyone other than the CITY and CONTRACTOR and has no third party beneficiaries.

21. SEVERABILITY AND SURVIVAL

If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability shall survive termination of this Agreement for any cause.

22. COMPLETE CONTRACT

This Contract and its referenced attachments constitute the complete contract between CITY and CONTRACTOR and supersedes all prior written or oral discussions or agreements. CONTRACTOR services are defined solely by this Contract and its attachments and not by any other contract or agreement that may be associated with this Contract.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first written above.

City of Warrenton, a Municipal Corporation

BY: _____
Henry A. Balenisfer, Mayor Date

ATTEST:

Dawne Shaw, City Recorder

Date

CONTRACTOR:

BY: _____
Date

Updated 02/15



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Dawne Shaw, City Recorder
DATE: October 8, 2019
SUBJ: Community Thanksgiving Meal

SUMMARY

The City has received a request for waiver of fees for use of the Community Center for the annual free community Thanksgiving Dinner. Fort Stevens VFW Post and Auxiliary 10580 will be managing the dinner again this year. They are requesting use of the center for Wednesday and Thursday, November 27 and 28, 2019. The cost of last year's rental fee was covered by using funds from the Commission travel and training budget.

The Community Center is operated on user fees only and does not receive other funding except through donations and fund-raising efforts. The operating budget for the center is very small and utilities and cleaning costs still need to be covered. It is my recommendation that the City not waive the fee but pay for the event from the Commission travel and training budget. That has been the practice for other "waiver" requests. The total fee for use of the Community Center for this event is \$862.00

RECOMMENDATION/SUGGESTED MOTION

"I move the City cover the cost of use of the Community Center for the annual free Community Thanksgiving Dinner by using funds in the Commission travel and training budget."

ALTERNATIVE

"I move to waive the fee for use of the Community Center for the annual free Community Thanksgiving Dinner."

FISCAL IMPACT

There is room in the Commission's travel and training budget to pay for the use of the center. If the fee is waived, the Community Center Budget will absorb the cost of the event.

Approved by City Manager:

A handwritten signature in blue ink, reading "Linda Engstrom", is written over a horizontal line.

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