

AGENDA

CITY COMMISSION OF THE CITY OF WARRENTON
REGULAR MEETING

November 12, 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 – 10.08.19
- B. City Commission Special Meeting Minutes – 10.10.19
- C. Monthly Finance Report – September 2019
- D. Police Department Monthly Statistics – September 2019
- E. Community Library Quarterly Report – November 1, 2019

4. COMMISSIONER REPORTS

- *Employee Recognition – Nettie-Lee Calog*
- *Certificate of Appreciation – Jeanne Smith*

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 - None

7. BUSINESS ITEMS

- A. Presentation – Jeff Rusiecki; the State of 9-1-1 in Clatsop County
- B. Consideration of First Reading of Resolution No. 2552; Building Permit Fee Modifications – Amending Resolution No. 2538, Exhibit B
- C. Second reading of Ordinance No. 1231; Amending Warrenton Municipal Code Chapter 16.224 - Warrenton School District Campus Master Plan – DCR 19-3
- D. Consideration of Second Reading of Ordinance No. 1230; Approving the Urban Renewal Plan Amendment
- E. Consideration of Columbia River Bar Pilots Temporary Settlement Pond

8. DISCUSSION ITEMS

- A. Cost to Live in City/County

9. GOOD OF THE ORDER

10. EXECUTIVE SESSION

Under the authority of ORS 192.660(2)(e); *to conduct deliberations with persons designated by the governing body to negotiate real property transactions.*

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 – October 8, 2019
 6:00 p.m.
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, OR 97146

Mayor Pro Tem Newton called the meeting to order at 6:02 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Mayor Pro Tem Newton, Pam Ackley, and Mark Baldwin

Excused: Henry Balensifer, Tom Dyer

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

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

Commissioner Ackley noted a typo on the 9.24.19 Minutes. She also asked for clarification on the past due marina accounts; Harbor Master, Jane Sweet, clarified.

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

Newton – aye; Ackley – aye; Baldwin – aye

COMMISSIONER REPORTS

Commissioner Baldwin reported that he attended the League of Oregon City (LOC) conference. He gave A brief summary of his experience.

Commissioner Ackley noted the Way to Wellville has been in a holding pattern; they are now reorganizing. She stated she will report back at a later time with updates.

Mayor Pro Tem Newton reported that he met with the Mayor of Kodiak and met with City Staff in Alaska.

PUBLIC COMMENT – None

Mayor Pro Tem Newton asked for a motion to move agenda item 7-A before item 6-A; Ms. Engbretson noted 7-A is a public hearing.

Commissioner Ackley made the motion to move business item 7-A to public hearing 6-A. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

PUBLIC HEARING

Mayor Pro Tem Newton opened the Public Hearing on the Warrenton School District Campus Master Plan – Development Code Revision, DCR 19-3. Formalities followed and no conflict of interest was reported. Community Development Director, Kevin Cronin, presented his staff report. He noted a slight change on page 3; under item H - 1. The conversation continued.

Mayor Pro Tem Newton asked for public comment. Mike Moha, school district business manager, spoke in favor of the code revision. No one spoke in opposition. There being no further comments, Mayor Pro Tem Newton closed the public hearing.

Commissioner Ackley stated based on the evidence in the record, the Planning Commission recommendation, and public testimony, I move to adopt DCR 19-3 to amend the Planned Unit Development section of the Development Code to support campus master plans and to conduct the first reading of Ordinance No. 1231 by title only. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

City Manager, Linda Engbretson, conducted the first reading by title only of Ordinance No. 1231; an ordinance amending Warrenton Municipal Code Chapter 16.224.

Mayor Pro Tem Newton opened the Public Hearing on the Urban Renewal Substantial Amendment – Final Plan and Report. Formalities followed and no conflict of interest was reported. Community Development Director, Kevin Cronin, presented his staff report. He noted there are two items for review and potential adoption. Mr. Cronin noted one is a resolution and the other is the ordinance to approve and adopt the URA substantial amendment that city staff has been working hard on for over a year. Mayor Pro Tem Newton clarified what the amendment achieves. Mayor Pro Tem Newton asked for public comment. No one spoke in favor or opposition. There being no further comments, Mayor Pro Tem Newton closed the public hearing.

Commissioner Baldwin stated based on the URA Plan & Report, extensive public comment opportunities, community feedback, and support from local taxing districts, I move to adopt Resolution No. 2550. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

Commissioner Baldwin made the motion to conduct the first reading by title only of Ordinance No. 1230. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

Mayor Pro Tem Newton conducted the first reading by title only of Ordinance No. 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.

BUSINESS ITEMS

Harbormaster, Jane Sweet, presented the bids for the 2019-2020 Hammond Dredging Project, and recommended the bid be awarded to Bergerson Construction. There were two bids received and Bergerson Construction was the lowest responsive bidder. She noted that the other bidder filed a protest letter; the city responded, and we have not heard anything further. Ms. Engbretson explained the details of the protest. Brief discussion continued. Ms. Engbretson noted we will come to the commission at the next meeting with a contract for a project manager.

Commissioner Ackley made the motion to approve awarding the contract for the 2019-2020 Hammond Dredging Project to Bergerson Construction in the amount of \$748,560. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

Commissioner Ackley made the motion to authorize the Mayor's signature on the contract for the 2019-2020 Hammond Marina Dredging Project Contract Documents. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

City Manager, Linda Engbretson, discussed the request to waive the community center fees for the annual free Community Thanksgiving Dinner. She noted the city covers the cost of the event out of the commission travel and training budget; the cost is \$862.00.

Commissioner Baldwin made the motion to have 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. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

DISCUSSION ITEMS – None

GOOD OF THE ORDER

Commissioner Baldwin noted the accident near Fort Stevens that took out a power pole. He stated he hopes everyone was alright.

MINUTES

Mayor Pro Tem Newton noted articles from the Alaskan newspaper.

There being no further business, Mayor Pro Tem Newton adjourned the regular meeting at 6:36 p.m.

Respectfully submitted by Lindsay Duarte, Deputy City Recorder

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, City Recorder

DRAFT

MINUTES
Warrenton City Commission
Special Meeting – October 10, 2019
3:30 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Pro Tem Newton called the meeting to order at 3:40 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Mayor Pro Tem Rick Newton, Pam Ackley, and Mark Baldwin

Excused: Mayor Henry Balensifer, Commissioner Tom Dyer

Staff Present: City Manager Linda Engbretson, Community Development Director Kevin Cronin, Harbormaster Jane Sweet, Finance Director April Clark, Deputy City Recorder Lindsay Duarte, and City Recorder Dawne Shaw

BUSINESS ITEMS

Harbormaster Jane Sweet presented the project management contract for the Hammond Marina Dredging Project. She noted the city requested Mott MacDonald to develop a scope of services for engineering during construction phase of the maintenance dredging. They will be the project manager for all phases of the project. Brief discussion followed.

Commissioner Baldwin made the motion to approve the Mott MacDonald Professional Consulting Services contract in the amount of \$39,200 for the Hammond Boat Basin Maintenance Dredging Project - Construction Administration.

Newton – aye; Ackley – aye; Baldwin – aye

Finance Director April Clark presented Resolution No. 2551; Assessing the costs of abatement of the nuisance located at 1180 S. Main Avenue and entering the same on the docket of city liens. She explained the process and stated the cost of abatement plus administrative costs of 5%, totals \$3,067.05. Brief discussion followed.

Commissioner Ackley made the motion to approve Resolution No. 2551; A Resolution of the City Commission of the City of Warrenton, Oregon, Assessing the Costs of Abatement of the Nuisance Located at 1180 S. Main Avenue and entering the same on the Docket of City Liens Pursuant to Warrenton Municipal Code Section 8.16.200. Motion was seconded and passed unanimously.

Newton – aye; Ackley – aye; Baldwin – aye

Community Development Director Kevin Cronin noted we are up to 51 closed nuisance cases. Discussion continued.

There being no further business, Mayor Pro Tem Newton adjourned the regular meeting at 3:48 p.m.

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, City Recorder

Volume 13, Issue 3

Monthly Finance Report
September 2019

November 12, 2019

Economic Indicators

	Current	1 year ago
◆ Interest Rates:		
LGIP :	2.57%	2.25%
Prime Rate:	5.00%	5.25%
◆ CPI-U change:	1.7%	2.3%
◆ Unemployment Rates:		
Clatsop County:	not avail.	4.1%
Oregon:	4.1%	4.1%
U.S.:	3.5%	3.7%

Department Statistics

◆ Utility Bills mailed	3,373
◆ New Service Connections	2
◆ Reminder Letters	338
◆ Door Hangers	106
◆ Water Service Discontinued	14
◆ Walk-in counter payments	800
◆ Mail payments	1,263
◆ Auto Pay Customers/pmts	654
◆ Online (Web) payments	769
◆ Check issued	382

Current and Pending Projects

- ◆ M D & A / Audit
- ◆ SDC Annual Report
- ◆ Landfill Financial Assurance Report
- ◆ Warrenton Urban Renewal Agency Annual Report
- ◆ Springbrook Upgrade

Financial Narrative as of September 30, 2019

Note: Revenues and expenses should track at 3/12 or 25% of the budget.

Attached to this report is analysis and summaries of data for assessed value and property tax information for the City of Warrenton for the tax year 2019-2020

Assessed value for the City of Warrenton is \$646,335,405, an increase of 6.3% from the prior year. Of that amount, the Urban Renewal District boundary value represents \$86,558,966, an increase of 5.6%. The value of the Urban Renewal boundary represents 13.39% of the total city boundary value.

Tax amounts to be received are as follows for the permanent rate; \$934,923, local option rate (Library and Police), \$394,265, bonded debt rate, \$572,589 for a total of \$1,901,777. Please keep in mind that these amounts will be reduced by discounts, uncollected taxes, and other reductions. The total levy last year was \$1,829,423.

The Urban Renewal Agency boundary value will raise \$799,814 at the rates of \$1.239 per \$1,000 and at a rate of 62.68 cents per \$1,000 of assessed value depending on the tax code, for Urban Renewal. These rates are applied to each individual property's total assessed value whether inside the boundary or not. The tax amount is also subject to discounts, credits, etc. This is \$63,835 more than the budgeted revenue of \$735,979. If the Agency collects 94.3% of

the tax, then it is projected that we will be over budget by \$18,246.

22.36 cents per \$1,000, or \$144,498 is the amount of tax that the General Fund loses to the Urban Renewal Agency.

Taxpayers pay \$.8559 per \$1,000 of assessed value for bonded debt compared to \$.9512, last year.

If the County collects 94.3% of the total imposed taxes, the General Fund should see an excess of \$40,034 in property tax revenue for the permanent rate and police levy compared to budget. The Library would see an excess of \$7,479 compared to budget. During budget projections, total assessed value was estimated at \$626,501,675 an underestimate of \$19,833,730. The urban renewal value was estimated at \$84,459,840 and the outside urban renewal boundary was estimated at \$542,041,834 for an underestimate of \$2,099,126 and an underestimate of \$17,734,605.

For every one million of assessed value added, the permanent rate plus the local option rate would raise \$2,280.10, annually. \$1,950.10 for the General Fund and \$330 for the Library.

Also, attached are data for Warrenton and surrounding area cities' assessed value, permanent rates, and total tax rates by tax code. Code 0113 is the lat-

est annexation (by the airport) up to our Urban Growth Boundary and pays a different rate because they are in School 1 District as opposed to School 30 (Warrenton School District).

Taxpayers in code 3004/3010 and 0113 pay property taxes (to all jurisdictions) of \$1,719 and \$1,801, respectively on property assessed at \$125,000. Receipt of current property tax revenues begins in November.

Also, attached is Oregon population data. The city's per capita state distributions for 2019/2020 are based on Warrenton population of 5,310.

General Fund: Year to date revenues amount to \$726,351, which is 17.3% of the budget, compared to the prior year amount of \$628,957, which was 15.7% of the budget and are up by \$97,394.

Expenses year to date amount to \$1,184,668, which is 25.2% of the budget, compared to the prior year amount of \$1,067,693, which was 23% of the budget.

Quincy Robinson Trust: The value of the trust at US Bank as of September 30, 2019 is \$940,424 up from \$930,155 as of July 1, 2019. The City receives an annual distribution of 5% of the fair market value based on the first business day of each taxable year or 85% of the net income, whichever is greater.

Financial data as of September, 2019

	General Fund				
	Current Month	Year to Date	Budget	% of Budget	
Beginning Fund Balance	852,161	1,156,780	850,000	136.09	
Plus: Revenues	209,214	726,351	4,193,122	17.32	(see details of revenue, page 4)
Less: Expenditures					
Municipal Court	10,353	36,048	147,246	24.48	
Admin/Comm/Fin(ACF)	79,341	433,430	1,184,564	36.59	
Planning	17,361	59,342	241,244	24.60	
Police	192,916	450,080	1,967,073	22.88	
Fire	51,648	168,869	866,876	19.48	
Parks	11,293	36,899	196,314	18.80	
Transfers	-	-	94,578	-	
Total Expenditures	362,912	1,184,668	4,697,895	25.22	
Ending Fund Balance	698,463	698,463	345,227	202.32	

	WBA				Building Department			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	109,789	59,607	49,000	121.65	267,135	269,746	238,000	113.34
Plus: Revenues	(1,792)	57,575	56,500	101.90	43,802	77,487	340,500	22.76
Less: Expenditures	3,037	12,222	90,759	13.47	19,092	55,388	339,819	16.30
Ending Fund Balance	104,960	104,960	14,741	712.03	291,845	291,845	238,681	122.27

	State Tax Street				Warrenton Marina			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	2,120,112	2,327,209	2,100,000	110.82	465,796	157,790	149,000	105.90
Plus: Revenues	77,589	112,460	795,807	14.13	30,385	447,261	623,978	71.68
Less: Expenditures	19,092	261,060	2,589,171	10.08	35,833	144,703	667,465	21.68
Ending Fund Balance	2,178,609	2,178,609	306,636	710.49	460,348	460,348	105,513	436.30

Financial data as of September 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	360,195	149,169	130,000	114.75	2,481,084	1,857,462	900,000	206.38
Plus: Revenues	36,893	333,178	375,901	88.63	464,425	1,431,317	5,067,800	28.24
Less: Expenditures	29,995	115,254	428,578	26.89	124,845	468,115	5,159,212	9.07
Ending Fund Balance	<u>367,093</u>	<u>367,093</u>	<u>77,323</u>	<u>474.75</u>	<u>2,820,664</u>	<u>2,820,664</u>	<u>808,588</u>	<u>348.84</u>

	Sewer Fund				Storm Sewer			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	2,168,370	2,001,200	1,800,000	111.18	878,432	815,590	700,000	116.51
Plus: Revenues	239,121	748,605	2,831,800	26.44	43,629	130,631	472,800	27.63
Less: Expenditures	134,651	476,965	3,242,720	14.71	12,976	37,136	707,700	5.25
Ending Fund Balance	<u>2,272,840</u>	<u>2,272,840</u>	<u>1,389,080</u>	<u>163.62</u>	<u>909,085</u>	<u>909,085</u>	<u>465,100</u>	<u>195.46</u>

	Sanitation Fund				Community Center			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	477,605	420,570	380,000	110.68	18,637	19,490	16,000	121.81
Plus: Revenues	102,749	305,645	1,157,772	26.40	1,972	5,323	20,775	25.62
Less: Expenditures	104,728	250,589	1,342,137	18.67	1,609	5,813	27,481	21.15
Ending Fund Balance	<u>475,626</u>	<u>475,626</u>	<u>195,635</u>	<u>243.12</u>	<u>19,000</u>	<u>19,000</u>	<u>9,294</u>	<u>204.43</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	80,800	114,826	110,000	104.39	280,596	279,672	214,603	130.32
Plus: Revenues	1,180	5,079	204,865	2.48	972	3,009	1,867,622	0.16
Less: Expenditures	12,714	50,639	219,126	23.11	1,779	2,892	2,082,225	0.14
Ending Fund Balance	<u>69,266</u>	<u>69,266</u>	<u>95,739</u>	<u>72.35</u>	<u>279,789</u>	<u>279,789</u>	<u>-</u>	<u>-</u>

Financial data as of September 2019, continued

(\$) Cash Balances as of September, 2019

General Fund	934,709	Warrenton Marina	417,070	Storm Sewer	856,902
WBA	104,130	Hammond Marina	369,917	Sanitation Fund	346,956
Building Department	299,102	Water Fund	1,976,467	Community Center	20,434
State Tax Street	2,191,830	Sewer Fund	1,939,975	Library	70,683

Warrenton Urban Renewal Agency

Capital Projects	281,568
Debt Service	1,636,184

General Fund Revenues	Collection Frequency	2018-2019 Budget	Actual as a	Collections/Accruals		(over) under budget
			% of Current Budget	Year to date		
				September 2019	September 2018	
Property taxes-current	AP	955,270	0.00	-	-	955,270
Property taxes-prior	AP	35,000	17.76	6,216	5,019	28,784
County land sales	A	-	0.00	-	-	-
Franchise fees	MAQ	551,000	13.85	76,296	74,007	474,704
COW - franchise fees	M	146,621	34.72	50,907	42,635	95,714
Transient room tax	Q	532,696	8.14	43,376	-	489,320
Liquor licenses	A	700	0.00	-	25	700
State revenue sharing	MQ	162,745	5.26	8,568	11,304	154,177
Municipal court	M	104,400	29.84	31,155	37,788	73,245
Community development fees	I	50,000	30.89	15,445	7,635	34,555
Police charges	I	8,500	33.66	2,861	3,551	5,639
Fire charges	SM	97,582	0.00	-	-	97,582
Park charges	I	-	0.00	480	50	-
Miscellaneous	I	1,200	75.83	910	659	290
Interest	M	15,000	26.61	3,992	4,665	11,008
Lease receipts	M	209,858	25.12	52,715	52,646	157,143
Sub-total		2,870,572	10.20	292,921	239,984	2,577,651
Transfers from other funds	I	-	0.00	-	-	-
Overhead	M	1,142,969	37.92	433,430	388,973	709,539
Total revenues		4,013,541	18.10	726,351	628,957	3,287,190

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.

CITY OF WARRENTON
History of Assessed Property Values and Property Taxes to be Received

	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009
Value	646,335,405	608,254,053	567,541,596	538,455,553	520,287,689	490,415,906	476,825,335	455,991,441	427,950,315	405,421,734	387,486,368	345,597,792
percentage increase from prior year	6.261%	7.173%	5.402%	3.492%	6.091%	2.850%	4.569%	6.552%	5.557%	4.629%	12.121%	4.346%
Perm Rate Tax	934,923	878,926	835,421	795,137	773,823	731,942	705,604	678,058	642,181	611,819	604,715	576,330
Local Option Tax	394,265	371,034	212,828	201,920	195,108	183,835	178,809	170,996	160,481	152,032	145,304	264,345
Bonded Debt	572,589	579,463	586,088	722,734	720,218	696,481	673,056	687,544	713,264	776,821	881,880	860,159
Total Tax Amount to be Received	\$ 1,901,777	\$ 1,829,423	\$ 1,634,337	\$ 1,719,791	\$ 1,689,149	\$ 1,612,258	\$ 1,557,469	\$ 1,536,598	\$ 1,515,926	\$ 1,540,672	\$ 1,631,899	\$ 1,700,834
Urban Renewal Excess Assessed Value	86,558,966	81,999,845	67,343,430	62,370,427	56,963,784	52,179,015	54,333,847	50,006,896	43,451,283	39,086,393	25,769,667	6,221,207
percentage increase from prior year	5.560%	21.764%	7.973%	9.491%	9.170%	-3.966%	8.653%	15.087%	11.167%	51.676%	314.223%	
Outside Urban Renewal Boundary Value	559,776,439	526,254,208	500,198,166	476,085,126	463,323,905	438,236,891	422,491,488	405,984,545	384,499,032	366,335,341	361,716,701	339,376,585
percentage increase from prior year	6.370%	5.209%	5.065%	2.754%	5.725%	3.727%	4.066%	5.588%	4.958%	1.277%	6.583%	
Total Assessed Value of the City	646,335,405	608,254,053	567,541,596	538,455,553	520,287,689	490,415,906	476,825,335	455,991,441	427,950,315	405,421,734	387,486,368	345,597,792

CITY OF WARRENTON
PROPERTY TAX ALLOCATION
2019/2020

	1.6701 <u>PERM RATE</u>	0.2800 0.3300 <u>LOCAL OPTION</u>	<u>AMOUNT NEEDED OUTSIDE M5</u>	<u>TOTAL</u>	
GENERAL FUND	100.00	0.4590	-		
LIBRARY		0.5410			
WWTP			1.0000		
AMOUNT TO BE REC'D	934,923.00	394,265.00	572,589.00	<u><u>1,901,777.00</u></u>	PERCENTAGE
GENERAL FUND	934,923.00	180,974.10	-	1,115,897.10	0.5868
LIBRARY		213,290.90		213,290.90	0.1122
WWTP			572,589.00	572,589.00	0.3011
	<u>934,923.00</u>	<u>394,265.00</u>	<u>572,589.00</u>	<u>1,901,777.00</u>	<u>1.0000</u>

Tax Rate

GF LOCAL OPTION - POLICE	0.2800	0.4590
LIBRARY LOCAL OPTION	0.3300	0.5410
	<u>0.6100</u>	<u>1.0000</u>

Tax Rate

WWTP	572,589.00	1.0000	0.8859	Bonded Debt Other Addl' Taxes
(ORS 308A.703) Farmland/Forestland	-	-	-	
	<u>572,589.00</u>	<u>1.00</u>	<u>0.8859</u>	

Urban Renewal Assessed Value	86,558,966
Outside Urban Renewal Boundary Value	559,776,439
Total Assessed Value of the City	<u>646,335,405</u>

Comparison to Budget:

	<u>Budget</u>	<u>County Imposed Taxes</u>	<u>94.3% of Imposed Taxes</u>	<u>93.6% imposed taxes Variance to Budget</u>	
GF - Permanent Rate	847,944	934,923	881,632	33,688	
GF - Local Option Police	164,313	180,974	170,659	6,346	40,034
Local Option Library	193,654	213,291	201,133	7,479	
GO Bond Muni Bldg	-	-	-	-	
GO Bond WWTP	536,481	572,589	539,951	3,470	
	<u>1,742,392</u>	<u>1,901,777</u> ¹	<u>1,793,376</u>	<u>50,984</u>	

City of Warrenton
2019-2020 Analysis of Property Tax Rates and Assessed Values - Actual

ADC
 10/18/2019
 1:58 PM

Tax Rates

	w/o division of tax	Division of Tax	
		cow rate	urban rate
permanent rate	1.6701	1.4465	0.2236
local option rate	0.6100	0.6100	0
bond-wwtp	0.8859	0.8859	0
	<u>3.1660</u>	<u>2.9425</u>	<u>0.2236</u>

Boundary Assessed Values

86,558,966	urban renewal	13.39%
559,776,439	other	86.61%
<u>646,335,405</u>	<u>total assessed value</u>	<u>1</u>

division of warrenton tax rates for URA

code 3004 and 3010		code 0113
0.2236	city of warrenton	0.2236
0.0071	4H	0.0071
0.2054	clatsop county	0.2054
0.0168	port of astoria	0.0168
0.0236	care center	0.0236
0.1042	clatsop community	0.1042
0.0205	nw esd	0.0205
0.6170	school 30/school 1	0.0000
0.0216	sunset trans	0.0216
<u>1.2398</u>	<u>division of tax rate</u>	<u>0.6228</u>

combined rate resulting from division of tax

3.1660

code 3004 and 3010	643,885,078	X	1.2398 divided by 1,000	=	798,265.71
code 0113 (annexation)	2,450,327	X	0.6228 divided by 1,000	=	1,525.98
	<u>646,335,405</u>				<u>799,791.68</u> Amount allocated to Urban Renewal

799,814.01 County Table 4f

(22.33) variance immaterial

tax rates from code 3004 and 3010 and 0113

1.4465		
0.6100		
0.8859	2.9425	City of Warrenton allocation
0.2236		
0.0000	0.2236	Warrenton Urban Renewal Agency allocation (Division of City of Warrenton Tax)
<u>3.1660</u>	<u>3.1660</u>	

amount diverted from COW General Fund to URA \$ 144,497.50

WARRENTON URBAN RENEWAL AGENCY
History of Assessed Property Values and Property Taxes to be Received

	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015	2013-2014	2012-2013	2011-2012	2010-2011	2009-2010	2008-2009
Value	86,558,966	81,999,845	67,343,430	62,370,427	56,963,784	52,179,015	54,333,847	50,006,896	43,451,283	39,086,393	25,769,667	6,221,207
percentage increase from prior year	5.56%	21.76%	7.97%	9.491%	9.170%	-3.966%	8.653%	15.087%	11.167%	51.676%	314.223%	
Total Amount to be Received ¹	\$ 799,814	\$ 757,703	\$ 622,259	\$ 593,665	\$ 543,717	\$ 497,892	\$ 519,858	\$ 479,857	\$ 415,863	\$ 289,240	\$ 252,630	\$ 60,787
Budget	\$ 735,979	\$ 602,456	\$ 574,761	\$ 525,284	\$ 478,982	\$ 496,364	\$ 452,000	\$ 389,465	\$ 362,452	\$ 298,647	\$ 142,622	\$ 40,000
Variance of Budget to Amount to be Received	\$ 63,835	\$ 155,247	\$ 47,498	\$ 68,381	\$ 64,735	\$ 1,528	\$ 67,858	\$ 90,392	\$ 53,411	\$ (9,407)	\$ 110,008	\$ 20,787
Urban Renewal Assessed Value	86,558,966	81,999,845	67,343,430	62,370,427	56,963,784	52,179,015	54,333,847	50,006,896	43,451,283	39,086,393	25,769,667	6,221,207
Outside Urban Renewal Boundary Value	559,776,439	526,254,208	500,198,166	476,085,126	463,323,905	438,236,891	422,491,488	405,984,545	384,499,032	366,335,341	361,716,701	339,376,585
Total Assessed Value of the City	646,335,405	608,254,053	567,541,596	538,455,553	520,287,689	490,415,906	476,825,335	455,991,441	427,950,315	405,421,734	387,486,368	345,597,792

¹ These amounts are not what will actually be received as they are subject to discounts, uncollected taxes, and other reductions.

Area Cities' Property Tax Rates
Tax Year 2019-2020

Tax Code	City of Warrenton		City of Astoria		City of Gearhart		City of Seaside		City of Cannon Beach	
	0113	3004, 3010	0100, 0101, 0109	Astoria	1005	1001	1008			
School Government	5.8730	5.5225	5.8730	5.8628	5.8628	5.8628	5.8628			
School Bonds	4.6112	4.6112	10.5049	3.1157	6.7696	3.5553	3.5553			
Government Bonds	2.8394	2.5362	2.8394	1.5105	1.5105	1.5105	1.5105			
	1.0805	1.0805	0.1946	1.5035	0.4746	0.7205	0.7205			
Total Tax Rate	14.4041	13.7504	19.4119	11.9925	14.6175	11.6491	11.6491			
Total Tax on \$125,000 Assessed Value	\$ 1,800.51	\$ 1,718.80	\$ 2,426.49	\$ 1,499.06	\$ 1,827.19	\$ 1,456.14	\$ 1,456.14			
Total Tax on \$150,000 Assessed Value	\$ 2,160.62	\$ 2,062.56	\$ 2,911.79	\$ 1,798.88	\$ 2,192.63	\$ 1,747.37	\$ 1,747.37			

Source: Clatsop County 2019-2020 Assessment and Taxation Summary, Tax Rate Schedules

**Area Cities' Property Tax Permanent Rate Levies
Tax Year 2018-2019**

	City of Warrenton	City of Astoria	City of Gearhart	City of Seaside	City of Cannon Beach
Population	5,310	9,695	1,505	6,660	1,710
Total Assessed Value	646,335,405	891,248,690	591,491,907	1,268,057,515	980,770,506
Permanent Rate	\$ 1.6701	\$ 8.1738	\$ 1.0053	\$ 3.1696	\$ 0.7049
Amount of tax raised by permanent rate after adjustments	\$ 934,923.50	\$ 6,635,245.45	\$ 594,626.87	\$ 3,977,849.25	\$ 691,345.18

Sources: Clatsop County 2019-2020 Assessment and Taxation Summary, Table 4a
Portland State University, Population Research Center, December 2018



WARRENTON POLICE DEPARTMENT
SEPTEMBER 2019 STATISTICS
 NOVEMBER 12, 2019



September Statistics (% changes are compared to 2018)							
Category	2019	2018	%Chg	2017	%Chg	2016	%Chg
Calls for Service	781	927	-16%	756	3%	691	13%
Incident Reports	150	267	-44%	173	-13%	161	-7%
Arrests/Citations	131	203	-35%	114	15%	84	56%
Traffic Events	202	310	-35%	205	-1%	199	2%
DUII Calls	3	5	-40%	3	300%	4	300%
Traffic Accidents	15	27	-44%	24	-38%	17	-12%
Property Crimes	78	97	-20%	71	10%	56	39%
Disturbances	108	85	27%	80	35%	72	50%
Drug/Narcotics Calls	5	10	-50%	4	25%	9	-44%
Animal Complaints	28	29	-3%	34	-18%	27	4%
Officer O.T.	228.9	135.5	69%	209.8	9%	135	70%
Reserve Hours	9	26	-65%	19	-53%	32	-72%

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Calls for Service	727	643	700	717	781	693	875	1031	781
Incident Reports	210	157	194	198	223	189	218	211	150
Arrests/Citations	210	171	200	153	191	165	213	176	131
Traffic Events	254	236	233	218	251	182	211	270	202
DUII Calls	6	2	8	5	8	1	3	3	3
Traffic Accidents	25	15	9	25	18	16	41	30	15
Property Crimes	116	89	104	92	99	99	124	133	78
Disturbances	71	60	66	70	86	98	121	130	108
Drug/Narcotics Calls	13	10	8	4	8	9	4	5	5
Animal Complaints	22	15	26	26	32	31	39	46	28
Officer O.T.	93.73	106.49	86.45	107.15	116.98	192.9	174.48	171.73	228.9
Reserve Hours	37.5	25.5	26.5	27	8.5	27.5	15	40.75	9

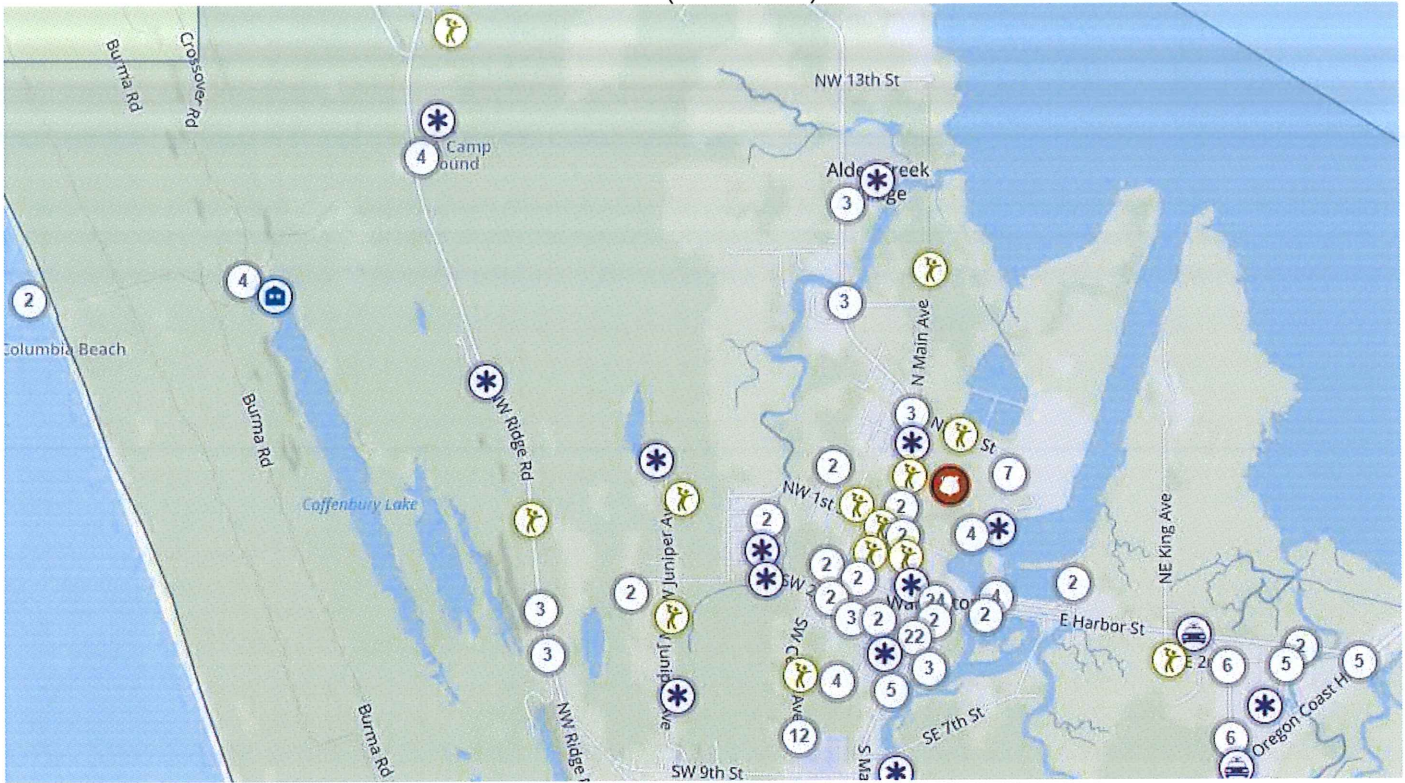
Oct	Nov	Dec	2019 YTD	2019 Estimate	2018	2019 v 2018	2017	2019 v. 2017	2016	2019 v. 2016
			6948	9264	9332	-1%	7538	23%	7689	20%
			1750	2333	2551	-9%	2028	15%	1749	33%
			1610	2147	1731	24%	1098	96%	925	132%
			2057	2743	3101	-12%	2094	31%	2353	17%
			39	52	55	-5%	52	0%	15	247%
			194	259	271	-5%	226	14%	291	-11%
			934	1245	1187	5%	902	38%	805	55%
			810	1080	953	13%	778	39%	781	38%
			66	88	108	-19%	79	11%	42	110%
			265	353	325	9%	301	17%	311	14%
			1278.8	1705	1731.7	-2%	2400.3	-29%	1249	37%
			217.25	290	359.5	-19%	290	0%	901.75	-68%

The following is a graphic representation of statistics for September 2019 using our [CrimeReports.com](https://www.crimereports.com) membership. If you go to the website you can zoom in on each incident for more details.

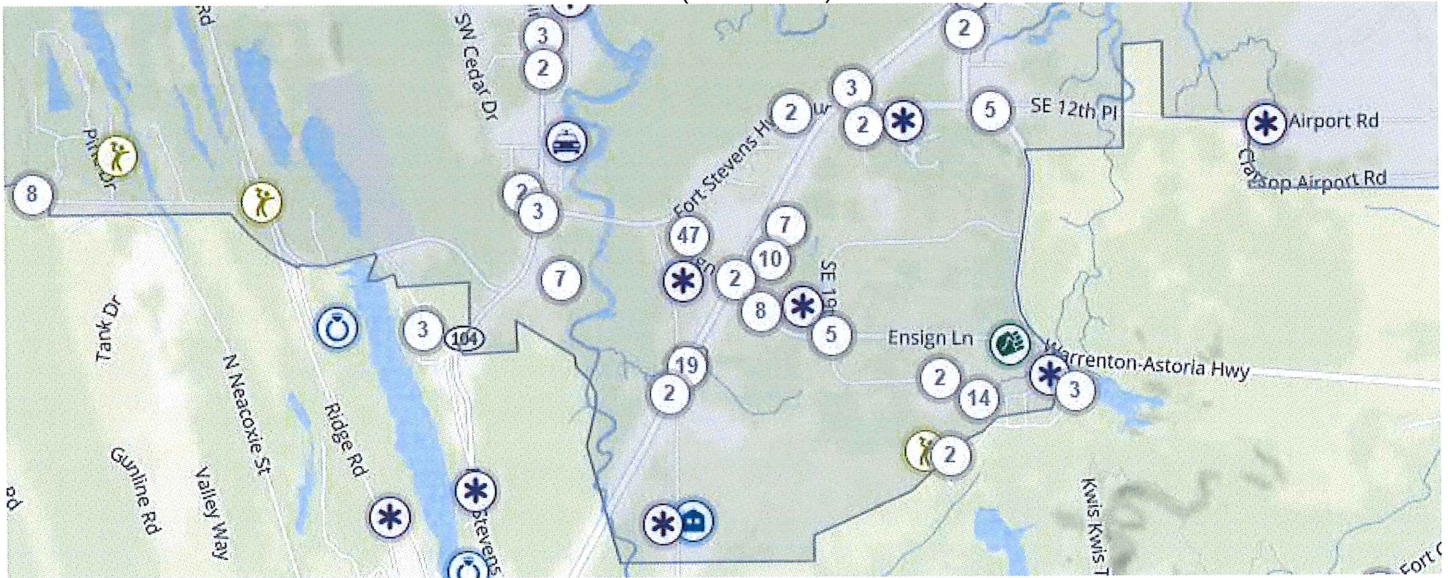
- Violent**
 - Assault
 - Assault with Deadly Weapon
 - Homicide
 - Kidnapping
 - Robbery
 - Other Sexual Offense
 - Sexual Assault
 - Sexual Offense
- Property**
 - Breaking & Entering
 - Property Crime
 - Property Crime Commercial
 - Property Crime Residential
 - Theft
 - Theft from Vehicle
 - Theft of Vehicle
- Quality Of Life**
 - Disorder
 - Quality of Life
 - Drugs
 - Liquor
- 911 & Other**
 - Alarm
 - Arson
 - Death
 - Family Offense
 - Missing Person
 - Other
 - Pedestrian Stop
 - Vehicle Recovery
- Vehicle Stop
 - Weapons Offense
 - Community Policing
 - Proactive Policing
 - Emergency
 - Fire
 - Traffic



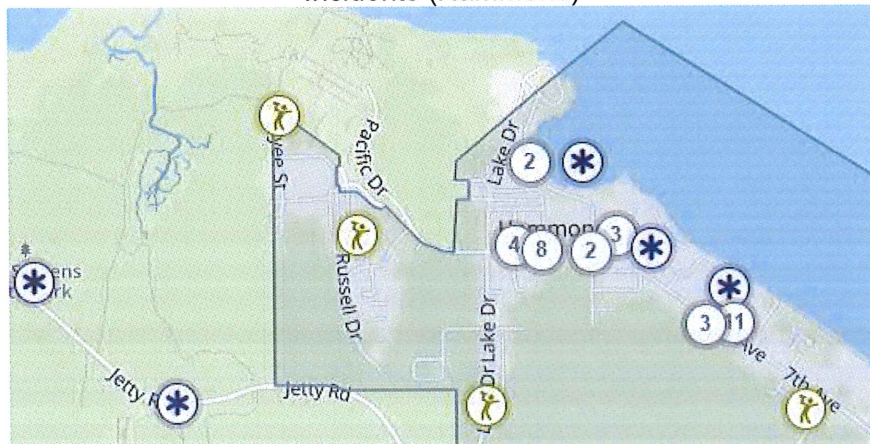
Incidents (Warrenton) #1



Incidents (Warrenton) #2



Incidents (Hammond)



WARRENTON COMMUNITY LIBRARY**FIRST QUARTER REPORT****NOVEMBER 1, 2019**

First off, let me apologize for being so remiss in getting reports to you. In the very near future I'm sure you will receive quarterly reports in a timely manner.

In July our summer reading program was going full throttle. The Zaniac Show was quite successful and really entertaining. We also hosted a mobile exhibit from the Oregon Hunter's Association. This event was the most well-attended of the summer.

We purchased a license to show movies at the library and we began with Space Buddies and Galaxy Quest, both of which were in keeping with this year's summer reading theme.

Banned Book Week occurs in September, but we took it a step further and declared the entire month to be all about banned and challenged materials. We scheduled two movies, made from banned books: Charlotte's Web and To Kill a Mockingbird.

There was a very nice article about Miss Laura in the Daily Astorian, but I am not sure of the date.

We went live with the courier service Orbis Cascade after the Astoria Public Library was linked to our library and Seaside's. An all-staff training was held at the Seaside Public Library so that staff from all three libraries could get acquainted and familiarize themselves with the new workflow.

On a personal note, I would like to express my appreciation to the City Staff, the City Manager, and the Commissioners for making the City of Warrenton such a pleasant place to work.

Nettie - Lee Calog

Activity by Borrower Types and Transaction Types
Includes Stats Only Check Outs
Jul 1, 2019 through Sep 30, 2019

Warrenton

Borrower Type	Check Outs*	Renewals	In-House Use	Check Ins	Holds Added	Holds Cancelled	Holds Arrived	Holds Checked Out*
SPL ADULT (SPL2)					2		2	
SPL EXEMPT (SPL10)					1	1		
SPL ROCC (SPL9)				1	1	1	1	
Warrenton Adult (WCL_ADULT)	3,158	711		3,431	309	38	311	237
Warrenton Juvenile (WCL_JUV)	399	52		406	8		11	10
Warrenton Out of Town (WCL_OOT)	257	54		281	19		16	12
Warrenton ROCC (WCL_ROCC)	71	3		92	1		1	
Warrenton Temporary (WCL_TEMP)	102	3		112	2		2	2
~Not Available (N/A)				4				
Warrenton Totals	3,987	823		4,327	343	40	344	261
Report Totals	3,987	823		4,327	343	40	344	261

* Count of Holds Checked Out is included in Check Outs count.

Computer users = 1111
 Volunteer hours = 764.5

Count of Borrowers Added and Deleted by Borrower Types

Warrenton

Jul 1, 2019 through Sep 30, 2019

Warrenton Adult (WCL_ADULT)

Location	Borrowers Added	Borrowers Deleted
Warrenton	53	2
Warrenton Adult (WCL_ADULT) Totals	53	2

Warrenton Juvenile (WCL_JUV)

Location	Borrowers Added	Borrowers Deleted
Warrenton	31	0
Warrenton Juvenile (WCL_JUV) Totals	31	0

Warrenton Out of Town (WCL_OOT)

Location	Borrowers Added	Borrowers Deleted
Warrenton	12	0
Warrenton Out of Town (WCL_OOT) Totals	12	0

Warrenton ROCC (WCL_ROCC)

Location	Borrowers Added	Borrowers Deleted
Warrenton	9	0
Warrenton ROCC (WCL_ROCC) Totals	9	0

Warrenton Temporary (WCL_TEMP)

Location	Borrowers Added	Borrowers Deleted
Warrenton	7	0
Warrenton Temporary (WCL_TEMP) Totals	7	0
Report Totals	112	2

Check Out Counts for Inter-Intra Library Loans

Warrenton

Current Date Range: Jul 1, 2019 through Sep 30, 2019

Previous Date Range: Jul 1, 2018 through Sep 30, 2018

Location	Borrowed From		Loaned To	
	Current	Previous	Current	Previous
Astoria Public			11	
Seaside Public	170		141	
Report Totals	170		152	

Note: Counts are based on Active Holdings Codes. Renewals are not included.

7.A

9-1-1



A BRIEF HISTORY

The first 9-1-1 call in the United States

- ▶ February 16, 1968 Alabama Senator Rankin Fite made the first 9-1-1 call in Halleyville, Alabama. A week later Nome, Alaska implemented a 9-1-1 system.
- ▶ Today an average of 240 million 9-1-1 calls are made daily, answered in some 600 Call Centers, or PSAP's.
- ▶ There are approximately 100,000 Dispatchers employed nationwide.
- ▶ Oregon has approximately 930 qualified Dispatchers, or Telecommunicators.

On January 1, 2000 Oregon became one of the first states to have statewide Enhanced 9-1-1 coverage for Wireline communications. Before Enhanced 9-1-1, Basic 9-1-1 service simply connected a 9-1-1 caller to the appropriate Public Safety Answering Point (PSAP), or 9-1-1 center, based on the originating location of the call.

The transition from Basic 9-1-1 to Enhanced 9-1-1 meant additional information was delivered along with the 9-1-1 call. This information included Automatic Number Information (ANI) and Automatic Location Information (ALI). ANI and ALI provides the call taker with a call back number and an address or location of the caller. If contact with the caller is lost for any reason the additional call back number and location information provides information for contacting the caller and continuing with the 9-1-1 call.

As of December 31, 2005, each PSAP was capable of receiving wireless location information, and OEM continues to partner with wireline, wireless, VoIP, and other mobile device service providers to provide the infrastructure and network necessary to deliver the 9-1-1 call to the correct PSAP along with the ANI and ALI.

PSAP – Public Safety Answering Point. There are both Primary and Secondary PSAP's in Oregon.

Oregon currently has 48 Primary PSAP's for 36 counties.

In 1990 that number was 64, prior to the 1981 mandate for statewide 9-1-1 services there were an estimated 280 Centers answering emergency calls from the public.

Between 1990 and 2010 a total of 16 PSAP's consolidated.

The main reason for consolidation:

- Staffing
- Service Level
- Technology sharing/Savings
- Standardization of service delivery

There have been several studies in Clatsop County to date, all recommending consolidation. Currently both of the counties PSAP's are within the tsunami inundation zone.

1993 – Clatsop County Board of Commissioners formed the Sunset Empire Public Safety Answering Point Task Force

1999 – J.N. Hartsock Consolidated 9-1-1 Dispatch Center Study

2001 – In response to House Bill 3977 – State tasked County with consolidating the two Centers, or they would withhold 9-1-1 tax monies

2008 – Special District Associations at our request conducted Consolidation Feasibility Study and Recommendations for Consolidated Organizational Structure

2015 Homeland Security OEC/ICTAP noted both PSAP's are less than desirable, "The overall population and area size of the County does not warrant multiple PSAP's. As we review communication systems across the country, one of the major obstacles to interoperability, at the regional level, is having multiple PSAP's. Combining the two relatively small centers into one is recommended." "The County needs to develop a governance group that looks out for the needs of all public safety in the County, and not just the larger cities."

All of the studies recommended consolidating. At one time there may have been a savings realized, though this should not be assumed or drive the process. Most consolidations do not realize a cost savings until several years.

All studies realized neither facility is adequate, in staffing or space needs.

Several recommendations were made as far as operations and governance.

Several solutions were offered for towards funding.

The current radio system in use by Astoria, could easily accommodate all the users in the county.

Studies all acknowledged the fact that both Centers struggle with staffing issues, and most likely will well into the future. This is not unique to Astoria and Seaside. Many PSAP's in Oregon also struggle to find and maintain qualified personnel to fill these demanding positions.



ASTORIA 9-1-1

The last 20 years

Where we were

Where we are

In 1999 each Agency had their own radios (system), records management software and Seaside used a different CAD (Computer Aided Dispatch) program than Astoria.

No agency could share information, without great difficulty, and some could not talk to others.

Obviously this level of in-operability left much to be desired.

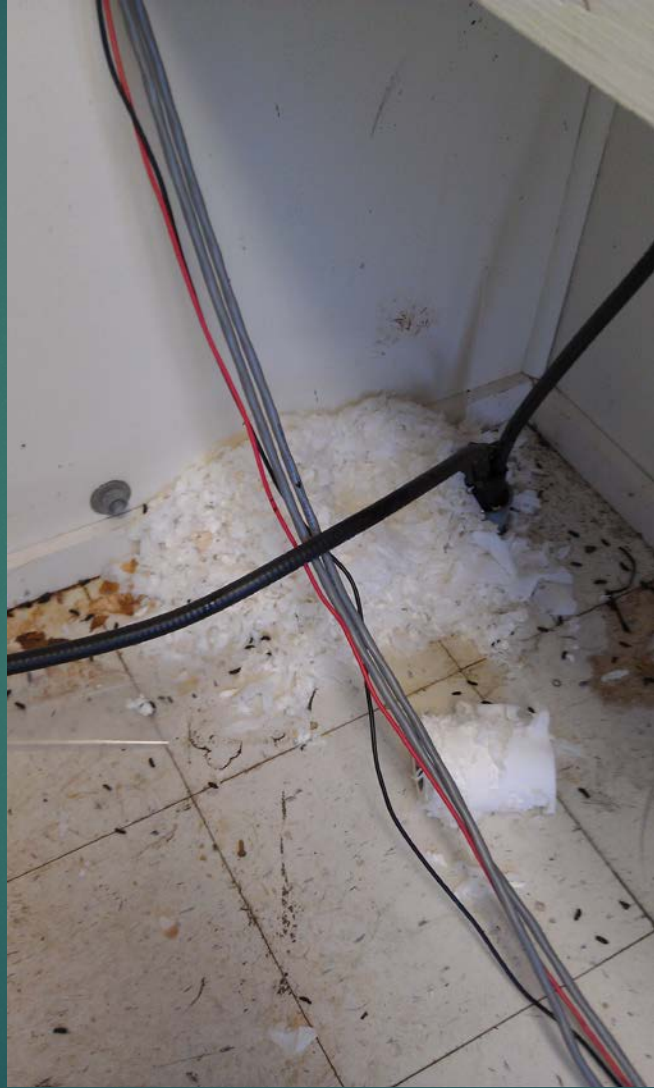
The 2007 Windstorm only magnified these vulnerabilities, and virtually left us inoperable for weeks.

It was at that point Senior managers decided to address these concerns which is the only reason we are at the level of operations we enjoy today.

At that time grant funds were more readily available, and many agencies were successful in acquiring grant funds. A Communications sub-committee comprised of Law Enforcement, Fire, Medical and 9-1-1 personnel met many times over the next several years to decide how to get the county operable, and then inter-operable.

Where we started from:

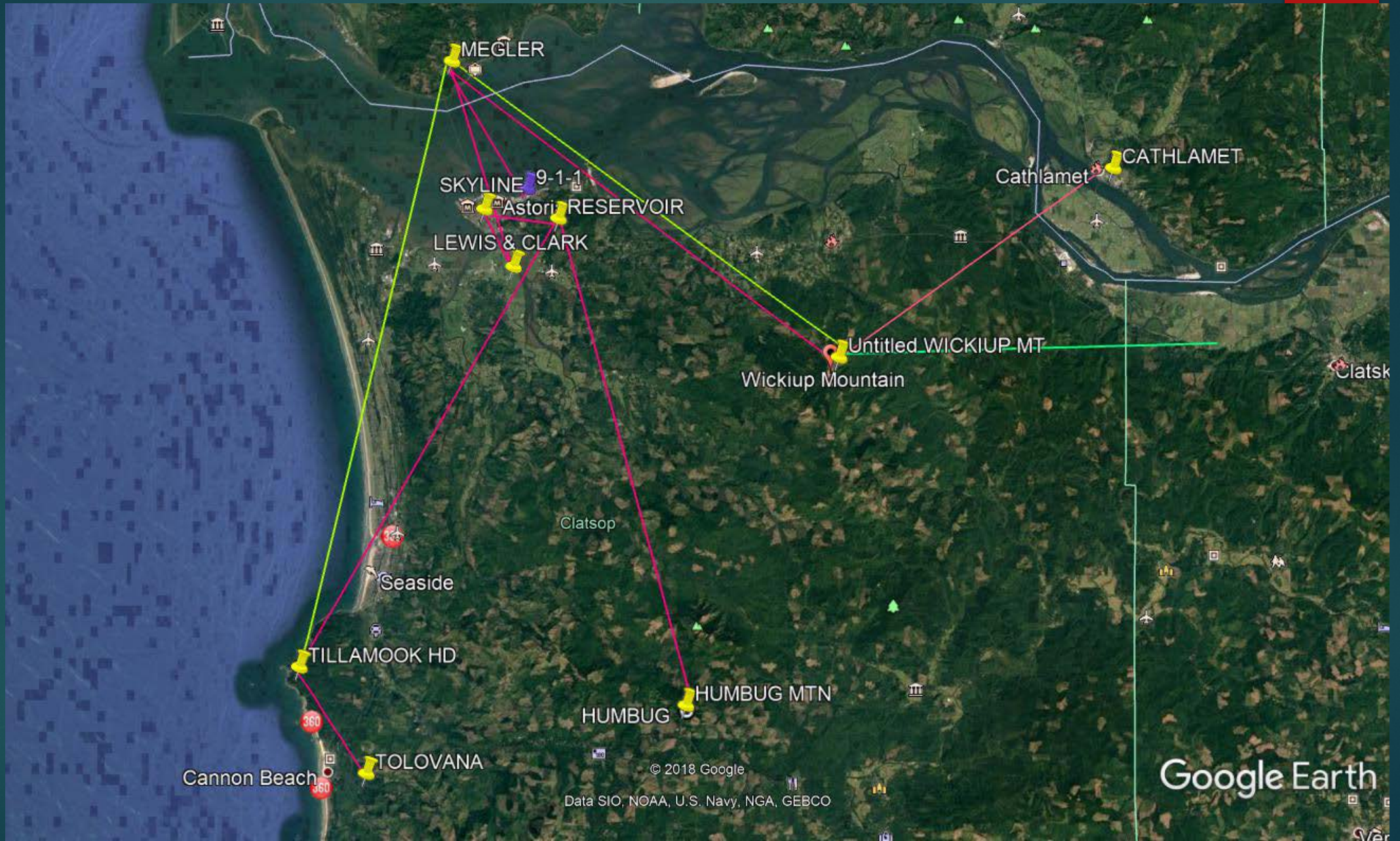




Where we are today after years of planning, analysis and prudent budgeting:







MEGLER

SKYLINE 9-1-1

Astori RESERVOIR

LEWIS & CLARK

CATHLAMET

Untitled WICKIUP MT

Wickiup Mountain

Clatsop

Seaside

TILLAMOOK HD

HUMBUGH

HUMBUGH MTN

TOLOVANA

Cannon Beach

© 2018 Google

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth

FUNDING

Astoria 9-1-1 operates as a Department of the Astoria Police Department. The 9-1-1 Center operates its own fund, so monies can be carried forward each year, along with an ending fund balance and contingency fund.

The Subscribers voted to reduce the amount necessary to operate each year by the amount of the 9-1-1 tax received by the PSAP.

The tax typically amounts to around \$250,000. This includes the recent legislation to collect on pre-paid phones.

Our current model is based strictly on usage, or the number of calls for service an Agency generates.

For Astoria 9-1-1 this includes the following:



Clatsop County Sheriffs
Astoria Police Dept
Warrenton Police Dept
Port Security
Westport Fire
Knappa Fire
John Day Fire
Astoria Fire
Warrenton Fire
Olney Walluski Fire
Lewis & Clark Fire
Oregon Department of
Forestry
Elsie Vinemapple Fire
United States Coast
Guard
City of Astoria Public
Works
City of Warrenton Public
Works
Clatsop County Roads
Dept
Parole & Probation
DA's Office
Medical Examiner



	Usage	Use	Radio/RMS	Dispatch	2019-20
Agency		Cost	Costs	Cost	Billing
Astoria PD	16,443	\$407,667	\$500	\$408,167	\$408,167
Astoria FD	1,375	\$34,090	\$500	\$34,590	\$35,745
APW	136	\$3,372		\$3,372	\$6,166
CCSO	13,381	\$331,752	\$500	\$332,252	\$379,977
Elsie-VMaple	158	\$3,917	\$500	\$4,417	\$5,960
Forestry, State	8	\$198		\$198	\$1,500
John Day	60	\$1,488	\$500	\$1,988	\$2,213
Knappa	333	\$8,256	\$500	\$8,756	\$10,180
Lewis-Clark	201	\$4,983	\$500	\$5,483	\$5,563
Olney-Walluski	112	\$2,777	\$500	\$3,277	\$3,277
Port of Astoria	57	\$1,413	\$0	\$1,413	\$3,096
WPW	0	\$0		\$0	\$0
Warrenton PD	9,794	\$242,820	\$500	\$243,320	\$243,320
Warrenton FD	1,217	\$30,173	\$500	\$30,673	\$30,673
Cannon Beach	0	\$0		\$0	\$0
Hamlet	0	\$0		\$0	\$0
Westport	68	\$1,686	\$500	\$2,186	\$2,635
Totals	43,343	\$1,074,593	\$5,500	\$1,080,093	\$1,138,472

Beg FB	750,000
PY Fees	1,074,593
Directly Billed Costs	31,300
Adjuster SEE XX	0
Interest	13,507
911 from state	280,000
Available funds	2,149,400
Payroll	(1,292,600)
Mat & Svc	(147,490)
Capital Outlay	(173,800)
Transfers	(25,000)
Reserves	(100,000)
Contingency	(150,000)
Unappropriated EFB	260,510
Expenditures	1,638,890
EFB = Cont + Reserves + UEFB	510,510
EFB as a Percentage	31.15%

HOUSE BILL 2449

Raises the 9-1-1 tax from the current .75 to a \$1.25 over a period of two years.

For Astoria 9-1-1 this should amount to \$415,000, though no monies have yet to be collected and this is an early estimate.

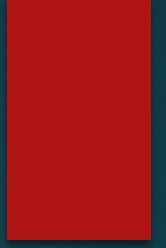
The current rate of funding, or .75 cents, accounts for approximately 18% of our budgeted operating costs. The rest is made up for by Subscribers. Obviously the largest Subscribers are the Law Enforcement entities.

As technology expenses have increased the 9-1-1 tax simply could not keep pace. Oregon Emergency Management 9-1-1 Section has been cutting back on funding PSAP's from the 35% sub-account. Historically this account covered the costs of Central Premise Equipment (CPE) which is the 9-1-1 phone equipment, Uninterrupted Power Supplies to protect this equipment as well as updates to the mapping software, as changes in addressing, streets, housing developments all must be updated and added to this very complex system. People want to be assured when they call 9-1-1, we know where they are. The funds for many have either been drastically reduced or eliminated entirely.

I have included a copy of the Homeland Security Office of Emergency Communications, Interoperable Communications Technical Assistance Program report. Though this report is not “consolidation” specific, it speaks of this very subject without any preconceived ideas or favorites. This report points out the obvious:

- Both Centers are personnel, technology, and funding challenged.
- The County needs formal governance of the multi-million dollars in mountain top communications infrastructure. To date this has really been done as a collateral of the Astoria 9-1-1 Center.
- Having two small PSAP’s in the county often only adds to confusion, duplicates efforts, duplicates technology spending, and again creates a path for disparate systems being employed.
- Both PSAP’s are within the tsunami inundation zone.
- Neither has the capability to realistically back the other up over any extended period. Astoria can dispatch south county agency’s, Seaside cannot dispatch north county, nor does it have access to the same communications infrastructure.
- Bottom line, at least in my humble opinion, if 9-1-1 is not operational during times of crisis, help is simply not coming.

Questions?





AGENDA MEMORANDUM

TO: The Honorable Mayor and Warrenton City Commission
FROM: Bob Johnston
DATE: 11/12/2019
SUBJ: Building Permit Fee Modifications Resolution 2552

SUMMARY

When the current City of Warrenton Building Permit Fees were adopted there was discussion about the methodology that Springbrook uses that caused some discrepancies in the exact amount their program allows us to enter. There are a few additional adjustments I am proposing for the Fee Schedule that were not included in the adopted Resolution. The line item for Deferred submittal was not included in the final draft presented at that meeting and I would propose that these adjustment and/or modifications be considered for adoption at this time. The use of the deferred submittal process requires the plans examiner to review the original submittal a second time to ensure code compliance for the entire project.

RECOMMENDATION/SUGGESTED MOTION

"I move to conduct the first reading of Resolution 2552."

Title: Resolution 2552- A Resolution amending Exhibit B of Resolution 2538.
In order to provide the public an opportunity to comment, rate modifications are to be considered over two meetings.



ALTERNATIVE

- 1- *Amend Exhibit B with Deferred Submittal Fee of \$250.00 plus 35% of the deferred item valuation.*
- 2- *Amend Exhibit B with Deferred Submittal Fee of \$500.00 per deferred item and eliminate the percentage value.*
- 3- *Amend Exhibit B with Deferred Submittal Fee of \$750.00 per deferred item and eliminate the percentage value.*

FISCAL IMPACT

Building Department revenues must pay for Building Department Services. The increase in deferred submittals use has increased the amount of staff time required to complete the plan review process.

Approved by City
Manager: _____

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



RESOLUTION NO.2552

Introduced by Building Official Bob Johnston

AMENDING RESOLUTION NO. 2538, EXHIBIT B,
CITY OF WARRENTON BUILDING PERMIT FEES

The City Commission of the City of Warrenton resolves as follows:

Section 1. Resolution No. 2538 is amended by repealing Exhibit B of Resolution No. 2538, *Building Permit Fees, Effective March 1, 2019.*

Section 2. The attached schedule of *Building Permit Fees, Effective January 10, 2020*, is adopted as Exhibit B of Resolution No. 2538.

Section 3. This resolution shall be in full force and effect as of January 10, 2020.

ADOPTED by the City Commission of the City of Warrenton this 26th day of October, 2019.

APPROVED

Henry A Balensifer, Mayor

ATTEST

Dawne Shaw, City Recorder

EXHIBIT B

PROPOSED AMENDMENTS

Building Permit Fee Table:	FEE
Minimum Permit Fee	\$106.00
\$1 - \$2,000	\$106.00 for the first \$1000.00, plus \$3.32 for each additional \$100, or fraction thereof
\$2,001 - \$25,000	\$139.20 for the first \$2,000, plus \$13.26 for each additional \$1,000, or fraction thereof
\$25,001 - \$50,000	\$444.18 for the first \$25,000, plus \$9.95 for each additional \$1,000, of fraction thereof
\$50,001 - \$100,000	\$692.93 for the first \$50,000, plus \$6.64 for each additional \$1,000, or fraction thereof
\$100,001 and up	\$1024.93 for the first \$100,000, plus \$5.53 for each additional \$1,000, or fraction thereof
 Mechanical Fee Schedule for new and additions or alterations to one and two family dwellings:	
Appliance	FEE
Air Handling Unit	\$41.00
Air Conditioning Unit	\$56.00
Alteration of Existing HVAC System	\$41.00
Heat Pump	\$73.00
Install/Replace Furnace	
Up to 100,000 Btu's	\$56.00
Over 100,000 Btu's	\$65.00
Install/Replace/Relocate Heaters Suspended, Wall or Floor Mounted	\$56.00
Appliance Vent	\$41.00
Dryer Exhaust	\$41.00
Hood	\$41.00
Exhaust Fan Connected to a Single Duct	\$28.00
Gas Piping	
1 to 4 Outlets	\$23.00
Each Additional Outlet	\$7.00
Fireplace/Woodstove	\$41.00
Other	\$41.00
Minimum Fee	\$106.00
 Mechanical Fee Schedule for new and additions or alterations to commercial, multi-family and industrial projects:	
Minimum Permit Fee	FEE
Minimum Permit Fee	\$106.00
\$1 - \$2,000	\$106.00 for the first \$1000.00, plus \$3.32 for each additional \$100, or fraction thereof
\$2,001 - \$25,000	\$139.20 for the first \$2,000, plus \$13.26 for each additional \$1,000, or fraction thereof
\$25,001 - \$50,000	\$444.18 for the first \$25,000, plus \$9.95 for each additional \$1,000, of fraction thereof
\$50,001 - \$100,000	\$692.93 for the first \$50,000, plus \$6.64 for each additional \$1,000, or fraction thereof
\$100,001 and up	\$1024.93 for the first \$100,000, plus \$5.53 for each additional \$1,000, or fraction thereof

EXHIBIT B	
Plumbing Permit Fee Schedule: 1 & 2 Family Dwellings New Construction	
	FEE
1 Bathroom (includes first 100' sanitary, storm and water service)	\$360.00
2 Bathroom (includes first 100' sanitary, storm and water service)	\$393.00
3 Bathroom (includes first 100' sanitary, storm and water service)	\$443.00
Each additional kitchen and/or bath (or ½ bath)	\$52.00
Each additional 100 feet water or sewer or fraction thereof	\$52.00
Additions, Alterations and Remodels	
	FEE
Minimum Fee	\$106.00
Plumbing Fixture (per)	\$28.00
Water Service (first 100 feet)	\$82.00
Sanitary Sewer (first 100 feet)	\$82.00
Storm Sewer (first 100 feet)	\$82.00
Each Additional 100 feet of fraction thereof	\$52.00
Multi-family, Commercial and Industrial including Additions and Alterations and Remodels	
	FEE
Base fee (3 or fewer fixtures)	\$175.00
More than 3 fixtures (Base fee plus per fixture cost over 3 fixtures)	\$28.00
Water Service (first 100 feet)	\$82.00
Sanitary Service (First 100 feet)	\$82.00
Storm Sewer (First 100 feet)	\$82.00
Each Additional 100 feet or fraction thereof	\$52.00
Miscellaneous Fees	
	FEE
Water heaters & Backflow Devices (Each)	\$106.00
Water, Storm or Sanitary Sewer (Each, Not included with other plumbing fees)	\$106.00
Each Additional 100 feet or fraction thereof	\$52.00
Re-inspection or specially requested inspections	\$94.00
Minimum permit fee	\$106.00
The valuation of the work will be determined by the Building Official.	
Manufactured Dwelling or Recreational Vehicle Parks	
	FEE
Base fee (Includes 5 or fewer spaces)	\$239.00
Each Additional Space	\$42.00
Sanitary Sewer (First 100 feet)	\$82.00
Storm Sewer (First 100 feet)	\$82.00
Each Additional 100 feet or fraction thereof	\$52.00
Manufactured Dwelling Placement Permit Fees	
	FEE
Manufactured Dwelling Placement (includes placement, water and sewer connection)	\$404.00 DW SINGLE AND DOUBLE WIDE
	604.00 TW TRIPLE WIDE
Connection to an existing drain, sewer, storm or water	\$106.00
Administrative Fee (State required)	\$30.00

DELETE

MODIFY

EXHIBIT B		
Medical Gas and Process Piping Permit Fees		FEE
Minimum Permit Fee		\$106.00
\$1 - \$2,000	\$106.00 for the first \$1000.00, plus \$3.32 for each additional \$100, or fraction thereof	
\$2,001 - \$25,000	\$139.20 for the first \$2,000, plus \$13.26 for each additional \$1,000, or fraction thereof	
\$25,001 - \$50,000	\$444.18 for the first \$25,000, plus \$9.95 for each additional \$1,000, or fraction thereof	
\$50,001 - \$100,000	\$692.93 for the first \$50,000, plus \$6.64 for each additional \$1,000, or fraction thereof	
\$100,001 and up	\$1024.93 for the first \$100,000, plus \$5.53 for each additional \$1,000, or fraction thereof	
Building Permit Fee Schedule for Stand-alone Residential NFPA 13D Systems		FEE
Minimum Permit Fee		\$106.00
\$1 to \$2,000	\$106.00 for the first \$1000.00, plus \$3.32 for each additional \$100, or fraction thereof	
\$2,001 to \$25,000	\$139.20 for the first \$2,000, plus \$13.26 for each additional \$1,000, or fraction thereof	
\$25,001 to \$50,000	\$444.18 for the first \$25,000, plus \$9.95 for each additional \$1,000, or fraction thereof	
\$50,001 to \$100,000	\$692.93 for the first \$50,000, plus \$6.64 for each additional \$1,000, or fraction thereof	
\$100,001 and up	\$1024.93 for the first \$100,000, plus \$5.53 for each additional \$1,000, or fraction thereof	
Other Inspections and Fees		
Re-inspection fees assessed <u>No Access, Corrections not made, work not ready for inspection etc.</u> under provisions of Section 108.8 or each additional inspection over the allowable.	\$106.00 ea.	MODIFY
Inspections outside normal business hours (minimum charge: 2 hours)	\$106.00 per hour **	
Investigation fee or Inspections for which no fee is specifically indicated (minimum charge: 1 hour)	\$125.00 \$106.00 per hour **	MODIFY
Additional plan review required by changes, additions or revisions to approved plans (minimum charge: 30 minutes)	\$53.00 per 1/2 hr. **	
Research fees, (minimum charge: 30 minutes)	\$53.00 per 1/2 hr. **	
**Or total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.		
Structural Plan Review Fee	65% of building permit fee	
Fire and Life Safety Plan Review Fee	40% of building permit fee	
Mechanical Plan Review Fee	35% of mechanical permit fee	
Commercial Fire Protection and Prevention Plan Review Fee	65% of permit fee	
Manufactured Dwelling or RV Park Plan Review Fee	75% of permit fee	
Plumbing Plan Review Fee	35% of plumbing permit fee	
Medical Gas/Process Piping Plan Review Fee	35% of med gas permit fee	
State Surcharge	12% of permit fee	
Temporary Occupancy Certificate, Residential	\$175.00	
Temporary Occupancy Certificate, Commercial	\$350.00	
Permit Extension-Residential (First Request) Includes all disciplines	\$106.00	
Permit Extension-Residential (Second Request) Includes all disciplines	\$212.00	
Permit Extension-Commercial (First request) Each code discipline	\$106.00	
Permit Extension-Commercial (Second request) Each code discipline	\$212.00	
Deferred Submittal Fee	\$250.00 plus 65% of the deferred item valuation	ADD



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, AICP, Assistant City Manager/Development Director
DATE: For the Agenda of November 12, 2019
SUBJ: **ORDINANCE: Planned Unit Development Maser Plan Provision |
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. The City Commission voted to hold a first reading of the ordinance on October 8.

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

RECOMMENDATION/SUGGESTED MOTION

1. *I move to conduct a second reading, by title only, of Ordinance 1231.*
2. *I move to adopt Ordinance 1231.*

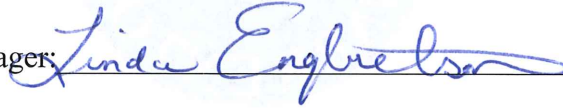
ALTERNATIVE

None

FISCAL IMPACT

Not applicable

Approved by City Manager:

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

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 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, DLC, 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:

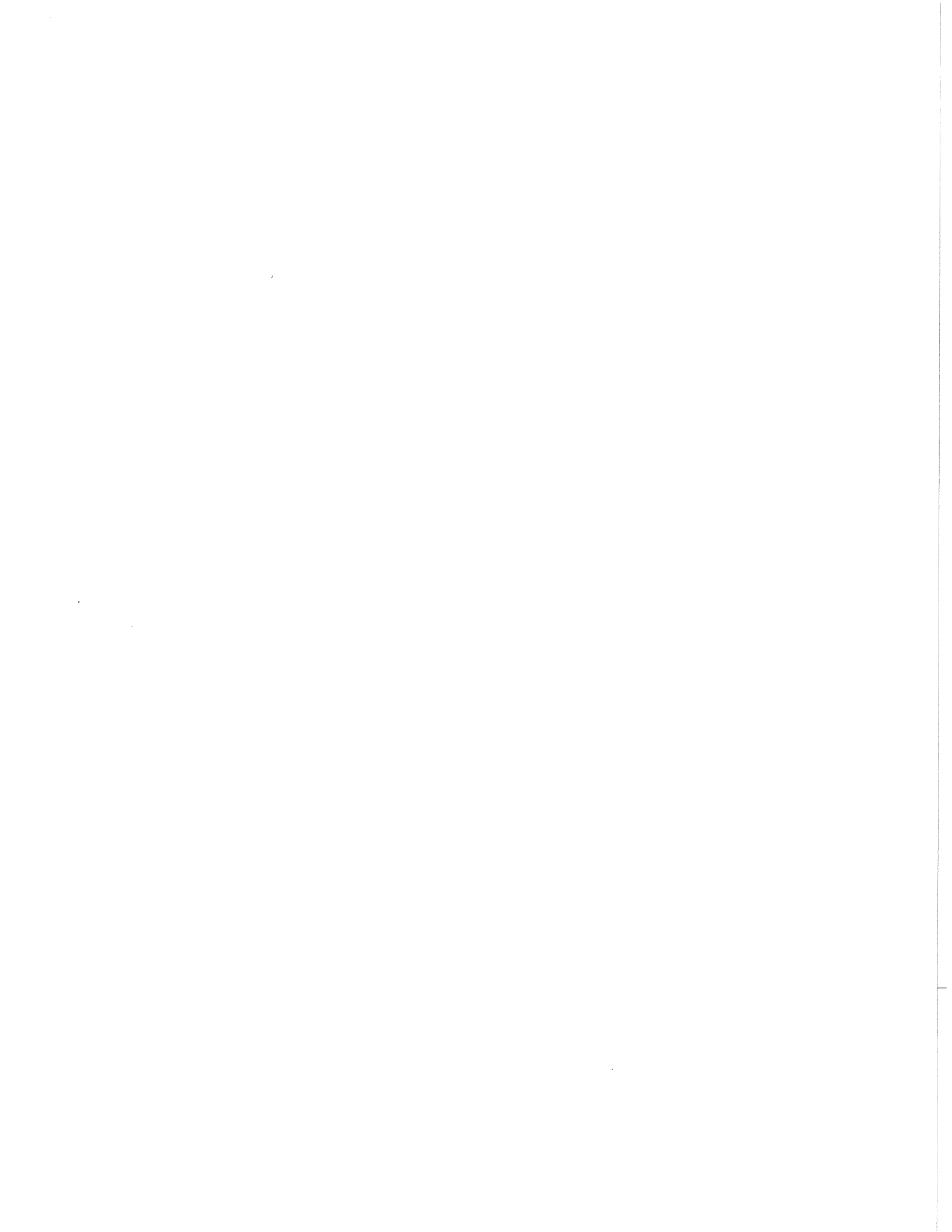
ADOPTED by the City Commission of the City of Warrenton, Oregon this day of , 2019

APPROVED

Henry A. Balensifer, Mayor

Attest:

Dawne Shaw, City Recorder





AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Kevin A. Cronin, AICP, Assistant City Manager/Development Director
DATE: For the Agenda of November 12, 2019
SUBJ: **ORDINANCE: 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*. Resolution No. 2550 was adopted the first reading of Ordinance No. 1230 was approved on October 8.

RECOMMENDATION/SUGGESTED MOTION

1. I move to conduct the second reading, by title only, of Ordinance No. 1230.
2. I move to adopt Ordinance No. 1230.

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:

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

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

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 No. 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 12th day of November, 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

Section 6. This ordinance shall become effective 30 days after second reading

First Reading: October 8, 2019

Second Reading: November 12, 2019

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

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

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Ali Danko

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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 within 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:

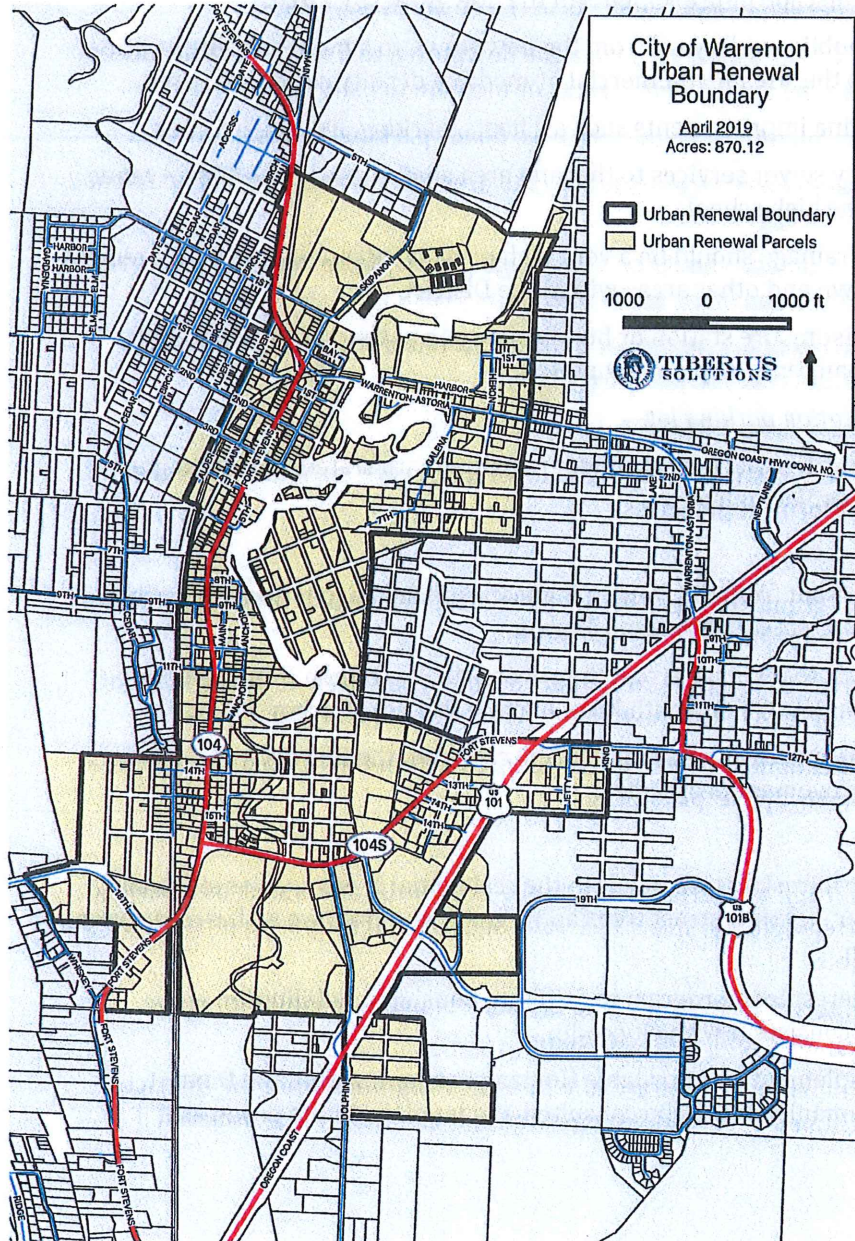
- a) Obtain a state grant from the Oregon State Marine Board to prepare a marina master plan *and rebuild Warrenton Marina.*
- b) Utilize TIF funds to leverage street improvements by Oregon Department of Transportation (ODOT) on South Main Avenue and East Harbor Street.

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

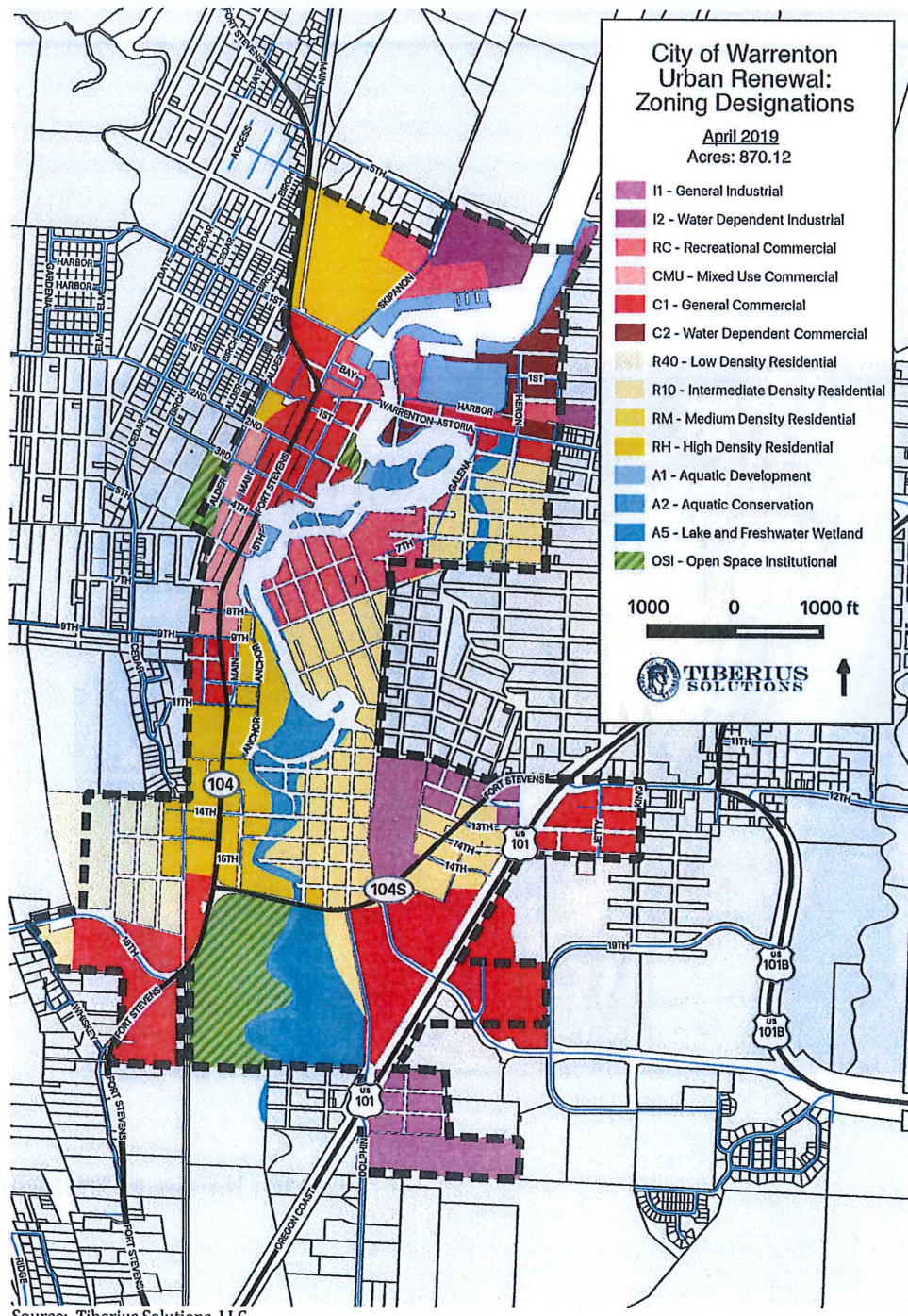
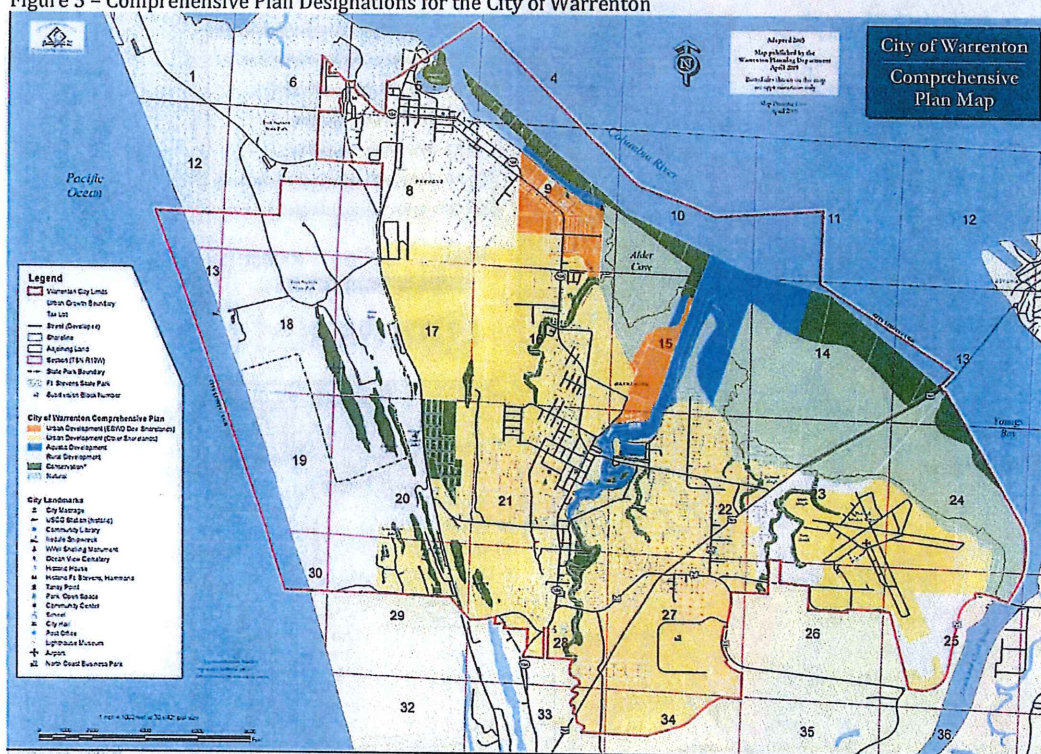


Figure 3 – Comprehensive Plan Designations for the City of Warrenton



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-oak.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 southwest 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 Partifion 2006-33, said point being 1250 feet south of the northeast corner of Parcel 1 of Partifion Plat 2006-33;

thence south along said east line of Parcel 1 of Partifion 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 Partifion 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 "FLB 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 "FLB 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

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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

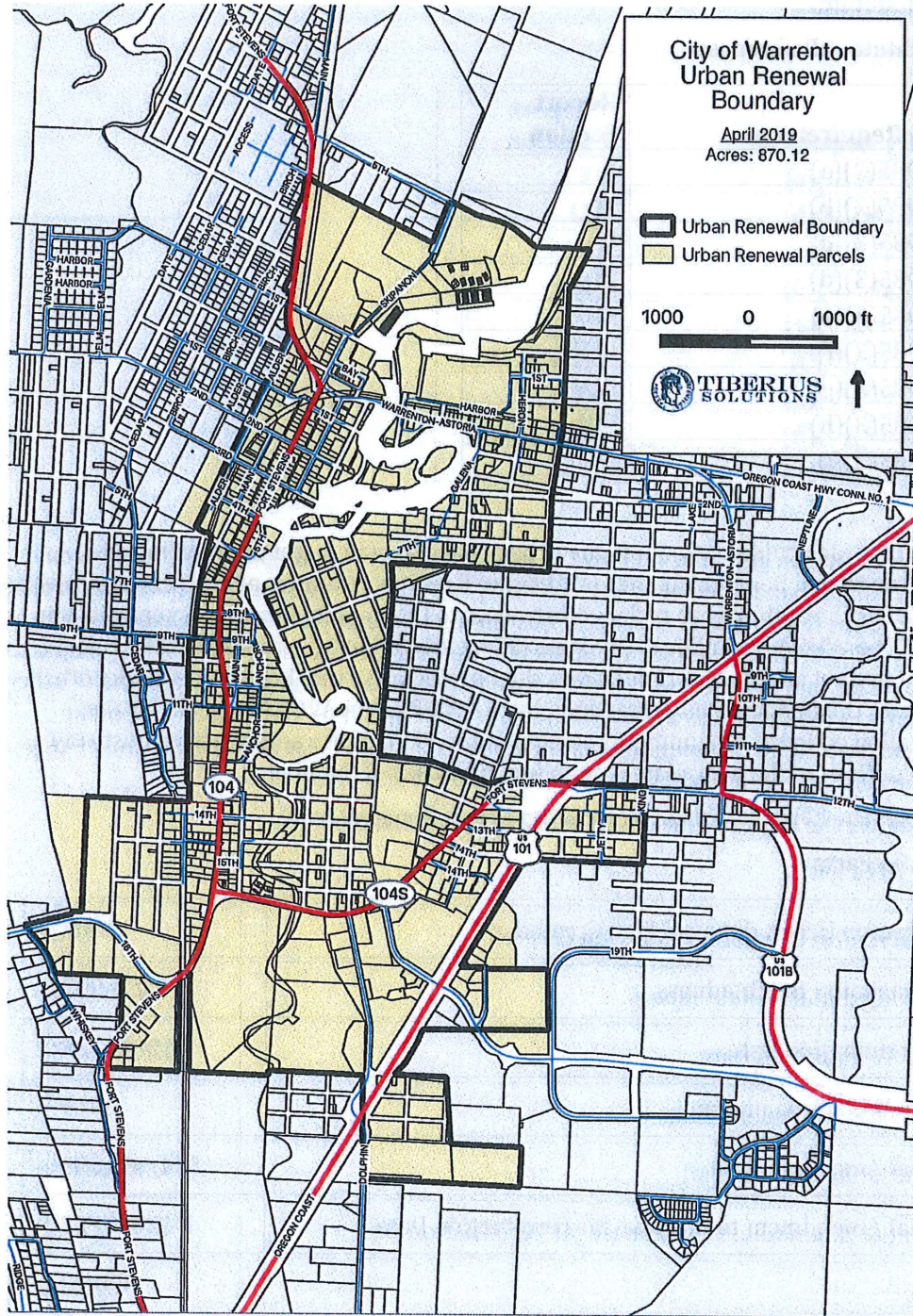
The Report provides guidance on how the urban renewal plan might be implemented. As the Warrenton Urban Renewal Agency (WURA) will review revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The WURA may allocate budgets 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 (VOE \$)					
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 Gvmm’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	(172,942)	(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

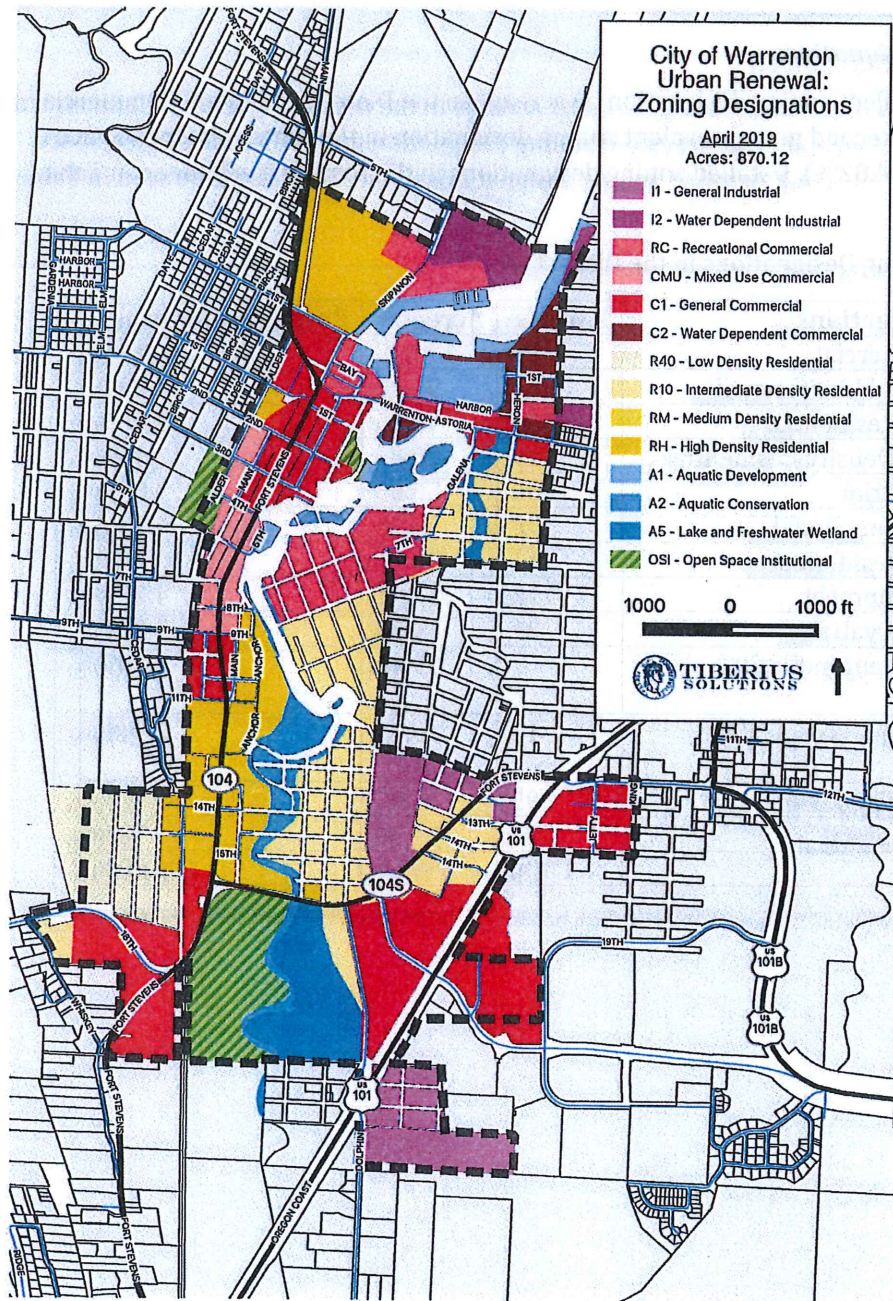
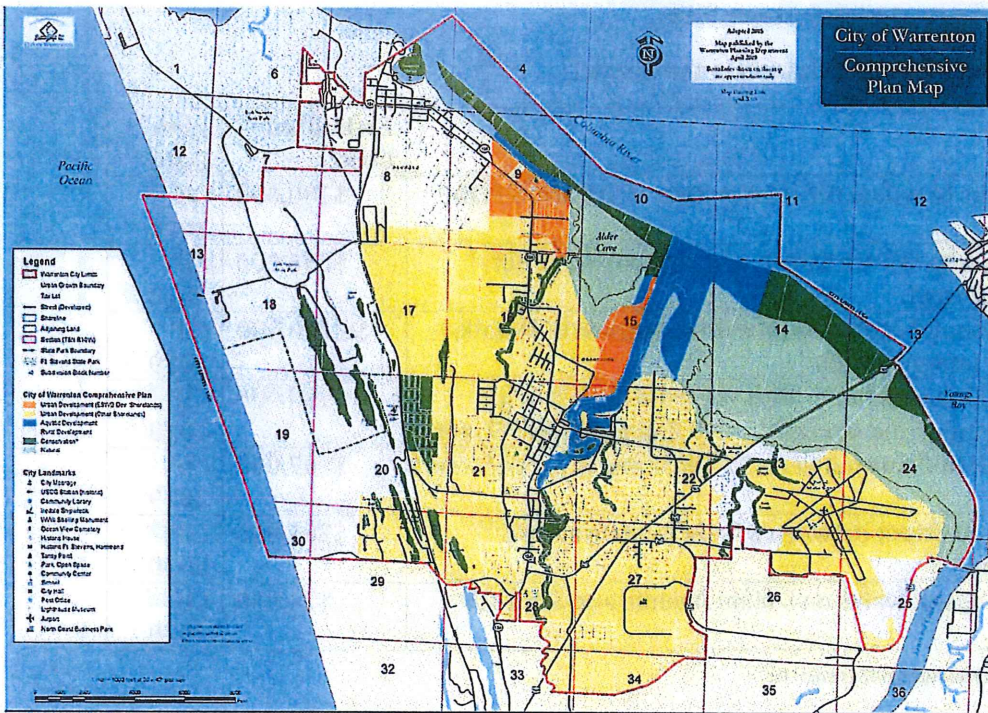


Figure 3 - Comprehensive Plan Designations for the City of Warrenton



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.

Warrenton Urban Renewal Plan Amendment Staff Report to Planning Commission

TO: City of Warrenton Planning Commission
CC: Kevin Cronin, Assistant City Manager, Community Development Director
FROM: Scott Vanden Bos, Elaine Howard Consulting, LLC
DATE: August 8, 2019
SUBJECT: Warrenton Urban Renewal Plan Amendment

I. PURPOSE

The Warrenton Planning Commission is being asked to make a recommendation to the City Commission regarding the Commission's consideration and adoption of the proposed Warrenton Urban Renewal Plan Amendment (Amendment). The Amendment is designed for the Warrenton Urban Renewal Area (Area), an area of 870.12 acres. The reason for urban renewal is to provide a financing mechanism to fund improvements including the following categories Gateway Improvements, Public Improvements, Pedestrian/Bicycle Improvements, Business and Residential Rehabilitation Programs, Property Acquisition, Marina Improvements, Planning, and Administration and Planning Activities.

The focus of the Planning Commission's review is the conformance of the Amendment with the Warrenton Comprehensive Plan. This action does not require a public hearing, and the Planning Commission is not being asked to approve the Amendment, but rather make a recommendation to the Warrenton City Commission on the conformance to the Warrenton Comprehensive Plan issue. There are no explicit review criteria for a Planning Commission for the review of an urban renewal amendment. The Oregon Revised Statute (ORS) ORS 457.085(4) states that "An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095." The generally accepted practice is for the Planning Commission to provide input on the relationship of the Plan to the Local Goals and Objectives (Section XII of the Plan), and particularly to its conformance to the City of Warrenton Comprehensive Plan.

II. BACKGROUND

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 projects being considered are a public parking lot upgrade, undergrounding utilities on South Main Avenue, updates on the public pier at the Warrenton Marina, gateways on South Main and East Harbor, South Main sewer extension, a property assistance grant/loan program and a business loan guarantee program.

There are two levels of maximum indebtedness increase, each requiring different levels of approval from overlapping taxing districts. If the increase is less than or equal to 20% of the original maximum indebtedness as adjusted for inflation there is no requirement for taxing district approval. If the increase is greater than 20% of the original maximum indebtedness as adjusted for inflation a special kind of taxing district approval called "concurrence" is required. Concurrence is the approval of the taxing districts making up 75% of the permanent rate levy. Usually, in order for a district to get concurrence they must get approval from the city, the county, and the school district. The City Commission considered both options at a public meeting on June 26, 2018 and made a preliminary decision to try for concurrence. The City Commission also wanted to increase the maximum indebtedness just enough to terminate the Area at the currently projected termination date. This took some calculating from the financial experts at Tiberius Solutions, LLC, but the preliminary maximum indebtedness increase that would fit the City Commission's parameters was about \$4.8 million, terminating the Area in FYE 2028, the original termination date.

III. PUBLIC NOTICE

Notice was published on July 26, 2019 in The Columbia Press. Notice was also placed on the City of Warrenton website.

IV. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the Warrenton Comprehensive Plan, the Warrenton Development Code, and the Economic Vitality Roadmap. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Amendment relates, and an explanation of how the Amendment relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that *has* been taken directly from an original planning document.

This is not a comprehensive list of all parts of the Warrenton Comprehensive Plan that are supported by this Amendment. This list includes the major Goals and Policies from the comprehensive plans that are in conformance with the urban renewal Amendment; however, there may be other Goals and Policies that are not listed, but are still in conformance with this Amendment.

V. 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.

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. 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 urban renewal plan objectives align with the action plan, which is focused on the downtown core.

PLANNING COMMISSION RECOMMENDATION AND VOTE

Staff recommends that the Planning Commission:

1. Review and discuss the proposed Warrenton Urban Renewal Plan Amendment
2. Find that the Plan Amendment conforms to the Warrenton Comprehensive Plan, and optionally recommend the Plan Amendment's adoption to the Warrenton City Commission

Recommendation/Suggested Motion(s):

"I move that the Warrenton Planning Commission finds, based upon the information provided in the staff report and the provided attachments, that the Warrenton Urban Renewal Plan Amendment conforms with the Warrenton Comprehensive Plan

Optional additional language:

and further recommend that the Warrenton City Commission adopt the proposed Warrenton Urban Renewal Plan Amendment."

Attachments:

1. Amended and Restated Warrenton Urban Renewal Plan
2. Report on the Amended and restated Warrenton Urban Renewal Plan

Exhibit D

RECORDED

SEP 26 2019

CLATSOP COUNTY, OREGON

Doc# 2019090024

Resolution No. ____

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 and City of Warrenton are seeking the approval of the Clatsop County; and

NOW THEREFORE, BE IT RESOLVED by the County Commission for the Clatsop County that:

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

Section 3. This resolution takes effect upon its adoption.

PASSED AND APPROVED this 25 day of Sept. 2019

Clatsop County



WARRENTON-HAMMOND SCHOOL DISTRICT, OREGON

Resolution No. 19-20 #3

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

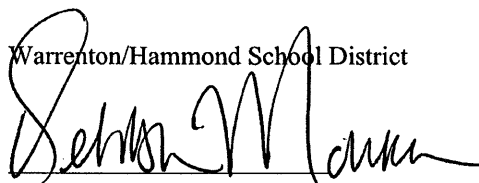
WHEREAS, The Warrenton Urban Renewal Agency is seeking the approval of the Warrenton/Hammond School District; and

NOW THEREFORE, BE IT RESOLVED by the Board for the Warrenton/Hammond School District that:

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

Section 3. This resolution takes effect upon its adoption.

PASSED AND APPROVED this 11 day of Sept. 2019

Warrenton/Hammond School District


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 2. This resolution takes effect upon its adoption.

PASSED AND APPROVED this 8th day of October 2019

APPROVED

[Handwritten signature of Henry A. Balenisfer]

Henry A. Balenisfer, Mayor

Rick Newton, Mayor Pro Tem

ATTEST:

[Handwritten signature of Dawne Shaw]
Dawne Shaw, City Recorder



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Jane Sweet, Harbormaster
DATE: November 12, 2019
SUBJ: Columbia River Bar Pilots Temporary Settlement Pond

SUMMARY

The City of Warrenton Marina was approached by Brian Junes, Columbia River Bar Pilots in regards to using the area north of the Warrenton Marina office for a possible containment/settlement pond. This would be a temporary setting of approximately four months of settling specific to all DEQ containment requirements. The containment site in total would be approximately 200'x200'. The spoils would then be hauled to Trails End Recovery for disposal. The property condition will be returned to its original condition with no costs being incurred to the city.

RECOMMENDATION/SUGGESTED MOTION

Staff recommends the following motions;

"I move to approve access to the Columbia River Bar Pilots to the property directly north of the Marina office to set up a temporary containment/settlement pond for the purpose of temporarily storing dredge spoils. All DEQ requirements will be met and the property will be guaranteed to be returned to its original condition."

ALTERNATIVE

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

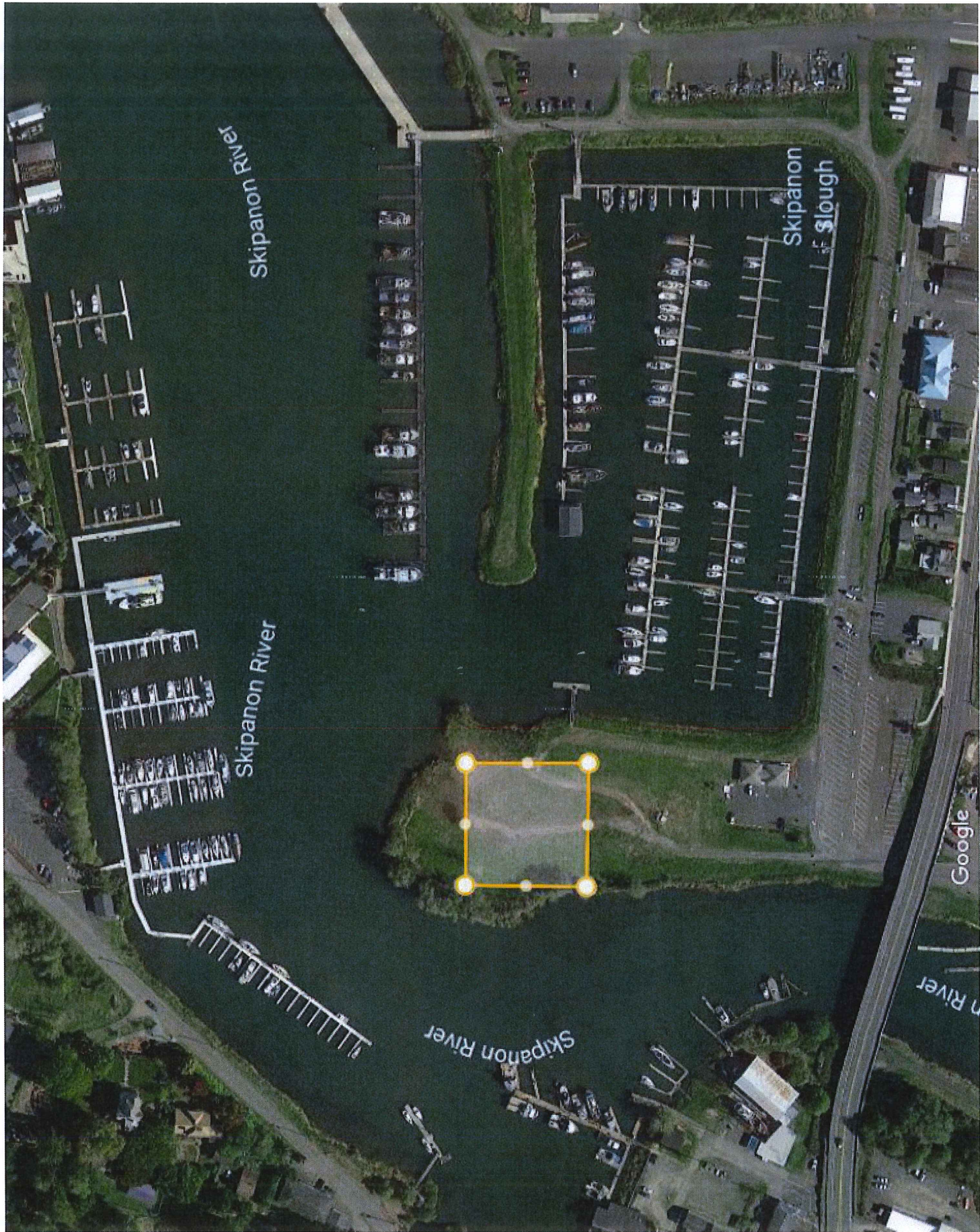
FISCAL IMPACT

None.

Approved by City Manager:

A handwritten signature in black ink, appearing to read "Linda Engstrom", is written over a horizontal line. The signature is enclosed within a rectangular box.

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



Skipanon River

Skipanon Slough

Skipanon River

Skipanon River

Google

Skipanon River

8.A

Cost to Live In-City/County

Average Annual Single Family Cost

City	Utilities (1)	Taxes (2)	Total
1 Cannon Beach	1906.44	5286.55	7192.99
2 Cullaby Lake	2576.52	3179.49	5756.01
3 Astoria	1887.96	3112.65	5000.61
4 Gearhart	774.24	4046.07	4820.31
5 Seaside	1156.56	3491.08	4647.64
6 County 3006	1367.28	2531.05	3898.33
7 Warrenton	1703.88	1932.76	3636.64

(1) Utilities were calculated using water consumption of an average single family user in the City of Warrenton for the month of June 2019 at 4991 gallons.

(2) Average annual taxes were calculated using Clatsop County 2018-2019 tax rates by tax code(s) and the avg. assessed value of a single family home in each city.

Average Single Family Home Values

City	Avg SF AV*	Avg SF RMV*	Qty SF Homes*
1 Cannon Beach	464,993	673,564	1,402
2 Gearhart	339,849	458,102	1,194
3 Seaside	241,437	343,065	2,558
4 County 3006	224,346	310,062	255
5 Cullaby Lake	217,382	286,352	132
6 Astoria	169,255	278,084	2,950
7 Warrenton	163,022	259,146	1,416

*Average single family assessed value, real market value and quantity of homes were calculated using July 2019 Clatsop County tax data querying per tax code(s) of each city and structural classification for residential type homes only.

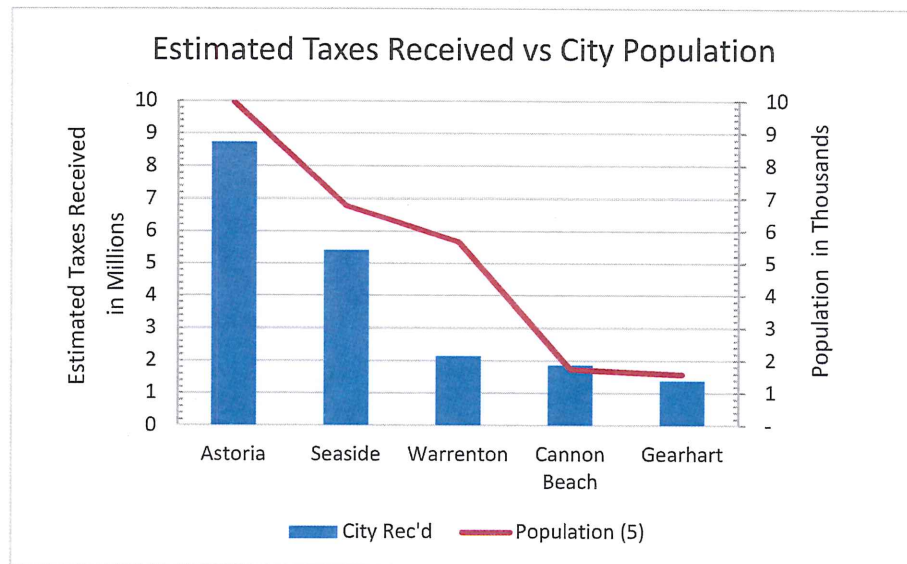
Estimated Annual Taxes Received by City

City	Total AV (3)	City Taxes (4)	City Rec'd	Population (5)
1 Astoria	1,070,054,766	8.1738	8,746,414	9,976
2 Seaside	1,321,708,530	4.0920	5,408,431	6,795
3 Warrenton	663,670,600	3.2313	2,144,519	5,685
4 Cannon Beach	967,624,440	1.9308	1,868,289	1,749
5 Gearhart	561,858,380	2.4672	1,386,217	1,587

(3) Total assessed value is calculated using July 2019 Clatsop County tax data querying per tax code(s) of each city.

(4) City taxes calculated using Clatsop County 2018-2019 tax rates by tax code(s). Includes bonds and local option levies.

(5) Population was collected from Census Bureau estimated 2018 population per city.



Average Annual Single Family Cost

