



City of Warrenton City Commission Agenda

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, July 8, 2025

The meeting will be broadcast via Zoom at the following link

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | Passcode: 12345 | Dial-in Number: 253-215-8782

Public Comment: To provide public comment, participants should register 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. Once your public comment is submitted it becomes part of permanent public record.

You may provide public comment using the following methods:

1. In-person: Complete a public comment card and submit to the City Recorder prior to the start of the meeting.
2. Via Zoom: Register with the City Recorder, at cityrecorder@warrentonoregon.us no later than 3pm the day of the meeting. Please ensure that your zoom name matches the name registered to comment.
3. Written comments: Submit via e-mail to the City Recorder, at cityrecorder@warrentonoregon.us, no later than 3:00 p.m. the day of the meeting.

City Commission Regular Meeting 6:00 PM

1. Call to order
2. Pledge of Allegiance
3. Badge Pinning and Oath of Office – Officer Blanton
4. Consent Calendar
 - A. City Commission Meeting Minutes 2025.06.24
 - B. Community Library Board Meeting Minutes 2025.03.12
 - C. Community Library Board Meeting Minutes 2025.03.19
5. Commissioner Reports
6. Public Comment
7. Public Hearings
 - A. Establish Regulations Regarding Smoke Shops; Ordinance No. 1294
8. Business Items
9. Discussion Items
10. Good of the Order
11. Executive Session
12. 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.



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, June 24, 2025

1. City Commission meeting called to order at 6:00 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Tom Dyer	X	
Paul Mitchell	X	
Henry Balensifer, Mayor	X	

Staff Members Present	
City Manager Esther Moberg	City Recorder Dawne Shaw
Police Chief Mathew Workman	Public Works Director Kevin Gorman
Finance Director Jessica Barrett	

3. Consent Calendar

*Items on the Consent Calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the City Commission.

- A. City Commission Meeting Minutes 2025.06.10
- B. Parks Advisory Board Minutes 2025.04.15
- C. Monthly Finance Report – April 2025
- D. Police Department Monthly Report – April 2025
- E. Spruce Up Warrenton Events Budget

Mayor Balensifer noted the updated budget from Spruce Up Warrenton for item 3E. Commissioner Sollaccio requested to add a letter of support as item 7F; and City Manager Esther Moberg requested to add Resolution No. 2707 as item 7G.

Motion:	Move to approve the consent calendar and agenda amendments as presented.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Dyer	X			
	Sollaccio	X			

	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

4. Commissioner Reports

Commissioner Mitchell discussed the ColPac meeting he attended, a meeting with Congresswoman Bonamici regarding Tongue Point, and a meeting with Spruce Up Warrenton.

Mayor Balensifer discussed the Warrenton Parks Alliance meeting he attended regarding resurfacing the pickleball courts at Quincy Robinson Park. He also noted the status of the Transportation budget.

5. Public Comment

Tony Faletti provided comments regarding the loss of room tax due to Fort Stevens closing down, the state of the recycling center and his support for the shopping cart fee.

6. Public Hearings – None

7. Business Items

A. Presentation – Deflection Program; Clatsop County Sheriff's Office:

Christina Schulz, Deflection Program Coordinator for Clatsop County Sheriff's Office, Trista Erickson, Recovery Programs Assistant Manager for Clatsop Behavioral Healthcare, and Isaiah O'Neill Deflection Clinician for Clatsop Behavioral Healthcare, gave a presentation on the deflection program. Brief discussion/questions followed. Mayor Balensifer asked Police Chief Mathew Workman to clarify data in his monthly report.

B. Consideration of Enterprise Zone Renewal; Resolution No. 2706; A resolution in support of an application to the State of Oregon requesting the redesignation of an Enterprise Zone and amending Resolutions 2434 and 2528:

Kevin Leahy, Clatsop Economic Development Resources (CEDR) Executive Director reviewed Resolution No. 2706. He requested approval for the redesignation of Enterprise Zone; he noted the June 30th deadline. Mayor Balensifer asked for clarification on a portion of Port of Astoria property that is not included on the map; Leahy responded noting it would need to be an amendment to the zone.

Motion:	Move to adopt Resolution No. 2706, with a note in the permanent record related to inclusion of all port properties in the East Skipanon peninsula in the enterprise zone including a necessary map amendment, if need be.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Sollaccio	X			
	Dyer	X			

	Poe	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

C. Consideration of Nygaard Lease Renewal; Tansy Point:

City Manager Esther Moberg reviewed the lease renewal with Warrenton Fiber Company for the city property at Tansy Point.

Motion:	Move to approve the amended Tansy Point lease with Warrenton Fiber Company.				
Moved:	Dyer				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

D. Consideration of Ordinance No. 1295; Shopping Carts:

Mayor Balensifer noted the comment received from Costco's General Manager. Police Chief Mathew Workman discussed Ordinance No. 1295; An Ordinance adding Chapter 5.16, Shopping Carts, to the Warrenton Municipal Code. It was noted that there's specific language that has to be in the ordinance to meet state requirements. There was discussion on alternative compliance, and how businesses will be affected by the ordinance.

Motion:	Move to table Ordinance No. 1295 and for staff to consult legal related to alternate compliance and a full program and costs or at least estimated.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

E. Consideration of Hammond Transmission Waterline Phase 1 Project Contract Award:

Public Works Director Kevin Gorman discussed awarding the contract for the Hammond Transmission Waterline, Phase 1 project to North Cascade Excavating. It was noted there was a lower bid, but they were not fully responsive. Brief discussion followed.

Motion:	Move to award the construction contract for Phase 1 of the Hammond Transmission Waterline project to North Cascade Excavating LLC in the amount of \$2,293,718.03 and authorize a contingency not to exceed 10%.				
Moved:	Sollaccio				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

F. Consideration of Letter of Support - Lease to Locals Program:

Commissioner Sollaccio reviewed a request from the county for a letter of support for their application to the Columbia Pacific Coordinated Care Organization Lease to Locals program. Commissioner Mitchell explained the pilot program and the need. Brief discussion followed.

Motion:	Move to approve a letter of support and authorize the Mayor's signature on supporting a grant for Clatsop County for vacation rental and rental housing, Lease to Locals pilot program.				
Moved:	Mitchell				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

G. Consideration of Resolution No. 2707; Budget Adjustment:

Finance Director Jessica Barrett discussed an adjustment to the budget from Contingency to Materials and Services in the Sanitation Fund.

Motion:	Move to approve Resolution No. 2707.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			

8. Discussion items – None

9. Good of the Order

Mayor Balensifer provided insight on the Transportation Bill; he noted the Boards and Committees task force had their first meeting; he also noted the Development Review task force.

10. Executive Session

At 7:44 pm, Mayor Balensifer announced the commission will now meet in Executive Session under the authority of ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to conduct real property transactions.

11. Adjournment

At 7:54 pm, Mayor Balenisfer reconvened the meeting, and noting no further business, adjourned the meeting.

Respectfully prepared and submitted by Hanna Bentley, Deputy City Recorder.

Approved:

Attest:

Henry A. Balensifer III, Mayor

Dawne Shaw, CMC, City Recorder

Warrenton Community Library Advisory Board Minutes - 03.12.25

1. **Call to order:** The meeting was called to order at 5:35 p.m.
2. **Roll call:** Board members present were Abbie Johnson, Kelsey Balensifer, Greg Bian, Karyn Grass and Andrew Walker. Library Director Josh Saranpaa was also in attendance. Since there were some new members of the board, everyone introduced themselves and shared about a recent author or book they have enjoyed.
3. **Recognition of guests:** There were no guests in attendance.
4. **Public comment:** None.
5. **Consent calendar:**

A. Regular Meeting Minutes 12.11.24: Grass shared that she was attending the meeting via Zoom, but those attending in person were unable to see or hear her. Balensifer moved to approve the minutes with the update attendance list; Bian seconded.

VOTE RESULTS:

Balensifer: Yes
 Bian: Yes
 Grass: Yes
 Johnson: Yes
 Walker: Yes

MOTION PASSED.

6. Discussion items:

A. Friends of the Warrenton Community Library Update: Balensifer shared updates from the Friends of Warrenton Community Library. She provided a recap of recent Library After Dark events and shared details about the next two events: Author Steven Craig on April 12 and author Peter Adams Young on May 10. Gaetano's Market & Deli has started donating a snack tray to each event. In other Friends updates, the nonprofit also started a quarterly newsletter and is working on submitting its annual tax documents and filings. The annual meeting is coming up on May 15, and board member and officer elections will take place.

Walker moved to amend the agenda to add the director's report as item 6B; Balensifer seconded.

VOTE RESULTS:

Balensifer: Yes
 Bian: Yes
 Grass: Yes
 Johnson: Yes
 Walker: Yes

MOTION PASSED.

B. Director's Report: Written report was provided, and Saranpaa touched on some of the highlights. Kroger grant for food pantry was unsuccessful. Grass asked about the start of the food pantry. Saranpaa provided background about how it was started and the process for keeping it stocked. Saranpaa said it is something that is regularly utilized by various members of the community, both taking and leaving items. Saranpaa talked about the grant awarded for the ADA updates to the front door. He also applied for a grant to replace the four public computers at the library. Moving forward with updating the library logo, per the goals of the strategic plan. Saranpaa will bring potential logos to the board for them to vote on a preferred logo to send to the City Commission for approval. Grass asked about seeing library attendance trends so the board has more context for the numbers provided in the director's report. Saranpaa agreed that is something that can be provided.

7. Action items:

A. Nomination & Confirmation of Vice Chair Position: Grass moved to appoint Balensifer as vice chair; Johnson seconded.

VOTE RESULTS:

Balensifer: Yes

Bian: Yes

Grass: Yes

Johnson: Yes

Walker: Yes

MOTION PASSED.

8. Good of the order:

Balensifer brought up that the board chair is allowed to serve as an ex-officio member of the Friends nonprofit, per the Friends group bylaws. Walker agreed to serve in this capacity.

Balensifer also brought details from the Oregon Government Ethics Commission Public Meetings Law training. Each agenda needs to include details on how to access an interpreter, if needed. The meeting minutes need to include a notation of any members who arrive late, after roll call is taken. Draft minutes need to be provided to City Recorder Dawne Shaw within 5-10 days after the meeting, so the public can request to see the draft minutes prior to their approval at the next quarterly meeting. And all votes have to list out the names and vote of each member present. Saranpaa will send a voting template to Balensifer. He will also get information about the OGEC training for other board members who missed the first opportunity to attend.

Grass asked about the search for a new space. Saranpaa reached out to Hsu-Feng Andy Shaw, director of the Northwest Oregon Housing Authority director about the City of Warrenton possibly buying the organization's building for a new library space. There may be a potential to transfer the lease on the school district building's to NOHA, since they still need office space. Shaw is meeting with City Manager Esther Moberg to discuss options.

9. Adjournment: The meeting was adjourned at 6:22 p.m.

Attest:

Secretary

Approved:

Kelsey Balensifer

Chair (Vice chair serving in absence of chair)

Warrenton Community Library Advisory Board Minutes - 03.19.25

1. **Call to order:** The special meeting was called to order at 5:29 p.m.

2. **Roll call:** Board members present were Andrew Walker, Aggie Cooley, Karyn Grass, Amanda Donovan, Greg Bian and Kelsey Balensifer. Library Director Josh Saranpaa was also in attendance.

3. **Letter of Recommendation:** Saranpaa gave a summary of City Manager Esther Moberg's meeting with Hsu-Feng Andy Shaw, director of the Northwest Oregon Housing Authority. NOHA is open to selling its building, and Moberg recommended that the board submit a formal recommendation letter to the Warrenton Urban Renewal Agency and its advisory committee to potentially get funding for the purchase of the building. A draft recommendation letter was included in the meeting packet.

There was discussion about the added square footage and the loss of parking spaces. Grass asked about getting the board in for a tour of the space if things move forward. Saranpaa agreed this would be a priority.

Cooley moved to approve the recommendation letter as written; Donovan seconded.

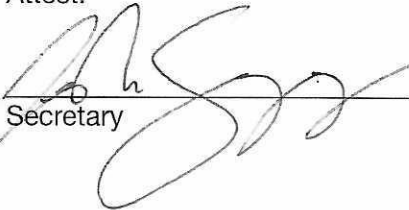
VOTE RESULTS:

Balensifer: Yes
 Bian: Yes
 Cooley: Yes
 Donovan: Yes
 Grass: Yes
 Walker: Yes

MOTION PASSED.

4. **Adjournment:** The special meeting was adjourned at 5:42 p.m.

Attest:


 Secretary

Approved:


 Chair (Vice chair serving in absence of chair)



City Commission Agenda Memo

Meeting Date: July 8, 2025
 From: Jeffrey B. Adams, Planning Director
 Subject: Amendment to Title 16 Regarding Smoke Shops Downtown

Summary:

These proposed development code amendments referenced in Ordinance 1294 are intended to protect and enhance the City's public health, safety, and welfare, by subjecting smoke shops within the City of Warrenton to reasonable time, manner, and place regulations. The Code language does not substantively amend the additional development standards that businesses are required to abide by generally.

The Planning Commission held a public hearing on the proposed code amendments at the July 3, 2025, Planning Commission meeting. Staff has received two written comments to the notice in favor of the proposed Code Amendment to date.

The Planning Commission recommended approval of these Development Code amendments at their July 3, 2025 meeting. The City Commission will now consider the Planning Commission's recommendation, conduct a public hearing, and make a final decision on the proposed amendment.

Recommendation/Suggested Motion:

1. *"I move to approve DCR-25-1, and conduct the first reading, in full, of Ordinance No. 1294, amending Warrenton Municipal Code, Title 16 Development Code, subjecting smoke shops within the City of Warrenton to reasonable time, manner, and place regulations as presented in the Staff Report and Draft Findings."*
2. *"I move to conduct the second reading, by title only, of Ordinance No. 1294."*
3. *"I move to adopt Ordinance No. 1294."*

Alternative:

"I move to conduct the first reading, by title only, of Ordinance No. 1294, amend Warrenton Municipal Code Title 16 Development Code subjecting smoke shops within the City of Warrenton to reasonable time, manner, and place regulations as presented in the Staff Report and Draft Findings."

Fiscal Impact:

None.

Attachments:

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

- Draft Ordinance 1294 – First Reading
- Suzi Balensifer letter dated Jun 28, 2025
- Jim Ray letter dated July 3, 2025

Approved by City Manager: _____

Ordinance 1294

Introduced by All Commissioners

AN ORDINANCE AMENDING WARRENTON MUNICIPAL CODE CHAPTER 16 TO ESTABLISH REGULATIONS REGARDING SMOKE SHOPS WITHIN THE CITY OF WARRENTON

WHEREAS, a Notice of the Proposed Change was submitted electronically to the Oregon Department of Land Conservation and Development on June 6, 2025; and

WHEREAS, pursuant to Warrenton Municipal Code 16.208.060 and ORS 227.168, notice was provided for the public hearings held before the Planning Commission on July 3, 2025, and the City Commission on July 8, 2025; and

WHEREAS, on June 19, 2025, pursuant to Warrenton Municipal Code 16.208.060, notice for the public hearing held before the Planning Commission on July 3, 2025 was published in The Astorian; and

WHEREAS, the Planning Commission held a public hearing on July 3, 2025, and, after hearing testimony from interested parties, recommended the City Council adopt the proposed changes; and

WHEREAS, the Warrenton City Commission held a public hearing on July 8, 2025, at which it received the recommendation of the Warrenton Planning Commission and heard testimony from the public; and

WHEREAS, the Warrenton City Commission finds that it is in the public interest and welfare to protect and enhance the City's public health, safety, and welfare, by subjecting smoke shops within the City of Warrenton to reasonable time, manner, and place regulations; and

WHEREAS, the current City code does not provide such regulations, and as such, the smoke shops in the City have, to this point, been entirely unregulated.

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

- Section 1. Chapter 16 of the WMC is amended as shown in Exhibit A to this Ordinance, which is attached hereto and incorporated herein by this reference.
- Section 2. The City Manager is authorized to correct any scrivener's errors found in "Exhibit A" during codification.
- Section 3. If any section, subsection, clause, or provision of this Ordinance is determined to be invalid or unenforceable, such determination shall not affect the validity of the remaining portions of this ordinance, which shall continue in full force and effect.
- Section 4. All sections of the WMC that are unamended by this Ordinance shall continue in full force and effect.

Section 5. It is hereby adjudged and declared that existing conditions are such that this ordinance is necessary for the immediate preservation of the public peace, health, and safety of the City of Warrenton. An emergency is hereby declared to exist, and this Ordinance shall take effect and be in full force and effect when passed by the City Commission and signed by the Mayor.

First Reading:

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon, this __ day of ____, 2025.

APPROVED

Henry A. Balensifer, Mayor

Attest:

Dawne Shaw, City Recorder

Ordinance 1294

Exhibit A

~~Struck language~~ indicates deletions from the text.

Bolded and underlined language indicates additions to the text.

Section 1. Section 16.12.010 of the WMC is amended to add the following definition:

Smoke shop: A retail store that is engaged in the sale of nicotine products, including paraphernalia for the consumption of nicotine, where either (1) at least 40 percent of gross revenues result from such sales, or (2) at least 40 percent of the merchandise display area is occupied by nicotine products. Products sold in vending machines as described in ORS 167.775 are excluded from this definition. Nicotine products include cigarettes, cigars, e-cigarettes, pipes, hookahs, bongs, tobacco, vape cartridges containing nicotine, vape pens, chewing tobacco, nicotine pouches, tobacco products as defined in ORS 431A.175, inhalant delivery systems as defined in ORS 431A.175, and other forms of tobacco, nicotine, or devices for the consumption of tobacco or nicotine.

Section 2. Section 16.40.020 of the WMC is amended as follows:

16.40.020 Permitted Uses

The following uses and their accessory uses are permitted in the C-1 zone if the uses conform to the standards in Sections 16.40.040 through 16.40.060, Chapters 16.124, 16.212 and other applicable Development Code standards, and other City laws:

- A. Only the following uses and their accessory uses are permitted along Highway 101, SE Marlin, SE Ensign Drive, SE Discovery Lane, and SE Dolphin Avenues and shall comply with the above noted sections as well as Chapter 16.132:
1. Personal and business service establishments such as barber or beauty shop, clothes cleaning, funeral home and pet grooming.
 2. Professional, financial, business and medical offices.
 3. Retail business establishments.
 4. Amusement enterprises such as theater or bowling alley.
 5. Technical, professional, vocational and business schools.
 6. Membership organizations such as unions, lodge hall, club or fraternal buildings.

7. Eating and drinking establishments, including food carts and food pods.
8. Hotel, motel or other tourist accommodation, including bed and breakfast.
9. Automobile sales, and/or service and parts establishment.
10. Boat and marine equipment sales, service or repair facilities.
11. Building material sales yard.
12. Government buildings and uses.
13. Transportation facilities and improvements subject to the standards of Section 16.20.040.
14. Dredge material disposal (DMD) subject to Section 16.40.050 (site 27S located within this area zoned C-1) and Chapter 16.104.
15. Community garden(s) (see definitions).
16. Hospital, medical offices, sanitarium, rest home, nursing or convalescent home.
17. Congregate care or assisted living facility.
18. Public utilities, including pipelines, cables, and utility crossings but not structures.
19. Commercial uses with a residential use(s) [apartment(s)] located either above or behind the commercial use so that the commercial use is the predominant use on the property.
20. Homestay lodging subject to the standards in Chapter 8.24.
21. Vacation rental dwelling subject to the safety regulations in Section 8.24.030.
22. Similar uses as those stated above.

B. Only the following uses and their accessory uses are permitted along Main Avenue between Whiskey Road and NE 1st Street and shall comply with the above noted sections as well as Chapter 16.132:

- 1. Personal and business service establishments such as barber or beauty shop, clothes cleaning, funeral home, or pet grooming.**
- 2. Professional, financial, business and medical offices.**
- 3. Retail business establishments, except for smoke shops.**
- 4. Amusement enterprises such as theater or bowling alley.**
- 5. Technical, professional, vocational and business schools.**
- 6. Membership organizations such as unions, lodge hall, club or fraternal buildings.**

- 7. Eating and drinking establishments, including food carts and food pods.**
- 8. Hotel, motel or other tourist accommodation, including bed and breakfast.**
- 9. Automobile sales, service or repair establishment.**
- 10. Boat and marine equipment sales, service or repair facilities.**
- 11. Building material sales yard.**
- 12. Residential home.**
- 13. Residential (care) facility.**
- 14. Home occupations (must comply with paragraph 19 of this subsection).**
- 15. Child care center.**
- 16. Government buildings and uses.**
- 17. Public utilities, including structures, pipelines, cables, and utility crossings.**
- 18. Hospital, medical offices, sanitarium, rest home, nursing or convalescent home.**
- 19. Congregate care or assisted living facility.**
- 20. Single-family residences existing prior to April 2, 1997 may be repaired, remodeled, expanded, or replaced if damaged.**
- 21. Transportation facilities and improvements subject to the standards of Section 16.20.040.**
- 22. Community garden(s) (see definitions).**
- 23. Commercial uses with second floor residential use(s) [apartment(s)] or on the same lot with existing single-family detached built prior to April 2, 1997.**
- 24. Homestay lodging subject to the standards in Chapter 8.24.**
- 25. Vacation rental dwelling subject to the safety regulations in Section 8.24.030.**
- 26. Similar uses as those stated in this section.**

B-C. For all other C-1 zoned areas within the City limits of Warrenton, the following uses and their accessory uses are permitted and shall comply with the above noted sections:

1. Personal and business service establishments such as barber or beauty shop, clothes cleaning, funeral home, or pet grooming.
2. Professional, financial, business and medical offices.
3. Retail business establishments.

4. Amusement enterprises such as theater or bowling alley.
5. Technical, professional, vocational and business schools.
6. Membership organizations such as unions, lodge hall, club or fraternal buildings.
7. Eating and drinking establishments, including food carts and food pods.
8. Hotel, motel or other tourist accommodation, including bed and breakfast.
9. Automobile sales, service or repair establishment.
10. Boat and marine equipment sales, service or repair facilities.
11. Building material sales yard.
12. Residential home.
13. Residential (care) facility.
14. Home occupations (must comply with paragraph 19 of this subsection).
15. Child care center.
16. Government buildings and uses.
17. Public utilities, including structures, pipelines, cables, and utility crossings.
18. Hospital, medical offices, sanitarium, rest home, nursing or convalescent home.
19. Congregate care or assisted living facility.
20. Single-family residences existing prior to April 2, 1997 may be repaired, remodeled, expanded, or replaced if damaged.
21. Transportation facilities and improvements subject to the standards of Section 16.20.040.
22. Community garden(s) (see definitions).
23. Commercial uses with second floor residential use(s) [apartment(s)] or on the same lot with existing single-family detached built prior to April 2, 1997.
24. Homestay lodging subject to the standards in Chapter 8.24.
25. Vacation rental dwelling subject to the safety regulations in Section 8.24.030.
26. Similar uses as those stated in this section.

Re: Development Code Revision DCR-25-1

From Suzi Balensifer <mlsbalensifer@gmail.com>

Date Sat 28-Jun-25 6:42 PM

To City Planner <Planning@warrentonoregon.us>

Please excuse my address, It should read "Planning Commission" and not City Commission.

On Sat, Jun 28, 2025 at 11:31 AM Suzi Balensifer <mlsbalensifer@gmail.com> wrote:

City Commission:

I would like to make a few comments concerning the possible amendment to the Warrenton Municipal Code Chapter 16.

I encourage you to adopt this amendment as I believe it to be in the best interest of the city and its residents at large.

I would also like to remind the council of the city's vision plan from a few years back. Considering that Warrenton, in recent years, has experienced tremendous growth it is incumbent upon the council to seriously consider what and how that growth should look. I believe that the Council has done a good job, thus far, in thoughtfully planning what our town should look like and how it can best serve our community. My hope is that the council doesn't stray from that attempt nor the responsibility that comes with the shaping of our city. A smoke shop isn't in the best interest of the residence of our community nor does it fit into the vision for our city.

Failure to create and/or stick to a community vision brought us the extremely large and unhappy welcome everyone receives as they enter our downtown area. (The storage facility). Smoke shops draw and encourage loitering and unhealthy behaviours.

Please amend the city code to establish regulations regarding Smoke Shops within the City of Warrenton.

Thank you for your consideration.

Suzi Balensifer
947 SE Anchor
Warrenton, Or 97146



WARRENTON PLANNING COMMISSION PUBLIC COMMENT FORM

NAME: JIM RAY

ADDRESS: 699 PACIFIC DRIVE

EMAIL: J.RAY5@CHARTER.NET

DOES YOUR COMMENT HAVE TO DO WITH AN AGENDA ITEM: ☒ YES or ☐ NO

BRIEFLY DESCRIBE YOUR TOPIC: SMOKK SHOP

PLEASE GIVE THIS CARD TO THE SECRETARY PRIOR TO THE MEETING

All remarks will be limited to 3 minutes per person.

Once this card is submitted to the secretary, it becomes a part of the permanent public record.

Warrenton doesn't need a new smoke shop - nor do we need a new mortuary in our community. In fact, a new smoke shop will contribute to the need for another mortuary.

Our community does NOT need smoke pollution, more sickness and disease.

We do NOT need to condone nor approve of any business that negatively affects our local and national economy by products that destroy health and increase health care costs.

We, concerned citizens, need to protect our children from the corrupting influences of addictive, destructive substances.

We've already witnessed one negative effect of this smoke shop application.

The positive contributions of the "home town" environment of the Clipper Station hair salon have been displaced by her eviction by these applicants. She had been forced to relocate to a less accessible site.

Multiple financial hardships have been imposed on the Clipper Station service provider. Numerous Clipper Station customers will find it difficult to travel to the new site.

I recommend rejection of this application.