

# **AGENDA**

## **Joint Meeting Warrenton Urban Renewal Advisory Committee Warrenton Urban Renewal Agency**

Wednesday, September 6, 2017  
3:30 pm

Warrenton City Hall – City Commission Room  
225 S. Main Street  
Warrenton, OR 97146

1. Call to order
2. Roll Call
3. Consent Calendar
  - A. Approval of Minutes from the Regular Meeting of June 7, 2017
4. Business
  - A. Landscaping Plan Review/Update
  - B. Fire Chief's Recommendation for Infrastructure Upgrade - S. Main/Anchor
  - C. Halfway thru....next ten years (Program ends 2027)
  - D. Other Business/Updates
  - E. Thank you Letters

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

3-A

MINUTES

Warrenton Urban Renewal Advisory Committee  
June 7, 2017  
3:30 p.m.  
Warrenton City Hall – Commissioners Room  
225 S. Main  
Warrenton, OR 97146

**Frida Fraunfelder called the meeting to order at 3:00 p.m.**

Roll call followed:

Urban Renewal Advisory Committee Members Present: Frida Fraunfelder, Gerald Poe, Dan Jackson, Tess Chedsey

Absent: Bob Bridgens and Dennis Faletti

Staff Present: Urban Renewal Agency Director Linda Engbretson, Harbor Master Jane Sweet, Public Works Director Jim Dunn, Public Works Operations Manager Kyle Sharpsteen

**CONSENT CALENDAR**

A. Advisory Committee Meeting Minutes – March 1, 2017

**Gerald Poe made the motion to approve the minutes from 3/01/17. The motion was seconded and approved with all in favor.**

**Poe – aye; Jackson – aye; Chedsey – aye; Fraunfelder**

**BUSINESS**

Frida Fraunfelder noted the need to add an item to the agenda; Election of a new Chair.

**Gerald Poe nominated Frida Fraunfelder for Urban Renewal Advisory Committee Chair; Tess Chedsey seconded the nomination. No other nominations were made. All voted in favor to appoint Frida Fraunfelder as Chair.**

**Poe – aye; Jackson – aye; Chedsey – aye; Fraunfelder**

Urban Renewal Agency Director Linda Engbretson introduced Beth Holland, Landscape Designer, who gave an update on the landscaping project. Ms. Holland identified different options to plant in/around the bulb outs with hardy, native plants and shrubs. She noted she met with Pacific Power; however there are still details to be worked out. She presented rough plans for the corners at S. Main and Alt Hwy 101, by the High School. She proposed grass on both sides of the street and trees and possibly park benches. Also discussed was the 4-way corner at E. Harbor and Main; Ms. Holland

suggested improving the landscaping and plantings at Lighthouse Park and also talking with the businesses (Mini Mart and the storage facility) to see if they would agree to continue maintaining the landscaping if the city makes improvements. Ms. Holland presented ideas to create a “plaza” around the new VFW monument with lighting and plantings. Discussion continued on funding, and Ms. Holland suggested the City buy the plants directly from growers and pay a contractor plant them. She also noted the Oregon Parks Department has a “Main Street” program that provides funds for urban renewal, for dressing up intersections. After further discussion the Committee agreed to approve and move forward with the landscaping and to wait on the bulb outs until things are settled. Ms. Holland stated she will set up accounts with growers, so the City can buy direct; follow up with 3D Landscaping to help determine the maintenance requirements; and follow up on the “Main Street” funding program.

Urban Renewal Agency Director Linda Engbretson stated Mr. Ken Yuill approached her about an improvement project on Alt Hwy 101. She noted this project is not on the Committee’s approved project list; however infrastructure upgrades is an approved use of Urban Renewal funding, so she invited Mr. Yuill to come and give a presentation. Mr. Yuill gave a presentation explaining the history of the neighborhood on Alt Hwy 101, between SE Ensign and Hwy 101, consisting of 15.96 acres. He noted the neighborhood is out of the flood plain and tsunami zone, and suggested changing the zoning to commercial mixed use, which would allow additional growth for commercial use and for housing. He also noted it would increase tax revenue to the city. Mr. Yuill asked the Committee to support the project and pay for the zone change. Discussion continued on the potential for growth and development of the area, and the infrastructure needs. After further discussion the Committee agreed to make a recommendation to the Urban Renewal Agency to provide funding for the zone change.

**Gerald Poe made the motion to make a recommendation to the Urban Renewal Agency to use Urban Renewal Funds to pay for the zone change, as proposed by Mr. Ken Yuill. The motion was seconded and approved with all in favor.**

**Poe – aye; Jackson – aye; Chedsey – aye; Fraunfelder**

Chair Fraunfelder stated she would like a letter from Mr. Yuill to Ms. Engbretson, outlining the reasons why he wants to do this.

Urban Renewal Agency Director Linda Engbretson stated she has received a Façade Grant application from Mr. Roy Allgeyer, in addition to the Sowin’s application included in the agenda packet. Discussion continued on the subcommittee review process. The Committee reviewed and discussed the applications and made the recommendation to approve the grant applications.

**Gerald Poe made the motion to recommend approval of the Sowin’s and Allgeyer Façade Grant applications. The motion was seconded and approved with all in favor.**

**Poe – aye; Jackson – aye; Chedsey – aye; Fraunfelder**

Discussion continued on the Façade Grant process and the URA boundaries. It was noted the Sowin’s property is not in the URA boundaries.

**Gerald Poe made the motion to rescind the original motion to approve the Sowin's application, as it is not in the Urban Renewal boundaries. The motion was seconded and approved with all in favor.**

**Poe – aye; Jackson – aye; Chedsey – aye; Fraunfelder**

Urban Renewal Agency Director Linda Engbretson stated the City will put out another advertisement, with a deadline for Façade Grant applications. Chair Fraunfelder asked that the record show Tess Chedsey and Gerald Poe are reassigned to the serve on the subcommittee for the next year.

Public Works Jim Dunn gave a brief update on the pump stations, noting the 4<sup>th</sup> and Main storm water pump station is complete and asked Public Works Operation Manager Kyle Sharpsteen to give the update. Mr. Sharpsteen stated the contractor completed the project in 2-3 weeks, and noted the pump station that was replaced was very old – “antique,” and gave details on the new pump. He stated the chain link fence around that pump station is very old and unattractive, and asked if the Committee would be interested in recommending funding to replace it. Mr. Sharpsteen presented a quote for \$3,200.00 for a cedar fence, noting the pump station is on S. Main so the cedar would improve the look of the area. Discussion followed on cedar versus vinyl fencing, and maintenance of the fencing.

**Gerald Poe made the motion to recommend providing Urban Renewal funds for the fencing around the 4<sup>th</sup> and Main pump station. The motion was seconded and approved with all in favor.**

**Poe – aye; Jackson – aye; Chedsey – aye; Fraunfelder**

Harbormaster Jane Sweet gave an update on the Warrenton Marina. She stated everything should be completed in approximately one month, noting there are just a few small projects to wrap up. The Committee stated they would like to take a tour when it is all completed. Brief discussion followed.

**There being no further business, Chair Fraunfelder adjourned the meeting at 5:07 p.m.**

Next regular meeting is scheduled for December 6, 2017, at 3:30 p.m.

Approved

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Frida Fraunfelder, Chair

Attest

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Dawne Shaw, Deputy City Recorder



# Warrenton Fire Department

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

4-B

## MEMORANDUM

**To:** Linda Engbretson, City Manager  
**Date:** June 16, 2017  
**From:** Tim Demers, Fire Chief  
**Re:** The need for fire protection on SE Anchor from the 1400 block to 1600 block

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After recently doing some research for a project in the 1400 block of SE Anchor Avenue, it was discovered that this particular neighborhood has no accessible fire hydrants. This severely hampers any type of fire suppression in that area.

The nearest fire hydrant is located on the west side of Main Street near the vacated SE 14<sup>th</sup> Place. In order to bring a firefighting supply line to the nearest house on SE 15<sup>th</sup> Street will require more than 250 feet of hose. This is 50 feet more than the Fire Code lists. Keep in mind this is the first home, there are 12 more that are well outside this limit (not including two large storage garages). The farthest house is over 900 feet, well outside the limits of a rural area without an "...adequate and reliable water systems".

Another interesting aspect of this neighborhood is that it is all on a dead end street. As you enter the neighborhood on SE 15<sup>th</sup> Street going East, you come to a "T", which is SE Anchor Avenue. As you know, SE Anchor Avenue runs North and South. But, either direction you turn winds up dead ending and there have been no required Fire Department turn arounds built. SE 15<sup>th</sup> Street is over 200 feet long and would have required a turnaround on its own. Going North on SE Anchor will lead you to two houses that are on the North side of the vacated SE 14<sup>th</sup> Place. The dirt road that takes you to the back home was not built to Fire Code for width, base material or with a turn around.

We are in the process of adding two more homes on the North end of SE Anchor Avenue, past the vacated SE 14<sup>th</sup> Place. These homes are only required to extend SE Anchor Avenue North to the property line. This will not facilitate a second egress from this neighborhood.

As you can see this neighborhood causes serious concerns for the Fire Department. They are water supply; egress and access; and lack of proper road widths and turn arounds. I am not sure how this situation was allowed to develop to the extent it has, but something needs to be done sooner rather than later. I am not aware of any proposed Public Works projects that are funded for this area. I would request that we investigate using Urban Renewal dollars to bring this area up to Fire Code, specifically bringing an adequate fire hydrant to within 200 feet of these homes. I believe that this addition of this infrastructure is within the intended use of this funding.

4-E

AUG 22, 2017

ROY ALLGOYER

PO BOX 441, WARRENTON, OR

CITY OF WARRENTON:

WINDA ENGBRETSON,

THE FACADE / FRONT OF MY COMMERCIAL BUILDING LOCATED AT 737 E. HARBOR DRIVE HAS BEEN COMPLETED AS OF AUGUST 22, 2017. AS PER THE GUIDELINES SET FORTH BY THE URBAN RENEWAL ADVISORY BOARD IN REGARDS TO THE FACADE IMPROVEMENT GRANT PROGRAM PLEASE REVIEW THE RECEIPTS FOR THE MATERIAL, AND THE INCLUDED PICTURES SHOWING COMPLETED PROJECT. I ALSO RESTRIPE'D PARKING LOT TO GIVE THE FINISHED PRODUCT A FRESH, BRIGHT, NEW LOOK.

I'D LIKE TO THANK THE CITY AND THE URBAN RENEWAL COMMITTEE FOR LETTING ME PARTICIPATE IN THIS PROGRAM. IT APPEARS TO WORK EXACTLY AS IT WAS INTENDED TO WHEN I HELPED SET UP THE GUIDELINES SEVERAL YEARS AGO. HELPING LOCAL PROPERTY AND BUSINESS OWNERS TO KEEP THIER ESTABLISHMENTS LOOKING GOOD FOR THE COMMUNITY. THANK YOU AGAIN FOR YOUR SUPPORT.

SINCERLY

Roy J. Allgayer

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**From:** "KENNETH YUILL" <[kjyuill@msn.com](mailto:kjyuill@msn.com)>

**To:** [fridaf@q.com](mailto:fridaf@q.com)

**Sent:** Thursday, June 8, 2017 3:33:33 PM

**Subject:** Urban Renewal Advisory Committee Meeting

Hi Frida,

I wanted to thank you and all of the Advisory Committee for helping us get things started on the zone change and maybe other improvements later. This was a great start. Our area over by the Home Depot can and should make a great transition between the big box stores and all of the smaller stores along with the chance for some other housing options. I have an Email to Linda already asking what else I need to do before going in front of the Urban Renewal Board. Thank you again,

Ken Yuill