

MINUTES
Warrenton City Commission
Town Hall Meeting – December 4, 2018
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, Or 97146

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

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

Staff Present: City Manager Linda Engbretson, Community Development Director Kevin Cronin, and City Recorder Dawne Shaw

Mayor Balensifer welcomed everyone and gave a brief overview of the format for the town hall. He noted there was no time limit on speaking however asked everyone to be considerate and timely.

Mr. Robinson, land use attorney representing Pacific Seafoods introduced himself and gave his contact information to the public. He noted an email that was passed out to the City Commission and submitted a copy for the record. He explained the conditional use process and summarized the submitted criteria. He explained the location of the dormitory; and spoke about the concerns about crime. He noted the employees have already been vetted – they are hardworking people that simply need a place to live. He stated terminated employees can no longer reside in the dorm and the company will provide a bus ticket back to their point of origin. Mr. Robinson addressed traffic concerns, and discussed the good neighbor agreement, noting it will include a 24 hour contact for problems. He stated the number of employees and dorm set up is not yet known, but will be part of the conditional use permit application. Mayor Balensifer asked Mr. Robinson to read over the proposed conditional use language and the I-2 development standards, for the audience's benefit. Mayor Balensifer proceeded to read the text from Mr. Robinson's email. Mr. Robinson noted there are two sets of development standards they have to adhere to, and they cannot deviate from them. He stated they built that language into the conditional use permit approval criteria, so they become part of the approval and part of the standards.

Ms. Dixie Dowaliby voiced concerns about the square footage of the office space and it not being adequate. Mr. Robinson stated it is about 6,000 sq. ft., but noted the plan is not determined yet, and will be part of the conditional use permit application. Ms. Dowaliby stated she was offended that Mr. Robinson talked about the neighbors to the east, she is to the west. Mr. Robinson amended his comment to include all neighbors. Ms. Dowaliby stated she was worried about follow through because the owner, Mr. Dulcich does not live in Hammond. She discussed

the existing building, and the lack of space and amenities. It was noted they will be housing employees May – September. Mayor Balensifer explained that some details will not be hashed out until the development application is presented – this process is for the zone amendment. Mr. Robinson noted they are not changing the I-2 zone, they are adding a conditional use permit to the list of uses.

Ms. Judy Bearman noted personal events that led up to her buying a home on NW 17th Place. She talked about her current good neighbors, and stated she never dreamed someone would drop 100 part time residents near her home. She stated she has compassion for people that need this housing, but this is not the place. She asked the commission to not approve.

Ms. Tess Chedsey stated she does not understand how a zoning change can be approved before knowing what the development possibilities are.

Mr. Scott Widdicombe noted concerns about the number of workers as outlined in the Planning Commission agenda, and stated there is not enough room. He voiced concerns that they are seeking a precedent, and will then develop additional property for more housing. Mayor Balensifer explained zoning and uses of zones; and stated it is not unusual for the city to change a zone. He explained the application process and conditional use approval/review process. Mr. Widdicombe asked for clarification on when the public gets a chance to speak at the Planning Commission hearing, and noted concerns about not seeing the application until the night of the meeting. Mr. Robinson explained the public hearing notice process and stated he will make Mr. Widdicombe aware of the notice. He explained when and how the records are available, and the hearing and appeal process. Discussion continued on building codes for dormitory housing. Mr. Cronin suggested Mr. Widdicombe schedule a meeting with the city's building official.

Ms. Barb Balensifer stated she was apprehensive about coming here since one of the decision makers is her relative, but noted she has lived in the area for over 60 years and her property abuts the dormitory site, so she felt she had the right to testify. She asked if the Newport housing is on site, or offsite like in Warrenton. Mr. Robinson explained the Newport city council adopted the ordinance amending their code to allow the use described, and stated the housing is offsite. Ms. Balensifer noted she was very happy to hear the commission was considering a conditional use instead of an outright use. She stated she would like to see the commission have really tight control over the conditional use language, and would also like to see them put a timeline on a revisit of the conditional use.

Mr. Gil Gramson complimented the city on having the town hall, and noted he appreciates that the abandoned cars and derelict buildings are getting cleaned up. He noted Pacific Seafoods had the option to build housing on Skipanon Drive, but the city put on so many restrictions or conditions; they thought it was not viable to go ahead. He stated he would like city to take a look at adopting a housing policy to work with more affordable homes and workforce apartments. Mr. Gramson noted he wrote up his own ordinance with tougher standards, and he would like the commission to consider it. He distributed a copy of his proposed ordinance.

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Mrs. Anne Marie Gramson noted the housing shortage has been coming on for years, and she does not believe the sense of urgency. She talked about Mr. Dulcich's business practices, and stated she was concerned about the good neighbor policy. She noted Bio Oregon has not been a good neighbor until they were required to. Mrs. Gramson read the proposed ordinance language.

Mayor Balensifer noted the good comments, questions and feedback received from the public. Ms. Dowaliby asked if housing is part of the pay; Brandi Hogg, Director of Team Member Services (Pacific Seafoods), noted housing is not part of the hourly wage but employees do pay a \$15.00 per diem for housing; the company pays the rest. Brief discussion continued on worker housing conditions and the welfare of the workers. Mr. Terry Ferguson stated this dormitory sounds like medium security prison. He also noted water pressure problems in the area. Mayor Balensifer noted the new 1.6 million dollar water line going in to Ridge Road; brief discussion continued. Ms. Christina Whitney stated she thinks it is a terrible idea; stating the workers won't have anything to do and will hang out on the dike, and destroy a nice neighborhood. Discussion continued. Ms. Hogg noted the majority of these workers are return seasonal workers, and this is a coveted position. She stated they are known team members, and working at Pacific Seafoods is a good opportunity, with good working conditions. Discussion followed.

Commissioner Newton asked for clarification that they can house people in the dorm for Bio Oregon and/or Pacific Seafoods; Mr. Robinson confirmed they can house employees for both businesses in the dorm. Brief discussion continued. Mayor Balensifer noted there is a member of DLCD in attendance - Lisa Phipps, North Coast Regional Representative. Ms. Phipps explained the challenges of a zone change or amendment to a land use. She stated once this use is approved, any applicant with property in the I-2 zone can apply for this, if they meet the criteria. She noted applications to the state are reviewed for compliance with the statewide planning goals, of which there are 19. She noted the state is mainly focused on Goal 17, which is shorelands. Ms. Phipps noted the state worked with applicant on the language. She stated if approved by the city commission, it will go to state for review, and can overturn the commission's decision. She said she came to hear the concerns and issues. Brief discussion continued.

Commissioner Dyer asked for clarification that the building footprint cannot be expanded, and the building and fire codes will determine how many people can live in the dorm; Mr. Robinson confirmed. Discussion continued and it was noted that many questions will be answered in the conditional use application process. Commissioner Newton asked for clarification on the wording in the draft rules & regulations regarding when visitors are allowed in the dormitory. Mr. Robinson noted there was an error and it will be corrected.

Commissioner Ackley noted this is not a lock down facility with barbed wire fencing; it is a dormitory housing employees. Mayor Balensifer discussed industrial zones, noting a noisy industrial machine shop use could go in, and it would be an allowed use. The Commissioners all thanked everyone for coming and providing input. Mayor Balensifer noted "the city works better when we hear from you."

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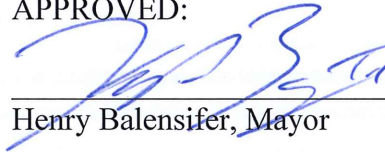
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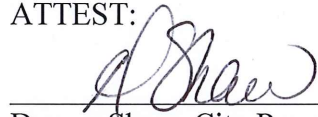
There being no further business Mayor Balensifer adjourned the town hall at 7:49 p.m.

APPROVED:



Henry Balensifer, Mayor

ATTEST:



Dawne Shaw, City Recorder