



Minutes
Warrenton Planning Commission
August 15, 2019
Warrenton Renewal Plan & Report / Substantial Amendment 2019

Commissioners Present: Chair Paul Mitchell; Commissioners Mike Moha, Tommy Smith, Christine Bridgens, Ken Yuill, Vice-Chair Chris Hayward. Excused Absence Ryan Lampi.

Staff Present: Community Development Director Kevin Cronin; Building Clerk Janice Weese.

Flag Salute

Approval of Minutes: Commissioner Bridgens moved to approve the May 9, 2019 minutes. Commissioner Moha seconded. The motion passed.

Public Comments on Non-Agenda Items: No one spoke.

Subject for Review: Warrenton Urban Renewal Plan and Report

This is an amendment to an original plan that was created back in 2007 for the downtown district. About a year and a half ago the Urban Renewal Advisory Committee started talking about doing this amendment. It is called a substantial amendment because it is a term that allows you to extend the credit card amendment that was created back in 2007. The original amount was around \$7.1 million. The district has performed way beyond what they thought it was going to perform. The large part is due to growth along Ensign Lane with all the retail that has been built there. That has produced a lot of tax proceeds for the district. The reason the Planning Commission is looking at this is because it must be consistent with the Comprehensive Plan as well as the Development Code. A report was done by a consultant to make sure that adequate findings for consistency with the Comprehensive Plan.

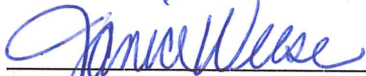
Mr. Yuill spoke up and asked that with the additional amount of money they will be getting, and if there is no more growth except for the 3% per year, would they have enough tax revenue coming in to pay for the additional amount of money that they will be borrowing. Mr. Cronin replied that they are a district that did have to issue bonds and debt. They are not projecting to issue any additional debt. They should be able to pay off what they have with the proceeds that they expect. The consultants gave them a very conservative financial protection, so they are not relying on another big box store to pay back the notes.

Discussion continued on how having a private developer that would come in with his capitol that we could match up to a certain amount to develop a lot would be great. Also discussed the possibility of utilities going underground on a state highway; ODOT would have to bring everything up to code. Expressed concern on using Warrenton's tax dollars for something that Warrenton would not maintain. Not knowing what type of utilities that lie under the surface of Warrenton's roads was also expressed as a concern because of the substantial costs that might occur if found.

Motion by Commissioners: Commissioner Yuill motioned that based on the findings and information provided in the staff report and the provided attachments, that the Warrenton Urban Renewal Plan Amendment conforms with the Warrenton Comprehensive Plan. Also, that the Warrenton City Commission adopt the proposed Warrenton Urban Renewal Plan Amendment with 2 attachments. Commissioner Bridgens seconded. All in favor.

Meeting Adjourned

Submitted and attested by



Janice Weese, Building Clerk



Paul Mitchell, Chair