



**Warrenton Planning Commission
AGENDA**

August 15, 2019 | 6 PM | City Hall - Commission Chambers

****NEW DATE****

1. Attendance
2. Flag Salute
3. Public Comment Period on *Non-Agenda* Items
4. Approval of minutes of May 9, 2019
 - *Action Item: Motion to Adopt*
5. Warrenton Urban Renewal Plan & Report | Substantial Amendment 2019
 - Applicant: Warrenton Urban Renewal Agency
 - Proposal: Amend the original URA Plan (2007) to increase maximum indebtedness
 - Request: Review for consistency with Comprehensive Plan (2011)
 - *Action Item: Recommendation to approve to City Commission*
6. Staff Announcements & Project Updates
7. **Next Meeting: September 12, 2019**
 - Pacific Seafoods Dormitory Conditional Use Permit Hearing
 - Housing Code Amendments Hearing
 - Spur 104 Neighborhood Master Plan Hearing
 - Warrenton School District Development Code Revision | Campus Master Plan
8. Adjourn to Work Session on Housing Code Amendments & Spur 104 Neighborhood Master Plan

**Warrenton Urban Renewal Open House
5-6 pm @ City Hall**

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