

*Corrections made 5.14.19
DShaw*

MINUTES
Warrenton City Commission
Work Session – March 26, 2019
5:15 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the work session to order at 5:15 p.m.

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

Staff Present: City Manager Linda Engbretson, Community Development Director Kevin Cronin, Finance Director April Clark, Fire Chief Demers, and City Recorder Dawne Shaw

Community Development Director Kevin Cronin discussed the Spur 104 Master Plan; noting the need to have a dialog regarding their expectations; to nail down what it is they want. He stated the budget is \$25,000; and he is getting proposals from 3 firms. He stated he would like to leave the work session with 3 objectives to achieve with the master plan; and 3 outcomes to achieve in the future. He asked for clarification on why the traffic such a primary concern. Mayor Balensifer and Commissioner Newton stated there have been many people at Mayor's Coffee voicing concerns about the traffic in that area. Mayor Balensifer stated the TSP is not sufficient, and noted the growth has to be planned in a way that the area does not become grid lock during tourist season; the types of businesses can dictate the amount of traffic. Discussion continued on the objectives: small businesses only – things that have the least traffic impact; Housing - cottage clusters/tiny home villages – pilot for tiny homes, etc.; keep mobility in mind – needs to have access to transit. Mayor Balensifer noted Sunset Transit would like to be part of the discussion.

Mr. Cronin summarized - Objectives:

1. Smart growth/ Good design/ Traffic management
2. Mixed use/ smaller businesses
3. Housing - alternative types/affordable
4. Engaged stakeholders

Outcomes:

1. Smaller businesses <20,000 SF
2. Interconnected street network/multi modal - transit
3. Parks/usable open space
4. Overlay zone/Traffic

Mr. Cronin noted the area allows for 490 housing units. Commission Dyer suggested not allowing it to become tourist/vacation homes; it should be for residents. Commissioner Ackley

noted a good housing model in Eugene, with businesses below and apartments above, which have an urban feel with hopefully lower rents. Commissioner Newton stated he would like to see a grocery store and a park, the residents could walk to. Discussion continued on the traffic concerns on the Ensign/Spur 104 intersections, and the Wendy's/Home Depot area; also briefly discussed was the growth impact on the WWTP.

Mr. Cronin discussed the traffic concerns and noted the commission made changes to allow drive thrus in the CMU; **this was a significant policy change.* Commissioner Dyer noted the biggest issue is the Staples/Wendy's area; he would like to see Dolphin put thru to Hwy 101 again. Mayor Balensifer stated they have been hearing from constituents at Mayor's Coffee for years about the Ensign/Spur 104 intersection. Mr. Cronin stated if they want it changed and say "go" and he can get it started – it is in the TSP. Brief discussion continued. Mr. Cronin stated he hopes to have the master plan to the Planning Commission on May 9.

Jeff Hazen of Sunset Transit discussed the transit in this corridor, and enhanced service throughout Warrenton/Hammond. He stated he is not sure there is anything in the plan for the Spur 104 area. Mr. Cronin noted this is an opportunity to do transit development in a rural city. Discussion followed on the charrette process; Mr. Cronin stated it is important that the community is involved in the process. Commission was in consensus on having theme/design standards.

There being no further business, Mayor Balensifer adjourned the work session at 5:57 p.m.

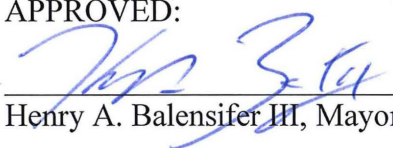
** as a conditional use.*

ATTEST:



Dawne Shaw, City Recorder

APPROVED:



Henry A. Balensifer III, Mayor