



WORK SESSION

AGENDA

City Commission of the City of Warrenton

Tuesday, December 10, 2019 – 5:15 P.M.

**Warrenton City Commission Chambers
225 South Main Avenue
Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. Discussion on Housing Code Amendments and Spur 104 Master Plan**
- 4. Adjourn**

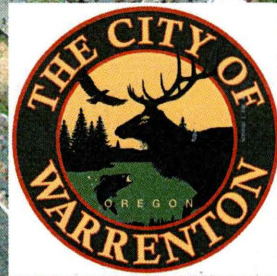
Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

**HOUSING CODE UPDATE
&
SPUR 104 MASTER PLAN**

WARRENTON, OR

City Commission Work Session

10 December 2019



Separate But Equal....

- Each proposal is a standalone policy and code proposal.
- Each reinforces the other but “Spur 104” is for a specific geographic area while the “housing code” will apply citywide.
- One staff report/public notice for combined findings and hearing procedure for both proposals to economize staff time.
- Hold one hearing for both proposals; deliberate in January 2020.
- Each need to be adopted by motion and ordinance independently.
- Staff will draft ordinance per direction of City Commission.

Housing Policy + Code Update

- **Housing Needs Assessment** completed in June 2019
- Code revisions developed in Summer 2019
- PC Work Sessions & Hearing in August/September 2019
- **Comprehensive Plan** policy update
- **Development Code** Update (see matrix)
 - Slightly increases allowable density by lowering minimum lot sizes and requiring minimum standards to develop efficiently
 - Diversifies allowable housing types; reduce “red tape” for new ADUs
 - Encourages mixed use in commercial zones
 - Creates courtyard cottage housing code
- **PC Recommendation**: Removed ADU ready and exterior materials proposal

Questions?

Concerns?

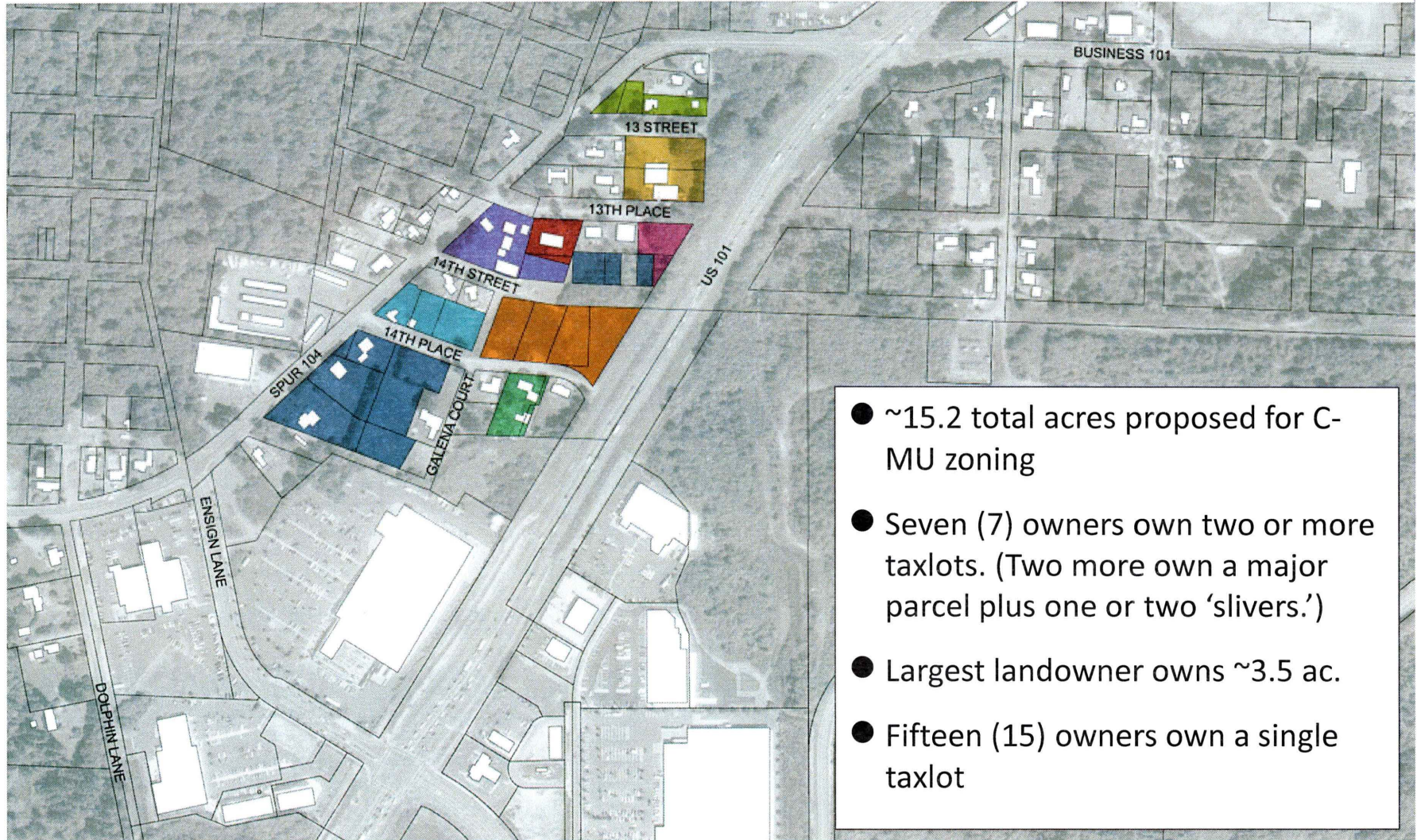
Revisions?

SPUR 104 | CMU SITE FRAMEWORK PLAN :: GOALS



- Provide a common framework that balances both certainty and flexibility for stakeholders
- Utilize existing right of way (street) pattern
- Foster a sense of community
- Bolster the neighborhood with a park or common open space for all residents
- Create a walkable district
- Connect to surrounding community assets, including Downtown
- Address traffic issues in conjunction with any new development

SPUR 104 | CMU SITE FRAMEWORK PLAN :: OWNERSHIP PATTERN



SPUR 104 | CMU SITE FRAMEWORK PLAN :: RESIDENTIAL CONCEPT



SPUR 104 | CMU SITE FRAMEWORK PLAN :: MIXED-USE CONCEPT



SPUR 104 | CMU SITE FRAMEWORK PLAN :: RECOMMENDATIONS



- Provide clear development framework for all property owners
- Provide design guidance for various development typologies
- Utilize existing right-of-way (street) pattern
- Provide street standards that include sidewalks and street trees
- Improve the safety of Spur 104 with a continuous sidewalk, reduced speed, landscaping, and (future) crosswalks
- Improve the Ensign/Spur 104 intersection with a roundabout or 3-way stop
- Explore potential improvements for Hwy 101/Spur 104
- **Design for people first!**

Spur 104 = “Highlands Parkway”

- First city led neighborhood master plan in Warrenton
- Use “performance standards” to balance competing needs + drive preferred outcomes
- Set overall density standard for residential and commercial to achieve the following:
 - Housing production and diversity goals
 - Minimize traffic congestion by not allowing drive thrus and limited commercial
 - Maximize new CMU zoning and utility investments
 - Find a path to develop equitable infrastructure improvements
 - A new, denser, walkable neighborhood with a new park and trail
- Proposal does not solve traffic issues on Ensign Lane; requires separate effort to design/construct intersection improvements

Questions?

Concerns?

Revisions?