

# Spur 104: City applies for help with a concept plan

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“We need new water lines; we have gravel streets, no street lights or sidewalks,” Yuill said. “We’ve been in a wait-and-see attitude. Neighbors would ask me what’s going on. When Walmart finally started breaking ground it was time to look at what was going to happen in the area.”

Letters were sent to all the property owners asking what they wanted to see in the area and only one said they’d like to keep it the way it is, Yuill said.

The area is part of the city’s urban renewal district and may be eligible for some funds to kick start some of the development. Already a traf-

fic analysis has been done.

What do the residents want to see built?

“Exactly what commercial mixed-use is designed for ... a mix of items,” Yuill said. “The real interesting thing about this, is that it’s out of the flood plain, out of the tsunami zone, and has drainage on all sides. It’s not like so much of Warrenton where you wonder where the water’s going to go.”

The state program provides grants to help cities and property owners design something that works together visually and with the transportation system. The future project would be easy to navigate by foot, bicycle and bus.

To qualify, the city, Oregon Department of Transportation and the property owners must support the transportation and growth management concept, the project must tie in to and improve the local transportation system, it must be ready to build within three years and have a local sponsor, in this case, the city.

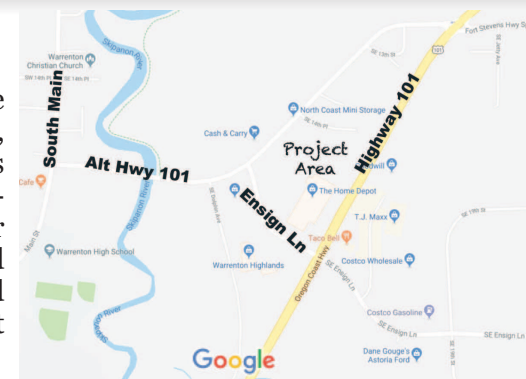
“It will be a number of months before we’ll be able to get under way,” Cronin said.

Grants typically are used to complete concept plans or master plans that will guide whoever develops the parcel.

Yuill, who is the chief proponent, serves on the city’s Planning Commission. Commissioner Rick Newton asked whether he would receive any benefit from the grant.

“The city receives the benefit,” Cronin responded. “The final product we’ll get is a concept plan. There is no special treatment that any other resident of this city couldn’t get.”

Mayor Henry Balensifer lauded the effort.



“So many times we’re ‘spot planning,’ which has created a lot of headaches and some claims of favoritism,” Balensifer said. “Having a plan for an area and having a public process for that is much better.”



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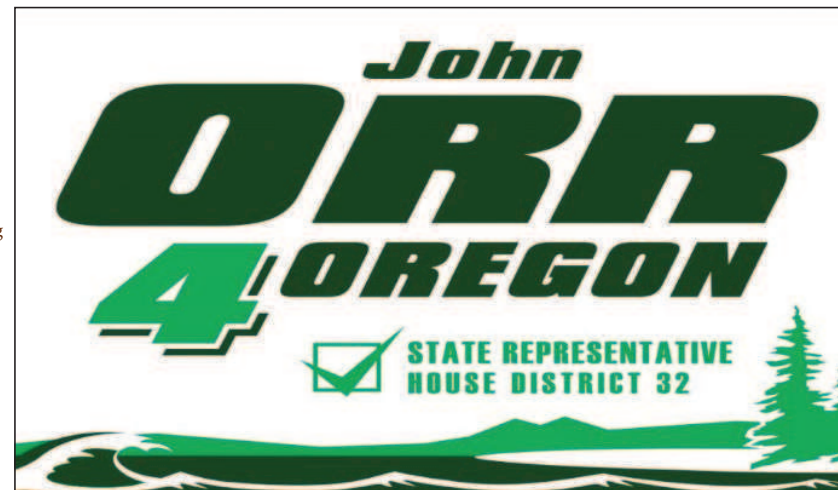
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