

WARRENTON-HAMMOND SCHOOL DISTRICT NO. 30

Board of Directors  
Minutes of Special Board Meeting  
Warrenton High School Library  
June 26, 2018  
6:00 P.M.

6:06 P.M.

**SPECIAL SESSION**

**I. CALL TO ORDER/WELCOME - Board Chair Debbie Morrow**

The special meeting of the Warrenton-Hammond School District No. 30, Clatsop County, Oregon, convened at the above time and place. The meeting was called to order by Board Chair Debbie Morrow.

Board Members Present: Chair Debbie Morrow, Vice Chair Greg Morrill, Dalan Moss, Darlene Warren

Board Members Absent: Len Mossman, Dan Jackson

Staff Representatives: Superintendent Mark Jeffery

Others Present: Kelly Hossaini, Attorney

**II. PRELIMINARY**

A. Flag Salute

**III. WORK SESSION**

A. Presentation by Kelly Hossaini, P.C. – Land Use Consultant

Board Chair Morrow turned the meeting over to Superintendent Jeffery who introduced Kelly Hossaini, an attorney with the Miller-Nash law firm who represents the District in matters pertaining to bond related land use and purchase.

Ms. Hossaini shared that she has 18 years of experience as an attorney with 17 of those years working with public school districts. She shared that she has recent experience working in Clatsop County as she assisted Seaside School District in matters related to their land use issues as part of their recent successful bond effort.

She stated that it is easy to be skeptical of the land use process in Oregon at the beginning and to understand that the District is in control of very little relative to the land use process and laws. Ms. Hossaini further explained that it was her role to look for the “fatal flaws” in each of the three sites the district is reviewing as potential sites for the future PreK-12 campus.

The Board members then introduced themselves.

Ms. Hossaini then walked the Board through each of the three sites and explained the concerns she had regarding each.

The significant issue with Site 1, which is in the North Coast Business Park at Highway 101 and 19th Street, was the fact that it has been designated by the state and the City of Warrenton as a Regionally Significant Industrial Area which makes it really hard to touch for use as a school site. The property would need to be rezoned from an industrial/employment designation to a zoning designation that would allow school uses and that would probably not be allowed. She also mentioned the predominance of wetlands and the challenges of mitigation to include time, effort, and cost.

The significant issues related to Site 2, which is also located off of Highway 101 on Airport Hill, included the fact that it sits outside the Urban Growth Boundary (UGB) and within the Astoria School District boundary. The impact of being outside the UGB means a very lengthy and potentially futile process to either bring it inside the UGB or obtain a Statewide Planning Goal exceptions to allow an urban use on rural property, and a Goal exception to extend public sanitary sewer to the site or figure out how to get approval for a private septic system. She reiterated that state land use