

MINUTES
Warrenton Planning Commission
June 8, 2023
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Hayward called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance. Chari Hayward reminded everyone that June 14 is flag day.

Commissioners Present: Kevin Swanson, Christine Bridgens, Chris Hayward, Mike Moha, Jessica Sollaccio, Karin Hopper, and Lylla Gaebel

Staff Present: Planning Director Jay Blake and Planning Technician Rebecca Sprengeler

3. APPROVAL OF MINUTES

- A. Planning Commission Meeting Minutes – 5.11.23
- B. Planning Commission Work Session Minutes – 5.11.23

Commissioner Bridgens made a motion to approve the commission regular minutes of May 11, 2023. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Moha-aye; Sollaccio–aye; Hopper–aye;

Commissioner Swanson made a motion to adopt the work session minutes as written. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Moha-aye; Sollaccio–aye; Hopper–aye;

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS

A. Contractors Shop in the CMU zone CUP-23-1

Staff requested the application be continued again until July 13, 2023 due to renotification to include necessary master plan criteria.

Commissioner Moha made the motion to continue CUP-23-1 to the July 13, 2023 meeting. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Moha-aye; Sollaccio–aye; Hopper–aye;

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS - None

8. GOOD OF THE ORDER

Mr. Blake said next month's agenda will have up to four items, two will be very significant. The continued conditional use permit will be challenging because of the 120-day timeline and additional information has been requested. It is a contractor's shop in the CMU zone. They have made site improvements that may not be within the property boundaries. There will be a conditional use permit for Ft. Stevens State. The third is Modification to Conditions for the Roosevelt subdivision. The last is the Fort Pointe Modification to Conditions and extension request that will take a substantial amount of time. There may also be ministorage and shipping container ordinances. Mr. Blake requested a special meeting for Fort Pointe in July that could include a site visit. He suggested the 20th or 27th. Discussion followed about availability. If all four applications are received, staff will coordinate with Chair Hayward to survey the commission on dates.

Commissioner Moha will not be able to attend the August meeting due to conflict with the Regatta festival.

Mr. Blake also discussed design standards, specifically criteria restricting garage widths to less than 50% width of structure for garages for duplexes, triplexes, and townhomes. This has created some challenges during plan review. Mr. Blake suggested flexible design standards that also prevent a "wall of garages." He will share design standards that are lengthy but offer options for builders. City Hall was closed for carpet replacement and there is a new phone system.

Commission Gaebel would like to consider requirements for fire proofing and sprinkler systems for units with attached walls as part of design standard changes. Mr. Blake would like the Fire Chief to be included in the conversation.

Chair Hayward expressed concerns about illegal fireworks in Warrenton during the 4th of July. Discussion followed about the commissioners mixed opinions on fireworks. Mr. Blake added that this is something the Police Chief would need to bring to the City Commission.

Commissioner Bridgens asked about Paul Leitch's property with derelict vehicles on E Harbor. The Planning and Police departments are working together to address this issue.

Commissioner Hopper asked about the recent nuisance building in Hammond. Mr. Blake took both to the City Commission and they were declared nuisances. One has shared plans for remodeling. The second has not communicated yet about their plans.


Commissioner Bridgens also asked about the old Skipanon Marine and RV building. A brewery may be going in, but she is concerned about it being located next to a school. Mr. Blake explained the initial business was permitted as an afterschool program, but it evolved into a Pre-K-12 school that is not allowed in the C-1 zone. Previous staff interpreted the code that the school was similar to a daycare. He summarized recent discussion with the City Commission on the decision to allow the brewery instead of the school expansion into the Skipanon Marin

building. The school voluntarily backed out, further, the code was changed last year to authorize and encourage breweries in the C-1 zone. Mr. Blake is working with the city attorney to address the non-conformity of the school in the C-1 zone. Commissioner Gaebel asked about a potential zone change for the school to expand a playground into the adjacent property. Negotiations are still ongoing.

The old C & S builder's supply at 1015 S Main is temporarily being occupied by a fiber optic installation business. There are preliminary plans for redevelopment of the site. The outdoor storage across the street is allowed because it is enclosed by a fence.

There being no further business, Chair Hayward adjourned the meeting at 6:30 p.m.

APPROVED:


~~Chris Hayward, Chair~~
Christine Bridgens, Vice Chair

ATTEST:


Rebecca Sprengeler, Secretary