

MINUTES
Warrenton Planning Commission
Special Meeting - July 13, 2023
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Hayward called the meeting to order at 7:00 p.m. Commissioner Bridgens led the public in the Pledge of Allegiance.

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

Staff Present: Planning Director Jay Blake, Planning Technician Rebecca Sprengeler, Building Official Christian Jensen, and City Manager Esther Moberg

3. PUBLIC HEARINGS

A. Modification to Conditions of Approval (MC-23-3) for Fort Pointe Planned Unit Development (PUD-20-2)

Chair Hayward opened the hearing for Modification to Conditions of Approval MC-23-3 for Fort Pointe Planned Unit Development PUD-20-2. He read the hearing script outlining the procedure and applicable code. No conflicts of interest or ex parte contacts were disclosed. All members visited the subject site before the meeting. No one challenged the commissioner's impartiality.

Planning Director Jay Blake reviewed a presentation. He discussed approval history and noted the modification request to increase the number of units from 316 to 450. Staff also requested a third access point onto Ridge Rd and two fire connections to NW 11th. He requested the hearing be continued to the September meeting due to delays with the Traffic Impact Analysis (TIA). The previous conditions of approval were for engineering and should be removed. He identified applicable codes and the review process. It will be important to coordinate wastewater treatment plant improvements with the public utility improvements. He reviewed the three zoning districts and discussed the transfer of development rights on the property. Concurrence for the wetland delineation is in review with the Department of State Lands. There may be better areas for the bike trail than through the wetlands. He reviewed the affected road designations and site plan. There were some concerns from the Commission about the increase in traffic and impacts of the transportation district not being available. They also requested more information about alternative transportation options such as cycling. Mr. Blake reviewed the summary and findings in the staff report and provided an overview of the attachments. He discussed the build-to-rent (BTR) concept and noted staff visited an example in Black Diamond, WA. It was noted the BTR units will be long-term rentals. Staff would like to see a mix of housing and ownership options. The complete market study was requested by the Commission.

Commissioner Bridgens asked for a presentation from the Fire and Police departments at the next meeting. Commissioner Swanson would like a presentation about public infrastructure capacity. Commissioner Moha asked about changing from build-to-rent to single ownership in the future. Mr. Blake suggested negotiating a transition plan. Commissioner Sollaccio saw about a 10 year buy-hold strategy in her research. Mr. Blake discussed Black Diamond's development agreement and design standards.

Mark Tolley, Mission Development Group, explained their goal is to have a variety of housing products with new urbanist designs. He discussed the market analysis. In 2020 it showed a 2% vacancy rent. The updated study showed a 0.2% rental vacancy rate. He compared this to Austin, TX with an 8% vacancy rate. They are requesting an increase in density to help address the need for housing. There will be sewer and water improvements that will benefit the community by creating a looped system in Hammond. He agreed 10 years is typical for BTR financing. The BTR units are meant for working families. They will be 3-to-4-bedroom homes with yards. He explained the housing styles and agreed engineering conditions of approval can be consolidated.

Seth Hague, MAG-AMB Development, is from the coast and is excited to bring more housing to the area.

Commissioner Swanson asked if the applicant owns any BTR's. Mission Development Group does not, but there are many examples throughout the country. Commissioner Swanson was concerned that only part of the project would be completed due to financing. Mr. Tolley explained that part of the funding is from Housing and Urban Development. They support critical mass projects and are predictable. Mission Development Group will maintain ownership and hire professional management companies. Commission Hopper noted new urbanism focuses on walkability and mixed use; the proposal is isolated and not walkable to the rest of the community. Mr. Blake clarified mixed use is not allowed here and agreed the review should focus on walkability and bike-ability over time. Mr. Tolley feels the housing is needed to spur commercial development in other areas. They are proposing parks, walkways, and rear-loading alleys.

Miguel Saldana, B&A Architects, discussed the preliminary plans noting the rear-loading garages. The front doors will open to shared park spaces that will be connected with sidewalks. He feels this project will benefit the community.

Commissioner Hopper favored the garages in the back. Commissioner Sollaccio noted 30% of the community is rent burdened. She asked for a distribution of available housing stock by income level. Mr. Tolley noted it is in the market study; it will be market rate housing and will be more affordable than others on the coast. Commissioner Sollaccio requested the full market study from staff. Discussion followed about the street widths. Discussion followed about the proposed amenities: pickleball courts, linear and side parks, and sidewalk connections. Mr. Blake added that Black Diamond had shared courtyard/parks with chairs and firepits at the house entrances. He restated that this approval is for the applicant to go into final engineering and design. More details will come back in the final PUD. Discussion followed about an estimated timeframe for project start and completion for the multifamily. Commissioner Moha asked about

an east-west connection through 11th Street. Mr. Blake and Mr. Tolley responded it would be challenging because of the wetlands and that it has not been part of the development discussions.

Chair Hayward asked for public comment. No one spoke in support, neutrally, or in opposition.

Chair Hayward closed the public testimony portion of the hearing.

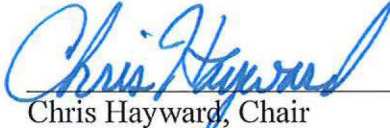
Commissioner Gaebel made the motion to continue the application for modification to conditions of approval for the Fort Pointe development group to the September 14, 2023, Planning Commission meeting. The applicant shall submit the requested additional information to allow the Planning Commission to make an appropriate decision on the application: completed traffic impact analysis that addresses ODOT and Clatsop County concerns. Motion was seconded and passed unanimously.

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

Mr. Blake added that additional information will be reviewed by engineering. Public Works and public safety will be asked to participate at the September 14th meeting.

There being no further business, Chair Hayward adjourned the meeting at 8:45 p.m.

APPROVED:


Chris Hayward, Chair

ATTEST:


Rebecca Sprengeler, Secretary