

MINUTES
Warrenton Planning Commission
August 10, 2023
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Hayward called the meeting to order at 6:01 p.m. and led the public in the Pledge of Allegiance.

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

Commissioners Absent: Mike Moha

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

3. APPROVAL OF MINUTES

- A. Planning Commission Meeting Minutes – 7.13.23
- B. Planning Commission Special Meeting Minutes – 7.27.23

Commissioner Bridgens made a motion to approve the Planning Commission minutes from July 13. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward-abstain; Sollaccio–aye; Hopper–aye; Gaebel-aye

Commissioner Gaebel made a motion to approve the special meeting minutes as written. Motion was seconded and passed unanimously.

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS – None

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS

A. Fowl Regulations

Mr. Blake presented a staff memo about the keeping of chickens. He suggested changing the livestock code to address the increased popularity of keeping chickens on property that does not meet the current code. Complaints come primarily from roosters and free-range chickens. Staff

are not seeking out chickens but are responding to complaints. The City Commission has discussed chickens in the past and has divided opinions. Other cities regulate chickens differently. Mr. Blake asked if the Commission would like to open the discussion and if a change should be made sooner than the code audit. Commissioner Gaebel would like chickens to be regulated by lot size and number of chickens adding it is an opportunity for kids to do 4-H. She felt the change should be sooner than the code audit. Commissioner Bridgens would like to prohibit chickens noting concern about an off-leash dog killing chickens in the past. It was noted that the current code came from a state model. The definition of livestock is vague and should be updated. Commissioner Hayward does not want free-range chickens; dogs should not be free-range either. He agreed raising chickens is a great learning opportunity for kids but needs to be well-kept to not attract rodents. Mr. Blake noted this could be ensured through an annual inspection. Commissioner Swanson was concerned about attracting predators. Commissioner Hopper would like to see criteria addressing the amount of space, sanitation, and roosters. Commissioner Gaebel would like to see regulations for the sale of eggs. Commissioner Bridgens asked what birds would be included. Mr. Blake noted it should be addressed by the size of the animal due to the amount of feces produced. Sample regulations will come back for discussion.

B. Shipping Container Regulations

Planning Technician Rebecca Sprengeler presented a revised shipping container ordinance for discussion. Shipping containers for storage would be allowed in commercial and industrial zones and only temporarily allowed in residential zones. Some changes included expansion of the definition, maintenance and appearance language, specific screening methods, a conditional use process to request multiple containers, and a timeframe for removal when associated with a building permit. Commissioner Gaebel requested “tractor-trailers” be removed from the definition. Mr. Blake added that the City Commission requested parking of semi-tractor trailers be addressed in the code audit. Commissioner Swanson would like criteria about size limits. Commissioner Bridgens feels 6 months is plenty of time in residential zones and does not want them to be permanent. She added painting them to match the house does not address the matter. Commissioner Hopper feels that there is too much leeway around painting the structure to match the primary structure. There was a question about placement in the Commercial-Mixed Use zone. One container would be allowed in all zones except residential as storage. It is temporary in residential zones. The ordinance would still allow them to be placed permanently in residential zones for ADUs or other permanent uses provided it could meet the building code. A CMU property in Hammond was noted as an issue with multiple containers. Mr. Blake would like to see this addressed before the code audit. There was a container noted on N Main and NW Warrenton Dr being used for commercial use in a residential zone. Addressing existing containers needs to be discussed further. Chair Hayward feels they should be painting. Commissioner Bridgens noted concerns about containers in residential zones not being painted acceptably. Commissioner Hopper would like to see a differentiation between commercial and residential uses in the CMU zone. The general consensus was to move forward with a legal review and bring it back as a public hearing in a month or two.

C. Draft RFP for Warrenton Development and Nuisance Code Audit, Discussion

Mr. Blake presented a staff report and draft request for proposals for a code audit. He requested feedback from the Planning Commission. The goal is to make reviews more efficient, especially with only two staff. He reviewed areas of concern in the code: short-term rental definitions and regulations, dirt-moving clarification, commercial versus downtown commercial zoning, home occupation definitions, and discrepancies between minimum lot size and minimum density. The City Commission reviewed the draft RFP at their August 8th meeting and would like to see an airport industrial zone, downtown zones separate from general commercial, a unified nuisance process, and clarification on short-term rentals. Mr. Blake asked for the Planning Commission's feedback on code issues that should be addressed. He also suggested starting over with a new model code. The state is about to start creating a new model code for cities and he suggested the state use Warrenton as a test. Warrenton has 16 zoning districts; this may be too many. The code audit would amend where issues exist while a model code would ensure compliance with current state policies. There will be a task force made up of Planning Commissioners, community members, and developers with approximately 24 meetings over two years. Zone changes would require substantial public notices. There is \$60,000 budgeted this year. Additional funding may be needed next year. Commissioner Gaebel would like to start with a new code so nothing is missing. Commissioner Hopper noted population growth will add more requirements from the state and it would be good to be prepared sooner. Mr. Blake discussed the pros and cons of a new code. The current code does not meet current needs and amending it may not meet the needs of a higher population in the future. Mr. Blake reviewed current code conflicts. Chair Hayward was concerned about state involvement because they do not always understand the needs of small towns. Commissioner Sollaccio noted the value of including stakeholders in the process. Commissioner Gaebel would like parking on front lawns and campers/trailers to be addressed. Mr. Blake noted updates to the camping ordinance. Enforcement is challenging due to housing shortages for seasonal employees. The code audit RFP will be advertised soon. Once a consultant is hired, they can decide which direction to go. The state has not responded yet about using Warrenton to study a new model code. Commissioner Hopper would like a standardized code.

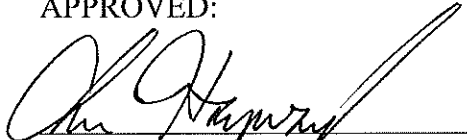
8. GOOD OF THE ORDER

Mr. Blake gave an update on Fort Pointe. The wastewater treatment plant capacity is being discussed; timing for improvements and new development is critical. The mountain bike trail may be moved towards housing to reduce wetland impacts. The wetland concurrence should be available this month. There are discussions about vacating the old rights-of-way in the plat. A build-to-rent management example will be presented. They are discussing significant vegetation protection; staff have requested a tree master plan, but they may be exempt. Discussion followed about if the property sells again. The approvals and conditions would remain. This could also be discussed in the development agreement. There are potential buyers for the wetlands. Chair Hayward was concerned about the applicant only developing part of the project. This would need more discussion with legal staff about conditions of approval and the development agreement for timeframes or penalties. Roby's revised landscaping plan was approved. The state authorized the construction of 5 accessory dwelling units across Oregon to study construction materials and rentals with income restrictions. Warrenton will get one of the free ADUs. A family has been selected. It will be rented for 10 years, and the family will get to keep the rental income. Renter(s) must make 80% AMI or lower. Hacienda Development will build and maintain the ADU for 10 years then it will go to the family. Some fees will be waived for the development.

Commissioner Hopper noted current ADU limit is 600sf while other cities increased to 800sf.

There being no further business, Chair Hayward adjourned the meeting at 7:09 p.m.

APPROVED:


Chris Hayward, Chair

ATTEST:


Rebecca Sprengeler, Secretary

George Washington