

MINUTES
Warrenton Planning Commission
September 14, 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, Mike Moha, Chris Hayward, Jessica Sollaccio, Karin Hopper, and Lylla Gaebel

Staff Present: Planning Director Jay Blake, Planning Technician Rebecca Sprengeler, Public Works Director Greg Shafer, Police Chief Mathew Workman, and Fire Chief Brian Alsbury

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 8.10.23

A correction to the spelling of Commissioner Gaebel’s name was noted.

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

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS – None

A. Continuation: Fort Pointe Planned Unit Development – Modification to Approved Plans and Conditions MC-23-3 for Fort Pointe Planned Unit Development PUD-20-2

Chair Hayward re-opened the hearing. He read the hearing script. No conflicts of interest or ex parte contacts were disclosed. All members visited the subject site. No one challenged the Commissioner’s impartiality.

Planning Director Jay Blake reviewed a presentation and the staff report noting new evidence: a traffic impact analysis and review comments from ODOT, the city-hired engineer, Clatsop County, Police Department, and Public Works Department. The consultant reviewer concurred with the TIA findings. New information also included a memo about open, space, density, parks, and ongoing discussions about the Wastewater Treatment Plant (WWTP) capacity.

Public Works Director Greg Shafer explained a consultant is reviewing expansion designs and capacity for the WWTP. The City is not in a place to deny new connections. There is a 12-to-18-month timeline gap between this development and the new plant. The new plant is in the design phase right now. A bond for the new plant is not an option until early 2027 when current bond sunsets. Construction is anticipated in 2027.

Commissioner Gaebel noted Clatsop County has committed \$250,000 for the sewer and water lines extension through the NW 11th St ROW. Mr. Blake explained this financing will help offset the project which will provide public benefits to Fort Stevens and Hammond. Commissioner Swanson asked about input from surrounding homes and businesses on the TIA. Mr. Blake reviewed the code section for a traffic impact analysis and explained the developer met all the requirements. Commissioner Gaebel asked about requiring the crosswalk on Ridge Rd as recommended by the County. Mr. Blake responded that the consultant engineer, County, and ODOT all recommend the crosswalk, making it a reasonable recommendation. Commissioner Hopper asked if the developer has considered alternative sewer options that could be integrated with the new WWTP. Mr. Blake noted it is an option that has been discussed but was opposed by previous city engineers.

Mark Tolley, applicant, noted the project will be built out over time over 7-10 years, not all at once. Their engineers estimate wastewater capacity for approximately 160 units. The primary focus will be the apartments in the third quarter of 2024. The construction period will be approximately 24 months. New utility connections are projected in mid-2026. They have previous approval for 316 units. They are open to exploring alternative wastewater options. He explained the traffic study process. The original scope was expanded as requested by the County, ODOT, and staff. It was reviewed by the City's third-party engineer who concurred with the results. Mr. Tolley was amenable to a crosswalk into Fort Stevens, trail system expansion, and deceleration lanes on Ridge Rd.

Commissioner Gaebel asked if the trails in the development will be open to the public. Mr. Tolley responded the development will not be gated and trails will be open to the public. These trails will be counted towards the required open space. Commissioner Gaebel asked about public access to the pool and pickleball courts. Mr. Tolley responded they will not be available to the public due to liability. Brief discussion about amenities continued. Commissioner Bridgens noted concern about the community impacts from the increase in dwelling units. Mr. Tolley explained the best-case scenario for the multifamily with HUD financing will be in mid-2026. The approval and ultimate buildout is expected over time, not immediately. Chair Hayward asked what trail amenities would be available within the first two years, especially the crosswalk and deceleration lane. Mr. Tolley responded that they will be completed in phases with the project starting at the northeast corner. Chair Hayward asked how many additional lots will be created from the increase in units. Mr. Tolley clarified that the additional units will primarily be a second story on the apartments. Commissioner Swanson asked if there will be affordable housing. Mr. Tolley clarified the housing will be market rate. A similar project in the area is the Cannery Lofts in Astoria. Commissioner Gaebel asked what percentage of single-family units would be owned versus built-to-rent (BTR). Mr. Tolley projects half of the 240 units will be for sale and half will be BTR. Commissioner Gaebel asked if they would accept a 25% minimum for owned single-family units. Mr. Tolley did not feel the restriction would be appropriate. Commissioner Hopper

asked if the remainder of the project will be sold to another company once the multifamily is built. Mr. Tolley noted they plan to sell the remainder of the project otherwise the build-out would be longer. Mr. Blake added that the conditions of approval will follow the project when sold and any significant changes would be brought to the Planning Commission for approval. Discussion continued about whether conditions on sale of the project would be appropriate. Commissioner Sollaccio asked if trail designs were available. Mr. Tolley explained the designs will be available during the final plat review. Commissioner Sollaccio would like to add language to conditions of approval P and Q that the trails be designed to the minimum City standards and that the final design be reviewed and approved by the Planning Commission. Discussion followed about code requirements for a tree management plan. Tree clearing is allowed with an approved Oregon Department of Forestry permit. New tree planting will be part of the landscape requirements. 200 acres of trees will be preserved in the wetlands.

Chair Hayward asked for public testimony. No one spoke in favor, opposition, or from a neutral position.

Commissioner Swanson asked about street widths, on-street parking, and egress for emergency vehicles. Mr. Blake added that the streets will be required to meet minimum engineering standards. There are new street light standards that will need to be addressed as well. Commissioner Bridgens asked if there were enough public safety staff to serve the increase in population. Police Chief Mathew Workman explained that staff numbers will need to grow with the development. Chair Hayward asked how many officers per 1,000 people are required. Chief Workman noted it is one to two officers per 1,000 people. This is met because the Chief and Sergeant respond to calls, otherwise they would have 10 officers. Fire Chief Brian Alsbury explained that there are not adequate fire staff for this development. Volunteers have been more difficult to find and retain. More fire staff will be needed as the development is built-out over the next 10 years. He explained the county-wide mutual aid program that offers support for fires.

Chair Hayward closed public hearing.

Commissioner Gaebel feels a 25% minimum of owned single-family homes is a reasonable condition. Commissioner Hopper feels there is a need for rentals right now and noted the unaffordable interest rates. Mr. Blake added this condition could be modified by the Planning Commission in the future if needed. In Black Diamond, Washington, staff observed that BTR properties were maintained about the same if not better than the owned homes. Mixed ownership styles would meet several needs in the market. Discussion followed about CC&R's and enforcement of conditions of approval. Enforcement can also be addressed in the development agreement.

Chair Hayward reopened the public hearing.

Mr. Tolley agreed to a condition for a minimum of 25% of single-family detached units to be for ownership.

Chair Hayward noted there is no guarantee that individual property owners will not rent the houses privately. Discussion followed.

Chair Hayward closed the public hearing.

Commissioner Gaebel made a motion to approve the Modification of Conditions for the Fort Pointe Development Group. The approval is based on information submitted by the applicant and its representatives, the applicable findings within the July 27, 2023, and September 14, 2023, staff reports and attachments, the discussion at the on-site inspection on July 27, 2023, and comments received during the public hearing for this application. The approval is subject to the conditions included in the staff report, the conditions provided by Clatsop County, and a condition that the trail plan be reviewed and approved by the Planning Commission. Motions was seconded and passed unanimously.

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

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS – None

8. GOOD OF THE ORDER

Mr. Blake noted a grant from the State for updating the residential zoning code.

Commissioner Gaebel asked staff to research removing the monthly meeting requirement when there is no business.

There being no further business, Chair Hayward adjourned the meeting at 8:00 p.m.

APPROVED:


Chris Hayward, Chair

ATTEST:


Rebecca Sprengeler, Secretary