

MINUTES
Warrenton Planning Commission
October 12, 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.

Commissioners Present: Kevin Swanson, Christine Bridgens (at 6:01 pm), Mike Moha, Chris Hayward, 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 – 9.14.23

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

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS

A. Development Code Revision DCR-23-2, Mini-warehouse Regulations, Ordinance No. 1267

Chair Hayward opened the hearing and read the hearing script. No conflicts of interest or ex-parte contacts were disclosed. No one challenged the Commissioner’s impartiality.

Planning Director Jay Blake presented the staff report. He noted previous discussions on the regulations to evaluate the number of current mini-storage sites in Warrenton compared to other communities, taxes, and jobs generated, and promoting the highest and best use of property with available infrastructure. Commissioner Bridgens added there are no restrictions that renters be within city limits, so the service does not solely support residents.

Chair Hayward asked for public testimony. No one spoke.

Commissioner Hopper asked about establishing a more restrictive ratio of units to population, establishing a maximum number of units, and restricting the use of current properties upon sale. Mr. Blake responded a higher restriction would need to be reviewed by legal and raising the cap

would be through an ordinance amendment. It was suggested that a tax be established for renters who do not live in the city. Mr. Blake explained a new tax would need to be reviewed by legal, go to the voters, and was concerned about equal protection under the law. Another suggestion was to tax mini-storage at a higher rate; this would discourage more development, recoup lost taxes, and would be easier to regulate than the residence status of renters. There was a previous discussion about regulating mini storage by square footage instead of by the number of units. This would allow more flexibility for the property owner and would be easier for staff to track. A brief discussion followed about a ban on mini-storage; it is possible but may be more difficult to defend legally. Commissioner Sollaccio asked if there is a way to limit mini-storage to certain zones. Mr. Blake noted that designated sites under the approved ordinance would be allowed to rebuild like the non-conforming use code, but it is still up in the air. Discussion continued about the square footage limitation. Commissioner Bridgens suggested adding language that when an existing unit is removed, it cannot be replaced somewhere else. Mr. Blake would need to bring this to legal for review because it is like a ban. Discussion continued.

Chair Hayward closed the public hearing.

Chair Hayward noted that the highest and best use is based on market function. The number of apartments in Warrenton may contribute to the high number of units. Commissioner Hopper would like to see a cap on the current number. She was concerned about the expected population growth dramatically increasing the number of units. The location of some units are prime locations that need to be protected. Commissioner Sollaccio noted more staff will be needed to serve the increase in population and they should be taxed at a higher rate. Commissioner Gaebel noted it is easy to raise a cap if needed in the future and was in favor of regulating by square footage. Commissioner Moha feels the cap should not apply to the I-1 zone. Much of the I-1 property is government-owned and tax-exempt. C-1 should be protected, but there have not been many applications for the I-1 zone and some tax is better than none. He suggested it remain conditional in I-1. Mr. Blake suggested bringing multiple options of the ordinance back after review from legal. The commission was generally in favor of multiple options. Chair Hayward would like clarification on the authority to implement a tax.

Commissioner Gaebel made a motion that the Planning Commission table Ordinance 1267 for further research and information. 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

A. Sign Code Task Force Report

Mr. ^{Blake}~~Blake~~ presented the final report from the sign code task force with recommendations. He suggested holding mini-work sessions during future regular meetings to create a new code based on the report. Commissioner Sollaccio supported removing signs from the development code.

Commissioner ^{Gaebel}~~Gabel~~ suggested a change in the temporary political sign language. Commissioner Swanson would like a theme or motif for Warrenton like Sisters, Oregon. Commissioner Bridgens felt a theme would be difficult to do. The sign committee felt a theme should be created by downtown businesses, not driven by the city. Commissioner Moha felt it may be difficult to gain interest from the business owners. Chair Hayward agreed that businesses and developers should drive a theme. Mr. Blake felt the City Commission would be supportive of creating new street signs. Discussion followed about the Hammond district signage. Commissioner Hopper suggested time regulations for signs in residential areas.

B. Draft Residential Poultry Regulations

Mr. Blake presented code recommendations. There was an email from a citizen with concerns about the fee. The rate is up for discussion. The chicken complaints have increased and are mostly from free-range and noise. Commissioner Bridgens was concerned about wild animals. Enforcement would be through the Planning Department. Chair Hayward suggested criteria for coops. Commissioner Hopper liked the Sherwood ordinance except for the limit of 5 chickens even on large properties. There was general support for no roosters and concerns about rodents. Commissioner Gaebel suggested secure coops to deter predators.

8. GOOD OF THE ORDER

Mr. Blake – There was one response for the code audit that was over budget, with little experience. The whole audit will not move forward. The city received a state grant to complete a residential code audit this year. Next year will be commercial and industrial audits. He will meet with Columbia Memorial Hospital CEO to talk about their property in the industrial North Coast Business Park (NCBP). Creating a jobs-based zoning district based on jobs per acre may be a better zone there. He would like to discuss this with the NCBP property owners. He also reviewed an article about homebuyers being outbid by investors.

There being no further business, Chair Hayward adjourned the meeting at 7:22 p.m.

APPROVED:

ATTEST:


Rebecca Sprengeler, Secretary


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