

MINUTES
Warrenton Planning Commission
September 9, 2022
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Vice Chair Hayward called the meeting to order at 6:01 p.m. Commissioner Bridgens lead the public in the Pledge of Allegiance.

Commissioners Present: Vice Chair Chris Hayward, Ken Yuill, Mike Moha, Christine Bridgens, Lylla Gaebel (Online), and Kevin Swanson (Online, at 6:19)

Commissioners Excused: Paul Mitchell

Staff Present: Planning Director Jay Blake, Engineering Technician Trisha Hayrynen, and Planning Technician Rebecca Sprengeler

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 8.11.22

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

Hayward – abstain; Yuill – aye; Gaebel – aye; Bridgens – aye; Moha – aye

PUBLIC COMMENT ON NON-AGENDA ITEMS – None

PUBLIC HEARINGS

Vice Chair Hayward opened the hearing on Comprehensive Plan Amendment CP-22-1 to Article 9 Economy and Development Code Revisions DCR-22-1 to WMC 16.12 Definitions, 16.40 General Commercial (C-1) District, 16.44 Commercial Mixed Use (C-MU) District, 16.60 General Industrial (I-1) District, and 16.240 Temporary Use Permits. He read the public hearing script outlining the procedures. All commissioners answered “no” to questions of ex parte contact, conflicts of interest, and bias.

Planning Director Jay Blake presented changes to the ordinance since the last hearing to provide clarity. The Economic Opportunities Analysis remains the same. The ordinance changes include:

1. Industrial Zone – Mr. Blake suggested removing community colleges from permitted uses. Commissioner Yuill gave background on why the use was in the code and agreed with removing it.
2. Commercial C-1 – Mr. Blake discussed benefits of mixed uses of residential and commercial in downtown. There are few two-story buildings in downtown. He suggested

changing the language to allow apartments in the back of the business instead of strictly on a second story.

3. Food Carts – Mr. Blake explained there are food carts with a single location and then there are mobile food carts that change locations. He wants to ensure they have property owner permission and are not blocking fire lanes, ingress, and egress. Multiple locations would be allowed with property owner permission and inspection to verify access. Each location with property owner permission would be added to the permit. Commissioner Bridgens asked about responsibility of enforcement. Mr. Blake said it was under the city manager but may return to the Planning Department.
4. Mini Storage Buildings – A correction is needed to a code reference that does not exist.
5. Definitions – Cottage industries and food carts were added.

Mr. Blake discussed issues with the code that may be coming forward to address contradictions and definitions in the next 6 months.

Commissioner Moha suggested community colleges be changed to a conditional use in the Industrial zone. Brief discussion followed about effects on the tax base, future development of the land across from the new middle school, development of the County-owned industrial land, concerns about traditional industrial uses adjacent to a college facility, and potential for a community college satellite building for uses such welding or auto mechanics repair that would be appropriate for an industrial zone.

It was noted there was no written correspondence received. Vice Chair Hayward called for public testimony. No one spoke in favor, opposition, or from a neutral position. Vice Chair Hayward closed the public hearing.

Commissioner Yuill would like to omit community colleges from permitted uses and add it to conditional uses for a potential satellite building. Vice Chair Hayward and Commissioner Bridgens agreed. Mr. Blake clarified that notifications were received and reviewed by the Oregon Department of Land Conservation (DLCDC). No comments or concerns were raised.

Commissioner Moha made the motion that the Warrenton Planning Commission recommend approval of Ordinance 1258 Amending the Warrenton Comprehensive Plan Goal 9 Economic Development and Amending the Warrenton Municipal Code relating to commercial and industrial uses while keeping community colleges as a conditional use. The recommendation is based on public input during the Plan Amendment process, the public hearing, and discussion from the Planning Commission. Motion was seconded and passed unanimously.

Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye; Moha – aye; Swanson – aye

BUSINESS ITEMS – None

DISCUSSION ITEMS

Mr. Blake has been working with legal staff on an interim two-year moratorium for psilocybin sales, distribution, and manufacturing to be adopted after the November election. This would put the

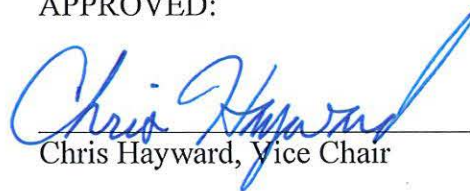
moratorium before the voters at the 2024 election. Time, place, manner regulations could be established depending upon the results of the election. The Planning Department has already received a request for a psilocybin facility. Discussion followed about the options and there was question about banning the substance. Staff will research community impacts during the interim. It was noted Seaside will be doing time, place, manner restrictions. Cannon Beach will pursue an interim moratorium. Astoria's position has not been determined. Legal opinion was that if there were state rule changes, the City could remove the moratorium early and adopt a time, place, manner approach. The time, place, manner approach could be adopted permanently. Commissioner Gaebel would like to recommend a moratorium to the City Commission and reevaluate after the state comes up with rules. Mr. Blake will work with legal to draft the moratorium and bring it back. It would automatically be added to the ballot. Commissioner Moha feels strongly the substance should be ban. Mr. Blake asked for direction on seeing an interim moratorium for consideration at the November meeting. Commissioner Moha noted the Warrenton voting statistics for legalization were close. The consensus was in support of proceeding with the moratorium option.

Planning Technician Rebecca Sprengeler discussed the need for Zoom regulations to maintain order during public comment and discussion. The memo outlined options that other cities utilize such as scripts, mute or raise hand settings, and roll-call style discussions. The City does not currently have any regulations around virtual attendance. There was concern about accidentally leaving out virtual attendees if muted or required to use the hand raise feature. The chair would monitor. There was question about the requirement to take public comment virtually. Brief discussion followed. A form is needed to sign up for public comment online. Commissioner Hayward noted the critical piece is to maintain order and suggested the chair organize public comment like in-person by asking how many are in attendance to testify on Zoom. He agreed virtual registration is needed. Mr. Blake suggested taking testimony in person first, then taking virtual comments. It was noted a cutoff time to sign up for comments would be needed. Staff are looking into a new sound system to help with sound issues on Zoom. There was brief discussion about requiring all or at least a quorum of the Commissioners to be in person. Staff will consult with legal and bring back a draft next month.

GOOD OF THE ORDER

There being no further business, Vice Chair Hayward adjourned the meeting at 6:55 p.m.

APPROVED:


Chris Hayward, Vice Chair

ATTEST:


Rebecca Sprengeler, Secretary