

MINUTES
Warrenton Planning Commission
October 13, 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 6:00 p.m. and lead the public in the Pledge of Allegiance.

Commissioners Present: Chris Hayward, Ken Yuill, Christine Bridgens, and Lylla Gaebel (Online)

Excused: Mike Moha and Kevin Swanson

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

ELECTION OF OFFICERS

Vice Chair Hayward noted Paul Mitchell resigned from the Planning Commission to accept a position on the City Commission.

Commissioner Gaebel made the motion to accept Paul Mitchell's resignation from the Planning Commission. Motion was seconded and passed unanimously.

Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye

Commissioner Gaebel made the motion to appoint Chris Hayward as the Chair of the Planning Commission for the remainder of 2022. Motion was seconded and passed unanimously.

Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye

Commissioner Yuill made the motion to appoint Christine Bridgens as the Vice Chair for the remainder of the year. Motion was seconded and passed unanimously.

Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye

There was brief discussion about the mayor's chair training and the need to choose a chair-elect for 2023 by October to attend the training. The Planning Commission roster was reviewed for term-end dates. Karin Hopper will replace Paul Mitchell's remaining term and will attend the next meeting. Chair Hayward felt with light attendance and a new person, it would be better to wait until the November meeting.

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 9.8.22

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

Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye

PUBLIC COMMENT ON NON-AGENDA ITEMS

Rick Newton commented on the difficulty of building in Warrenton versus other communities and hopes for solutions. He also noted increased fuel sales and stable business licenses.

PUBLIC HEARINGS

Planning Director Jay Blake noted the applicant has requested the hearing on Buoy 10 Landing Subdivision application SUB-22-2 on taxlot 81009BC01100 be continued to next month's meeting. The neighbors that contacted the Planning Department were informed.

Commissioner Yuill made the motion to continue the hearing until November 10th. Motion was seconded and passed unanimously.

Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye

BUSINESS ITEMS – None

DISCUSSION ITEMS

Mr. Blake has been working with the legal staff to draft a psilocybin moratorium ordinance to be adopted after the November election to create a two-year moratorium. The next full general election will be in 2024 to vote on a city-wide referendum for a permanent ban. Brief discussion followed about the need to research the effects.

Planning Technician Rebecca Sprengeler discussed Zoom regulations for testimony and discussion on Zoom. Legal staff provided feedback on questions from the last meeting. The city website has been updated to outline procedures for how to participate in meetings by Zoom and in person. One of the issues with virtual attendance has been hearing. Staff are expecting a quote for new sound equipment this month. Legal noted allowing commissioners to attend virtually could create a quorum more often than hindering a quorum due to accessibility or geographic reasons. Chair Hayward feels it is critical that the technology is adequate. Commission Yuill encouraged those that are not physically able to attend to use Zoom but would prefer capable members to attend in person. Commissioner Gaebel asked what the law says about the legality for anyone to attend by Zoom for any reason. Staff will reach out for clarification. Commissioner Bridgens feels it is respectful to be in-person when possible.

Commissioner Yuill asked about the election of the chair for next year, noting a conflict with the Planning Commission by-laws. Mr. Blake will reach out to legal. Brief discussion followed about the training. Chair Hayward asked if the mayor could share the slides for self-paced training instead.

GOOD OF THE ORDER

Mr. Blake noted a handout on incorporating nature into subdivisions. He suggested transferring development rights from land that may be challenging to develop and preserving the natural space to create a sense of community for passive nature in development. The Fort Point Planned Unit Development will be coming back soon, and this concept could be incorporated. He also shared about upcoming code changes in the following areas: dirt moving, flood plains reviews, home occupations, and industrial development standards. He also feels downtown development criteria may need to be different than the same zone in other areas. Chair Hayward noted a related Comprehensive Plan study in 2000 that may not have been codified. Mr. Blake will bring examples from comparable cities for these discussions.

Commissioner Bridgens asked if Fire and Police will be involved in development reviews. Mr. Blake stated both departments attend development review meetings.

Chair Hayward asked about the new commissioner. Mr. Blake noted Ms. Hopper lives in the historic Fort Stevens neighborhood, sits on the Urban Renewal Advisory Board, and has a lot of energy.

Mr. Blake also noted a new code enforcement survey on the city website for people to submit concerns about code enforcement violations.

There being no further business, Chair Hayward adjourned the meeting at 6:40 p.m.

APPROVED:


Chris Hayward, Vice Chair
Christine Bridgens

ATTEST:


Rebecca Sprengeler, Secretary