

MINUTES
Warrenton Planning Commission
March 10, 2022
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Mitchell called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Chair Paul Mitchell, Kevin Swanson (Zoom), Ken Yuill, Lylla Gaebel (Zoom), and Christine Bridgens

Commissioners Absent: Mike Moha and Chris Hayward

Staff Present: Planning Consultant Kevin Cronin (Zoom) and Secretary Rebecca Sprengeler

PUBLIC COMMENT ON NON-AGENDA ITEMS - None

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 2.10.22

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

Mitchell – abstain; Swanson – aye; Yuill – aye; Gaebel – aye; Bridgens – aye

PUBLIC HEARINGS - None

DISCUSSION

Kevin Cronin presented the Economic Opportunity Analysis (EOA) and suggested changes to the Comprehensive Plan Article 9 “Economy” and Development Code regarding industrial and commercial lands. There were no suggested changes to marine shorelands. He noted Commissioner Gaebel’s involvement on the advisory committee for the EOA. The committee and the public were provided opportunity to comment on the packet; no comments were received. He also explained the project was delayed due to staff turnover and state budget cuts. Mr. Cronin was recently contracted by the City to complete the project. It was noted a consultant presentation to the Planning Commission and the public involvement portion of the EOA was cut from the grant. Mr. Cronin noted his availability as a resource for questions and his experience with other EOA’s. Commissioner Gaebel noted the Marinas Advisory Committee walked the Hammond Marina docks with the City Commission; they want a conference center to be built there as a source of income. Mr. Cronin will add it to the Comprehensive Plan policy. There was brief discussion about population growth projections beyond 2018; Portland State University’s

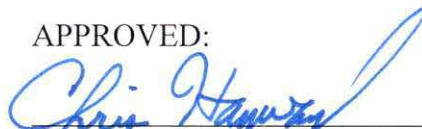
estimates can be added as an exhibit to the EOA. Commissioner Yuill noted concern that the report does not offer an accurate reflection of buildable commercial lands because the issue of fill was not addressed. Mr. Cronin noted the same concern was shared by the advisory committee and explained the consultant followed the prescriptive guidelines from the state to obtain data. He suggested adding something to the Comprehensive Plan about finding creative ways to address fill/wetland mitigation. It was estimated the EOA report took 6-9 months to prepare. There was brief discussion about rezoning marine shorelands regarding a public comment at a previous meeting. Chair Mitchell noted concern about storage units' effect on the main corridor aesthetic. He stated he is not a proponent of limiting what businesses come to Warrenton. Discussion followed about lack of affordable housing. Regarding the Development Code amendments, Mr. Cronin asked the Commissioners to consider types of uses and services that the Development Code is not responsive to, or future uses the Commissioners want to encourage to come to Warrenton that offer living wage jobs or services that are not clear in the code. In response to the question about storage units, Mr. Cronin explained the issue is the low assessed value and advocated holding out for better land uses because of Warrenton's low fixed property tax rate. Commissioner Gaebel noted the feeling of the committee was to discourage storage units and use the commercial industrial land for higher taxpaying businesses. Discussion continued about storage units. Mr. Cronin suggested storage units be conditional uses to keep the option to deny if the standards are not met. Brief discussion continued about benefits of permitted versus conditional uses. Commissioner Yuill feels breweries should be conditional uses due to impacts on wastewater treatment facilities, noting issues in the City of Astoria. Mr. Cronin noted Warrenton will likely not see breweries the scale of Astoria's and the issues would be addressed in engineering, not land use. Discussion continued. Mr. Cronin will contact the Public Works Director for a report on his thoughts and an update on water treatment plant improvements. Commissioner Yuill noted that parks in the Commercial Mixed-Use zone do not require a meeting for neighborhood input. He feels strongly that parks should be a conditional use to allow public comment. Mr. Cronin noted other cities add a requirement for public engagement meetings to the Development Code prior certain actions like a public hearing, certain date, or application submission, but suggested this be done separately from the EOA. Mr. Cronin will make edits, suggest changes, and work with Ms. Sprengeler on scheduling a hearing.

STAFF ANNOUNCEMENTS & PROJECT UPDATES

Ms. Sprengeler noted an upcoming training on meeting procedure with Mayor Balensifer. Chair Mitchell noted for the record that long-term Planning Commissioner Steve Hawks passed away over the holidays. He expressed his appreciation for all Mr. Hawks did for the community. Commissioner Yuill also made comments of appreciation.

There being no further business, Chair Mitchell adjourned the meeting at 6:45 p.m. The next regular meeting will be April 14, 2022

APPROVED:


Chris Hayward, Vice Chair

ATTEST:


Rebecca Sprengeler, Secretary