

MINUTES  
Warrenton Planning Commission  
April 14, 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 led the public in the Pledge of Allegiance.

Commissioners Present: Vice Chair Chris Hayward, Kevin Swanson (Zoom), Ken Yuill, Lylla Gaebel (Zoom), and Christine Bridgens

Commissioners Absent: Chair Paul Mitchell and Mike Moha

Staff Present: Planning Consultant Kevin Cronin (Zoom) and Permit Technician Hallie Homolac

PUBLIC COMMENT ON NON-AGENDA ITEMS - None

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 3.10.22

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

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

PUBLIC HEARINGS

Vice Chair Hayward opened the type IV legislative hearing on amendments to the Warrenton Comprehensive Plan (CP-22-1) and the Warrenton Development Code (DCR-22-1). The proposed amendments would amend WMC chapters 16.40 General Commercial Zone (C-1), 16.44 Mixed Use Commercial (CMU), & 16.60 General Industrial (I-1) and Comprehensive Plan Article 9 “Economy” in order to implement the Economic Opportunity Analysis (EOA).

Planning consultant Kevin Cronin noted this was discussed at a work session last month. He noted the staff report on proposed amendment to the Warrenton Comprehensive Plan and Warrenton Development Code.

Discussion followed about recent changes regarding marijuana dispensaries. Commissioner Yuill feels marijuana manufacturing should be a conditional use. Mr. Cronin responded that he did not propose any changes regarding marijuana. Brief discussion continued.

Commissioner Yuill asked about changes to storage unit facilities. Mr. Cronin explained his

suggested change for units be conditional uses in both C-1 and I-1. Brief discussion followed.

Discussion followed about the memo from Public Works Director Collin Stelzig regarding breweries impacts on infrastructure. Commissioner Yuill explained why he would still like for breweries to be conditional uses. Mr. Cronin noted the wastewater system would be impacted, then explained the site design review process and requirements for type III or type II review. Discussion followed about the industrial pretreatment program mentioned in the memo. Commissioner Gaebel agreed breweries should be conditional uses. She also agreed that the marijuana should be a conditional use in both areas. Commissioner Swanson feels information should be provided to the public about a pretreatment program especially regarding funding. Discussion continued about breweries. There were concerns about having to expand the wastewater treatment plant. It was noted the requirement for taprooms is to encourage a retail presence and be neighborhood friendly, but there was concern about start-ups not being able to support the cost of taprooms upfront. Commissioner Yuill suggested changing the language from “shall” to “may” regarding the requirement. Commissioner Swanson agreed.

Commissioner Gaebel asked how the suggested changes will affect the adoption process. Mr. Cronin explained they should close the hearing if there is no public comment and allow staff to make the changes. The revised documents could then be scheduled for a public hearing with the City Commission or brought back to the Planning Commission in May. Commissioner Gabel suggested closing the hearing.

Commissioner Yuill discussed his thoughts about adding drive throughs as conditional uses and food carts as permitted uses in the CMU zone.

**Commissioner Gaebel made a motion to close the public hearing. The motion was seconded and passed unanimously.**

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

Vice Chair Hayward closed the public hearing.

**Commissioner Gaebel made the motion to make breweries a conditional use and also that the marijuana (manufacturers and retail distributors) be a conditional use.** Vice Chair Hayward requested the motion be restated as two separate motions.

**Commissioner Gaebel made the motion to make breweries a conditional use. Motion was seconded and passed unanimously.**

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

**Commissioner Gaebel made the motion to make the manufacturing of marijuana a conditional use in all zones. Motion was seconded and passed unanimously.**

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

**Commissioner Yuill made the motion to, as a conditional use in the CMU, have drive-up facilities.** Commissioner Bridgens asked for clarification. Mr. Cronin noted CMU zones in Hammond and Chelsea Gardens and explained the purpose of the zone is to encourage a pedestrian friendly environment. Drive throughs conflict with this. Discussion continued.

**Commissioner Yuill made a motion to, under the conditional use aspect in CMU, allow food carts. Motion was seconded and passed with majority in favor.** Commissioner Gaebel asked if making food carts conditional uses would allow them to be made temporary. Mr. Cronin briefly explained temporary uses and stated he is not recommending this as a temporary use. Commissioner Yuill asked about setting date and time restrictions as conditions of approval for food carts if made to be conditional uses. Mr. Cronin stated this could be added as a legal condition of approval. Commissioner Yuill explained his reasoning for the food carts being conditional uses to support the goal of developing more economic opportunities. There was brief discussion about what the conditions should be. Commissioner Yuill feels it should be addressed on a case-by-case basis. Discussion about food carts continued.

**Hayward – nay; Swanson – aye; Yuill – aye; Gaebel – nay; Bridgens – aye**

There was brief discussion about the language requiring taprooms for breweries.

**Commissioner Yuill made the motion to, under breweries, change the wording from “shall include a taproom” to “may include a taproom.” Motion was seconded and passed unanimously.** There was brief discussion about what a taproom is and how it increases the cost.

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

Vice Chair Hayward asked about continuing this to the next meeting for a final draft.

**Commissioner Gaebel made the motion to have Kevin make the changes and it come back to the May meeting. Motion was seconded and passed unanimously.**

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

Vice Chair Hayward noted the suggested changes to the agenda format as proposed by staff.

**Commissioner Gaebel made the motion to make the changes recommended. Motion was seconded and passed unanimously.**

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

DISCUSSION - None

GOOD OF THE ORDER

Commissioner Bridgens noted Warrenton is growing and feels there are not enough police officers or firefighters. Commissioner Gaebel suggested participating in the budget committee

hearing. Commissioner Swanson suggested offering public comment at a City Commission meeting. Vice Chair Hayward made comments in agreement.

There being no further business, Vice Chair Hayward adjourned the meeting at 6:45 p.m.

APPROVED:

  
Chris Hayward, Vice Chair

ATTEST:

  
Rebecca Sprengeler, Secretary