MINUTES
Warrenton Planning Commission
February 8, 2024
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Vice Chair Bridgens called the meeting to order at 6:03 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Kevin Swanson, Christine Bridgens, Mike Moha, Jessica Sollaccio, Karin Hopper, and Cynthia O'Reilly

Absent: Chris Hayward

Staff Present: Interim City Planner Scott Fregonese and Planning Technician Rebecca Sprengeler

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 1.11.24

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

Swanson–aye; Bridgens-aye; Moha-aye; Sollaccio–aye; Hopper–aye; O'Reilly-aye

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS

A. Conditional Use Permit (CUP-24-1), Battery 245 Brewery at 69 NE Heron Ave

The hearing will be postponed to the next meeting on Thursday, March 14, 2024, at 6:00 pm.

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS

A. Code Amendment, Chickens in City Limits

Mr. Fregonese gave a presentation on draft code criteria for keeping chickens and other birds in city limits. The Planning Commission discussed the topic in August and October. Complaints have increased recently so the ordinance is being brought forward again with a final draft expected for next month. Concerns about rodents are addressed in the enclosure criteria and penalties through permit revocation. The property would need a fence for chickens to roam outside the required coop. Enforcement would be the same as other ordinances with the potential

for citation. There was a public comment at an earlier meeting from kids who raise chickens for 4-H. This is a key piece of the community's culture. Discussion followed about increasing the maximum number of chickens allowed for properties less than 1 acre. The consensus was 12 chickens. An exception process for 4-H families was suggested. Discussion followed about roadside egg sales versus commercial sales. The consensus was in support of roadside egg sales. There was support for allowing coops in front yards to contribute to a sense of place and community. The permit process will include an application and adjacent property owner notification. Staff need to decide on permit and penalty costs.

B. Code Amendment, Shipping Container Update

Mr. Fregonese noted the shipping container ordinance was recommended to the City Commission for approval with a request to make the permits non-transferable upon the sale of the property. The City Attorney is rewriting the ordinance to make this change. The initial City Commission hearing is anticipated in March.

8. GOOD OF THE ORDER

The new Planning Director will start on April 1st. Mr. Fregonese will be here in April as well. The Department of Land Conservation and Development awarded 3J Consulting the residential code audit contract. Mr. Fregonese will be the consultant on the project starting in March once the contract is in place.

There being no further business, ~~Chair Hayward~~ Vice Chair Bridgens adjourned the meeting at 6:38 p.m.

APPROVED:

Christine Bridgens

Christine Bridgens, Vice Chair

ATTEST:

Rebecca Sprengeler

Rebecca Sprengeler, Secretary