

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

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

Absent: Paul Mitchell and Christine Bridgens

Staff Present: Contracted Planner Mike Morgan (Zoom) and Permit Technician Hallie Homolac

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 5.12.22

Commissioner Yuill made the motion to approve the minutes from the May 10th meeting. Motion was seconded and passed unanimously.

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

PUBLIC COMMENT ON NON-AGENDA ITEMS – None

PUBLIC HEARINGS

Vice Chair Hayward opened the public hearing on Variance Application V-22-1, submitted by Jeff and Jennifer Canessa (L46, LLC – Latitude 46 Apartments) to allow the overhead power lines on Jetty Avenue. Mike Morgan gave an update on the application.

Commissioner Gaebel made the motion to continue the hearing for variance application V-22-1 to the July 14th, 2022 Planning Commission meeting. Motion was seconded and passed unanimously.

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

Commissioner Gaebel made the motion tat the record stay open on V-22-1 until the July 14 Planning Commission hearing. Motion was seconded and passed unanimously.

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

Vice Chair Hayward opened the public hearing on Variance Application V-22-2, submitted by Jason Palmberg (Jetty Street Apartments) to allow the overhead power lines on Jetty Avenue.

Commissioner Gaebel made the motion to continue the hearing for variance application V-22-2 to the July 14th, 2022 Planning Commission meeting and keep the record open until that time. Motion was seconded and passed unanimously.

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

Vice Chair Hayward opened the public hearing on Variance Application V-22-3, submitted by Eryn Cary on behalf of Rally Time LLC, for a street improvement on 7th Avenue. The subject property is located at 719 S Main Avenue, Warrenton, and is also identified as tax lot 81021DC02900. Formalities followed. No conflicts of interested or ex parte contacts were reported. Commissioner Yuill and Vice Chair Hayward have seen the site. They feel they can make fair and impartial decisions. No one wished to challenge the commissioners' impartiality.

Mike Morgan presented his staff report. Based on the findings and analysis, staff concluded that the application meet all the six variance criteria and should be granted. He reviewed the plot pan. There was discussion about additional parking and affordability of future units. He reviewed improvement costs as estimated by Big River Construction and noted a letter received from the Methodist Church opposing the application. Vice Chair Hayward read the letter aloud.

Applicant Randy Stemper was concerned about recently submitted comments from Public Works. He discussed recent housing projects and noted current housings costs are high. Their target market is \$300,000 or less. He explained the increase to this unit cost if required to improve the street. Current, approved, access would be used, not 7th Street. Site design review is pending based upon decision on this application because of project cost. Discussion continued. Commissioner Yuill would like to continue the hearing to allow time for review of Public Works comments. Mr. Stemper further argued against the street improvement.


BUSINESS ITEMS – None

DISCUSSION – None

GOOD OF THE ORDER – None

Due to a power outage, the meeting was adjourned at 6:56 p.m.

APPROVED:


Chris Hayward, Vice Chair

ATTEST:


Rebecca Sprengeler, Secretary