

MINUTES
Warrenton Planning Commission
November 9, 2023
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

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

Commissioners Present: Kevin Swanson, Christine Bridgens, Mike Moha, Jessica Sollaccio, Karin Hopper, and Lylla Gaebel

Commissioners Absent: Chris Hayward

Staff Present: Planning Director Jay Blake and Planning Technician Rebecca Sprengeler

3. ELECTION OF CHAIR AND VICE CHAIR

Vice Chair Bridgens nominated Chris Hayward as the 2024 Chair. The Commission voted unanimously in favor.

Commissioner Moha nominated Christine Bridgens as the 2024 Vice Chair. The Commission voted unanimously in favor.

4. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 10.12.23

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

Swanson–aye; Bridgens–aye; Moha–aye; Sollaccio–aye; Hopper–aye; Gaebel–aye

5. PUBLIC COMMENT ON NON-AGENDA ITEMS

Evelyn Bigelow, resident, spoke in favor of allowing chickens. She has nine chickens and participates in 4H, showing the chickens at the fair and raising them for eggs. She was supportive of rooster elimination. The chickens are kept in a fenced area with coops and are not allowed to free range. There are some minor rodent issues. The Commission and staff thanked Evelyn for her participation in the discussion and encouraged her to follow the progress through ordinance development.

6. PUBLIC HEARINGS

A. Continued: Development Code Revision DCR-23-2, Mini-warehouse Regulations, Ordinance No. 1267

Commissioner Gaebel made a motion to remove the item from the table for consideration. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Moha–aye; Sollaccio–aye; Hopper–aye; Gaebel–aye

Vice Chair Bridgens opened the hearing reading the public hearing script.

Planning Director Jay Blake presented updates to the staff report from the last meeting and an updated ordinance based on feedback from the city attorney. He noted two storage facilities that are not included in the square footage calculations: 2395 SE Dolphin Ave and 65 NE Iredale Ave. No information is available in the tax assessor records. The updated ordinance would limit the total square footage per person of mini storage facilities in Warrenton. The current ratio is approximately 41sf per person. If a facility were to be removed, it could be relocated.

Vice Chair Bridgens felt mini storage is not the highest and best use for the limited property in Warrenton. Commissioners Gaebel and Swanson agreed. Commissioner Hopper was concerned about the application in development review skewing the ratio drastically from 27.86sf to 41.87sf per person. She requested the original ratio with the pending application as an exception. Mr. Blake can take this to the city attorney. Vice Chair Bridgens asked if the pending application submitted information demonstrating a deficit of storage in Warrenton. Mr. Blake noted the applicant did not share any during the pre-application. Discussion continued about applications demonstrating a need for storage. The owners of mini storage facilities are predominantly outside Warrenton. Mr. Blake discussed potential design standards that could be implemented to look more commercial, including multistory facilities. Another option would be to further limit facilities to certain zones. He noted it would be difficult to deny an application for a conditional use permit. Commissioner Moha would like to decide on the application. Commissioner Sollaccio felt this was a good compromise and would like to propose a tax for the next election cycle. Commissioner Hopper agreed a decision should be made. She also suggested language that would not allow a new facility if the pending application does not move forward. Commissioner Hopper asked when the application was first submitted. Mr. Blake noted they started in the spring and are looking at a site adjacent to the new middle school. Commissioner Gaebel asked why only the E Habor right-of-way has a minimum setback. Mr. Blake explained it was a task force recommendation to prevent mini storage in the entrance to downtown. Brief discussion continued about the pending application backing out. A timeline may need to be set.

Vice Chair Bridgens asked for public testimony. No one spoke.

Vice Chair Bridgens closed the public hearing.

Commissioner Gaebel made a motion that the Planning Commission recommends approval of Ordinance 1267, an ordinance establishing a cap on the number of mini-warehouse sites within the City of Warrenton, and amending the Warrenton Development Code. This motion is based on information in the October 12, 2023, staff review memo, and testimony received at the public hearing. The Warrenton Planning Commission recommends that the

city attorney prepare language related to if the pending development request does not proceed forward, that the number revert to those pre-development numbers. The ordinance in herby forwarded to the Warrenton City Commission for consideration. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Moha–aye; Sollaccio–aye; Hopper–aye; Gaebel–aye

7. BUSINESS ITEMS – None

8. DISCUSSION ITEMS

A. **Accessory Dwelling Unit Code (DCR-23-6)**

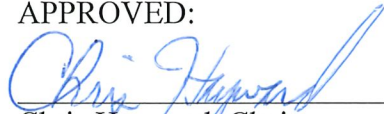
Mr. Blake discussed the current accessory dwelling unit code. The restrictions are greater than in other cities. There have been two requests for ADUs to exceed the maximum allowed floor area. A code update may be part of the residential code audit starting in January. The consensus was to include an ADU code amendment. There was general favor for the Oregon City ordinance.

9. GOOD OF THE ORDER

Mr. Blake expressed gratitude for working with the Planning Commission and Ms. Sprengeler. He noted the code is difficult to work with and hopes the Commission will continue to find ways to make developments work; and if not, clearly explain why they have to say no. He wants to see Warrenton succeed and sees movement in that direction. He explained it is difficult when the Planning Department becomes a target that needs to be defended, despite following the code. He requested that staff be respected in all situations because they work to the best of their ability. He noted that 66 planning projects are active or pending. 3J Consulting will be hired on a contract to provide interim planning services. The Commissioners would prefer to have the consultant in person for meetings. Mr. Blake reviewed the high-priority code amendments. He reviewed two expired plats and one that may be coming forward. The Planning Director job has been posted. Mr. Blake's last day will be December 1st. The Commissioners thanked Mr. Blake for his good work. Mr. Blake hopes that the Planning Commission will continue to consider how to make good neighborhoods, support commercial development, and not get into the engineering details.

There being no further business, Vice Chair Bridgens adjourned the meeting at 7:02 p.m.

APPROVED:


Chris Hayward, Chair

ATTEST:


Rebecca Sprengeler, Secretary