

MINUTES  
Warrenton Planning Commission  
December 14, 2023  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

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

Commissioners Present: Kevin Swanson, Christine Bridgens, Mike Moha, Chris Hayward, Jessica Sollaccio (Zoom), Karin Hopper, and Lylla Gaebel

Staff Present: Interim Planner Scott Fregonese, City Manager Esther Moberg, and Planning Technician Rebecca Sprengeler

Scott Fregonese, Interim Planner, introduced himself. He has been a planner for almost 24 years as a private consultant. His background is in long-range planning. He was the interim in Rockaway for almost 6 years. He has also worked with Garabaldi, Manzanita, and Seaside.

3. APPROVAL OF MINUTES

**A. Planning Commission Meeting Minutes – 11.9.23**

**Commissioner Gaebel made a motion to approve the minutes as presented. Motion was seconded and passed unanimously.**

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS - None

5. PUBLIC HEARINGS

**A. Juniper Avenue Subdivision Preliminary Plat (SUB-23-1)**

Chair Hayward opened the public hearing in the matter of Juniper Avenue Subdivision Preliminary Plat (SUB-23-1) for an application for a 12-lot subdivision on SW Juniper Avenue on tax lot 81021CB01500. He read the public hearing script outlining the hearing procedure and applicable code criteria. No conflicts of interest, bias, or ex parte contacts were disclosed. Commissioners Hayward, Moha, and Bridgens visited the subject site and felt they could still make a fair and impartial decision. No one was present to speak.

**Commissioner Gaebel made a motion that the request seeking approval for an expired preliminary plat SUB-20-1 be continued to the January 11, 2024, meeting, leaving the record open. Motion was seconded and passed unanimously.**

Swanson-aye; Bridgens-aye; Moha-aye; Hayward-aye; Sollaccio-aye; Hopper-aye; Gaebel-aye

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS

Commissioner Bridgens noted property on E Harbor with derelict vehicles. Staff provided an update on the property. The City Commission declared the property as a nuisance and a citation was issued. If not addressed within a certain time, it will go to municipal court with additional citations if the property owner does not address the derelict vehicles. The city has the option to clean up but does not prefer this route because it is unlikely the city will recover the cost.

**A. Shipping Container Design Standards Code Update**

Planning Technician Rebecca Sprengeler presented an update on the shipping container design standards ordinance. The hearing will be in January. After the legal review of the ordinance, the biggest change is that staff cannot use it to remove the existing containers because they would become legally existing non-conforming uses. Enforcement options will need more exploration.

8. GOOD OF THE ORDER

City Manager Esther Moberg gave an update on the Planning Director recruitment. The first round did not receive applicants. They increased the pay and then advertised the position again. There have been some applicants.


Commissioner Gaebel noted this is her last meeting as she did not reapply for the position. She has enjoyed working with the commissioners and hopes they will continue to improve Warrenton. She will miss working with the Planning Commission. The Planning Commission offered their appreciation for Commissioner Gaebel's service.

There being no further business, Chair Hayward adjourned the meeting at 6:16 p.m.

APPROVED:

  
Chris Hayward, Chair

ATTEST:

  
Rebecca Sprengeler, Secretary