

MINUTES
Warrenton Planning Commission
January 11, 2024
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: Christine Bridgens, Mike Moha, Chris Hayward, Jessica Sollaccio, Karin Hopper, Cynthia O'Reilly

Absent: Kevin Swanson

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

The oath of office was administered to Cynthia O'Reilly, Planning Commissioner Position No. 7.

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 12.14.23

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

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

Megan Lampson spoke about the Clatsop Care Health District. They are scouting a location for a new facility to replace their current aging building. A potential property was located until a roadblock came up due to the zoning. She requested the city support a zone change for the new nursing facility in the Industrial zone. A copy of her statement was submitted.

5. PUBLIC HEARINGS

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

Chair Hayward reopened 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.

Interim City Planner Scott Fregonese presented the staff report findings and conditions. He clarified the approval would be for the preliminary plat only. There have been no code changes to the applicable criteria since the original approval.

Commissioner Bridgens asked about a traffic study. The development did not meet the requirement for a traffic study. It was noted the eight conditions are the same as the original approval. Some have already been met. Commissioner Moha noted that the previous approval amended the conditions to remove the requirement for the landscape buffer. This could be stricken as done previously. It was also noted that the retaining wall was never built, so the variance is not necessary. There was a question about the fill material used for the site.

Skip Urling spoke on behalf of the applicant. He noted that they are comfortable with the conditions of approval. The retaining wall on the South side of the property was removed from the plans. Much of the material was removed, due to organics in the soil, and was replaced with sand. He noted the letter submitted by the property owner to the north. Mr. Urling shared photos of the northern property boundary that were taken on Saturday showing the seeded ground with no signs of erosion. Whether or not there would be an exposed foundation here would be determined during the building process. The construction is about 80% complete. Construction of the homes is anticipated in about six months. Commissioner Moha noted the poor state of Juniper Avenue from the construction and requested a more permanent solution. Mr. Urling responded that the road will be paved after the utility inspections. A metal grate or other solution was suggested to help in the interim.

Terry Ferguson spoke on behalf of the applicant. He explained the condition of Juniper Avenue is temporary until utility work is complete, inspected, and approved. Then the road will be paved. They have been maintaining it with gravel and have not received many complaints. He estimated it would be three to four weeks before it could be paved. There was a discussion about the geotechnical report and fill inspection process for the new fill material on the site to verify it can support future structures. There was a question about landscape consistency for each lot. Mr. Ferguson clarified that Mr. Gramson intends to sell the lots, not construct himself. Mr. Fregonese added that each lot will go through a permit review during which the Planning Department can review for compliance with the landscape standards. This is also addressed with condition three.

Eric Hoovestol spoke on behalf of the applicant as the engineer of record. The project is at approximately 80% construction. The waterline was installed and needs to be tested. The sewer was installed and needs to be tested. Street and sidewalk improvements are needed. Regarding the written comment from the adjacent property owner about slope concerns, Mr. Hoovestol noted the plans were reviewed by the City engineer team, and erosion control plans were approved by DEQ. He is not concerned about the slope stabilization. He added there are existing codes that prevent erosion onto adjoining properties, so no action is needed by the Planning Commission. The future builders will determine how to complete the individual lot construction.

Elise Bigelow submitted brief comments in opposition to the application, noting that she had concerns and wanted to testify to reserve her right to appeal.

Chair Hayward closed the public hearing.

Commissioner Moha noted there have been no changes since the original approval. Commissioner Hopper felt it was consistent. Chair Hayward understands the neighbor's concerns and hopes they can reach a mutually acceptable solution. Commissioner O'Reilly asked if there would be a homeowner's association. Mr. Fregonese noted it is not required or proposed at this time, but this would help with landscaping consistency.

Commissioner Moha moved to approve the application based on staff recommendations subject to all the listed conditions 1 through 8, and correction on number two to strike the last sentence on landscape buffer, "At least a 10ft buffer shall be maintained on the West side." Motion was seconded and passed unanimously.

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

B. Shipping Container Design Standards Code Update

Chair Hayward opened the public hearing in the matter of Development Code Amendment DCR-23-1, shipping container design standards (Ordinance 1266). 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.

Ms. Sprengeler presented the staff report and Ordinance No. 1266. The city attorney reviewed the ordinance and recommended changes. No public comments were received.

There was no testimony in favor or opposition.

Commissioner Hopper asked about allowances for container placement in commercial zones on Pacific and Main. Ms. Sprengeler clarified that placement in CMU zoning will be determined by the primary use of the property. Each property is limited to one container, minimum and maximum dimensions were established, and they cannot be altered when being used for storage. Commissioner Sollaccio asked about retroactive enforcement of existing containers. If adopted, the new standards cannot be imposed on the existing containers because they would become legally existing, non-conforming uses. More exploration is needed with legal to find a way to address existing containers. Commissioner Bridgens was concerned with aesthetic compliance and felt they would not enhance the city. It was noted that the enforcement would be through the standard process. Discussion followed about the duration of the placement. Commissioner O'Reilly asked if the permits were non-transferrable upon the sale of the property, like the short-term rental permits. The ordinance could be recommended for approval with this addition after legal review. A brief discussion continued.

Chair Hayward closed the public hearing.

Commissioner Hopper agreed language about non-transferability would be a good addition. Discussion followed.

Commissioner Hopper moved to recommend approval to the City Commission for DCR-23-1 with the addition of language that the permits are not transferable upon sale, subject to legal review. Motion was seconded and passed unanimously.

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

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS

Ms. Moberg presented an update on the Wastewater Treatment Plant (WWTP) capacity and plans for a new facility. Planning for increased plant capacity is in anticipation of new development and population growth. The design was approved by the City Commission and is in review with DEQ. There was a question about the current capacity. Ms. Moberg explained smaller improvements that are in progress to increase capacity until the new facility is constructed, but there are no concrete numbers around the capacity. It is currently at 90-95% around peak times of the year. There was a brief discussion about septic systems in city limits. It was noted the current WWTP bond will be paid in December 2026 and the hope is to have a new bond start in January 2027. There is money in reserve for design, once approved by DEQ. The goal is to start site prep at the end of 2026 and construction at the beginning of 2027.

Mr. Fregonese discussed a brief update on the Fort Pointe development. There are 450 units, and the city is encouraging up to 140 units over three years until the new WWTP is online. Discussion followed about which housing style would be constructed first.

8. GOOD OF THE ORDER

Ms. Sprengeler reminded the commissioners of an upcoming committee training on February 3rd. The first round of Planning Director interviews was completed with a second round scheduled for tomorrow with a selection anticipated early next week. There was also a brief update on code enforcement during the past year; 30 cases were closed, 17 cases are active, and there were three nuisance declarations.

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

ATTEST:


Rebecca Sprengeler, Secretary

APPROVED:


Chris Hayward, Chair
Christine Bridgens, Vice Chair