



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, October 10, 2024

1. City Commission meeting called to order at 6:05 pm

2. Pledge of Allegiance

Commission Members	Present	Excused
Tony Faletti	X	
Christine Bridgens, Vice Chair	X	
Mike Moha	X	
Karin Hopper	X	
Cynthia O'Reilly		X
Chris Hayward, Chair		X

Staff Members Present	
Planning Director Matthew Ellis	Planning Technician Judith Stich, Secretary

3. Approval of Minutes

A. Planning Commission Regular Minutes – 09.12.24

Motion:	Move to approve the minutes of the last meeting.				
Moved:	Faletti				
Seconded:	Moha	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly			X	
	Hayward			X	
Passed:	4/0				

4. Public Comment – None

5. Public Hearings

A. V-24-1 Stemper Variances

Vice Chair Christine Bridgens opened the public hearing on V-24-1 Stemper Variances. It was mentioned by Vice Chair Bridgens that she had discussed with Matthew prior to the meeting an item on the agenda. Planning Director Matthew Ellis mentioned that he had spoken with

Commissioner Faletti regarding fire safety and this application. Mr. Ellis spoke to the staff report. Mentioning that the lot brought forth in the application was originally plotted to a substandard lot size and that the only way to develop the lot would be to allow the variances. The variances would touch on set backs, lot size and lot width. Mr. Ellis then asked the Commission if they had any questions for him.

There were no questions from the Commissions for Mr. Ellis, so the applicant was given time to speak Randy Stemper approached the Dais and gave his testimony. He stated the size of the lot and that he was there to answer any questions the Commissioners might have of him. There were no questions of the applicant and Vice Chair Bridgens asked if anyone was there to speak for, against or neutral on the item. There were none. Vice Chair Bridgens then closed the public hearing on the item.

There was no further deliberation.

Motion:	Based on the findings and conclusions of the October 10th, 2024 Staff Report I move to approve V-24-1				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly			X	
	Hayward			X	
Passed:	4/0				

B. RZ-24-1 Rezoning of the County Business Park from I-1 General Industrial to CI Commercial Industrial

Vice Chair Bridgens opened the public hearing on RZ-24-1. Mr. Ellis gave the staff report speaking as the applicant Himself. Mr. Ellis spoke to the properties that fell within the area that was being re-zoned, mentioning who they belonged to. Mentioned by Mr. Ellis was emails that were received written by two out of three of the business owners, asking for the re-zone. Mr. Ellis mentioned that this application met the criterion, although that staff did submit the application and did the staff report for this item on the agenda. Mr. Ellis asked the Commission if they had any questions.

Vice Chair Bridgens asked Mr. Ellis if he could define his usage of the word surplus to which Mr. Ellis spoke to the code that was brought forth in the staff report and the land that would not be able to be developed in the foreseeable future, was considered surplus as it would be hundreds of years down the road till anything happened. Mr. Ellis further mentioned that this was a market based solution in the fact that this allows the market to dictate what the land can be used as. There were no more questions of Mr. Ellis.

Vicie Chair Bridgens then moved on to ask for public testimony, of which there was none. Vice Chair Bridgens then closed the public hearing portion. The item was then opened up for

discussion amongst the Commissioners. Deliberation was opened amongst the Commissioners. Commissioner Moha spoke up about the times before that this area had been mentioned, saying that the plan had never come to fruition and it was time now. Commissioner Faletti mentioned that he liked how both commercial and industrial would be used in the zone interchangeably.

There was no further deliberation.

Motion:	Based on the findings and concussions of the October 10th, 2024 staff report, I move to recommend the rezoning of the North Coast Business Park as described in RZ-24-1 and forward to the City Commission for a purposed Public Hearing with a recommendation to adopt.				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly			X	
	Hayward			X	
Passed:	4/0				

C. DCR-24-3 Floodplain Development Permits

Vice Chair Bridgens opened the public hearing on DCR-24-3. Mr. Ellis then disclosed that this is the agenda item that Vice Chair Bridgens spoke about prior to the meeting. Mr. Ellis gave the Staff report, speaking to the Development Code Revision. More specifically the Flood Plain development permit, ensure that it is up to standards. Mr. Ellis spoke lightly on the FEMA changes and the goals of the ordinance. Mr. Ellis then asked the Commission if they had any questions.

Vice Chair Bridgens asked about the Mayor's Town Hall Meeting. Mr. Ellis briefly elaborated on the Town Hall regarding the FEMA changes with the City and Clatsop County. Vice Chair Bridgens asked Mr. Ellis if this would be a positive change for the City of Warrenton. Mr. Ellis responded that This would make development in the flood plain harder. Mr. Ellis spoke to the penalties of non compliance to the new guidelines being implemented. Commission Faletti asked about the developers and whether their interests were piqued. Mr. Ellis spoke to the changes and that floodplain development in the future would be difficult and this would stop projects.

Commission Hopper asked about the impact on existing property owners with their insurance. Mr. Ellis spoke that this ordinance was not going to impact existing property owners with insurance but that would be coming with the risk 2.0 maps. Commissioner Moha asked how much land would become unbuildable to which Mr. Ellis responded that it would financially stop projects. Mr. Ellis elaborated on the subject.

Vice Chair Bridgens asked if there was any member of the public there to speak on the agenda item, there were none.

There was no further deliberation.

Motion:	Based on the findings and conclusions of the October 10th, 2024 staff report I move to recommend and forward to the City Commission the changes to the development code as described in Ordinance number 1276				
Moved:	Faletti				
Seconded:	Moha	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly			X	
	Hayward			X	
Passed:	4/0				

6. **Business Items - None**

7. **Discussion Items - None**

8. **Good of the Order**

Applications that were approved over the summer were briefly gone over. There were a lot of floodplain development permits. The home stay lodging permits were approved for the Jetty View Townhomes. Mr. Ellis is hoping to get this information to the Planning Commission quarterly. The Commissioners were appreciative of the list.

9. **Adjournment**

There being no further business, Chair Hayward adjourned the meeting at 6:50 pm.

Approved:



Chris Hayward, Chair

Attest:



Judith Stich, Secretary