



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, December 12, 2024

1. City Commission meeting called to order at 6:00 pm

2. Pledge of Allegiance

Commission Members	Present	Excused
Tony Faletti	X	
Christine Bridgens	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 – 10.10.24

Motion:	Move to approve the minutes of the last meeting				
Moved:	Faletti				
Seconded:	Bridgens	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

4. Public Comment – None

5. Public Hearings

A. RZ-24-2 and SDR-24-6

Chair Hayward opened the public hearing on RZ-24-2 and SDR-24-6 and asked if the commissioners had an exparte contacts. Commissioner Faletti expressed that he had a property adjacent but that it would not affect his decision. Mr. Ellis gave the staff report of the

consolidated review of both the rezoning and the site design review. He talked about the zone that the proposed site is already in and how it is ideal for more multi-family housing along the corridor. Mr. Ellis briefly mentioned the Johnson property nearby that is looking into developing more housing. There were no questions from staff, prompting Chair Hayward to ask the applicant if he would like to present.

The applicant, Mr. Ryan Helligso, did not have a presentation prepared but he approached the stand and asked if the commission had any questions that they would like answered. Commissioner Faletti asked about the storm water drainage to which Mr. Helligso responded with their plan to address those situations. Commissioner Bridgens asked about the site design extensions that may be possible, and Mr. Helligso responded that they would be done in a case-by-case situation. Mr. Helligso asked for a specific item that she may be speaking about; she clarified her question that she was speaking if they anticipated any items that may need extensions to which Mr. Helligso responded that they did not foresee any issues in the initial construction phase. Mr. Ellis stepped in and spoke a little further about the steps that the applicant had to take through different review stages and what it would take to gain occupancy for the applicant. Commissioner Bridgens followed up with a question on who reviews the properties before occupancy is granted and Mr. Ellis spoke regarding the different departments and how they review the development to determine the completeness of the project.

Chair Hayward asked about the access points to the project. Mr. Helligso spoke to the existing access point that the owner would like to keep but at this point would be closed and they were looking at another option using HWY 104. Mr. Helligso also mentioned that there were some talks with ODOT regarding where access would be allowed for the project site. Mr. Ellis spoke a little regarding ODOT, and the history of the project regarding the access points. There was a little back and forth amongst the commissioners regarding the nature of the HWY104 and Dolphin roads and how it was getting messy, expressing their concern. There were no other comments and so Chair Hayward then opened public testimony, however there was none. Chair Hayward closed the public hearing and opened the discussion amongst the commissioners. The Commissioners spoke a little about the criteria being met and the site design.

There was no further deliberation.

Motion:	Based on the findings and conclusions of the December 12, 2024, staff report, I move to recommend approval of RZ-24-2 to the City Commission for their decision.				
Moved:	Moha				
Seconded:	Hopper	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

Motion:	Based on the findings and conclusions of the December 12, 2024, staff report, I move to recommend approval of SDR-24-6 to the City Commission for their decision.				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

B. CP-24-2

Chair Hayward opened the public hearing on the item. Mr. Ellis gave the staff report. He spoke about the applicant and the flow lane disposal. He also mentioned that there were people there to speak to the application. Mr. Ellis spoke about the comp plan and how what was currently happening wasn't falling within those parameters and so this was to amend the comp plan to allow for this usage. Mr. Ellis then asked the commissioners if they had any questions for staff.

Commissioner Bridgens asked about the fish habitat and whether this would have any impact on them. Mr. Ellis stated that he would let someone else speak more about that, but he spoke to the comp plan being written to have the lowest impact possible. Meg Reed from the DLCD was online to speak about the impacts to the habitats that would be affected. Ms. Reed spoke about the surveys that were conducted in the area to show the impact on wildlife.

Commissioner Bridgens followed up asking what the impact on the fisheries would be. Mr. Ellis stated that there would not be an impact due to the depth in the river being such that there was little wildlife there. There were no more questions for staff, Chair Hayward then asked the applicant to speak.

Bill Ryan from the Department of State Lands spoke as the applicant. He mentioned that this item was to bring the operation into compliance. He spoke that the disposal of the dredge material was beneficial to the biological productivity of the estuary. Chair Hayward asked if there were any questions from the commissioners, there were none. There was no one present to testify and so Chair Hayward then closed the public hearing on the matter and allowed commissioners to discuss it. There was a short discussion regarding the applicant being clear about the intent.

There was no further deliberation.

Motion:	I move to make the following amendments to Ordinance 1283: 1. Delete the fourth Whereas as the City of Warrenton does not have jurisdiction over this section of the Columbia River; 2. Strike all references to Natural Aquatic areas as they are not covered by this request; 3. Amend the first sentence of Section 5.305(10) of the Comprehensive Plan to read as follows: Flowlane disposal sites shall only be allowed in Development Aquatic areas within or adjacent to a channel or where an exception to Goal 16 has been approved; and 4. Strike Section 5 of the ordinance and replace it with a new Section 5 adding "Flow lane disposal of dredged material where an exception to Statewide Goal 16 has been approved" as a conditional use in Section 16.76.030 of the Warrenton Municipal Code.				
Moved:	Moha				
Seconded:	O'Reilly	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

Motion:	Based on the findings and conclusions of the December 12, 2024 staff report, I move to recommend and forward to the City Commission the changes to the Comprehensive Plan as described in Ordinance No. 1283 as amended subject to the recommended conditions of approval.				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

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 6:43 pm.

Approved:


Chris Hayward, Chair

Attest:


Judith Stich, Secretary