



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, May 08, 2025

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

2. Pledge of Allegiance

Commission Members	Present	Excused
Tony Faletti		X
Dan Heath	X	
Mike Moha	X	
Karin Hopper	X	
Chris Hayward		X
Colin Atkinson	X	

Staff Members Present	
Planning Director Jeffrey Adams	Deputy City Recorder Hanna Bentley, Acting Secretary
City Manager Esther Moberg	

3. Elections

A. Nominate a Chair for the 2025 calendar year

Motion:	I would like to nominate Mike Moha				
Moved:	Hopper				
Seconded:	Atkinson	Aye	Nays	Absent	Recused
Vote:	Faletti			X	
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
Passed:	4/0				

B. Nominate a Vice Chair for the 2025 calendar year

Motion:	I will nominate Karin Hopper				
Moved:	Moha				
Seconded:	Atkinson	Aye	Nays	Absent	Recused
Vote:	Faletti			X	
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
Passed:	4/0				

It was noted by City Manager Esther Moberg that Commissioner Cynthia O' Reilly had resigned her position and to await appointment of a replacement by the Mayor.

4. **Approval of Minutes**

A. Planning Commission Regular Minutes – 12.12.2024

Motion:	To approve the minutes				
Moved:	Hopper				
Seconded:	Atkinson	Aye	Nays	Absent	Recused
Vote:	Faletti			X	
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
Passed:	4/0				

5. **Public Comment – None**

6. **Public Hearings**

A. CUP-25-1

It was noted by Commissioner Hopper that the report mentioned Homestay Lodging while the unit would be a Vacation Rental. It was decided that the applicant would be asked to clarify when it was time to hear from them. Planning Director Jeffrey Adams mentioned that the unit would be the applicant's third unit to become a vacation dwelling and that the police had not received any complaints about the others.

The applicant spoke to his application being the third unit in his development to be made a vacation rental and that he is the original developer of the townhomes. The applicant referenced the report that was submitted with the application. Questions were raised from the Commission

regarding the lack of long-term rentals in the area to which the applicant responded that he tried long-term rentals first but only was able to fill one unit. The applicant also spoke to the other two units that were vacation rentals being booked out through the summer and the economic benefit that created to the area.

The Commissioners deliberated amongst themselves and added conditions. The condition was to submit a completed transient room tax form within 180 days of approval; the applicant must apply for a business license and the vacation rental. It was added that the applicant must follow all applicable vacation code requirements as outlined in our city code.

Motion:	To pass with the conditions stated				
Moved:	Hopper				
Seconded:	Atkinson	Aye	Nays	Absent	Recused
Vote:	Faletti			X	
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
Passed:	4/0				

7. **Business Items** - None
8. **Discussion Items** - None
9. **Good of the Order** - None
10. **Adjournment**

There being no further business, Chair Moha adjourned the meeting at 6:27 pm.

Approved:



Mike Moha, Chair

Attest:



Judith Stich, Secretary