



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, June 12, 2025

1. City Commission meeting called to order at 6:00 pm and Pledge of Allegiance

2. Attendance

| 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 | Planning Commission Secretary Judith Stich |
| City Manager Esther Moberg | |

3. Approval of Minutes

A. Planning Commission Regular Minutes – 05.08.2024

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|------------------|--|------------|-------------|---------------|----------------|
| Motion: | To approve the Planning Commission regular minutes dated May 8, 2025 | | | | |
| Moved: | Hopper | | | | |
| Seconded: | Faletti | Aye | Nays | Absent | Recused |
| Vote: | Faletti | X | | | |
| | Heath | X | | | |
| | Moha | X | | | |
| | Hopper | X | | | |
| | Hayward | X | | | |
| | Atkinson | X | | | |
| Passed: | 6/0 | | | | |

4. Public Comment – None

5. Presentation

A. Clatsop County Housing and Buildable Land Project

The presentation was started by Elissa Gertler, Clatsop County Housing Manager. She mentioned that the project was funded by a grant which was used to hire a consultant to create a buildable lands inventory, an infrastructure assessment and a supply demand analysis for each city around housing. Ms.

Gertler stated that the project was to give each city more information so that they may make more informed decisions on housing needs.

Ms. Gertler then passed the presentation off to Journie Gering, a Planner with 3J Consulting. Ms. Gering stated that the project was based off the 2019 Clatsop County Housing Strategy Report and consisted of three parts: repairing the buildable land inventory, assessing infrastructure needs, and a demand analysis. Ms. Gering went over the parameters of the report; what was taken into consideration and what was left out.

After revealing the findings, Ms. Gering pointed out what impacts the buildable land inventory, and what happens when you remove those constraints. Ms. Gering mentioned that there were some constraints that are not able to be removed due to the regulations surrounding them. She also mentioned that the City's plans were referenced during the process.

In addition, Ms. Gering went over housing demand and what the percentages of cost burdened families in Clatsop County are. Ms. Gering also touched on what these percentages looked like for different ethnic groups. It was mentioned that Warrenton, although it did not meet the population threshold, was actively working towards meeting housing needs.

There were some clarifying questions asked by Commissioner Heath. Both Ms. Gering and Ms. Gertler spoke to the questions asked by Mr. Heath. Chair Moha thanked the presenters and moved on to the Public Hearing.

6. Public Hearings

A. PUD-25-1

Zach Pelz, Certified Planner with AKS Engineering and Forestry, gave the staff report. The findings were presented as well as the recommendations from staff. The report also included a history of the project with the City. Mr. Pelz also went over the documents supplied by the applicant in detail, and the conditions of approval that were provided to the applicant.

After finishing with the presentation of the staff report, there were a few questions to Mr. Pelz from the commissioners. Mr. Pelz then asked Paul Sellke, Engineer with AKS Engineering and Forestry, to answer the questions regarding engineering. There were some more questions regarding the site plan, both Mr. Pelz and Mr. Sellke answered.

The applicant, Sam Huck a Planner with 3J Consulting representing Fort Point, was called to present. Mr. Huck gave an overview and a background of the site and the application. Mr. Huck mentioned that the intent is to provide housing by offering different housing types to the area. Mr. Huck went through the site plan in detail, showing the Commission where items of interest would be located. He then asked if there were any questions from the Commission.

There were a few questions of the applicant regarding the site plan and the layout of the project. Mr. Huck answered these questions with the help of Mark Tolley, Managing Partner for Fort Point, Seth Hague, Managing Partner for Fort Point and Chase Wellborn of 3J Consulting, Project Engineer for Fort Point. There was some discussion between the applicant and the Commissioners regarding the move-in date to which Mr. Tolley responded. There were many questions from the Commission and the responses came from the appropriate party out of the representatives from the Fort Point team.

Chair Moha then asked if there was anyone there to give public comments. There was none. He then recognized the comments that were sent in prior to the meeting from Oregon Coast Alliance (ORCA) in response to the hardship application and a note from Chief Mathew Workman from the City of Warrenton. The Applicant was given the chance to speak to the comments. It was then noticed that the comment from ORCA asked that the record remain open and that the Commission is obligated to accept that request.

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|------------------|---|------------|-------------|---------------|----------------|
| Motion: | To leave the public hearing open for written testimony to be continued to the special meeting on July the third | | | | |
| Moved: | Hayward | | | | |
| Seconded: | Hopper | Aye | Nays | Absent | Recused |
| Vote: | Faletti | X | | | |
| | Heath | X | | | |
| | Moha | X | | | |
| | Hopper | X | | | |
| | Hayward | X | | | |
| | Atkinson | X | | | |
| Passed: | 6/0 | | | | |

7. Business Items - None

8. Discussion Items

Mr. Hayward asked Ms. Moberg what the process was to change the speed limit on a county road. Ms. Moberg mentioned that since the question was in general, she could speak about it. There was a brief discussion regarding the history of the requests and the process in which those requests are made.

9. Good of the Order - None

10. Adjournment

There being no further business, Chair Moha adjourned the meeting at 7:47 pm.

Approved:



Mike Moha, Chair

Attest:



Judith Stich, Secretary