



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, July 10, 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	
Nicole Bian	X	

Staff Members Present

Planning Director Jeffrey Adams	Planning Commission Secretary Judith Stich
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3. Approval of Minutes

A. Planning Commission Regular Minutes – 06.12.2025

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			
	Bian	X			
Passed:	7/0				

4. Public Comment – None

5. Public Hearings

A. CUP-25-2

Chair Moha started the hearing. The Commissioners disclosed that they had driven by the subject site, but they all believed that they could make an unbiased decision. They were not challenged. City Planner Jeff Adams gave the Staff Report. The Commissioners had some brief questions regarding the height and its effect on air traffic. The aesthetics of the monopole were briefly discussed between staff and the Commissioners.

The applicant did not give testimony. There were no members of the public present to speak for, in neutrality, or against the proposed project. The commissioners then deliberated amongst themselves. The aesthetics of the monopole was revisited as well as a deliberation on the need for cell phone coverage in Hammond.

Motion:	Based on the findings and conclusion of the July 10, 2025 staff report I move to approve CUP-25-2 subject to the conditions and approval included in the staff report.				
Moved:	Moha				
Seconded:	Atkinson	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

B. CUP-25-3

Chair Moha started the hearing. The Commissioners disclosed that they had driven by the subject site, but they all believed that they could make an unbiased decision. They were not challenged. City Planner Jeff Adams gave the Staff Report. The Commissioners had questions of staff regarding whether the site had adequate parking to meet the code requirements.

The applicant was not present and did not give testimony. There were no members of the public there to speak for or in neutrality of the proposed vacation rental. Mr. Mark Simonsen had attended and spoke against the vacation dwelling.

The Commissioners then deliberated and spoke about the parking code requirements. They also touched on the need for long-term housing in the area versus short-term housing. It was

mentioned that the City had a lack of affordable housing and parking was already an issue around the unit. The Commissioners wanted more information regarding parking at the proposed vacation dwelling and it was mentioned that they would like the applicant to speak to the parking code requirements based off the property lines.

Motion:	I would move that we continue this hearing till the next meeting. I would close the public hearing portion of the meeting except written testimony - refer it back to staff.				
Moved:	Hayward				
Seconded:	Atkinson	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

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

There being no further business, Chair Moha adjourned the meeting at 6:49 pm.

Approved:



Mike Moha, Chair

Attest:



Judith Stich, Secretary