



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, September 11, 2025

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

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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Approval of Minutes

- A. Planning Commission Special Minutes and Planning Commission Regular Minutes
07.03.2025 and 07.10.2025

Motion:	Move to approve both July meetings				
Moved:	Faletti				
Seconded:	Hopper	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

Public Comment – None

Public Hearings

- A. CUP-25-3

Chair Moha started the hearing. The Commissioners declared their impartiality, no one in the audience challenged their claims. Planning Director Jeffrey Adams gave the staff report. Mr. Adams mentioned that the third bedroom in the unit would be permanently removed and this change in bedrooms would be recorded with the County Assessors' office and due to that recommended approval.

The applicant briefly spoke about the removal of the bedroom being necessary to move forward with his permit. There were no questions for the applicant from the Commissioners. Chair Moha then opened the public testimony. There was none, and so Chair Moha closed the public testimony and asked the Commissioners to deliberate amongst themselves. It was briefly mentioned by the Commissioners that the issues they had prior had been resolved.

Motion:	Based on the findings and conclusions of the September 11, 2025 Staff Report, I move to approve CUP-25-3 subject to the conditions of approval included in the Staff Report.				
Moved:	Hopper				
Seconded:	Hayward	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

B. CUP-24-10

Chair Moha opened the public hearing. The Commissioners declared their impartiality, no one in the audience challenged their claims. Planning Director Jeffrey Adams gave the staff report recommending approval. Mr. Adams mentioned that there were added comments that had been sent in prior to the meeting starting that had been supplemented to the Commissioners.

The applicant was present to speak. The attorney for the applicant spoke first, Garrett Stephenson. Mr. Stephenson spoke about the project, its history and its need to find another site to use. It was also mentioned that the new site that had been chosen was a single site that was owned by DSL. The Director of the Port of Astoria, Will Isom, spoke next. Mr. Isom made mention of working with the City and the State to bring forth an application that would gain staff recommendation for approval. There were a couple of questions from the Commissioners, both Mr. Stephenson and Mr. Isom answered these questions.

There were many members of the community present to give testimony in approval of the project. The sign-up sheet did not have enough room for all wishing to speak to approval that the rest of the neutral and denial spaces were used as approval space. There was no one to speak in neutrality or against this agenda item. After the public testimony was closed, the Commissioners deliberated

among themselves. The Commissioners all agreed that there was nothing further to be said on the matter due to the thoroughness of the applicant.

Motion:	Based on the findings and conclusions of the September 11, 2025 Staff Report I move to approve the CUP-24-10 for the proposed mitigation including required excavation work in conjunction with the same.				
Moved:	Hopper				
Seconded:	Bian	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

C. RZ-25-1

Chair Moha opened the public hearing. The Commissioners declared their impartiality, no one in the audience challenged their claims. Planning Director Jeffrey Adams gave the staff report recommending moving this forward this to the City Commission. There were no questions of staff and so Chair Moha invited the applicant to speak.

The applicant, Adam Neahring, spoke to his overall project of building more houses at the end of NW/SW Kalmia Avenue. Mr. Neahring mentioned that he needed a zone change to develop his project. A member of the community stepped up to give public testimony in favor of the rezone. There was a question from a Commissioner to which Mr. Neahring spoke to.

Motion:	Based on the findings and conclusions of the September 11 Staff Report, I move to recommend the rezoning of the Neahring/Kalmia Avenue parcels from R-10 Residential Growth Management(R-10 RGM) and Medium Density Residential (RM) to Medium Density Residential (RM), as described in RZ-25-1 and forward to the City Commission for the proposed public hearing with a recommendation to adopt.				
Moved:	Heath				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

D. SUB-25-1 and V-25-1

Jeffrey Adams gave the Staff Report but because this was the same applicant, he did skip over the parts that were already spoken to in the previous hearing. Mr. Adams mentioned the conditions that the applicant would have to overcome for the development to take place. Mr. Adams also mentioned the requirements that would be made of the applicant for development approval. There were some questions from the Commissioners regarding the length of the road where the turnaround would be and they asked about the need for an emergency access road due to said length of the road.

A comment from the public was made as well and it was said by Mr. Adams that the commenter had requested for record to be held open for additional testimony for 7 days. There was one more question to staff by the commission and then the applicant was asked to speak. The applicant spoke about the issues stated by the Staff Report. Due to the additional testimony request the Commissioners decided to carry this hearing over to the next scheduled Planning Commission and leave the written public testimony portion open for 7 days.

Motion:	Holding the record open for 7 days and continuing the hearing until October 9.				
Moved:	Hayward				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward	X			
	Atkinson	X			
	Bian	X			
Passed:	7/0				

Business Items - None

Discussion Items - None

Good of the Order - None

Adjournment

There being no further business, Chair Moha adjourned the meeting at 7:41 pm.

Approved:


Mike Moha, Chair

Attest:


Judith Stich, Secretary