



# City of Warrenton Planning Commission

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, July 03, 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. Public Comment – None

4. Public Hearings

A. DCR-25-1

The staff report was presented by Planning Director Jeffrey Adams. Mr. Adams provided an overview of the proposed development code revision regarding smoke shops, including its intent and implications for land use within the city. He explained the context and necessity of the amendment, noting consistency with the City's Comprehensive Plan.

There were two written comments that were in favor of the motion that the Commission acknowledged that they had read. The Commission then discussed the proposed ordinance mentioning a possible revision in the future adding the Hammond downtown corridor to the area where smoke shops would not be allowed.

<b>Motion:</b>	To pass on DCR-25-1 an ordinance amending Warrenton Municipal Code Chapter 16 to establish regulations regarding smoke shops within the City of Warrenton				
<b>Moved:</b>	Hopper				
<b>Seconded:</b>	Faletti	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			

	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
<b>Passed:</b>	6/0				

<b>Motion:</b>	For the ordinance DCR-25 to 15 to also carry over to the MC1 area of Hammond				
<b>Moved:</b>	Hopper				
<b>Seconded:</b>	Atkinson	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
<b>Passed:</b>	6/0				

#### B. PUD-25-1

Zach Pelz, Certified Planner with AKS Engineering and Forestry, presented the supplemental staff report. He summarized the project's layout, open space allocations, and compliance with applicable development standards. The proposal had previously been reviewed by City Staff, and this hearing provided clarifications and responses to staff comments.

Heather Austin, a Planner with 3J Consulting, spoke for the applicant Sam Huck, who was not in attendance. She mentioned that the July 3 Staff Memorandum had been reviewed and that the staff findings were agreed upon. There were no questions to the applicant.

Commissioners reviewed the findings. City Manager, Esther Moberg, spoke to the questions regarding Ridge Road that had been brought up previously. Paul Sellke, of AKS Engineering and Forestry, was asked to answer some of the questions that the commissioners had. Commissioners determined the proposal met all PUD requirements, including connectivity, density, and design. It was acknowledged that the project would contribute positively to the city's housing needs. Jamie Housley, Attorney for the applicant, also asked for specific language regarding the motion.

<b>Motion:</b>	Based on the finding and conclusions of the June 5, 2025 staff report, I move to approve PUD 25-1 subject to the conditions of approval included in the staff report				
<b>Moved:</b>					
<b>Seconded:</b>		<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			

	Hayward			X	
	Atkinson	X			
<b>Passed:</b>	6/0				

<b>Motion:</b>	To amend the motion to include the July 1 memo				
<b>Moved:</b>	Faletti				
<b>Seconded:</b>	Hopper	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
<b>Passed:</b>	6/0				

<b>Motion:</b>	To approve for the City Commission PUD-25-1				
<b>Moved:</b>	Faletti				
<b>Seconded:</b>	Atkinson	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Moha	X			
	Hopper	X			
	Hayward			X	
	Atkinson	X			
<b>Passed:</b>	6/0				

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

There being no further business, Chair Moha adjourned the meeting at 6:41 pm.

Approved:

  
Mike Moha, Chair

Attest:

  
Judith Stich, Secretary

