

*"Making a difference through excellence of service"*



## CITY OF WARRENTON

---

### Minutes Warrenton Planning Commission Regular Meeting January 11, 2018

SUB-16-3 Roosevelt Subdivision Preliminary Plat Adam Swensen  
SDR-17-4 Site Design & CUP-17-6 Conditional Use Permit Palmberg Jetty Apartments  
SUB-17-2 Subdivision & V-17-3 Variance Mike Morgan  
RZ-17-2 Rezone Stan Johnson

**Commissioner Present:** Vice-Chair Paul Mitchell, Commissioners Chris Hayward, Ken Yuill, Ryan Lampi, Mike Moha. Commissioner Vince Williams and Chair Chris Bridgens had excused absences

**Staff Present:** Community Planning Director Skip Urling and Building Clerk Janice Weese

#### **Pledge of Allegiance**

**Approval of Minutes:** Commission Yuill motioned to approve the December 14<sup>th</sup>, 2017 Commissioner Hayward seconded. The motioned passed unanimously

**Disclosure by the Commissioners:** Commissioners answered no to all questions or conflicts.

**Subject of Review:** SUB-16-3 Roosevelt Subdivision Preliminary Plat

#### **Public Hearing Open**

**Staff Report:** This is an application for a preliminary plat of 74 lots. The property is located South of the Sheriff's office and does include an access road with a 100 foot right of way purchased from the county. David Nygaard submitted a letter of history on the development of Bugle Avenue. Feels they have met all the rules and regulations and have met the conditions of the Fire Chief, consulting Engineer and himself. This is a multi phase project. The applicant is in agreement of the 31 conditions except for number 20 which states having sidewalks on both sides. There will not be any homes on either side of Bugle in that section so they would like to only have a sidewalk on one side. Staff is ok with having a sidewalk only on one side. Would like to add one condition to convey the park plans to the homeowners association to be set up in the CC&R's so there will be funding for maintenance by the neighborhood.

## **Testimony of Applicant or Representative**

Adam Swensen  
P.O. Box 716  
Astoria, OR 97103

Started project over 2 years ago. Focused on lot size and more of an up scaled planned development. The lot sizes are to be 7,000 to 12,000 sq. ft. and between 1600 and 2000 sq.ft homes. Wanted the development to have its own road access so he spent the time to get wetland fill permits so he could build a 100 ft. wide and 900 ft. long road.

Mr. Yuill confirmed with the applicant that the road he would be building would go up to Ensign Lane.

Mr. Urling spoke and said that the county would be building the portion of the road from 19<sup>th</sup> to Ensign.

It was confirmed that only that portion on Bugle will have a sidewalk on one side. The rest of the development will have sidewalks on both sides.

## **Public Testimony**

Robert May  
1320 SE Jetty  
Warrenton, OR 97146

Wanted to know where the development was located. His question was answered

Brian Joy  
1360 SE Jetty  
Warrenton, OR 97146

Wanted to know what the future of King and Jetty will be. There is a lot of traffic in that area and with Walmart being built there will be more. Will there be additional plans for lights and traffic signals.

Mr. Urling spoke up and said that a traffic impact study was done for this project and the conclusion of the engineer was they did not see any additional warrants for additional traffic control devices.

There is a very little sign that says dead end on his street, but people still think that there is a way through. When they find out there isn't, his driveway turns into a turnaround.

## **Public Hearing Closed**

## **Discussion Among Commissioners**

Sounds like a great project.  
Glad to see that the lots are going to be greater than 5,000 sq. ft.

## **Motion by Commissioners**

Mr. Yuill motioned, based on the findings, to approve the Preliminary Plat SUB-16-3 subject to the conditions obtained in the December staff report excluding #20. There will be one sideway instead of two and the addition of condition #32 to convey the park plans to the homeowner association for park maintenance.

Mr. Hayward seconded. The motion passed unanimously.

## **Public Hearing Reopened**

**Subject of Review:** Jason Palmberg Jetty Apartments Site Design Review and Conditional Use Permit

**Disclosure by Commissioners:** Commissioners answered no to all questions or conflicts

**Staff Report:** Proposal to build 4 structures with a total of 66 apartment units. They will be 3 stories high and will be built in phases. The Fire Chief wants' the drive isles to be 26 feet wide which most of them are except the drive isle between phase 1 and phase 4 is only 24 which needs to be corrected. There are two other areas that shows 26 feet but one side is shown as having compact car spaces which are 4 feet shorter than the standard parking space. The police have concerns that full size cars will be parking in those compact parking spaces regardless of what the signs say. If there was an emergency the fire truck would not be able to maneuver into the area. Another issue is the waste area is located in front of phase 4. Being built in phases, it would be a long ways away for people to get their trash out. Talked about improving 13<sup>th</sup> Place and some of SE Jetty north of the initial driveway into the area. Recommending approval subject to conditions of the final storm water report and possibly shifting the buildings to accommodate surfaces around each building to provide pedestrian and firefighter access. The landscaping is at the 20% standard. Buildings 2, 3 and 4 might have to shift to the west in order to maintain the landscaping area. The slope off to the west might have to have more geotechnical work done to make sure the foundations would be supported. Went over the remaining contents of the staff report conclusions and recommendations for approval.

Mr. Urling also cited and referred to the recommendations and conditions from Rob Vander Zanden of Harper Houf Peterson Righellis Inc. who are the Development Review Consultants for the City of Warrenton.

## **Testimony of Applicant or Representative**

Jason Palmberg  
1790 SE 3<sup>rd</sup> Street  
Astoria, OR 97103

13<sup>th</sup> Place was not intended for a road in and out of the apartment complex. It was suppose to be an exterior exit for fire and emergency vehicles. The road was also not intended to be 28 feet wide, because it was only for emergency vehicles. They made the road 24 feet wide because that would take care of the turning radius required by the fire trucks.

Does not feel that he should be required to develop Jetty Street in between 13th Place and 13<sup>th</sup> Street to 28 feet wide and put in sidewalks because he would be developing it in front of someone else's property.

Will be bringing in sewer and increasing water lines for fire, widening streets and putting in sidewalks on that side so feels like he is already doing everything that an LID would encompass and paying for it himself.

Will have development and sewer plans done by an engineer so he doesn't feel that it is his responsibility to figure out if the City of Warrenton has enough capacity in their downstream sewer system.

It is in the city of Warrenton code that you can have compact car spaces. Does not address in the code that someone might be parking in the car spaces illegally.

The bicycle parking will come with the building plans. There is room enough for bicycle spaces underneath the stairs of the apartment complex.

Mr. Hayward brought up the issue of the garbage location. Jason replied that they would be able to adjust the location so the tenants would not have to walk so far. Each phase would have its own.

Mr. Yuill brought up concerns of the location of the apartment being built so close to the slope on phase 3 and 4 without having a geotech input.

Mr. Palmberg stated that they have surveyed the area and have locations at the top of the bank and the steepness of the ground. He also has a site plan where all the elevations have been shot.

Mr. Yuill brought up the fact that that only having compact parking spaces might restrict renting out to someone who have a big truck Mr. Palmberg pointed out all the full size parking spaces that the apartment has. They put the compact parking spaces in certain locations to take advantage of the code that allows you to do that.

Mr. Moha pointed out that in phase 3 there are only compact parking spaces available to them.

Mr. Yuill had additional concerns regarding phase 3. Suggested to move the building more to the west, as stated in the staff report, to allow clearance for the fire trucks to get through.

Mike Morgan  
P.O. Box 132  
Cannon Beach, OR

Stated that the isle widths between the compact and standard parking spaces between phase 2 and 3 are 26 feet are adequate. Compact spaces are in the code and they should be able to utilize them.

Would like the commission to allow Mr. Palmberg not to have to pave all the way down to SE 13<sup>th</sup> Place. The existing trees in the ODOT right of way down to the wetlands plus some large trees on the property will remain as part of the landscaping.

It will be affordable housing for people coming into Warrenton with the ability to walk to the business area for shopping and employment.

Robert May  
1320 SE Jetty Street  
Warrenton, OR 97146

Suggested that the letter from Kenneth Crow be read out loud for the record. He was handed a copy so he could read it himself.

Brian Joy  
1360 SE Jetty  
Warrenton, OR 97146

Not for or against this project. We need affordable housing in the area. Is concerned on how the development will look in the future if sideways were to be put in on both sides and what width would the road be widened to SE 13<sup>th</sup>.

Mr. Urling replied that if there were future development then it would have to be brought up to standards. It is a 60 foot right of way so road and sidewalk improvements would be required, inside the right of way and not on private property.

The condition regarding improvement to Jetty from the first driveway to 13<sup>th</sup> Place is not asking for sidewalks to be added.

Robert May  
1320 SE Jetty Street  
Warrenton, OR 97146

Has lived here since 1946. Purchased is property on Jetty in 1968 where this development is going. Not opposed to Mr. Palmbergs' project and feels he has the right idea. On phase 3 and 4 will be a problem from the property line of Mr. Harris; it is 152 feet to the back of phase 4. Within 40 feet it drops into the wetlands. He is concerned that when you leave Jetty and look to your left from 101, the road dips and swings up the hill. On an overcast day in a dark colored car, you would not be able to see it.

Is also concerned that their taxes will be increased if the schools want to put up a bond and also if the sewer plant isn't able to hold a larger capacity.

### **Public Hearing Closed**

### **Discussion Among Commissioners**

Mr. Yuill has the same concerns as Mr. May.

Discussion was brought up about have a geotechnical report before hand. Mr. Lampi pointed out that in condition number 7, Mr. Palmberg would have to submit an update to any changed conditions and site design adjustments.

This is a Conditional Use Permit and will be coming back to the Planning Commission again for site design approval prior to construction.

Mr. Lampi asked for clarification on the prepared assessment of the downstream sewer collection system that is being asked from Mr. Palmberg.

Mr. Urling stated that it was Mr. Palmbergs' responsibility to look at the sewer pipes and pump stations to make sure that they are big enough and have enough capacity to handle the extra waste water from his development and for anyone else who will be connecting to the sewer system that he is going to build.

There was discussion on if Mr. Palmberg would be responsible to improve and upgrade SE 13<sup>th</sup> Street south to SE 13<sup>th</sup> Place.

Mr. Urling stated that in the conditions of approval he would. Feels that people would use 13<sup>th</sup> Place to access the site; not just emergency vehicles. On the site plan where the garbage facility is located, that is the only way to get to that with the garbage truck would be through 13<sup>th</sup> place and drive isle between phases 2 and 3. The radius is too tight for the garbage trucks. If 13<sup>th</sup> Place is not improved, there would be no way for the garbage trucks to collect the garbage under the current design. Also would require some sort of turnaround for the fire trucks.

**Motion by Commissioner:** Commissioner Mike Moha motioned to approve SDR-17-4 Site Design & CUP-17-6 Conditional Use Permit subject to the conditions of approval in the January 5th 2018 staff report. Commissioner Ken Yuill seconded. The motion passed unanimously.

**Subject of Review:** Preliminary Plat Application SUB-17-3 South Juniper Gardens and Variance Application V-17-3

### Public Hearing Open

**Disclosure by the Commissioners:** Commissioners answered no to all questions or conflicts. Commissioner Lampi stated that he works for Big River and the site work is being done by Big River. *- Not doing site work, but was asked for a quote -*

*Ryan Lampi spoke*

**Staff Report:** A proposal to build a 10 lot subdivision. The road will be private and will be the standard 28 feet wide with sidewalks on both sides. The project is consistent with city codes. Recommends to approve subject to 17 conditions. Has a preliminary storm water report but will need a final.

### Testimony of Applicant or Representative

Jennifer Bunch - Wickiup Consulting  
P.O. Box 1455  
Astoria, OR 97103

Supports the staff report and recommendations for approval.

Mr. Yuill asked if they will all be single family homes and was led to believe that they would be. Jennifer replied that is has not been determined yet.

Cary Johnson  
92080 John Day River Road  
Astoria, OR 97103

Working with the applicant through the zone change and now for the preliminary plat approval to create the lots. Regarding the right of way, lots 1 and 10 will be set back quite

away off of Juniper. Does not feel it is up to the developer to prepare a capacity assessment that would identify what sewer improvements are needed that is downstream of what they are proposing. Feels that it is the City's Engineer to tell the developers what the capacity is.

### **Public Hearing Closed**

### **Discussion Among Commissioners**

Mr. Mitchell stated that if anything else is going in besides single family homes, they need to fit within the design standards and look good.

Mr. Moha spoke up and voiced that the neighborhood is not the place for duplexes.

Mr. Yuill voiced that he was disappointed that there might be other dwelling types besides single family units.

### **Motion by Commissioners:**

Commissioner Lampi motioned to approve the January 5<sup>th</sup> staff report preliminary plat application SUPB 17-3 South Juniper Gardens and Variance Application V-17-3 subject to the 17 conditions included in the staff report. Commissioner Moha seconded.

**Lampi – aye; Moha – aye; Mitchell – aye; Hayward – aye; Yuill – nay.**

**Subject of Review:** Rezone RZ-17-2 Stan Johnson

### **Public Hearing Open**

**Disclosure by the Commissioners:** Commissioners answered no to all questions or conflicts.

**Staff Report:** Stan Johnson owns .76 acres on Hwy 104 spur on the East Bank of the Skipanon River. Wants to rezone from R-10 Intermediate Density Residential to RH High Density Residential. Sent information of the rezone to ODOT who did not comment back or have any concerns of increased traffic. Recommending to pass on to the City Commission for approval.

### **Applicant or Representative Testimony**

Jennifer Bunch – Wickiup Consulting  
P.O. Box 1455  
Astoria, OR 97103

Supports staff report and recommendations of approval.

### **No questions from Commissioners**

Stan Johnson  
92732 Fernhill Road

Astoria, OR 97103

This is a logical transition to change it to RH. ODOT has a highway in front of the property that they control and have rules that he would have to abide by. Supports staff findings to support the zone change.

Dennis Faletti  
P.O. Box 188  
Warrenton, OR 97149

Does not approve or oppose. Wants to make sure they take care of the drainage on the property so it drains away from the properties to the east of that.

Stan Johnson

The drainage problem that Dennis is talking about is due to ODOT having a drainage pipe that drains off of the 8<sup>th</sup> street right of way. There is concerns about that because it drains on private property which will have to be dealt with when they turn in plans for the street design.

### **Public Hearing Closed**

Commissioner Hayward motioned to approve the January 5<sup>th</sup> staff report and forward on to the City Commission a recommendation of approval application RZ-17-2 Rezone submitted by Stan Johnson. Commissioner Yuill seconded. The motion passed unanimously.

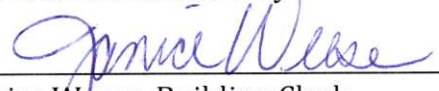
### **Other Business**

Commissioner Mitchell brought up concerns that a wall facing 101 was supposed to be built so people would not see the back side of Walmart. Asked Mr. Urling to look into because so far there is nothing there.

All the Commissioners agreed to have the Planning Commission Meetings at 6:00pm instead of 7:00pm.

### **Meeting Adjourned**

Attest and submitted by

  
\_\_\_\_\_  
Janice Weese, Building Clerk

**Approved**

  
\_\_\_\_\_  
Paul Mitchell, Planning Commissioner Vice-Chair