



**Minutes
Warrenton Planning Commission**

January 9, 2019 *2020 Weese*

Clatsop County Jail Site Design & Variance: Continued
Eagle Landing Apartments/Site Design SDR-19-7
Latitude 46 Apartments/Conditional Use CUP-19-3 & Site Design SDR-19-10

Planning Commissioners Present: Chair Paul Mitchell, Vice-Chair Chris Hayward, Ken Yuill, Christine Bridgens, Mike Moha, Lylla Gaebel. Excused absence: Tommy Smith

Staff Present: Janice Weese, Building Clerk. Excused absence: Planning Director Kevin Cronin. City Manager Linda Engbretson and City Attorney Spencer Parsons were present.

Flag Salute

Approval of Minutes: Mr. Yuill motioned to approve the December 12, 2019 minutes. Ms. Bridgens seconded. All approved. Ms. Gaebel abstained.

Mr. Mitchell added onto the agenda the nomination of commissioners for the new year. Ms. Bridgens nominated Mr. Mitchell to remain as Chair. Seconded by Ms. Gaebel. All in favor. Mr. Mitchell nominated Mr. Hayward to remain as Vice-chair. Mr. Yuill seconded. All in favor.

Commissioners with conflicts of interest or bias opinions on proposal: All replied no.

Subject of Review: Mr. Mitchell reopened the Clatsop County Jail review from last month's meeting.

Staff Report: Ms. Engbretson stated that there was not an updated staff report related to the Clatsop County Jail Site and Design. Based on the Planning Commission continuance at the last meeting and discussion, the concerns were that the sidewalks and the existing shoulder should be widened. The continuation of this meeting was to provide additional time to come up with other solutions.

Applicant Testimony

Jesse Winterowd, WinterBrook Planning
610 SW Alder Street Suite 810
Portland, OR 97205

Feels that Mr. Cronin's conditions of approval were fair. If additional safety improvements are requested, they would like that they would be tied to occupancy rather than building permits so they can get the building built while they work out the other items.

Terry Hendricks
Assistant Public Works Director for Clatsop County
1100 Olney Avenue
Astoria, OR 97103

Gave some history on multiple dates and conversations that were between Clatsop County and the City of Warrenton regarding bike lanes, street widths and sidewalks to improve the safety along SW 19th Street. Had discussions with DSL on the wetland issues in that area and it was determined that there would be significant delays and cost involved to proceed in installing sidewalks due to mitigation.

Mr. Hendricks went on to say that the that the county was given the go ahead to proceed with installing six foot wide bike paths on either side of 19th street. This project has always been separate from the jail relocation project. In the preapplication meeting regarding the new jail facility, it was suggested by Mr. Cronin that the bike path should be identified as a multiuse path. Mr. Hendricks also noted that in the December 12 staff report as a condition of approval for the multiuse path, a fog line or a cross hatch design that delineates the pedestrian path from the roadway be installed. Also, that the crosswalk be installed with either concrete or thermoplastic material in the revised site plan. The county had agreed to those conditions of approval and has already installed the fog line.

Monica Steele
Assistant Clatsop County Manager
800 Exchange Street.
Astoria, OR 97103

Mentioned that Mr. Cronin stated that a planned multiuse path along SE 19th Street would suffice. Adding 910 feet of sidewalk to the area in front of the property where the jail relocation is taking place would be an additional \$135,000 to the \$250,000 dollars that they have already spent. It would be more money if mitigation is required. Ms. Steele remarked on Mr. Fulton's statement that the county has the funds in their budget to do this; but noted that the county has a limited budget and resources to provide throughout the county. To spend another \$220,000 dollars for 910 feet of sidewalk would postpone other projects that they have planned until the resources are available in the future. Also

remarked that Mr. Fulton stated that Warrenton Fiber is being required to build a sidewalk to no-where. The portion of Bugle Road that Warrenton Fiber is constructing will be connecting to the portion of Bugle Road that the county is developing which will have sidewalks on both sides of the road as well as lightening. The portion of Bugle Road that the county is constructing when it comes to the bike paths will then slope down gradually to the multiuse path.

There was concern on how many visitors the jail will have verses what the Youth Correctional Facility had. The county jail will have approximately ten fewer employees than what Oregon Youth Authority had. The Sheriff's Department determines that date and hours of visitation to the jail. It will be a controlled number.

Feels that the county is in line with what the City of Warrenton staff has recommended. They have added the additional eight inch stripping and also will be adding multiuse path templates for the entire length of SE 19th Street.

Mr. Yuill spoke up and asked when will the county complete their portion of Bugle Road. Ms. Steele replied that they are planning on having that done by this summer. Mr. Yuill also asked that when the road is done, will it connect to the sidewalks that are already on Ensign Lane. Ms. Steele stated yes, there will be sidewalks on both the west and east sides. What is on Ensign now will come around and go on both sides of Bugle on their portion. If they were required to put in 910 feet of sidewalk, it would be near Chokeberry heading West on SE 19th Street until you get to the end of the jail development property. The county is not developing anything past the jail at this time.

Todd Mobley
Lancaster Engineering
321 SW 4th Avenue Suite 400
Portland, OR 97204

They prepared the traffic analysis that is already in the record but was asked to take a closer look at SE 19th Street configuration. Will submit into the record a two page memorandum. The posted speed is 35 mph which is relatively slow. Found that the multiuse path would be adequately safe for pedestrians and bicycles to share where the jail site will be. They compared the path against national standards. The standards for a shared use path is a minimum width of six feet for a one way path. The one by the jail will have a path on both sides. The likelihood of two pedestrians meeting at the same time or a pedestrian and a bike would be pretty low. The six foot wide multiuse path meets the standards in the Warrenton Code.

Public Hearing Closed

Ms. Bridgens spoke up and commented that in Warrenton's new transportation plan the entire street is considered a major collector and the code requires six foot sidewalks. There are sidewalks all around the county properties by Costco, the car dealership, and down passed 19th Street. Also by the dog pound and Senior Service Center; and the new school

will be coming soon. Thinks that all of SE 19th Street should have sidewalks for public safety.

Mr. Parsons spoke up and said that in Kevin's staff report the standard for the major collector facility would be satisfied by the multiuse path as long as it met the standard for those paths in the Development Code; that they be at least six feet wide. Not all major collector streets will look exactly the same.

There was more discussion on Bugle Road and where it meets Ensign Lane and the sidewalks that will be connecting them.

Public Hearing Closed

Discussion Among Commissioners

Mr. Mitchell spoke up and said that around eighteen months ago the planning commission voted to accept pathways on a much busier road than what this is now for property that was being purchased by Fort George. Doesn't think it should be the responsibility of the County to put sidewalks on the whole street just because they are building a new jail. If the pathway is done properly, he wants to go in that direction and have pathways installed.

Mr. Yuill chimed in and said the county did widen both sides of the road by six additional feet. There will also be double sidewalks on the portion of Bugle that will be built this year and will connect on Ensign. You will be able to go all the way through on the sidewalk back into the neighborhood and then to the school. Feels that is the main issue. Everything else is being done in good faith and is a great improvement of what is there.

Emil Hameed, Project Manager
Cornerstone Management Group, LLC
Portland, OR 97217

Mr. Hameed spoke up and drew a sketch on the whiteboard of what the multiuse path and crosswalk would look like.

Mr. Hayward brought up that the fact that the county was going to come up with something besides the fog line for safety purposes.

Public Hearing Reopened

Ms. Steele spoke up and stated that the county is open to making some improvements through painting and striping. Showed pictures of what is being done in Sunriver and in Portland. Proposed that the entire SE 19th Street on both sides be painted green for the multiuse path. They will be getting a multiuse path stencil for painting.

Mr. Winterowd spoke about the connection of the pedestrian pathway between 19th street and the jail by using a cement raised pathway that would transition to the multiuse path and then to the jail.

Public Hearing Closed
Motion by Commissioners

Ms. Bridgens motioned based on the findings of the facts in the record, public testimony and conditions of approval; including a six foot concrete pathway along the frontage of the subject sidewalk move to approve SDR-19-9 and VAR-19-3.

No-one seconded.

Mr. Hayward motioned based on the findings of the facts in the record, public testimony and conditions of approval move to approve SDR-19-9 and VAR-19-3. Added number ten that there be reflected paint on both sides of the road preferably in orange for pedestrians.

Mr. Yuill seconded. Mr. Moya aye, Mr. Mitchell aye. Ms. Bridgens nay. Ms. Gaebel abstained.

Subject of Review: Eagle Landing Apartments Site Design

Public Hearing Open

At the recommendation of the City Manager and City Council The Eagle Apartments will continue to the February 13th commission meeting. The City Manager had two written testimonies that was received and was entered into the record.

Subject of Review: Latitude 46 Apartments / Conditional Use Permit & Site Design

Commissioners with conflicts of interest or bias opinions on proposal: All replied no.

Staff Report: Mr. Parsons spoke up and stated that Mr. Cronin had identified several standards that he had determined have not been addressed or satisfied. Referred to page 24 in the staff report that the garage or carport standards have not been addressed and does not have a grading or stormwater plan. Also does not have anything from the school district about the school capacity. Based on those things Kevin had requested the Planning Commission continue the hearing to allow the applicant to address those issues.

Ms. Engbretson stated that on page 25 it said that the fire department and conditions were attached for the record and they were not included.

Applicant Testimony

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

The project is for 28 units. The Palmberg project is adjacent on two sides of this project. The property is completely flat. The project will have 2 bedrooms and 1 bath. They are

considering them as work force housing. They are designed to meet the median income of households that make \$50,000.00 a year in Clatsop County. The rent will be in the \$1100 and \$1200 a month range. They will have a storage building for each unit. The project exceeds the minimum requirement by a significant amount. There will also be landscaping all around the project with picnic tables and amenities. The Canessa family is planning on building, owning and managing it themselves.

If there is no way around the requirement of having carports/garage then they would apply for a variance down the road. Also they are aware the project cannot be built until two pump stations are completed in the Marlin and Fred Meyer area; that would give them around six to eight months to apply for the carport standards. Would like the Planning Commission to consider eliminating the carport/garage requirement because of the impact on the rent and what they would look like. They will have 36inch front doors on the design of the building. Noted that the school district superintendent stated that the school can handle any future students from this complex. The storage building that they are providing for each tenant will help in keeping bicycles etc. enclosed. All the storm drainage will be handled with the Palmberg property and piped down to county wetlands which is next to 101. The half street improvements are shown on SE Jetty and SE 13th Place. SE 13th Street has been vacated a long time ago so there is private property that is shared between the Canessas and the Palmbergs. Feels that the driveways width of 24 feet meet the Fire Departments requirements for access since it is not a city street. Thinks that the dumpster and recycling bins location can be worked out before construction begins. Mr. Mitchell remarked that there is no place where the children can play.

Jennifer Canessa
90435 Gander Road
Astoria, OR 97103

Addressed the playground comment by saying that it was a liability issue with their insurance and that it was not specifically in the code to have a playground. They did not know it was a requirement. They have other amenities for their tenants. Having carports over the pavement will block off all the landscaping that they are putting in. Would prefer not to have carports.

David Beam, Lower Columbia Engineering
58640 McNulty Way
St. Helens, OR 97051

Discussed that the stormwater will have catch basins in the parking lot that will capture the rainwater on the impervious surface. It will then be tied to pipes and roof drains then continue around to the Palmberg property. From there, it will be picked up with their

catch basins and discharged to a detention pond. From the detention pond it will go down to the existing national wetland inventory next to highway 101.

Jason Palmberg
P.O. Box 173
Astoria, OR 97103

Will do a single entrance to his property and the Canessa's. Does not agree with the 36foot wide entrance because he feels it's a driveway and not a private street. People will want to park on either side of the entrance and cause congestion if the entrance is 36feet wide. Supports having no carports or garages. Storm calculations have gone to the county and have been technically approved.

There was discussion on having safe bus pull outs and a bus route for the new development and the increase of people in that area.

Bob May
1320 SE Jetty Avenue
Warrenton, OR 97146

Not for or against the project. Wants the property to be properly surveyed and documented at the county. Thinks that the 94 units on a 26 foot road will be a problem. Questioned if the sewer line will be a local improvement district or will the Nygaard's pay out of pocket for it. The pump stations on Marlin are always being worked on. Thinks they should be remodeled or new ones put in.

Rebuttal

Mr. Morgan spoke with the Public Works Director on the two pump stations that need to be rebuilt. The details on how the cost of this will be handled through the advanced financing program still needs to be worked out.

The sewer line will be sized all the way out to 104. The houses along Jetty will benefit from the extension and will be able to utilize it for future development.

The city did not require a traffic impact study for this project. Mr. Palmberg's project did have one. Lancaster Engineering determined that Mr. Palmberg's 66 units had an acceptable level of traffic so no additional intersection improvements were needed.

Rebuttal Closed

Hearing Reopened

Mr. Palmberg reiterated that the traffic study that he had done for his project was barely over half of the trips per day that was going to trigger any type of intersection change. They are also adding another 6 feet of street to their side plus sidewalks.

Public Testimony Closed

Mr. Yuill expressed concern about the pump station upgrades and how the development will affect the capacity of the wastewater treatment plant. Ms. Engbretson replied that there is a plan in place to add more capacity out there in the future. The water is more of a concern than the wastewater treatment plant capacity right now.

Public Testimony Reopened

Dave DuHaime, Project Manager
Lower Columbia Engineering, LLC
58640 McNulty Way
St. Helens, OR 97051

Spoke with the Fire Chief on Tuesday over the phone and he said that if there was anything that he saw on the plans that would cause him any concerns after they received their Conditional Use Permit they would get together and talk about the requirements for the fire department.

Ms. Canessa stood up and said that the buildings will be sprinkled.

Closed

Discussion Among Commissioners

Mr. Hayward said that they have details to work out but is an appropriate project that fits the zone.

Motion by Commissioners

Mr. Yuill motioned to continue to the February 13 meeting to get more input from the Public Works Director on the capacity of the wastewater treatment facility and any other comments he might have. Ms. Bridgens seconded.

Ms. Bridgens yes; Mr. Yuill yes; Ms. Gaebel yes; Mr. Moya no; Mr. Hayward no; Mr. Mitchell no.

Tie vote the motioned failed.

Mr. Hayward motioned to approve CUP-19-3 and SDR-19-10 with conditions of approval in the staff report. Mr. Moha seconded. All in favor. Mr. Yuill voted nay. Motioned passed.

Staff Announcements

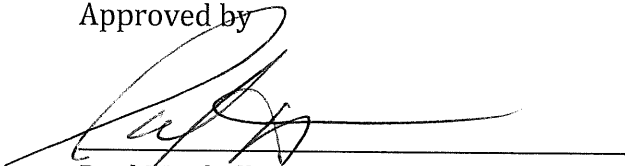
Reminder that the townhall meeting is on Thursday January 23 6:00pm at the Community Center. Lisa Phelps from DLCD and Warrenton's legal counsel Spencer Parsons will be giving training on land use requirements and procedures.

Meeting Adjourned

Submitted and attested by

Janice Weese, Building Clerk

Approved by



Paul Mitchell, Commission Chair