



**Minutes
Warrenton Planning commission
March 12, 2020**

Pacific Seafood Warehouse / Site Design Modification MC-19-2
Warrenton Campus Master Plan & Middle School / Site Design & Planned Unit
Development SDR-20-1

Planning Commission Present: Chair Paul Mitchell, Vice-chair Chris Hayward;
Commissioners Mike Moha, Lylla Gaebel, Christine Bridgens, Tommy Smith.
Commissioner Ken Yuill had an excused absence.

Staff Present: Community Planning Director Kevin Cronin; Building Clerk Janice Weese.

Flag Salute

Public Comments on Non-Agenda Items: No-one spoke

Mr. Mitchell announced that Pacific Seafood asked for a continuance to the April 9th
Planning Commission meeting.

Ms. Gaebel motioned to accept the continuance to the April 9th meeting. Ms. Bridgens
seconded. All in favor.

Public Hearing Open

Subject of Review: Warrenton Campus Master Plan & Middle School

Commissioners with Conflicts on Proposal: Mr. Moha spoke up and stated he would like
to be in the discussions but will abstain from voting because he is an employee of the
school district and is involved in this project.

Mr. Mitchell stated that he has no conflict but was the co-chair of the bond that started this
originally and had attended the quarterly meetings.

Ms. Bridgens has an ex parte but no bias and would be able to discuss and vote. Had
attended the school board meeting last night.

Staff Report: No written comments that had come in from the public. Recommends
approval with a list of conditions. Looking at two different approvals for this evening; one
is for the long-term use of the campus and the master plan, the other is the site design
review. Recommends approving the site design separately so it can move forward, and he
could issue a separate notice of decision for just that; and have the PUD and campus design
come back with revisions if necessary.

The Planning Commission is being asked to approve the final plan tonight. Mr. Cronin did
not recommend them doing that because they need to make sure everything is in

compliance, and all the criteria and issues that they may have has been addressed. They could come back the following month at the next meeting if necessary. Mr. Cronin corrected a mistake that was in his staff report stating that this had to go to the City Commission. The final decision is with the Planning Commission.

Testimony for Applicant:

Tom Rogozinski, Superintendent for the Warrenton-Hammond School District
820 SW Cedar Avenue
Warrenton, OR 97146

This is his seventh year in the district and started off as a grade school principal for six years. When he started, the building had six hundred and forty-three students. The building is designed for five hundred and forty; that is the reason for all the portables. There are eight hundred kids now in the building and is very busy inside and out. The growth curve kept getting larger, so in 2017 his predecessor needed to address this. There is limited bond capacity and realized that the \$120,000,000 wasn't going to be possible to do the whole high, middle, and grade school at once, so they decided to do it in three phases. Starting with the middle school would elevate the grade school crowding. There is a \$38,500,000 bond that the community is supporting to start this. The timeline is crucial because of the crowding. They want this done quickly with the target date for the fall of 2021 to be completed. Having to delay both applications for one month might have a consequence of changing the opening date of the school for a full year.

Greg Winterowd, Winterbrook Planning
610 SW Alder Street, Suite 810
Portland, OR 97204

Last May when they met with Staff, they needed to find a way to do long range planning for the school district. It was through the planning and development ordinance that allows phased development. In September of last year, they asked for amendments to the PUD that referenced master plan. They needed to do a concept plan for the entire fifty-eight-acre site with a specific final development plan for the middle school that would meet all code standards. The concept plan might have some changes over the fifteen-year life of the plan but would show in concept what is feasible in what the district wants to do. The IMP, Institutional Master Plan, did not show a lot of detail; so, they wanted to show the external impacts from the full development of the school campus for the fifteen year build out period. They looked at transportation, and showed on the design that they were avoiding all wetlands, natural hazards, and flooding. Also, to show what the long-term impacts were by phase so everyone would know, and the school district would be able to anticipate in future bond measures what the off- sight impacts would be. They identified all these in their reports. Does not agree with the conditions in the staff report and some of them they will revise. Thinks they have put together a detailed application and drawings with all the information that applies to the code and development standards. Also noted that in the Development Plan, the IMP, and the final development plan may apply concurrently. Feels The Commission has all the information needed for approval tonight.

Responded with six documents to the conditions of approval with reasons why they do not agree with them, or how they meet them.

Went through the conditions that Staff and Public Works had and commented on.

Gave detailed circulation plans to where people are going to park and where the buses will go.

Fire Chief agrees they have met the standards.

They are proposing two third street improvements with travel lanes both ways, parking, sidewalks, and curb gutters.

Feels that the full street improvements are not fair because was completely different than what they were told in the pre-application meeting.

Mr. Winterowd went through the five findings submitted by Winterbrook Planning for the proposed motion of approval, and five recommended set of conditions of approval with the Planning Commission.

Dalton Geny, Architect of Record

421 SW 6th Avenue Suite 1212

Portland, OR 97204

Spoke of the master plan and how can it be built with the concept on how the school district sees it now and in the future; and how the city is going to grow, and what they think the student population is going to be. They are looking at how many square feet per student is needed so they can project the areas of the building that they will need in the future. Looked at different areas on how to accommodate the three schools and their individual needs. Feels this site works the best. It allows the site to grow over time and is good use of the budget.

The site of the middle school in the northwest corner, on Dolphin Avenue, is where most of the utilities, water and sewer will be pulled from. It is the shortest distance.

On the layout of the master plan, they have created a central area between the three schools. The thought is to bring people on site safely and the circulation around the site.

They have separated the parent drop off and the school bus drop off in between the central plaza area. The plaza area will be linked to the grade, middle and high school. Safety is a big concern of theirs. Feels this plan satisfies the school district.

Colin Marquis, Civil Engineer

KPFF

111 SW 5th Avenue

Portland, OR 97204

The circulation was designed for emergency vehicles, delivery trucks, garbage, and busses to make sure all the turns could be made safely pulling in and out. There are spots along the curb to show drop offs for the kids and easy exiting for the cars. There is an access way along the entire roadway so there is no backup. Warrior Way was designed for three quarter street improvements and goes all the way from Dolphin to the eastern subdivision. The drainage on Warrior Way gets picked up through catch basins and goes through treatment that is required by DEQ, then discharges to the north side to the existing discharge location. Will not be any disturbance to the existing drainage paths the site

discharge location. Will not be any disturbance to the existing drainage paths the site previously had. Sanitary will be discharged along the northwest corner of the site and will run down Warrior Way and end up going south to the existing pump station located on the west side of Dolphin. It will get there by a force main going down Warrior Way. Also have gravity lines going down to the school with two separate sanitary connections. One will be a regular sanitary connection and the other one will be a grease interception for the kitchen. Sanitary will go into a lift station that will be designed by them and go through DEQ for approval. The lift station will be pumped out through a force main and go up to Warrior Way and then down Warrior Way to Dolphin. Once it reaches Dolphin, it will enter into a manhole and be gravity aligned all the way to the existing pump station. This pump station will be able to handle all three schools. Along the north side of Warrior Way is an existing eighteen-inch water line. They will tap into this water line which will feed the fire hydrant line and loop through the project for this phase and future phases. The storm water is being looked at as a master plan. The current storm water treatment and pipes are being sized and fitted so when the future phases get built, they will be able to tie into them.

Daniel Stumpf, Transportation Consultant
321 SW 4th Avenue
Portland, OR 97204

Prepared the Transportation Study for the master plan on each phase of the development. The traffic study looked at the external impacts of the site to the nearby transportation system. Is looking at the safety of the intersections. There is nothing specific with the build outs of the middle school. With the high school they will be looking at some mitigation being done at the intersection of Main Avenue and Spur 104. In phase three for the elementary school might require some mitigation on intersections of Harbor Dr. and Marlin Avenue, Highway 101 and Marlin, Highway 101 at Ensign Lane, and Ensign Lane at 19th Street. There will also be a future roadway connection called Gero Road running from Willow Drive to Ensign Lane. Two intersections of that roadway will require some mitigation as well. The mitigations are a mix of either installing traffic signals, additional turn lanes or roundabouts. For each phase they will provide updated analysis. The site has also been designed to provide for three hundred and twenty- seven vehicles which will also be looked at each phase.

Mr. Mitchell expressed appreciation for all the data from the applicants and staff. Also noted concern that that the applicants had expressed unfairness in response to Mr. Cronin's staff report and conditions; that items should not be in the applicant reports or had placed burden on them that was unnecessary. Mr. Cronin stated that since he is not lawyer, he would like the city attorney to address these concerns if necessary.

Mr. Mitchell initiated a lengthy discussion with the applicants and staff to go through each of the Staff Report Recommended Condition of Approval, and the response from the applicant, with the proposed condition of approval from the applicant.

When the topic of transportation and traffic came up, Ms. Kelly Hossaini joined in the conversation.

Kelly Hossaini, P.C., Attorney for the School District
111 S.W Fifth Avenue, Suite 3400
Portland, OR 97204

Pointed out the fairness issue that they had on the requirement of the conditions of approval from the Staff report of building out the road frontage in front of the school that would be thousands of feet. This would be a long side three properties that are owned by other people. Two of them are owned by ODOT and Clatsop County. The School District should not have to build their road frontages for ODOT, so they do not have to. This was not included in the school bond to pay for this.

For cities and counties to place demands on development applications as in easements, sidewalks, and roads, there has to be a connection between the impacts of that development and what you are asking them to do, and it has to be in portion.

Testimony in Favor: No-one spoke

Testimony in Opposition: No-one spoke

Public Testimony Closed

Ms. Gaebel spoke up and expressed that she wants the school district to move forward but also wants the Planning Commission to cover themselves, so the City protects itself. Does not want to do a rush job for approval because there are so many questions. Would have liked to see the City Attorney here tonight.

Asked how this is being voted on. Mr. Cronin explained that there are two motions in the staff report. One for the site design review and one for the PUD which includes the IMP. The middle school conditions of approval need to be separated out and then the long term one for the larger campus master plan can be looked at.

Mr. Moha spoke up and stated that he would like to see them voted on and approved at the same time. Every question has been answered.

Mr. Mitchell agrees with the applicant and feels they have done their due diligence and is ready to vote on this tonight.

Mr. Smith spoke and said that two things stood out for him. One was that the applicant said that it was unconstitutional for the requirement to have the sideway hooking into Dolphin Avenue. Mr. Cronin reply was that it is a legal crossing; it is not about the students using it, it is about the public using it. If the commission wants additional findings written by the City Attorney, then he would ask him.

Mr. Cronin asked for a five- minute recess to speak with Mr. Mitchell because he felt there were too many legal obligations that were being asked of the Commissioners.

After the recess, Mr. Mitchell asked Mr. Moha to recuse himself and step into the audience.

Mr. Cronin suggested to go through his conditions of approval and strike the ones that need to be stricken, or revised, and keep the others, then compare with what the applicants submitted.

Number 1. Strike through because they have already met the standard.

Number 2. Not suggesting a change to his recommendation.

Number 3, 4, 5, 6, 8, 9, 12, 13, 14, 15, 16, strike through

Number 7. Commissioners need to make a choice to three quarters or full street standards. If they choose three quarter improvements and having a curb on the north- side, then it needs to be painted red so no-one will park there. The Public Works Director and himself feels that a full street is warranted due to potential parking issues.

Mr. Hayward suggested temporary barricades when big events occur as a solution also.

Number 10. The landscaping is an interpretation between native and non-native. The evergreen buffer to be installed on the frontage of the school.

Number 11. A lot of the suggestions are to get ahead of full campus build-out and not so much of the construction of the middle school. More of a paper trail that these things get done.

Number 17. This is up the Planning Commission to approve all tonight or separate them.

Questions for Staff: No-one spoke

Mr. Mitchell spoke up and wants to approve everything tonight. Ms. Bridgens agreed. Mr. Mitchell also stated that he feels the burden of the sidewalks on the northside of the street should not be on the school.

Mr. Cronin went through the five recommended conditions from the applicant and compared them to his conditions. The width of the street and parking were the two that stood out.

Public Testimony Reopened

Mr. Mitchell reopened the meeting to have more conversation on the conditions of approval.

Ms. Hossaini spoke up and everyone agreed that the curbs could be painted red.

Motion by Commissioners

Public Testimony Reopened

Mr. Hayward wanted to hear the applicant's response to number two of Mr. Cronin's conditions of approval.

Mr. Geny spoke up and stated that the product of cross laminated timber is not good fit for their project. Feels that project looks good on large projects and is a very new product with not a lot of history. The materials they are using are durable and able to withstand our weather. One of the metals being use on the school will look like wood.

Public Hearing Closed

Mr. Cronin spoke up and said that there are commercial design standards, but not specific ones. Wanted to provide a better building for Warrenton in his suggestions for laminated timber.

Motion by Commissioners

Mr. Hayward motioned to revise condition 7b. to three quarters street city standard with a red curb on the north side of the street and that if there is an event that creates overflow parking, then the parking plan includes have temporary barricades to prohibit parking. Ms. Bridgens seconded. All in favor.

Mr. Smith motioned to remove the architectural requirement of wood on condition 2. Ms. Bridgens seconded. All in favor. Ms. Gaebel opposed.

Mr. Cronin reiterated the following conditions that the Planning Commission discussed.

Condition 1 and 2; deleted

Condition 7b; revised to three quarter street with red curb on north side instead of full city street standard. Remove under the scenario, to a crosswalk is required to access main driveway.

Condition 10e; revised to evergreen buffer shall be designed and installed along frontage of school.

Condition 11a; stricken

Condition 11b; revised to Strongly encourage a Safe Routes to School program and be approved by the City prior to the opening of a new middle school, and amended as needed for each phase thereafter.

Condition 11c; stricken

Condition 11e; stricken

Condition 11f; amended

Condition 17; is stricken

Mr. Hayward motioned based on the entire body of evidence of record, findings and facts and testimony from the applicant, Staff revisions and revisions made by The Planning Commission as recorded in the record, moved to approve SDR-20-1 and PUD-20-1. Ms. Bridgens seconded. All in favor. Ms. Gaebel opposed.

Meeting Adjourned

Attest and submitted by



Janice Weese, Building Clerk

Approved



Paul Mitchell, Planning Commission Chair

5-14-20