



**MINUTES
Warrenton Planning Commission
July 9, 2020**

**Development Code Amendment / Commercial Corridor Design Standards
Osburn Plumbing Site Design Review SDR-20-04; Conditional Use CUP-20-01 and
Variance V-20-01 for new contractor shops**

Planning Commissioners Present: Chair Paul Mitchell, Lylla Gaebel, Christine Bridgens were present in the commission room. ~~Vice-Chair Chris Hayward~~, Ken Yuill, Mike Moha were present remotely. Tommy Smith was absent. *was not present*

Staff Present: Interim Planning Director Mark Barnes, Building Clerk Janice Weese

Flag Salute

Comments on Non-Agenda Items: Ms. Gaebel spoke up and wanted her comment on the record that she was very concerned that her fellow commissioners were not wearing facemasks even though they are required. Mr. Mitchell spoke up and stated that under his doctor's care he is not having to wear one due to his medical conditions.

Public Hearing Open

Subject of Review: Ryan Osburn Plumbing has made an application to construct a new contractor shop, warehouse, and office with private street access to SE Dolphin Avenue.

Disclosure by Commissioners: All commissioners answered no to all questions or conflicts.

Staff Report: Mr. Barnes stated that the staff report needed to be written right away when he came aboard. The input from the Public Works Department and the applicants Engineer was posted on the website this morning. The staff report was written prior to this information.

This is a three part application, conditional use permit, variance, and site design review. The application is to build an approximately 40,000 sq. ft. commercial building, with three buildings off SW Dolphin Avenue.

Mr. Barnes wanted to go over the off street parking situation that was purposed under the direction of some numbers that Mr. Cronin gave them. The code allows the Community Development Director to decide if you do not fit any categories in the Development Code, then you could use other calculations. This use is not listed in the table for parking

requirements. Mr. Barnes said that if the Planning Commission agrees with those figures then they would not have to do anything; otherwise the Planning Commission would have to make findings in that regard.

Mr. Barnes also wanted to go over with the Planning Commissioners the outside circulation system that shares part of the driveway with Clatsop Care. It is an existing driveway that the Planning Commission approved when Clatsop Care was built with the knowledge that there will be more development on the property. A separate driveway will go into what Mr. Osburn is proposing for his shops. The Development Code requires that those private driveways meet public road standards; but they are not public roads and they are not trying to turn them into public roads. It was advised by Mr. Barnes to look closely at the size of the road. Also suggested that if the commissioners wanted to see revised plans then they could ask the applicant to bring back new ones or approve it as is or do modifications. It was noted that there was no feedback from Clatsop Care on this application.

Testimony for the Applicant

Mike Morgan – Consultant for the Applicant
P.O. Box 132
Cannon Beach, OR

Mr. Morgan is pleased and agrees with the staff report and conditions. He showed on an easel the site plan of what the size and buildings will look like and the phasing process of the buildings. The landscaping area for all three is 46% of the site area. The building lot coverage is 17%. Mr. Morgan feels that the project is in compliance with the Comprehensive Plan, is within the urban growth boundaries, and the city limits. There are similar businesses around where they want to build and is an appropriate use of the site. The property is out of the Tsunami zone, floodplain, and wetlands.

Mr. Morgan talked about how the façade and the appearance of the building would look from the highway; feels it will look attractive.

The vehicles and tools will be stored in the building.

There will be an additional landscape buffer of trees and shrubs to screen between The Memory Care and Mr. Osborn's building.

Adam Daily – A.M Engineering / Civil Engineer for the Applicant
P.O. Box 973
Seaside, OR

Mr. Daily spoke of the fire and garbage access. The fire access is based off the size of the Warrenton fire truck. He has a computer program that allows him to run the firetruck through the design to let him know if it will fit; and it does. The width of the fire access is supposed to be 24 feet, but they are providing 26 feet because the garbage truck requires 26 feet.

There are four dumpsters on the site so that each property has their own service.

Mr. Daily coordinated with Mr. Cronin on the road standards to the access on site. What is allowed is called a rear alley; that is what they will need for access. The standard width of

an alley is 24 feet so that is what they are providing. The variance in this project is the length because the alley is limited to 400 feet and they need 600 feet.

Mr. Daily addressed the Public Works comments that he had just received that evening. They are not doing any street or road improvements; they are using what is already existing.

They are purposing payment in lieu of the sidewalks because there are no other sidewalks and no room for them.

All the public utilities will have easements and those easements will be dedicated to each lot. They will all have legal access to the services.

The access into Mr. Osborn's project was reconfigured with how it would connect with the Memory Care Facility from the way it was introduced in the preapplication. It is very clear and looks more like a driveway entrance now.

Would like to do pay in lieu of the streetlights that Public Works is requesting since they are not doing street improvements.

Ryan Osburn, the applicant, interjected and said that the reason he wants to pay in lieu of this because there is a big drop down to the culvert with a stream. If they were to widen that, he feels it would impact the environment.

Does not agree with Public Works comments on wanting the applicant to widen the road to 28 feet with sidewalks and planting strips because it is not necessary on private property for a parking lot.

Mr. Daily showed on the easel where all the handicap spaces were that were also van accessible.

Mr. Yuill spoke up and said it was no-one's fault, but he felt bad for the applicant, the planning commission and the interim planning director, that with all this information it's not fair to the applicant to have to verbalize this stuff on the fly on such an enormous project. He wants this project to get done correctly. He also wants to see all the issues be addressed in writing and be given to the planning commission with enough time to review all the arguments. Mr. Yuill also requested to have the public works director there to answer questions if any came up. He suggested to continue this meeting to the next planning commission meeting in August.

Public Hearing Closed

Discussion was made on the difference between a street and a parking lot and if sidewalks are required on the purposed development.

The payment in lieu option for the sidewalks poses to be problematic because the public works director said in writing that he would not approve that; the planning commission does not have to make a decision on that request. The applicant might have to come back with a sidewalk variance.

Motion by Commissioners:

Mr. Yuill motioned to continue this hearing until the August 13, 2020 meeting to allow for additional testimony. Would also like to request the Public Works Director to be present. Ms. Gaebel seconded. All in favor.

Public Hearing Closed

Subject of Review: Development Code Amendment on Commercial Corridor Design Standards Section 16.116 and Section 16.36.

Disclosure of Commissioners: All commissioners answered no to all questions or conflicts.

Staff Report

The design standards are in response to the downtown taskforce work. Mr. Barnes suggested to the planning commission to give him direction on how to amend this or they can send this to the city commission with recommendations.

Mr. Mitchell spoke up and said that this is something they have all looked at several times before and had meetings to discuss what they liked or had concerns with. Mr. Mitchell expressed that he was happy garages have been eliminated.

Mr. Moha spoke up and conveyed that he had concerns over the storage units not allowed to face a public street. Feels this new standard would put a ban on all storage units and is too restrictive.

There was discussion on what public, city, and private streets are.

Mr. Mitchell spoke up and said that he felt the plan was not meant to not have any storage facilities; just what part of the corridor they would be able to continue to build more.

Mr. Yuill spoke up and suggested that they remove the recommended change stating not to have storage units face a public street or be visible from any public or side street because that would not be fair. His suggestion was to not have store units no closer than 100 feet from any roadways or main arteries. Wants to address all this later.

Ms. Bridgens expressed her thoughts on using landscaping to soften the sight of storage units. Also, thought that the property owners should not have to be 100 feet back before they can build.

Mr. Barnes stated that he would add into the new language three changes.

1. That screened vegetation can be used to meet the visibility standard.
2. This applies only to the major corridors and Pacific Street in Hammond.

Also, Mr. Barnes will eliminate the whole paragraph that was stated in Limitations.

3. "The future amount of storage units will be dependent on population growth. After the Portland State University population estimate is released, the City will review the population increase and determine the need for additional storage units to serve Warrenton residents. For every increase in 100 residents, 10 storage units will be allowed".

Public Hearing Open

Mike Morgan wished to speak on behalf of his client's, Jason Palmberg' and the Canessa family for the two apartment complexes across the highway. Just wanted to make sure that everyone was onboard with the elimination of the carports and garages.

Public Hearing Closed

Motion by Commissioners:

Ms. Gaebel motioned based on the findings and conclusions on the June 25, 2020 Staff Report, moved to recommend changes to The Development Code as described in DCR-20-1, draft an ordinance and forward to the City Commission, for a purposed public hearing with a recommendation to adopt as amended by The Planning Commission tonight.

Ms. Bridgens seconded. All in Favor

Staff Announcements and Updates

Mr. Barnes stated the city is advertising for the Planning Director position. The position is open until filled.

Also mentioned that there might be a new pub coming to town.

Mr. Mitchell wanted to put on the record that the Planning Commission appreciates the Planning Commission secretary in holding things together during this transitional time.


Meeting Adjourned

Attest and submitted by



Janice Weese, Building Clerk

Approved



Paul Mitchell, Planning Commission Chair