



**Minutes
Warrenton Planning Commission
September 10, 2020**

Continued from July 9, 2020 Ryan Osburn, Osburn Plumbing
to construct a new contractor shop
Site Design and Variance for NW Natural Gas
Site Design and Subdivision for Gill Gramson

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

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

Flag Salute

Comments on Non-Agenda Items: No-one spoke

Approval Minutes: Ms. Gaebel moved to approve the May 4, 2020 minutes. Mr. Hayward seconded. All approved. Mr. Yuill moved to approve the July 9, 2020 minutes. Ms. Gaebel seconded. All approved.

Subject of Review: Osburn Plumbing to construct a warehouse and office space

Public Hearing Open

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

Staff Report: Mr. Barnes stated that this was a continuation from the July 9 commission meeting. The last meeting there were two issues; one was the sidewalk on Dolphin and the other was the variance. Mr. Barnes, Colin Stelzig, and the applicant's engineer met on site and the revised plans show the sidewalk continues along the Dolphin frontage so that issue has been addressed in the revisions. The variance is to the length of the access road that reaches to the back of the Osburn's development. There are related issues to that variance about the pedestrian access there. The revision does not change the length of that access road, but it does add a pedestrian pathway on the Dolphin side of the property onto the back of the property. Mr. Barnes felt that with those two revisions, the issues are taken care of. There were an additional four letters since the last meeting from the staff and

board members of the Clatsop Care facility expressing their concerns. In Mr. Barnes staff report he only had Dr. Little's comments. The first four conditions in his staff report are from the last meeting and feels they are still needed; conditions five, six and seven are intended to address the concerns that Dr. Little raised. Mr. Barnes said that the rest of the staff report is pretty much unchanged from the last staff report.

Mr. Yuill spoke up and said that when they had their last meeting, the engineer for Mr. Osburn was trying to address several issues that public works had. There was nothing in writing from public works of their concerns that was submitted to the planning commission, so Mr. Yuill wanted to make sure everything was addressed. Mr. Barnes stated that the revised drawings address many of those concerns that were raised. Also said that the other concerns that were raised in the engineering review can be taken care of and resolved during building permit time. Mr. Barnes also stated that Mr. Daily, the engineer for the project, had just received the public works comments right before the commission meeting.

Mr. Yuill continued and said that he had requested to have the Public Works Director there at the meeting and he was not.

Mr. Barnes said that he had asked the Public Works Director if the revisions had taken care of all his issues and been resolved and he said yes. Mr. Yuill wanted to make sure that it is in the record that the Public Works Director is satisfied.

Applicant Testimony

Adam Daily - Civil Engineer for applicant Mr. Osburn
P.O. Box 973
Seaside, OR 97138

Mr. Daily spoke up and said that they had went through all the comments that needed to be addressed in the design review. He pointed out that there is continuity of the sidewalk, or a crossing, on Dolphin that is available all the way through to each one of the buildings and on any of the access roads. Public Works was concerned with the width of the access at 27 feet, so they widened it to 28 feet through the Memory Care Facility, and then once it entered onto Mr. Osburn's site, then it could drop down to the standard for an alley which is 24 foot. From Dolphin to the end of the 24 foot isle, through the property, is about a 600ft long access isle; this where they are asking for the variance because they can only be allowed by the code to have 400 feet.

Mr. Daily addressed the concerns between the site and the Memory Care Facility. They are suggesting putting up a 6 foot solid fence, maybe cedar, as a buffer with landscaping in front to soften the look of the fence.

Mr. Yuill spoke up and expressed his concerns of the noise that might be created from the shop. The pros and cons of speed bumps were also brought up. It was suggested that they should not be put in because of the loud noise they create when heavy equipment or trucks go over them. Mr. Osburn wants to be a good neighbor, so if down the road the Memory Care Facility wants them to be put in, he will do it.

Ryan Osburn - Applicant

33485 SW Old Pine Dr.
Warrenton, OR 97146

Wants to work any issues out with his neighbors. Once the construction is done, the noise and dust will be down. There will be traffic in the morning, leaving at night and delivery trucks approximately twice a week. Mr. Osburn also feels that what he is building will have less impact than what could be built there. He will have less traffic than if there was a retail business.

Mike Morgan – Consultant for Mr. Osburn
P.O. Box 132
Cannon Beach, OR 97110

Wanted to reiterate that the zone that Mr. Osburn is building on could have much more intensive uses than what he is purposing. On the south side of the Memory Care Facility has a large hedge. Mr. Osburn is purposing to use a similar hedge that will grow quickly and will be a nice screen up against the facility on the west and north side.

Dr. Roy Little
1777 Nita Street
Astoria, OR 97103

Dr. Little stated that he is neutral whether this project goes in or not. He is a member of the Memory Care District Board but is here as a private citizen not representing the board. He wanted to thank the applicant and the planning commission for their consideration of the residence in this unique and fragile community. The impact on the residence and safety concerns is why he was there tonight. Dr. Little stated that the landscaping and revised plans looked good. He expressed that the conditions addressed his concerns.

Applicant in Opposition

Rebecca Reed
2143 SE Dolphin Avenue
Warrenton, OR 97146

Ms. Reed lives on Dolphin and feels that the roadway is not wide enough for all the traffic with the additional businesses coming in. She had replaced all the windows in her house to reduce the noise and now all the big trucks going back and forth is vibrating her house. Ms. Reed also stated that the roads are not kept up to support the weight of the big trucks. Wants to know who will be replacing the roadway because there are dips in the road.

No Rebuttals

Public Testimony Closed

Discussion Among Commissioners

Mr. Yuill is not happy with the situation. Is concerned that the noise will affect the residence. Feels that they cannot do enough to help these people at the Memory Care. Mr. Mitchell spoke up and said that this is a delicate balance with the residence in the Memory Care Facility. Also stated that they do not have the authority to say who can buy land and develop it if they are within the code. Feels that the applicant made a very good statement that the noise will be temporary while under construction and are doing everything they could do to make this go smoothly. The traffic will go down once the construction is over.

Mr. Moha expressed his appreciation that Mr. Osburn thought and worked things through on this project.

Motion by Commissioners

Mr. Moha motioned to approve the application with the written standards 1 thru 7 and rewriting of number 5 to state the applicant will redesign the proposed access alley to incorporate speed bumps to decrease vehicle speed in the future with the applicant and care center as agreed upon. Ms. Gaebel seconded. All in favor.

Subject of Review: Site Design and Variance application for NW Natural Gas

Public Hearing Open

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

Staff Report: Mr. Barnes stated that this is a Site Design Review and Variance application for NW Natural Gas. The location is across the street and a little north of the Memory Care Facility. The drawings do a good job of explaining what the project is. There are revised plans due to the engineering review that was done. The Public Works Director is satisfied with the status of the engineering and feels that whatever needs to be resolved can be done at the building permit phase. The variance on the fence height is to go from the standard 6 feet to 7 feet. The Fire Chief would like an additional fire hydrant on the east side of the road for the medics and police for emergency purposes in case the fire department must drag fire hoses across the road. Recommends approving this application with conditions.

No questions for staff

Applicant Testimony

Wayne Pipes, NW Natural Director of Security and Emergency Management
250 Taylor Street
Portland, OR 97209

Mr. Pipes stated that this project is to upgrade their facility so they can respond after a cascadian event. Their current location in Astoria is in a tsunami area. They are an essential facility. This is a resource center that provide service for the northern coast territory. There will be 7 to 9 people working in this building with work assignments that will take them out during the day and come back at the end of the day. There will be occasional evening working hours.

Mary Bower, LRS Architects
720 NW Davis Street, Suite 300
Portland, OR 97209

Has worked for LRS Architects for the past 5 years and representing NW Natural. Mr. Yuill asked why they are asking for a variance to the fence height. Mr. Pipes replied that being that this is a critical facility, it is a security standard that they are recommending in all their facilities because they do not want people getting access to the property and get access to their gas network and control system. The fence will be cyclone with PVC slats.

Testimony in Opposition

Rebecca Reed
2143 SE Dolphin Avenue
Warrenton, OR 97146

Lives right across the street where they are putting NW Natural. Expressed concern about looking at a chain-link fence with no landscaping to hide it. The noise level during construction and what hours they would be working building the facility was also a concern.

Applicant Rebuttal

Mr. Pipes spoke up and said that they want to be a good neighbor and wants to work with the surrounding property owners and businesses to limit the amount of disruption. They will work within reasonable hours with the type of construction they are doing. Once built, the facility would not produce a lot of noise and there would not be a lot of people working there once the facility is finished.

Mr. Pipes added that there will be landscaping in the front of the property, roads will be widened and new sidewalks going in.

Ms. Gaebel suggested to have a wall built to look more appealing instead of chain-link fencing.

Ms. Bridgens thought that landscaping that is as high as the fence or higher does a lot to soften and camouflage any type of fence.

Ms. Bower reiterated that there is a lot of landscaping with trees that will grow and fill in; the PVC that will go in the chain-link fence will look more appealing.

Motion by Commissioners

Mr. Yuill moved to approve the request with 5 conditions. The applicant will update the stormwater report, signs will be taken care of at a later date, the waste enclosure will be redesigned, the additional fire hydrant will be installed per the direction of the Fire Chief, and the contractors will not start work until 8am in the morning. Mr. Hayward seconded. All in favor.

Subject of Review: Site Design and Subdivision for Gil Gramson to build a 12 lot residential subdivision and Variance

Public Hearing Open

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

Staff Report: Mr. Barnes stated that this is an application with 4 parts to it; a site design because it is a 12 lot subdivision, a variance to the street standards to allow a 46 foot wide right of way instead of a 50 foot right of way, a variance to the setback of the cut and fill slopes and preliminary plat approval. The 2 variances are because when Mr. Gramson had the property surveyed, it turned out to be narrower in the north south direction than they had thought. Having both variances would allow them to have lots on both sides of the street. The Public Works Director is satisfied with the concerns that were raised and have not asked for any additional conditions.

The last sentence of condition 2 of approval regarding the buffer is not necessary. A construction easement is needed.

No questions for staff

Testimony for Applicant

Skip Urling - Consultant
2366 West Hills Dr.
Longview, WA

Agrees with the staff report and the conditions are appropriate.

Erik Hoovestol – Engineer for Applicant
42190 NW Woodman Ave.
Banks, OR

Mr. Hoovestol said they asked for the variances because of the challenges that they faced trying to fit everything on the property. Feels it is a good project. They are considering putting a 4 plex on the hammerhead on the end instead of a duplex.

There was discussion on whether the variance on the street wide was taken from the standard 60 foot, or the alternative minimum street width of 50, then down to 46 feet wide. Mr. Hoovestol clarified that it is the right of way width they are talking about and not the paved street width.

Mr. Barnes spoke up and said at the pre-application meeting, the Public Works Director and Mr. Cronin allowed the 50 foot width instead of the standard because this is a road that is not going anywhere else because of the wetlands to the east.

Public Hearing Closed

Motion by Commissioners

Mr. Moha motioned to approve the application based on staff recommendation subject to all the listed conditions of 1-8 and correction on number 2 to strike the last sentence saying landscape buffer. At least a 10 feet wide buffer shall be maintained on the west side.

Mr. Yuill seconded. Mr. Moha, Mr. Yuill, Mr. Hayward, Ms. Bridgens, Mr. Mitchell all approved. Ms. Gaebel opposed.


Staff Announcements: The city made an offer and it was accepted by Scott Hess to be the City of Warrenton's new Planning Director. Mr. Barnes thinks he is a great catch for the city.

Meeting Adjourned

Attest and submitted by



Janice Weese, Building Clerk



Paul Mitchell, Planning Commission Chair