



**MINUTES
WARRENTON PLANNING COMMISSION FEBRUARY 4, 2021
CITY HALL COMMISSION CHAMBERS
SITE DESIGN REVIEW/TRILLIUM HOUSE MULTI-FAMILY DEVELOPMENT
DISCUSSION ITEMS; DCR-21-1 HOMESTAY LODGING &
DCR-21-2 MARIJUANA TEXT AMENDMENT**

Planning Commissioners Present: Chair Paul Mitchell, Vice-Chair Chris Hayward, Christine Bridgens were present in the commission room. Commissioners Ken Yuill, Lylla Gaebel, Kevin Swanson were present via zoom. Mike Moha had an excused absence.

Staff Present: Community Development Director Scott Hess, Building Clerk Janice Weese.

Flag Salute

Approval of Minutes: Ms. Bridgens motioned to approve the January 14, 2021 minutes. Mr. Yuill seconded. All in favor.

Comments on Non-Agenda items : No one spoke.

Public Hearing Open

Disclosure by Commissioners: Mr. Yuill recused himself because of a conflict of interest. Mr. Hayward stated that he is a property owner where the development will be built but did not feel anything would affect his decision.

Subject of Review: Site Design Review for Trillium House multi-family development consisting of 42 units of affordable housing on approximately 1.54 acres.

Staff Report: This development is in the Chelsea Gardens neighborhood. The property was rezoned to Commercial Mixed Use from R10 and Industrial in 2018 and went through a Master Planning process. The project is the first in the Master Plan. Staff and the applicant, Mr. Emmons, concluded that additional time was needed to work through traffic mitigation in the area so the March 11, 2021 meeting was more appropriate for this hearing.

Motion by Commissioners: Mr. Hayward made the recommendation to move the public hearing for the Trillium House Apartments located approximately 700 14th Place be opened and continued to the March 11, 2021 Planning Commission Meeting. Ms. Bridgens seconded. All in favor.

DISCUSSION ITEM: DCR-21-1; Vacation Rentals and Home Stay Lodging proposed development code amendments and language were discussed.

Staff recommended that Home Stay Lodging be listed as Permitted Use in R-40, R-10, R-M, R-H, C-1, and CMU subject to the standards in Chapter 8.24. Home Stay Lodging is a short-term rental in an owner-occupied, single family detached dwelling unit using up to five bedrooms, including bedrooms in accessory dwellings.

Staff recommends that Vacation Rental Dwellings be listed as permitted Use in zones C-1.

Recreational Commercial, R-C, should be a Conditional Use because single family homes and multi-family homes are a Conditional Use already in the R-C District. Staff recommends that CMU should be a Conditional Use also.

Vacation Rental Dwelling is a single-family dwelling or accessory dwelling that is non-owner occupied and is rented for terms of less than 30 days.

There was discussion and concerns on the parking and number of parking spaces for these uses.

Mr. Yuill suggested that there should be a contact list for emergencies in case the police had to be called on all the vacation rentals and home stay lodges. As it is now, the only contact number is on the Business License.

People who already have pre-existing Vacation Rentals and Home Stay Lodging will be grandfathered in. If the home is sold, then it would not be able to continue to be rented out as such.

Staff brought up that there is conflicting code in the Accessory Dwelling Units Standard. The option is to pull out the reference to Accessory Dwelling Units in Home Stay Lodging or permit rentals as a Home Stay Lodging Use in Accessory Dwelling Units. Staff recommends that Accessory Dwelling Units may be rented so long as the main structure of the property is owner-occupied; that way there is an owner on site. This goes for short and long term stays. They would also need to meet the parking requirements. Accessory Dwelling Units will have to be on the same tax lot as the primary home.

DISCUSSION ITEM: DCR-21-2; Marijuana Text Amendment

Currently the Medical marijuana dispensaries and recreational marijuana retail outlets are permitted uses in the (C-1) General Commercial East of 101. General Industrial (I-1) allows recreational marijuana production, processing or wholesale activities in this zone also.

These types of businesses will be stand alone businesses.

Staff is recommending that these be moved from permitted uses to conditional uses. Most likely these will all be Type III applications that the Planning Commission will hear.

Staff Announcements and Project Updates

Commissioner Mike Moha, the Business Manager for Warrenton Hammond School District, received the Richard Ford Distinguished Service Award.

Former Commissioner Tommy Smith and his wife, owners of the Main Street Market in Warrenton, received the Astoria-Warrenton Area Chamber of Commerce's Member of the Year Award.

Congratulations to both!

Possibly in March for the Planning Commission, the Trillium House and a Conditional Use permit in the CMU zone for a revitalization of an existing structure on 500 Jetty will be heard.

Attested and Submitted by Janice Weese, Building Clerk

Approved, Paul Mitchell Planning Commission Chair