

MINUTES  
Warrenton Planning Commission  
May 13, 2021  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

Chair Paul Mitchell called the meeting to order at 6:03 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Chair Paul Mitchell, Kevin Swanson (via Zoom), Christine Bridgens, Mike Moha, Ken Yuill, and Lylla Gaebel (via Zoom)

Excused: Commissioner Chris Hayward

Staff Present: Interim City Planner Will Caplinger (via Zoom) and Secretary Rebecca Sprengeler.

PUBLIC COMMENT ON NON-AGENDA ITEMS - None

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 4.8.21

**Commissioner Yuill made the motion to approve the minutes as written from April 8th. Motion was seconded by Commissioner Bridgens and passed by majority.**

**Mitchell – aye; Swanson – aye; Bridgens – aye; Moha – aye; Yuill – aye; Gaebel - abstained**

Commissioner Gaebel noted that she abstained because she was not in attendance at the April meeting.

**PUBLIC HEARING**

Chair Mitchell opened the public hearing for the matter of Major Modification MC20-21 Site Design and Conditional Use Review for commercial development located in Youngs Bay Plaza, at 103 Highway 101, Warrenton. Formalities followed and no conflicts of interest were disclosed. Commissioner Yuill disclosed an ex parte contact that he has looked at the site but feels it will not affect his decision.

Interim City Planner Will Caplinger reviewed the staff report on the Major Modification MC20-21 Site Design and Conditional Use Review for Baysinger Partners Architecture on behalf of Atlas Youngs Bay, LLC. There are four modifications that will eliminate the previously approved new pad building, relocate the previously approved pick-up window and the que to the existing building, move trash enclosures, and eliminate the previously approved three parking

stalls in front of the pump station. A Type III review by the Planning Commission was triggered by a change in the type and/or location of access ways, drives or parking areas that affect off-site traffic. Mr. Caplinger stated that although the proposed modifications may result in a reduction in off-site traffic, the code language does not qualify the term, "affect" as positive or negative. Staff reasoned that the scope of the project encompasses the community's concern over drive-through developments, and that the Planning Commission should be afforded the opportunity to review the modification proposal. Staff recommends approval of MC-20-21, subject to the condition of approval that the effective date of expiration for MC-20-21 and SDR 20-3/CUP 20-1 shall be May 19, 2022.

Commissioner Gaebel asked if the pick-up window is still strictly preorder. Mr. Caplinger noted the pick-up window will only serve one of the restaurants; it will be for preorder and pick up only. Commissioner Gaebel noted traffic concerns. Commissioner Yuill asked for an update on ODOT's (Oregon Department of Transportation) recommended improvements to East Harbor Drive. Mr. Caplinger responded that nothing has been submitted to the City or agreed upon yet. Discussion about ODOT continued. Mr. Caplinger noted he will look into an update on ODOT recommendations.

William Rueker, with Baysinger Partners Architecture, thanked Mr. Caplinger and gave a brief history of the project. He confirmed the pick-up window remains as such. The average time in the drive-through is one minute and twenty-eight seconds. The drive-through configuration changed to wrap around the building, preventing traffic from backing up onto East Harbor Drive. He thanked the City for their assistance on the drive-through layout and trash location. They will be planting the required street trees. The applicant is continuing to work with ODOT. Chair Mitchell asked about the anticipated number of cars going through the drive-through during peak hours. Mr. Rueker responded that this is a quick, casual, Mexican restaurant. The other restaurant will serve pizza and will not be using the drive-through. Discussion continued. Mr. Rueker thanked Mr. Caplinger for his thorough review.

No one spoke in favor or opposition of the applicant. Chair Mitchell closed the public hearing.

Chair Mitchell asked about traffic studies for this project. He discussed concerns about traffic during peak hours. Mr. Caplinger noted he is not aware of any traffic studies for diners in the area. He stated there was a traffic study done and then a memo updated for that; this was generally based on the kind of traffic that you get for restaurants of a certain size. Commissioner Moha noted the traffic data is contained in the agenda packet on the transportation memo from Lancaster Mobley date March 4, 2021. Discussion followed. Commissioner Swanson noted traffic concerns about having a driveway on East Harbor Drive. Chair Mitchell discussed his concern of having traffic issues similar to Wendy's. Commissioner Swanson made similar comments about Wendy's traffic concerns. Commissioner Moha noted there was similar discussion before Wendy's was built; this project is smaller than Wendy's. Commissioner Yuill noted he would feel more comfortable making a decision after seeing what ODOT's proposal. He does not want to see another 'Wendy's situation.' Discussion about traffic issues continued. Chair Mitchell noted he has no problem with the conditions. He stated that he would like to make it a condition that ODOT and Public Works Director, Collin Stelzig feel good about the traffic study and what it will mean. Commissioner Gaebel noted her 'no' vote last time because of the

traffic impact. She feels there should be a new traffic impact study. Chair Mitchell asked if the ODOT study is still part of the conditions of approval. Mr. Caplinger noted it is condition of approval number one and is still in effect. He noted that the decision today is only for site modification. It may not be correct or legal to apply other conditions that are not part of what the applicant is proposing to modify, especially because they are decreasing traffic by eliminating the main pad building. Part of the applicant's request for extension is because of slow progress with the City and ODOT. This will still have to come back and be approved by the City. Building cannot begin until the conditions of approval are met.

**Commissioner Moha made the motion to approve the Major Modification of an Approved Site Design Review and Conditional Use Review SDR 20-3/CUP 20-1, for Youngs Bay Plaza, located at US Highway 101 and East Harbor Drive, based on the findings in the staff report, Conditions of Approval, and discussion. Motion was seconded by Commissioner Bridgens. The motion failed.**

**Mitchell – aye; Swanson – nye; Bridgens – aye; Moha – aye; Yuill – nye; Gaebel – nye**

Chair Mitchell noted that this vote is just on the Site Design. ODOT is not a part of this issue. Discussion followed. Mr. Caplinger confirmed that this vote is just for approval of the four modifications in the staff report. If this motion fails, there will be an administrative decision to extend the application deadline. Commissioner Swanson noted that because this does not involve ingress or egress, he would like to change his vote.

**Commissioner Bridgens made the motion to approve the Major Modification of an Approved Site Design Review and Conditional Use Review SDR 20-3/CUP 20-1, for Youngs Bay Plaza, located at US Highway 101 and East Harbor Drive, based on the findings in the staff report, Condition of Approval, and discussion. Motion was seconded by Commissioner Moha and passed by majority.**

**Mitchell – aye; Swanson – aye; Bridgens – aye; Moha – aye; Yuill – aye; Gaebel – nye**

#### STAFF ANNOUNCEMENTS & PROJECT UPDATES

Mr. Caplinger noted several pending projects including Trillium House project, Scoular Company development, the Food Pod designs, a tiny house project, a reroofing request for historic house in Ft. Stevens, and a Pacific Power fiber optics upgrade. There are many questions coming in. He noted a pre application meeting for establishing a coffee kiosk in the Premark center that will be coming to the Planning Commission soon. There was brief discussion about the tiny house project.

Chair Mitchell noted his participation in the new City Planner interviews. He briefly discussed the applicants. This is the first time the City has allowed the Planning Commission to be involved in the interview process.

Commissioner Gaebel noted that as a member of the Economic Development Committee she attended the recent TAC (Tactical Analysis Committee) meeting; attendance was sparse. The

current EOA (Economic Opportunity Analysis) draft will be going out for feedback from all citizens; it must be completed by the end of June. There will be another TAC meeting. She hopes that all Planning Commissioners will provide their input. Brief discussion followed.

There being no further business, Chair Mitchell adjourned the meeting at 7:01 p.m.

**Next Meeting:** June 10, 2021

APPROVED:

  
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Paul Mitchell, Chair

ATTEST:

  
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Rebecca Sprengeler, Secretary