

MINUTES
Warrenton Planning Commission
July 14, 2022
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Mitchell called the meeting to order at 6:01 p.m. and lead the public in the Pledge of Allegiance.

Commissioners Present: Chair Paul Mitchell, Ken Yuill, Lylla Gaebel (Zoom), Christine Bridgens, and Kevin Swanson (Zoom, left at 7:06))

Absent: Chris Hayward and Mike Moha

Staff Present: Planning Director Jay Blake, Public Works Director Collin Stelzig (Zoom), Public Works Engineering Technician Trisha Hayrynen, Consultant Kevin Cronin (Zoom), and Deputy City Recorder Rebecca Sprengeler

Deputy City Recorder Rebecca Sprengeler noted corrections to the minutes.

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 6.9.22

Commissioner Swanson made the motion to approve the minutes with corrections. Motion was seconded and passed by majority.

Mitchell – abstain; Yuill – aye; Gaebel – aye; Bridgens – aye; Swanson – aye

PUBLIC COMMENT ON NON-AGENDA ITEMS – None

PUBLIC HEARINGS

Planning Director Jay Blake presented a variance request from Jeff and Jennifer Canessa to not bury power lines along the public right-of-way. Pacific Power submitted comments supporting the applicant. There are two different variance applications for a similar request. Consultant Kevin Cronin wrote a consolidated staff report for both. Mr. Blake stated two separate motions are needed. No additional comments have been received.

Chair Mitchell opened the continued public hearing on variance application V-22-1, submitted by Jeff and Jennifer Canessa (L46, LLC – Latitude 46 Apartments) to allow the overhead power lines on Jetty Avenue. Formalities followed. Commissioners Yuill, Gaebel, and Bridgens have seen the site but can make impartial decisions.

Mr. Blake noted the staff report and additional staff memo in the packet. He again stated there were no additional comments since the last meeting.

There was question about why the city would keep the lines above ground. Mr. Cronin clarified that the small site lines will be underground. The variance is for the larger lines from the substation that are currently overhead. It was noted the substation and lines belong to Pacific Power. Larger discussion is needed around implement the underground power requirement. Discussion continued about the difference between the two types of lines. There was concern about setting a precedent for not undergrounding lines. Further discussion about policy is needed. Discussion followed about responsibility for future undergrounding; discussion is needed between the City and Pacific Power. Discussion continued.

Jason Palmberg, contractor, explained how the power lines will look from the transfer station to being underground on the property. He discussed the cost for undergrounding the electrical utilities proposed by Pacific Power. The final cost will be greater. They also do not have permission from surrounding property owners for undergrounding. It is an estimated \$450,000-\$500,000 to bury lines for two blocks.

Chair Mitchell asked for additional comment. No one spoke in favor or opposition. He closed the public hearing.

Commissioner Swanson does not like the idea of the lines going from overhead to underground because there is no documentation showing where or when this would occur. Public Works Director Collin Stelzig discussed what the power lines would look like on the site and considerations of undergrounding. Discussion continued about the specifications of the lines. Commissioner Gaebel feels if this requirement would be too expensive for developers. She would like to forward a recommendation to the City Commission and Urban Renewal Agency to work with Pacific Power on this issue. Commissioner Yuill noted a section in the letter from Pacific Power about potential negative impacts. He supports Pacific Power. Commissioner Gaebel noted overhead lines could cause cancer.

Commissioner Yuill made the motion to approve V-22-1 variance request for Jeff and Jennifer Canessa (L46 LLC — Latitude 46 Apartments) to not require the undergrounding of public utilities adjacent to their proposed apartment development on SE Jetty Avenue. The action is based on the findings of fact submitted by the applicant, the Warrenton City Staff memo dated July 7, 2022, public comments received and written correspondence from Pacific Power. Motion was seconded and passed unanimously.

Mitchell – aye; Yuill – aye; Gaebel – aye; Bridgens – aye; Swanson – aye

Chair Mitchell opened the public hearing on variance application V-22-2, submitted by Jason Palmberg (Jetty Street Apartments) to allow the overhead power lines on Jetty Avenue. Formalities followed. Commissioner Yuill has visited the site but can make impartial decisions.

Mr. Blake presented the application. The request is to not require burial of the power lines adjacent to the development site. He noted onsite utilities will be undergrounded. There is a

separate motion. He spoke about his experience with utility companies undergrounding utilities. He does not feel granting the variance would set a precedent.

Jason Palmberg, applicant, feels the Pacific Power letter was informative. He rediscussed the cost of the project they would owe to Pacific Power for the work and lack of surrounding property owner permission. He noted the application should state Jetty Stone Apartments LLC and corrected the mailing address.

Commissioner Gaebel made the motion to approve V-22-2 variance request for Jason Palmberg (Jetty Apartments) to not require the undergrounding of public utilities adjacent to their proposed apartment development on SE Jetty Avenue. The action is based on findings of fact submitted by the applicant, and the Warrenton City Staff memo dated July 7, 2022, public comments received, and written correspondence from Pacific Power. Motion was seconded and passed unanimously.

Mitchell – aye; Yuill – aye; Gaebel – aye; Bridgens – aye; Swanson – aye

Chair Mitchell opened the public hearing on variance application V-22-3, submitted by Eryn Cary on behalf of Rally Time LLC, for a street improvement on 7th Avenue. The subject property is located at 719 S Main Avenue, Warrenton, and is also identified as tax lot 81021DC02900. Formalities followed. Commissioners Yuill, Bridgens, and Gaebel have visited the site and can make impartial decisions.

Mr. Blake noted this application was presented at the last meeting. Additional Public Works comments were received then. Two things have come up since: 1) The initial request for a cottage cluster is not allowed in the current zone 2) There are two unmet criteria for transportation variances (topographic and wetlands/sensitive soils). These criteria were not a part of the initial review. The application needs to be reviewed again. Mr. Blake contacted the applicant, church members, and adjoining property owner. He would like to meet with all three to find a compromise to move forward with paving. He requested a one-month delay on the application. Commissioner Bridgens feels the average trips per day would be problematic. Mr. Blake agreed this should be discussed. Commissioner Yuill noted the Public Works letter from the last meeting and asked if site design has been submitted since then. Mr. Blake explained the variance was submitted before the site design review. He feels they should be submitted together.

Commissioner Gaebel made the motion to move the variance V-22-3 to August 11th. Motion was seconded and passed unanimously.

Mitchell – aye; Yuill – aye; Gaebel – aye; Bridgens – aye; Swanson – aye

Commissioners thanked Mr. Stelzig and wished him luck.

BUSINESS ITEMS – None

DISCUSSION

Mr. Blake gave an update on possible pending applications. There may be some permit extensions. Public Works Engineering Technician Trisha Hayrynen gave an update on Popeye's civil review. It was noted Oregon Department of Transportation and the county approved.

Mr. Blake introduced himself, sharing his background and philosophy on planning. He gave details about his personal life and expressed his excitement to be here.

GOOD OF THE ORDER – None

Commissioner Gaebel welcomed Jay.

Commissioner Yuill is looking forward to working with Jay.

Commissioner Bridgens welcomed Jay.

Chair Mitchell would like to see everyone in person to prevent talking over each other.


There being no further business, Chair Mitchell adjourned the meeting at 7:17 p.m.

APPROVED:



Paul Mitchell, Chair

ATTEST:



Rebecca Sprengeler, Secretary