

MINUTES
Warrenton Planning Commission
November 10, 2022
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

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

Commissioners Present: Kevin Swanson, Christine Bridgens, Mike Moha, Ken Yuill, Karin Hopper, and Lylla Gaebel (Online)

Excused: Chris Hayward

Staff Present: Planning Director Jay Blake and Planning Technician Rebecca Sprengeler

OATH OF OFFICE

Planning Technician Rebecca Sprengeler administered the oath of office for Planning Commissioner Position No. 6 to Karin Hopper.

NOMINATION OF CHAIR-ELECT FOR 2023

Planning Director Jay Blake discussed an update to the committees and boards handbook requiring selection of a chair elect for the next year. A vice chair elections will be in January.

Commissioner Yuill made the motion to nominate Chris Hayward for chair in 2023. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye;

APPROVAL OF MINUTES

- Planning Commission Meeting Minutes – 10.13.22

Commissioner Yuill made the motion to approve the minutes of the previous Planning Commission meeting. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye;

PUBLIC COMMENT ON NON-AGENDA ITEMS

Sammi Beechan shared concerns about the 444 Jetty Street development in Hammond.

PUBLIC HEARINGS

Vice Chair Bridgens opened the public hearing in the matter of Conditional Use Permit CUP-22-1 submitted by Joe and Leesa Revis for a Vacation Rental on property located at 1015-1025 Fourth Avenue. She read the public hearing script and asked if there were any conflicts of interest or ex parte contacts to disclose. All Commissioners answered no.

Ms. Sprengeler presented the staff report, noting the definition of a Vacation Rental does not include duplexes, but staff find that duplexes meet the intent of the code. She also noted the review standards were met or will be met by conditions of approval. The Vacation Rental application will be reviewed by staff if the Conditional Use permit is approved. She recommended approval subject to conditions of approval in the staff report. Mr. Blake added that the use is similar to other uses allowed in the RC zone. Parking requirements will be met.

Joe and Leesa Revis purchased the property in 2020 then remodeled. They would like to rent the 1025 unit short-term. Commissioner Yuill congratulated them on the improvements, noting past issues with the property. Vice Chair Bridgens asked about parking. Ms. Revis noted there are four off-street parking spaces; two are available for guests. There was brief discussion about parking during fishing season. The Revis will be onsite during rentals. Mr. Revis discussed traffic in the area. During public testimony, Ms. Beechan asked questions about short-term rental permits. Staff will follow up with information. Ms. Revis responded to Ms. Beechan's comments. Nathan Johnson commented in support of improvements.

Vice Chair Bridgens closed the hearing.

The Planning Commission agreed with staff that duplexes meet the intent of the code. It was noted past duplexes were not allowed as vacation rentals. Commissioner Swanson liked that the applicant would be onsite. Commissioner Hopper noted her experience with vacation rentals in Hammond. Commissioner Yuill thanked the applicants for working with staff.

Commissioner Swanson made the motion to approve the application CUP-22-1 at 1015-1025 Fourth Avenue in Hammond subject to the conditions in the staff report. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye; Gaebel– abstain

Vice Chair Bridgens opened the continued public hearing in the matter of Preliminary Plat Application SUB-22-2, submitted by Sunrise Homes, LLC on property located in Block 29, New Astoria 1892. The subject property is located at 354 Pacific Drive in Hammond, OR also identified as taxlot 81009BC01100. Commissioner Yuill worked with the applicant's engineer on the Trillium House project, but that should not affect his decision.

Mr. Blake reviewed the staff report and explained the review procedures for a preliminary plat versus a site design review. He reviewed the findings of fact, items to be addressed include stormwater runoff. Future improvements on Seventh are in the capital improvements program. Staff found that the developer meets the required criteria for the plat. The concerns of the

neighbors include density and parking. He noted comments received from surrounding property owners and an email from the Public Works Director. Staff found the application meets the criteria for a preliminary plat application and recommended approval subject to the conditions of approval in the staff report. Commissioner Swanson asked about sidewalk requirements. Mr. Blake explained sidewalks on Pacific would be under the authority of ODOT and Seventh sidewalks would be under the authority of the City. Commissioner Gaebel asked if recommendations could be made to ODOT. Mr. Blake confirmed. There was discussion about continuing the hearing until more details could be obtained. Discussion followed about applicable criteria and what could be required, recommended regarding design, and what would be reviewed and decided by staff. It was noted a traffic study would not be required. Discussion followed about access concerns from ODOT.

Skip Urling, planning consultant, discussed meeting the code standards. The project is a re-development of existing lots from an old subdivision. He noted the applicant intends to build sidewalks. They are working with ODOT on the shared driveway on Pacific. A bike lane would need to be worked out with ODOT. They feel the proposal meets the code's requirements and are comfortable with the conditions of approval recommended by staff. There was discussion about the change in elevations after construction shown on sheet five. Commissioner Moha asked about on-street parking on Pacific. Mr. Urling noted there is not a designated parking area, but there are no signs prohibiting parking.

Eric Hoovestol, engineer, discussed the driveway suggested by ODOT because of the limited sight distance on the corner of Pacific. He noted there is no storm drainage system in the area. Infiltration testing in July determined there was potentially shallow groundwater. Additional testing determined that soils are acceptable for infiltration provided the infiltration facilities are shallow. He emphasized that stormwater will be addressed with staff. Half-street improvements are yet to be determined. He recommended a condition of approval that frontage improvements on Seventh will be determined pending engineering design and feasibility. He noted additional impervious surfaces created by street improvements. There was concern about alternate ingress and egress if traffic is blocked on Seventh or Pacific. Mr. Hoovestol noted the boundary survey will be recorded with the County then the plat. The surveyor has confirmed the survey matched the existing surveys. He noted existing ponding on the E side of Seventh frontage. He continued discussing the stormwater and reassured the Planning Commission that the details of the final construction plans will be worked out with staff during the future review. Commissioner Yuill asked about the water table on the lot. Mr. Hoovestol said the soil scientist determined there is a seasonal high ground water table of around three feet below current grade. Commissioner Yuill asked about the effects on the stormwater facilities. They are considering shallow trenches or swales. Mr. Hoovestol discussed the benefits of a street improvement including a storm drainage system, but this would be beyond the proportionality of this project.

Nathan Johnson, applicant, thanked the Commission.

Lisa Lyons-Wark spoke in opposition to the project. She feels even units is too many. She was also concerned about flooding in the area, garages being too small, increased street parking, road width is not sufficient. She is concerned about a change in the aesthetics of the neighborhood.

Commissioner Yuill asked about stormwater control on her property. She noted their gutter system that drains onto the surface and her neighbor uses sump pumps.

Piper Lyons declined to speak.

Josh Thompson noted ground water on his property and Seventh during the rainy season. Mr. Thompson noted there is a city ditch on his property. He does not feel the city maintains it properly, making it ineffective.

Christine and Scott Cordes were concerned about the elevation difference between their lot and the development, stormwater, parking, removing beautiful trees, and the property line dispute. Commissioner Yuill asked if they have standing water on their property during the winter. Mr. Cordes noted some water in the driveway and in their yard that infiltrates quickly. Brief discussion continued about concerns about increased runoff. Mr. Cordes feels the garages and driveways are too small for a truck.

Sammi Beechan has concerns about another development in Hammond. She has concerns about the lots on Pacific losing access during a vehicle accident as well as pedestrian safety, visibility, and road width.

Travis and Tammi Caulder noted many of their concerns have already been addressed. They feel the project is not a good fit for the area. Mr. Caulder explained concerns about speeding from Pacific to Seventh. He is also concerned about available on-street parking. He is also concerned about the width of Seventh being able to serve fire truck access. He also noted concerns about flooding in their yard. Ms. Caulder is concerned about traffic safety around Seventh and Pacific.

Skip Urling offered rebuttal to the public testimony. The surveyor agrees with the survey from the other property owner and there is no data missing from the survey. The zoning approved by the City Commission determines the appropriateness of the housing type. He noted no information has been provided for the size of the garages, but they will be bigger than the city standards. He noted the Fire Chief did not have concerns about fire truck access on Seventh. They will not be allowed to create additional runoff than what currently exists. They will address the runoff from the driveways. He further explained the process for project review and approval of the project. Commissioner Swanson asked about addressing stormwater and traffic concerns. Mr. Urling responded they will need to design a stormwater system that does not create any more stormwater runoff than what currently exists.

Mr. Blake added that issues related to traffic are up to the Police Department and ODOT. He also noted the engineer will need to verify that no additional water runoff is being created. He explained that the engineering for stormwater will be addressed with staff and that the preliminary plat should only be considered against the applicable code for the plat.

Mr. Hoovestol added that if seventh is too narrow, it is not this developer's responsibility to fix the whole road. The construction drawings show feasibility, not final details. He explained the garage layout includes storage space. He asked about the location of the lot with sump pumps. It is on the Southwest side of Seventh. He noted most cities require stormwater conveyance for 10-

20-year storms while Warrenton requires for 100-year storms. He restated the desire for a condition of approval related to feasibility of engineering for frontage improvements on Seventh. Commissioner Swanson asked about exceeding the minimum standards. He noted they could add additional units and still meet the density requirements. Vice Chair Bridgens agreed that the engineering concerns are important but are beyond the scope of their review.

Vice Chair Bridgens closed the hearing.

Commissioner Moha asked about the number of allowable lots. Mr. Blake explained the Planning Commission can make a determination that the application for 7 lots is not feasible. He added that the site design review would be reviewed by staff because it is less than 9 units. Commissioner Yuill is concerned about the water table and the flooding. The infiltration was done June. He would like to have tests done in December/January during the rainy season. Commissioner Yuill suggested tabling the application for one month to have the water table monitored. Commissioner Gaebel noted Pacific floods constantly. Commissioner Hopper noted staff conditions of approval address the issues, the Planning Commission needs to determine the feasibility of seven lots. Mr. Blake confirmed the seven lots meet the code criteria, but the feasibility is another issue. Discussion followed about the need for public improvements on Seventh to address stormwater in the area. Commissioner Swanson asked about requiring a traffic study.

Vice Chair Bridgens called for a 5-minute recess. The meeting resumed at 8:59pm.

Mr. Blake discussed the traffic impact study requirements in WMC 16.256.030. The traffic impact study is not triggered by the number of lots being proposed. Ms. Gaebel would like information about the number of car wrecks on Seventh and Pacific. She would like to require sidewalks on Seventh and request sidewalks on Pacific. Commissioner Moha noted condition of approval #4, he would like to sign a non-remonstrance agreement for sidewalks on Seventh. Commissioner Yuill would like to table the item until December, for more information on traffic accidents in that area, and the water table monitoring. Commissioner Moha suggested this be a condition of approval for the water table monitoring to allow more time.

Vice Chair Bridgens reopened the hearing.

Mr. Hoovestol submitted the results of second infiltration test to the record. He reviewed the report and suggested making monitoring through the winter be a condition of approval. Discussion continued about concerns with the water table. Mr. Hoovestol feels not part of the land use decision and should be a condition of approval.

Vice Chair Bridgens closed public hearing.

Commissioners continued discussing water table monitoring through the winter to provide more data. Mr. Blake noted the 120-day deadline in January. Discussion continued about monitoring, traffic accidents, and a traffic impact study.

Commissioner Yuill made the motion to table tonight's meeting until the December meeting and at that time have the traffic accident count. Motion was seconded.

Commissioner Yuill would like a condition to have the water table monitored through the winter after they receive the traffic accident count. Commissioner Moha feels traffic is not relevant to the decision. Brief discussion continued. Mr. Blake suggested ODOT provide comments regarding safety on the Pacific curve to determine if the number of lots is a reasonable request. Vice Chair Bridgens requested the motion be restated.

Commissioner Yuill made the motion to table tonight's meeting until December meeting, so they can get data on the accidents in the area and more information from ODOT on what they feel is the Pacific Drive situation on the curve. Motion was seconded.

Commissioner Moha urged the Commission to reconsider making a decision tonight.

Motion passed with majority in favor.

Swanson – aye; Bridgens – aye; Moha – no; Yuill– aye; Hopper– no; Gaebel– aye

BUSINESS ITEMS

Mr. Blake presented draft Ordinance 1259 for a temporary 2-year moratorium on psilocybin until the 2024 regular election. He requested the Planning Commission make a recommendation to the City Commission to adopt the ordinance.

Commissioner Moha made the motion to approve Ordinance 1259. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye; Gaebel– aye

Mr. Blake presented another request for recommendation to the City Commission to rename sections of SE 19th. There are three legs. The North leg should be SE 16th. The North-South leg should have an "I" related nautical name. The County requested to not reuse Iredale but suggested Ironsides or Intrepid. The commissioners were in opposition to Ironsides. Mr. Blake noted the same feedback from staff.

Commissioner Gaebel made the motion to recommend to the City Commission that the Northly portion of SE 19th be renamed SE 16th Street and the "I" area be named Intrepid. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye; Gaebel– aye

DISCUSSION ITEMS

Goal 2 Criteria Exception – The State of Oregon has loosened rules on coastal road repair to allow riprap.

GOOD OF THE ORDER

Mr. Blake provided information on the State of Oregon Department of Land Conservation and Development is refocusing review of comprehensive plans, so housing is a priority over industrial land.

There being no further business, Vice Chair Bridgens adjourned the meeting at 9:37 p.m.

APPROVED:


Christine Bridgens, Vice Chair

ATTEST:


Rebecca Sprengeler, Secretary