

MINUTES  
Warrenton Planning Commission  
January 12, 2023  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

Chair Hayward called the meeting to order at 5:59 p.m. Commissioner Bridgens lead the public in the Pledge of Allegiance.

Commissioners Present: Kevin Swanson, Christine Bridgens, Chris Hayward, Mike Moha, Jessica Sollaccio, and Karin Hopper

Commissioners Excused: Lylla Gaebel

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

3. 2023 VICE CHAIR ELECTION

Commissioner Bridgens was selected as vice chair for the 2023 calendar year.

4. OATH OF OFFICE

Planning Technician Rebecca Sprengeler administered the oath of office to Jessica Sollaccio for Planning Commissioner Position No. 5. Planning Director Jay Blake said the oath of office is to reaffirm that the commissioners have rules, responsibilities, and requirements as a body with regulatory authority.

5. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 12.08.22

Commissioner Swanson had technical trouble while trying to join the last meeting.

**Commissioner Moha made the motion to accept the minutes. Motion was seconded and passed unanimously.**

**Swanson–aye; Bridgens–aye; Hayward–aye; Moha–aye; Sollaccio–aye; Hopper–aye**

6. PUBLIC COMMENT ON NON-AGENDA ITEMS - None

7. PUBLIC HEARINGS

**A. Continuation: SDR-22-2 for a new 23,292 square foot commercial building with associated parking lot and frontage improvements.**

Chair Hayward opened the public hearing. He read the public hearing script outlining the hearing procedure and applicable criteria. Commissioners Sollaccio and Hopper visited the site but felt they could make impartial decisions. Mr. Blake presented the staff report. He outlined the timeline for the application. The hearing was originally scheduled for December 10. Not all comments had been received, so staff requested the item be continued to January. The development review committee met with the applicant's representative to discuss the review comments before the hearing. The 120-day deadline is March 9. The application from L & D Race Tech is for a new commercial building on SE Marlin Avenue. The zoning is C-1 General Commercial. The City's GIS maps indicate wetlands present on the property. A wetland delineation determined no wetlands will be directly impacted by the development. No wetland permits will be required. The drainage ditch on the South side of the property will need to be maintained. A geotechnical report was submitted with a recommendation for foundation design. A preliminary stormwater management plan was submitted and will be reviewed by the consulting engineer. The site is within the flood zone, but the proposal will meet the 13' requirement. He reviewed the findings of fact and recommended conditions of approval on pages 12-15 of the meeting packet. He also gave a brief presentation on the maps and plans related to the project. Staff recommend approval subject to 10 conditions.

There was brief continued discussion about the approximate GIS wetland data. Commissioner Hopper was concerned about the lack of crosswalks for the expanded location. Mr. Blake suggested a recommendation that the applicant contact ODOT for a study.

Heather Austin of 3J Consulting agreed with the staff findings and recommended conditions. She gave a short history of L & D Race Tech's business. The business will move to the new location. The proposed building will be just over 22,000 square feet. The water quality facility will be just South of the site. Sidewalks will connect from Marlin to 10<sup>th</sup>. The parking lot will be surrounded by landscaping. The rear exterior storage area will be of an adequate surfacing material as determined by the engineering review. The garbage and recycling enclosure design will also be resolved then.

Commissioner Hopper asked the applicant about crosswalks. Ms. Austin noted the old facility will not be used. L & D Race Tech General Manager Lindsay Duarte confirmed they will move the whole business to the new facility. Use for the old facility has not been determined. There will not be foot traffic proposed between the two buildings. If required, it would be addressed in the future. Commissioner Swanson asked about future business projections. Ms. Duarte confirmed she and Donald Hall are confident in their financial projections. Mr. Blake reassured the Commission that the building is not specialized and could support a different use if the business did change. Commissioner Bridgens asked about a color palette and landscape plan. Ms. Duarte noted this information will be determined in the future.

There was no public testimony in support, opposition, or from a neutral position.

Commissioner Moha appreciated the comments and interactions between staff and the applicant. Mr. Blake noted the addition of a pre-hearing meeting to discuss the staff review comments in advance. Mr. Moha asked about the vacation of the 11<sup>th</sup> street right-of-way. Staff support the

street vacation. If it cannot be done, staff recommend a maintenance agreement between the applicant and the City. It was noted one property owner has been unwilling to sign the petition. Mr. Hall will purchase that property soon to complete the street vacation.

**Commissioner Bridgens made the motion to approve the Site Plans for the expansion of L and D Race Tech on property in Section 22 of the City of Warrenton. The approval is based on the submittals from the applicant, findings of fact related to the proposed development in the staff review memo, and testimony heard at the public hearing on January 10, 2023. The approval is subject to the 10 conditions of approval. Motion was seconded and passed unanimously.**

**Swanson–aye; Bridgens–aye; Hayward–aye; Moha–aye; Sollaccio–aye; Hopper–aye**

BUSINESS ITEMS – None

## 9. DISCUSSION ITEMS

### **A. Lisa Lamping Communication**

Mr. Blake gave a history of the ministorage code changes and corridor aesthetics from 2020. The current code does not allow ministorage facilities within 100' of Harbor. Four developers recently questioned this, arguing ministorage would generate a quick profit and meet a community need. Mr. Blake explained this discussion is larger than just one proposal. He introduced Lisa Lamping's proposal for ministorage on Harbor as an example. Her original project for the site was delayed. She recently inquired about ministorage instead, but the new restrictions would not allow the use. Mr. Blake wanted to gauge the Planning Commission's thoughts on the issue and give Ms. Lamping the opportunity to ask questions. Chair Hayward gave a background on the code changes from his experience. A history of under-regulation led to a storage facility on Main and Harbor. There are two strongly opposed groups on the issue. There was an opportunity for people to voice their concerns during the process. Mr. Blake asked if the Commission would like him to revisit the code. Chair Hayward felt the code is in place and they should not oppose it. Commissioner Moha agreed. He had reviewed the past minutes related to the ordinance change; three current Planning Commissioners were on the task force and four of the current City Commissioners were in office when the ordinance was approved. He does not feel the City Commission would make any changes if the discussion was reopened.

Commissioner Sollaccio asked for clarification if Commissioner Moha disagreed with some of the restrictions related to ministorage. He confirmed, but stated he ultimately voted yes.

Commissioner Swanson noted several local business owners do not enjoy the aesthetics of ministorage in downtown. There has been a desire to mitigate the public view of storage units. Commissioner Bridgens agreed ministorage is not aesthetically acceptable for the entrance to Warrenton. When she was on the task force, they felt strongly that there should be no ministorage on Harbor. Commissioner Sollaccio asked how ministorage aligns with the vision for the community, what value it provides to taxpayers, and how it affects the sustainability of the City's budget. Chair Hayward participated in the creation of the visioning plan and noted it was never fully codified. Commissioner Hopper feels ministorage is useful but closed off. Chair Hayward noted the task force, community, and City Commission already made a decision on

this. Commissioner Moha noted this was a very recent and public process. Mr. Blake noted he will not lead code changes but will react to questions from the community and get direction from the Planning Commission. Commissioner Hopper noted there may be alternative uses for the property. Mr. Blake summarized the consensus from the Planning Commission: it is too soon after the decision was made to open the discussion back up. Lisa Lamping spoke about her property on Harbor. She noted her draft vision for a ministorage facility. She discussed the ministorage on Main and Harbor, noting it is not ideal for downtown. She discussed her plans for a tiny house motel on her property. She felt there is a shortage of ministorage. She attempted to build ministorage with previous staff and was not able to move forward, then the code changed. She requested the Planning Commission reconsider. Commissioner Bridgens noted direction was given to the Planning Director at the time by the Planning Commission to not allow more ministorage. Commissioner Swanson noted the need for a strong identity for Warrenton like Leavenworth, Washington and Sisters, Oregon. Ms. Lamping responded there was a nautical theme. Commissioner Swanson would like to revisit a theme for new development and renovations. Commissioner Bridgens noted this has been tried before. Chair Hayward thanked Ms. Lamping for her comments. Mr. Blake restated the consensus that the current Planning Commission did not see the need to open up this discussion again. He will work with Ms. Lamping to develop the property in another way. Brief discussion followed with Ms. Lamping about her tiny motel project site.

**B. Warrenton Development Code Audit – Request for Proposals (RFP)**

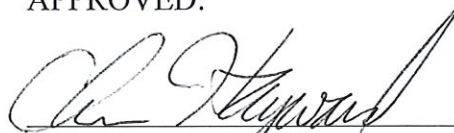
The City Commission requested Mr. Blake develop an RFP for a code review. He asked the Commissioners to review the handout and prioritize areas to focus on. He suggested the addition of graphics in the code. The review will start this fall and will take 1-1.5 years to complete. The goal is to make it easier for the public to understand.

**C. Sign Code**

Mr. Blake noted the Mayor issued a task force directive to update the sign code. Several issues with the current code include lack of criteria, conflicts, and different interpretations that lead to excess signage on sites in Warrenton. He noted the members of the task force. Commissioner Bridgens asked about general enforcement. Mr. Blake noted it could be Planning, Building, or Police. There is consideration of creating a code enforcement officer position.

There being no further business, Chair Hayward adjourned the meeting at 7:25 p.m.

APPROVED:

  
Chris Hayward, Chair

ATTEST:

  
Rebecca Sprengeler, Secretary