

MINUTES
Warrenton Planning Commission
April 13, 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 led the public in the Pledge of Allegiance.

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

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

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 3.11.23

Chair Hayward noted a correction to the minutes. He voted against the mini storage motion. It did not pass unanimously. The correction was made.

Commissioner Gaebel made a motion to approve the minutes as corrected. Motion was seconded and passed unanimously.

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

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLIC HEARINGS

Staff requested to switch items 5.B and 5.C. Chair Hayward noted the change.

A. Wetland Hardship Variance V-23-1 at 590 Seventh Ave (tax lot 81008AA05000)

Chair Hayward opened the public hearing. He read the public hearing script outlining the hearing procedure and applicable criteria. There were no ex-parte contacts, biases, or conflicts of interest declared. Commissioners Hayward and Bridgens visited the subject site. Planning Technician Rebecca Sprengeler presented a staff report on the wetland hardship variance. The applicant is Don Peck who wants to develop 590 Seventh Ave with a new single-family dwelling within a portion of a locally significant wetland boundary. The findings were that the application complied with the applicable code. There was concern from public comments received about exceeding the minimum necessary impact on the wetlands based on the garage size being significantly larger than others in the neighborhood. Staff presented a neighborhood analysis comparing average garage and dwelling sizes. The staff report also listed two conditions of

approval. Another concern from the public was the potential for negative impacts on the privately maintained Seventh Court. Staff suggested a third condition of approval to prohibit access to Seventh Court by construction vehicles. Commissioner Moha asked if there was a house on the property before. Ms. Sprengeler confirmed. Commissioner Swanson asked if the dwelling would be a long or short-term rental. Ms. Sprengeler responded that the applicant will clarify but the city could permit either. Commissioner Gaebel asked if the proposed garage square footage is greater than the dwelling. Ms. Sprengeler confirmed and noted the reason for the size is for personal boat storage. Mr. Peck clarified that the garage is at ground level and attached.

Don Peck explained the size of the garage is for indoor boat storage. He would prefer to store the boat inside unlike surrounding properties that have temporary structures for exterior boat storage. Chair Hayward asked for clarification on the layout. Mr. Peck clarified that the total building footprint is 78' x 50'. The first level will have a dwelling space and a garage. He has owned the property for about 6 or 7 months. They have begun the process for a wetland delineation and will continue with State permits depending on city variance approval. Commissioner Bridgens asked about addressing stormwater runoff. The applicant noted the intent is to create a detention ditch to recreate filled wetlands on the South side of the property. There was concern about a lack of maintenance on the drainage ditch along Seventh Ave. The applicant noted the city standards require the property owner to retain the stormwater on-site. The design will be engineered to address the additional impervious surface but will move forward depending on this approval to avoid unnecessary financial investment. Discussion continued about photos submitted showing water ponding on the property. Commissioner Bridgens asked about the material and amount of fill. Mr. Peck clarified that it will be up to the engineer. The highest end of the property is at elevation 50', while the adjacent property is at 51'. Discussion about the garage size being necessary for boat storage continued.

Lisa Halicki spoke in opposition noting concerns about stormwater runoff. She submitted two public comment documents including site photos with standing water. She noted concerns about the size of the garage, noting the staff neighborhood analysis. She would be interested to know the year the original house was built and the laws in place at that time. There was a brief discussion about the Department of State Lands removal-fill permit process.

Mr. Peck responded to Ms. Halicki's comments explaining that he will not be able to develop unless stormwater is retained onsite. This will be designed by an engineer and will be a condition of approval.

There being no further comments, Chair Hayward closed the public hearing.

Commissioner Moha had no issues with the variance; no objection to the size of the garage because it meets the zoning development standards. He feels the proposed condition related to access via tax lot Seventh Court is not necessary. Commissioner Bridges asked for more information about COA #2. Mr. Blake suggested changing the condition to state that "the applicant will provide a stormwater management plan that accomplished no additional runoff onto adjoining properties." Commissioner Swanson asked for clarification about the order of approval from the city to the state. Mr. Blake explained the reason he suggested the applicant get

approval from the city before going to the state is to save funds that would be used for engineering. Commissioner Hopper feels the State will have requirements for feasibility that will need to be addressed; the variance would allow him to work through the next steps of state permits and engineering.

Commissioner Moha made the motion to approve Wetland Hardship Variance V-23-1 at 590 Seventh Ave in Hammond on tax lot 81008AA05000 for the construction of a new single-family dwelling. This approval is subject to findings of fact and conditions of approval in the staff report dated April 13, 2023, and the submittals and testimony at this meeting. Motion was seconded and passed unanimously.

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

C. Annexation ANX-23-1

B. Comprehensive Plan Amendment CP-23-1

Chair Hayward opened the public hearing on ANX-23-1 and CP-23-1. He read the public hearing script outlining the hearing procedure and applicable criteria. There were no ex-parte contacts, biases, or conflicts of interest declared.

Mr. Blake presented a staff report on the annexation proposal. There were some errors made during the Warrenton and Hammond merger. The comprehensive plan merger excluded a portion of land near the Hammond Marina and Seafarer’s Park that was previously inside the city limits and is no longer. This causes challenges for police enforcement. He explained the approval process: Department of Land Conservation and Development, Planning Commission, County Planning Commission, County Board, and finally City Commission. Mr. Blake presented the findings of fact and proposed conditions of approval from the staff report. The proposed zoning for the park portion of the property will be OSI, the other portion would be the same as the rest of the marina, RC.

Mr. Blake also presented a staff report for the urban growth boundary (UGB) comprehensive plan amendment to correct another related error from the merger of the two comprehensive plans. He noted the state is only in favor of urban growth boundary expansion because of the unique situation. A portion of the UGB area is in Fort Stevens. The Town of Hammond proposed this be urbanized camping. There are no immediate plans for development by the State Park. Mr. Blake suggested this land be used for a future transfer of development rights. Mr. Blake reviewed the findings of fact and conditions of approval. He noted Ordinances 1261 and 1262 for consideration. Commissioner Swanson asked about the downside to annexing. Mr. Blake does not see any downsides. Current enforcement in the area adjacent to the Hammond Marina is under the jurisdiction of the County Sheriff’s office. Mr. Blake noted the Warrenton Police Department requested this move forward to allow enforcement of city ordinances.

Chair Hayward asked about correspondence on the application. There has been no written correspondence. There was a phone call from an adjoining property owner. The DLCDC did not have any concerns with the application. Chair Hayward called for public testimony. No one

spoke in favor, opposition, or neutral on the proposal. Commissioner Sollaccio asked about the potential for revenue-generating camping on the westerly property. Mr. Blake confirmed that short-term rentals do generate revenue for the city. Commissioner Sollaccio suggested adding an appendix to Ordinance 1262 with the PSU student matrix for transparency. Mr. Blake noted this would be added before it reaches the City Commission. There was a brief discussion about current camping in Seafarer's Park.

There being no further comments, Chair Hayward closed the public hearing.

Commissioner Gaebel moved that based on the findings of fact contained in the staff memo dated April 13, 2023, public testimony, and deliberations by the Warrenton Planning Commission, the Planning Commission recommends approval of the draft Ordinance 1261 annexing approximately 13.1 acres of land to the City of Warrenton and zoning the property Open Space Institutional (OSI) and Recreational Commercial (RC). Motion was seconded and passed unanimously.

Swanson-aye; Bridgens-aye; Hayward-aye; Moha-aye; Sollaccio-aye; Hopper-aye; Gaebel – aye

Commission Gaebel made the motion to amend the previous motion to include the conditions of approval as outlined by staff. Motion was seconded and passed unanimously.

Swanson-aye; Bridgens-aye; Hayward-aye; Moha-aye; Sollaccio-aye; Hopper-aye; Gaebel – aye

Commissioner Gaebel made the motion that based on the findings of fact contained in the staff memo dated April 13, 2023, public testimony, and deliberations by the Warrenton Planning Commission, the Planning Commission recommends approval of the draft Ordinance 1262 amending the City of Warrenton Comprehensive Plan correcting the urban grown boundary and adding related text and recommended zoning districts, subject to the conditions of approval outlined by staff. Motion was seconded and passed unanimously.

Swanson-aye; Bridgens-aye; Hayward-aye; Moha-aye; Sollaccio-aye; Hopper-aye; Gaebel – aye

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS

A. Draft mini storage ordinance

Mr. Blake presented a draft ordinance to create a cap on the number of mini storage units in the city. This is based on directions from the Planning Commission at the last meeting. He presented an analysis for mini storage units in the whole county. There are more in Warrenton than the rest of the County combined. There is a potential mini storage development coming forward. Mr.

Blake presented a draft ordinance to establish a mini storage unit cap per capita and requested direction from the Planning Commission. The legal staff has reviewed the ordinance; there may be additional changes. He noted this would not impact established facilities. Damage to facilities is something that should be considered. Commissioner Swanson asked about the national average for units per capita. Mr. Blake noted the information is from Clatsop County tax records. The tax revenue per acre for mini storage facilities is about half that of similar parcels developed with other uses. Warrenton is a city that needs to be careful in limiting revenue sources. Mr. Blake continued that mini storage facilities do not require city utilities; they can be on septic and well. There was a question about the need for fire suppression; it was determined that it would not be needed. It was also noted that mini storage facilities do not provide as many jobs as other allowed uses. Mr. Blake discussed the comprehensive plan's emphasis on the creation of jobs and tax base with industrial land. Commissioner Hopper feels this is a time sensitive issue and Warrenton should not be known as the mini storage epicenter. Commissioner Gaebel is for a hearing. Chair Hayward feels a hearing would be good to hear both sides of the argument. He also noted Warrenton has a higher number of apartments than other cities. Commissioner Bridgens feels the best and highest use of the property should be considered. Commissioner Moha suggested the cap be different between commercial and industrial zoning. Commissioner Swanson would like a hearing to get into the details. Commissioner Sollaccio would like to hear from the current owners on their occupancy rate and employment history. Mr. Blake suggested a work session in May with the mini storage owners. Commissioner Sollaccio asked about the current design standards requiring a public amenity. It has been in place since 2019. Any facility built since then could be asked to describe their public amenities.

8. GOOD OF THE ORDER

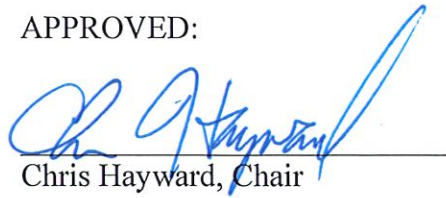
Mr. Blake provided information about the Build-to-Rent concept that the Fort Pointe development is proposing and provided a status update. He presented information about the importance of "placemaking." A NW Warrenton Dr rezone will come back. In the past, meetings with no agenda items were cancelled, however the Planning Commission is required to meet monthly. Moving forward meetings with minutes-only agendas can be held virtually. Portland State University students will be at the library for public input. Discussion followed about Fort Pointe. There will be more units than previously proposed. Black Diamond, WA suggested an incremental traffic study. There is concern about the lack of open space and recreation opportunities. The developer is required to make sewer and water improvements.

Chair Hayward asked for an update on the restaurant in North Coast Shops. Mr. Blake noted Chipotle and Mod Pizza have their permits and are under construction.

Commissioner Sollaccio asked about incentives to get businesses into Warrenton. Mr. Blake noted the city does not have an economic development arm. Clatsop Economic Development Resources (CEDR) is a useful resource for this. Chair Hayward noted rebuilds or expansions for small businesses are challenging and expensive. Chair Sollaccio noted the need for grants. Mr. Blake explained previous experience with urban renewal and tax incentives. The best way to grow business is from within the city. Mr. Blake noted staff are working to improve the development process. Commissioner Gaebel noted Craft 3 is another resource.

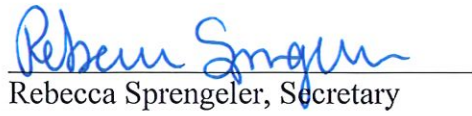
There being no further business, Chair Hayward adjourned the meeting at 8:05 p.m.

APPROVED:



Chris Hayward, Chair

ATTEST:



Rebecca Sprengeler, Secretary