

MINUTES
Warrenton Planning Commission
June 13, 2024
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

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

Commissioners Present: Chair Chris Hayward, Tony Faletti, Christine Bridgens, Jessica Sollaccio, Karin Hopper, and Cynthia O'Reilly

Absent: Mike Moha

Staff Present: Planning Director Matthew Ellis, Deputy City Recorder Hanna Bentley, and Secretary Judith Stich

Chair Hayward requested to modify the agenda and add item 2.A to the Agenda - Oath of Office – there was unanimous consent. Planning Director Matthew Ellis then gave the Oath of Office, swearing Tony Faletti in.

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 05.09.24

Commissioner Sollaccio made a motion to approve. Motion was seconded and passed unanimously.

Faletti–aye; Hayward-aye; Sollaccio–aye; Hopper–aye; O’Reilly-aye; Bridgens-aye

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

5. PUBLIC HEARINGS

A. Appeal AP-24-1 of Plan Modification MC-24-1 Overflow Parking Lot for 1484-1487 SE Snowberry

Chair Hayward opened the hearing. No conflicts of interest or ex parte contacts were reported. Mr. Ellis presented the staff report. Staff recommends denial of this application. Chair Hayward asked the Commission if there were any questions. Commissioner Sollaccio asked a question regarding the language used in the staff report. Mr. Ellis spoke to the language of the staff report.

Chair Hayward asked for clarification on the reasoning for bringing this item before the commission. Mr. Ellis explained the processes.

Chair Hayward then called the applicant to the stand. The Applicant, Carl Gomoll, stated his name and address and spoke to AP-24-1. Chair Hayward asked if Mr. Gomoll was the Grantor or the Grantee. Mr. Gomoll replied that they were the Grantee. Commissioner Hopper asked what the current use of the easement was, Mr. Gomoll answered that the current use was drainage.

Chair Hayward called those in support of the opposition and subsequently those in the neutral position to speak but none rose. Chair Hayward then called those in opposition to speak. Richard Kreuger approached and spoke in opposition of the appeal. Mr. Kreuger explained the drainage and offered a tie into the drainage as a possible solution to the current land issue.

Chair Hayward asked if there was any rebuttal from the applicant, Mr. Gomoll denied rebuttal and the meeting continued.

Chair Hayward then opened the discussion amongst the commissioners. Commissioner Hopper then asked clarification questions regarding the policy. Mr. Ellis explained the policy and the options. Some discussion was made regarding whether the matter belonged in the Commission meeting or if it was better suited to be brought up in a different setting. Clarification of the three options was presented by Mr. Ellis.

Commissioner Hopper made a motion to deny. Motion was seconded and passed by majority.

Faletti-aye; Hayward-aye; Sollaccio-nay; Hopper-aye; O'Reilly-aye; Bridgens-aye

B. Appeal AP-24-2 of Land Partition LP-24-1 for 577 Gray Street

Chair Hayward opened the hearing. No conflicts of interest or ex parte contacts were reported. Mr. Ellis presented the staff report stating that the original application was denied and that this was the appeal. Staff recommends approval at this time adding the condition that at least two dwelling units be developed on the lot. Commissioner Bridgens asked about the code interpretation and Mr. Ellis spoke regarding the requirements of the zone and the inconsistency in the code as it stands. Commissioner Hopper asked for the square footage of the lot as it stands, and it was stated that the lot was .31 of an acre. It was stated by Mr. Ellis that the applicant was not in attendance but had spoken of his willingness to build a duplex on the proposed lot.

Chair Hayward called those in support of and subsequently those in the neutral position to speak but none rose. Chair Hayward then called those in opposition to speak. Chair Hayward called Jim Ray to the stand. Jim Ray spoke in opposition to AP-24-2. He spoke of his quality of life diminishing if something were developed on the site and that it would block the views from his home.

Chair Hayward called Daron Ray to speak in opposition to AP-24-2. He said that he mimicked the prior opposition's comments and that you would not want it done to your parents.

Chair Hayward called John Shepherd to speak in opposition to AP-24-2. He spoke of the parking on the street being nonexistent and the size of a duplex on the size of the small lot. He also mentioned the possibility of a duplex becoming vacation rentals and furthering the parking issues already faced on the street.

Chair Hayward called Leslie Shepherd in opposition to AP-24-2. She spoke about her experience with the city and zoning. She gave similar testimony to the speaker before her regarding the single-family homes already established in the neighborhood.

There were no more wishing to speak, so Chair Hayward opened up for discussion amongst the commissioners. Commissioner Bridgens spoke up saying that she would feel the same about the loss of view as those who had spoken but that it came to adherence to the code. Commissioner O'Reilly asked about a single-family residence and whether that would block the view. Commissioner Hopper asked about the zoning change in the past.

Commissioner Sollaccio made a motion to approve upon the condition that a two dwelling unit be built upon the new lot. Motion was seconded and passed unanimously.

Faletti-aye; Hayward-aye; Sollaccio-aye; Hopper-aye; O'Reilly-aye; Bridgens-aye

C. Conditional Use Permit CUP-24-7 for 984 Pacific Drive

Commissioner Hayward opened the public hearing. No conflicts of interest or ex parte contacts were reported. Mr. Ellis presented the staff report and is recommending approval. Commissioner Bridgens asked when they first started operating, and Mr. Ellis replied that he would refer to the applicant. Commissioner O'Reilly asked how it came to the attention of Mr. Ellis that they were out of compliance, to which he responded that it was part of a conversation with another conditional use permit applicant. There were no further questions from the Commissioners.

Chair Hayward called the applicant to speak. They said that they were not really prepared to speak. Mr. Ellis asked the applicant how when they first started operating and the applicant responded that they opened July first of last year and were unaware of the requirement.

Chair Hayward recognized that there was no public comment for, against or neutral in this position so he closed the public comment portion and opened for discussion amongst the commissioners. Commissioner Hopper spoke as a resident of Hammond and said that the applicant's business had been well received by the neighborhood. Commissioner Faletti mentioned that the cart was a nice addition to the Hammond area.

Commissioner O'Reilly made a motion to approve. Motion was seconded and passed unanimously.

Faletti-aye; Hayward-aye; Sollaccio-aye; Hopper-aye; O'Reilly-aye; Bridgens-aye

6. BUSINESS ITEMS

None

7. DISCUSSION ITEMS

A. Commercial Industrial zoning district

Mr. Ellis spoke about the development of a new district blended from two districts. Mr. Ellis asked for direction from the Commission on the permitted uses for the new district. Mr. Ellis noted that the rezoning had stemmed from the purchase of property for a known area owned by the City that could not be developed the way they wanted to develop it. There were some back-and-forth discussions between the commissioners.

8. GOOD OF THE ORDER

A. Applications Approved by Staff – April 1, 2024 through May 31, 2024

Mr. Ellis noted that he wants to keep the commission informed of all applications approved by staff they may be unaware of. One member has signed up for the residential code audit, Mr. Ellis needs two more to make themselves known to the mayor or himself. Mr. Ellis mentioned a work session at 5pm prior to the next planning commission meeting. Attendance is required. Commissioner Sollaccio asked for the Commission's thoughts on a vacant storefront tax. Some discussion ensued.

There being no further business, Chair Hayward adjourned the meeting at 7:51 p.m.

APPROVED:

Chris Hayward, Chair

ATTEST:


Judith Stich, Secretary