

MINUTES
Warrenton Planning Commission
August 8, 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, Mike Moha, Christine Bridgens, and Karin Hopper

Commissioners Absent: Cynthia O'Reilly

Staff Present: Planning Director Matthew Ellis, Secretary Judith Stich

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 06.13.24

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

Faletti–aye; Hayward–aye; Moha–aye; Hopper–aye; Bridgens–aye

4. PUBLIC COMMENT ON NON-AGENDA ITEMS

None

5. PUBLIC HEARINGS

A. Ordinance 1277 Commercial Industrial Zone

Chair Hayward called to order the hearing on Ordinance 1277. Planning Director Matthew Ellis gave the staff report and spoke about the rezoning of two districts into one cohesive district that better aligns with the City's vision. Commissioner Bridgens asked what the limits would be for the businesses within the new zone. Mr. Ellis spoke to the types of uses that were kept in and those that were left out. Commissioner Bridgens asked a clarifying question to which Mr. Ellis responded that the types of uses that were referred to would fall under code compliance.

The discussion continued. Chair Hayward asked what this would add that we didn't already have. Mr. Ellis clarified that this was a hybrid vision that was combining uses. Mr. Ellis then gave some examples of how this new zone would look. Chair Hayward then asked a follow-up question about putting the uses into other zones that we currently have. Mr. Ellis explained the reasoning behind creating the new hybrid zone. There was some back-and-forth discussion

between Chair Hayward and Mr. Ellis regarding Chair Haywards questions about creating a new zone. Commissioner Faletti and Commissioner Hopper made comments clarifying the new zone. Chair Hayward made one more comment to which Mr. Ellis responded to close out the discussion.

Chair Hayward asked if there was anyone that wanted to provide testimony more if there were any further questions from the audience. There were none. Chair Hayward, receiving no comments from the public or staff, then closed the Public Hearing and opened for deliberation amongst the Commissioners. There was no further deliberation.

Commissioner Moha made a move to recommend and forward to the City Commission the changes to the development code as described in Ordinance 1277. Motion was seconded and passed by majority.

Faletti–aye; Hayward-aye; Moha–aye; Hopper–aye; Bridgens-aye

B. Ordinance 1274 Grading Permits

Chair Hayward called to order the hearing on Ordinance 1274. Mr. Ellis gave the staff report and spoke about the impacts of fill in the area and changes being made to the grading regulations. Commissioner Faletti asked for clarification on a word definition. Mr. Ellis explained the difference in the definition being used. Commissioner Bridgens inquired if there were any current applications to which Mr. Ellis responded that there was one. Commissioner Bridgens then mentioned a specific lot in the Hammond area that was of concern. Mr. Ellis continued that if the work was not currently being done, then they would not need permits but if work was being done that they would be in violation, and it would need to be reported to the planning department. Commissioner Hopper inquired about the qualifications of staff to sign off on the projects versus engineers. Mr. Ellis responded that we did have staff expertise. Commissioner Faletti asked a clarifying question about drainage. Mr. Ellis responded that the drainage facility was a broad term and that it is usually checked by the experts in Public Works to ensure that things are working properly.

Chair Hayward asked if there was anyone that wanted to provide testimony more if there were any further questions from the audience. There were none. Chair Hayward, receiving no comments from the public or staff, then closed the Public Hearing and opened for deliberation amongst the Commissioners. There was no further deliberation.

Commissioner Faletti made a motion to approve proposal to send to the city commission. Motion was seconded and passed unanimously.

Faletti–aye; Hayward-aye; Sollaccio–aye; Hopper–aye; Bridgens-aye

6. BUSINESS ITEMS

None

7. DISCUSSION ITEMS

MINUTES

Warrenton Planning Commission

Regular Meeting – 8.8.2024

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A. Residential Code Audit Preliminary Discussion

Mr. Ellis went directly into explaining the scope of the audit. He spoke about Commissioner Hopper being on the technical advisory board for the code audit. He mentioned that this was an opportunity to discuss and review the audit. There was no immediate discussion, so Mr. Ellis mentioned that he had questions for the commissioners.

Mr. Ellis inquired about increasing the max size of Additional Dwelling Unit regulations, in conformance of the ORS. Chair Hayward asked if a neighborhood could be developed without allowing ADU's. Mr. Ellis responded that it could not, due to the state laws. Commissioner Hopper asked a clarifying question and Mr. Ellis responded in agreement.

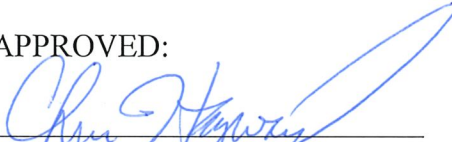
Mr. Ellis took more questions from the Commissioners and there was a lot of back-and-forth discussion regarding ADU's. There was a brief history on Middle Housing by Mr. Ellis to further the discussion between Commissioner Bridgens and himself. Mr. Ellis asked the question of whether the commission wanted to have a broader discussion regarding ADU size. The consensus of the Commission was that the larger size was preferred but it was decided that there was a lot more to discuss. Mr. Ellis had questions for the Commissioners to take into consideration. It was decided that this could be discussed in the September Planning Commission meeting.

8. GOOD OF THE ORDER

Mr. Ellis spoke to new applications forms that are being made for the planning department that are more uniform. He mentioned that the Land Use training was still in the works and that it was slated for early 2025. Lastly, Mr. Ellis stated that the next planning commission meeting was scheduled for September 12.

There being no further business, Chair Hayward adjourned the meeting at 7:05 p.m.

APPROVED:


Chris Hayward, Chair

ATTEST:


Judith Stich, Secretary