



**Warrenton Planning Commission  
AGENDA**

**January 9, 2020 | 6 PM | City Hall - Commission  
Chambers**

1. Attendance
2. Flag Salute
3. Public Comment Period on *Non-Agenda* Items
4. Approval of minutes of December 12, 2019
  - *Action Item: Motion to Adopt*
5. **Clatsop County Jail Site Design Review & Variance: Public Hearing Continued**
  - Applicant: Clatsop County (Winterbrook Planning)
  - Proposal: Convert an existing corrections facility into new County Jail at 1250 SE 19th St
  - *Action Item: Recommendation to approve with revised conditions.*
6. **Eagle Landing Apartments | Site Design Review**
  - Applicant: Stan Johnson, Astoria NW Homes
  - Proposal: Construct 16 units of apartments in two buildings with common open space and trail access adjacent to Spur 104 and Skipanon River
  - *Action Item: Recommendation to approve with conditions.*
7. **Latitude 46 Apartments | Conditional Use Permit & Site Design Review**
  - Applicant: Jeff & Jennifer Canessa
  - Proposal: Construct 28 apartments in three buildings with common open space at SE Jetty Ave & Se Jetty Place
  - *Action Item: Recommendation to approve with conditions.*
8. Staff Announcements & Project Updates
9. **Next Meeting:** February 13, 2020
  - Land Use Town Hall | January 23 @ 6 pm | Community Center



**Minutes  
Warrenton Planning Commission  
December 12, 2019**

**Clatsop County Jail Site Review SDR-19-9 & Variance VAR-19-3  
Mobile Food Court Standards**

**Planning Commissions Present:** Chair Paul Mitchell; Vice-chair Chris Hayward; Commissioners Tommy Smith, Christine Bridgens, Ken Yuill. Excused absence, Mike Moha, Ryan Lampi.

**Staff Present:** Community Planning Director Kevin Cronin; Building Clerk Janice Weese.

**Flag Salute**

**Approval of November 14, 2019 Minutes:** Ms. Bridgens motioned to approve the November 14, 2019 minutes as presented. Mr. Smith seconded. All in favor.

**Public Comments on Non-agenda Items:** No-one spoke.

**Public Hearing Open**

**Commissioners answered no to all conflicts or bias opinions on this application.**

**Subject of Review:** Clatsop County Jail Site Review

**Staff Report:** Mr. Cronin had no additions to the staff report. Had all the necessary findings from the application. There were no additional public comments that were submitted since the staff report.

**Testimony for Applicant**

Kent Larson Principal DLR Group  
421 SW 6<sup>th</sup> Avenue  
Portland, OR 07204

Gave a brief overview of the project. The county has wanted to extend the jail facility for some time. They are making a good use of an existing building. There will be added fencing for security and separation of staff and visitor parking. There will also be improvements of pathways for people to come and go on bicycles and for people walking. Two sides of the facility will be demolished because of the cost it would take to renovate them. The north and east part of the facility will be very useful as part of the facility to be remodeled. The jail will be secure and modern. There will be technical improvements to the mechanical, security, electrical, fire, and sprinkler systems which

will all be brought up to current code for the building. There will also be improvement to the fire lane for the fire department access. One of their goals for the project is to look at day lighting for the staff that work there.

Mr. Mitchell spoke up and asked that since the land itself backs up to Willow Street, would there still be a tree barrier. Mr. Larson replied that they are not changing anything outside of the footprint of the existing project. The current landscaping will be used that is already there.

### **Testimony in Opposition**

Steve Fulton, Warrenton Fiber  
P.O Box 100  
Warrenton, OR 97146

Is not opposed to the project, just wants to see it improved. Pedestrian access on 19<sup>th</sup> Street and not having sidewalks is a concern to him. At a minimum in front of the jail there should be a sidewalk, but as an alternative there should be a sidewalk all the way to the Ford garage to provide pedestrian access. This should be considered and corrected by the Planning Commission. Feels that the traffic and visitor counts are incorrect. The company he works for is developing property in that area. There will be seventy two additional homes that will be built. There are apartments and single family homes in the area that use that street. The Planning Commission and the City decided that thirty six foot streets with sidewalks on both sides and planting strips are what they wanted. One of their Conditions of Approval for Tractor Supply was to have sidewalks on both sides of the street even though it was a narrower street. Next to this project they are building a road that was not in this study. The road will connect to the new middle school which will also create traffic. One of their stipulations from the county for their easement to build the road was that it had to be built to city standards. They have a sidewalk design and is building a sideway that is abutting to the jail project. They have a sidewalk going to nowhere. There should be a sidewalk at least on one side all the way to the Ford garage. This is a new project that the standards should apply for public safety. Across the street from the jail there will be a development going in that will require pedestrian access also. Feels that Clatsop County has the money in their budget to pay for this.

### **Rebuttal from Applicant**

Jesse Winterowd, Winterbrook Planning  
610 SW Alder Street Suite 810  
Portland, Or 97214

They are not creating any additional impact of the facility than what was already there. There will be less employees. The county has met with the city to put a multi-use pathway on the road and they are on board with those improvements. Mr. Cronin spoke up and said that they had identified this as an issue at the pre-application stage; that there is no sidewalk. They worked with the previous Public Works Director at the County to get something on the street because of the amount of pedestrians from the animal shelter. The solution was to extend the existing shoulder to create the multi-use path. What Mr. Cronin had objections to the design. It is hard to distinguish the roadway from the multi-use path.

Ms. Bridgens spoke up and said that there will be a lot more development in the area that will create more foot traffic and feels that there needs to be sidewalks for public safety.

### **Public Hearing Closed**

### **Discussion Among Commissioners**

Safety for the pedestrians was a main concern since the area is growing.

A comment was brought up if the county should carry the financial burden of putting in the sidewalks.

The extension of the existing shoulder would be widened by six feet.

Mr. Hayward suggested that more time was needed to come up with another solution besides walking down the street with just a fog line with no lightening out there.

### **Public Hearing reopened**

Mr. Yuill motioned to continue this meeting to January 9, 2019. Mr. Hayward seconded. All in favor.

### **Work Session on Food Court Standards**

Mr. Cronin had no additional materials or comments.

Mr. Yuill spoke up and asked what are they using for restrooms. Mr. Cronin replied that city hall is opened from 8am to 5pm. After 5pm they have agreements with other businesses to use their facilities.

Rent is \$400.00 for full use and is paid to the Urban Renewal Agency. The food cart owners pay for their own utilities and business license.

The one food cart that is there pays \$150.00 per month because they are only there two days a week.

Ms. Bridgens suggested that since the city owns the property that the food carts are on, the fire department should be part of the conversation as to how long the food carts should be there; summer or all year round since they use that area for training and other activities.

Mr. Hayward spoke up and said that sanitation and bathrooms facilities are important to him regarding the food carts. Restaurants have to have ADA bathrooms and suggested that some sort of restroom facility would be nice instead of using the neighbors. Mr. Hayward mentioned as a suggestion, using chemical toilets that are ADA accessible until more food carts come.

Having a grant to pave where the food carts are from the Ford Family Foundation or another provider came up in discussion.

Porta potties are not favored for the downtown area; they would not look attractive.

Trailers with bathroom facilities that are self-contained was discussed.

Having screens for the gas and power hook-ups was suggested also.

### **Staff Announcements**

Brian Alsbury who was the Assistant Fire Chief, is now the City of Warrenton's Fire Chief.

Congratulations Brian!

Tree lighting ceremony is this Sunday at 5pm

The city has received a \$70,000 grant for economic development strategies. Will be getting a task force together and consultant soon.

Ryan Lampi's term has ended as Planning Commissioner in December 2019. Thank-you for your services Ryan.

Lylla Gaebel will be joining us as a new member of the Planning Commission in January 2020, she brings with her lots of knowledge and experience.

The mayor would like to schedule a townhall meeting for Thursday January 23 on land use, zoning and procedures. This will be training for the commissioners and anyone who is interested who wants to learn more about how the land use process works. The time of the meeting has not been set, but thinks it will be at 6:00pm.

Columbia Memorial Hospital is looking into purchasing property from the county as part of the county business park to move their urgent care facility; they also want to expand it and add other clinical services and lab. It is next to the Fort George property.

There will be two applications in January that will go before the Planning Commission. One is the Canessa project that is adjacent to Jason Palmberg's project on Jetty Avenue and Stan Johnson's project on Spur 104.

City Manager Linda Engbretson will be representing Kevin Cronin while he is away for the January Commission meeting. City Attorney Spencer Parsons will also be at the meeting.

### **Meeting Adjourned**

Attest and submitted by

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Janice Weese, Building Clerk

Approved

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Paul Mitchell, Chair