



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, December 11, 2025

City Commission meeting called to order at 6:00 pm and Pledge of Allegiance

Attendance

| Commission Members | Present | Excused |
|--------------------|---------|---------|
| Tony Faletti | X | |
| Dan Heath | X | |
| Brooke Terry | X | |
| Carla Gonzalez | X | |
| Chris Hayward | | X |
| Colin Atkinson | | X |
| Nicole Bian | X | |

| Staff Members Present | |
|----------------------------|--|
| City Manager Esther Moberg | Planning Commission Secretary Judith Stich |

Elections

- A. Nominate and Motion to appoint a Chair and Vice Chair for the meeting and the 2026 calendar year.

| | | | | | |
|------------------|---|------------|-------------|---------------|----------------|
| Motion: | I make the motion appoint Tony Faletti as Chair and Nicole Bian as Vice Chair | | | | |
| Moved: | Dan Heath | | | | |
| Seconded: | Brooke Terry | Aye | Nays | Absent | Recused |
| Vote: | Faletti | X | | | |
| | Heath | X | | | |
| | Terry | X | | | |
| | Gonzalez | X | | | |
| | Hayward | | | X | |
| | Atkinson | | | X | |
| | Bian | X | | | |
| Passed: | 5/0 | | | | |

Approval of Minutes

A. Planning Commission Special Minutes and Planning Commission Regular Minutes 09.11.2025

| | | | | | |
|------------------|--|------------|-------------|---------------|----------------|
| Motion: | I motion to approve the minutes from the November 2025 meeting | | | | |
| Moved: | Nicole Bian | | | | |
| Seconded: | Dan Heath | Aye | Nays | Absent | Recused |
| Vote: | Faletti | X | | | |
| | Heath | X | | | |
| | Terry | X | | | |
| | Gonzalez | X | | | |
| | Hayward | | | X | |
| | Atkinson | | | X | |
| | Bian | X | | | |
| Passed: | 5/0 | | | | |

Public Comment – None

Public Hearings

A. RZ-23-1

Chair Faletti opened the hearing. Sam Huck of 3J Consulting presented the staff report. He spoke on the properties that were being rezoned from I-2, Water-Dependent Industrial Shorelands, to OSI, Open-Space Institutional, and R-M, Medium Density Residential. The rezoning is intended to match the current uses of the properties located at the sites to be rezoned.

After the staff report was given, the commissioners where then able to ask questions of staff. It was asked in what capacity the City had been working in conjunction with the landowners. Ms. Moberg answered stating that the owners were having issues selling their land due to the current zoning and mentioned that the City was at a surplus of I-2 land.

During the public testimony, a few members of the public spoke. Two of the members spoke for the proposed rezone, stating that the current zone is not conducive to the current uses. There was two members of the public that spoke in neutrality of the rezone. Ms. Moberg spoke to the questions that came from the members of the public. After all members of the public that wanted to speak were done, Chair Faletti closed the public testimony and the Commissioners deliberated amongst themselves.

| | | | | | |
|------------------|---|------------|-------------|---------------|----------------|
| Motion: | I propose that we approve the change to the comprehensive plan map and the zone change as described herein and move it to the City Commission | | | | |
| Moved: | Dan Heath | | | | |
| Seconded: | Nicole Bian | Aye | Nays | Absent | Recused |
| Vote: | Faletti | X | | | |
| | Heath | X | | | |
| | Terry | X | | | |
| | Gonzalez | X | | | |
| | Hayward | | | X | |
| | Atkinson | | | X | |
| | Bian | X | | | |
| Passed: | 5/0 | | | | |

Business Items - None

Discussion Items - None

Good of the Order

- A. Ms. Moberg briefly updated the Commissioners on the status of the Planning Department during the absence of a Director.

Adjournment

There being no further business, Chair Faletti adjourned the meeting at 6:54 pm.

Attest:


 Judith Stich, Secretary

Approved:


 Tony Faletti, Chair