

ORDINANCE No. 1046-A

Introduced by Commissioner: All Commissioners

Amending the Warrenton Combined Comprehensive Plan and Zoning Ordinance Map and Changing the Plan and Zoning Designation on Certain Tax Lots on the East Skipanon Peninsula from "EB" to "Urban Recreation/Resort"; Amending the text of the Warrenton Comprehensive Plan; Amending the text of the Warrenton Zoning Ordinance; and Adopting Findings in the Matter of City File Number ZC-00-1.

WHEREAS, certain changes are necessary to revise, update and amend the Warrenton Comprehensive Plan, Zoning Ordinance, and Combined Comprehensive Plan/Zoning Map; and

WHEREAS, the Port of Astoria has requested these amendments for certain property known as the East Skipanon Peninsula; and

WHEREAS, the Warrenton City Commission received the Planning Commission's recommendation on this matter, and conducted a public hearing on 2 May 2001, closed the public hearing on that date but left the record open until for additional argument and evidence until 9 May 2001; and

WHEREAS, the Warrenton City Commission has determined to approve this application and adopt the amendments as described in Exhibit A, and adopt the findings in Exhibit B (both attached hereto and incorporated by reference);

NOW, THEREFORE, the Warrenton City Commission does ordain as follows:

Section 1: The City of Warrenton Combined Zoning and Comprehensive Plan map is amended as shown in Exhibit A; and the Warrenton Comprehensive Plan is amended as described in Exhibit A; and the Warrenton Zoning Ordinance is amended as described in Exhibit A.

Section 2: This ordinance shall become effective 30 days from the date of its adoption.

Section 3: If any article, section, subsection, phrase, clause, sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of the ordinance but shall be confined to the article, section, subdivision, clause, sentence or word so held invalid or unconstitutional.

**First Reading:** May 16, 2001

**Second Reading:** June 6, 2001

PASSED by the City Commission of the City of Warrenton, Oregon, this 6th day of June, 2001.

APPROVED by the Mayor of the City of Warrenton this 6th day of June, 2001



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Jeff Hazen, Mayor



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Scott Derickson, City Manager

**Date the City mailed the Notice of Decision to parties with standing and to the Department of Land Conservation and Development on the required form: June 13, 2001.**

EXHIBIT A

AMENDMENTS TO THE CITY OF WARRENTON COMBINED  
COMPREHENSIVE PLAN/ZONING MAP; TO THE ZONING  
ORDINANCE; AND TO THE COMPREHENSIVE PLAN

CITY FILE NO. ZC-00-1

**Amend the Coastal and Estuarine Resources section of the Comprehensive Plan to remove the East Skipanon Peninsula site from the water-dependent shorelands designation, in conformance with Statewide Planning Goal 17; (note: additions are underlined and ~~deletions are struck through~~)**

Section 5.150 Mouth of the Skipanon River Subarea Findings

(1) General Description

This subarea contains filled and diked shorelands north of Harbor Drive and east of Skipanon Drive; the Skipanon River from the Harbor Drive Bridge to its mouth; the East and West Skipanon Peninsulas; and adjacent Columbia River waters out to the navigation channel. Parts of downtown Warrenton are also included. About 700 acres out of this 800 acre subarea are within the City of Warrenton. An aquatic area between the pierhead line and the navigation channel is in Clatsop County's jurisdiction.

(2) Aquatic and Shoreland Designations

a. Development Aquatic:

- The Skipanon waterway between the Harbor Drive Bridge and the main navigation channel.
- ~~• Approximately 25 acres of tidal marsh on the east side of the East Peninsula (development alternative I of the Mediation Panel Agreement).~~
- Approximately 7.8 acres of tidal marsh and flats on the west side of the West Peninsula.
- The flowlane disposal area south of the main channel (600 feet wide or to the 20-foot bathymetric contour, whichever is narrower).

b. Conservation Aquatic:

- The subtidal area between the 3-foot bathymetric contour and the flowlane disposal area east of the Skipanon Channel.

- The aquatic area between the shoreline and the flowlane disposal area west of the Skipanon Channel.

c. Natural Aquatic:

- Remaining tidal marshes and flats east of the East Peninsula (development alternative I of the Mediation Panel Agreement) or all tidal marshes and flats east of the East Peninsula (development alternative II of the Mediation Panel Agreement).

d. Development Shoreland:

- The area adjacent to the mooring basin east to N.E. Iredale Avenue.
- The area north of Harbor Drive on the east side of the Skipanon waterway.
- An area on the south side of the West Peninsula.
- The area east of Holbrook Slough.
- The East Skipanon Peninsula.

e. Water-Dependent Development Shorelands:

- All other shorelands are designated Water-Dependent Development.

f. The regulatory shoreland boundary is 50 feet from the Columbia River Estuary shoreline, or the landward toe of dikes plus associated toe drains, whichever is greatest, except where it extends farther inland to include the following features:

- ~~The East Skipanon Peninsula including: The 172-acre area designated Water-Dependent Development Shorelands under the Mediation Panel Agreement; and Dredged material disposal site Wa-S-i 0.9 from the Columbia River Estuary Dredged Material Management Plan.~~
- The West Skipanon Peninsula, including: All upland adjacent to Alder Cove and east of N. E. Skipanon Drive, with the exception of the area designated commercial by the City of Warrenton Zoning Ordinance; Dredged material disposal site Wa-S-i 0.7 from the Columbia River Estuary Dredged Material Management Plan; and The Holbrook Slough wetland, classified as significant under Oregon Statewide Planning Goal 17.

Amend the combined Comprehensive Plan/Zoning Map for the East Skipanon Peninsula site, from an "ESWD Shorelands" plan designation to an "Other Urban Shorelands" plan designation, and from the East Bank Mediated Development zone to the new Urban Recreation/Resort zone;

Amend the Comprehensive Plan text to remove the East Skipanon Peninsula from the list of Water-Dependent Development Shorelands, and from the list of protected dredged material disposal sites; and to add policies supporting the new Urban Recreation/Resort zone;

Policy 2.310: Land and Water Use Classification

(2) Urban Development Areas: Areas with a combination of physical, biological and social/economic characteristics which make them necessary and suited for residential, commercial, industrial, public or semi-public uses are appropriately classified for urban development. Such areas are either adequately served by public facilities and services for urban development or have the potential for being adequately served during the next twenty years. There are three types of urban development areas, as follows:

(a) ESWD Shorelands are managed for water-dependent industrial, commercial and recreational uses. ESWD Shorelands include areas with special suitability for water-dependent development, including access to well scoured deepwater and maintained navigation channels, presence of land transportation and public facilities, existing developed land uses, potential for aquaculture, feasibility for marina development and potential for recreational utilization. Water-dependent use receives highest priority, followed by water-related uses. Uses which are not water-dependent or water-related which do not foreclose options for future higher priority uses and which do not limit the potential for more intensive uses of the area are provided for. The ESWD plan designation is implemented through the Marine Commercial Zone and the Water-dependent Industrial Shorelands Zone.

(b) Other Urban Shorelands: Other urban shorelands are more desirable for other uses or are suitable for a wider range of uses. They are located in one of the following zoning districts: High Density Residential, Medium Density Residential, Intermediate Density Residential, General Commercial, Recreation Commercial, Urban Recreation/Resort, or General Industrial.

(c) Urban Aquatic Development Areas: Aquatic development areas include areas suitable for deep-draft or shallow-draft navigation, including shipping, channels, access channels and turning basins; dredged material disposal sites and mining/mineral extraction areas; and areas adjacent to developed or developable shorelines which may need to be altered to provide navigational access or to create new land areas for water-dependent uses. These areas are managed for navigation and other water-dependent uses in a manner consistent with the need to minimize damage to the estuarine ecosystem. Some water-related and non-water-related uses may be

permitted. All aquatic development areas are in an Aquatic Development zoning district.

Policy 3.320: Commercial Lands:

(1) It is the City's policy to promote convenient and attractive commercial areas that, along with other commercial facilities in the County, provide an adequate level of trade and services for local citizens, other County residents and tourists. Commercial enterprises may be permitted in these ~~three~~ four kinds of areas.

(a) The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development induce:

- (1) Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities;
- (2) Potential for aquaculture;
- (3) Protected areas subject to scour which would require little dredging for use as marinas;
- (4) Potential for recreational utilization of coastal waters or riparian resources.

(b) The purpose of the Recreational - Commercial zone is to provide for water-dependent and water-related development along certain shorelands in Warrenton near the Hammond Marina and the Skipanon River marinas. Water-dependent recreational and tourist-related commercial development have the highest priority in the Recreational - Commercial zone. Other uses may be allowed so long as they do not preempt water-dependent uses. Lands in the Town of Hammond's C-2 zone are in this zone.

(c) The purpose of the General Commercial Zone is to allow a broad range of commercial uses providing products and services in the downtown area, the Hammond business district, and along the highway 101 corridor.

(d) The purpose of the Urban Recreation/Resort Zone is to control development on certain shoreland areas designated Other Urban Shorelands in the Comprehensive Plan. This zone is appropriate for large tracts of land suitable for development of golf courses and other uses listed in the zone.

Policy 5.301(6): The following development sites described in Economic Evaluation of the Columbia River Estuary are suitable for development or expansion of marine terminal facilities:

Tansy Point  
West Skipanon Peninsula  
~~East Skipanon Peninsula~~  
East Hammond  
Port of Astoria  
East Astoria  
Tongue Point  
Bradwood  
Driscoll Slough  
Wauna.

Policy 5.315(1): New non-water-dependent uses in aquatic areas or in Marine Commercial Shorelands, Water-Dependent Industrial Shorelands or ~~Skipanon East Bank Mediated Development Shorelands~~ Zones shall not preclude or pose any significant conflicts with existing, proposed or probable future water-dependent uses on the site or in the vicinity.

Policy 5.315(4): New land transportation routes shall be located so as not to reduce or downgrade the potential for development of Marine commercial Shorelands, Water-Dependent Industrial Shorelands, ~~Skipanon Mediated Development Shorelands~~ or Development Aquatic areas.

Policy 5.319(8): The following development sites (described in the Economic Evaluation of the Columbia river Estuary), as well as other potential development in the Columbia River Estuary, are suitable for development of offshore mineral development support facilities:

Tansy Point  
West Skipanon Peninsula  
~~East Skipanon Peninsula~~  
Ilwaco Boat Basin  
Port of Astoria  
East Astoria  
Tongue Point.

Policy 5.321(14): Shorelands that are in a Marine Industrial Shorelands Zone, Water-Dependent Industrial Shorelands Zone, or ~~Skipanon Mediated Development Shorelands zone~~ can only be used for mitigation subject to a finding that the use of the site for mitigation will not preclude or conflict with water-dependent uses.

Policy 5.321(32): Shorelands in a Marine Industrial Shorelands Zone, Water-Dependent Industrial Shorelands Zone, ~~or the Skipanon Mediated Development Shorelands zone~~ can only be used for restoration subject to a finding that the use of the site for restoration will not preclude or conflict with water-dependent uses.

Policy 5.325(1): New non-water-dependent uses in aquatic areas or in areas zoned Marine Commercial Shorelands, Water-Dependent Industrial Shorelands ~~or Skipanon Mediated Development Shorelands~~ shall not preclude or pose any significant conflicts with existing, proposed or probable future water-dependent uses on the site or in the vicinity.

Policy 5.327(1): New non-water-dependent uses in aquatic areas and in Marine Commercial Shorelands, Water-Dependent Industrial Shorelands ~~or Skipanon Mediated Development Shorelands~~ shall not preclude or pose any significant conflicts with existing, proposed or probable future water-dependent uses on the site or in the vicinity.

Policy 5.335 Water-Dependent Development Areas. These policies are applicable only to those Columbia River Estuary Shorelands that are in the Marine Commercial Shorelands Zone, the Water-Dependent Industrial Shorelands Zone, ~~or the Skipanon East Bank Mediated Development Zone~~. The purpose of these policies and standards is to assure that adequate sites are available for water-dependent uses.

Policy 5.335(1) Shorelands zoned Marine Commercial Shorelands, Water-Dependent Industrial Shorelands ~~or Skipanon Mediated Development Shorelands~~ shall be protected for water-dependent uses. Temporary uses which involve minimal capital investment and no permanent structures, and uses in conjunction with and incidental to a water-dependent use, may also be permitted in these areas.

Policy 5.335(2) Shorelands especially suited for water-dependent recreational, commercial and industrial uses shall be placed in either a Water-Dependent Industrial Shorelands, ~~Skipanon Mediated Development Shorelands~~, or Marine Commercial Shorelands Zone. Some factors which contribute to this special suitability are:

- (a) Deep water close to shore;
- (b) Supporting land transport facilities compatible with ship and barge facilities;
- (c) Potential for aquaculture;
- (d) Protected areas subject to scour which would require little dredging for use as marinas;



(e) Potential for recreational utilization of the estuary or riparian areas.

Policy 9.310 (12) The City has placed the East Bank of the Skipanon River in the Urban Recreation/Resort Zone to facilitate the development of a golf course on this site.

**Amend the City's zoning ordinance to adopt a new Urban Recreation/Resort zone, and to delete the no-longer needed East Bank Mediated Development zone;**

#### Section 3.140 Urban Recreation/Resort Zone

Section 3.142 Purpose: The purpose of the Urban Recreation/Resort Zone is to control development on certain shoreland areas designated Other Urban Shorelands in the Comprehensive Plan. This zone is appropriate for large tracts of land suitable for development of the uses listed in this zone.

Section 3.144 Uses Permitted Outright: The following uses and their accessory uses are permitted outright in this zone subject to the development standards of this zone, other applicable development standards in the City's ordinances, and state and federal regulations:

1. Golf courses
2. Driving range
3. Tennis courts
4. Eating and drinking establishments as part of a golf course
5. Overnight lodging, but not including recreation vehicle (RV) parks.
6. Pedestrian, bicycle or equestrian trails

Section 3.146 Conditional Uses: The following uses and their accessory uses may be permitted as conditional uses subject to the Conditional Use Criteria and Standards in Article 12, the development standards of this zone, other applicable development standards in the City's ordinances, and state and federal regulations:

1. Single-family and multi-family residences as part of a planned development that also includes a golf course.

2. Retail uses related to the primary recreational activity in this zone.
3. Eating and drinking establishments other than those permitted under section 3.144(4) of this zone.
4. Conference center.

Section 3.148 Development Standards:

1. Off-street parking shall be provided in accordance with Sections 7.080 through 7.083.
2. Landscaping shall be provided in accordance with Section 7.081(7).
3. Storm-water drainage plans shall be reviewed by the City prior to issuance of any development permits in this zone that result in new or enlarged impervious surfaces, or alter existing drainage patterns.
4. Site plans shall be reviewed for consistency with wetland conservation measures in the City's comprehensive plan and zoning ordinance prior to issuance of a development permit.
5. Projects in this zone requiring wetland fill permits from the Oregon Division of State Lands or the US Army Corps of Engineers must be reviewed by the City for consistency with this zone and other applicable City development standards and requirements.
6. Development in this zone must demonstrate that the proposed site plans provide for the development of an ADA-compliant waterfront trail consistent with the 1994 Warrenton Waterfront Revitalization Plan.
7. A traffic impact study is required for any conditional use or outright use approved in this zone. Traffic mitigation measures identified in the traffic impact study must be included as approval conditions of the project.

**Amend the combined Comprehensive Plan/Zoning Map for certain estuarine aquatic areas surrounding the East Skipanon Peninsula site, from a Development Aquatic plan designation to a Conservation Aquatic plan designation, and from the East Bank Mediated Development zone to the Aquatic Conservation Zone.**

EXHIBIT B

FINDINGS OF FACT AND CONCLUSIONS OF LAW FOR CITY FILE NO. ZC-00-1

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1. Status of Application

1.1 Procedural Status

This amendment request is made by the Port of Astoria. The Port filed the request on 7 September 2000.

The City Planning Commission opened a public hearing on this request on 8 November 2000. The Planning Commission's hearing was advertised in accordance with requirements of the City's zoning ordinance. At the start of the public hearing, the Planning Commission read the announcements required by ORS 197.763 (5). The Planning Commission also considered ex parte contacts and conflicts of interest. There were no conflicts of interest or ex parte contacts. The Planning Commission continued the public hearing 13 December 2001, and then to 14 March 2001. At the conclusion of the public hearing on 14 March 2001, the Planning Commission voted to recommend that the City Commission adopt the proposed amendment.

The City Commission opened a public hearing on this request on 2 May 2001. The City Commission's hearing was advertised in accordance with requirements of the City's Zoning Ordinance. The announcements required under ORS 197.763(5) were read at the start of the City Commission's hearing. Ex parte contacts were considered. Commissioners Hazen, Dyer and Paul Rodriguez reported ex parte contacts. City Attorney Hal Snow asked these commissioners if they formed any conclusions based on these ex parte contacts, and each commissioner responded that they had not. Conflicts of interest were considered. Commissioner Lamping reported that she owned land near the subject property, on the south side of Harbor Drive, and that the site was for sale. Commissioner Lamping said that the asking price was unrelated to the zoning on the subject property. City Attorney Hal Snow advised that Commissioner Lamping's situation was not a conflict of interest because she did not expect monetary gain as a result of the outcome of the Port's request, and because Commissioner Lamping's property does not adjoin the Port's property.

At the conclusion of the City Commission's 2 May hearing, the Commission voted to close the hearing but keep the written record open for seven days. The City Commission opened its public meeting for deliberation on 16 May 2001. The Commission voted to approve the application.

1.2. Site Location

The site consists of approximately 195 acres known as the East Skipanon Peninsula and includes the following tax lots:

8-10-14	300
8-10-15D	100
8-10-15D	101
8-10-15D	200

8-10-15D	300
8-10-15D	400
8-10-15D	500
8-10-15D	600
8-10-15D	700
8-10-15D	800
8-10-15D	900
8-10-15D	1000
8-10-15D	1100
8-10-15D	1200
8-10-15D	1300
8-10-15D	1400
8-10-15D	1500
8-10-15D	1600
8-10-15D	1700
8-10-15D	1800
8-10-15D	1900
8-10-22	100
8-10-22	2000
8-10-22AA	100
8-10-22AA	200
8-10-22AA	300
8-10-22AA	400
8-10-22AA	500
8-10-22AA	600
8-10-22AA	700
8-10-22AA	800
8-10-22AA	900
8-10-22AB	100
8-10-22AB	200
8-10-22AB	300
8-10-22AB	400
8-10-22AB	500
8-10-22AB	600
8-10-22AB	700
8-10-22AB	800
8-10-22AB	900
8-10-22AB	1000
8-10-22AB	1100
8-10-22AB	1200
8-10-22AB	1300
8-10-22AB	1400
8-10-22AB	1500

8-10-22AC	300
8-10-22AC	400
8-10-22AC	500
8-10-22AC	600
8-10-22AC	700
8-10-22AC	800
8-10-22AC	900
8-10-22AC	1000
8-10-22AC	1100
8-10-22AC	1200
8-10-22AC	1300
8-10-22AC	1400
8-10-22AC	1500
8-10-22AD	300
8-10-22AD	400
8-10-22AD	500
8-10-22AD	600
8-10-22AD	700
8-10-22AD	800
8-10-22AD	900
8-10-22BA	100
8-10-22BA	200
8-10-22BA	400
8-10-22BA	500
8-10-22BA	600
8-10-22BA	700
8-10-22BA	800
8-10-22BA	900
8-10-22BA	1300
8-10-22BA	1400
8-10-22BA	1500
8-10-22BA	1600
8-10-22BA	1700
8-10-22BA	1800
8-10-22BD	1200
8-10-22BD	1300
8-10-22BD	2200
8-10-22BD	2300
8-10-22BD	2400
8-10-22BD	2500
8-10-22BD	2600
8-10-22BD	3100

In addition to the tax lots listed above, the site also includes street right-of-ways adjoining

these tax lots. The entire site is currently in the City's "EB" zone, and is currently vacant.

## 2. Approval Criteria

### 2.1. Statewide Planning Goals

The application must be consistent with the statewide planning goals and their associated administrative rules.

### 2.2. City of Warrenton Comprehensive Plan

The application must be consistent with policies in the City's Comprehensive Plan.

### 2.3. City of Warrenton Zoning Ordinance

The City's zoning ordinance establishes basic amendment standards in article 14.

## 3. The Proposal is Consistent with Statewide Planning Goals.

### 3.1. Goal 1: Citizen Involvement

The proposed amendments are consistent with the requirements of Statewide Planning Goal 1 because the amendments do not change the City's citizen involvement program. Warrenton implements Goal 1 with public hearings, public notices, public involvement in the planning process, and by maintaining an open and accessible land use decision-making process. The City's Goal 1 implementation measures are acknowledged by LCDC as consistent with Goal 1. The proposed amendments do not change Warrenton's citizen involvement policies, implementing ordinances, or procedures.

### 3.2. Goal 2: Land Use Planning

The Land Use Planning Goal requires that the City establish a process and policy framework for land use decision-making; that the zoning ordinance and zoning map be consistent with the comprehensive plan; and that the City's land use planning documents comply with the Statewide Planning Goals. Goal 2 also establishes a process for taking an exception to the land use planning goals. These amendments are consistent with Goal 2 because they comply with the Statewide Planning Goals, and because they amend the City's planning documents in an internally consistent manner.

### 3.3. Goal 3: Agricultural Lands

Statewide Planning Goal 3 does not establish any requirements for urban areas like Warrenton. The East Bank of the Skipanon River is not inventoried as agricultural land. The agricultural lands goal is not applicable to the proposed amendments.

#### 3.4. Goal 4: Forest Lands

Statewide Planning Goal 4 does not establish any requirements for urban areas like Warrenton. The East Bank of the Skipanon River is not inventoried as forest land. The forest lands goal is not applicable to the proposed amendments.

#### 3.5. Goal 5: Natural Resources

Statewide Planning Goal 5 addresses the following natural resources:

- Riparian corridors, including water and riparian areas and fish habitat;
- Wetlands;
- Wildlife Habitat;
- Federal Wild and Scenic Rivers;
- State Scenic Waterways;
- Groundwater Resources;
- Approved Oregon Recreation Trails;
- Natural Areas;
- Wilderness Areas;
- Mineral and Aggregate Resources;
- Energy sources;
- Cultural areas.

In addition to the above mandatory resources, Goal 5 encourages local governments to address historic resources, open space, and scenic views and sites under this goal. The City's Comprehensive Plan includes inventories of Goal 5 resources. According to these inventories, there are no Goal 5 resource sites on the East Skipanon Peninsula. No changes to the City's existing Goal 5 Comprehensive Plan element or implementing measures are proposed or needed as a result of the East Skipanon Peninsula amendments. Goal 5 does not require that the City's Goal 5 inventories be updated in response to post-acknowledgment plan amendments such as this one. Because of this, the proposal is consistent with statewide planning goal 5.

The City's draft wetland conservation plan includes an inventory of freshwater wetlands. Some of these freshwater wetlands are on the East Skipanon Peninsula. These wetlands could become Goal 5 resource sites if the City adopted these maps as amendments to their Goal 5 wetland inventory. The proposed zoning for the East Skipanon Site, Urban Resort/Recreation, requires that development permits on the site be reviewed against any City resource protection requirements, including ordinance provisions intended to protect



freshwater wetlands. Because of this, the proposed East Skipanon amendments do not conflict with this potential Goal 5 resource.

### 3.6. Goal 6: Air, Water and Land Resources Quality

Statewide Planning Goal 6 addresses waste discharges. The proposed amendments do not change any of the City's Goal 6 implementation measures, nor do the amendments trigger an update of the City's air or water quality element. Air quality, waste disposal, and water quality protection measure will continue to be applicable to the East Skipanon Peninsula, and to any development on the site. Goal 6 does not require that the City reevaluate its implementation measures as a part of this post-acknowledgment plan amendment. For these reasons, the proposal is consistent with Statewide Planning Goal 6.

### 3.7. Goal 7: Natural Hazards

The Natural Hazards Planning Goal addresses flooding, land slides, earthquakes, tsunamis and the like. Part of the East Bank site is mapped by the Oregon Department of Geology and Mineral Industries as a potential tsunami hazard zone. This means that the site is not an appropriate location for essential public facilities such as fire or law enforcement services, hospitals, or schools. The tsunami hazard designation does not restrict other uses of the site. The proposed zoning would not change this designation.

A portion of the site is mapped as a flood plain. This means that any new structures on the site must be flood-proofed. For new buildings, flood-proofing usually means that the floor elevation must be at least one foot above the base flood elevation. The proposed amendments would not change this requirement.

Site soils have unknown engineering properties, and will probably need to be evaluated prior to construction. The proposed amendments does not alter the City's procedures or requirements for addressing soil conditions.

### 3.8. Goal 8: Recreational Needs

The proposal does not require amendment of the City's recreational needs element because it does not concern land included in the existing inventory of recreational sites. The proposed amendments and planned development of the site include recreational components which can be used to meet the City's Goal 8 obligations. For these reasons, the proposed amendments are consistent with Statewide Planning Goal 8.

A pedestrian trail planned for Warrenton's estuary waterfront crosses a portion of the East Bank site. The proposed zoning can accommodate this proposed trail more effectively than could the current marine industrial zoning because concerns about user safety and site security are not likely to be prohibitive under the proposed use. This issue is addressed in the proposed zoning.

### 3.9. Goal 9: Economic Development

The Statewide Planning Goal dealing with the economy creates several requirements applicable to the proposal. Part of the Goal requires an inventory of serviced, buildable commercial and industrial lands sufficient to meet the City's economic development needs. The East Skipanon Peninsula was placed in a water-dependent development zone in the early 1980s to meet a perceived need for a large single-user marine industrial site. The Port of Astoria and the State of Oregon have spent the past 20 years unsuccessfully marketing the site for this kind of use. This demonstrates that the site has not been needed for single user marine industrial use. Statewide Planning Goal 17 establishes a method for calculating the minimum amount of water-dependent development shorelands needed to meet the City's needs for this type of developable land. As demonstrated in Section I, the currently-designated inventory of water-dependent development shorelands exceeds the City's minimum needs. For these reasons, the City can conclude that the East Skipanon Peninsula site is not needed to meet demand for water-dependent development shorelands.

The proposal would allow a narrow group of recreational and commercial uses on the site, rather than the broad range of retail commercial and office uses allowed in the City's other commercial zones. Because of this restriction, it does not alter the City's inventory of buildable commercial land, except with respect to the narrow range of uses allowed in this zone.

The East Skipanon site is not part of the City's inventory of general industrial land under the current zoning, or under the proposed zoning. The proposed amendments would have no net impact on the City's supply of buildable general industrial land.

The proposal does not change the City's inventory of buildable land available for economic development purposes except with respect to the narrow range of commercial uses allowed in the proposed zoning, and the narrow range of marine industrial uses allowed in the current zoning. The amendments add to the City's buildable land inventory with respect to the proposed uses, and subtract from the inventory with respect to the uses allowable under the EB zone. As demonstrated here and elsewhere in these findings, this subtraction from the inventory involves land that is not needed to meet either Goal 9 or Goal 17 requirements. For these reasons, the proposal is consistent with Statewide Planning Goal 9.

### 3.10. Goal 10: Housing

Statewide Planning Goal 10 requires that cities provide sufficient land to meet current and projected housing needs. The land needs to be zoned to allow housing, and serviced at a level necessary to support residential development. The East Bank of the Skipanon River is not presently in a zone that allows residential development, and is not included in the City's inventory of buildable residential lands. The proposed zoning does not change this situation: housing is not the primary use of the proposed Urban Resort/Recreation zone, so the proposal has no net impact on the supply of housing or of developable residential land in the City.

Because the proposal has no impact on the City's residential land inventory, it is consistent with the Goal.

### 3.11. Goal 11: Public Facilities and Services

The proposal is consistent with Statewide Planning Goal 11 for the following reasons:

- Water is available along East Harbor Drive. A large above-ground water storage tank is located immediately adjacent to the site, on the north side of East Harbor Drive in the NE Neptune Street right-of-way.
- Sanitary sewer service is available in the East Harbor Drive right-of-way.
- Storm drainage in most parts of Warrenton is accomplished by way of open roadside ditches and wetland swales that drain via tidegates into the Columbia River Estuary. Storm drainage on the subject property will probably require on-site facilities such as grassy swales and detention ponds. These features can be accommodated within the design of a golf course.
- The site is within the Warrenton city limits, and receives law enforcement and fire services from the City. The site and the proposed uses do not pose any unusual law enforcement or fire safety challenges.
- The East Skipanon Peninsula site is served by East Harbor Drive, an improved city street, and NE King Street. King Street will need to be improved to provide access to the site. Transportation-related concerns are addressed under Goal 12, below.
- The site is within the Warrenton-Hammond School District, and the Clatsop Community College district. The proposed amendments and the planned use of the site are unlikely to increase student populations.
- The site is served by Pacific Power, NW Natural (natural gas), Falcon Cable (cable TV), and QWest Communications (telephone). Wireless communications providers (AT&T, Verizon) also serve the area. The proposed golf course does not pose unusual service demands on any of these service providers.

The available levels of service for these utilities are consistent with the proposed uses and densities.

### 3.12. Goal 12: Transportation

Under Goal 12 the City must plan and manage its air, water and surface transportation facilities in a manner consistent with the needs of the City and other users of these transportation facilities. Special attention must be given to the transportation needs of the disadvantaged, including those who cannot own or operate a private motor vehicle.

A Transportation Impact Study prepared by Lancaster Engineering, dated February 2001 and incorporated into these findings by reference, was submitted by the applicant and reviewed by the Planning Commission and by the City Commission. The Lancaster report concludes:

*The proposed zone change will allow recreational land uses that would generate substantially fewer site trips than under the existing zoning. A comparison of the v/c ratios at the study area intersections show that the proposed zoning will not significantly change the operation of the intersections under near term or future horizon year conditions.*

*With the exception of the left-turn lanes required at the intersection of Harbor Street and King Road, the proposed zone change and development by itself does not cause any adverse operation at the study area intersections. Any deficiencies are a result of existing traffic volumes, or as a result of areawide growth.*

*At the intersection of Highway 101 and Marlin Avenue, if a traffic signal is not allowed, safety problems could arise for traffic attempting to enter or cross the highway from the Marlin Avenue approaches. A controlled access (right-in/right-out only) may be the only mitigation available. This could be achieved with a raised median on the highway, preventing any left-turn or crossing movements. Existing traffic would, by necessity, divert to other routes and intersections on the highway. There could be some traffic from the west side of the highway that would divert to Neptune Avenue, increasing congestion there. In any event, the potential trip generation from the proposed zone change is not expected to have a significant impact on the roadway network.*

The City Commission accepts and adopts these conclusions.

Air transportation facilities in the region are provided at the Astoria Regional Airport, approximately two miles east of the East Skipanon Peninsula site. Scheduled air passenger service is not presently operating at the airport. The proposed amendments are not expected to have any impact on air transportation facilities in Warrenton. Development of a golf course and resort/recreational facilities at the site could increase the demand for scheduled air passenger service, which would make greater use of existing facilities at the Astoria Regional Airport. This would be consistent with the City's adopted Transportation System Plan.

Water transportation facilities are located adjacent to the subject property. The Skipanon River Channel is a dredged facility providing medium-draft access to water-dependent industrial development on the West Skipanon Peninsula, as well as access to water-dependent facilities at the Warrenton Boat Basin. The proposal does not change the physical condition of this facility or its status as a maintained channel. Material dredged from the Skipanon River channel has not been placed on shoreland dredged material disposal sites on the East Skipanon Peninsula since the early 1980s; instead, it is disposed of in the flowlane of the Columbia River Main Navigation Channel, or at offshore disposal sites. Because the East Skipanon Peninsula has not been regularly used for dredged material disposal for Skipanon Channel maintenance dredging, and because alternative disposal sites are available, the City

should find the proposal does not pose a threat to the ongoing use of the Skipanon Channel.

For these reasons the proposal is consistent with Statewide Planning Goal 12.

### 3.13. Goal 13: Energy Conservation

Statewide Planning Goal 13 does not establish any special requirements applicable to this proposal. The City's program to achieve Goal 13 does not rely on the designation of the East Skipanon Peninsula as a water-dependent development site. For these reasons, the proposal is consistent with Goal 13.

### 3.14. Goal 14: Urbanization

Statewide Planning Goal 14 is concerned with the orderly transition from rural to urban use, the appropriate level of public facilities in urban and rural areas, and appropriate densities of residential development in rural and urban areas. The East Skipanon Peninsula is in the city limits and Urban Growth Boundary of the City of Warrenton. No extension of the UGB or city limits is needed to authorize the proposal. The proposal does not result in the extension of urban services to rural areas, nor does it encourage or result in urban densities in rural areas. For these reasons the proposal is consistent with statewide planning goal 14.

### 3.15. Goal 15: Willamette River Greenway

This goal does not apply to any land in Warrenton.

### 3.16. Goal 16: Estuarine Resources

The estuarine resources planning goal addresses tidal waters in the City. On the Columbia River Estuary, the estuary boundary is drawn at the line of Mean Higher High Water. The East Bank Mediated Development zone (EB) includes lands above the Mean Higher High Water Line as well as waters of the Columbia River Estuary. The proposed map amendment only affects lands above the Mean Higher High Water line. Estuarine aquatic areas included in the City's EB zone do not need to stay in this zone under this proposal, and should instead be placed in the City's Aquatic Conservation zone. The proposed amendment is consistent with Statewide Planning Goal 16 because it conserves estuarine aquatic resources in the Columbia River Estuary.

### 3.17. Goal 17: Coastal Shorelands

The Coastal Shorelands Goal and its administrative rule establish special requirements for this amendment. This proposal complies with Goal 17 because water-dependent shoreland zoning surpasses the minimum state requirements, both before and after the proposed amendment.

This conclusion is supported in the following paragraphs.

Under Goal 17, Warrenton must calculate the minimum acreage requiring protection for water-dependent development, and adopt and implement measures to protect an area equal to or greater than the minimum acreage. The minimum acreage for protection as water-dependent shorelands is the sum of (a) shorelands currently used for water-dependent industrial, commercial or recreational purposes, plus (b) shorelands formerly used for water-dependent purposes that still possess a structure or facility providing water-dependent access. These calculations are summarized in the following table, and explained in the paragraphs following the table.

TABLE 1: Current and former water-dependent acreage

<u>SITE</u>	<u>CURRENT WATER-DEPENDENT USE</u>	<u>FORMER WATER-DEPENDENT USE</u>	<u>TOTAL</u>
East Skipanon Peninsula	--	49 (acres)	49 (acres)
West Skipanon Peninsula	65 (acres)	--	65
Warrenton Mooring Basin	18	--	18
Tansy Point	50	--	50
Hammond Mooring Basin	20	--	20
Totals	153	49	202

Table 1 includes acreage estimates for water-dependent shorelands in Warrenton as required under Goal 17. The five sites listed in the table are described in more detail in the following paragraphs, and on the attached maps. The column labeled "Current Water-Dependent Use" lists the acreage of the site that is currently used for water-dependent uses. This addresses the requirement in OAR 660-37-0050(2a):

*Estuarine cities and counties shall calculate the minimum amount of shorelands to be protected within their respective political boundaries based on the following combination of factors as they may exist:*

*(a) Current Water-Dependent Use -- Acreage of estuarine shorelands that are currently being used for water-dependent uses.*

The column in Table 1 labeled "Former Water-Dependent Use" lists the acreage meeting the criteria in OAR 660-37-0050(2b):

*(b) Former Water-Dependent Use -- Acreage of estuarine shorelands that at any time were used for water-dependent uses and still possess a structure or facility that provides water-dependent access.*

"Water-Dependent" is defined in OAR 660-37-0040(6), and in the Statewide Planning Goals. The planning goal definition is:

*A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water.*

Based on this data, Warrenton needs to protect at least 202 acres as water-dependent development shorelands. Data about the five sites are in the following paragraphs. Maps showing the sites are attached.

#### East Bank of the Skipanon Peninsula:

This 172-acre (approximately) site consists of property in the City's "EB" zone. The EB zone is a hybrid Goal 16/Goal 17 zone, and includes both shoreland and estuarine aquatic areas. For purposes of this analysis those parts of the EB zone lying below the Columbia River Mean Higher High Water line are excluded, because these estuarine aquatic areas are appropriately considered under statewide planning Goal 16 - Estuarine Resources. Land on the east Skipanon peninsula is owned by the Port of Astoria, the State of Oregon, Clatsop County, City of Warrenton, and Warrenton Land and Investment, LLC. Also included are public street right-of-ways. Except for a portion of King Street, these right-of-ways are unimproved.

The East Bank site is vacant. Part of the site was been used for disposal of dredged material. According to the 1981 CREST report *Columbia River Estuary Dredged Material Management Plan*, the dredged material disposal sites cover approximately 49 acres.

A 1999 CREST study examined current and former water-dependent land use in Warrenton. A copy of the report is attached. The study concludes that the East Skipanon Site is not currently used for water-dependent uses, nor has it been so used during the last decade. The CREST study also found that there are no serviceable water-dependent facilities on the East Skipanon site. However, the dredged material disposal sites fall within the definition of water-dependent uses, and should be counted as former water-dependent acreage. This analysis counts 49 acres of the East Skipanon site as former water-dependent acreage.

#### Warrenton Boat Basin:

This site is immediately southwest of the East Bank site, and consists of water-dependent development shorelands around the City of Warrenton's Skipanon River Marina. Also included is Warrenton Boat Works and other lands located around the mooring basin in the C2 and RC zones. The site covers about 30.1 acres of shorelands. About 18 acres are currently in water-dependent use.

#### West Bank of the Skipanon Peninsula:

The west bank of the Skipanon River is occupied by a saw mill owned by Willamette Industries. About 65 acres are committed to current water-dependent use according to the 1999 CREST study. The entire site contains about 122 acres of shorelands in a water-

dependent shorelands zone (I-2).

#### Tansy Point:

Warrenton Wood Fiber, Point Adams Packing, BioProducts, and Caruthers Equipment occupy a portion of the water-dependent development site centered around Tansy Point. The entire site consists of about 176 acres of shorelands in a water-dependent development shorelands zone (I-2). According to the 1999 CREST study, Warrenton Wood Fiber occupies about 40 acres. Point Adams Packing covers about four acres. The water-dependent portion of Bio-Products covers about six acres. The balance of the site, about 126 acres, is either vacant or occupied with non-water-dependent uses.

#### Hammond Mooring Basin:

This site consists of land zoned for water-dependent development around the Hammond Marina, in the northwest part of the City. The site consists of about 39.4 acres of shorelands in the RC zone, a water-dependent development shorelands zone. Approximately 20 acres are used for water-dependent purposes, primarily marina parking and dredged material disposal.

#### Conclusion:

Based on the analysis presented in this section, the Goal 17 administrative rule requires that Warrenton protect at least 202 acres of shorelands for water-dependent use. Under current zoning, the City protects about 563 acres for water-dependent use, well in excess of the minimum requirement. This proposal would subtract about 196 acres from a water-dependent shorelands zone (the EB zone), leaving about 367 acres in water-dependent use. This is summarized in Table 2, on the following page.



TABLE 2: Water-Dependent Zoning, Current and Proposed

<u>SITE</u>	<u>CURRENT WD ZONING (acres)</u>	<u>PROPOSED WD ZONING (acres)</u>
East Skipanon Peninsula	196	0
West Skipanon Peninsula	122	122
Warrenton Mooring Basin	30	30
Tansy Point	176	176
Hammond Mooring Basin	39	39
Totals	563	367

### 3.18. Goal 18: Beaches and Dunes

The East Skipanon Peninsula is not in a beach or dune area as defined by Goal 18, nor is it included in the City's inventory of its beach and dune areas. Because of this, the proposal is consistent with Statewide Planning Goal 18.

### 3.19. Goal 19: Ocean Resources

Implementation of the Ocean Resources planning goal is described in the Oregon Ocean Resources Management Plan, prepared and adopted by the State. Warrenton's Comprehensive Plan and Zoning Ordinance do not address Goal 19, nor does Goal 19 establish any planning requirements applicable to the City.

4. The proposal is consistent with applicable policies in the City's Comprehensive Plan.

4.1 Land and Water Use Classification Policy 2(a) describes the ESWD Shorelands plan designation:

*ESWD Shorelands are managed for water-dependent industrial, commercial and recreational uses. ESWD Shorelands include areas with special suitability for water-dependent development, including access to well-scoured deepwater and maintained navigation channels, presence of land transportation and public facilities, existing developed land uses, potential for aquaculture, feasibility for marina development and potential for recreational utilization. Water-dependent use receives highest priority, followed by water-related uses. Uses which are not water-dependent or water-related which do not foreclose options for future higher priority uses and which do not limit the potential for more intensive uses of the area are provided for. The ESWD plan designation is implemented through the Marine Commercial Zone and the Water-Dependent Industrial Shorelands Zone.*

Land and Water Use Classification Policy 2(b) describes the Other Urban Shorelands plan designation:

*Other urban shorelands are more desirable for other uses or are suitable for a wider range of uses. They are located in one of the following zoning districts: High Density Residential, Medium Density Residential, Intermediate Density Residential, General Commercial, Recreation Commercial, or General Industrial.*

The proposed amendment would remove the East Skipanon Peninsula site from the ESWD Shorelands comprehensive plan designation and place into the Other Urban Shorelands designation.

4.2. Drainage and Erosion Policy 3 requires preparation of a stormwater management plan for "large-scale developments". The proposed golf course development probably qualifies as a large-scale development, and should be approved subject to city review of a stormwater management plan. The proposed Urban Recreation/Resort Zone includes such a provision.

4.3. Dredging and Dredged Material Disposal Policy 10 establish criteria for removing designated dredged material disposal sites from the inventory of available sites. Parts of the East Skipanon Peninsula are designated for dredged material disposal. According to this policy, priority 1 sites can be removed when either:

*(1) the site has been filled to capacity;*

*(2) the site is not required to accommodate anticipated five-year dredged material disposal needs; or*

*(3) a new priority 1 site is designated to take its place.*

A dredged material disposal site is designated on the East Skipanon Peninsula. The CREST *Columbia River Estuary Dredged Material Management Plan* identifies the site as Wa-S-10.9. A copy of the site description, from the CREST Dredged Material Management Plan, is included in the record and incorporated into these findings by reference. The City concludes that site Wa-S-10.9 is not needed to accommodate anticipated five-year dredged material disposal needs because:

- Alternative disposal methods (flow-lane and off-shore disposal) and alternative land disposal sites are available;
- The East Skipanon dredged material disposal sites have not been used since the early 1980s;
- Jurisdictional wetlands in the disposal cells pose regulatory obstacles for dredged material disposal. Wetlands can be more easily addressed in the design and configuration of a golf course.

5. The proposal is consistent with applicable criteria in the City's Zoning Ordinance.

5.1. Section 14.080 of the City's Zoning Ordinance establishes the following criteria applicable to this amendment:

*14.080 Basic Amendment Standards*

*(1) Before an amendment to the text of the Zoning Ordinance is approved, findings will be made that the following standards have been satisfied.*

*a. The amendment shall be consistent with the Comprehensive Plan*

*b. The amendment will not have an adverse effect upon the City's ability to satisfy land and water use needs.*

*(2) Before an amendment to the Zoning Ordinance map is approved, findings will be made that the following standards have been satisfied:*

*a. The amendment shall be consistent with the Comprehensive Plan*

*b. The use permitted by the amendment is compatible with the land use development pattern in the vicinity of the request.*

*c. The land is physically suitable for the uses to be allowed in terms of slope, geologic stability, flood hazards and other relevant considerations.*

*d. Public facilities, services and streets are available to accommodate the uses to be provided by the proposed zone designation.*

Section 14.080(1a) is addressed elsewhere in these findings.

5.2. Zoning Ordinance section 14.080(1b) requires that the proposed text amendments have no adverse effect on the City's ability to satisfy land and water use needs. The City can conclude that the proposed amendments will not hinder the City's ability to meet land and water use needs now or in the future:

- According to the 1981 CREST Mediation Panel Agreement, the East Bank of the Skipanon River was placed in the East Bank Mediated Development Zone (EB) to satisfy a perceived need for a large single-user marine industrial site. This type of use did not materialize in the nearly twenty years since designation of the East Bank site. There is no evidence of any likely future need for this kind of site.
- Several other water-dependent development industrial sites are designated throughout the estuary. These sites can fill the need for smaller water-dependent industrial developments. These sites include Tansy Point, the Port of Astoria docks, and Tongue Point.

- The East Skipanon Peninsula site is presently vacant and does not meet any current or projected land use need, such as for buildable residential or commercial land.
- A portion of the East Skipanon Peninsula site has been used for the disposal of dredged material. According to the 1986 CREST report Columbia River Estuary Dredged Material Management Plan, dredged material disposal sites like the East Skipanon Peninsula have relatively limited utility due to their small capacity, their distance from dredging projects, and costly site preparation requirements. Additionally, the East Skipanon Peninsula site has several specific problems, according to the 1986 CREST report, including the presence of freshwater wetlands; and its inability to accommodate any hopper or clamshell dredging technology.

For these reasons the City should conclude that the proposal will not have an adverse effect on Warrenton's ability to satisfy land and water use needs.

5.3. Section 14.080(2a) requires consistency with the comprehensive plan. Findings addressing this criterion are provided elsewhere in this document.

5.4. Section 14.080(2b) of the City's zoning ordinance requires that the proposed map amendments be compatible with the land and water use pattern in the vicinity of the request. Land uses in the vicinity of the East Skipanon Peninsula include:

- Deep-draft navigation in the Columbia River main navigation channel passing approximately 2,000 feet north of the end of the peninsula.
- Shallow draft navigation in the Skipanon River channel, immediately west of the site.
- Small boat moorage in the City of Warrenton's Skipanon River mooring basin, to the west of the site.
- Commercial development to the south along East Harbor Drive.
- Several residences are located along East Harbor Drive, to the south of the subject property.

The proposed use of the East Skipanon Peninsula site is an 18-hole golf course and related commercial recreational and resort development. This planned use is generally compatible with the area's land and water use patterns, compared to the intensive marine industrial uses allowed on the site's under current zoning.

Compatibility with the existing land use pattern means minimal conflicting uses or impacts. The City should find the proposed zoning compatible with the existing land use pattern in the

area for several reasons. First, intensive marine industrial use on the site might generate significant local truck traffic on Harbor Drive. The proposed use should generate substantially less truck traffic. Second, marine industrial use on the East Bank site would generate ship or barge traffic on the Skipanon Channel or near its mouth. The proposed development is not expected to generate any river traffic. Third, the proposed development is unlikely to result in noise that can be heard beyond the site's boundaries. Marine Industrial development generates sound that is likely to be heard on adjoining property. Fourth, the proposed development leaves intact a residential neighborhood centered along Harbor Drive between the Skipanon River and Lake Street. Finally, existing commercial development is located along East Harbor Drive, SE Marlin Avenue, SE Neptune Avenue, and US Highway 101. The proposed zone change leaves this commercial district intact. Development of a recreational use on the subject property is likely to be more compatible with commercial development along East Harbor Drive than a marine industrial use would have been. These factors taken together support a conclusion that the proposal would be compatible with the pattern of land and water uses in the vicinity of the East Skipanon Peninsula.

5.5. Zoning ordinance section 14.080(2c) requires that the site be suitable for the proposed uses. The proposed use is an 18-hole golf course. Secondary or accessory uses are likely to include a pro shop, club house, restaurant and lounge, and possibly a hotel and conference center. The East Bank of the Skipanon River is suitable for the proposed uses because:

- The site is large enough for a golf course. An 18-hole golf course requires between 120 and 180 acres. The East Skipanon Peninsula site covers about 196 acres.
- Golf course are often built on or adjacent to scenic locations. The East Skipanon Peninsula site is surrounded by water in three directions. Water views are a significant feature for the design of a successful golf course.
- A golf course in Warrenton must attract out-of-town users to be successful. The East Skipanon Peninsula site is easily accessible for these potential users, being relatively near Highway 101 and the Astoria Regional Airport.
- Golf courses by themselves do not require urban services, but the associated uses (restaurants, hotels, conference centers) typically need urban levels of water and sewer service. These services are available on East Harbor Drive, to the south of the site.

5.6. Section 14.080(2d) of the City's zoning ordinance requires that public facilities and services be available to accommodate the proposed uses.

Water is available along East Harbor Drive. A large above-ground water storage tank is located immediately adjacent to the site, on the north side of East Harbor Drive in the Neptune Street right-of-way. Sanitary sewer service is available in the East Harbor Drive right-of-way. Storm drainage in most parts of Warrenton is accomplished by way of open road-side ditches and wetland swales that drain via tidegates into the Columbia River Estuary.

Storm drainage on the subject property will probably require on-site facilities such as grassy swales and detention ponds. These features can be accommodated within the design of the golf course. The site is within the Warrenton city limits, and receives law enforcement and fire services from the City. The site and the proposed uses do not pose any unusual law enforcement or fire safety challenges. The East Skipanon Peninsula site is served by East Harbor Drive, an improved city street, and NE King Street. King Street will need to be improved to provide access to the site. The site is within the Warrenton-Hammond School District, and the Clatsop Community College district. The proposed amendments and the planned use of the site are unlikely to increase student populations. The site is served by Pacific Power, NW Natural (natural gas), Falcon Cable (cable TV), and Qwest Communications (telephone). Wireless communications providers (Verizon) also serve the area. These factors demonstrate that public facilities, services and streets are available to accommodate the uses to be provided by the proposed zone designation.