

ORDINANCE NO. 1072-A

Introduced by Commissioner Terry Ferguson

Amending Ordinance 1058-A, the Warrenton Combined Comprehensive Plan and Zoning Map, and Changing the Plan and Zone Designation of Tax Lot 2500 of Tax Map 8-10-17 from Natural Area to Urban Development Area: Other Urban Shorelands and from Coastal Lakes and Freshwater Wetlands (A-5) to Intermediate Density Residential (R-10) subject to Growth Management (GM) Overlay Zone standards and Changing the Plan and Zone Designation of that portion of Tax Lot 1300 of Tax Map 8-10-17 (\pm 180 acres) not already Zoned R-10 or R-40 from Natural Area to Urban Development Area: Other Urban Shorelands and from Coastal Lakes and Freshwater Wetlands (A-5) to Intermediate Density Residential (R-10) subject to Growth Management (GM) Zone Overlay Zone standards.

WHEREAS, certain changes are necessary to revise, update, and amend the City of Warrenton Comprehensive Plan and the City of Warrenton combined Comprehensive Plan Map and Zoning Map; and,

WHEREAS, the Warrenton Planning Commission conducted a public hearing on April 14, 2004 and continued the matter to May 12, June 9, and July 14, 2004 to consider proposed changes to the Warrenton Comprehensive Plan and the combined Comprehensive Plan Map and Zoning Map, and forwarded a recommendation to approve said changes to the Warrenton City Commission; and,

WHEREAS, the Warrenton City Commission conducted a public hearing on August 10, 2004 to consider the proposed changes and approved the proposed amendments adopting the findings of fact and conditions of approval included in the August 10, 2004 Agenda Memorandum (as edited by staff on August 24, 2004 to reflect the City Commission's August 10, 2004 action); and,

WHEREAS, the Warrenton City Commission reopened the public hearing on June 28, 2005 to consider additional evidence submitted by the applicant pursuant to ORS 197.763(7) concerning the need for a deed restriction on the subject property and approved the proposed amendments adopting the findings of fact of the August 10, 2004 Agenda Memorandum (as edited by staff on August 24, 2004), as amended by the June 28, 2005 Agenda Memorandum.

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

Section 1. The Warrenton Combined Comprehensive Plan and Zoning Map (Ord. 1058-A), is amended by changing the Plan and Zone Designation of Tax Lot 2500 of Tax Map 8-10-17 from Natural Area to Urban Development Area: Other Urban Shorelands and from Coastal Lakes and Freshwater Wetlands (A-5) to Intermediate Density Residential (R-10) subject to Growth Management (GM) Overlay Zone standards and Changing the Plan and Zone Designation of that portion of Tax Lot 1300 of Tax Map 8-10-17 (\pm 180 acres) not already Zoned R-10 or R-40 from Natural Area to Urban Development Area: Other Urban Shorelands and from Coastal Lakes and Freshwater Wetlands (A-5) to Intermediate Density Residential (R-10) subject to Growth Management (GM) Overlay Zone standards. The City of Warrenton combined Comprehensive

Plan Map and Zoning Map designations are changed on Tax Lot 2500 of Tax Map 8-10-17 and that portion of Tax Lot 1300 of Tax Map 8-10-17 as shown on attached Exhibit "A" and "B", respectively.

Section 2. The Findings of Fact and Conditions of Approval of Agenda Memorandum, File No. CPA 04-1, dated August 10, 2004 (as edited by staff on August 24, 2004), as amended by the June 28, 2005 Agenda Memorandum, are hereby adopted. The conditions of approval that apply to this decision are as follows:

Condition No 1: The suitable zoning district for the subject property is R-10 (GM), Intermediate Density Residential with a Growth Management Overlay. The official zoning map for the City identified this zone as RGM.

Condition No. 2: Development of the subject property shall not impede or interrupt existing drainage flow of the area.

Section 3. This ordinance shall take effect thirty days after its passage.

First Reading: July 12, 2005

Second Reading: July 26, 2005

PASSED by the City Commission of the City of Warrenton, Oregon, this 26th day of July, 2005.

APPROVED by the Mayor of the City of Warrenton, Oregon, this 26th day of July, 2005.









GIL GRAMSON, Mayor

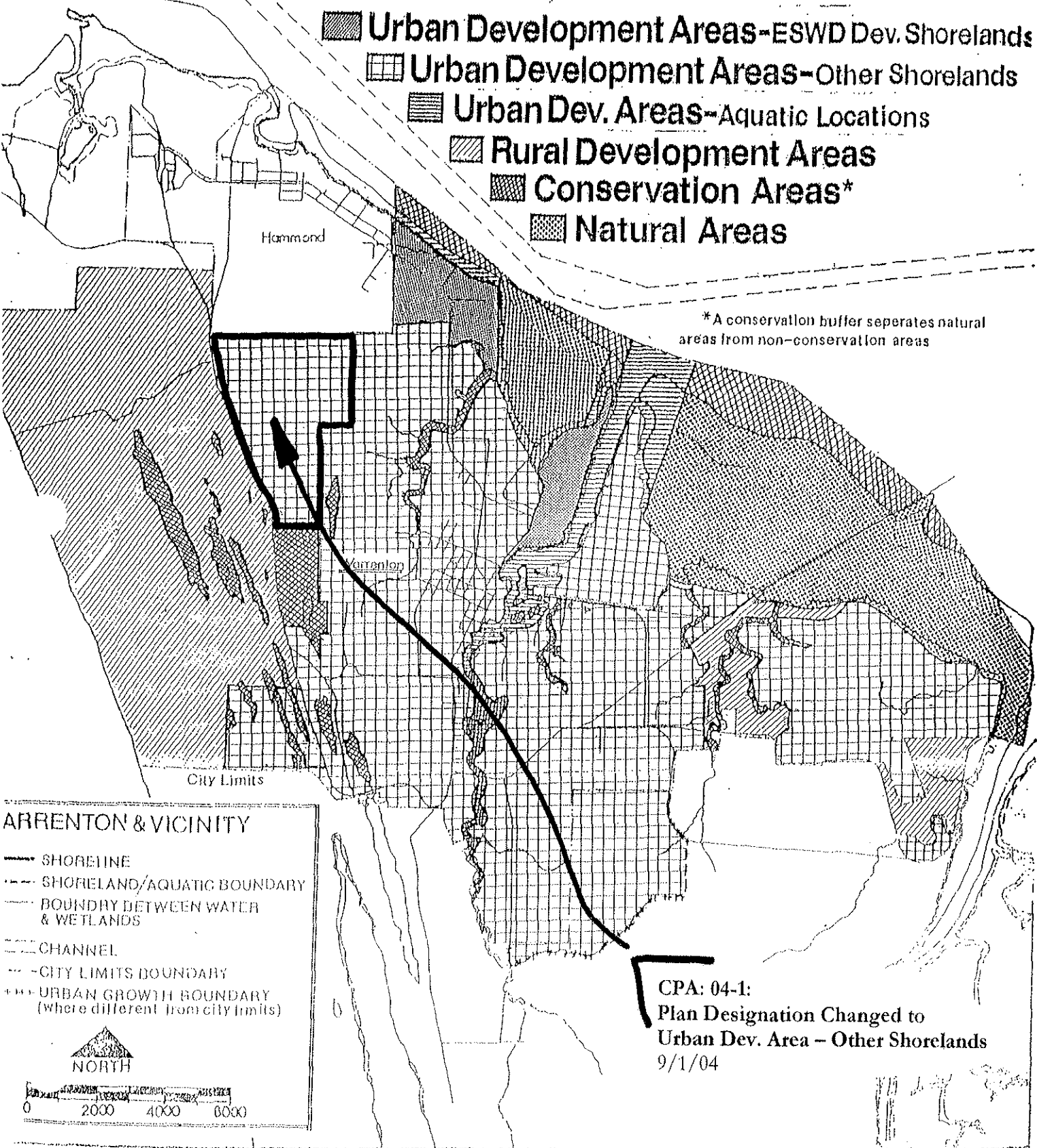
ATTEST:



LINDA ENGBRETSON, City Recorder







General Land & Water Use Areas

-  Urban Development Areas-ESWD Dev. Shorelands
-  Urban Development Areas-Other Shorelands
-  Urban Dev. Areas-Aquatic Locations
-  Rural Development Areas
-  Conservation Areas*
-  Natural Areas



*A conservation buffer separates natural areas from non-conservation areas

ARRENTON & VICINITY

-  SHORELINE
-  SHORELAND/AQUATIC BOUNDARY
-  BOUNDARY BETWEEN WATER & WETLANDS
-  CHANNEL
-  CITY LIMITS BOUNDARY
-  URBAN GROWTH BOUNDARY (where different from city limits)

CPA: 04-1:
Plan Designation Changed to
Urban Dev. Area - Other Shorelands
9/1/04

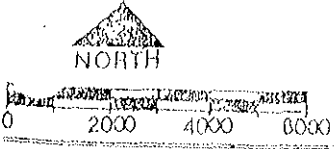
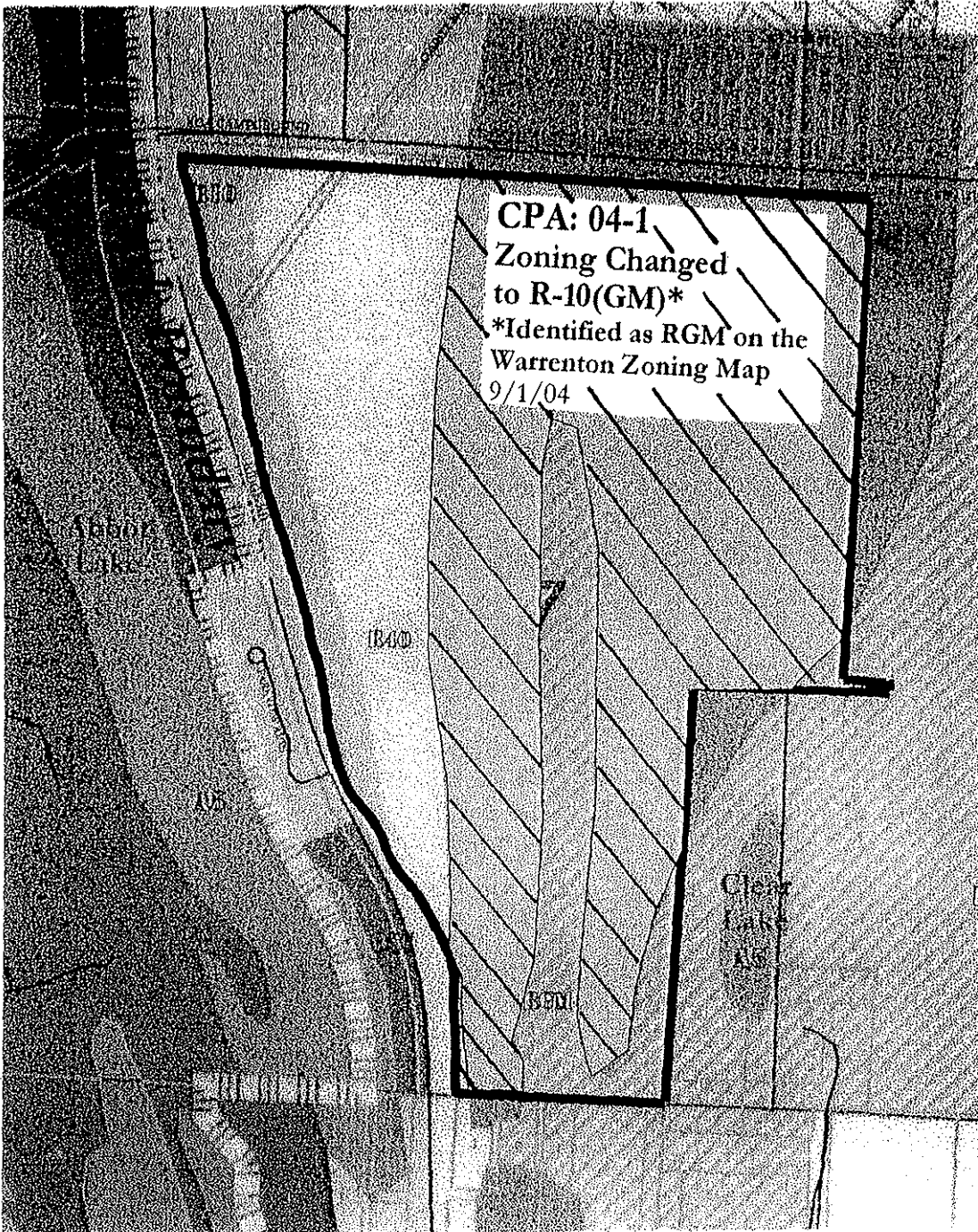


Exhibit B – Ord. 1072-A



Scale: 1" = 1,000' +/-

