

Ordinance No. 1183-A

Amending Warrenton Municipal Code (WMC) Section 16.156.030, Wetland Area Development Standards.

The City of Warrenton ordains as follows:

Section 1. WMC 16.156.030 is amended as follows, with language to be deleted ~~struck through~~ and language to be added underscored.

16.156.030 Wetland Area Development Standards.

Wetland areas in the City of Warrenton are identified on the 1" equals 400' feet maps entitled *City of Warrenton Wetland Conservation Plan Inventory* dated October 17, 1997. These maps show approximate wetland boundaries for wetland areas within the Warrenton Urban Growth Boundary.

A. Applications to the City of Warrenton for subdivision, partition, planned unit development, conditional use, site design review, variance, or temporary building permits that would lead to the disturbance of a wetland upon approval and issuance of grading or building permits, shall include a delineation of the wetland boundary, approved by the Oregon Department of State Lands.

~~A.B. Applications to the City of Warrenton for development permits, grading permits or building permits that would authorize development within a jurisdictional wetland boundary approved by the Oregon Department of State Lands shall contain the following:~~

- ~~1. A State of Oregon Wetland Removal-Fill Authorization.~~
- ~~2. Written verification from the Warrenton Community Development Director, or designee, that the affected wetland area is classified as "non-significant" per the City of Warrenton Locally Significant Wetland Map dated (adoption date of the ordinance) October 17, 1997. Alternatively, for development in a "significant" wetland, a City of Warrenton Hardship Variance (see Section 16.156.080) must be obtained instead of the Community Development Director's written verification.~~

~~B.C Applications to the City of Warrenton for development permits, subdivision, partition, planned unit development, conditional use, site design review, variance, or temporary building permits that include designs of altering land within 25 feet of a~~

mapped wetland, or grading permits or building permits that would alter land within 25 feet of a mapped wetland boundary, but not within a mapped wetland area itself, shall contain the following:

1. A delineation of the wetland boundary, approved by the Oregon Division of State Lands.
2. A to-scale drawing that clearly delineates the wetland boundary, the proposed setback to the wetland area (if any), and existing trees and vegetation in the mapped wetland area.

€.D Applications to the City of Warrenton for subdivision, partition, planned unit development, conditional use, site design review, variance, or temporary building permits, or development permits, grading permits, or building permits on parcels that contain mapped wetland areas but would not alter land within 25 feet of a mapped wetland area, or portion thereof, shall present a to-scale drawing that clearly depicts the wetland boundary (as mapped on the City of Warrenton Wetland Conservation Plan Inventory) and the proposed setback to the wetland area for all new or proposed development. A delineation of the wetland boundary, approved by the Oregon ~~Division~~ Department of State Lands, is not required by the City of Warrenton but may be submitted in lieu of the wetland boundary on the wetland inventory.

Ð.E The City of Warrenton will notify the Oregon ~~Division~~ Department of State Lands of applications for ~~development permits, preliminary plat, partition, planned unit development, conditional use, site design review, variance, or temporary building permits, and grading permits,~~ and building permits that appear to affect a wetland on the City of Warrenton Wetland Conservation Plan Inventory (Local Wetland Inventory) dated October 17, 1997 or other waters.

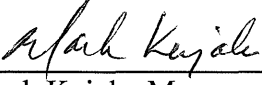
Section 2. Severability. If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

Section 26. Effective Date. This ordinance shall be effective 30 days after the second reading.

ADOPTED by the City of Warrenton, Oregon, this 12th day of November, 2013.

First Reading: **October 22, 2013**
Second Reading: **November 12, 2013**

Approved:



Mark Kujala, Mayor

Attest:



Linda Engbretson, City Recorder