

ORDINANCE No. 1223

Introduced by All Commissioners

An ordinance amending Warrenton Municipal Code Chapter 16.64.020

WHEREAS, Pacific Seafoods has made application to amend the I-2 Industrial Water Dependent Shorelands Zone to allow employee housing;

WHEREAS, the City of Warrenton has supported specific and targeted revisions to the Warrenton Development Code in order to facilitate new housing opportunities.

WHEREAS, the City of Warrenton has provided numerous public involvement opportunities for local residents and stakeholders to provide input and address potential neighborhood impacts;

NOW, THEREFORE, the City of Warrenton ordains as follows: (Key: ~~deleted~~ OR **new**)

Section 1. Warrenton Municipal Code Section 16.64.030 Conditional Uses, is amended as follows:

16.64.030 Conditional Uses.

The following uses and activities and their accessory uses and activities may be permitted in the I-2 zone when approved under Chapter 16.220, Conditional Use Permits. These uses are also subject to the provisions of Section 16.64.040, Development Standards.

- A. Temporary uses, subject to the standards in Section 16.64.040, involving an existing structure; a removable structure (such as a trailer); or involving minimal capital investment.
- B. Beach nourishment at sites designated in this plan.
- C. Mitigation, restoration, creation and enhancement.
- D. Dredged material disposal.
- E. Water-related uses subject to the standards in Section 16.64.040.
- F. Water-dependent commercial uses.
- G. Passive restoration measures.
- H. Excavation to create new water surface area.
- I. Public access improvement projects, as specified in public access plans.
- J. The following water-dependent industrial or port uses:
 1. Marine fuel storage and dispensing.
 2. Forest products processing, storage and loading.
- K. Communication facilities subject to the standards of Chapter 16.148.
- L.M.** Similar uses as those listed in this section.

16.64.030. L. Dormitory. A dormitory only for employees of one or more industrial water-dependent uses in the I-2 zoning district. The dormitory shall be on a lot which includes one or more benefitting industrial water-dependent uses. The dormitory shall be discontinued if either the ownership changes so that the lot on which the dormitory is located is no longer controlled by the owner of one or more of the benefitting industrial water-dependent uses, or the benefitting industrial water dependent use on the same lot as the dormitory ceases to operate. The dormitory may house workers of other industrial water-dependent uses if in the same ownership as the lot on which dormitory is located.

16.64.050 Conditional Use Standards for Dormitory Use in 16.64.030.M. Subject to the provisions of Chapter 16.220, except 16.220.030, findings shall be made that the use will comply with the following standards:

- 1. The use meets the I-2 Development Standards in 16.64.040.**
- 2. The use provides for bus transportation to the work place for residents.**
- 3. The use provides for a Dormitory Management and Operations Plan, including a plan for removing terminated employees no longer allowed to reside in the dormitory.**
- 4. The applicant for the proposed use has entered into a Good Neighbor Agreement with the City and shall use its best efforts to enter into the same agreement with the adjacent residential neighbors.**
- 5. The use has appropriate on-site physical improvements, including fencing on the perimeter of the lot adjacent to a residential neighborhood.**

16.64.060 Review of Conditional Use Permit Conditions Granted Under 16.64.050

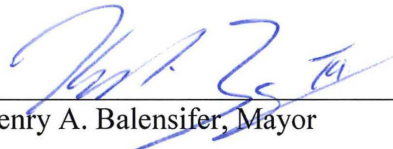
Two (2) years after final approval of the conditional use permit granted under this section, the City Commission may, in its discretion, request a report from the Community Development Director in a public meeting analyzing the permittee's adherence to the conditions of approval in the conditional use permit. If the report demonstrates substantial issues with compliance with the conditions of approval, the City Commission may hold a public hearing subject to the notice provisions in 16.208.050 where it may consider the report and determine remedies including but not limited to additional conditions of approval.

Section 4. This ordinance shall become effective 30 days after second reading


First Reading: January 8, 2019
Second Reading: January 22, 2019

ADOPTED by the City Commission of the City of Warrenton, Oregon this day 22 of 2019.

APPROVED


Henry A. Balensifer, Mayor

Attest:


Dawne Shaw, City Recorder