

CITY OF WARRENTON, OREGON

ORDINANCE NO. 634-A

AN ORDINANCE ENACTING DEVELOPMENT REGULATIONS AND RESTRICTIONS WITH RESPECT TO HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS; THE PART AND PERCENTAGE OF ANY BUILDING LOT THAT MAY BE OCCUPIED, THE SIZE OF YARD, COURTS AND OTHER OPEN SPACES; LOCATION AND USE OF BUILDINGS AND PREMISES FOR RESIDENTIAL, COMMERCIAL, INDUSTRIAL, MARINE AND OTHER USES AND PURPOSES, AND DEFINING USE, DISTRICTS AND THE BOUNDARIES OF DISTRICTS FOR PLANNED UNIT DEVELOPMENTS FOR CONFORMING AND NONCONFORMING USES, FOR CONDITIONAL USES, FOR AMENDMENTS AND MODIFICATIONS AND CHANGES TO THE REGULATIONS AND RESTRICTIONS, PROVIDING PENALTIES FOR VIOLATION THEREOF AND REPEALING ORDINANCE 609-A AND ALL AMENDMENTS THERETO.

WHEREAS it is in the public interest to provide for the control of the administration of the uses of land within the corporate limits and its development and to fulfill the purposes of the Comprehensive Plan of the City of Warrenton and admendments thereto.

NOW, THEREFORE, THE CITY OF WARRENTON, OREGON DOES ORDAIN AS FOLLOWS:

ARTICLE 1. INTRODUCTORY PROVISIONS

Section 1.010. TITLE

This ordinance shall be known as the CITY OF WARRENTON ZONING ORDINANCE OF 1976.

Section 1.020 PURPOSE

The purpose of this Ordinance is to further the objective and goals of the Comprehensive Plan and to provide for the public health, safety, and general welfare of the citizens of Warrenton through orderly community development with considerations for desirable concentrations of population; protection of property values; aesthetic, recreation and economic development; limitation of dangerous or offensive trades or industries; maintenance of adequate open space for light and air; provisions for access and privacy; facilitate community utilities such as transportation, power, water, and sewerage; and to adequately provide for community facilities such as schools, parks, community centers, and other public requirements and to regulate land development as defined by Oregon Revised Statutes undertaken in compliance with the terms of this and other land development ordinances of the city, and to provide for marine and waterfront development, including wharfs and piers.

8 A

*approved*

ZONING ORDINANCE AMENDMENT PROPOSAL:  
RECREATIONAL VEHICLE PLANNED DEVELOPMENT.

*Sanita 1970 ordinance 5444 A non con. used in 7 1974 2 Bldg on skids .mechanical Pd TAX on 200 units*

*250*

On the above date the City Planning Commission, City of Warrenton, Oregon considered the adoption of a recreational vehicle planned development; said hearing having been continued from previous hearings; the chairman, Fred Andrus, and the Commission having received evidence in the previous hearings as well as the above hearing; said hearing being in the nature of a legislative hearing; however, proceeding under the rules that the proponents were Kampers West by Mr. Cadle appearing personally with his attorney at the above hearing; George R. Waldum, and the opponent Mr. Lindsley and his father and Leon Wilson, appearing in person, and by their attorney, Steven Campbell, and the Planning Commission making the following findings of fact and recommendations and suggestions to the Warrenton City Commission as follows:

X

FINDINGS OF FACT

The Planning Commission finds:

1. Official notice of a public hearing on this zoning ordinance amendment was properly published in a newspaper of general circulation in Warrenton an appropriate length of time prior to the hearing.
2. That the proposed amendment to the ordinance to allow the Recreational Vehicle Planned Development is in conformity with the Comprehensive Plan. The map and text call for a Recreational Vehicle Planned Development land use category in the city. The text states that consideration should be given to the Kampers West area which already exists as a prior nonconforming use. The single ownership is now in two zones, part industrial and part residential.
3. That the proposed amendment meets the second criterion for granting zone amendments in the Comprehensive Plan which is: "A piece of property zoned for the proposed use does not exist in the area." According to the Plan, there is to be only one recreational vehicle site in the city unless an additional one is approved during a review and update of the Plan. There is no comparable facility in the city of Warrenton or the neighboring community of Hammond or in surrounding areas for transient recreational vehicles, except in the Fort Stevens State Park.
4. That the capacity of the existing Kampers West development is at times exceeded by the demand and that there may be a need for some expansion. The proposed recreational vehicle planned development amendment offers the best opportunity to control and regulate the expansion and provide a procedural framework for its justification, if any.

5. The Recreational Vehicle Planned Development amendment to the zoning ordinance is designed to minimize the impact of recreational vehicles on the community. In the proposed RVPD zone:

-Screening is required along any property line abutting or facing a residential district.

-Use of an RVPD is restricted to 4½ months out of the year

-The RVPD is located near a main highway in order to minimize traffic problems

-The size of the development and the size of the RV sites is controlled

-A minimum setback of 25 feet is required on all RVPD property lines

6. There is a community need that may be met by adoption of the RVPD amendment to the zoning ordinance. At present, the nearby Fort Stevens state park cannot accommodate all the demand for campsites during the summer, and many recreational vehicles are consequently parked indiscriminately in various parts of the city, especially in the vicinity of the boat basin, creating congestion and traffic hazards. Movement of police, fire and medical emergency vehicles is impeded by this indiscriminate parking, and a health problem is created when garbage and sewage wastes from recreational vehicles are carelessly discarded at roadside for lack of proper overnight facilities. The 16-acre Kampers West tract is close to a major highway and equidistant between the Warrenton and Hammond mooring basins. It could help to accommodate the overflow from the state park. The RVPD amendment is supported by the Oregon State Parks and the Town of Hammond and the Warrenton Planning Commission recognizes its obligation for intergovernmental cooperation.

7. The proposed amendment to the zoning ordinance meets the criteria for amending the zoning ordinance given on page 42, Volume 2, of the Warrenton Comprehensive Plan.