

ORDINANCE NO. 690-A

Introduced by Commissioner

HUGH MASON

AN ORDINANCE ADOPTING THE THIRD DRAFT OF REVISED WARRENTON COMPREHENSIVE PLAN FOR CITY OF WARRENTON, DATED DECEMBER, 1979, WITH AMENDMENTS.

Corrected: Ord 707-A

TRE CITY OF WARRENTON ORDAINS AS FOLLOWS:

Section 1. The Third Draft of the Revised Warrenton Comprehensive Plan dated December, 1979, a copy of which is hereby attached hereto and by this reference incorporated herein, is adopted as the official Comprehensive Plan for the city, with the following amendments:

- a. The 2nd category heading on map #1, page 4 of the Revised Warrenton Comprehensive Plan is amended to read: "Urban Development Areas - Other Urban Shorelands." 174
- b. A new Paragraph D, is added to Plan strategy, page 80, to read as follows:

"Deep-draft facilities which can make use of the draft depth of the Skipanon should be encouraged to develop along both the east and west banks of the Skipanon, near its mouth." pg 61

The existing paragraph D is renumbered to E, and all subsequent paragraphs are appropriately renumbered to follow.

- c. Strategy A, page 86 is hereby reworded to read: page
- "At least once during every two fiscal years, the planning commission will review a staff-prepared report summarizing activities and accomplishments related to the comprehensive plan. This report will provide an overview of: (1) growth and development trends, (2) new studies relevant to the comprehensive plan, (3) citizen involvement activities, and (4) changes, if any, which should be made in the plan and the reasons for these changes. Based on this review, the planning commission will make appropriate recommendations to the city commission upon needed changes to the comprehensive plan."
- d. The land use designation for a portion of the city owned property at Tansy Point is changed from I-3 (Marine Industrial) to R-10 (Intermediate Density Residential).
- e. Property along NE Skipanon Drive, which includes the land of the Warren Estate, is designated for R-2 (Multi-Family Residential) use.
- f. Portions of Blocks 9 and 10, MERIWETHER ADDITION, owned by Gary Dilley, are designated for C-2, (Highway Commercial) use.
- g. Block 50, FLAVEL, is designated for R-10 (Intermediate Density Residential) use.

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h. The wording of paragraph C, page 15 is hereby amended to read as follows:

"A new regional shopping center or large regional department store may be allowed as a conditional use in the Highway Commercial district near U. S. Highway 101 or East Harbor Drive, if these criteria are met: the development will, as a result of its approval, enhance the market choices available to consumers, and improve the local economy through retail diversity and attraction of new businesses. Adequate attention must also be given to: (a) the size, shape and location of the site; (b) the organization of the shopping center facilities; (c) access points; (d) on-site traffic circulation; (e) parking and loading space; and (f) landscaping and sign installation."

- i. The dredge material disposal site map in the Appendix of the Comprehensive Plan is adopted and shall be incorporated herein as if set forth in full as a part hereof.
- j. Amendments to the LCDC exception language to allow residential development on the north side of Northwest Warrenton Drive are adopted as attached hereto on Exhibit "B" which is incorporated herein as if set forth in full.
- k. Industrial plan strategy B.(5), page 17 is amended as follows:

pg. 15
3(e)


TAX BASE

"Any industrial development exempt from taxation under ORS 307.120, Chapter 705 Oregon Laws 1979 or similar statutes as now or may hereinafter be enacted shall not be allowed unless specifically authorized. Any applicant must prove that no need for additional public services will directly or indirectly result from the industrial development which will cause a burden on or tax shift to other local taxpayers. Payments or other considerations to affected local public agencies may be made by applicant or others in lieu of taxes to offset any revenue deficit."

Passed by the City Commission of the City of Warrenton this 16th day of APRIL, 1980.

Approved by the Mayor of the City of Warrenton this 16th day of APRIL, 1980.

First reading February 20, 1980.



Mayor

ATTEST:



Auditor and Police Judge