

ORDINANCE NO. 744-A

Introduced by Commissioner Max F. BINGAMAN

AMENDING THE CITY OF WARRENTON ZONING ORDINANCE AND MAP (No. 726-A) AND THE COMPREHENSIVE PLAN ORDINANCE (No. 727-A)

WHEREAS, certain changes are necessary to bring the City of Warrenton Zoning and Comprehensive Plan Ordinances into compliance with the Oregon Land Conservation and Development Commission Statewide Planning Goals; and

WHEREAS, the Warrenton Planning Commission has recommended said changes to the Warrenton City Commission;

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

Section 1. The City of Warrenton Zoning and Comprehensive Plan Ordinances are hereby amended as set forth in Exhibit "A," attached hereto and by this reference incorporated herein.

Section 2. Inasmuch as these amendments are of paramount importance to bring the City of Warrenton Zoning and Comprehensive Plan Ordinances into compliance with the Oregon Land Conservation and Development Commission Statewide Planning Goals, for the health, welfare and best interests of the citizens of said city, an emergency is hereby declared to exist and this ordinance shall go into full force and effect immediately.


Section 3. If any article, section, subsection, subdivision, phrase, clause, sentence or word in this ordinance shall, for any reason, be held invalid or unconstitutional by a court of competent jurisdiction, it shall not nullify the remainder of the ordinance but shall be confined to the article, section, subdivision, clause, sentence or word so held invalid or unconstitutional.

First reading: 7th day of March 1983

Second reading: 7th day of March 1983

Passed by the City Commission of the City of Warrenton, Oregon, this 7th day of March 1983.

Examined and approved by the Mayor of the City of Warrenton, Oregon, this 7th day of March 1983.



Mayor

ATTEST:



Auditor and Police Judge

- EXHIBIT "A" -

I. Goal 2 - Land Use Planning:

Amend Section 3.156-3 of Zoning Ordinance:

All policies in the city's Comprehensive Plan, elements of the Mediation Agreement and Goal Exceptions shall be adhered to.

Amend Section 3.164-3 of Zoning Ordinance:

All policies in the city's Comprehensive Plan, elements of the Mediation Agreement and Goal Exceptions shall be adhered to.

II. Goal 9 - Economy of the State:

Amend Section 3.112-4 of the Zoning Ordinance:

There shall be no minimum lot size except as required to meet sanitation regulations and required buffers and setbacks. However, for the "Alumax" site, major and minor partitions and subdivisions shall be reviewed to ensure that the proposed land divisions will be designed so that a parcel large enough to meet the need identified in the Comprehensive Plan for heavy industrial use continues to exist. The remaining large parcel shall have convenient access to public facilities and Highway 101.

III. Goal 14 - Urbanization:

Amend Change #66 of the amendments to the revisions:

Plan strategy - add #5. Encourage the development within urban areas before the conversion of urbanizable areas.

Amend Section 7.130-3d of the Zoning Ordinance:

Encourage the development within urban areas before the conversion of urbanizable areas.

Section 7.130-5 of the Zoning Ordinance:

Designate subsection "a" as "b"; and "b" as "c."
Add new subsection "a" -- The lots created are at R-10 urban densities, and

Section 7.130-6 of the Zoning Ordinance:

Designate subsection "6" as "7," "7" as "8" and "8" as "9."
Add new subsection "6" -- All land divisions that would create parcels between 5 - 10 acres in size shall be reviewed to ensure that the proposed parcel layout (i.e. relationship to roads, easements and utilities) and building placement is such that the parcel can be re-divided at urban densities.