

ORDINANCE NO. 1070-A

Introduced by Commissioner Jeff Hazen

Amending Ordinance 1058-A, the Warrenton Comprehensive Plan and Combined Comprehensive Plan and Zoning Map, and Changing the Plan and Zone Designation of Tax Lot 502 of Tax Map 8-10-9B from Urban Development Area: ESWD Shorelands to Urban Development Area: Other Urban Shorelands and from Water Dependent Industrial Shorelands (I-2) to Medium Density Residential (RM) and Tax Lot 2703 of Tax Map 8-10-9B from Urban Development Area: ESWD Shorelands to Urban Development Area: Other Urban Shorelands and from Water Dependent Industrial Shorelands (I-2) to Medium Density Residential (RM).

WHEREAS, certain changes are necessary to revise, update, and amend the City of Warrenton Comprehensive Plan and the City of Warrenton combined Comprehensive Plan Map and Zoning Map; and,

WHEREAS, the Warrenton Planning Commission conducted a public hearing on May 12, 2004, to consider proposed changes to the Warrenton Comprehensive Plan and the combined Comprehensive Plan Map and Zoning Map, and forwarded a recommendation to approve said changes to the Warrenton City Commission; and,

WHEREAS, the Warrenton City Commission conducted a public hearing on June 2, 2004, to consider the proposed changes and approved the proposed amendments adopting the findings of fact included in the June 2, 2004 Agenda Memorandum.

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

Section 1. The Comprehensive Plan of the City of Warrenton (Ord. 1058-A), Chapter 5, Section 5.301(1), Deep Water Navigation, Port, and Industrial Development, is amended by adding the following tables and narrative:

Table 1: Current and Former Water-Dependent Acreage

SITE	CURRENT (acres)	FORMER (acres)	TOTAL (acres)
East Skipanon Peninsula	-	49	49
West Skipanon Peninsula	65	-	65
Warrenton Mooring Basin	18	-	18
Tansy Point	50	-	50
Hammond Mooring Basin	20	-	20
TOTALS	153	49	202

Table 1 includes acreage estimates for water-dependent shorelands in Warrenton as required under Goal 17. The five sites listed in the table are described in more detail in the following paragraphs. The column in Table 1 labeled "current" lists the acreage of the site that is currently used for water-dependent uses. This addresses the requirement in OAR 660-37-0050(2a). The column in Table 1 labeled "former" lists the acreage meeting the criteria in

OAR 660-37-0050(2b). “Water dependent” is defined in OAR 660-37-0040(6) and in the Statewide Planning Goals.

Based on this data, Warrenton needs to protect at least 202 acres as water-dependent development shorelands. Data about these five sites are in the following paragraphs.

East Bank of the Skipanon Peninsula: This 172-acres (approximately) site consists of property in the City’s Urban Recreation-Resort zone. The City adopted amendments in 2001 removing this property from the inventory of ESWD sites.

Warrenton Mooring Basin: This site is immediately southwest of the East Bank site, and consists of water-dependent development shorelands around City of Warrenton Mooring Basin Also included is Warrenton Boat Works and other lands around the mooring basin in the C-2 and RC zones. This site covers about 30.1 acres of shorelands. About 18 acres are currently in water-dependent use.

West Bank of the Skipanon Peninsula: The west bank of the Skipanon River is occupied by a saw mill owned by Weyerhaeuser. About 65 acres are committed to water-dependent use according to the 1999 CREST study. The entire site contains about 122 acres of shorelands in a water-dependent shorelands zone (I-2).

Tansy Point: Warrenton Wood Fiber, Point Adams Packing, BioProducts, and Carruthers Equipment occupy a portion of the water-dependent site centered around Tansy Point. The entire site consists of about 173 acres of shorelands in a water-dependent development shorelands zone (I-2). According to a 1999 CREST study, Warrenton Wood Fiber occupies about 40 acres. Point Adams Packing covers about four acres. The water-dependent portion of BioProducts covers about six acres. The balance of the site, 123 acres, is either vacant or occupied with non-water-dependent uses.

Hammond Mooring Basin: This site consists of land zoned for water-dependent development around the Hammond Marina, in the northwest part of the City. The site consists of about 39.4 acres of shorelands in the RC zone, a water-dependent development shorelands zone. Approximately 20 acres are used for water-dependent purposes, primarily marina parking and dredged material disposal.

Based on this analysis, the Goal 17 administrative rule requires that Warrenton protect at least 202 acres of shorelands for water-dependent use. Under the current zoning, the City protects about 363 acres for water-dependent uses. See Table 2 below.

Table 2: Current Water-Dependent Zoning

SITE	CURRENT (acres)
East Skipanon Peninsula	0
West Skipanon Peninsula	122
Warrenton Mooring Basin	30
Tansy Point	173
Hammond Mooring Basin	39
TOTAL	363

Section 2. The Warrenton Comprehensive Plan and Combined Comprehensive Plan and Zoning Map (Ord. 1058-A), is amended by changing the Plan and Zone Designation of Tax Lot 502 of Tax Map 8-10-9B from Urban Development Area: ESWD Shorelands to Urban Development Area: Other Urban Shorelands and from Water Dependent Industrial Shorelands (I-2) to Medium Density Residential (RM) and Tax Lot 2703 of Tax Map 8-10-9B from Urban Development Area: ESWD Shorelands to Urban Development Area: Other Urban Shorelands and from Water Dependent Industrial Shorelands (I-2) to Medium Density Residential (RM). The City of Warrenton combined Comprehensive Plan Map and Zoning Map designations are changed on Tax Lot 502 of Tax Map 8-10-9B and Tax Lot 2703 of Tax Map 8-10-9B as shown on attached Exhibit "A" and "B", respectively.

Section 3. The Findings of Fact and Agenda Memorandum, File No. CPA 04-2, dated June 2, 2004, are hereby adopted.

Section 4. This ordinance shall take effect thirty days after its passage.

First Reading: June 23, 2004

Second Reading: July 7, 2004

PASSED by the City Commission of the City of Warrenton, Oregon, this 7th day of July, 2004.

APPROVED by the Mayor of the City of Warrenton, Oregon, this 7th day of July, 2004.



PAUL RODRIGUEZ, Mayor

ATTEST:



LINDA ENGBRETSON, City Recorder