

# ORDINANCE NO. 1077-A

Introduced by Commissioner Frank Orrell

**Amending Ordinance 1058-A, the Warrenton Comprehensive Plan and Combined Comprehensive Plan and Zoning Map, and Changing the Plan and Zone Designation of a portion (0.27 acres) of Tax Lot 2200 of Tax Map 8-10-9B described as Lots 2, 3, 4, and 5 of Block 19, FLAVEL SUBDIVISION, 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 December 8, 2004 and January 12, 2005 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, with modifications, to the Warrenton City Commission; and,

WHEREAS, the Warrenton City Commission conducted a public hearing on March 8, 2005 to consider the proposed changes and approved the proposed amendments, with modifications, adopting the findings of fact included in the January 19, 2005 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 as shown:

**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
<b>TOTALS</b>	<b>153</b>	<b>49</b>	<b>202</b>

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 ~~473~~ 172 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	<del>172.27</del> <u>172.00</u>
Hammond Mooring Basin	39
<b>TOTAL</b>	<b><del>363.27</del> <u>363.00</u></b>

<sup>1</sup> Due to a rounding error associated with a previous comprehensive plan amendment (City Ordinance 1075-A), these numbers vary slightly (0.27 - 0.73 acres) from the numbers currently listed in the 2003 Warrenton Comprehensive Plan.

**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 a portion (0.27 acres) of Tax Lot 2200 of Tax Map 8-10-9B described as Lots 2, 3, 4, and 5 of Block 19, FLAVEL SUBDIVISION, 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) as shown on attached Exhibit "A" and "B", respectively.

**Section 3.** The Findings of Fact and Agenda Memorandum, File No. CPA 04-3, dated January 19, 2005, are hereby adopted.

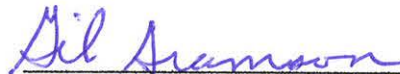
**Section 4.** This ordinance shall take effect thirty days after its passage.

First Reading: March 29, 2005

Second Reading: April 12, 2005

PASSED by the City Commission of the City of Warrenton, Oregon, this 12th day of April, 2005.

APPROVED by the Mayor of the City of Warrenton, Oregon, this 12th day of April, 2005.



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GIL GRAMSON, Mayor

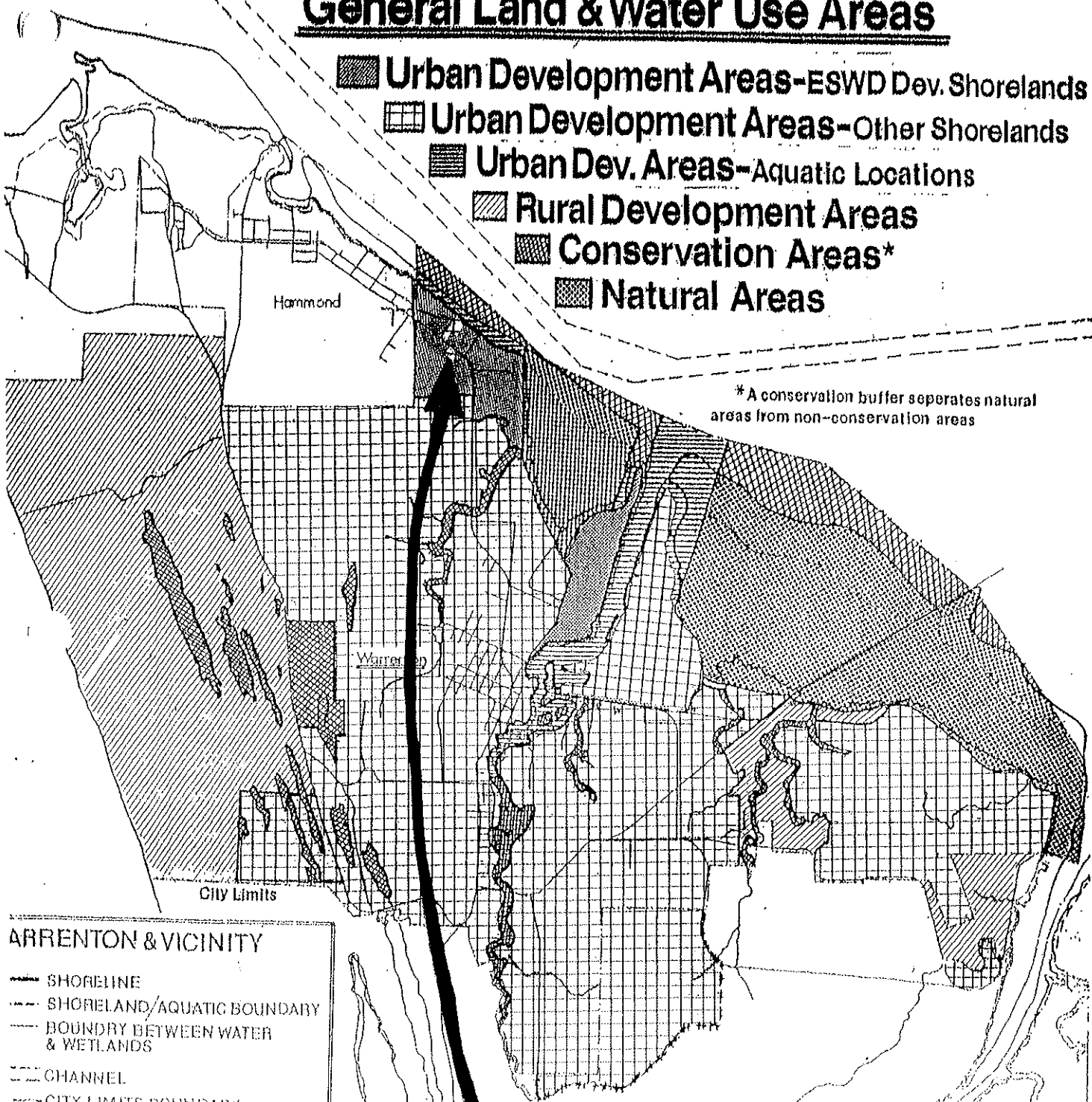
ATTEST:



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LINDA ENGBRETSON, City Recorder







# General Land & Water Use Areas

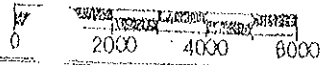
-  Urban Development Areas-ESWD Dev. Shorelands
-  Urban Development Areas-Other Shorelands
-  Urban Dev. Areas-Aquatic Locations
-  Rural Development Areas
-  Conservation Areas\*
-  Natural Areas



\*A conservation buffer separates natural areas from non-conservation areas

## ARRENTON & VICINITY

-  SHORELINE
-  SHORELAND/AQUATIC BOUNDARY
-  BOUNDRY BETWEEN WATER & WETLANDS
-  CHANNEL
-  CITY LIMITS BOUNDARY
-  URBAN GROWTH BOUNDARY (where different from city limits)

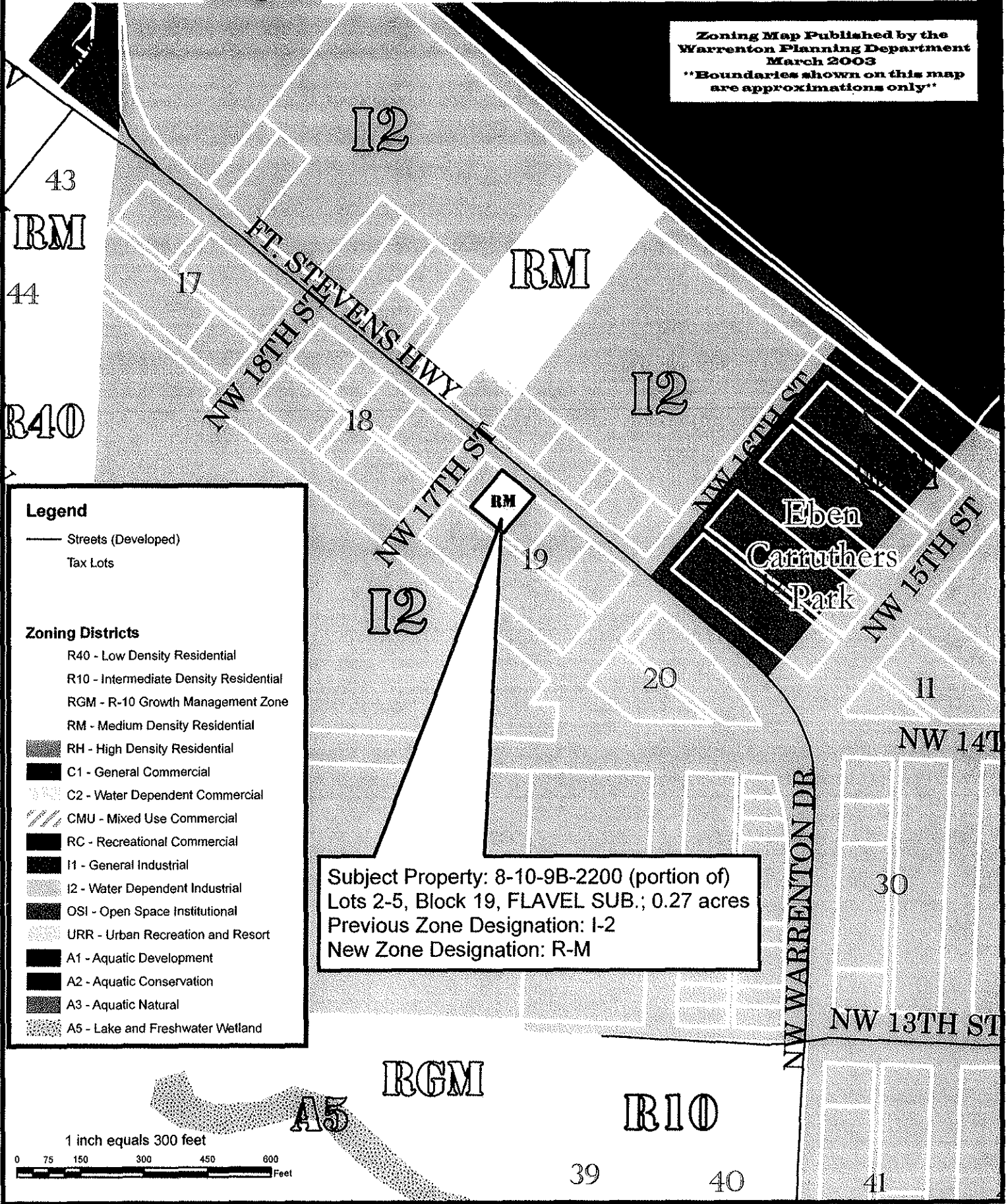


Subject Property: 8-10-9B-2200 (portion of); 1680 NW Warrenton Dr.;  
 Lots 2-5, Block 19, FLAVEL SUB.; 0.27 acres  
 Previous Plan Designation: Urban Dev. Area - ESWD Dev. Shorelands  
 New Plan Designation: Urban Dev. Area - Other Urban Shorelands

# Ordinance No. 1077-A, Exhibit B

## CPA 04-3 Zoning Map Amendment

Zoning Map Published by the  
Warrenton Planning Department  
March 2003  
"Boundaries shown on this map  
are approximations only"



Subject Property: 8-10-9B-2200 (portion of)  
Lots 2-5, Block 19, FLAVEL SUB.; 0.27 acres  
Previous Zone Designation: I-2  
New Zone Designation: R-M

**Legend**

- Streets (Developed)
- Tax Lots

**Zoning Districts**

- R40 - Low Density Residential
- R10 - Intermediate Density Residential
- RGM - R-10 Growth Management Zone
- RM - Medium Density Residential
- RH - High Density Residential
- C1 - General Commercial
- C2 - Water Dependent Commercial
- CMU - Mixed Use Commercial
- RC - Recreational Commercial
- I1 - General Industrial
- I2 - Water Dependent Industrial
- OSI - Open Space Institutional
- URR - Urban Recreation and Resort
- A1 - Aquatic Development
- A2 - Aquatic Conservation
- A3 - Aquatic Natural
- A5 - Lake and Freshwater Wetland

1 inch equals 300 feet

