

# ORDINANCE NO. 1080-A

Introduced by Commissioner Mark Kujala

## **Amending Ordinance 1058-A, the Warrenton Comprehensive Plan and Combined Comprehensive Plan and Zoning Map, and Changing the Plan and Zone Designation of Tax Lots 900, 901, 1000, 1100, 1101, 1200, and 1300 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 11, 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 to the Warrenton City Commission; and,

WHEREAS, the Warrenton City Commission conducted a public hearing on June 28, 2005 to consider the proposed changes and approved the proposed amendments adopting the findings of fact included in the June 28, 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**

| <b>SITE</b>             | <b>CURRENT (acres)</b> | <b>FORMER (acres)</b> | <b>TOTAL (acres)</b> |
|-------------------------|------------------------|-----------------------|----------------------|
| 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 ~~472~~ 170 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, ~~423~~ 120 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>472.00</del> <u>169.89</u>        |
| Hammond Mooring Basin   | 39                                     |
| <b>TOTAL</b>            | <b><del>363.00</del> <u>360.89</u></b> |

**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 Lots 900, 901, 1000, 1100, 1101, 1200, and 1300 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) as shown on attached Exhibit "A" and "B", respectively.

**Section 3.** The Findings of Fact and Agenda Memorandum, File No. CPA 05-1, dated June 28, 2005, are hereby adopted.

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

First Reading: July 12, 2005

Second Reading: July 26, 2005

PASSED by the City Commission of the City of Warrenton, Oregon, this 26th day of July, 2005.






APPROVED by the Mayor of the City of Warrenton, Oregon, this 26th day of July, 2005.

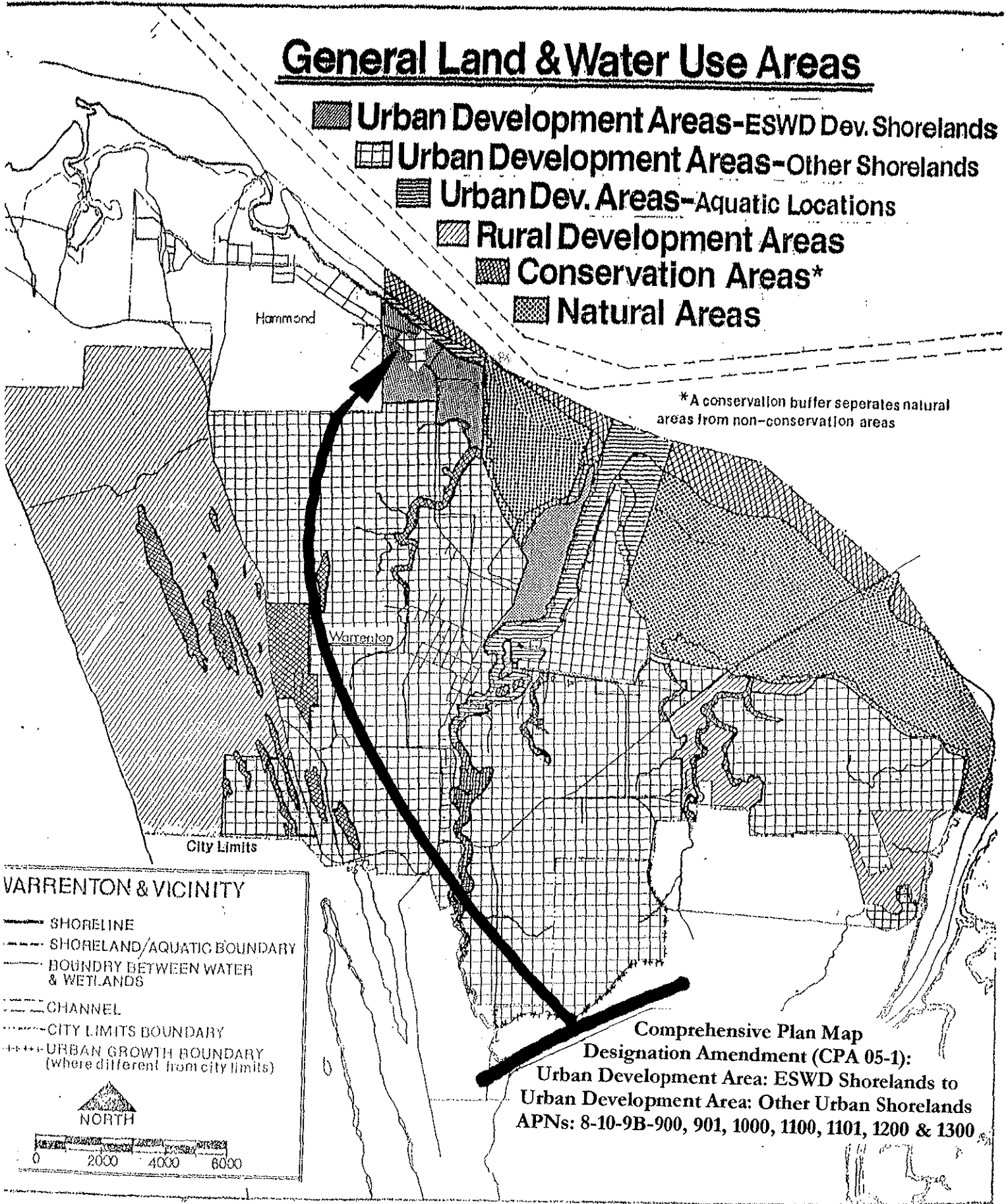
  
\_\_\_\_\_  
GIL GRAMSON, Mayor

ATTEST:

  
\_\_\_\_\_  
LINDA ENGBRETSON, City Recorder







# General Land & Water Use Areas

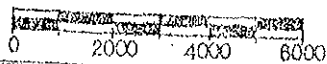
-  **Urban Development Areas-ESWD Dev. Shorelands**
-  **Urban Development Areas-Other Shorelands**
-  **Urban Dev. Areas-Aquatic Locations**
-  **Rural Development Areas**
-  **Conservation Areas\***
-  **Natural Areas**



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

## VARRENTON & VICINITY

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



**Comprehensive Plan Map  
Designation Amendment (CPA 05-1):  
Urban Development Area: ESWD Shorelands to  
Urban Development Area: Other Urban Shorelands  
APNs: 8-10-9B-900, 901, 1000, 1100, 1101, 1200 & 1300**

"Making a difference through excellence of service"

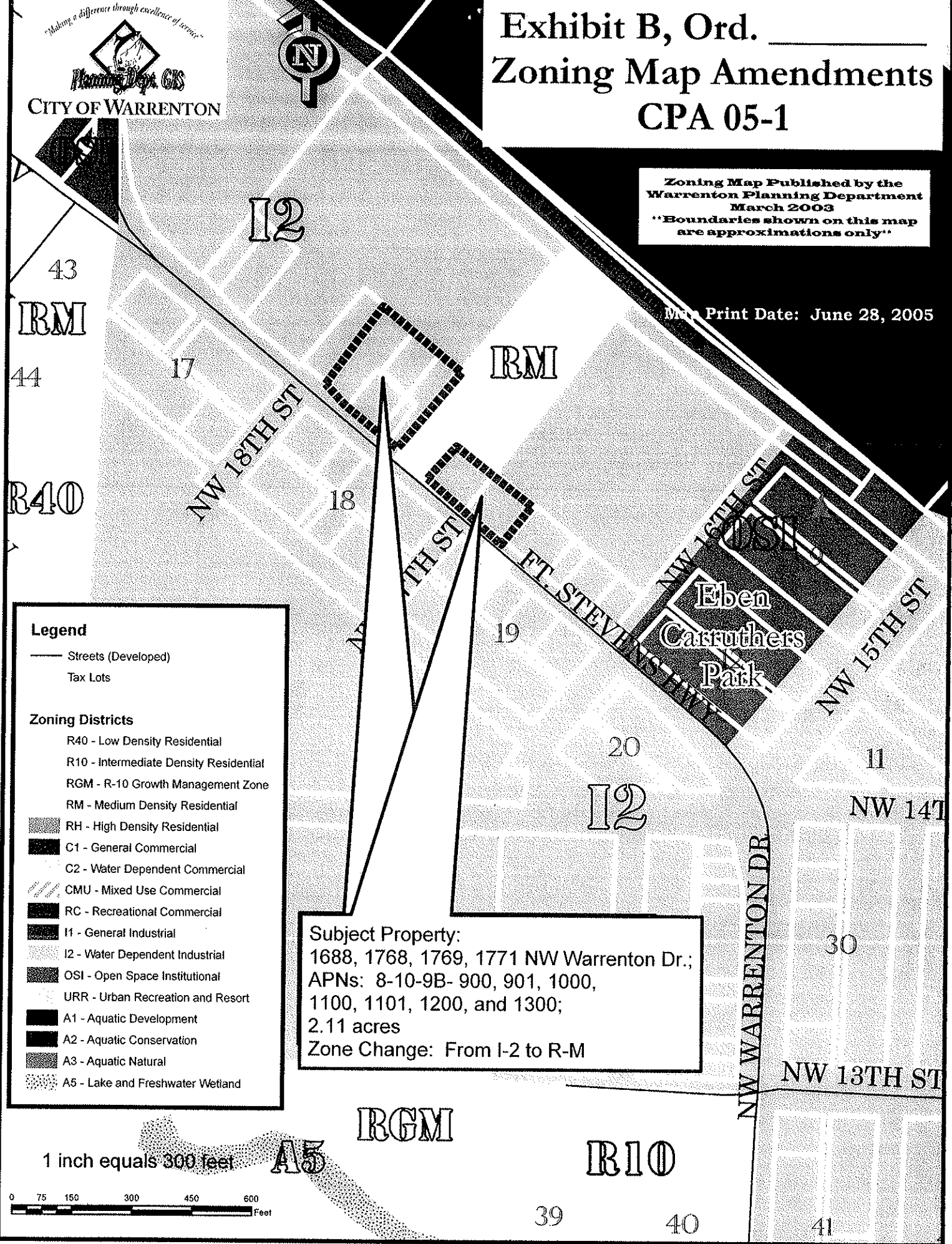


CITY OF WARRENTON

# Exhibit B, Ord. \_\_\_\_\_ Zoning Map Amendments CPA 05-1

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

Map Print Date: June 28, 2005



**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

**Subject Property:**  
1688, 1768, 1769, 1771 NW Warrenton Dr.;  
APNs: 8-10-9B- 900, 901, 1000,  
1100, 1101, 1200, and 1300;  
2.11 acres  
Zone Change: From I-2 to R-M

1 inch equals 300 feet

