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ORDINANCE NO. 1262

INTRODUCED BY ALL COMMISSIONERS AN ORDINANCE AMMENDING THE CITY OF WARRENTON COMPREHENSIVE PLAN CORRECTING THE URBAN GROWTH BOUNDARY MAP AND ADDING RELATED TEXT AND RECOMMENDING ZONING DISTRICTS

WHEREAS, the City of Warrenton and Town of Hammond merged operations in 1991 resulting in the new municipal boundary for the City of Warrenton; and

WHEREAS, both the City of Warrenton and Town of Hammond had approved comprehensive plans that were reviewed by the Oregon Department of Land Conservation and Development (DLCD) and both plans included maps showing the location of areas within an Urban Growth Boundary (UGB); and

WHEREAS, residents and elected officials from the newly combined City of Warrenton and Town of Hammond established joint planning efforts that resulted in a new City of Warrenton Comprehensive Plan fully adopted in 2005 and subsequently amended; and

WHEREAS, the 2005 UGB map for the City of Warrenton inadvertently omitted two tracts of land that were part of the Town of Hammond's UGB, resulting in the loss of approximately fifty-eight (58) acres of land being excluded from the new Warrenton UGB area. These tracts are depicted on Exhibit A; and

WHEREAS, The City Commission passed a motion on February 14, 2023 authorizing the Warrenton Planning Commission to consider the amendment to the Warrenton Comprehensive Plan and UGB Map correcting the error ; and

WHEREAS, the Warrenton Planning Commission caused the DLCD to be notified in compliance with Oregon requirements and conducted a public hearing on April 13, 2023, where the following public comments were entered into the record

1. No written or verbal comments were received in opposition or support of the request.

WHEREAS, The Planning Commission made the following findings of fact related to the request:

1. The UGB area consists two tracts – a northerly tract of approximately 13.9 acres and a westerly tract of approximately 43.1 acres of land.
2. The northerly tract is owned by the City of Warrenton and is pending annexation. The current Clatsop County zoning is RM (Recreation Management) The proposed zoning for the tract is RC (Recreation Commercial) and OSI (Open Space Institutional).
3. The northerly tract site is currently used for Hammond Marina operations and as public open space known as Seafarers Park.

4. The westerly tract is owned by the government of the United States and is currently part of the Fort Stevens Park and recreation area. This site is currently zoned UGB (Urban Growth Boundary) This site would remain outside of the City of Warrenton and remain zoned UGB.
5. There are no public sanitary sewer or water improvements on the subject property.
6. The site will remain in the Warrenton Fire District, and Warrenton-Hammond School District.
7. No extension of public infrastructure is planned for the property.
8. The legal description and location map are shown on Exhibit B.

Now, therefore, THE CITY OF WARRENTON ORDAINS AS FOLLOWS:

Section 1. Section 2.30 of the 2011 Warrenton Comprehensive Plan is amended as follows:

Addition to Text – Bold and Underlined

~~Deletions—Bold and Strike Through~~

Section 2.320 Urban Development

(1) Growth Management. ~~Due to the large amount of urbanizable residential land within the City limits,~~ **While the City of Warrenton’s physical size is large, the actual developable land is restricted by factors such as protected wetlands, public land ownership and physical land characteristics that make development at urban densities challenging.** ~~As such,~~ the City will adopt a growth management strategy to insure the orderly conversion of land to urban uses. The City will apply growth management standards to outlying areas of the City which are largely vacant and currently have few public facilities in order to:

- (a) Make urbanizable land available for conversion to urban uses in stages as public facilities adequate to serve urban development become available.
- (b) Insure the orderly and economic provision of services.
- (c) Discourage undeveloped areas from prematurely developing at non-urban densities.
- (d) Maintain undeveloped areas at parcel sizes which can eventually be converted to urban uses.
- (e) Encourage the development within urban areas before the conversation of urbanizable areas.

(2) Urban Growth Boundary: Unincorporated areas adjoining the City limits which are needed to accommodate urban development shall be included in the Urban Growth Boundary, along with property presently in Warrenton, and will be appropriately managed. ~~Findings for the placement of the Urban Growth Boundary are included in the Background Report.~~ The city recently initiated a planning process with the assistance of Portland State University to establish a developability matrix that indicates the areas within the current city boundary that should be further encouraged or enticed to develop at urban densities. The initial results show that natural resource concerns stress the importance of making wise land use decisions and efficient infrastructure investments. The City and Clatsop County shall establish an Urban Growth Boundary management agreement with Warrenton having the primary authority for making land use decisions within the Urban Growth Boundary.

(3) No area will be added to the Urban Growth Boundary unless the following factors are considered:

- (a) Demonstrated need to accommodate long-range urban population growth requirements consistent with Statewide Planning Goals.
- (b) Need for housing, employment opportunities and livability.
- (c) Orderly and economic provision for public facilities and services.
- (d) Maximum efficiency of land uses within and on the fringe of the existing urban area.
- (e) Environmental, energy, economic and social consequences.
- (f) Retention of agricultural land as defined, with Class I being the highest priority and Class VI the lowest priority.
- (g) Compatibility of the proposed urban uses with nearby agricultural or forestry activities.
- (h) Changes to the urban growth boundary shall also conform to the procedures and requirements of Statewide Planning Goal 2, Part H, Exceptions.
- (i) The City of Warrenton desires to ensure that lands previously included in the Town of Hammond Urban Growth Boundary are maintained for the City of Warrenton Urban Growth Boundary.

(4) The City may adjust the Urban Growth Boundary to make minor additions or subtractions of lands from the Urban Growth Boundary consistent with OAR 660-024-0070. Such adjustment may include an exchange of lands inside the Urban Growth Boundary for lands outside the Urban Growth Boundary pursuant to a voluntary Transfer of Development Rights agreement.

Section 2. Upon annexation, the zoning classification for the land associated with Hammond Marina operations shall be Recreational Commercial and that part of the property associated with Seafarers Park shall be zoned Open Space Institutional. (See Exhibit C). The westerly tract will remain zoned UGB (Urban Growth) under Clatsop County Zoning.

Section 3. Pursuant to ORS 222.520 the City Commission declares that upon effective date of the annexation, all annexed territory will be withdrawn for Clatsop County Sheriff law enforcement and under the jurisdiction of the City of Warrenton Police Department.

Section 4. Effective Date. This ordinance takes effect upon the county receipt of this ordinance.

Adopted by the City Commission of the City of Warrenton, Oregon this 25th day of July, 2023.

First Reading: July 11, 2023
Second Reading: July 25, 2023

APPROVED:


Henry A. Balensifer III, Mayor

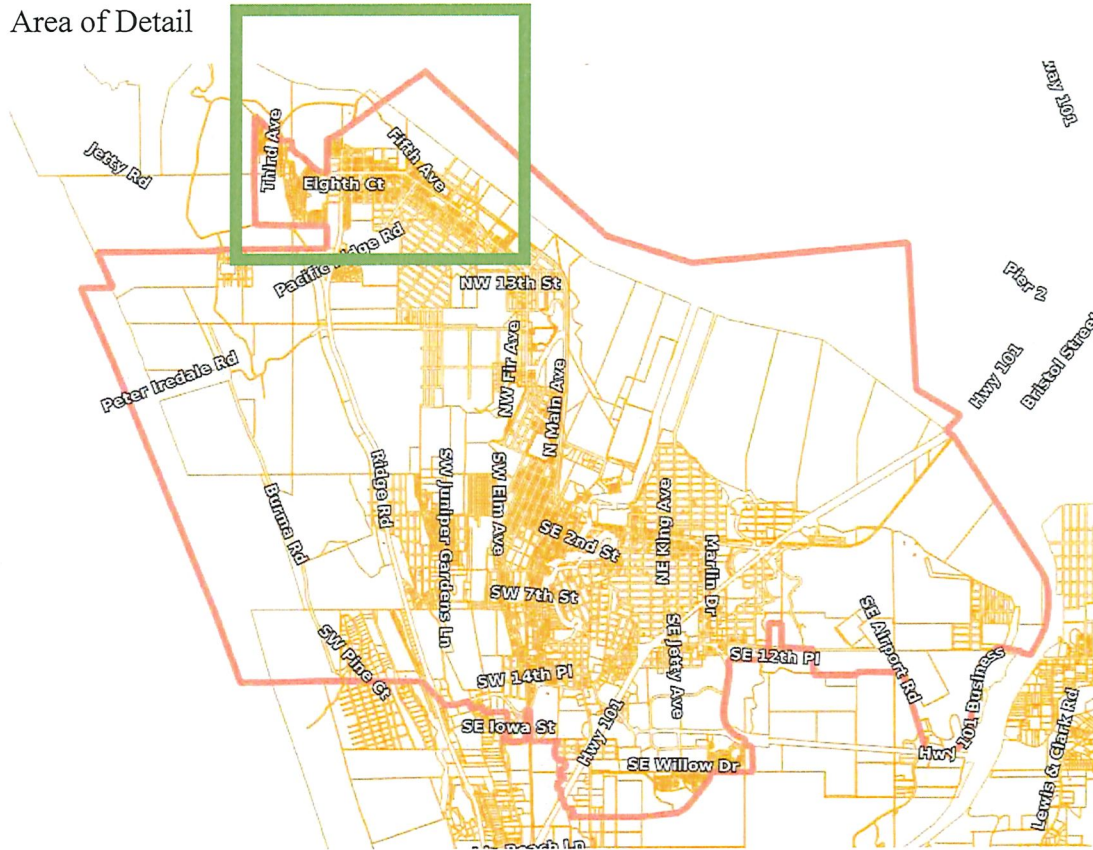
ATTEST:


Dawne Shaw, CMC, City Recorder

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Exhibit A – City of Warrenton Current UGB

Area of Detail



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Exhibit B – Proposed UGB Additions (Formerly Town of Hammond UGB)

