



AGENDA

WARRENTON PLANNING COMMISSION

Regular Meeting | October 10, 2024 | 6:00 p.m.

Warrenton City Hall Commission Chambers | 225 S Main Avenue, Warrenton, OR 97146

The meeting will be broadcast via Zoom at the following link

<https://us02web.zoom.us/j/89424483614?pwd=aQEMoaWvubiH6xmWNVHpQtix5LWv8a.1>

Meeting ID: 894 2448 3614 | Passcode: 123456 | Dial-in number: 253-215-8782

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ATTENDANCE

3. APPROVAL OF MINUTES

- A. Planning Commission Regular Minutes – 9.12.24

4. PUBLIC COMMENT

At this time, anyone wishing to address the Planning Commission concerning items of interest may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public Comments may also be submitted by email to planning@warrentonoregon.us, no later than 4:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

5. PUBLIC HEARING

- A. V-24-1 Stemper Variances
- B. RZ-24-1 Rezoning of County Business Park from I-1 General Industrial to CI Commercial Industrial
- C. DCR-24-3 Floodplain Development Permits

6. BUSINESS ITEMS

7. DISCUSSION ITEMS

8. GOOD OF THE ORDER

- A. Applications Approved by Staff - June 1, 2024 through September 30, 2024

9. ADJOURNMENT

Next Regular Meeting: November 14, 2024

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



City of Warrenton Planning Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, September 12, 2024

1. City Commission meeting called to order at 6:01 pm
2. Pledge of Allegiance

Commission Members	Present	Excused
Tony Faletti	X	
Christine Bridgens	X	
Mike Moha	X	
Karin Hopper		X
Cynthia O'Reilly	X	
Chris Hayward, Chair	X	

Staff Members Present	
Planning Director Matthew Ellis	Planning Technician Judith Stich, Secretary

3. Approval of Minutes

- A. Planning Commission Regular Minutes – 8.8.24

Motion:	Move to approve the minutes from 08.08.24				
Moved:	Moha				
Seconded:	Bridgens	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper			X	
	O'Reilly	X			
	Hayward	X			
Passed:	5/0				

4. Public Comment – None

5. Public Hearings

- A. CUP-24-8 & SUB-24-1 Port of Astoria Columbia River Mitigation

Chair Hayward opened the public hearing on both subjects. He then asked for Public Testimony. At this point in time Chair Hayward went back to the disclosures by commissioners then moved on to the staff report.

Planning Director Matthew Ellis gave the staff report. Mr. Ellis started off by mentioning that this was a consolidated review but that the items were separate motions. Mr. Ellis stated that the purpose of these items were to add open water to the Skipanon River channel for mitigation purposes of the Pier 2 project in Astoria. Mr. Ellis spoke to the location and the zoning of the proposed project. Mr. Ellis spoke to the responses to the report by Matt McGrath made in behalf of the Port of Astoria and mentioned that the Commission had those responses in front of them to review.

Mr. Ellis moved on to say that staff makes the recommendation to deny the conditional use permit based off of criteria not met but the subdivision was about consolidating property and therefore staff recommended to approved that portion of the hearing. It was then mentioned by the Commission that the document was incomplete. The Commission briefly held while the complete document was obtained for review.

Commissioner O'Reilly asked Mr. Ellis to repeat what criteria were not met again. The Commission continued to review the document. Commissioner Faletti asked, if approved, the permit would change the zoning. Mr. Ellis responded that it would not but it would remove developable land. There was more reviewing of the document from the Commission.

Chair Hayward asked the Commission if they needed more time to read through the document. Mr. Ellis suggested hearing testimony for those signed up to speak. Commissioner Moha asked if the responses from the applicant changed the staff recommendation to which Mr. Ellis responded that they did not. Chair Hayward then asked for the applicants presentation. Mr. Ellis replied that the applicant had signed up for public comment and that it should go straight to public comment.

Chair Hayward then called Will Caplinger to give public comment. Mr. Caplinger then wielded his time to Shane Jensen. Mr. Jensen spoke to the Pier 2 West Rehabilitation Project for the Port of Astoria. Mentioned by Mr. Jensen were the jobs that the project will create as well as the amount of money that will be paid into taxes. Mr. Jensen argued that the project would not disrupt further development of this area and went into addressing the findings in the staff report that were not agreed with by the applicant.

Mr. Jensen brought up the sections of come that were brought up the staff report and gave his reasoning behind disagreeing with the interpretation. He furthered the statement by saying that he did not believe that this would limit future heavy industrial use. Mr. Jensen also spoke to the 1981 agreement and the projects consistency with the agreement. Mr. Jensen the went on to mention the involvement by the city through the history of the project. Mr. Jensen then Ended his statement saying that he was willing to continue or to answer any questions.

Commissioner Faletti asked if there were any other properties considered when choosing a site for the project to which Mr. Jensen referred to the firm and that they had determined the site to be the most ideal. Mr. Jensen offered the report findings to the Commission if they wished to see it but that the site was the only viable site after reviewing and assessing acreage. Mr. Ellis replied that the information was not provided to staff.

Chair Hayward then asked Mr. Jensen to speak to the 1981 agreement and its affect on the application. Mr. Jensen replied that the 1981 agreement had its affect by way of restoration of the original state of the site and further elaborated on the agreement. After Mr. Jensen gave his testimony on the 1981 agreement Chair Hayward asked Mr. Jensen about the scope of the project. Mr. Jensen then spoke to the rehabilitation project at Pier 2.

Commissioner Bridgens asked about the impacts to the fisheries on the Columbia River to which Mr. Jensen asked her to be more specific. Commissioner Bridgens clarified that she was speaking about the fishing industry and this projects impacts on it. Mr. Jensen replied that was something highly regulated by the state and a study would not have been conducted. Mr. Ellis added that it wouldn't have a positive or a negative impact on the industry but the Port is alleging that fisheries would have to move if this is not approved.

Commissioner Moha mentioned that the City at one time supported this project and asked if the City would have known about a possible mitigation issue then. Mr. Ellis spoke on behalf of the City stating that staff was not aware until the pre application meeting and that the Mayor had sent the letter of recommendation in 2021. Chair Hayward asked if the project would have an effect on Warrenton's shipping channel. Mr. Jensen replied that it would not. Mr. Ellis responded that it would expand the Skipanon river in one specific spot.

Chair Hayward then called Matt McGrath to speak. Mr. McGrath went into the history of the project, focusing on the studies conducted during the project. Mr. McGrath also followed up on the letter of recommendation from the City stating that it was dated 2023 and that one section mentioned the positive impact that the Port had on the industry. Mr. McGrath finished by stating that this was the last piece of process for them.

Commissioner O'Reilly asked what would happen to the docks if the project doesn't get done. Mr. McGrath stated that the businesses would either have to relocate or shut down. Mr. Ellis had responses to the statements that were made by the applicants and went in to the details of his response. Chair Hayward gave the applicant time to rebut. Mr. Jensen defined the use for the Commission, commenting that the project fit the definition. He furthered his statement by mentioning that the staff report miss quoted the 1981 agreement and gave the portion of the agreement that was incorrect. Mr. Jensen spent some time going into the details of the project, the agreement and the consistencies between the two. There was some back and forth between Chair Hayward and Mr. Jensen. Chair Hayward then closed the testimony.

There was some back and forth between the Commission and Mr. Ellis regarding the site and the parts of the municipal code that pertains to this project. Mr. Ellis reiterated the staff findings and the staff recommendation. The Commission continued to deliberate. Chair Hayward asked if there was a motion.

Motion:	Motion to deny the Conditional Use Permit				
Moved:	Faletti				
Seconded:	Bridgens	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			

	Hopper			X	
	O'Reilly	X			
	Hayward	X			
Passed:	5/0				

Motion:	Based off the conclusion of the September 12, 2004 staff report, I move to approve SUB-24-1				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper			X	
	O'Reilly	X			
	Hayward	X			
Passed:	5/0				

B. CP-24-1 Wetland Significance Determination Amendment for Mike Balensifer

Chair Hayward opened the public hearing and asked if any Commissioners had any disclosures. He then asked for the Staff Report. Mr. Ellis gave the staff report and went over the criteria that needed to be met, stating that the applicant had done this. Mr. Ellis mentioned the motion would be to recommend the item for the City Commission for consideration. Mr. Ellis then asked the Commissioners if they had any questions, and none were raised. Chair Hayward then moved on to the applicant's testimony.

Mike Balensifer, the applicant, spoke to CP-24-1. He stated that this was a project that he had in motion with Planning Director Jay Blake but had discovered wetlands on the property. In the process it was discovered that there was a mistake made, and that there was no actual wetland. Mr. Balensifer mentioned that this was a mistake brought on by the City when the local wetland map was created. He ended his testimony and Chair Hayward asked if there were any questions from the Commission.

Commissioner Moha asked if there would be any impact to the properties surrounding to which Mr. Balensifer replied that it would not. Mr. Ellis also replied that there was no significance to the surrounding properties. Mr. Balensifer further stated that he had no future development plans for the site. Mr. Ellis added that the original designation most likely stemmed from the proximity to the Skipanon but that two separate biologists have deemed the site not significant. Chair Hayward then closed the hearing.

Motion:	Based on the findings and conclusions from the September 12, 2024 Staff Report I move to recommend to forward to the City Commission the changes to the comprehensive plan described in Ordinance 1280				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			

	Moha	X			
	Hopper			X	
	O'Reilly	X			
	Hayward	X			
Passed:	5/0				

C. MC-24-3 Modification to Condition of Approval 28 from MC-23-3

Chair Hayward opened the public hearing and asked if any Commissioners had any disclosures. He then asked for the Staff Report. Mr. Ellis gave the staff report and spoke to this item being a modification to the modification mc-23-3. This modification is considered major due to the land use and wetlands. Mr. Ellis mentioned that a final plan would be submitted within the next month. Mr. Ellis asked for questions from the Commissioners. There were no questions and Chair Hayward then called for testimony.

Mark Tolley spoke to the application and mentioned that this was a housekeeping item. Mr. Tolley also mentioned that this was a change that was made to clean up the language of the item. Chair Hayward then asked for public testimony. There were none.

Motion:	Based on the findings and conclusions of the September 12, 2024, Staff Report I move to modify the language of condition of appeal 28 of MC-23-3 to read as follows: the developer shall be authorized to convey the wetland tract to a private entity. The transfer shall include a restrictive covenant that prevents further subdivision or the development of the wetlands tract in a manner that would cause the PUD to exceed development limitations placed by the Warrenton Planning Commission. The restriction will also limit tree clearing to upland areas as part of an approved Oregon Department of Forestry permit. Wetland areas shall be managed pursuant to Section 16.156.040 of the WDC as of September 12, 2024, and shall be subject to all city, state and federal regulations regarding wetlands disturbance				
Moved:	Moha				
Seconded:		Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper			X	
	O'Reilly	X			
	Hayward	X			
Passed:	5/0				

6. Business Items - None

7. Discussion Items

A. Residential Code Audit Preliminary Discussion

Mr. Ellis spoke to where we were at with the residential code audit and mentioned that if the commission had any comments or wanted to discuss that this was the best time. Commissioner Faletti asked Mr. Ellis to clarify information on a specific page concerning setbacks. Mr. Ellis explained the setback for town homes in detail. Chair Hayward brought up the accessory dwelling units. The response from Mr. Ellis was that ADU units would have another discussion later. Commissioner Moha brought up compliance and Mr. Ellis spoke to the house bill that initiated the code audit.

8. Good of the Order

Mr. Ellis mentioned that all the applications have been updated and that the commission would start seeing those moving forward. Mr. Ellis also stated that he had been awarded the certified flood plain manager and would be the responsible party for the City moving forward.

9. Adjournment

There being no further business, Chair Hayward adjourned the meeting at 7:43pm.

Approved:

Attest:

Chris Hayward, Chair

Judith Stich, Secretary



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Matthew Ellis, AICP, CFM, Planning Director
DATE: October 10, 2024
SUBJ: Variance V-24-1

BACKGROUND

Abigale Stemper of RDA Project Management LLC has applied for variances to the Warrenton Development Code to construct a single-family home at 490 Pacific Drive which is zoned RM Medium Density Residential. The subject property is between two lots of different ownership and is identified as Tax Lot 81009BC01900.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The application was submitted on September 19 and was deemed complete on September 19, 2024. We sent notice of the public hearing to adjacent property owners on September 19 and published notice in The Astorian on September 26, 2024.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

Applicable Warrenton Municipal Code (WMC) chapters for this application include:

16.32 MEDIUM DENSITY RESIDENTIAL (R-M) DISTRICT
16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES
16.272 VARIANCES

Chapter 16.32 Medium Density Residential (R-M) District
16.32.020 Permitted Uses

APPLICANT RESPONSE: None provided.

STAFF FINDING: A single-family detached dwelling is a permitted use. **This criterion is met.**

Chapter 16.208 Administration of Land Use and Development Permits
16.208.050 Type III Procedure (Quasi-Judicial)

APPLICANT RESPONSE: None provided.

STAFF FINDING: The applicant did not hold a pre-application conference, which is required for all Type III applications, but staff do not feel a pre-application conference would have changed the application substantially. All other criteria of the section have been met.

Chapter 16.272 Variances
16.272.020 Criteria

Variances to a quantitative requirement of this Code may be granted only if, on the basis of the written application, investigation, and evidence submitted by the applicant, findings of fact are made by the zoning administrator (for Class 1 applications) or Planning Commission (for Class 2 applications) that satisfy the criteria of subsections A through F of this section. Prior variances allowed in the neighborhood shall not be considered by the granting authority in reaching its decision. A determination of whether the standards set forth in this section are satisfied necessarily involves the balancing of competing and conflicting interests. Each request shall be considered on its own merits.

A. The hardship was not created by the person requesting the variance;

APPLICANT RESPONSE: We didn't create the hardship, it was already a substandard lot when it was purchased.

STAFF FINDING: The lot was platted in the current configuration in 1892 as part of the New Astoria subdivision. The applicant did not create the hardship. **This criterion is met.**

B. The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied;

APPLICANT RESPONSE: A variance is required in order to develop the lot for a single family residence. Without a variance the lot would be undevelopable for a residence.

STAFF FINDING: Without a variance, no development would be allowed. The applicant is seeking potentially the only possible use of the property. **This criterion is met.**

C. The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts that would typically occur with development in the subject zone;

APPLICANT RESPONSE: There will be no negative impacts on the neighborhood, the surrounding lots are residences same as our proposed project.

STAFF FINDING: The surrounding neighborhood is comprised of the same use. There will not be an injury to the neighborhood by allowing this variance. **This criterion is met.**

D. The request is not in conflict with the Comprehensive Plan;

APPLICANT RESPONSE: No conflict with the comprehensive plan. We want a variance for lot size, lot width, and side yard setback for a substandard lot so we can build a residence which is an outright use for the lot.

STAFF FINDING: This application is supported by the Comprehensive Plan. **This criterion is met.**

E. The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction; and

APPLICANT RESPONSE: No conflict with the development code. A single family residence is allowed in the RM zone, but the lot is substandard so a lot size, width, setback variance is needed to build the residence.

STAFF FINDING: Staff agree with the applicant's response. **This criterion is met.**

F. Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied.

APPLICANT RESPONSE: This is an existing 3,350 sqft substandard lot in the RM zone. We are requesting a variance to allow a 5' setback on the East property line (standard 8'), variance for a 33.5' total lot width (standard 50'), and lot size variance of 3,350 sqft (standard 5,000 sqft). This variance is based on the existing substandard lot demensions and building a residence.

STAFF FINDING: Staff agree with the applicant's response. **This criterion is met.**

CONCLUSIONS AND RECOMMENDATION

The applicant has demonstrated that the proposed variances satisfy the variance criteria. Accordingly, staff recommends approval of the request.

RECOMMENDED MOTION

"Based on the findings and conclusions of the October 10, 2024, staff report, I move to approve V-24-1."

ATTACHMENTS

1. Application

Public Hearing Testimony Sign-Up Sheet

Variance V-24-1

Rallytime LLC Variances at taxlot 81009BC01900 in Hammond

IN SUPPORT

Printed Name

Address

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Neutral

Printed Name

Address

1. _____

2. _____

3. _____

4. _____

OPPOSE

Printed Name

Address

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____



City Of Warrenton
Planning Department
Variance
WMC 16.272

OFFICE USE	FEE Class 1 \$500 Class 2 \$1,000
	File# V - _____ - _____
	Date Received _____
	Receipt# _____

The purpose of a variance is to provide relief when a strict application of the zoning requirements would impose unnecessary hardships resulting from the size, shape, or dimensions of a site or the location of existing structures thereon; or from geographic, topographic, or other factors listed below. A property owner or designated representative may initiate a request for a variance by filing an application with the Planning Department. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: _____

Tax Lot (s): 81009BC01900

Zone: RM Flood Zone: Zone X Wetlands: n/a

Applicant

Name (s): RDA Project Management LLC

Phone: 503-440-6924 E-Mail Address: abigalestemper@gmail.com

Mailing Address: PO Box 1417 Astoria OR 97103

Applicant Signature(s):  Date: 9/1/24

Property Owner (if different from applicant)

Name (s): Rallytime LLC

Phone: _____ E-mail Address: _____

Mailing Address: 91856 Hwy 104 Warrenton

Owner's Signature:  Date: 9/18/24

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Variance Request

- 1. Requesting a variance to allow setback to 5' on East side from the standard 8' side ya
 - 2. Variance to allow a 33.5' width lot from the standard 50' width requirement.
 - 3. Allow a 3,350 sqft total lot size from the standard 5,000 sqft requirement.
-
-

Variance Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

WMC 16.272.020

- 1. The hardship was not created by the person requesting the variance.
We didn't create the hardship, it was already a substandard lot when it was purchased.
-
-

- 2. The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied.
A variance is required in order to develop the lot for a single family residence. Without a undevelopable for a residence.
-
-

- 3. The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts that would typically occur with development in the subject zone.
There will be no negative impacts on the neighborhood, the surrounding lots are residen
-
-

- 4. The request is not in conflict with the Comprehensive Plan.
No conflict with the comprehensive plan. We want a variance for lot size, lot width, and s a residence which is an outright use for the lot.
-
-

5. The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction. No conflict with the development code. A single family residence is allowed in the RM zone so a lot size, width, setback variance is needed to build the residence.

6. Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied.

This is an existing 3,350 sqft substandard lot in the RM zone. We are requesting a variance on the East property line (standard 8'), variance for a 33.5' total lot width (standard 50'), and variance of 3,350 sqft (standard 5,000 sqft). This variance is based on the existing substandard lot

Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

- The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any
- The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- Loading and service areas for waste disposal, loading and delivery, if any
- Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- Location, type, and height of outdoor lighting.
- Locations, sizes, and types of signs (shall comply with Chapter 16.144).

- The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- Identification of slopes greater than 10%.
- Any areas identified as located in a designated floodplain and/or floodway, if any
- Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- North arrow, scale, names and addresses of all property owners.
- Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.
- Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met.



Possible House

T/L 1200
500 Pacific Drive
CP Holdings

edge of ac

edge of ac

Enterprize St

Pacific Ave

edge of Ac

edge of Ac

property line

driveway

33.33'
T/L 2000
Edward Bussert

T/L 1900
Lot 17
Ralley Time LLC

132.32'
T/L 1800
484 Pacific
Hammond,
Oregon
William Cote

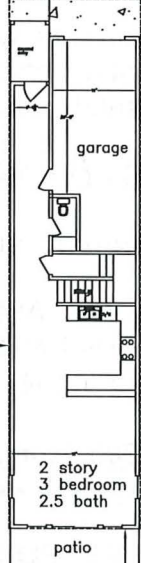
100.00'

100.00'

100.00'

8'

8'



2 story
3 bedroom
2.5 bath

patio

Lot 18
33.33'

17.33'
15'

132.32'

T/L 2100
495 - 7th st
Hammond, Or
Edward Bussert

Site Plan
T/L 1900
Ralley Time LLC
91856 Hwy 104
Warrenton, Oregon 97146
Ph 503-440-0059

Mead
Engineering LLC
89643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-738-2538
Email: mark@meadeng.com
Scale 1"=16'

Property Zoning - RM
setbacks
front - 15'
side - 8'
rear - 15'
height limit - 30'
lot coverage - 40% = 3,333 sqft * 0.40=1333 sqft
Lot 33.33' x 100' = 3,333 sqft

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Mark M Mead

OREGON
PLATY 14, 2007
MARK M. MEAD
2259

EXPIRES 12/31/2024

Lot 17, Block 30
Plat of New Astoria
Tax Map 8-10-09BC



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146
Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Matthew Ellis, AICP, CFM, Planning Director
DATE: October 10, 2024
SUBJ: RZ-24-1 North Coast Business Park

BACKGROUND

City staff has applied for a rezoning of the North Coast Business Park from I-1 General Industrial to CI Commercial Industrial to enable commercial and industrial development along Ensign Drive. The subject properties are owned by Clatsop County, Big Beams LLC, and Columbia Memorial Hospital and are identified as Tax Lots 810270000205, 810270000209, 810270000210, 810270000212, and 810270000213.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The application was submitted on August 9 and was deemed complete on August 9, 2024. We sent notice of the public hearing to adjacent property owners on September 19 and published notice in The Astorian on September 26, 2024.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

Applicable Warrenton Municipal Code (WMC) chapters for this application include:

16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES
16.232 AMENDMENTS TO COMPREHENSIVE PLAN TEXT AND MAP, REZONE,
AND DEVELOPMENT CODE

Chapter 16.208 Administration of Land Use and Development Permits
16.208.060 Type IV Procedure (Legislative and Map Amendments).

APPLICANT RESPONSE: None provided.

STAFF FINDING: The applicant did not hold a pre-application conference, which is required for all Type IV applications, but as City staff was the applicant, a pre-application conference would not have changed the application substantially. All other criteria of the section have been met.

Chapter 16.232 Amendments To Comprehensive Plan Text And Map, Rezone, And Development Code

16.232.030 Quasi-Judicial Amendments.

- B. Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:
1. Demonstration of compliance with all applicable Comprehensive Plan policies and map designations. Where this criterion cannot be met, a Comprehensive Plan amendment shall be a pre-requisite to approval.

APPLICANT RESPONSE: None provided.

STAFF FINDING: Section 3.320 Commercial Lands of the 2011 Comprehensive Plan says, "A new regional shopping center or large regional stores are a permitted use in the General Commercial district near U.S. Highway 101 ...if the development will enhance market choices available to consumers and improve the local economy through retail diversity and attraction of new businesses." This development has since been built and provides significant benefits to the local and regional economy. The rezoning and development of the subject properties will expand those benefits and provide additional commercial and industrial opportunities locally and regionally.

The 2021 Economic Opportunities Analysis shows the difference in needs between commercial and industrial development. In Exhibit 32, the C-1 General Commercial zone needed 21 new sites based on 2019 employment figures to support 554 new jobs, while the I-1 General Industrial zone needed 2 sites to support 2 new jobs. The CI Commercial Industrial zone is a mix between the two and rezoning to CI enables the market to place successful development on the property. Additionally, Exhibit 30 compares the available land area for commercial and industrial zoning classifications, estimating 517.2 surplus acres of industrially zoned land compared to only 125.9 surplus acres of commercially zoned land. While both are surpluses, approving this rezoning enables the market to decide on the best use of the land while not preventing either commercial or industrial development. The proposed rezoning aligns both with the adopted Comprehensive Plan and the 2021 Economic Opportunities Analysis. **This criterion is met.**

2. Demonstration of compliance with all applicable standards and criteria of this Code, and other applicable implementing ordinances.

APPLICANT RESPONSE: None provided.

STAFF FINDING: Section 16.68.010 of the Warrenton Municipal Code provides the purpose behind the CI Commercial Industrial zoning district:

The purpose of the Commercial Industrial Zone is to provide sites for employment-related uses to provide and manufacture products and services in the City of Warrenton. These areas are suitable for larger retail/ light manufacturing, fabrication/processing/ and bulk storage.

This rezoning permits commercial and industrial development to provide and manufacture products in the City of Warrenton for our residents and those who visit our community. Given the context of the above criteria where the City has an excess of vacant industrial land, this corridor makes sense to allow both commercial and industrial development. This development is compliant with the Warrenton Municipal Code and aligns the Zoning Map better with the outcomes described in the Comprehensive Plan. **This criterion is met.**

3. Evidence of change in the neighborhood, or community, or a mistake or inconsistency in the Comprehensive Plan or land use district map regarding the property which is the subject of the application; and the provisions of Section 16.232.060, as applicable.

APPLICANT RESPONSE: Requests made by Clatsop County Board of Commissioners and Columbia Memorial Hospital indicating the right mix of land uses may not be present in the existing zoning of the area.

STAFF FINDING: The CI Commercial Industrial zoning district was adopted by the City Commission on September 10, 2024. The Comprehensive Plan was most recently amended in 2018, and the Land Use Plan as a whole was most recently amended in 2011. The Comprehensive Plan could not have considered the existence of the CI Commercial Industrial zoning district. Additionally, the existing zoning of the property is I-1 General Industrial. The new CI Commercial Industrial zoning district allows for the same intensity of development – contextual with its surroundings – and allows additional commercial uses appropriate for larger-scale development. Given the additional zoning option and the extensive commercial development that has thrived west and southwest of this site, there is sufficient evidence of change to warrant this rezoning application. **This criterion is met.**

CONCLUSIONS AND RECOMMENDATION

The application meets the criteria of the Warrenton Comprehensive Plan and the Warrenton Municipal Code. Accordingly, City staff recommends approval of the request.

RECOMMENDED MOTION

“Based on the findings and conclusions of the October 10, 2024 staff report, I move to recommend the rezoning of the North Coast Business Park as described in RZ-24-1 and forward to the City Commission for a proposed public hearing with a recommendation to adopt.”

ATTACHMENTS

1. Ordinance No. 1282
2. Application
3. Map
4. City of Warrenton Economic Opportunities Analysis

ORDINANCE NO. 1282
INTRODUCED BY ALL COMMISSIONERS

**AN ORDINANCE AMENDING THE CITY OF WARRENTON ZONING MAP TO
RECLASSIFY THE ZONING OF MULTIPLE PROPERTIES FROM GENERAL
INDUSTRIAL TO COMMERCIAL INDUSTRIAL**

WHEREAS, the City of Warrenton applied to rezone five properties along Ensign Drive to allow for both commercial and industrial uses and enable development opportunities that are not currently available; and

WHEREAS, the Warrenton Planning Commission conducted a public hearing on the proposal on October 10, 2024, and forwarded a recommendation of approval to the City Commission based on the findings and conclusions of the October 10, 2024, staff report and public testimony; and

WHEREAS, the Warrenton City Commission conducted a public hearing on the proposal on October 22, 2024, and has determined that the proposal is consistent with the Comprehensive Plan and meets the applicable criteria in the Warrenton Municipal Code based on the findings and conclusions of the October 10, 2024, staff report, public testimony, and the Planning Commission findings;

NOW THEREFORE, the City of Warrenton ordains as follows:

Section 1. The City of Warrenton Zoning Map is amended to reflect the rezone herein described as Exhibit 1 based on the findings and conclusions referenced above.

Section 2. This ordinance shall take full force and effect 30 days after its adoption by the Commission of the City of Warrenton.

First Reading: October 22, 2024

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon this ____ day of _____, 2024.

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, CMC, City Recorder



City Of Warrenton
Planning Department
Rezone (Zoning Map Amendment)
WMC 16.232

OFFICE USE	FEE \$2,000
	File# RZ - <u>24</u> - <u>1</u>
	Date Received <u>8/8/2024</u>
	Receipt# _____

Amendments to the Warrenton Zoning Map may be necessary from time to time to reflect changing community conditions, needs, and desires, to correct mistakes, or to address changes in state law (i.e., ORS, OAR, and Statewide Planning Goals). A property owner or designated representative may initiate a request to amend the Warrenton Zoning Map by filing an application with the Planning Department in accordance with the requirements of WMC 16.208.060. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: N/A

Tax Lot (s): 810270000205, 00209, 00210, 00212, and 00213

Zone: I-1 Flood Zone: X Wetlands: Present

Applicant

Name (s): Matthew Ellis, AICP

Phone: 971-286-2022 E-Mail Address: mellis@warrentonoregon.us

Mailing Address: PO Box 250 Warrenton, Oregon 97146

Applicant Signature(s): *Matthew Ellis* Date: 8/8/2024

Property Owner (if different from applicant)

Name (s): _____

Phone: _____ E-mail Address: _____

Mailing Address: _____

Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Existing Conditions

1. Existing use of site: Vacant
2. Existing zoning of the subject property: I-1
3. Proposed zoning of the subject property: C1
4. Existing zoning of the surrounding properties:
North: I-1
East: RH
South: I-1
West: C-1

Rezone (Zoning Map Amendment) Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

1. Does the proposal conform to the applicable Oregon Revised Statutes? Yes No

Please explain: ORS 227.175 (4)(a) says: "A city may not approve an application unless the proposed development of land would be in compliance with the comprehensive plan for the city and other applicable land use regulation or ordinance provisions."
This application is in conformity with the Comprehensive Plan and local land use regulations.

2. Does the proposal conform to the Statewide Planning Goals? Yes No

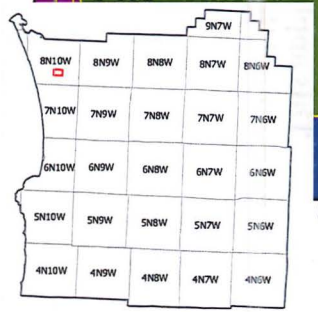
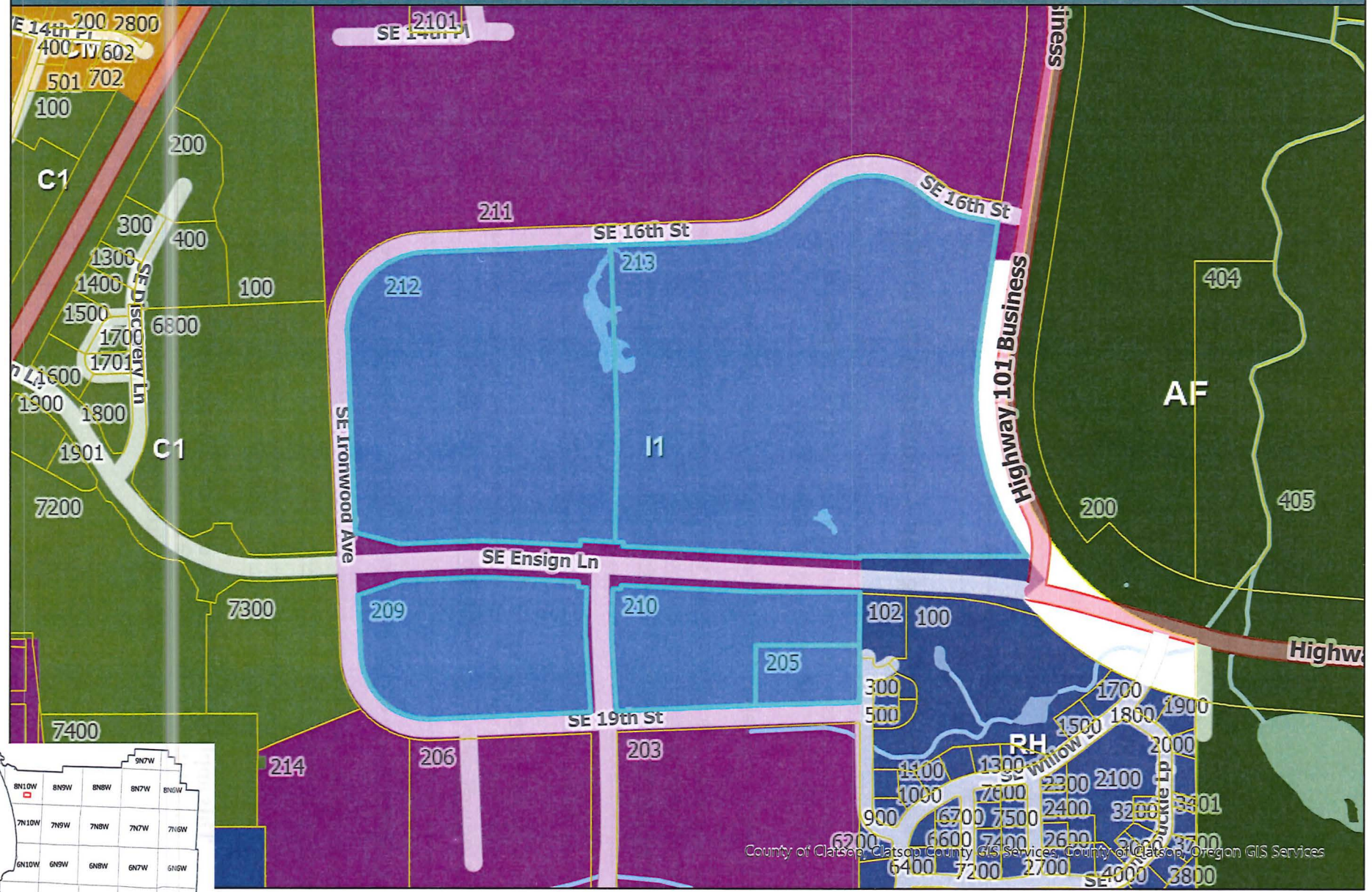
Please explain: Goal 9 of the Statewide Planning Goals indicates the importance of emphasizing expansion of and increased productivity from industry to strengthen local and regional economic growth. This rezoning will remove obstacles to expanding the City's commercial corridor further down SE Ensign Lane, achieving that objective.

3. Is there a change of circumstances or further studies justifying the amendment?

Please explain: Requests made by Clatsop County Board of Commissioners and Columbia Memorial Hospital indicating the right mix of land uses may not be present in the existing zoning of the area.

This application will not be officially accepted until department staff have determined that the application is filled out and signed, the application fee has been paid, and the submittal requirements have been met.

Clatsop County Webmaps



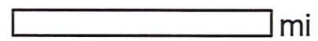
County of Clatsop, Clatsop County GIS Services, County of Clatsop, Oregon GIS Services

8/9/2024 11:57 AM



Clatsop County

0.2



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.

Public Hearing Testimony Sign-Up Sheet

Rezone RZ-24-1

Rezoning of County Business Park from I-1 General Industrial to CI Commercial Industrial

IN SUPPORT

Printed Name

Address

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

Neutral

Printed Name

Address

1. _____
2. _____
3. _____
4. _____

OPPOSE

Printed Name

Address

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

All-In Warrenton

DISCUSSION DRAFT Economic Opportunities Analysis

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BACKGROUND AND PURPOSE

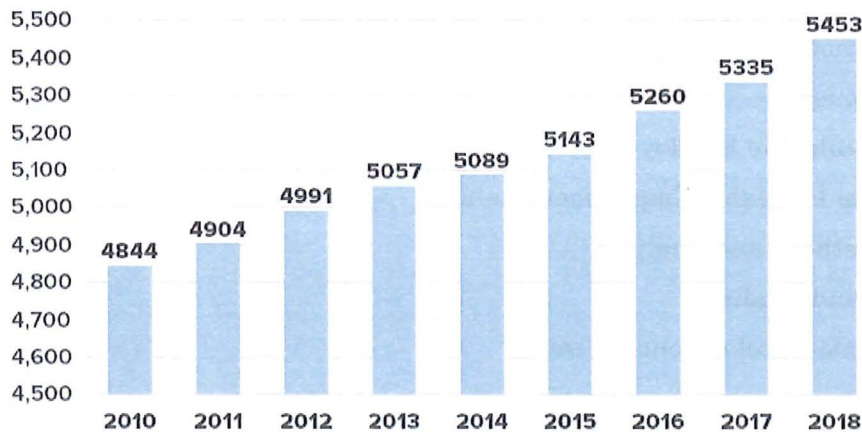
This Economic Opportunities Analysis (EOA) for the City of Warrenton evaluates global, national and regional economic trends to inform a forecast-based estimate of the demand for developable and redevelopable employment land. This estimate of demand is compared with an estimate of the supply based on the City of Warrenton's inventory of parcels. In synthesizing economic trends and reconciling the supply and demand of employment land, this document helps to prepare Warrenton to seize critical economic development opportunities as they arise in the future.

About Warrenton

Warrenton is a town of about 5,400 people (**Exhibit 1**) in northwest Oregon, situated at the confluence of the Skipanon and Columbia Rivers, near where the Columbia enters the Pacific Ocean. U.S. Highway 101 runs through Warrenton and connects it, across Youngs Bay, to Astoria (population: 10,000). The area boasts historic resources, such as Fort Stevens State Park and the Lewis and Clark National Historical Park, as well as natural amenities, including vast ocean beaches, that draw tourists to the region.

Warrenton's population has been growing steadily, along with Clatsop County's population as a whole.

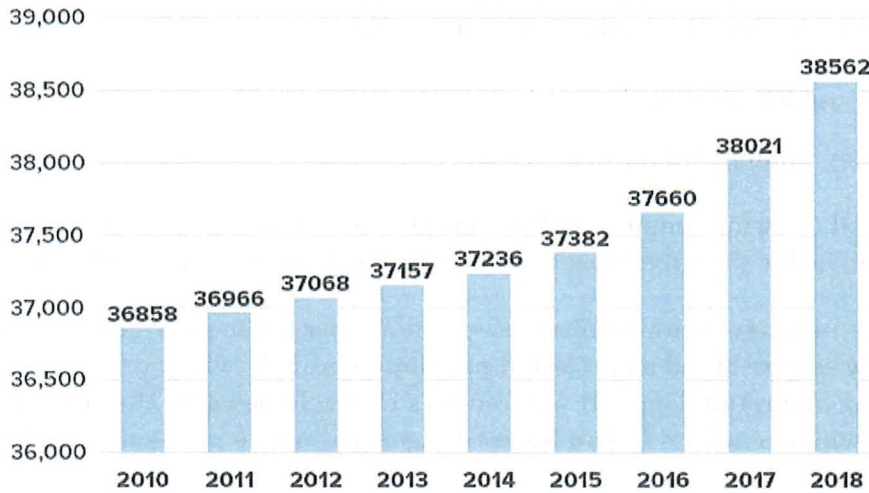
Exhibit 1. Population, City of Warrenton, 2010-2018



Source: US Census Bureau, 2020

The town has grown slightly every decade since 1970, and its average annual growth rate since 2010 (1.49%) is higher than Clatsop County's average annual growth rate (.57%) over that period.

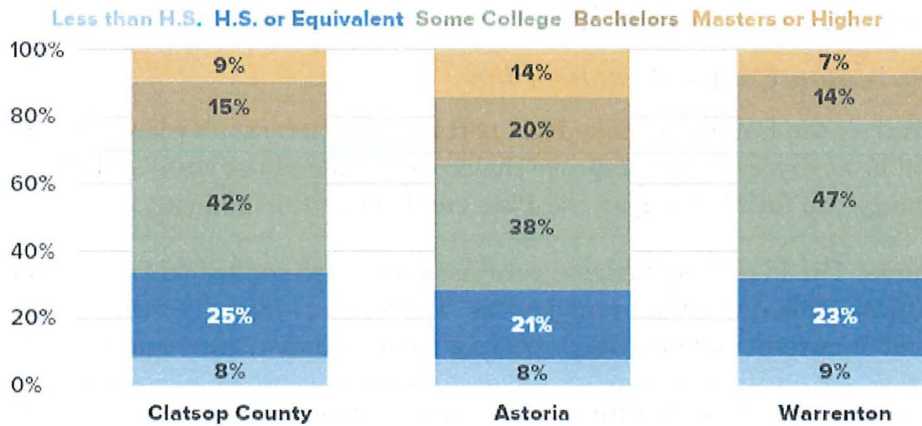
Exhibit 2. Population, Clatsop County, 2010-2018



Source: US Census Bureau, 2020

A larger portion of Warrenton’s residents have taken some college courses than in Clatsop County or Astoria. However, Warrenton has a lower percentage of residents with a bachelors or higher than the County and Astoria. Though Warrenton lags behind Astoria in the portion of residents with higher levels of educational attainment, this may not be a critical economic development constraint given that Warrenton employers can easily access labor in either city.

Exhibit 3. Educational Attainment, Cities of Astoria and Warrenton and Clatsop County, 2018



Source: US Census Bureau, 2020

Warrenton has generated momentum in economic development through recent efforts by groups like the Warrenton Urban Renewal Authority, Spruce Up Warrenton, and City staff. The City now seeks a strategic assessment of new economic

opportunities and an action plan for economic development. This document meets the State of Oregon's requirements in Statewide Planning Goal 9, while also informing this broader strategic planning effort.

Summary of Findings

The following are key findings from the analysis.

Warrenton is a small, growing community that has grown, and is expected to continue growing, faster than the broader Clatsop County and Northwest Oregon rates.

Retail is the largest industry sector in Warrenton and is expected to grow faster than most industry sectors based on projected population growth (which drives consumer spending and retail demand). Warrenton's Urban Renewable District covers its downtown area and its Urban Renewal Agency is active in business and economic development.

Extractive and resource-related industries, including forestry, commercial fishing, seafood processing and boat building, are legacy industries that, while not expected to grow rapidly, are culturally significant for Warrenton and the region and may offer opportunities for innovation.

Warrenton's supply of land is heavily impacted by wetlands, making development challenging in certain locations due to additional costs associated with mitigation and the complexity of the regulatory arena. Nonetheless, the available land to meet the needs of growing employment is sufficient; the City has significantly more industrial, commercial and mixed-use land than is likely to be needed based on forecasted employment growth.

Existing Plans and Policies

Warrenton Comprehensive Plan

Goal 9 of the Warrenton Comprehensive Plan pertains to Warrenton's economy. The stated goal is "to diversify and improve the economy and of the state and Clatsop County." To fulfill this goal, the Plan emphasizes the following:

Forest Products. The Plan Emphasizes coordination toward continued forestation, reforestation and forest management. There is an extensive focus on small woodlot owners and identified roles for local, regional, state and federal actors.

Marine Resources. The Plan identifies the maritime sector as broadly significant, with a focus on commercial fishing, expansion of fisheries, and on-shore facilities like cold storage, land and moorage, and boat building.

Travel Industry. The Plan recognizes the importance of tourism for the local economy and intends to concentrate tourism-related development in the existing Urban Growth

Boundary (UGB). It emphasizes the need to improve seasonal balance and develop new, indoor offseason activities and to provide technical assistance to small businesses in the travel and hospitality sector.

Human and Community Resources. The Plan contains a variety of policies and potential actions related to coordination amongst regional stakeholders and potential partners. These include workforce development partnerships with Clatsop Community College (CCC) and coordination for industrial development with the Port of Astoria.

Warrenton Urban Renewal District

Warrenton has an urban renewal district that encompasses 875 acres in downtown Warrenton. The district is managed by the Warrenton Urban Renewal Agency (WURA), which was created in 2007 with a mission to revitalize downtown. In 2019, the City approved a new urban renewal plan and increased WURA's maximum indebtedness from \$1.7M to \$4.8M. Also in 2019, the WURA revamped an existing façade improvement program, resulting in four façade improvement grants given to downtown businesses. Other initiatives potentially within the purview of the WURA include:

- Downtown branding and marketing
- Gateway improvements
- Physical upkeep and street and building improvements
- Property acquisition for redevelopment
- Signage and wayfinding
- Planning and coordination

To the extent that downtown Warrenton is and will continue to be an economic anchor for the town, the WURA will be a critical economic development partner.



*Above: a building renovation in downtown Warrenton, funded in part by funds from the WURA.
Source: City of Warrenton*

Clatsop County Comprehensive Plan

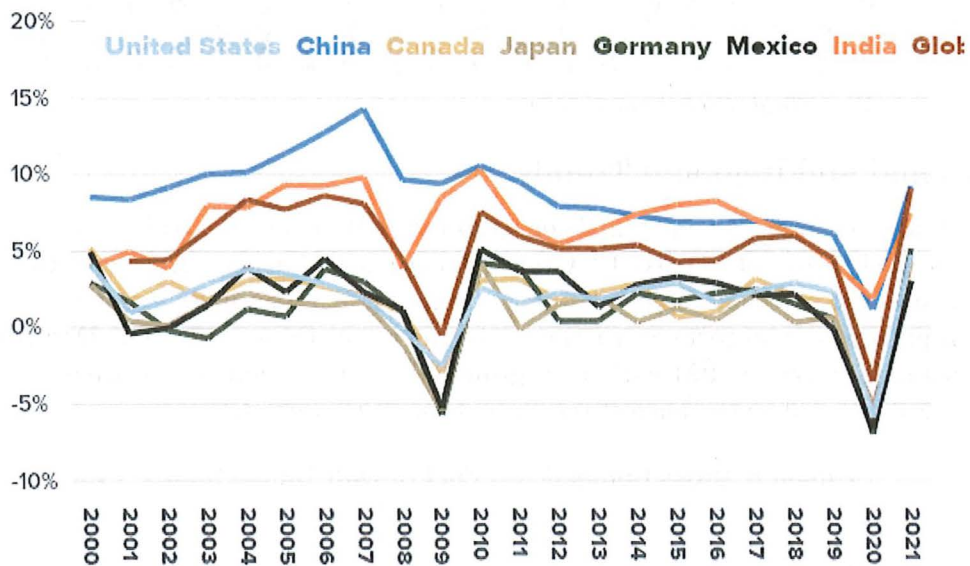
The Clatsop County Comprehensive Plan guides growth and development in the unincorporated areas of Clatsop County. Goal 9 of the Comprehensive Plan pertains to the economy, but the goal has not been updated since the Plan was adopted in the early 1980s. A full update of the Plan is currently underway.

ECONOMIC TRENDS

The Global Economy

Global gross domestic product (GDP) growth held steady around 5% per year following the Great Recession before contracting by 3.5% in 2020 (**Exhibit 4**). The International Monetary Fund (IMF) projects global GDP will bounce back with 9% growth in 2021. This level of economic growth is partially dependent on the course of the COVID-19 pandemic and government policies aimed at controlling it, making predictions difficult. In general, countries that were poorer per capita grew faster than the U.S. and most other Organization for Economic Co-operation and Development (OECD) economies. The United States' GDP grew slower than the global rate at 2.3% annually from 2010 to 2019 before contracting an expected 5.9% this year. China and India averaged 7.7% and 7% growth, respectively, over that span, and did not enter recession in 2020.

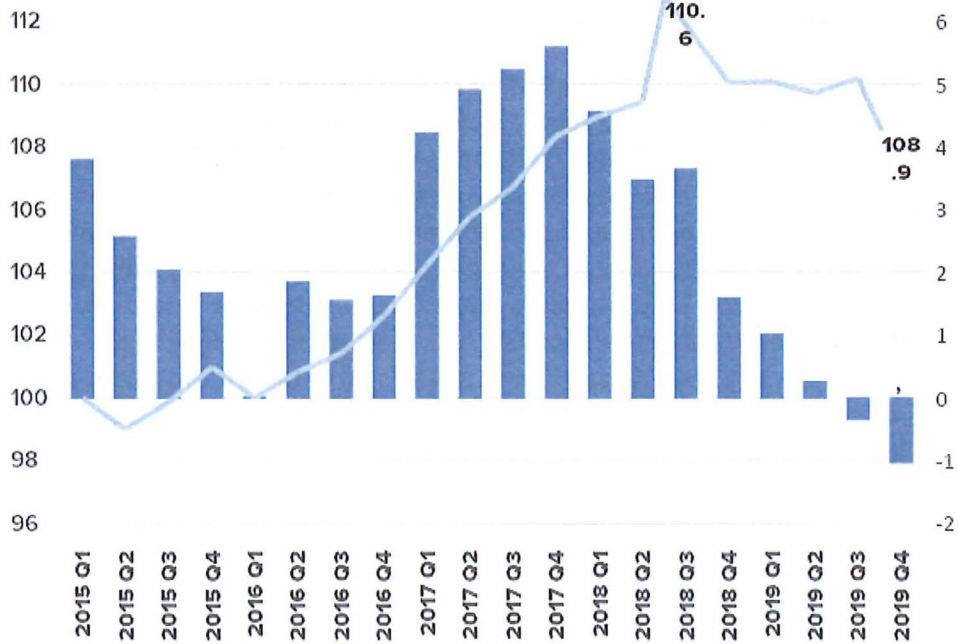
Exhibit 4. GDP Growth, Select Large Economies



Source: International Monetary Fund, 2020

Global trade growth has fallen since the end of 2017. **Exhibit 5** shows that growth turned negative midway through 2019. This contraction preceded the pandemic's onset, and negative growth has likely continued in 2020 given the pandemic's impact.

Exhibit 5. Global Merchandise Trade Volume

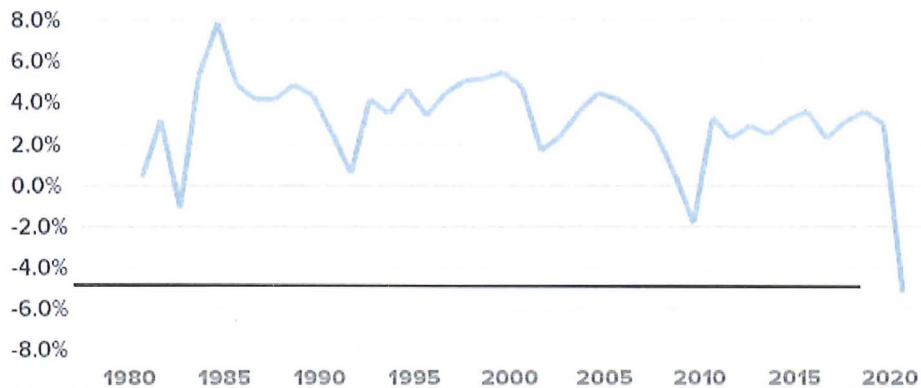


Source: World Trade Organization, 2020

National and Regional Trends

The United States' economy's long run of consistent growth has been significantly disrupted by the impacts of COVID-19. Growth has turned sharply negative. **Exhibit 6** shows the IMF has projected a 5.9% drop in U.S. GDP in 2020, which would represent the largest contraction since the Great Depression. The IMF predicts some recovery in 2021 with 4.7% growth, but the exogenous nature of the recession makes the pace of recovery difficult to predict.

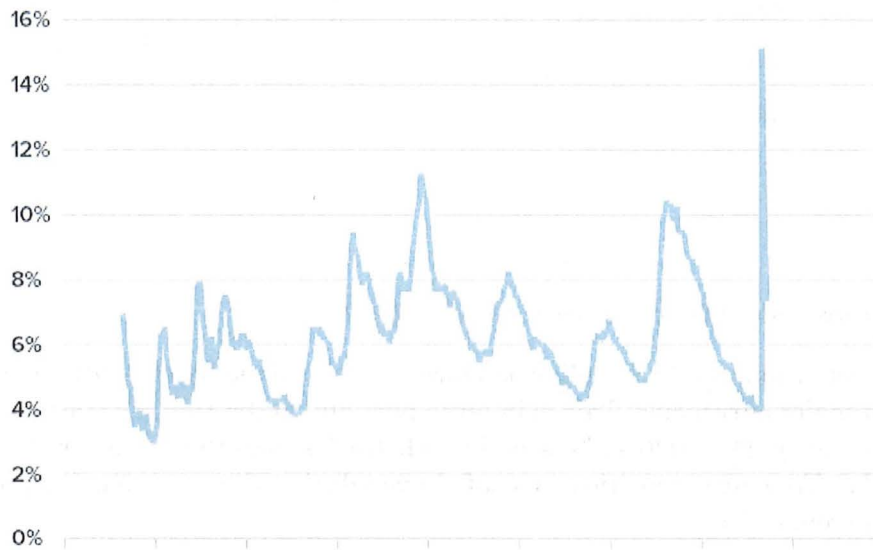
Exhibit 6. Gross Domestic Product Growth, United States, 1980-2020



Source: International Monetary Fund, 2020

The pandemic-induced recession has also caused a sharp rise in unemployment this year. Furthermore, varying shutdown and opening strategies around the country as well as other pandemic response policies have caused unemployment to become extremely erratic in 2020. The U.S. unemployment rate spiked from a 50 year low of 3.5% at the year's outset to 14.7% in April (**Exhibit 7**), and the rate has since fallen to 6.9% as of October. The pace of both job loss and re-hiring is unprecedented in the postwar era, and the timetable for a return to full employment is difficult to predict.

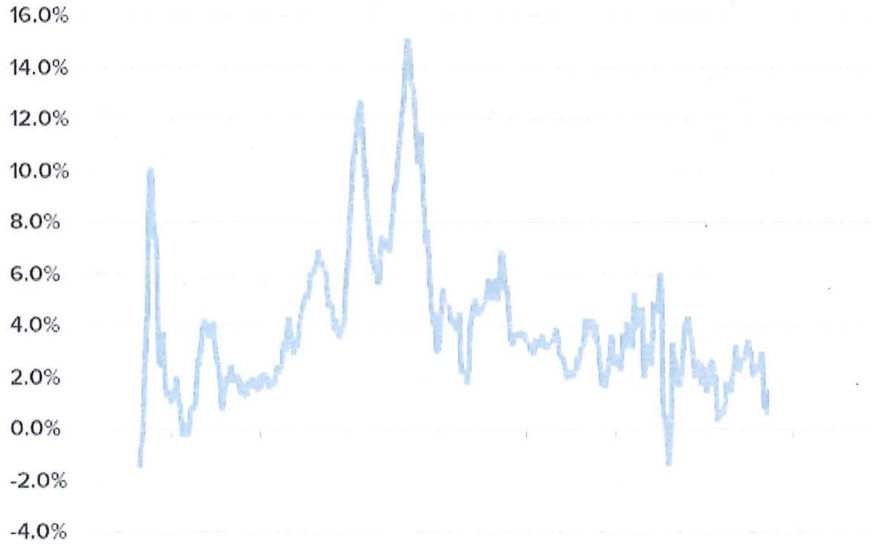
Exhibit 7. Unemployment Rate, United States, 1950-2020



Source: Federal Reserve Economic Data (FRED), 2020

Exhibit 8 shows that inflation has fallen below 2% and is currently near zero despite the Federal Reserve maintaining interest rates at .25%, near its historic low.

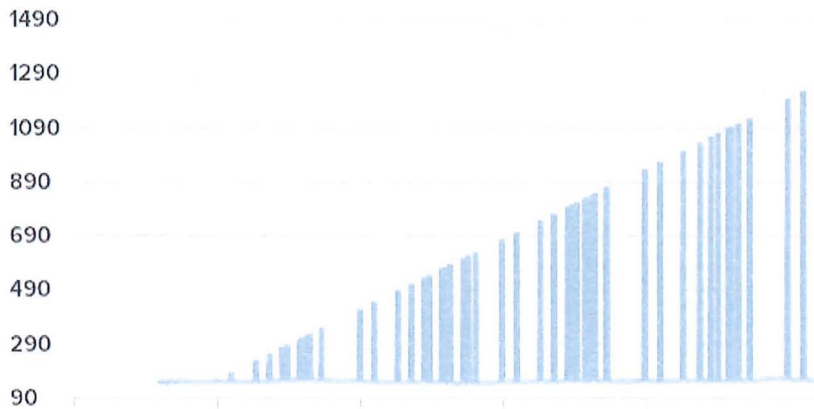
Exhibit 8. Inflation Rate, United States, 1950-2020



Source: Federal Reserve Economic Data (FRED), 2020

Through the recession, the U.S. Dollar has largely maintained its strength against a basket of major currencies. This is in large part due to the Dollar's status as a reserve currency. The 2020 spike seen in **Exhibit 9** shows that investors have invested in U.S. Treasury securities as a safe haven during the recession, keeping the currency strong.

Exhibit 9. US Dollar Strength Index, 2016-2020

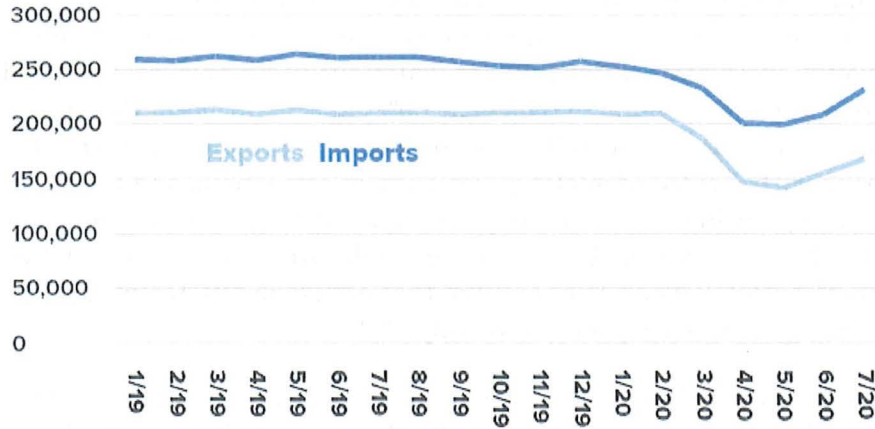


Source: Federal Reserve Economic Data (FRED), 2020

Overall trade volumes are down since the pandemic began, with exports of goods and services having fallen by 33% from their 2019 peak to their April low and imports down 24% over the same span. **Exhibit 10** shows that like unemployment, trade

volume has partially reverted to pre-pandemic levels since their April floor. Exports and Imports are still 21% and 12% below their 2019 peaks, respectively.

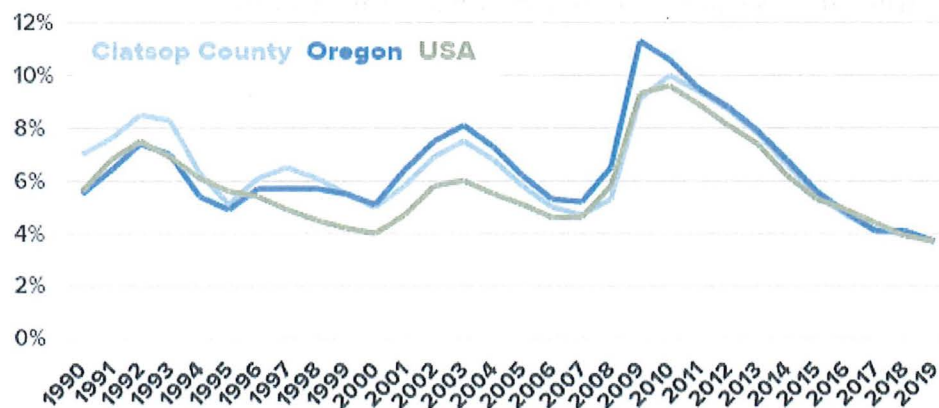
Exhibit 10. Trade Volume, United States, 2019-2020



Source: Bureau of Economic Analysis, 2020

Exhibit 11 shows that the national unemployment rate was consistently lower than in Clatsop County and Oregon as a whole from the mid-1990s until the Great Recession, when Clatsop started to track very closely to the national rate. The Oregon unemployment rate spiked above the national and Clatsop County rates in 2009, and then all three unemployment rates declined steadily through the 2010s and converged at about 4% in 2019. Rates have increased since then, but annual 2020 data is not yet available.

Exhibit 11. Clatsop, Oregon, and National Unemployment Rate, 1990-2019



Source: Bureau of Labor Statistics, 2020

State, regional, and local unemployment rates have risen in 2020 because of the COVID-19 pandemic and the multiple measures taken against it at the state and county

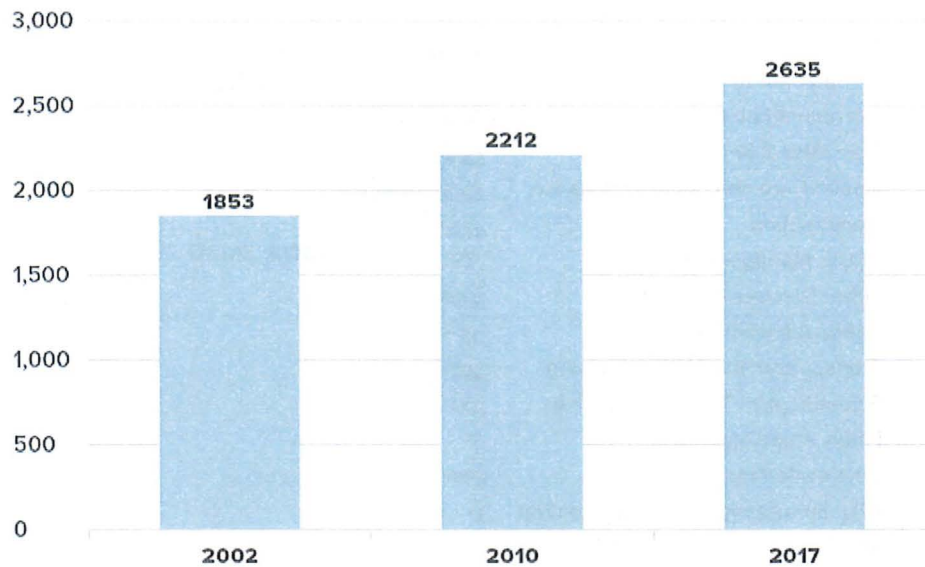
levels. On March 23, Governor Kate Brown declared a statewide stay at home order, which Clatsop County remained under until entering Phase 1 reopening on May 15th. Phase 1 allowed for restaurants and bars, barber shops, salons, spas, tattoo parlors, and gyms to reopen provided mask wearing and social distancing were enforced. Clatsop County entered Phase 2 reopening on June 6th, which allowed for sports facilities, theaters, and churches to reopen and removed the remote office work requirement. Phase 2 also allowed hotels, campgrounds, and short-term vacation rentals to reopen at 60% capacity. It permitted gatherings of up to 50 people indoors and 100 people outdoors. Travel Astoria created a page on its website with a video promoting area outdoor attractions and instructions on businesses' operating status and what to expect through the summer. Travel Astoria still sought visitors but also tried to educate people coming to the County on local safety rules. They also reported that all lodging in Astoria and Warrenton was operating at 100% capacity as of July 23rd.

After a spring and summer of relatively low case numbers, cases began rising in late October and November. Oregon entered a "Two-Week Statewide Freeze" on November 18th. This limits social gatherings to six people and caps faith-based organization gatherings at 25 people indoors and 50 people outdoors. It requires offices to close, restaurants to operate take-out and delivery only, and limits grocery stores and retail to 75% capacity. Gyms, indoor recreational facilities, zoos, venues that host events, and other similar businesses have been forced to close. Further restrictions are possible in the coming weeks and months.

Local Economic Trends

Employment has been steadily increasing in Warrenton, and the City added nearly as many jobs (423) as it added residents (609) between 2010 and 2017. Job growth from 2010 to 2017 also outpaced job growth in the previous eight years (total new jobs) while nearly equaling it in percentage terms (**Exhibit 12**).

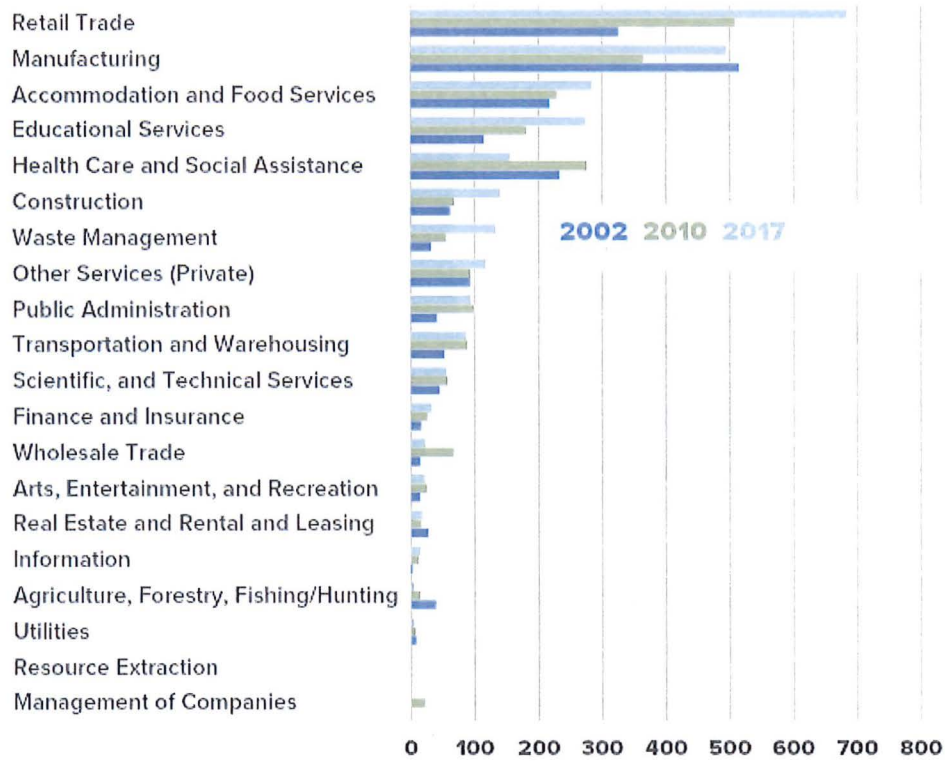
Exhibit 12. Total Employment, City of Warrenton, 2002-2017



Source: LEHD OnTheMap, 2017 (accessed 2020)

The City's top industries are Retail and Manufacturing. Accommodation and Food Services and Educational Services are also major drivers of employment, as shown in **Exhibit 13**. Educational Services and Retail have grown rapidly, with the two sectors combined accounting for about 64% of the decade's new jobs.

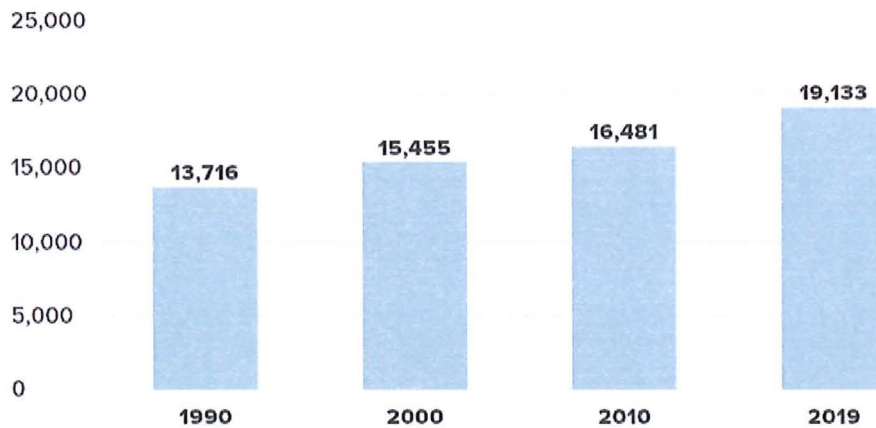
Exhibit 13. Employment by Industry, City of Warrenton, 2002-2017



Source: LEHD OnTheMap, 2020

Clatsop County’s job base has also grown steadily over time, but Warrenton’s employment growth has outpaced Clatsop County’s in the past decade.

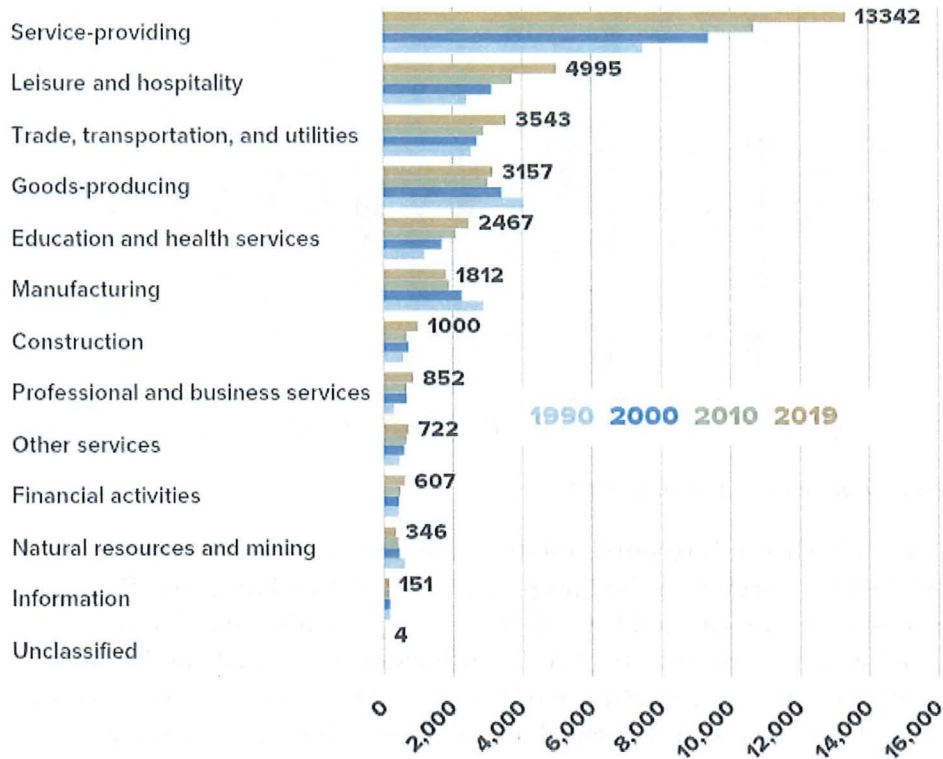
Exhibit 14. Total Employment, Clatsop County, 1990-2019



Source: Bureau of Labor Statistics, 2020

Employment growth in Clatsop County bears some significant differences with Warrenton. As seen in **Exhibit 15**, Services and Leisure and Hospitality are the two largest growth-drivers. Conversely, employment in Goods-Producing, Manufacturing and Natural Resources-related sectors have been steadily declining since 1990.

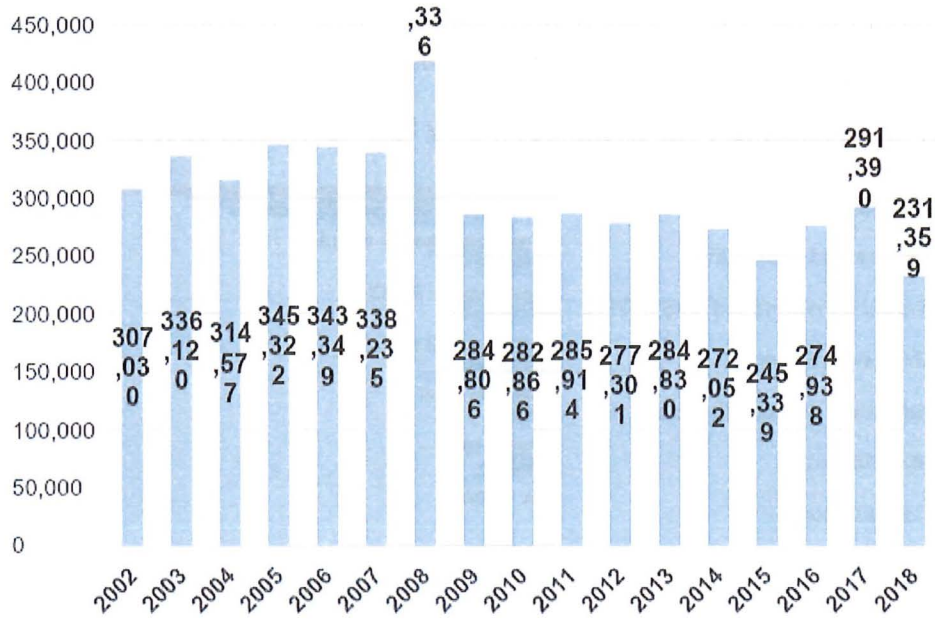
Exhibit 15. Private Employment by Sector, Clatsop County, 1990-2019



Source: Bureau of Labor Statistics, 2020

Resource-related industries, including in forestry and commercial fishing, have traditionally been important industry sectors for northwest Oregon. The Clatsop County timber harvest has been slowly declining since its peak of 417,336 thousand board feet in 2008 as seen in **Exhibit 16**. The latest reported harvest was 231,359. The harvest will likely decline to some extent in 2020 due to the COVID-19 pandemic, but timber may have been less impacted than other industries due to the relative persistence of construction activity through the year.

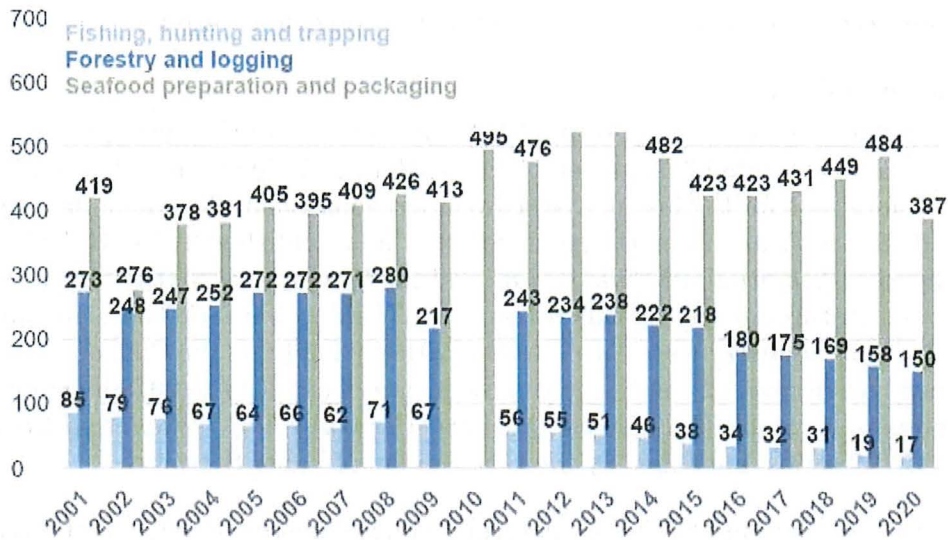
Exhibit 16. Timber Harvest, Clatsop County, 2002-2018



Source: University of Montana, 2020

Employment levels in Oregon’s resource related industries appear to be diverging, with **Exhibit 17** showing seafood preparation oscillating but generally higher in the past decade than the 2000s while forestry and logging and fishing, hunting and trapping both declining steadily. Overall resource related employment has fallen nearly 25% from 877 in 2013 to 661 in 2019. Only 554 jobs were recorded in 2020, but it should be noted that the data only covers the first two quarters of 2020 and is in the midst of the pandemic.

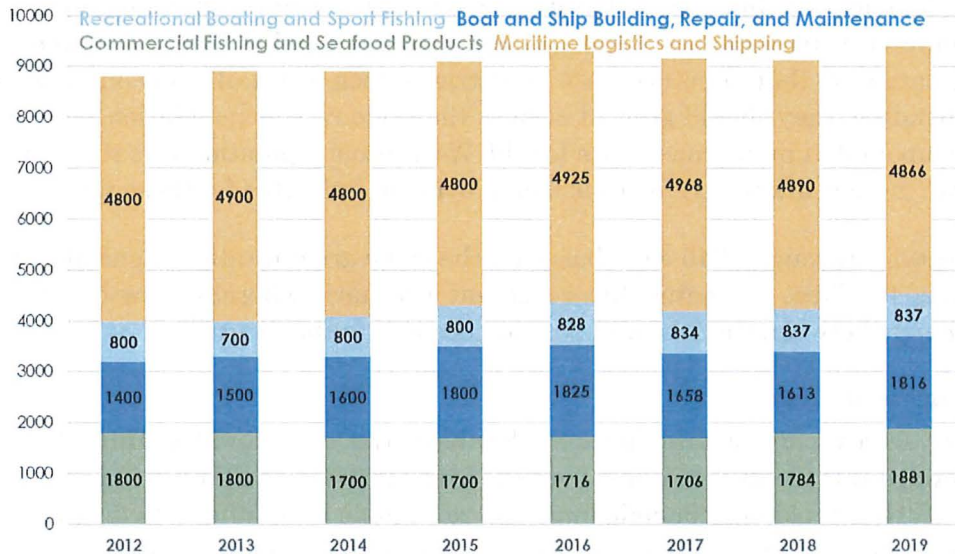
Exhibit 17. Historical Employment in Resource Related Industries, Oregon, 2001-2020



Source: Bureau of Labor Statistics, 2020

Maritime related employment has been slowly growing since 2012. All four major sub-industries grew slightly, with boat and ship building, repair, and maintenance growing the fastest at 30% over the 8-year period as seen in **Exhibit 18**. The industry overall grew from 8,800 to 9,400 jobs or 7%.

Exhibit 18. Maritime Related Employment by Sector, 2015-2019



Source: Bureau of Labor Statistics, 2020

Local Employment Forecast

A local employment forecast is a required component of an Economic Opportunities Analysis. This section summarizes the forecast methodology and outputs.

Methodology

Employment forecasts for Warrenton through 2040 involved a multistage approach, leveraging updated baseline employment data by industry, population projections, and forecasts for the broader Northwest Oregon region. The latest data by industry for Warrenton, Oregon is for 2017 and published by the U.S. Census Bureau's *Longitudinal Employer-Household Dynamics (LEHD)* data series, available through the Census Bureau's OnTheMap webtool. These employment figures by industry were estimated for 2019 by applying the Clatsop County countywide covered employment growth rates from 2017 to 2019 by matching industry available through the *Quarterly Census of Employment and Wages (QCEW)* series, published by the U.S. Bureau of Labor Statistics.

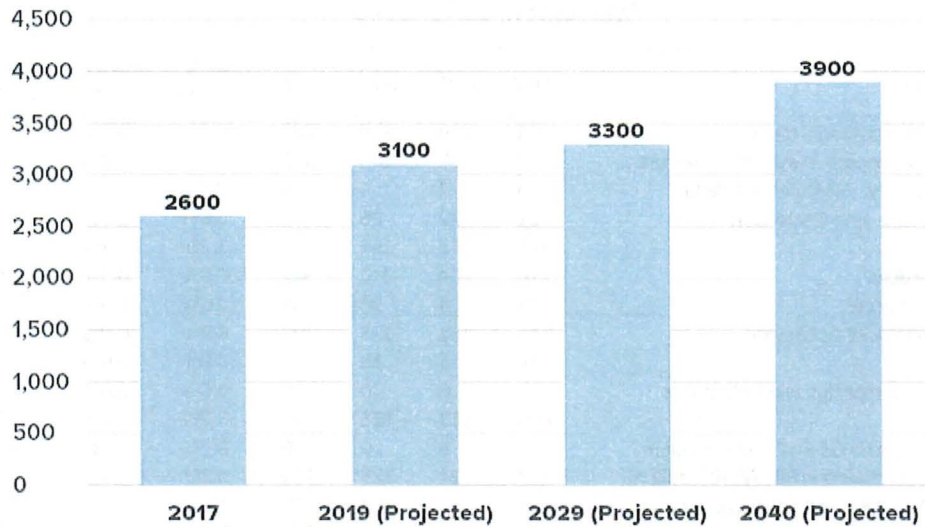
Forecast growth rates through 2029 were determined from existing employment forecasts by matching each industry to the same or nearest industry in the baseline. These growth rates came from two sources: 1) State of Oregon Employment Department's *Northwest Oregon Industry Employment Projections 2019-2029*; and 2) population projections for Warrenton included in the most recent Warrenton comprehensive plan, for 2027. Regional employment growth rates were applied to the non-consumer-based industries, such manufacturing, the belief being that industry growth among these industries in Warrenton should not meaningfully diverge from industry growth rates in the region overall. For so-called "non-basic" industries, i.e., industries that depend on local consumer spending, instead the imputed Warrenton population growth rate was applied. This was based on the assumption that, because these industries—such as retail—rely on household spending, they should grow at or near the same rate as population. The imputed compound annual growth rate for the Warrenton population was then applied for two more years to arrive at 2029 employment estimates for these industries.

Further projections through 2040 were based on the same growth rates extended from 2029 to 2040. These estimates thus represent a scenario whereby growth does not change between the first and second decade into the future.

Forecast Details

Warrenton has seen steady job growth from a low base over time, and **Exhibit 16** points toward this trend continuing over the long term. It should be noted that COVID-19 related economic impacts are ongoing and difficult to fully assess as they occur. Whatever the full extent of the damage, the region's economy will eventually return to growth, and pre-COVID trends may reassert themselves.

Exhibit 16. Warrenton Projected Employment Through 2040



Source: LEHD OnTheMap, 2020; Oregon Employment Department, 2020; Community Attributes, Inc., 2020

Warrenton’s location near Astoria and recent planning initiatives such as at Chelsea Gardens are likely to affect how the community grows going forward. With Astoria becoming supply-limited, second home buyers from outside the region may increasingly look to Warrenton.¹ They could become a significant demand driver for local businesses, but housing prices could rise faster than wages if large numbers of second home buyers begin looking to Warrenton. The Chelsea Gardens neighborhood’s use of varying housing typologies and sizes in a relatively dense, mixed use setting may allow housing that meets the price requirements of both second home and local buyers.² It will likely also support retail growth downtown and in the neighborhood itself.

Warrenton’s population growth will likely support concomitant growth in retail, and **Exhibit 17** demonstrates how that reality should allow retail to outperform its projected regional growth rate. Warrenton’s other industries are more dependent on regional conditions than local ones, and so they will probably grow similarly to the rest of northwest Oregon. This may cause retail trade to expand its position as the City’s leading employer by 2040.

¹ The Daily Astorian, “Population Growth Slows with Economy: Jobs, Housing Costs are Factors.” December 24, 2019. [Population growth slows with economy: Jobs, Housing Costs are Factors](#)

² The Daily Astorian, “Warrenton Approves Chelsea Gardens Neighborhood: Project Rebranded from Spur 104.” February 12, 2020. [Warrenton Approves Chelsea Gardens Neighborhood: Project Rebranded from Spur 104](#)

Exhibit 17. Projected Periodic and Cumulative Employment Growth by Industry Sector, City of Warrenton, 2019-2040

Industry Sector	2017	2019	2029	2040	CAGR, '19-'29	CAGR, '29-'40	Net New Jobs '19-'40
Accommodation and Food Services	284	294	318	345	0.8%	0.8%	51
Administration & Support, Waste Management...	132	137	140	143	0.2%	0.2%	6
Agriculture, Forestry, Fishing and Hunting	4	4	4	5	0.4%	0.4%	0
Arts, Entertainment, and Recreation	21	22	26	32	1.8%	1.8%	10
Construction	140	145	164	187	1.2%	1.2%	42
Educational Services	274	284	310	342	0.9%	0.9%	58
Finance and Insurance	33	34	36	38	0.5%	0.5%	4
Health Care and Social Assistance	155	161	176	193	0.9%	0.9%	33
Information	14	15	15	15	0.0%	0.0%	0
Management of Companies and Enterprises	0	0	0	0	0.0%	0.0%	0
Manufacturing	495	513	521	530	0.2%	0.2%	17
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0.0%	0.0%	0
Other Services (excluding Public Administration)	117	121	125	129	0.3%	0.3%	8
Professional, Scientific, and Technical Services	56	58	64	72	1.0%	1.0%	14
Public Administration	94	97	102	107	0.4%	0.4%	10
Real Estate and Rental and Leasing	18	19	21	23	1.0%	1.0%	4
Retail Trade	1,035	1,073	1,283	1,561	1.8%	1.8%	488
Transportation and Warehousing	87	90	92	94	0.2%	0.2%	4
Utilities	4	4	4	4	0.2%	0.2%	0
Wholesale Trade	22	23	23	24	0.3%	0.3%	1
Total	2,990	3,100	3,420	3,840	1.0%	1.1%	740

Source: LEHD OnTheMap, 2020; Oregon Employment Department, 2020; Community Attributes Inc., 2020

Key Trends and Forecasts Findings

The data points to several trends going forward, but it is important to first note that the COVID-19 pandemic will likely have significant impacts in the short and perhaps medium-term. Some of Warrenton’s top industries like Retail, Accommodation and Food Services, and Educational Services have been significantly impacted nationally by shutdowns and lost business. While Oregon has weathered the pandemic better than many states, those industries are still likely to contract this year, and it will take some time for them to recover.

Beyond the pandemic, the regional economy is projected to grow, but at a modest rate, while Warrenton’s population is projected to grow at a steady clip. This divergence between local population growth and regional economic performance means that local industries that are population dependent, such as Retail, are likely to outperform industries tied more closely to the regional economy, such as manufacturing. Retail is therefore likely to extend its lead in jobs significantly and possibly become the predominant source of local employment.

Even though retail is likely to add more jobs than other sectors, current major jobs providers like manufacturing and construction are expected to remain viable and grow slowly. Warrenton’s economy should continue to see some diversity in its job base going forward.

SUPPLY AND DEMAND OF EMPLOYMENT LAND

Employment lands in Warrenton consist of parcels located within six different commercial, industrial and mixed-use zoning categories, and impacted by various constraints such as wetlands, flood zones, and steep slopes. This section of the report surveys these lands to quantify the supply of vacant, partially vacant, and redevelopable parcels (or portions of parcels) that could reasonably accommodate future economic and spatial growth in the City of Warrenton for the 20-year planning time horizon and attempts to quantify the impact of various constraints.

Land Supply Methods and Analysis

Any analysis of buildable lands requires an estimate of the supply of land to meet expected growth. This EOA focuses only on employment lands, and therefore provides an estimate of the supply of land available to house employment-generating uses. To prepare this estimate, CAI assessed the City of Warrenton's zoning code to identify the subset of zones that allow for commercial and industrial enterprises and other employment-generating uses. Of the City's 16 zoning categories (**Exhibits 18 and 19**), six were selected based on their allowable uses and other factors as those that could accommodate "employment" uses. Non-employment zones, such as residential or conservation and habitat zones, were excluded. This selection process is summarized in **Exhibit 18**.

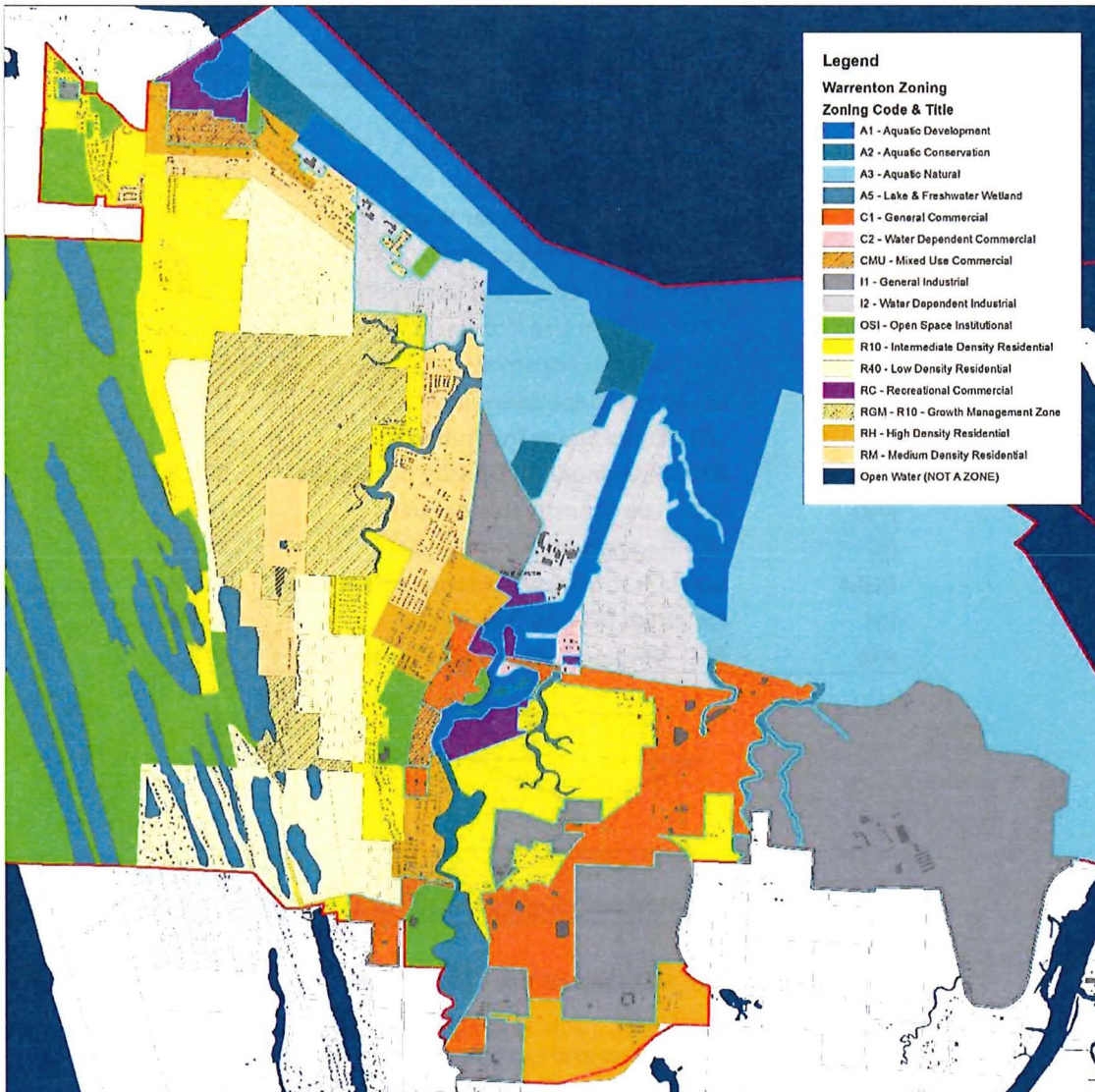
Exhibit 18. Warrenton Employment Zone Selection, 2020

Zone Code	Zoning Category	Acres
A1	A1 - Aquatic Development	987.2
A2	A2 - Aquatic Conservation	160.6
A3	A3 - Aquatic Natural	1,725.6
A5	A5 - Lake & Freshwater Wetland	1,031.6
C1	C1 - General Commercial	552.2
C2	C2 - Water Dependent Commercial	20.6
CMU	CMU - Mixed Use Commercial	55.4
I1	I1 - General Industrial	1,275.1
I2	I2 - Water Dependent Industrial	570.2
OSI	OSI - Open Space Institutional	1,746.3
R10	R10 - Intermediate Density Residential	960.8
R40	R40 - Low Density Residential	709.5
RC	RC - Recreational Commercial	102.2
RGM	RGM - R10 - Growth Management Zone	614.9
RH	RH - High Density Residential	376.8
RM	RM - Medium Density Residential	417.5



Type	Selected "Employment" Zones	Zoned Acres
Mixed Use Zones		
	CMU - Mixed Use Commercial	55.4
Commercial Zones		
	C1 - General Commercial	552.2
	C2 - Water Dependent Commercial	20.6
	RC - Recreational Commercial	102.2
Industrial Zones		
	I1 - General Industrial	1,275.1
	I2 - Water Dependent Industrial	570.2
		2,575.6

Exhibit 19. Map of City of Warrenton Zoning Districts, 2020



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

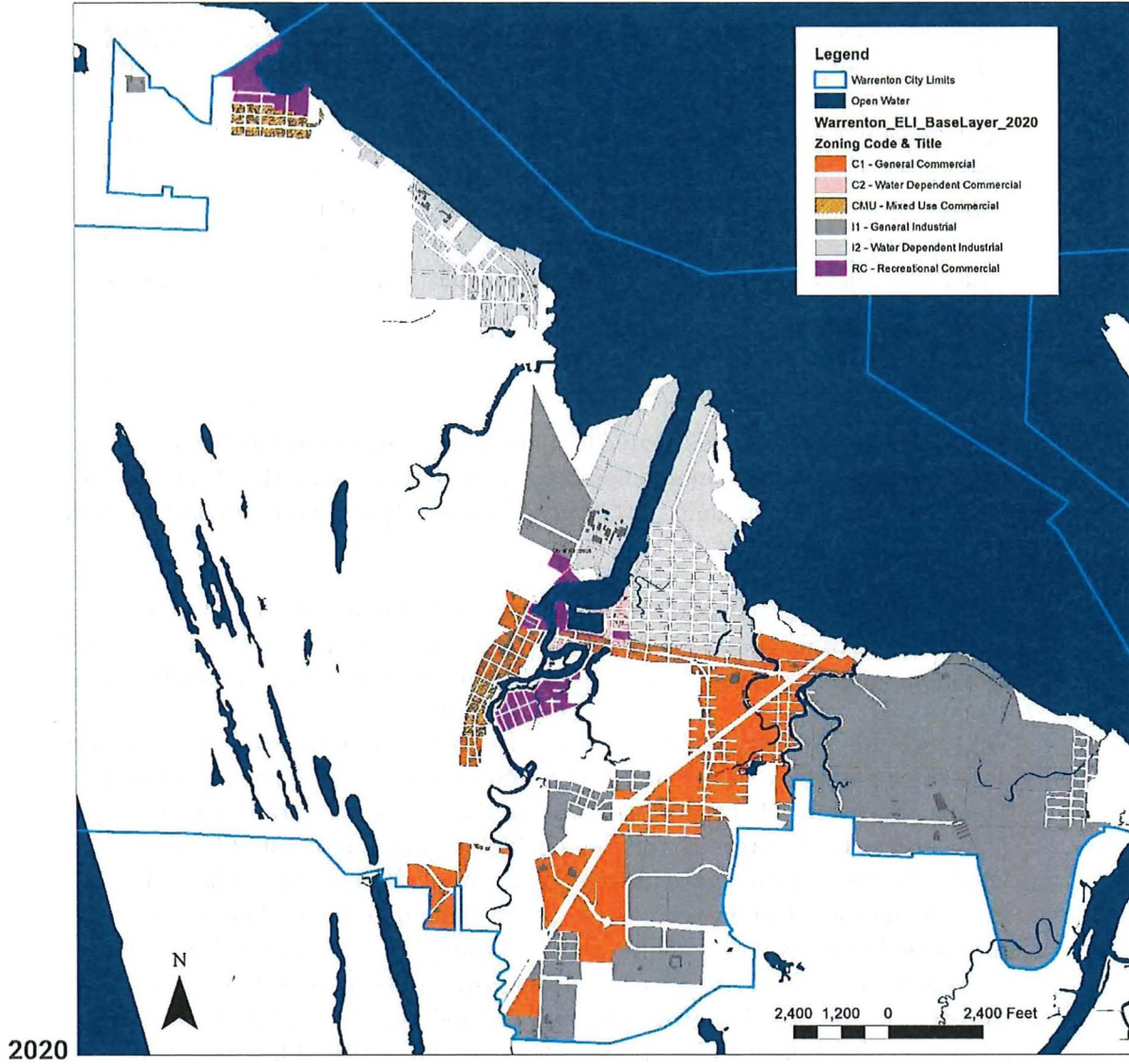
Employment Zones

The six selected “employment” zones include the: General Commercial, Water Dependent Commercial, and Recreational Commercial zones; the General Industrial and Water Dependent Industrial zones; and the Mixed-Use Commercial Zone.

Industrial employment lands are located predominantly along the Columbia riverfront, and along the southern border of the City; while commercial and mixed-use commercial zones are found in central Warrenton along the Skipanon River waterway, and in Hammond. The map and table in **Exhibits 20 and 21**,

respectively, illustrate and summarize all parcels comprising these employment lands, including both built and unbuilt or potentially redevelopable parcels.

Exhibit 20. Map of All (Built and Unbuilt) Employment Land Parcels by Zone, City of Warrenton,



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

Exhibit 21. Summary of All Employment Land Parcels by Zone, City of Warrenton, 2020

Warrenton Zoning Category	Square Feet	Acres	Number of Parcels / Portions
I1 - General Industrial	51,439,015	1,180.9	180
I2 - Water Dependent Industrial	19,891,931	456.7	217
C1 - General Commercial	18,155,211	416.8	671
RC - Recreational Commercial	4,406,478	101.2	110
CMU - Mixed Use Commercial	1,485,464	34.1	211
C2 - Water Dependent Commercial	581,907	13.4	44
All Employment Zones	95,960,005	2,202.9	1,433

Source: Clatsop County, 2020; Community Attributes, Inc., 2020

Gross Buildable Land Supply

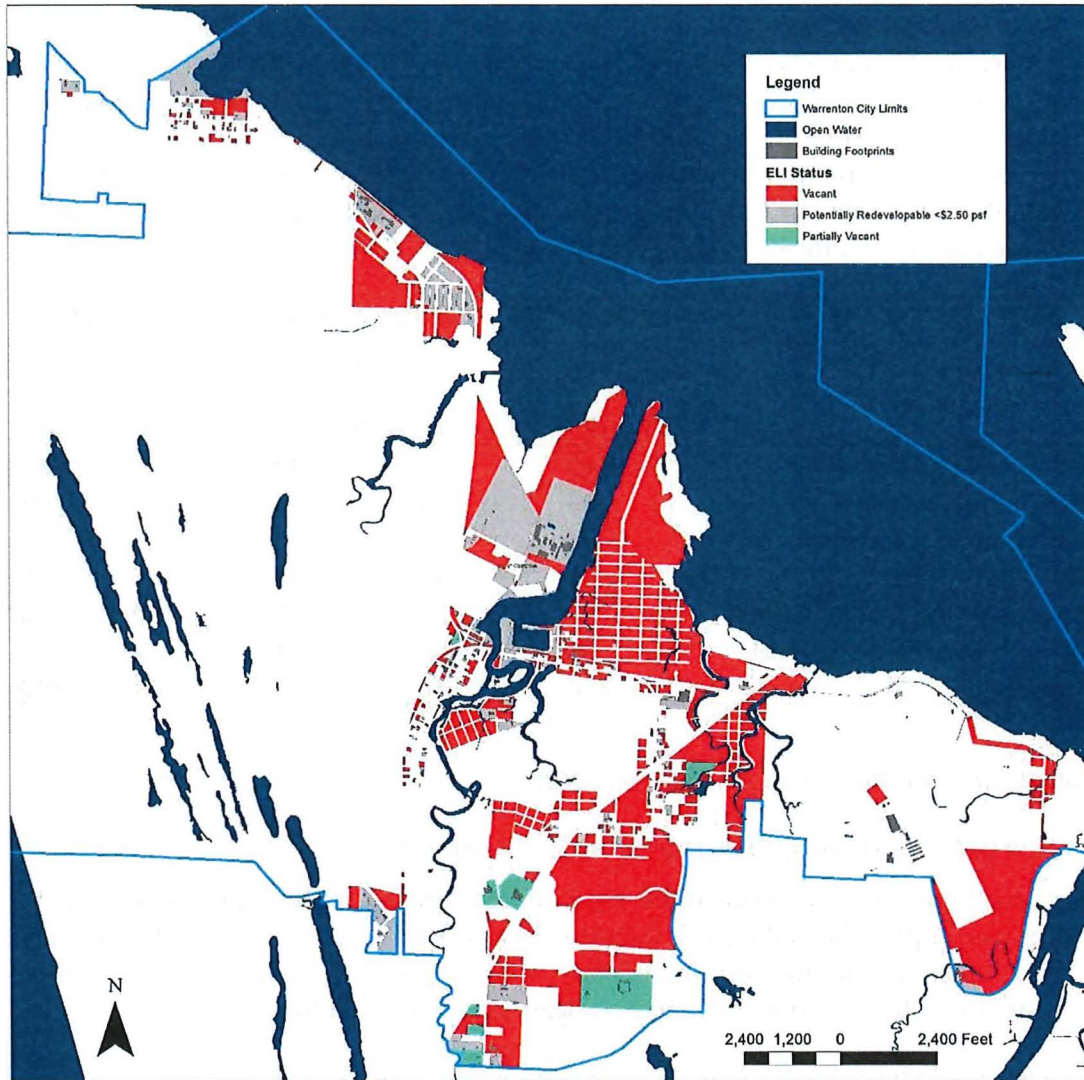
Of the employment lands identified in **Exhibit 20**, many parcels have already been developed, or are otherwise encumbered by critical areas, such that they cannot support additional employment. Other parcels are either vacant, partially vacant, or potentially redevelopable.

Using parcel-based data from the Clatsop County Assessor, CAI identified these vacant, partially vacant, and redevelopable employment lands from the six zones selected for the employment land inventory. The different categories were defined as such:

- **Vacant** lands are completely or almost completely unbuilt. Vacant lands were defined as parcels with very little or no improvement value per the Clatsop County assessor and are identified within the data by selecting parcels with \$.001 or less Real Market Improvement Value per square foot of land.
- **Partially Vacant** lands are identified on parcels that, while built, still contain significant unbuilt portions of land that could be further developed or subdivided and developed. These were manually identified parcels using a current building footprints layer, and checking against satellite imagery.
- **Potentially Redevelopable** lands are defined as parcels with limited improvements in terms of building value per square foot of land and are identified within the data by selecting parcels with \$.001 to \$2.50 Real Market Improvement Value per square foot of land.

Rights-of-way, parks, condominiums, and parcel remnants were removed the employment lands inventory, as were lands comprising the active use areas of the Astoria Regional Airport. The parcels resulting from this tiering and analysis are summarized and mapped in **Exhibits 22 and 23**.

Exhibit 22. Buildable Employment Lands Inventory by Type, City of Warrenton, 2020



Source: Clatsop County, 2020; Community Attributes, Inc., 2021

Exhibit 23 Buildable Employment Lands Inventory by Zoning Category, City of Warrenton, 2020

Source: Clatsop County, 2020; Community Attributes, Inc., 2021

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The resulting parcels, in aggregate, were additionally segmented by size to further characterize the supply of buildable employment lands in Warrenton. **Exhibit 24** illustrates the total number of vacant, partially vacant, and potentially redevelopable parcels segmented by size and current City of Warrenton zoning designation. Most of the City’s medium-large and large buildable employment land sites are found in the industrial zones. While sub-one-acre sites can be found in every commercial and industrial zone in the City, and 1-5 acre sites can be found in all zones but CMU, Warrenton has only 11 large (20 acre +) sites and these are located in the I1, I2, and RC zones.

Exhibit 24 Buildable Employment Lands by Parcel Size, City of Warrenton, 2020

	Parcel Size				Total
	<1 Acre	1-5 Acres	5-20 Acres	>20 Acres	
C1 - General Commercial	310	40	12		362
C2 - Water Dependent	26	5			31
CMU - Mixed Use Commercial	63				63
I1 - General Industrial	68	36	15	6	125
I2 - Water Dependent Industrial	93	72	12	3	180
RC - Recreational Commercial	58	18	1	2	79
Total	618	171	40	11	840

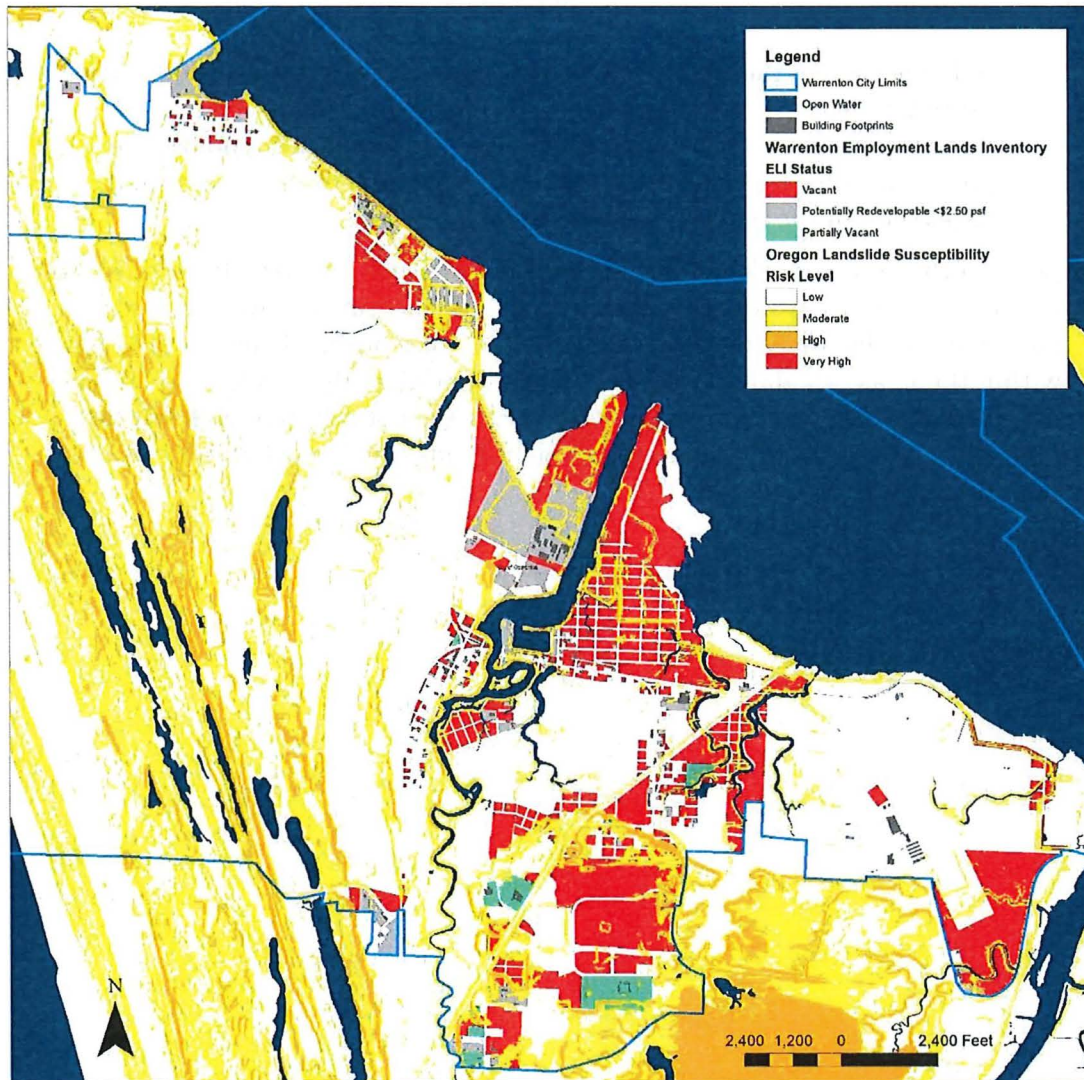
Source: Clatsop County, 2020; Community Attributes, Inc., 2021

Deductions from Buildable Employment Lands

Using geographic information systems (GIS) a calculated “gross supply” figure (in terms of number of parcels, and parcel acres) of Vacant, Partially Vacant, and Potentially Redevelopable employment lands was converted to a “net supply” figure by deducting all or portions of land area that may not be buildable.

Deductions were made for critical areas including wetlands, steep slopes, and landslide prone areas. As it happened, the City of Warrenton contained no significant steep slope or landslide susceptibility encumbrances of the inventoried buildable employment lands (**Exhibit 25**), so only wetland deductions were made.

Exhibit 25. Buildable Employment Lands Inventory and Landslide Susceptibility, City of Warrenton, 2020



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

In the City of Warrenton, inventoried wetlands are categorized as either locally significant, or non-locally significant wetlands. While for the most part new development is not permitted on locally significant wetlands (exceptions are possible with a City of Warrenton Hardship Variance (see Section 16.156.080)), development is permitted, with conditions, on non-locally significant wetlands. To develop such areas, the following are required:

1. A State of Oregon Wetland Removal-Fill Authorization.
2. Written verification from the Warrenton Community Development Director, or designee, that the affected wetland area is classified as “non-significant”

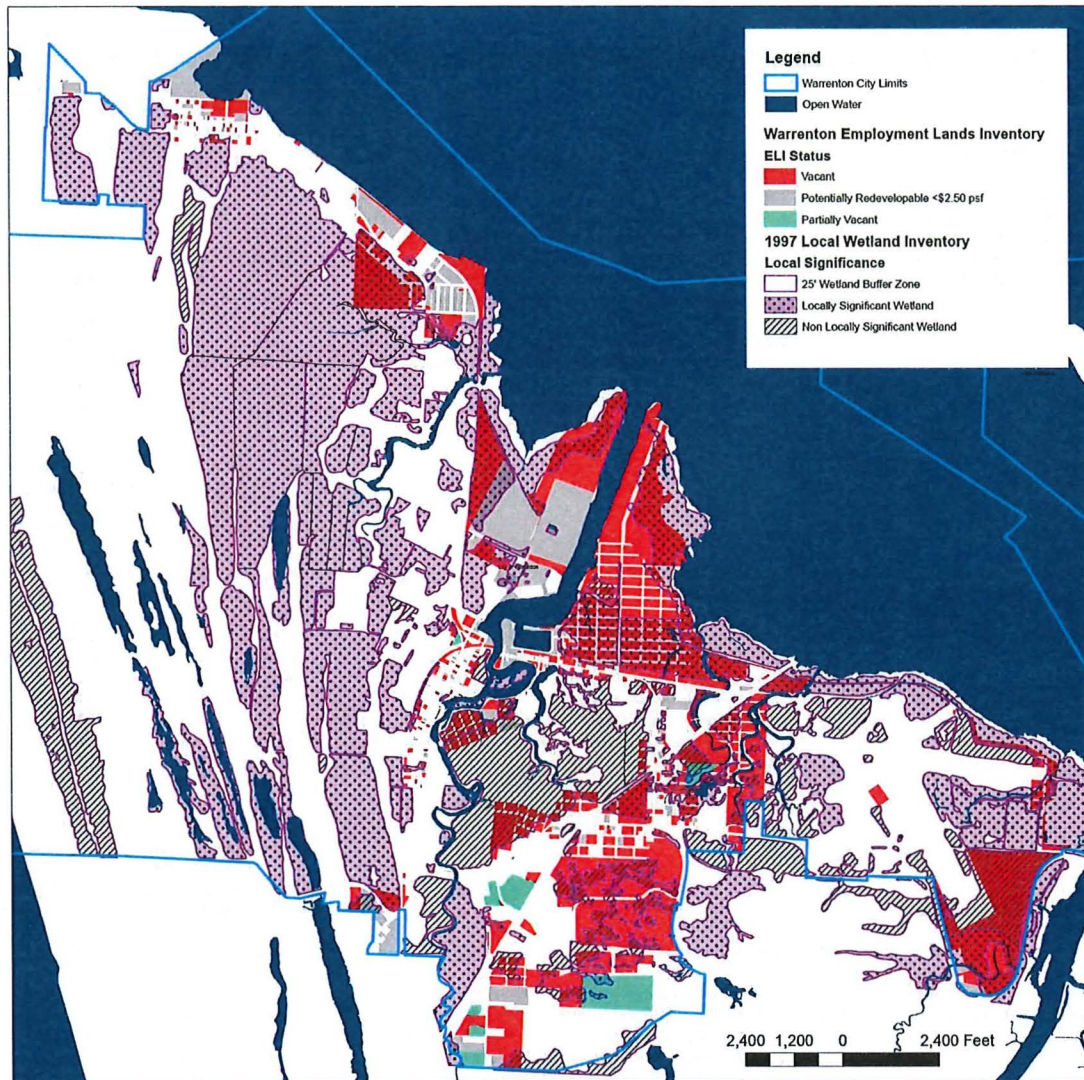
per the City of Warrenton Locally Significant Wetland Map dated October 17, 1997.

In addition, development within a 25' buffer around any wetland is also subject to:

1. A delineation of the wetland boundary, approved by the Oregon Division of State Lands.
2. A to-scale drawing that clearly delineates the wetland boundary, the proposed setback to the wetland area (if any), and existing trees and vegetation in the mapped wetland area.

For the purposes of this analysis, the additional expense imposed on a developer due to the encumbrances on development within non-locally significant wetlands was approximated by applying a 25% reduction to gross buildable parcel area lying within them, as calculated using GIS-based spatial analysis. Wetland buffers, developable with a wetland delineation only, were not reduced. **Exhibit 26** illustrates where the buildable employment lands overlap with wetlands and wetland buffers.

Exhibit 26. Buildable Employment Lands Inventory and Wetland Status, City of Warrenton, 2020



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

Once all applicable wetlands-related deductions were made, an additional deduction of 17.5% (in line with County averages of 15%-20%) of the remaining parcel area was applied to account for the development of future public facilities and rights-of-way that would be required for new development.

Net Land Supply by Zone

After deductions, a net land supply is expressed in acres and represents an estimate of the amount of land within each set of zones that can accommodate additional employment through new, greenfield development or redevelopment of lower-intensity or lower-value uses. A summary of net land supply for each zone,

including an overview of the deductions applied to gross land supply to arrive at the final figure, is provided in **Exhibit 27**.

Exhibit 27. Gross & Net Buildable Employment Lands by Employment Zone, City of Warrenton,

1 Zoning Category		Tier 1	Tier 2	Tier 3	Total	
CMU - Mixed Use Commercial		Vacant Lands***	Partially Vacant Lands**	Potentially Redevelopable Lands***	Vacant + Partially Vacant + Potentially Redevelopable Lands	
Total Zone Area (Acres)	55.39	Total Parcel Area (Acres)	6.89	0.00	2.45	9.34
Rights-of-Way / Parks / Condos / Slivers (Acres)**	21.29	a. Portion in Locally-Significant Wetlands****	2.09	0.00	0.00	2.09
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	34.10	b. Portion in Non Locally-Significant Wetlands	0.00	0.00	0.00	0.00
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	0.23	0.00	0.00	0.23
		d. Portion Unencumbered / No Wetland or Buffer	4.57	0.00	2.45	7.02
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	4.80	0.00	2.45	7.25
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	0.84	0.00	0.43	1.27
		Total Net Buildable Parcel Area (Acres)	3.96	0.00	2.02	5.98
		Percent of Total Net Parcel Area in Zone (Acres)	12%	0%	6%	16%
		Number of Net Buildable Parcels (or portions if split-zoned)	47	0	16	63
2 Zoning Category		Tier 1	Tier 2	Tier 3	Total	
C1 - General Commercial		Vacant Lands**	Partially Vacant Lands***	Potentially Redevelopable Lands***	Vacant + Partially Vacant + Potentially Redevelopable Lands	
Total Zone Area (Acres)	552.16	Total Parcel Area (Acres)	202.48	20.01	29.98	252.48
Rights-of-Way / Parks / Condos / Slivers (Acres)**	135.37	a. Portion in Locally-Significant Wetlands****	63.74	0.47	0.36	64.57
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	416.79	b. Portion in Non Locally-Significant Wetlands	22.30	2.57	3.50	28.37
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	13.06	0.51	0.10	13.67
		d. Portion Unencumbered / No Wetland or Buffer	103.38	16.46	26.02	145.87
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	133.17	18.90	28.75	180.81
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	23.30	3.31	5.03	31.64
		Total Net Buildable Parcel Area (Acres)	109.86	15.59	23.72	149.17
		Percent of Total Net Parcel Area in Zone (Acres)	26%	4%	6%	36%
		Number of Net Buildable Parcels (or portions if split-zoned)	309	6	47	362
3 Zoning Category		Tier 1	Tier 2	Tier 3	Total	
C2 - Water Dependent Commercial		Vacant Lands***	Partially Vacant Lands**	Potentially Redevelopable Lands***	Vacant + Partially Vacant + Potentially Redevelopable Lands	
Total Zone Area (Acres)	20.56	Total Parcel Area (Acres)	8.71	0.00	3.99	12.70
Rights-of-Way / Parks / Condos / Slivers (Acres)**	7.20	a. Portion in Locally-Significant Wetlands****	2.70	0.00	0.00	2.70
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	13.36	b. Portion in Non Locally-Significant Wetlands	0.00	0.00	0.00	0.00
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	0.50	0.00	0.01	0.51
		d. Portion Unencumbered / No Wetland or Buffer	5.51	0.00	3.98	9.49
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	6.01	0.00	3.99	10.00
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	1.05	0.00	0.70	1.75
		Total Net Buildable Parcel Area (Acres)	4.96	0.00	3.30	8.25
		Percent of Total Net Parcel Area in Zone (Acres)	37%	0%	25%	62%
		Number of Net Buildable Parcels (or portions if split-zoned)	24	0	7	31

2020

4 Zoning Category

RC - Recreational Commercial

			Tier 1	Tier 2	Tier 3	Total
			Vacant	Partially	Potentially	Vacant + Partially
			Lands***	Lands***	Lands***	Vacant + Potentially Redevelopable Lands
Total Zone Area (Acres)	102.24	Total Parcel Area (Acres)	33.40	0.00	62.52	95.93
Rights-of-Way / Parks / Condos / Slivers (Acres)**	1.08	a. Portion in Locally-Significant Wetlands****	1.12	0.00	2.50	3.62
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	101.16	b. Portion in Non Locally-Significant Wetlands	16.56	0.00	5.20	21.76
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	1.65	0.00	1.06	2.71
		d. Portion Unencumbered / No Wetland or Buffer	14.07	0.00	53.76	67.84
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	28.14	0.00	58.72	86.87
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	4.93	0.00	10.28	15.20
		Total Net Buildable Parcel Area (Acres)	23.22	0.00	48.45	71.66
		Percent of Total Net Parcel Area in Zone (Acres)	23%	0%	48%	71%
		Number of Net Buildable Parcels (or portions if split-zoned)	64	0	15	79
				11%		

5 Zoning Category

I1 - General Industrial

			Tier 1	Tier 2	Tier 3	Total
			Vacant	Vacant	Potentially	Vacant + Partially
			Lands***	Lands***	Lands***	Vacant + Potentially Redevelopable Lands
Total Zone Area (Acres)(See NOTE)	683.05	Total Parcel Area (Acres)	432.02	34.37	76.53	542.92
Rights-of-Way / Parks / Condos / Slivers (Acres)**	94.17	a. Portion in Locally-Significant Wetlands****	89.74	2.25	21.26	113.25
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	588.88	b. Portion in Non Locally-Significant Wetlands	154.82	1.15	18.84	174.81
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	47.17	1.15	3.37	51.69
		d. Portion Unencumbered / No Wetland or Buffer	140.29	29.82	33.06	203.17
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	303.57	31.83	50.56	385.96
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	53.13	5.57	8.85	67.54
		Total Net Buildable Parcel Area (Acres)	250.45	26.26	41.71	318.42
		Percent of Total Net Parcel Area in Zone (Acres)	43%	4%	7%	54%
		Number of Net Buildable Parcels (or portions if split-zoned)	111	3	11	125

6 Zoning Category

I2 - Water Dependent Industrial

			Tier 1	Tier 2	Tier 3	Total
			Vacant	Partially	Potentially	Vacant + Partially
			Lands***	Lands***	Lands***	Vacant + Potentially Redevelopable Lands
Total Zone Area (Acres)	570.21	Total Parcel Area (Acres)	355.54	0.00	90.99	446.53
Rights-of-Way / Parks / Condos / Slivers (Acres)**	113.55	a. Portion in Locally-Significant Wetlands****	185.25	0.00	1.90	187.15
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	456.66	b. Portion in Non Locally-Significant Wetlands	3.39	0.00	0.00	3.39
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	11.27	0.00	1.37	12.64
		d. Portion Unencumbered / No Wetland or Buffer	155.63	0.00	87.72	243.35
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	169.44	0.00	89.09	258.53
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	29.65	0.00	15.59	45.24
		Total Net Buildable Parcel Area (Acres)	139.79	0.00	73.50	213.29
		Percent of Total Net Parcel Area in Zone (Acres)	31%	0%	16%	47%
		Number of Net Buildable Parcels (or portions if split-zoned)	167	0	13	180

Total Parcel Area Exclusive of R.O.W., Parks, Condos, Slivers & Airport (Acres)	1,510.94	Total Net Supply	766.77
		Total Net Supply as Percentage of Total Parcel Area	48%

* See Methodology for Collapsed Zone definitions
 ** Rights-of-Way include roads, highways, etc. as delineated in the source data.
 *** See Methodology for definitions of "Vacant", "Partially Vacant", and "Potentially Redevelopable" lands.
 **** Not Developable. See Methodology for detailed explanation of Critical Deductions.

Source: Clatsop County, 2020; Community Attributes, Inc., 2020

Land Demand Methods and Analysis

Translating a growth forecast into demand for employment land requires an understanding of how much square footage can be built on any given parcel and an understanding of how many square feet are required to house each employee. These variables are expressed below in a series of equations, each of which is explained to clarify the process of calculating demand for employment land.

$$(new\ employment\ by\ zone) \times (square\ feet\ per\ employee) = (built\ square\ feet\ demanded\ by\ zone)$$

New employment is given in the forecast. **Exhibit 28** illustrates the allocation of new jobs from each industry sector to an aggregate zone category used in the land supply analysis. Because mixed-use zones are designed to capture a broad array of uses, and because the City does not have a significant amount of developable mixed-use-zoned land, it is assumed that the majority of all jobs will be accommodated on either commercial or industrial lands.

Exhibit 28. Allocation of Forecasted Jobs to Zone Categories

Industry Sector	2019	2040	Net New Jobs '19-'40	Zone Category
Accommodation and Food Services	294	345	51	Commercial
Administration & Support, Waste Management...	137	143	6	Commercial
Agriculture, Forestry, Fishing and Hunting	4	5	0	Industrial
Arts, Entertainment, and Recreation	22	32	10	Commercial
Construction	145	187	42	Industrial
Educational Services	284	342	58	Commercial
Finance and Insurance	34	38	4	Commercial
Health Care and Social Assistance	161	193	33	Commercial
Information	15	15	0	Commercial
Management of Companies and Enterprises	0	0	0	Commercial
Manufacturing	513	530	17	Industrial
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	Industrial
Other Services (excluding Public Administration)	121	129	8	Commercial
Professional, Scientific, and Technical Services	58	72	14	Commercial
Public Administration	97	107	10	Commercial
Real Estate and Rental and Leasing	19	23	4	Commercial
Retail Trade	1,073	1,561	488	Commercial
Transportation and Warehousing	90	94	4	Industrial
Utilities	4	4	0	Industrial
Wholesale Trade	23	24	1	Commercial
Total	3,100	3,840	740	

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Community Attributes, Inc., 2020

The number of built square feet per employee varies greatly across industry sectors and geographies. For example, office uses in major metropolitan areas are seeing

reductions in the number of square feet needed per employee due to changes in office design and employee preference; an assumption for the square footage needed per office employee in downtown Portland may range from 200-300 square feet, while smaller or rural communities, where high-rise, technology-centered offices and tenants are less common, may require a higher and more traditional number of square feet. Other commercial uses, such as retail, generally require a more moderate 500-700 square feet per employee, while some industries, like wholesale trade, may need more than 1,000 square feet per employee. Because of this broad range, and because Warrenton's employment forecast shows significant increases in retail jobs, the assumption used in this study is 500 square feet per employee as an average across all commercial uses.

Multiplying new employment in each industry by the square footage required to house an average employee across the industries in each zone category yields the number of building square feet needed to accommodate the forecasted employment growth.

$$(built\ square\ feet\ demanded\ by\ zone) / (FAR) = (land\ square\ feet\ demanded\ by\ zone)$$

To obtain an estimate of how much square footage can be built on any given parcel, a representative floor-to-area ratio (FAR) is applied to each zone category. FAR is the ratio of total built square footage to total land square footage, and is expressed as a decimal. For the purposes of this analysis, broadly representative assumptions are used for FAR, informed by a literature review and past buildable lands experience. This study estimates commercial FAR at .25, with a lower FAR for industrial development, and a higher FAR for mixed-use (which, if present, may be more likely to feature two- or three-story buildings as a means to integrate the different uses).

Dividing the built square feet demanded by the FAR yields the number of land square feet needed to accommodate the forecasted employment growth.

$$(land\ square\ feet\ demanded\ by\ zone) / 43,560 = (acres\ demanded\ by\ zone)$$

There are 43,560 square feet in each acre. Dividing the land square feet demanded by zone by 43,560 converts the land demand estimate into acres needed to accommodate the forecasted employment growth in each zone category. **Exhibit 29** provides a summary of land demand, based on forecasted employment growth, by the general commercial and industrial zone categories used in the land supply analysis.

Exhibit 29. Employment Land Demand Summary

Zone Category	Net New Jobs '19-'40	Assumed SF per Job	Assumed FAR	Land Demand (acres)
Commercial	686	500	0.25	31.5
Industrial	63	1,500	0.15	14.5
Mixed-Use	0	500	0.35	0

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Community Attributes, Inc., 2020

Reconciling Land Supply With Demand

In total, the foregoing analyses indicates indicate a supply of **767 acres** of vacant, partially vacant, or redevelopable employment land spread across 840 parcels in Warrenton to accommodate future employment growth for the 20-year planning time horizon. This represents about 48% of the total current land area in Warrenton's six employment-supporting zones.

The total projected demand for all types of employment land for the same period totals only **46 acres**. These analyses indicate that the City of Warrenton has more than enough land – a total surplus of **649 acres** – to meet its forecast growth and would have enough even if growth were to significantly outpace current forecasts. **Exhibit 30** compares this demand with supply by commercial and industrial zone categories, indicating the surpluses for each.

Exhibit 30. Comparison of Employment Land Demand with Supply

Zone Category	Net New Jobs '19-'40	Assumed SF per Job	Assumed FAR	Land Demand (acres)	Land Supply (acres)	Surplus (Shortage)
Commercial	686	500	0.25	31.5	157.4	125.9
Industrial	63	1,500	0.15	14.5	531.7	517.2
Mixed-Use	0	500	0.35	0	6.0	6.0

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Community Attributes, Inc., 2020

While it would appear that Warrenton has more than sufficient supply in terms of raw land acreage to accommodate forecasted growth, wetlands and infrastructure provision represent significant challenges to real-world development of these lands. Given the additional regulatory complexity around development in non-significant wetland areas and wetland buffers (including oversight by multiple federal and state agencies such as the Army Corps of Engineers and the Oregon Department of State Lands (DSL)), the City of Warrenton would do well to consider specific policies or regulatory changes in the future to address these constraints and other barriers to development.

Site Size Considerations

In addition to wetlands, infrastructure and other constraints, site size and configuration are also important factors to consider when assessing the suitability of Warrenton’s employment land supply for projected demand for the 20-year planning period.

In order to model the segmentation of demand for Warrenton’s employment land by site size, a job density figure was first calculated for each zone category (commercial and industrial) based on existing employment and developed parcel statistics for Warrenton as of 2019 (**Exhibit 31**).

Exhibit 31. Job Density by Zone Category, City of Warrenton, 2019

Zone Category	Total Jobs (2019)	Total Developed Parcel Area per Category, 2019 (Ac)*	2019 Job Density (Jobs per Developed Acre)
Commercial (& CMU)	8,275	195.0	42.4
Industrial	94	56.1	1.7

* Total developed parcel area is exclusive of rights-of-way, parks, condominiums, and parcel remnants.

Source: U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD), 2020; Clatsop County Assessor, 2019; Community Attributes, Inc., 2020

In **Exhibit 32**, this job density figure by category was combined with a measure of the average size of developed sites by zone to estimate the number of new sites needed at that average size for each zone. Forecast employment was apportioned by zone based on land supply available for each. As an example, the average size of developed sites in Warrenton’s C1 General Commercial Zone was .61 acres in 2019. To accommodate a growth of 554 jobs in that zone at an average commercial job density of 42.4 jobs per acre, Warrenton would need around 21 sites of that size.

Exhibit 32. Existing Average Site Size & Projected New Sites Needed

Existing Zone	Average Size of Developed Sites (Ac)	Net Employment Land Supply (%)*	New Employment by Zone*	2019 Job Density (Jobs per Developed Ac)	Number of New Sites Needed
Commercial					
C1 - General Commercial	0.61	63%	554	42.4	21
C2 - Water Dependent Commercial	0.22	4%	31		3
CMU - Mixed Use Commercial	0.18	3%	22		3
RC - Recreational Commercial	0.51	30%	266		12
Industrial					
I1 - General Industrial	0.77	60%	2	1.7	2
I2 - Water Dependent Industrial	1.66	40%	2		1

* Percent figure refers to percent of total commercial or industrial net employment land inventory acreage for each zone. See Exhibit 27.

** Apportioned by zone according to proportions of net employment land inventory supply available to accommodate remaining growth for the period 2019-2040.

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Clatsop County Assessor, 2019; Community Attributes, Inc., 2020

The average size of developed sites ranges from .18 acres for the CMU Commercial Mixed-Use zone up to .61 for the General Commercial zone, and from .77 acres for I1 General Industrial sites up to 1.66 acres for I2 Water Dependent sites. In total, the exercise estimates a demand of almost 40 parcels under one acre in size for Warrenton's commercial zones, compared with a supply of almost 457 (see **Exhibit 24** in the Land Supply section) commercially-zoned parcels of that size. For industrial lands, two three-quarter acre sites and one 1.66 acre site could be easily accommodated given the supply of 68 and 72 sites of those sizes in Warrenton's land supply, respectively (**Exhibit 24**).

Average parcel sizes are, of course, based on a range of developed parcel sizes and this too can be illustrative in considering the size of sites likely to be needed for future growth. **Exhibit 33** illustrates demand by a range of sizes based on the actual distribution (histogram) of currently developed site sizes. For commercially-zoned (including CMU) lands in Warrenton in 2019, developed site sizes ranged from .04 to 17.3 acres. For industrially-zoned lands, developed site sizes ranged from .03 to 4.7 acres. If the aggregate demand of 39 commercial sites and 3 industrial sites were mapped to the current distribution of site sizes, the results would approximate those in **Exhibit 33** – again with a significant surplus of each site size in supply.

Exhibit 33. Land Demand by Current Developed Site Distribution, City of Warrenton, 2019

Zone Category	Range of Site Sizes				Total
	<1 Acre	1-5 Acres	5-20 Acres	>20 Acres	
Commercial Demand	36	2	1	0	39
Commercial Supply	457	63	13	2	535
Surplus (Shortage)	421	61	12	2	496
Industrial Demand	2	1	0	0	3
Industrial Supply	161	108	27	9	305
Surplus (Shortage)	159	107	27	9	302

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Clatsop County Assessor, 2019; Community Attributes, Inc., 2020

Commercial Zones Discussion

Demand for commercial land is forecast to total 31.5 acres through 2040. That is a small percentage of all vacant and redevelopable commercial land in Warrenton and

suggests that Warrenton has more than 204 acres of surplus potentially buildable commercial land available (plus some mixed-use land that could accommodate commercial uses) should commercial employment increase faster than the forecast suggests. One consideration is the availability of water-dependent commercial land; if a significant portion of the commercial demand requires water access, then it may exceed the number of water-dependent acres available, even if there are other non-water-dependent commercial lands available.

- **Commercial Mixed-Use Zone** includes about 55 acres of parcel area. Of that sum, 21 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 34 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 63 parcels totaling approximately 6 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **General Commercial Zone** includes about 552 acres of parcel area. Of that sum, 135 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 417 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 362 parcels totaling approximately 149 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **Water Dependent Commercial Zone** includes about 21 acres of parcel area. Of that sum, 7 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 13 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 31 parcels totaling approximately 8.25 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **Recreational Commercial Zone** includes about 102 acres of parcel area. Of that sum, 1 acre is excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 101 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 79 parcels totaling approximately 72 acres is buildable – either vacant, partially vacant, or potentially redevelopable.

Industrial Zones Discussion

Demand for industrial land is anticipated to total 14.5 acres through 2040. That is a small percentage of all vacant and redevelopable industrial land in Warrenton and suggests that Warrenton has more than 532 acres of surplus potentially buildable industrial land available should industrial employment increase faster than the forecast suggests. As with the commercial categories, a consideration is the availability of water-dependent industrial land; if a significant portion of the industrial demand requires water access, then it may exceed the number of water-dependent acres available, even if there are other non-water-dependent industrial lands available.

- **General Industrial Zone** includes about 1683 acres of parcel area. Of that sum, 94 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 589 acres of total parcel area (the presently active Astoria Regional Airport parcels were also removed from this analysis). After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 125 parcels totaling approximately 318 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **Water Dependent Industrial Zone** includes about 570 acres of parcel area. Of that sum, 114 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 456 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 180 parcels totaling approximately 213 acres is buildable – either vacant, partially vacant, or potentially redevelopable.

Land Supply and Demand Summary

Warrenton’s available lands span a range of site sizes. For commercial uses, most of the employment forecasted is in retail or accommodation and food services. Warrenton has expressed a desire to focus growth in these sectors on smaller-footprint, non-big box retail in downtown. To that end, there are no fewer than 19 parcels of less than one acre and zoned for commercial use in downtown Warrenton alone. Larger retail development can be accommodated as well, as Warrenton has several contiguous redevelopable commercial parcels of three to five acres, which could be assembled for larger projects. Only 14.5 acres of commercial land are projected to be needed to meet demand, and Warrenton has multiple industrial sites of less than five acres, five to 10 acres, and more than 10 acres, many of which are contiguous and could be assembled to accommodate larger projects.

COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL

Initial stakeholder engagement – including advisory committee meetings, stakeholder interviews, and four industry focus group meetings – conducted in the first months of 2021 generated a broad array of insights and ideas around the direction and types of economic growth that may be possible for the City of Warrenton.

The following major themes derive from a synthesis of the foregoing data-driven analysis of economic opportunities, as well as from these rich discussions with area stakeholders, residents, officials, and businesses.

Infrastructure is both a challenge and an opportunity.

Water, water, everywhere. Parts of Warrenton are undevelopable or present challenges due to the extensive presence of wetlands and flood zones and related cost burdens associated with mitigation and / or new infrastructure provision. At the same time, wetlands confer incalculable benefits to the city and its economy via the provision of valuable ecosystem services and as eco-tourism and recreation assets. In addition, proximity to maritime industry infrastructure, access to supplies of pristine freshwater, and related economic assets and anchors in the shipping, fishing, tourism and other industries represent tremendous, underutilized potential for sustainable economic growth in legacy and emerging industries.

Creative solutions to revenue can drive unique growth.

Tax revenues for the City of Warrenton are not sustainable. Significant growth may be difficult to achieve through new development alone. Warrenton cannot build its way out of a fiscally constrained tax structure (1.6 tax rate) However, creative development solutions such as licensing, payment in lieu of taxes, and public-private partnerships could yield both new sources of revenue, as well as result in unique, creative economic assets to further differentiate the City's offerings from those of its neighbors in Clatsop County.

Development should provide for visitors while remaining focused on residents.

We heard time and again that while tourism, hospitality, and entertainment are key and valued pieces of the local economy and represent important avenues of growth, it is imperative that economic development in Warrenton also remain focused on local residents and businesses and what they value most about their communities. This may also include a shift away from big-box retail growth in favor of opportunities in other industries with broader benefits to local residents.

Local workforce development and retention is key.

Local industries, including commercial fishing and processing, logging and timber, retail, and tourism / hospitality all speak of the need to better transition and retain increasingly skilled workers from local educational institutions into needed roles in their sectors – and to find ways to retain them. Strengthening partnerships among Career Technical Education programs and Clatsop Community College is a key opportunity for the region to be economically competitive.

Apart from strengthening the linkages between schools or training and industry, housing is a key part of the puzzle for greater Warrenton.

Local natural resources provide quality of life *and* economic sustenance.

While half of Warrenton’s economy is still “fish and trees,” these same resources are also at the source of the region’s tremendous and unique quality of life. As such, they must be both closely managed for sustainability, and effectively leveraged to attract and retain new and expanded economic opportunities in the form of skilled workers, residents, new companies, entrepreneurs, and private investment.



City of Warrenton

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STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Matthew Ellis, AICP, CFM, Planning Director
DATE: October 10, 2024
SUBJ: Development Code Revision (DCR-24-3) Floodplain Development Permits

BACKGROUND

At the direction of the Warrenton City Commission, City staff have been working on changes to the floodplain development permit to ensure the minimum regulatory requirements of the NFIP are adopted. During the analysis, staff realized that the floodplain development permit would make more sense to be its own chapter of the Development Code.

Additionally, FEMA Region 10 has advised Oregon cities in the floodplain to adopt a Pre-Implementation Compliance Measure (PICM) for the NFIP-ESA Integration Plan which will begin implementation over the next few years. This is adopted under Section 16.242.080 of the proposed ordinance.

The goal of this ordinance is to create a new chapter of the development code for floodplain regulation standards and adopt the PICM as required by FEMA Region 10.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

Notice was provided to DLCD on June 13, 2024. Public hearing notice was published in The Astorian on September 26, 2024. No public comments were received as of the date of this report.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

Applicable Warrenton Municipal Code (WMC) chapters for this application include:

WMC 16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES
WMC 16.232 AMENDMENTS TO COMPREHENSIVE PLAN TEXT AND MAP,
REZONE, AND DEVELOPMENT CODE

CONCLUSIONS AND RECOMMENDATION

Based on the findings of this staff report, staff recommend the Planning Commission

recommend approval of Ordinance No. 1276 to the City Commission for final adoption.

RECOMMENDED MOTION

"Based on the findings and conclusions of the October 10, 2024 staff report, I move to recommend and forward to the City Commission the changes to the Development Code as described in Ordinance No. 1276."

ALTERNATIVE MOTION

"I move to continue the hearing to a date certain to allow additional public testimony and reconsider Ordinance No. 1276."

ATTACHMENTS

1. Ordinance No. 1276

ORDINANCE NO. 1276
INTRODUCED BY ALL COMMISSIONERS

**AN ORDINANCE AMENDING CHAPTER 16.88 AND ADDING CHAPTER 16.242
OF THE WARRENTON MUNICIPAL CODE TO CLARIFY REGULATIONS ON
FLOODPLAIN DEVELOPMENT PERMITS**

WHEREAS, the City Commission recognizes that public health, safety, and general welfare necessitates the reasonable regulation of floodplain development within the City of Warrenton; and

WHEREAS, the current City code does not currently provide clear and objective standards for floodplain development permitting, leading to confusion across the community;

NOW THEREFORE, the City of Warrenton ordains as follows:

Section 1. Section 16.88.020(B) of the Warrenton Municipal Code is hereby amended as follows:

- B. Basis for Establishing the Areas of Special Flood Hazards. The areas of special flood hazard identified by the Federal Insurance Administration in a scientific and engineering report entitled "The Flood Insurance Study for Clatsop County, Oregon and Incorporated Areas," dated September 17, 2010, with accompanying flood insurance maps are hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study is on file at the Warrenton City Hall. The best available information for flood hazard area identification shall be the basis for regulation until a new FIRM is issued.

Section 2. Section 16.88.030 and Section 16.88.040 of the Warrenton Municipal Code are hereby repealed.

Section 3. A new Chapter 16.242 is hereby added to the Warrenton Municipal Code as follows:

Chapter 16.242 FLOODPLAIN DEVELOPMENT PERMITS

16.242.010 Purpose.

The purpose of this chapter is to regulate the use of areas of special flood hazard as established in Chapter 16.88 to promote public health, safety, and general welfare, and

to minimize public and private losses due to flood conditions. FEMA's Flood Insurance Rate Map (FIRM) designates flood areas in Warrenton subject to requirements of the National Flood Insurance Program (NFIP).

16.242.020 Establishment of Floodplain Development Permit.

- A. A floodplain development permit, in addition to any regular building permit and/or grading permit that may be required, shall be obtained before construction or development begins in any area of special flood hazard established in Chapter 16.88. The permit shall be required for all structures and buildings and for all development as set forth in Chapter 16.12.
- B. Applications for a floodplain development permit shall be made on forms furnished by the Planning Department and shall be processed as a Type I procedure. Applications shall include but not be limited to plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question, existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:
 - 1. Description of proposed development.
 - 2. Size and location of proposed development (site plan required).
 - 3. Base flood elevation at the site.
 - 4. Elevation in relation to mean sea level, of the lowest floor (including basement) of all structures.
 - 5. Elevation to which floodproofing has occurred (if any).
 - 6. Certification by a registered professional engineer or architect that the floodproofing methods for any nonresidential structure meet the floodproofing criteria in Section 16.88.040.
 - 7. Elevation in relation to mean sea level of floodproofing in any structure.
 - 8. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.
 - 9. FEMA/NFIP elevation certificate completed by a land surveyor, engineer, or architect who is authorized by law to certify elevation information (for all new structures and substantial improvements unless otherwise exempt from this requirement by state or federal law).

16.242.030 Duties and Responsibilities.

- A. The duties of the Planning Director or their designee shall include but not be limited to:
 - 1. Review all building permits to determine that the permit requirements and conditions of this chapter have been satisfied.

2. Review all development permits to require that all necessary permits have been obtained from those federal, state, or local governmental agencies from which prior approval is required.
 3. Review all development permits in the area of special flood hazard to determine if the proposed development adversely affects the flood carrying capacity of the area.
- B. Use of Other Base Flood Data. When base flood elevation data is not available either through a Flood Insurance Study, FIRM, or from another authoritative source, applications for floodplain development permits shall be reviewed to assure that the proposed construction will be reasonably safe from flooding. The Planning Director or their designee shall obtain, review, and reasonably utilize available data to administer this chapter. The test of reasonableness is a local judgment and includes but is not limited to the use of historical data, high water marks, and photographs of past flooding. Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.
- C. Information to be Obtained and Maintained.
1. Where base flood elevation data is provided through a Flood Insurance Study, FIRM, or required as in this chapter, the Planning Director or their designee shall verify, obtain, and record the actual elevation (in relation to mean sea level) of the lowest flood (including basements and below-grade crawlspaces) of all new or substantially improved structures, and whether the structure contains a basement or not.
 2. For all new or substantially improved floodproofed structures where base flood elevation data is provided through a Flood Insurance Study, FIRM, or as required in this chapter, the Planning Director or their designee shall:
 - a. Verify and record the actual elevation (in relation to mean sea level); and
 - b. Maintain the floodproofing certifications required in this chapter.
 3. The Planning Director or their designee shall maintain for public inspection all records pertaining to the provisions of this chapter.
 4. In coastal high hazard areas, certification shall be obtained from a registered professional engineer or architect that the structure is securely anchored to adequately anchored pilings or columns to withstand velocity waters.
- D. Interpretation of FIRM Boundaries. Where needed, the Planning Director or their designee shall be authorized to interpret the exact location of the boundaries of the areas of special flood hazards where there appears to be a conflict between a mapped boundary and actual field conditions. The person contesting the location of the boundary shall be given a reasonable opportunity

to appeal the interpretation to the Planning Commission consistent with this chapter.

- E. Alteration of Watercourses. The Planning Director or their designee shall:
1. Notify adjacent communities, the Department of Land Conservation and Development, and other appropriate state and federal agencies prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Insurance Administration.
 2. Require that a maintenance plan is provided within the altered or relocated portion of said watercourse which assures the flood carrying capacity is not diminished.

16.242.040 Standards for Flood Hazard Reduction.

In all areas of special flood hazard established in Chapter 16.88, the standards outlined in this section shall apply.

- A. Anchoring.
1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure.
 2. All manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement and shall be installed using methods and practices that minimize flood damage. Anchoring methods may include, but are not limited to, use of over-the-top and frame ties to ground anchors. (Reference FEMA's "Manufactured Home Installation in Flood Hazard Areas" guidebook for additional techniques.)
 3. A certificate signed by a registered architect or engineer which certifies that the anchoring system is in conformance with FEMA regulations shall be submitted prior to final inspection approval.
- B. Construction Materials and Methods.
1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
 3. Electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities shall be elevated or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- C. Utilities.
1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwater into the system.

2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwater into the systems and discharge from the systems into floodwaters.
 3. On-site waste disposal systems shall be located to avoid impairment of them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality (DEQ).
- D. Manufactured Dwelling Park and Subdivision Proposals.
1. All manufactured dwelling park and subdivision proposals shall be consistent with the need to minimize flood damage.
 2. All manufactured dwelling park and subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
 3. All manufactured dwelling park and subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
 4. Where base flood elevation data has not been provided or is not available from an authoritative source, it shall be generated for manufactured dwelling park and subdivision proposals and other proposed developments which contain at least 50 lots or five acres.
- E. Residential Construction.
1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to a minimum of one foot above the base flood elevation.
 2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must be either certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, or other coverings or devices provided they permit the automatic entry and exit of floodwaters.
- F. Nonresidential Construction.
1. New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall either have the lowest floor, including basement, elevated to a minimum of one foot above the

base flood elevation or, together with attendant utility and sanitary facilities, shall meet the following criteria:

- a. Below the base flood level, the structure is floodproofed and watertight with walls substantially impermeable to the passage of water.
 - b. The structure has structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
 - c. A registered professional engineer or architect certifies that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this chapter based on their development and/or review of the structural design, specification, and plans. Such certifications shall be provided to the building official as set forth in Chapter 16.244.
 - d. Nonresidential structures that are elevated and not floodproofed must meet the same standards for space below the lowest floor as described in Section 16.242.040(E)(2).
2. Applicants floodproofing nonresidential buildings shall be notified that flood insurance premiums will be based on rates that are one foot below the floodproofed level. For example, a building floodproofed to the base flood level will be rated as one foot below.
 3. Critical Facilities. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the area of special flood hazard. Construction of new critical facilities shall be permissible within the area of special flood hazard if no feasible alternative site is available. Critical facilities constructed within the area of special flood hazard shall have the lowest floor elevated three feet above base flood elevation or to the height of the 500-year flood, whichever is higher. Access to and from the critical facility should also be protected to the height utilized above. Floodproofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities to the extent possible.
- G. Manufactured Homes/Dwellings.
1. All manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the finished floor of the manufactured home is elevated to a minimum 18 inches above the base flood elevation and securely anchored to an adequately designed foundation system to resist flotation, collapse and lateral movement. Electrical crossover connections shall be a minimum of 12 inches above base flood elevation.

2. Manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within Zones AI-30, AH, and AE on the community's FIRM that are not subject to the above manufactured home provisions shall be elevated so that either:
 - a. The lowest floor of the manufactured home is elevated to a minimum of 18 inches (46 cm) above the base flood elevation; or
 - b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately designed foundation system to resist flotation, collapse, and lateral movement.
- H. Recreational vehicles placed on sites for longer than 180 consecutive days are required to either:
 1. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
 2. Meet the elevation and anchoring requirements for manufactured homes.
- I. Flood Hazard, Park and Open Space Dedications. Where fill and/or development is allowed within or adjacent to the area of special flood hazard outside the zero-foot rise floodplain, and the Comprehensive Plan designates the subject floodplain for park, open space, or trail use, the City may require the dedication of sufficient open land area for a greenway adjoining or within the floodplain. When practicable, this area shall include portions at a suitable elevation for the construction of a pedestrian/bicycle pathway within the floodplain in accordance with the City's adopted Transportation System Plan for trails, pedestrian, and bikeway, as applicable. The City shall evaluate individual development proposals and determine whether the dedication of land is justified based on the development's impact and shall be consistent with Chapter 16.136.
- J. Temporary Encroachments in the Floodway for Bridge Construction and Repair.
 1. Temporary encroachments in the floodway for bridge construction and repair shall receive a temporary use permit prior to the issuance of a floodplain development permit or other applicable permits.
 2. The temporary use permit shall state the number of days the structure or other development will be on the site. If a longer period is required, a new permit shall be issued.

3. A flood warning system for the project should be in place to allow equipment to be evacuated from the site and placed outside the floodplain.
 4. Placement of equipment in the floodway should be restricted to only equipment which is necessary for the purposes of the project. All other accessory equipment and temporary structures (i.e., construction trailers) should be restricted from the floodway. Structures should be placed on site so that flood damage is minimized. Anchoring the construction trailers in case of evacuation is not practical.
- K. Coastal High Hazard Areas. Located within areas of special flood hazard established in Section 16.88.020 are coastal high hazard areas, designated as Zones V1-V30, VE and/or V. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions in this chapter, the following provisions shall also apply:
1. All new construction and substantial improvements in Zones V1-V30 and VE (V if base flood elevation data is available) shall be elevated on pilings and columns so that:
 - a. Below the base flood elevation, the structure is floodproofed and watertight with walls substantially impermeable to the passage of water.
 - b. The structure has structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy.
 2. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this section.
 3. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures in Zones V1-30, VE, and V, and whether such structures contain a basement or not. The Planning Director or their designee shall maintain a record of all such information.
 4. All new construction shall be located landward of the reach of mean high tide.
 5. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood latticework, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the

elevated portion of the building or supporting foundation system. For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

- a. Breakaway wall collapse shall result from water load less than that which would occur during the base flood.
 - b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage because of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).
6. If breakaway walls are utilized, such enclosed space shall be useable solely for parking vehicles, building access, or storage. Such space shall not be used for human habitation.
 7. Prohibit the use of fill for structural support of buildings.
 8. Prohibit man-made alteration of sand dunes which would increase potential flood damage.

16.242.050 Variances.

- A. Variances to the requirements of this chapter shall be processed as a Type III procedure and be issued or denied in accordance with this section and Section 16.242.070.
- B. Conditions for Variances.
 1. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level. As the lot size increases the technical justification required for issuing the variance increases.
 2. Variances may be issued for the rehabilitation or restoration of structures listed on the National Register of Historic Places or the Statewide Inventory of Historic Properties without regard to the procedures set

forth in this section provided that the alteration will not preclude the structure's continued designation as a "historic structure."

3. Variances shall not be issued within a designated floodway if any increase in flood levels during the base flood discharge would result.
 4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 5. Variances shall only be issued upon:
 - a. A showing of good and sufficient cause;
 - b. A determination that the failure to grant the variance would result in exceptional hardship to the applicant;
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances;
 - d. A determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
 6. Variances as interpreted in the NFIP are based on the general zoning law principle that they pertain to a physical piece of property; they are not personal in nature and do not pertain to the structure, its inhabitants, economic, or financial circumstances. They primarily address small lots in densely populated residential neighborhoods. As such, variances from the flood elevations should be quite rare.
 7. Variances may be issued for nonresidential buildings in very limited circumstances to allow a lesser degree of floodproofing than watertight or dry floodproofing, where it can be determined that such action will have low damage potential, complies with all other variance criteria and otherwise complies with general standards.
- C. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with a lowest floor elevation below the base flood elevation and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

16.242.060 Appeals.

Appeals will be conducted in accordance with Section 16.208.030 of this Code. The Planning Department shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.

16.242.070 Variance and Appeal Criteria.

- A. While considering variances or appeals to the provisions of this chapter, the hearings body shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and the:
1. Danger that materials may be swept onto other lands to the injury of others;
 2. Danger to life and property due to flooding or erosion damage;
 3. Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 4. Importance of the services provided by the proposed facility to the community;
 5. Necessity to the facility of a waterfront location, where applicable;
 6. Availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 7. Compatibility of the proposed use with existing and anticipated development;
 8. Relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
 9. Safety of access to the property in times of flood for ordinary and emergency vehicles;
 10. Expected heights, velocity, duration, rate of rise, and sediment transport of the floodwaters and the effects of wave action, if applicable, expected at the site; and
 11. Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

16.242.080 No Net Loss Standards.

- A. Prior to the issuance of a floodplain development permit, the applicant shall provide documentation on how the no net loss standards have been met.
- B. No net loss of floodplain storage, water quality, and vegetation is required for development in the special flood hazard area that would reduce undeveloped space, increase impervious surface, or result in a loss of trees that are 6-inches dbh or greater. No net loss can be achieved by first avoiding negative effects on floodplain functions to the degree possible, then minimizing remaining effects, then replacing and/or otherwise compensating for, offsetting, or rectifying the residual adverse effects to the three floodplain functions. Prior to the issuance of any floodplain development permit, the applicant shall:
1. Demonstrate a legal right by the applicant to implement the proposed activities to achieve no net loss;

2. Demonstrate that financial assurances are in place for the long-term maintenance and monitoring of all projects to achieve no net loss;
 3. Include a management plan that identifies the responsible site manager, stipulates what activities are allowed on site, and requires the posting of signage identifying the site as a mitigation area.
- C. Compliance with no net loss for undeveloped space or impervious surface is preferred to occur before the loss of habitat function but, at a minimum, shall occur concurrently with the loss. To offset the impacts of delay in implementing no net loss, a 25 percent increase in the required minimum area is added for each year no net loss implementation is delayed.
- D. No net loss must be provided within, in order of preference:
1. the lot or parcel that floodplain functions were removed from; then
 2. the same reach of the waterbody where the development is proposed; then
 3. the special flood hazard area within the same hydrologically connected area as the proposed development.
- E. Undeveloped Space. Development proposals shall not reduce the fish-accessible and egress-able undeveloped space within the special flood hazard area. A development proposal with an activity that would impact undeveloped space shall achieve no net loss of fish-accessible and egress-able space. Lost undeveloped space must be replaced with fish-accessible and egress-able compensatory volume based on the ratios below and at the same flood level at which the development causes an impact.
- F. Impervious Surfaces. Development proposals shall not result in a net increase in impervious surface area within the special flood hazard area or use low-impact development or green infrastructure to infiltrate and treat stormwater produced by the new impervious surface, as documented by a qualified professional. If prior methods are not feasible and documented by a qualified professional, stormwater retention is required to ensure no increase in peak volume or flow and to maximize infiltration, and treatment is required to minimize pollutant loading.
- G. Trees. Development proposals shall result in no net loss of trees 6-inches dbh or greater within the special flood hazard area. This requirement does not apply to silviculture where there is no development. Trees of or exceeding 6-inches dbh that are removed from the riparian buffer zone (RBZ), floodway, or RBZ-fringe must be replaced at the ratios below. Replacement trees must be native species that would occur naturally in the Level III ecoregion of the impact area.
- H. Stormwater Management. Any development proposal that cannot mitigate as specified in Section 16.242.080(F) must include water quality (pollution reduction) treatment for post-construction stormwater runoff from any net

increase in impervious area and water quantity treatment (retention facilities) unless the outfall discharges into the ocean.

- I. Retention Facilities. Retention facilities must limit discharge to match the pre-development peak discharge rate for the 10-year peak flow using a continuous simulation for flows between 50 percent of the 2-year event and the 10-year flow event (annual series), treat stormwater to remove sediment and pollutants from impervious surfaces such that at least 80 percent of the suspended solids are removed from the stormwater prior to discharging to the receiving water body, be designed to not entrap fish and drain to the source of flooding, and be certified by a qualified professional.
- J. Regional Stormwater Management. Stormwater treatment practices for multi-parcel facilities, including subdivisions, shall have an enforceable operation and maintenance agreement to ensure the system functions as designed. This agreement will include access to stormwater treatment facilities at the site by the City for inspection, a legally binding recorded document specifying the parties responsible for the proper maintenance of the stormwater treatment facilities, provisions for the maintenance of vegetation and/or soil permeability to maintain the functionality of the feature, and the responsible party for the operation and maintenance of the stormwater facility shall have the operation and maintenance manual on-site and available at all times.
- K. Riparian Buffer Zone (RBZ). The riparian buffer zone is measured from the ordinary high-water line of a fresh waterbody (lake; pond; ephemeral, intermittent, or perennial stream) or mean higher-high water of a marine shoreline or tidally influenced river reach to 170 feet horizontally on each side of the stream or inland of the MHHW. The riparian buffer zone includes the area between these outer boundaries on each side of the stream, including the stream channel. Habitat restoration activities in the RBZ are considered self-mitigating and are not subject to the no net loss standards described in this section. Functionally dependent uses are only subject to the no net loss standards for development in the RBZ. Ancillary features that are associated with but do not directly impact the functionally dependent use in the RBZ (including manufacturing support facilities and restrooms) are subject to the beneficial gain standard in addition to no net loss standards. Any other use of the RBZ requires a greater offset to achieve no net loss of floodplain functions, on top of the no net loss standards described above, through the beneficial gain standard. Under FEMA's beneficial gain standard, an area within the same reach of the project and equivalent to 5% of the total project area within the RBZ shall be planted with native herbaceous and shrub vegetation and designated as open space.

- L. Mitigation Ratios. Mitigation occurring offsite within the same watershed shall be provided at double the below rate. The following mitigation ratios apply to development within the floodplain in accordance with the standards of this section:
1. For development in the riparian buffer zone (RBZ) and floodway:
 - a. For every cubic foot of lost undeveloped space, two cubic feet of undeveloped space are needed for mitigation in accordance with 16.242.080(E).
 - b. For every square foot of lost pervious surface, one square foot of pervious surface is needed for mitigation in accordance with 16.242.080(F).
 - c. For every removed tree between 6 inches dbh and 20 inches dbh, three trees between 6 inches dbh and 20 inches dbh are needed for mitigation in accordance with 16.242.080(G).
 - d. For every removed tree between 20 inches dbh and 39 inches dbh, five trees between 20 inches dbh and 39 inches dbh are needed for mitigation in accordance with 16.242.080(G).
 - e. For every removed tree greater than 39 inches dbh, six trees greater than 39 inches dbh are needed for mitigation in accordance with 16.242.080(G).
 2. For development in the riparian buffer zone (RBZ) and floodway fringe:
 - a. For every cubic foot of lost undeveloped space, one and one half cubic feet of undeveloped space are needed for mitigation in accordance with 16.242.080(E).
 - b. For every square foot of lost pervious surface, one square foot of pervious surface is needed for mitigation in accordance with 16.242.080(F).
 - c. For every removed tree between 6 inches dbh and 20 inches dbh, two trees between 6 inches dbh and 20 inches dbh are needed for mitigation in accordance with 16.242.080(G).
 - d. For every removed tree between 20 inches dbh and 39 inches dbh, four trees between 20 inches dbh and 39 inches dbh are needed for mitigation in accordance with 16.242.080(G).
 - e. For every removed tree greater than 39 inches dbh, five trees greater than 39 inches dbh are needed for mitigation in accordance with 16.242.080(G).
- M. Exemptions. The following activities are exempt from the standards in this Section, but not necessarily exempt from all of the standards in this Chapter:

1. Normal maintenance and modifications of existing structures, such as re-roofing and replacing siding, provided there is no change in the footprint or expansion of the roof of the structure.
2. Normal street, sidewalk, and road maintenance, including filling potholes, repaving, and installing signs and traffic signals, that do not alter contours, use, or alter culverts. This does not include expansions of paved areas.
3. Routine maintenance of landscaping that does not involve grading, excavation, or filling.
4. Routine agricultural practices such as tilling, plowing, harvesting, soil amendments, and ditch cleaning that do not alter the ditch configuration provided the spoils are removed from special flood hazard area or tilled into fields as a soil amendment.
5. Routine silviculture practices that do not meet the definition of development, including harvesting of trees if root balls are left in place and forest road construction or maintenance that does not alter contours, use, or alter culverts.
6. Removal of noxious weeds and hazard trees, and replacement of non-native vegetation with native vegetation.
7. Normal maintenance of above-ground utilities and facilities, such as replacing downed power lines and utility poles provided there is no net change in footprint.
8. Normal maintenance of a levee or other flood control facility prescribed in the operations and maintenance plan for the levee or flood control facility. Normal maintenance does not include repair from flood damage, expansion of the prism, expansion of the face or toe, or addition of protection on the face or toe with rock armor.
9. Habitat restoration activities.

Section 4. Severability. If any provision, section, phrase, or word of this Ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions that can be given effect without the invalid provision or application.

Section 5. This ordinance shall take full force and effect 30 days after its adoption by the Commission of the City of Warrenton.

First Reading: November 12, 2024

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon this ____ day of _____, 2024.

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, CMC, City Recorder

Public Hearing Testimony Sign-Up Sheet

Development Code Review DCR-24-3

Floodplain Development Permits

IN SUPPORT

Printed Name

Address

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____

Neutral

Printed Name

Address

1. _____

2. _____

3. _____

4. _____

OPPOSE

Printed Name

Address

1. _____

2. _____

3. _____

4. _____

5. _____

6. _____



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Matthew Ellis, AICP, Planning Director
DATE: October 10, 2024
SUBJ: Applications Approved by Staff – June 1, 2024 through September 30, 2024

APPLICATIONS APPROVED BY STAFF

The following applications were approved by Planning Department staff between June 1, 2024 through September 30, 2024:

File Name	Description	Project Location	Decision Date
FP-24-7	Floodplain Development Permit for	113 S Hwy 101	June 6, 2024
FP-24-8	Floodplain Development Permit for	113 S Hwy 101	June 6, 2024
LP-24-3	Land Partition for Fort Pointe	Taxlot 810170001300	June 6, 2024
MC-24-2	Minor Modification to landscaping plan at Jetty Street Apartments	1301 SE Jetty Street	June 6, 2024
TU-24-2	Temporary Use Permit for religious ceremony	115 SW 1st Street	June 6, 2024
FP-24-12	Floodplain Development Permit for attached sign	180 SE Neptune Drive	June 7, 2024
SDR-24-2	Site Design Review for nine-unit apartment complex	719 S Main Ave	June 11, 2024
LP-24-1	Land Partition to split one residential lot into two	577 Gray Street	June 13, 2024

Applications Approved by Staff – June 1, 2024 through September 30, 2024
 Staff Report Page: 2

FP-24-13	Floodplain Development Permit for tenant improvement	177 S Hwy 101	June 25, 2024
FP-24-14	Floodplain Development Permit for tenant improvement	143 S Hwy 101	June 25, 2024
HSL-24-1	Homestay Lodging Permit	1611 S Main Ave	July 12, 2024
TU-24-4	Temporary Use Permit for Fisherman's Market	1080 Iredale Drive	July 12, 2024
FP-24-4	Floodplain Development Permit for ADU	1120 SE 2nd Street	July 25, 2024
FP-24-17	Floodplain Development Permit for tenant improvement	69 N HWY 101	July 29, 2024
FP-24-18	Floodplain Development Permit for tenant improvement	701 NW Warrenton Dr	August 5, 2024
FP-24-19	Floodplain Development Permit for tenant improvement	69 N HWY 101	August 5, 2024
FP-24-20	Floodplain Development Permit for new home	69 N HWY 101	August 7, 2024
GRD-24-2	Grading Permit	8102DC06400	August 15, 2024
MC-24-5	Modification to approved Wireless Telecommunication Facility	1675 Peter Iredale Road	August 16, 2024
HSL-24-2	Homestay Lodging Permit	976 Fourth Ave	August 26, 2024
MC-24-4	Modification to approved Land Partition	810170001300	August 28, 2024
LP-24-2	Land Partition to divide one lot into two	655 Quinnat Street	August 28, 2024
HSL-24-3	Homestay Lodging Permit	81005CD03509	September 24, 2024
HSL-24-4	Homestay Lodging Permit	81005CD03508	September 24, 2024

FP-24-22	Floodplain Development Permit for tenant improvement	532 NW 1st Street	September 25, 2024
SDR-24-3	Site Design Review for Battery 245	69 NE Heron	September 25, 2024

PRE-APPLICATION CONFERENCES HELD

The following pre-application conferences were held with City staff between June 1, 2024 through September 30, 2024:

File Name	Description	Project Location
PRE-24-6	Watercourse alteration and wetland mitigation	Taxlot 81015D000100
PRE-24-7	Mixed-Use development - boat storage and multi-family units	45 NE Harbor Ct
PRE-24-11	RV Park	81027BB01700
PRE-24-12	Rezoning from R-10 to RH	81028AD03400