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ORDINANCE NO. 1286
INTRODUCED BY ALL COMMISSIONERS

AN ORDINANCE APPROVING THE SITE DESIGN REVIEW APPLICATION SDR-
24-2, AND AMENDING THE CITY OF WARRENTON ZONING MAP TO
RECLASSIFY THE ZONING OF A PORTION OF REAL PROPERTY IDENTIFIED
AS TAX LOT 81028AD03400 FROM R-10 INTERMEDIATE DENSITY
RESIDENTIAL TO R-H HIGH DENSITY RESIDENTIAL.

WHEREAS, Helligso Construction Company, on behalf of LU NE Properties LLC, has applied to rezone a portion of the property from R-10 Intermediate Density Residential to R-H High Density Residential and applied for a Site Design Review to construct a new multi-family housing development at 380 SE Alt Hwy 101 and identified as Tax Lot 81028AD03400; and

WHEREAS, the Warrenton Planning Commission conducted a public hearing on the proposal on December 12, 2024, and forwarded a recommendation of approval to the City Commission based on the findings and conclusions of the December 12, 2024, staff report and public testimony; and

WHEREAS, the Warrenton City Commission conducted a public hearing on the proposal on January 28, 2025, and has determined that with the Conditions of Approval imposed, 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 January 28, 2025, 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.

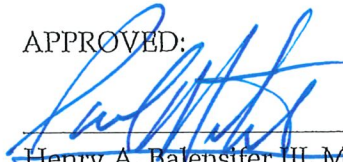
Section 2. This ordinance shall take full force and effect 30 days after its adoption by the Commission of the City of Warrenton.

First Reading: March 11, 2025

Second Reading: March 25, 2025

ADOPTED by the City Commission of the City of Warrenton, Oregon this 25th day of March, 2025.

APPROVED:


Henry A. Balensifer III, Mayor

Paul Mitchell, Mayor Pro tem

ATTEST:



Dawne Shaw, CMC, City Recorder

Ordinance 1286.
Exhibit 1

