

"Making a difference through excellence of service"



CITY OF WARRENTON

AGENDA

CITY COMMISSION OF THE CITY OF WARRENTON
REGULAR MEETING

February 27, 2018 – 6:00 P.M.

Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **COMMISSIONER COMMENTS/COMMUNICATIONS/AGENDA ADDITIONS**
5. **CONSENT CALENDAR**

- A. Regular City Commission Meeting Minutes – 02.13.18
- B. Monthly Finance Report – January 2018
- C. Fire Department Activity Report – January 2018
- D. Police Department Monthly Statistics – January 2018

6. **PUBLIC COMMENT (AGENDA ITEMS)**

At this time, anyone wishing to address the City Commission concerning items on the Agenda may do so. The person addressing the Commission will, when recognized, give his or her name and address for the record. All remarks will be addressed to the whole City Commission and limited to 3 minutes per person. The Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

7. **BUSINESS ITEMS**

- A. Tidegate Regulations Presentation - Greg Apke of ODFW and Statewide Fish Passage Program Leader

- B. Public Hearing – Rezone Application 17-2; Stan Johnson: R10 Intermediate Density to RH High Density Residential
- C. Public Hearing – Palmberg SE Jetty Avenue Apartments – Site Design Review & Conditional Use Permit Appeal
- D. Consideration of Resolution No. 2515; Calling an Election on May 15, 2018, for the Purpose of Voting on a Five Year Local Option Tax for Police Department Operations for Fiscal Year 2019-2020 through Fiscal Year 2023-2024, and Adopting a Ballot Title to Submit to the Electors of the City
- E. Consideration of Resolution No. 2516; Adopting Order of Agenda Items

8. PUBLIC COMMENT

At this time, anyone wishing to address the City Commission concerning items of interest not already on the Agenda may do so. The person addressing the Commission will, when recognized, give his or her name and address for the record. All remarks will be addressed to the whole City Commission and limited to 3 minutes per person. The Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

9. EXECUTIVE SESSION

10. ADJOURNMENT

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, Deputy City Recorder, at 503-861-2233 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
Warrenton City Commission
Regular Meeting – February 13, 2018
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Rick Newton, Pam Ackley, Tom Dyer, Mark Baldwin and Mayor Henry Balensifer

Staff Present: City Manager Linda Engbretson, Community Development Director Skip Urling, Public Works Director Collin Stelzig, Police Chief Matt Workman, Finance Director April Clark, Public Works Operations Manager Kyle Sharpsteen, and Deputy City Recorder Dawne Shaw

COMMISSIONER COMMENTS

Commissioner Baldwin requested to add agenda item 7-E to discuss the gravel road policy. There were no objections from the Commission.

Commissioner Ackley stated she attended luncheon with the Clatsop Association of Realtors where Tom Horning discussed earthquakes and emergency preparedness. She noted Seaside has emergency supply barrels placed around town and it would be good for Warrenton to develop this as well. She noted Mr. Horning also discussed making improvements to bridges and the option of using scooters to get around when roads are impassable. City Manager Linda Engbretson noted the emergency checklist (Go-bags) from CREST was added to the city website.

Commissioner Newton agreed that Tom Horning’s presentation is very interesting and informative. He noted he met with Sylvia Stevens of CERT last week and discussed their efforts. He also discussed a drone that CREST purchased for search and rescue.

City Manager Linda Engbretson stated she received a request from the Deep Sea Fisherman’s Benefits Fund and would like to add it as an agenda item. She also noted the city has received several compliments on various departments this week and would like to highlight them – she has received good comments on the city park and compliments to city staff or the condition of the park; and compliments to sanitation truck driver Caybin Marshall, for great customer service; and also in a recent auto accident, Ms. Engbretson stated she was approached and told how professional our Police and Fire departments were on the scene.

Mayor Balensifer stated last week he hosted a meeting with a very large group, about 35 people from NRCS, ODFW, DSL, Noah Fisheries, EPA and others from out of state, as part of a seminar series with the Portland University Hatfield School of Government. He reviewed the discussion topics, which included tsunami preparedness and the Warrenton inundation areas. He also requested to add agenda item 7-F for the WBA application, and item 7-G, Deep Sea Fisherman's application for waiver of Community Center fee. There were no objections from the Commission. Mayor Balensifer also noted Port Commissioner Stevens is here to speak during public comment.

Commissioner Newton noted Nygaard Logging is donating wood chips to put down in the dog park to help with the mud holes.

Commissioner Dyer made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

PUBLIC COMMENT (Agenda Items) – Captain Robert Stevens, liaison from the Port of Astoria to the City of Warrenton, stated he wanted to take this opportunity to introduce himself and hopes that the liaison will work for the benefit of both organizations and form a partnership to explore items of mutual interest. He stated he will attend meetings as needed. Mayor Balensifer suggested a joint meeting with the Port in the future to discuss the Waterfront Revitalization Plan.

BUSINESS

Community Development Director Skip Urling stated Rhonda and Dax Sewell have submitted a petition to vacate the northern 225 feet of SW Date Avenue, south of SW 6th Street, and is requesting to set a public hearing date of March 13, 2018. He explained the particulars of the proposed street vacation, as outlined in the agenda packet and noted there could be issues in the future, such as fire truck turn arounds. Brief discussion followed and Mayor Balensifer noted Fire Chief Demer's letter noting concerns about getting a fire apparatus down that street, and asked Mr. Urling what his recommendation is. Mr. Urling recommended not vacating the street but stated an alternative would be the right to occupy. The petitioners, Mr. & Mrs. Sewell spoke in regards to the street vacation and showed diagrams and pictures of the area in question. They noted they had not considered the license to occupy but had no objections. Brief discussion followed and it was noted there will be no additional charges for the License to Occupy. The Sewell's stated that are comfortable moving forward with a License to Occupy.

Commissioner Ackley made the motion to table indefinitely the public hearing to consider the Sewell petition to vacate a portion of SW Date Avenue, south of SW 6th Street. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

MINUTES

Community Development Director Skip Urling presented Ordinance No. 1217 for the second reading and adoption, noting the first reading was done at the last meeting.

Commissioner Ackley made the motion conduct the second reading by title only of Ordinance No. 1217; *An Ordinance Vacating Undeveloped Street Rights-of-Way in the Plats of Warrenton Park and Portsmouth Addition to Warrenton in Warrenton, Oregon.* Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

Mayor Balensifer conducted the second reading of Ordinance No. 1217, by title only.

Commissioner Baldwin made the motion to adopt Ordinance No. 1217. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

Mayor Balensifer reviewed the application from Debbie Little to serve on the Community Center Board. He noted he has interviewed Ms. Little and recommends appointing her to the board.

Commissioner Ackley made the motion appoint Debbie Little to Position No. 6 on the Community Center Board. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

City Manager Linda Engbretson presented the Collective Bargaining Agreement for General Employees, and highlighted a few items. Mayor Balensifer thanked the City Manager for her dedication and hard work, noting it is not easy doing negotiations.

Commissioner Ackley made the motion to approve entering into the Collective Bargaining Agreement 2017-2021, and approve COLA pay retro-active to July 1, 2017. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

Commissioner Baldwin discussed the gravel road policy, noting one road in particular, Chinook St.; where promises from the property owner were made that the damages to a Warrenton city street would be repaired. He asked Public Works Director Collin Stelzig to speak on whether the contractor got a right-of-way use permit, and would like to know the status. Commissioner Baldwin stated he feels the road should be repaired to our standards. Mr. Stelzig stated everyone working in our right-of-way should get a permit, however he is not sure if they did get one; he noted they did get the LUCS (Land Use Compatibility Statement) signed off on. He noted typically Public Works would go out before the work is done to assess the condition. Mr. Stelzig noted the culvert was replaced and is wider now, so it is a non- issue; in regards to the road, he is not sure if it is better or worse, but staff has noted the road is in the same condition as it was

before. City Manager Engbretson asked if there is a standard for our gravel roads and Mr. Stelzig noted he is not sure. Mayor Balensifer asked if Commissioner Baldwin would be satisfied for Collin to go out and take another look at it the road and Commissioner Baldwin stated he would like to go with him. Mr. Stelzig will provide a report at the next meeting. Discussion continued, and the need to firm up the gravel road policy was noted.

Mayor Balensifer reviewed the WBA application from Charles Dennis and noted he will be a great addition.

Commissioner Newton made the motion appoint Charles Dennis to Position No. 5 on the Warrenton Business Association. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

City Manager Engbretson stated the Deep Sea Fisherman’s Benefit Fund is requesting we waive one night’s the fee for the community center. Mayor Balensifer noted the community center has trouble being solvent. Ms. Engbretson stated the Benefit Fund will pay one night and the city will pay one night; the money comes from the general fund. She noted the need to visit this during the budget season.

Commissioner Ackley made the motion to waive one night Community Center fee. Motion was seconded and passed unanimously.

Balensifer – aye; Dyer – aye; Newton – aye; Ackley – aye; Baldwin – aye

PUBLIC COMMENT – Scott Widdicombe spoke in regards to the 8th street flood control structure and presented documents and pictures of homes located on the Skipanon River during high and low tides, which will be retained for the record.

Sherry Holdiman thanked the Commission, the City Manager Engbretson and Chief Workman for the countless hours of support and assistance to her family.

Tyler Johnston speaking on behalf of the Warrenton’s Police bargaining unit discussed the status of the bargaining agreement and noted they would like to move forward. He asked the City Commission to talk with the bargaining unit.

There being no further business Mayor Balensifer adjourned the meeting at 7:01 p.m.

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Dawne Shaw, Deputy City Recorder

Volume 11, Issue 7

Monthly Finance Report
January 2018

February 27, 2018

Economic Indicators

	Current	1 year ago
◆ Interest Rates:		
LGIP :	1.74%	1.15%
Columbia Bank:	n/a	.05%
◆ Prime Rate:	4.50%	3.75%
◆ CPI-U change:	2.1%	2.5%
◆ Unemployment Rates:		
Clatsop County:	not avail.	4.2%
Oregon:	not avail.	4.3%
U.S.:	4.1%	4.8%

Department Statistics

◆ Utility Bills mailed	3,307
◆ New Service Connections	5
◆ Reminder Letters	355
◆ Door Hangers	106
◆ Water Service Discontinued	10
◆ Walk-in counter payments	723
◆ Mail payments	1,306
◆ Auto Pay Customers/pmts	576
◆ Online (Web) payments	624
◆ Phone payments	120

Current and Pending Projects

- ◆ 2018-2019 Budget Preparation
- ◆ 2019-2024 Capital Improvement Program

Financial Narrative as of January 31, 2018

Note: Revenues and expenses should track at 7/12 or 58.3% of the budget.

General Fund: Year to date revenues amount to \$2,663,593, which is 68.9% of the budget, compared to the prior year amount of \$2,513,208, which was 68.5% of the budget and are up by \$150,385. Increases are shown in property taxes, city franchise fees, transient room tax, state revenue sharing, community development fees, police charges, fire charges, leases, interest and miscellaneous.

Expenses year to date amount to \$2,426,528, which is 55.5% of the budget, compared to the prior year amount of \$2,310,631, which was 55.5% of the budget. All departments are tracking at or under budget except the Fire department which is a result of payout of conflagration pay received and annual debt service paid. \$96,529 of the \$120,949 budgeted transfers have been made, year to date.

WBA: Business license revenue amounts to \$50,145 compared to \$48,095 last year at this time, a difference of \$2,050. The number of business licenses issued year to date is 538, compared to 582 at this time last year.

Building Department: Permit revenues this month amount to \$13,863 and \$158,631 year to date, which is 91.2% of the budgeted amount. Last year to date permit revenue was \$134,833.

State Tax Street: State gas taxes received this month amount to \$27,758 for fuel sold in December and \$162,814 year to date. City gas taxes received this month amount to \$26,398 for fuel sold in November and are \$159,795 year to date.

Warrenton Marina: Total revenues to date are \$455,358, 83.7% of the budgeted amount, compared to the prior year amount of \$443,858 and was 90.8% of the budgeted amount. There is \$45,637 in moorage receivables outstanding.

Hammond Marina: Total revenues to date are \$288,073, 100.1% of the budgeted amount, compared to the prior year amount of \$268,256 and was 98.7% of the budgeted amount. There is \$4,793 in moorage receivables outstanding.

Of the total outstanding receivables \$33,462 is over 90 days old.

Water Fund: Utility fees charged this month are \$120,265 and \$70,735 and \$1,062,918 and \$829,595 year to date, for in-city and out-city respectively and totals \$1,892,513 and is 68% of the budget. Last year at this time year to date fees were \$972,088 and \$738,252, for in-city and out-city, respectively, and totaled \$1,710,340.

Sewer Fund: Utility fees charged this month are \$171,977 and \$1,254,672 year to date, which is 61.9% of the budget.

Last year at this time year to date fees were \$1,164,100. Shoreline Sanitary Fees year to date are \$70,639. Septage revenue year to date is \$176,973 and is 56.2% of the budget. Total revenues year to date are \$2,012,353 compared to \$1,536,050 at this time last year. Revenues include loan proceeds received for the Core Conveyance Project.

Storm Sewer: Utility Fees (20% of sewer fees) this month are \$34,390 and \$250,922 year to date and is 61.2% of the budget. Last year to date revenues were \$233,075 which was 61.7% of the budget.

Sanitation Fund: Service fees charged this month for garbage and recycling were \$74,361 and \$15,318, and \$532,663 and \$106,516, year to date, and are 59.9% and 57.7% of the budget, respectively.

Library: Year to date property taxes received amount to \$47,446 and is 97% of the budgeted amount. Last year at this time \$44,657 was received and was 93.9% of the budgeted amount.

Community Center: Rental revenue to date is \$9,896 and represents 79.2% of the budget. Last year at this time rental revenue was \$7,616 and was 76.2% of the budget. Total expenses are \$11,371 and total revenues are \$12,662, increasing fund balance by \$1,291. The Community Center Advisory Board raised \$1,733 at the Breakfast with Santa event in December.

Financial data as of January 2018

	General Fund			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	1,588,016	1,306,042	790,000	165.32
Plus: Revenues	340,562	2,663,593	3,864,488	68.92
Less: Expenditures				
Municipal Court	9,529	63,056	131,566	47.93
Admin/Comm/Fin(ACF)	67,053	638,618	1,094,696	58.34
Planning	20,358	92,797	185,068	50.14
Police	147,867	964,168	1,823,175	52.88
Fire	125,552	503,905	852,775	59.09
Parks	13,112	67,406	163,825	41.15
Transfers	2,000	96,578	120,949	79.85
Total Expenditures	385,471	2,426,528	4,372,054	55.50
Ending Fund Balance	1,543,107	1,543,107	282,434	546.36

(see details of revenue, page 4)

	WBA			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	77,514	103,694	108,000	96.01
Plus: Revenues	800	51,033	48,850	104.47
Less: Expenditures	8,415	84,828	151,206	56.10
Ending Fund Balance	69,899	69,899	5,644	1,238.47

	Building Department			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	317,259	293,156	270,000	108.58
Plus: Revenues	14,165	160,855	174,814	92.01
Less: Expenditures	21,754	144,341	249,563	57.84
Ending Fund Balance	309,670	309,670	195,251	158.60

	State Tax Street			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	1,483,240	1,384,545	1,000,000	138.45
Plus: Revenues	56,249	335,258	638,132	52.54
Less: Expenditures	17,678	197,992	1,445,923	13.69
Ending Fund Balance	1,521,811	1,521,811	192,209	791.75

	Warrenton Marina			
	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	374,677	188,461	190,000	99.19
Plus: Revenues	17,339	445,358	532,175	83.69
Less: Expenditures	77,723	319,526	630,947	50.64
Ending Fund Balance	314,293	314,293	91,228	344.51

Financial data as of January 2018, continued

	Hammond Marina				Water Fund			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	236,168	140,032	140,000	100.02	2,006,846	1,841,311	1,000,000	184.13
Plus: Revenues	4,560	288,073	287,801	100.09	241,523	2,023,090	5,652,800	35.79
Less: Expenditures	23,356	210,733	408,324	51.61	165,456	1,781,488	6,033,428	29.53
Ending Fund Balance	<u>217,372</u>	<u>217,372</u>	<u>19,477</u>	<u>1,116.04</u>	<u>2,082,913</u>	<u>2,082,913</u>	<u>619,372</u>	<u>336.29</u>

	Sewer Fund				Storm Sewer			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	2,197,775	1,664,745	1,500,000	110.98	451,956	330,759	290,000	114.05
Plus: Revenues	284,183	2,012,353	3,079,128	65.35	34,808	253,593	406,000	62.46
Less: Expenditures	234,043	1,429,183	3,418,202	41.81	11,464	109,052	539,327	20.22
Ending Fund Balance	<u>2,247,915</u>	<u>2,247,915</u>	<u>1,160,926</u>	<u>193.63</u>	<u>475,300</u>	<u>475,300</u>	<u>156,673</u>	<u>303.37</u>

	Sanitation Fund				Community Center			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	446,407	371,081	320,000	115.96	11,136	10,436	7,800	133.79
Plus: Revenues	97,393	651,924	1,077,000	60.53	2,203	12,662	15,830	79.99
Less: Expenditures	183,347	662,552	1,218,610	54.37	1,612	11,371	22,550	50.43
Ending Fund Balance	<u>360,453</u>	<u>360,453</u>	<u>178,390</u>	<u>202.06</u>	<u>11,727</u>	<u>11,727</u>	<u>1,080</u>	<u>-</u>

	Library				Warrenton Urban Renewal Agency Capital Projects Fund			
	Current Month	Year to Date	Budget	% of Budget	Current Month	Year to Date	Budget	% of Budget
Beginning Fund Balance	51,541	41,731	39,000	107.00	306,652	405,798	266,299	152.38
Plus: Revenues	3,316	58,675	86,793	67.60	411	3,012	1,922,122	0.16
Less: Expenditures	8,495	54,044	90,599	59.65	4,114	105,861	2,188,421	4.84
Ending Fund Balance	<u>46,362</u>	<u>46,362</u>	<u>35,194</u>	<u>131.73</u>	<u>302,949</u>	<u>302,949</u>	<u>-</u>	<u>-</u>

Financial data as of January 2018, continued

(\$) Cash Balances as of January, 2018

General Fund	1,739,174	Warrenton Marina	278,915	Storm Sewer	427,843
WBA	71,899	Hammond Marina	214,066	Sanitation Fund	269,187
Building Department	315,549	Water Fund	1,127,652	Community Center	13,316
State Tax Street	1,523,099	Sewer Fund	1,924,937	Library	47,699

Warrenton Urban Renewal Agency

Capital Projects	303,265
Debt Service	1,427,777

General Fund Revenues	Collection Frequency	2017-2018 Budget	Actual as a	Collections/Accruals		(over) under budget
			% of Current Budget	Year to date		
				January 2018	January 2017	
Property taxes-current	AP	904,940	96.56	873,814	823,521	31,126
Property taxes-prior	AP	35,000	59.87	20,953	18,229	14,047
County land sales	A	-	0.00	-	-	-
Franchise fees	MAQ	543,000	46.80	254,122	296,524	288,878
COW - franchise fees	M	136,414	62.58	85,366	79,808	51,048
Transient room tax	Q	508,402	63.94	325,079	314,110	183,323
Liquor licenses	A	650	107.69	700	650	(50)
State revenue sharing	MQ	130,267	52.64	68,569	45,651	61,698
Municipal court	M	119,400	47.14	56,281	57,705	63,119
Community development fees	I	35,000	62.61	21,913	16,675	13,087
Police charges	I	8,750	510.59	44,677	5,722	(35,927)
Fire charges	SM	95,240	109.21	104,015	45,990	(8,775)
Park charges	I	-	0.00	125	275	
Miscellaneous	I	1,200	1005.17	12,062	9,511	(10,862)
Interest	M	10,000	87.09	8,709	5,829	1,291
Lease receipts	M	209,529	58.68	122,961	122,750	86,568
Sub-total		2,737,792	73.03	1,999,346	1,842,950	738,446
Transfers from other funds	I	32,000	80.09	25,629	-	6,371
Overhead	M	1,094,696	58.34	638,618	670,258	456,078
Total revenues		3,864,488	68.92	2,663,593	2,513,208	1,200,895

M - monthly

Q - quarterly

SM - Semi-annual in November then monthly

AP - As paid by taxpayer beginning in November

MAQ - Century Link & NW Nat-quarterly, Charter annually in March,
all others monthly

S - semi-annual

I - intermittently

MQ - Monthly, cigarette and liquor and Quarterly, revenue sharing

R - renewals due in July and new licenses intermittently

A - annual

Note: Budget columns do not include contingencies as a separate line item but are included in the ending fund balance. Unless the Commission authorizes the use of contingency, these amounts should roll over to the following year beginning fund balance. For budget details, please refer to the City of Warrenton Adopted Budget for fiscal year ending June 30, 2018. Budget amounts reflect budget adjustments approved by the Commission during the fiscal year. Information and data presented in this report is unaudited.



Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 503/861-2494 Fax 503/861-2351

5-C

STAFF REPORT

Date: February 27, 2018
To: The Members of the Warrenton City Commission
Linda Engbretson, City Manager
From: Tim Demers, Fire Chief
Re: Fire Department Activity Report for **January, 2018**

January, 2018 Emergency Response Activity -

The Warrenton Fire Department responded to 100 emergency calls during the month of January, 2018. The department responded to 77 EMS (emergency medical service) calls, 6 motor vehicle crashes, and 8 service calls. There were 9 reportable fires during the month. Service calls include alarm activations with no fire, false alarms, hazardous conditions, good intent calls, public assists, etc. An average of 7 volunteers responded per call throughout the month. During the month of January, 57.0%, or 57 of the calls were during daytime hours between 6:00 a.m. and 6:00 p.m. The other 43 calls, or 43.0%, were during the night, between the hours of 6:00 p.m. and 6:00 a.m.

January, 2018 Training –

The department held 5 regularly scheduled Wednesday evening training sessions during the month of January, with an average attendance of 22 volunteers per drill. The department offered 4 additional training sessions during the month of January.

3rd EMS – Poisoning, substance abuse, and behavioral emergencies

Instructor: Chris Peck

10th NFPA Driver course

Instructor: Capt. Penno

Aerial ladder operator - final skills evaluations

Evaluator: Chief Demers

Fire attack/ building search evolutions – 79 NE Skipanon Dr.

Instructors: Capt. Shepherd, Company Officers

17th NFPA Driver course

Instructor: Capt. Penno

Aerial ladder operator - training

Instructor: Chief Demers

Fire attack/building search evolutions – 79 NE Skipanon Dr.

Instructors: Capt. Shepherd, Company Officers

24th Support Firefighter evaluations

Instructor: Capt. Shepherd

Aerial ladder operator - final skills evaluations

Evaluator: Chief Demers

Firefighter skills training – 79 NE Skipanon Dr.

Instructors: Company Officers

31st Chimney fire evolutions – 79 NE Skipanon Dr.

Instructors: Capt. Nyberg

Aerial ladder operator – final skills evaluations

Instructor: Capt. Shepherd

5-D



WARRENTON POLICE DEPARTMENT
JANUARY 2018 STATISTICS
 FEBRUARY 27, 2018



January Statistics (% changes are compared to 2017)							
Category	2018	2017	% Chg	2016	% Chg	2015	% Chg
Calls for Service	553	571	-3%	637	-13%	606	-9%
Incident Reports	177	138	28%	124	43%	116	53%
Arrests/Citations	91	58	57%	64	42%	73	25%
Traffic Events	152	185	-18%	254	-40%	197	-23%
DUII Calls	4	2	100%	2	100%	1	200%
Traffic Accidents	13	13	0%	16	-19%	21	-38%
Property Crimes	86	50	72%	46	87%	64	34%
Disturbances	50	49	2%	66	-24%	40	25%
Drug/Narcotics Calls	7	6	17%	8	-13%	3	133%
Animal Complaints	17	15	13%	19	-11%	23	-26%
Officer O.T.	173	104	66%	148.3	17%	59.5	191%
Reserve Hours	18.5	34.5	-46%	30	-38%	19	-3%

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
Calls for Service	553								
Incident Reports	177								
Arrests/Citations	91								
Traffic Events	152								
DUII Calls	4								
Traffic Accidents	13								
Property Crimes	86								
Disturbances	50								
Drug/Narcotics Calls	7								
Animal Complaints	17								
Officer O.T.	173								
Reserve Hours	18.5								

Oct	Nov	Dec	2018 YTD	2018 Estimate	2017	2018 v 2017	2016	2018 v. 2016	2015	2018 v. 2015
			553	6636	7956	-17%	7982	-17%	8239	-19%
			177	2124	2028	5%	1739	22%	1749	21%
			91	1092	1098	-1%	961	14%	925	18%
			152	1824	2094	-13%	2407	-24%	2353	-22%
			4	48	52	-8%	37	30%	15	220%
			13	156	226	-31%	219	-29%	291	-46%
			86	1032	902	14%	850	21%	805	28%
			50	600	778	-23%	855	-30%	781	-23%
			7	84	79	6%	73	15%	42	100%
			17	204	301	-32%	294	-31%	311	-34%
			173	2076	2248.3	-8%	1789	16%	1249	66%
			18.5	222	290	-23%	577	-62%	901.75	-75%

The following is a graphic representation of statistics for January 2018 using our CrimeReports.com membership. If you go to the website you can zoom in on each incident for more details.

Violent

- Assault
- Assault with Deadly Weapon
- Homicide
- Kidnapping
- Robbery
- Other Sexual Offense
- Sexual Assault
- Sexual Offense

Property

- Breaking & Entering
- Property Crime
- Property Crime Commercial
- Property Crime Residential
- Theft
- Theft from Vehicle
- Theft of Vehicle

Quality Of Life

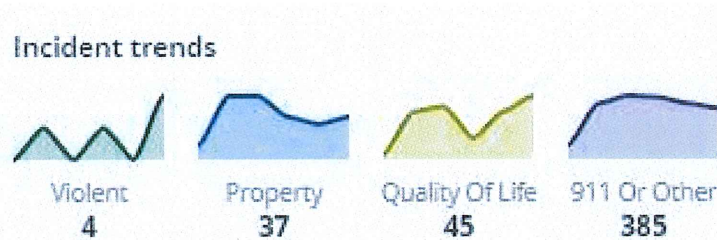
- Disorder
- Quality of Life
- Drugs
- Liquor

911 & Other

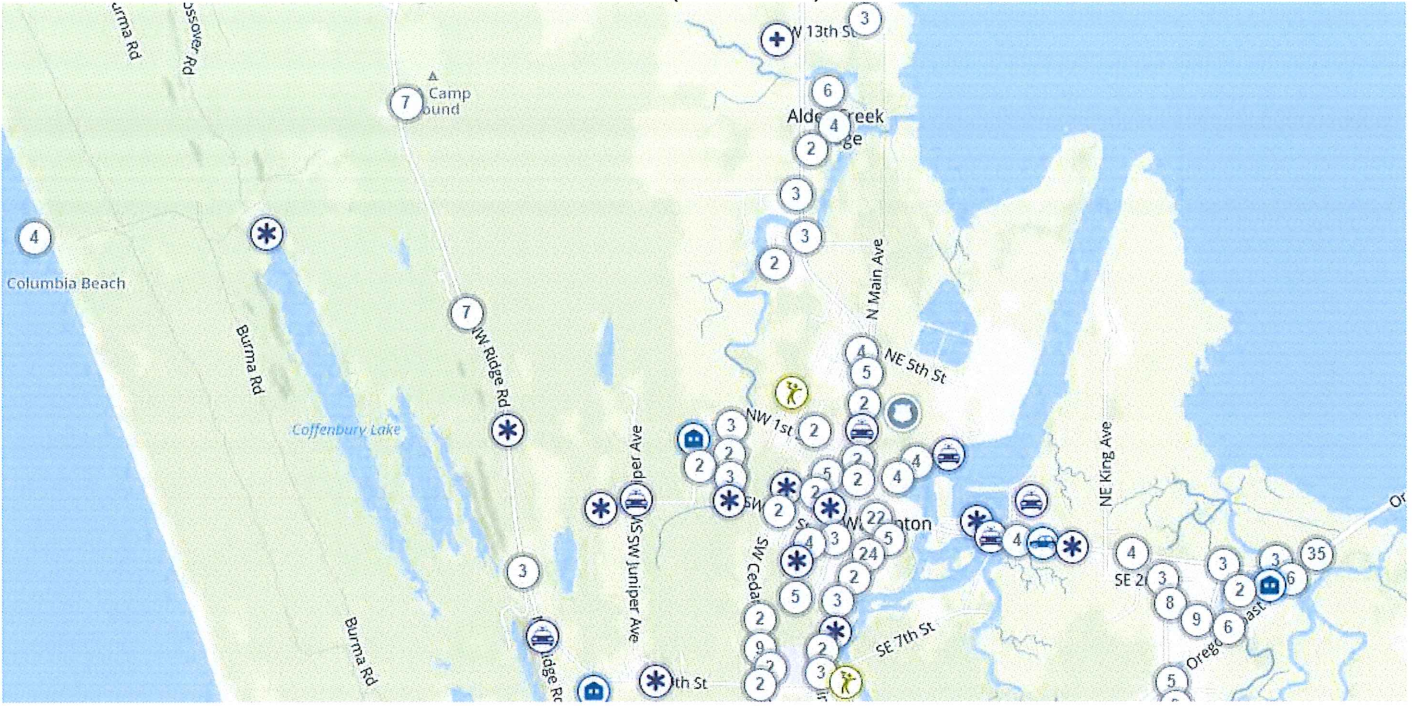
- Alarm
- Arson
- Death
- Family Offense
- Missing Person
- Other
- Pedestrian Stop
- Vehicle Recovery

Vehicle Stop

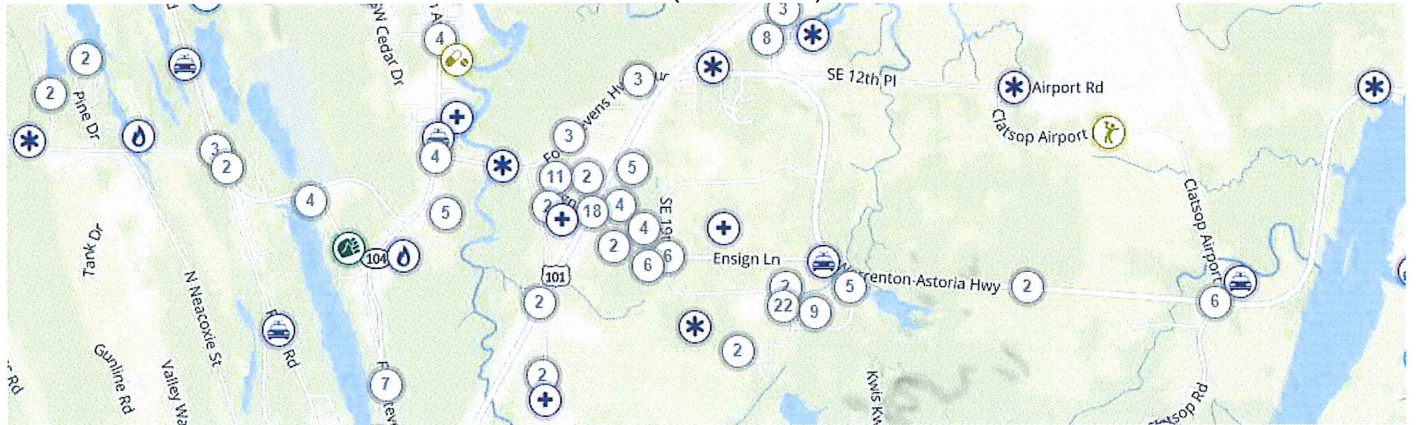
- Weapons Offense
- Community Policing
- Proactive Policing
- Emergency
- Fire
- Traffic



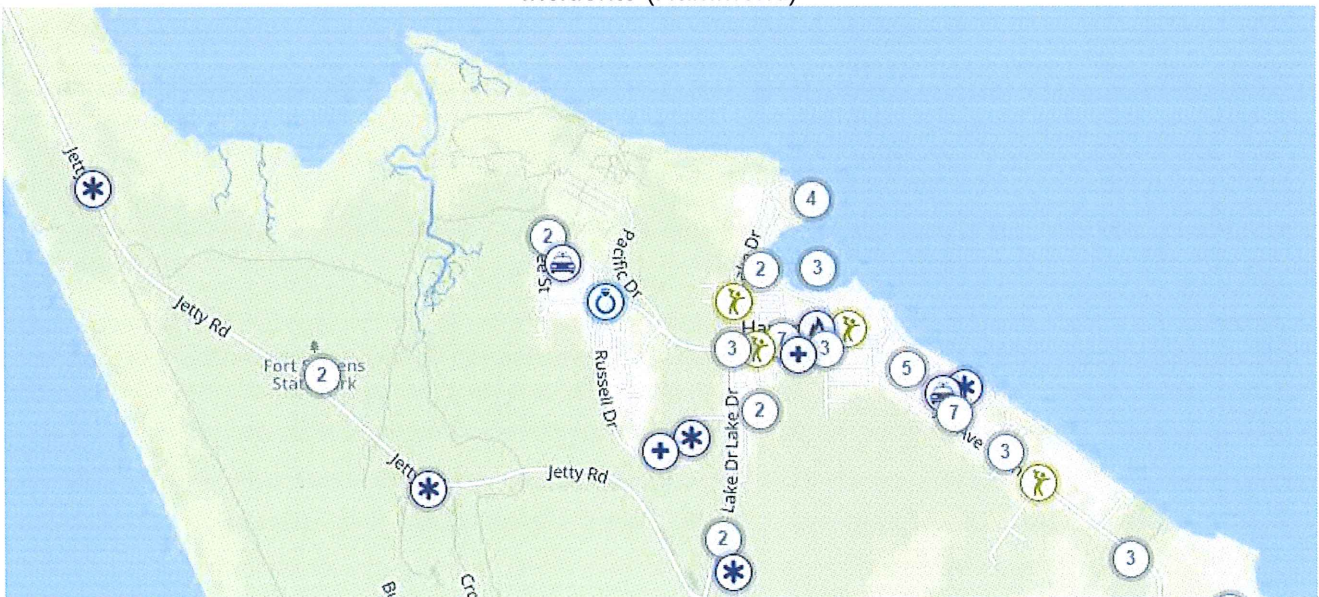
Incidents (Warrenton) #1



Incidents (Warrenton) #2



Incidents (Hammond)



"Making a difference through excellence of service"



**CITY OF WARRENTON
PUBLIC WORKS**

Agenda Item 7-A

Agenda Item Memorandum

TO: The Honorable Mayor and Members of the Warrenton City Commission
Linda Engbretson, City Manager

From: Collin Stelzig, PE, Public Works Director

Date: February 27, 2018

Subj: Tidegate/Fish Passage Regulations

Summary:

Greg Apke is with ODFW and is the Statewide Fish Passage Program Leader. Greg will be here to discuss tidegate/fish passage regulations. He will also provide a short presentation of about 10 minutes.

Recommendation

N/A

Alternative

N/A

Fiscal Impact

N/A

Approved by City Manager: _____


7-B

"Making a difference through excellence of service"



CITY OF WARRENTON

AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Skip Urling, Community Development Director 
DATE: For the Agenda of February 27, 2018
SUBJ: **PUBLIC HEARING**—Rezone Application 17-2—Stan Johnson: R-10 Intermediate Density Residential to RH High Density Residential

Jennifer Bunch of Wickiup Consulting LLC submitted an application on behalf of Stan Johnson to rezone 0.76 acres from R-10 Intermediate Density Residential to RH High Density Residential. The subject property is located north of Highway 104 Spur on the east bank of the Skipanon River.

After conducting a public hearing this past January 11th, the Planning Commission recommended that the City Commission approve the application. The application materials, staff report to the Planning Commission, written testimony and adopted Planning Commission minutes of the January 11th meeting are attached. Ordinance No. 1219 would effect the zoning map amendment.

RECOMMENDATION/SUGGESTED MOTION

Staff recommends the City Commission conduct the first reading of Ordinance No. 1219, by title only.

Suggested motion: Based on the findings and conclusions of the January 5, 2018 staff report and recommendation of the Planning Commission, I move to conduct the first reading of Ordinance No. 1219 amending the zoning

Warrenton City Commission
Stan Johnson Rezone 17-2
For the Agenda of February 27, 2018
Page 2

designation of Tax Lot 81028AD02500 from R-10 Intermediate Density Residential to RH High Density Residential.

ALTERNATIVE

None recommended

FISCAL IMPACT

None

Approved by City Manager:

A handwritten signature in cursive script, appearing to read "Linda Engstrom", written over a horizontal line.

All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.

ORDINANCE No. 1219

Introduced by All Commissioners

An ordinance amending the City of Warrenton Zoning map to reclassify the zoning of Tax Lot 81028AD02500 from R-10 Intermediate Density Residential to RH High Density Residential, acknowledging the recommendation of the Planning Commission and adopting the findings and conclusions of the January 5, 2018 Johnson rezone staff report to the Planning Commission.

WHREAS, application RZ 17-2 was submitted on behalf of Stan Johnson to reclassify the zoning of Tax Lot 81028AD02500 from R-10 Intermediate Density Residential to Rh High Density Residential to be consistent with adjacent properties along Highway 104 Spur west of the Skipanon River; and

WHEREAS, after the Planning Commission conducted a public hearing on the proposal on January 11, 2018 and, based on the findings and conclusions of the January 5, 2018 staff report, forwarded a recommendation of approval to the City Commission; and

WHEREAS, after the City Commission conducted a public hearing on February 27, 2018, it has determined to adopt the findings and conclusions established by the Planning Commission and approve the rezone application.

NOW, THEREFORE, the City of Warrenton ordains as follows:

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

Section 2. This ordinance shall become final 30 days after its second reading and adoption.

First Reading: February 27, 2018

Second Reading: March 13, 2018

ADOPTED by the City Commission of the City of Warrenton, Oregon this 13th Day
of March, 2018.

APPROVED

Henry A. Balensifer, Mayor

Attest:


Dawne Shaw, Deputy City Recorder

"Making a difference through excellence of service"



CITY OF WARRENTON

January 5, 2018

To: Warrenton Planning Commission
From: Skip Urling, Community Development Director 
Re: Rezone Application RZ 17-2—Stan Johnson, Astoria Northwest Homes Inc.

On behalf of Stan Johnson of Astoria Northwest Homes Inc., Jennifer Bunch of Wickiup Consulting LLC has submitted an application to rezone approximately 0.76 acres from R-10 Intermediate Density Residential to RM High Density Residential. The subject property is identified as 81028AD02500 and is located on the east bank of the Skipanon River at Highway 104 Spur. While the river is zoned A-2 Aquatic Conservation, the property along the highway west of the river is zoned RH. Please refer to the maps included in the application.

The general area is improved with single and multifamily dwellings along the north side of Hwy 104 Spur. The northwest corner of the property is located within a FEMA Special Flood Hazard Area, Zone AE. Any future development of the property will conform to the applicable development standards for wetlands, riparian corridors, and floodplain areas.

Application was submitted November 7, 2017 and deemed complete November 21. This proposal is being reviewed pursuant to Warrenton Municipal Code Sections 16.208.060 (Type IV Procedure - Legislative and Map Amendments), 16.232 (Land Use District Map and Text Amendments), Comprehensive Plan (CP), Statewide Planning Goals, Oregon Revised Statutes and the Oregon Administrative Rules.

FINDINGS

Presented below are the application questions and criteria for granting a rezone with the applicant's response followed by staff findings. The application is attached as a separate document.

1. Existing use of site

APPLICANT RESPONSE: The site is currently unimproved.

2. Existing zoning of the subject property

APPLICANT RESPONSE: The subject property is currently zoned R-10 Intermediate Density Residential.

3. Proposed zoning designation of the subject property:

APPLICANT RESPONSE: The proposed zoning is RH High Density Residential.

4. Zoning designation of surrounding properties: Also refer to Figure 2.

APPLICANT RESPONSE: Table 1: Allowed Density

	Zoning Designation	Minimum Lot Size SFD	Units allowed	Minimum Lot Size Duplex	Units allowed	Minimum Lot Size Triplex	Units allowed	Minimum Lot Size MFD	Units allowed
North	R10 Intermediate Density Zone	10,000	3						
South	A5 Lake and Freshwater Wetland Zone								
Southwest	OSI Open Space Institutional Zone								
Southeast	R10 Intermediate Density Zone	10,000	3						
West	RH High Density Residential Zone	5,000	7	2,500	12	7,500	12	10,000	12
East	R10 Intermediate Density Zone	10,000	3						

Staff findings: Staff generally concurs with the applicant’s responses, with the caveat that at 0.76 acres, we believe that the site could accommodate more than 12 multiple-family dwellings.

5. Does the proposal conform to the applicable Oregon State Statutes?

APPLICANT RESPONSE: Based on the findings in this application the proposal complies with the applicable land use planning goals and therefore conforms to the applicable Oregon State Statues.

Staff finding: Staff will present a conclusion on this section below.

6. Does the proposal conform to Statewide Planning Goals?

Statewide Planning Goals

Goal 1 – Citizen Involvement

APPLICANT RESPONSE: Citizen Involvement in Goal 1 is achieved by the review procedures that are established by the City of Warrenton Development Code. Warrenton implements Goal 1 with the public hearings and public notices associated in land use hearings.

Staff finding: Staff concurs.

Goal 2 - Land Use Planning

APPLICANT RESPONSE: Goal 2 requires the City to establish a land use planning process and policy framework for land use decisions and actions. This amendment is consistent with this goal as the proposed amendment is using the City's established land use process.

Staff finding: Staff concurs.

Goal 3 – Agricultural Lands

Goal 4 - Forest Lands

APPLICANT RESPONSE: These goals are not applicable to this request.

Staff finding: We concur.

Goal 5 - Open Space

APPLICANT RESPONSE: Goal 5 is intended to protect natural resources and conserve scenic and historic areas and open spaces. The proposed amendment will not amend the City's existing Comprehensive Plan or development code which protects these resources. All development standards will continue to be applicable to the subject property; therefore, the proposed amendment is consistent with this goal.

Staff finding: Staff agrees.

Goal 6 - Air, Water and Land Quality

APPLICANT RESPONSE: The proposed zoning map amendment will not have any effect on the implementation of Goal 6 requirements. All future development of the property will have to adhere all air, waste disposal and water quality protection measures required by the City, state and federal requirements. The proposal is consistent with this goal.

Staff finding: Staff concurs.

Goal 7 - Natural Hazards

APPLICANT RESPONSE: Goal 7 is intended to protect people and property from natural disasters and hazards. All proposed development in areas that may be subject to flooding will adhere to applicable development standards.

Staff finding: Staff generally concurs, but notes that the property is within the tsunami inundation zone and development would be at risk from that hazard.

Goal 8 - Recreational Needs

APPLICANT RESPONSE: Goal 8 is not applicable to this request.

Staff finding: Staff concurs.

Goal 9 - Economic Development

RESPONSE: Goal 9 is intended to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. The proposed amendment will not adversely affect economic development in the City of Warrenton.

Staff finding: Staff concurs and believes the potential additional housing opportunities that would be provided with this proposal would actually complement that economic opportunities in the city and region.

Goal 10 - Housing

APPLICANT RESPONSE: Goal 10 requires the City to provide for the housing needs of the state including providing adequate numbers of housing units at price ranges and rent levels which are in line with the financial capabilities of Oregon households. The City currently has available land for residential development but much of this land is encumbered by wetlands which limits the development potential and increases the development cost, which in turn increases the housing costs. The proposed amendment will add the appropriate amount of residential density when considering the amount of area encumbered by wetlands. It will also provide residential areas that are suitable to provide affordable housing to the residents of the City thus complying with the requirements of Goal 10.

Staff finding: Staff concurs.

Goal 11 - Public Facilities and Services

APPLICANT RESPONSE: The proposed amendment site has water, sewer, storm, improved roadways, power, gas, television and cable services available. Upon future development of the site, these facilities will be extended and expanded to support the uses. This is consistent with the Goal 11 requirements.

Staff finding: The state highway and city utilities at the site are adequate to serve future development.

Goal 12 - Transportation

APPLICANT RESPONSE: As demonstrate in the findings of this application the proposed amendment should have no significant impact on the existing and future transportation systems with a change to a higher density. Therefore, the request is consistent with Goal 12.

Staff finding. The Oregon Department of Transportation did not express any concerns about the application. Staff concurs with the applicant's response.

Goal 13 - Energy Conservation

RESPONSE: Goal 13 is not applicable to this request.

Staff findings: Staff agrees.

Goal 14 - Urbanization

APPLICANT RESPONSE: Goal 14 is intended to provide for the orderly and efficient transition from rural to urban land use to accommodate urban population and urban employment inside urban growth boundaries and to ensure efficient use of land, and to provide for livable communities. The proposed amendment is located within the City limits and the urban growth boundary of the City of Warrenton. No expansion of the City limits or urban growth boundary is requested, therefore the proposed amendment is consistent with Goal 14.

Staff finding: Staff concurs.

Goal 15 (Willamette River Greenway), Goal 16 (Estuarine Resources) Goal 17 (Coastal Shorelands) Goal 18 (Beaches and Dunes)

APPLICANT RESPONSE: These goals are not applicable to this request.

Staff finding: We agree.

APPLICANT CONCLUSION: Findings included in this application demonstrate that the proposal is consistent with the City of Warrenton Comprehensive Plan. This ensures that the application conforms to the Statewide Planning Goals. Based on this analysis the proposal conforms to the Statewide Planning Goals.

Staff finding: Staff believes the applicant has demonstrated compliance with the applicable state land use planning goals and statutes.

7. Does the proposal conform to Warrenton Comprehensive Plan, and Development Code?

APPLICANT RESPONSE: Based on the following analyses the proposal conforms to the Warrenton Comprehensive Plan and Development Code.

Staff finding: Staff will comment on this later.

Warrenton Comprehensive Plan

Article 2 - Community Development

2.300 Policies

APPLICANT RESPONSE: The current and proposed zones are within urban development areas. No change in classification is proposed. The policies contained in this section do not apply to the request.

Staff finding: Staff agrees.

Article 3 - Land and Water Use

Section 3.310 Residential Lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:

(b) The Medium Density Residential Zone is intended to accommodate a variety of housing types including single-family dwellings, duplexes and, where appropriate, manufactured dwelling subdivisions and manufactured dwelling parks. This intensity of residential use is envisioned for locations in the City where community services and adequate access area available. Residential densities permitted are somewhat greater than those permitted in an R-10 zone. Certain public facilities and other non-residential uses are also permitted when desirable conditions and safeguards are satisfied.

APPLICANT RESPONSE: The subject property is adjacent to the Juniper Ridge Subdivision which is also zoned RM. Based on Policy (1)(b) application of the Medium Density Residential zone is appropriate. The property has appropriate access on SW Juniper Avenue and is served

by adequate public facilities and services. Based on this analysis the proposal is consistent with this policy.

Staff finding: Comprehensive Plan Policy 3.310.a is applicable here rather than 3.310.b. This policy states that the high density residential zone is intended to encourage duplexes' and other multi-family dwellings close to downtown and other locations which have suitable streets, utilities, and other characteristics. Staff finds that the subject property is consistent with that statement.

Section 3.310.1 Strategies

- (5) Rezone R-10 land as needed in the future to meet the need for multi-family housing types and/or single-family residential housing on smaller lots as needed based on housing market conditions and updated housing needs analyses.

APPLICANT RESPONSE: Article 3 of the City of Warrenton Comprehensive Plan identifies the approximate availability of buildable land within the city limits as well as population projections. Refer to the tables below. Table 1 demonstrates that there is an abundance of R-10 zoned land (167.2 acres) as compared to the higher density RM zoning designation (126.2 acres). Then compared to Table 2, *Net Buildable Land*, this number of RH buildable acres decreases by almost 43% while the R10 zone decreases by just under 10%. These numbers support the project's consistency with Policy 5.

Table 1. Gross Buildable Land by Zoning Designation that Allow for Residential Use

Zone	Acres	Lots
C1	123.6	238
C2	2.87	9
CMU	1.4	6
R10	185.6	233
R40	71.1	50
RH	126.2	68
RM	30.4	62
RGM	67.1	33
Total	608.3	699

Table 2. Net Buildable Land by Zoning Designation

Zone	Acres	Parcels
R-40	61.5	44
R-10	167.2	233
R-M	21.7	53
R-H	83.3	68
RGM	58.1	33
C-1	73.3	158
C-MU	0.2	2
Total	465.3	591

Source: Cogan Owens Cogan

Table 3. Historical and Future Population Data and Forecasts

	1990 *	2000*	2006	2017	2027
Population	3,292	4,096	4,503	5,449	6,481

* Includes only estimated population within the city limits. Estimates for future years include population estimated within the entire UGB.

Staff finding: Staff concurs.

Article 4 - Natural Features

Section 4.300 Policies

4.320 Flood Hazards

APPLICANT RESPONSE: A small portion of the property is within FEMA Special Flood Hazard Area, Zone A. Any future development in this will conform with the City's flood hazard development regulations.

Staff finding: Staff concurs.

Article 5 – Columbia River Estuary and Estuary Shorelands

Article 6 – Beach and Dune Shorelands

APPLICANT RESPONSE: Articles 5 and 6 do not contain applicable policies.

Staff finding: Staff concurs.

Article 7 - Community Facilities and Services

7.300 Policies

7.320 Water, Sewer and Storm Drainage/Flood Control

RESPONSE: This policy is in regard to upgrading public facilities to support the necessary level of service required by residential commercial and industrial uses. The Applicants understand that future development of the subject property is dependent on the capacity of the City's existing utility systems and understands that upgrades to these systems may be necessary and that the costs of these upgrades will be the responsibility of the developer. The proposed amendment does not conflict with the requirements of these policies.

Staff finding: Staff acknowledges the applicant's statement and agrees.

Article 8 - Transportation

APPLICANT RESPONSE: Any development of the subject property will comply with the appropriate transportation policies and road standards or a variance will be pursued.

Staff finding: Staff finds this response acceptable.

Warrenton Development Code

Chapter 4 - Applications and Review Procedures **16.232.060 Transportation Planning Rule Compliance**

A. When a development application includes a proposed Comprehensive Plan amendment or rezone, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. See also Chapter 16.256, Traffic Impact Study. Significant means the proposal would:

1. Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of a “collector” street classification, requiring a change in the classification to an “arterial” street, as identified by the Transportation System Plan; or
2. Change the standards implementing a functional classification system; or
3. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
4. Reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.

APPLICANT RESPONSE: The property fronts Hwy 101 Alt (aka Hwy 104 Spur) which is classified by the Warrenton Transportation System Plan, as a collector¹ and is currently improved to standards.

The proposed zone change would not significantly change the functional classifications of the street. With the zone change, the number of trips for permitted and conditional uses in the proposed RH zone will not exceed the trips for conditional uses in the current R10 zone. The proposed zone change is consistent with the planned with the planned function of the transportation facility and will not cause a significant impact on transportation facilities.

Staff finding: Staff agrees. The changes in traffic generated by the subject property at only $\frac{3}{4}$ of an acre will not significant increase volumes to the threshold of requiring a classification change.

¹ 2004 Warrenton TSP, page 2-7.

Table 2: Trip Generation

TRIP GENERATION* BY ALLOWED USE

R10 Zone		RH Zone (proposed)	
Permitted Uses	Trips Per Day	Permitted Uses	Trips Per Day
Single Family Dwellings (3)	29	Single Family Dwellings (7)	67
Duplex	n/a	Duplex (12 units)	70
Triplex	n/a	Triplex (12 units)	70
Multifamily	n/a	Multifamily (12 units)	70
Residential Care Facility (15 res)	41	Residential Care Facility (15 res)	41
Conditional Uses	Trips Per Day	Conditional Uses	Trips Per Day
School (private)	124	School (private)	124
Church (35% lot coverage)	264	Church (35% lot coverage)	264
Nursing Home (50 units)	172	Nursing Home (50 units)	172
Child Care Center (50 students)	219	Child Care Center (50 students)	219

* ITE 9th Edition
 n/a = use not allowed

8. Is there a change of circumstances or further studies justifying the amendment or mistake in the original zoning.

APPLICANT RESPONSE: No.

Staff finding: Staff agrees.

APPLICANT'S OVERALL CONCLUSION:

The findings contained in the application materials support the request for a zoning map amendment from R-10 to RH.

CONCLUSIONS AND RECOMMENDATION

Staff agrees with the applicant's conclusion. The application is consistent with the state planning goals, the city comprehensive plan and satisfies the code criteria. We believe the change is

merited and recommend that the Planning Commission forward to the City Commission a recommendation for approval.

Suggested motion: Based on the findings and conclusions of the January 4, 2018 staff report, I move to forward to the City Commission a recommendation of approval on rezone application RZ 17-2 submitted on behalf of Stanley Johnson.

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

NARRATIVE

The applicant, Wickiup Consulting LLC, on behalf of property owner, Astoria Northwest Homes Inc. (Stan Johnson), is requesting a zoning map amendment from Intermediate Density Residential (R-10) to High Density Residential (RH).

The property is located within the city limits along Highway 101 Alt and is identified as T8N R10W Sec28AD TL2500 and is approximately 0.76 acres in size. The property is adjacent to the Skipanon River, which is zoned Aquatic Conservation (A2). The proposed RH zone would carry over from the west side of the Skipanon River.

The general area is improved with single and multifamily dwellings along the north side of Hwy 101 Alt and has adequate access to transportation and public facilities and services. The northwest corner of the property is located within a FEMA Special Flood Hazard Area, Zone AE. Any future development of the property will conform to the applicable development standards for wetlands and flood areas.



Figure 1: Aerial View (2017 ©Google)

Property lines are approximate.

Astoria Northwest Homes Inc.
Zoning Map Amendment

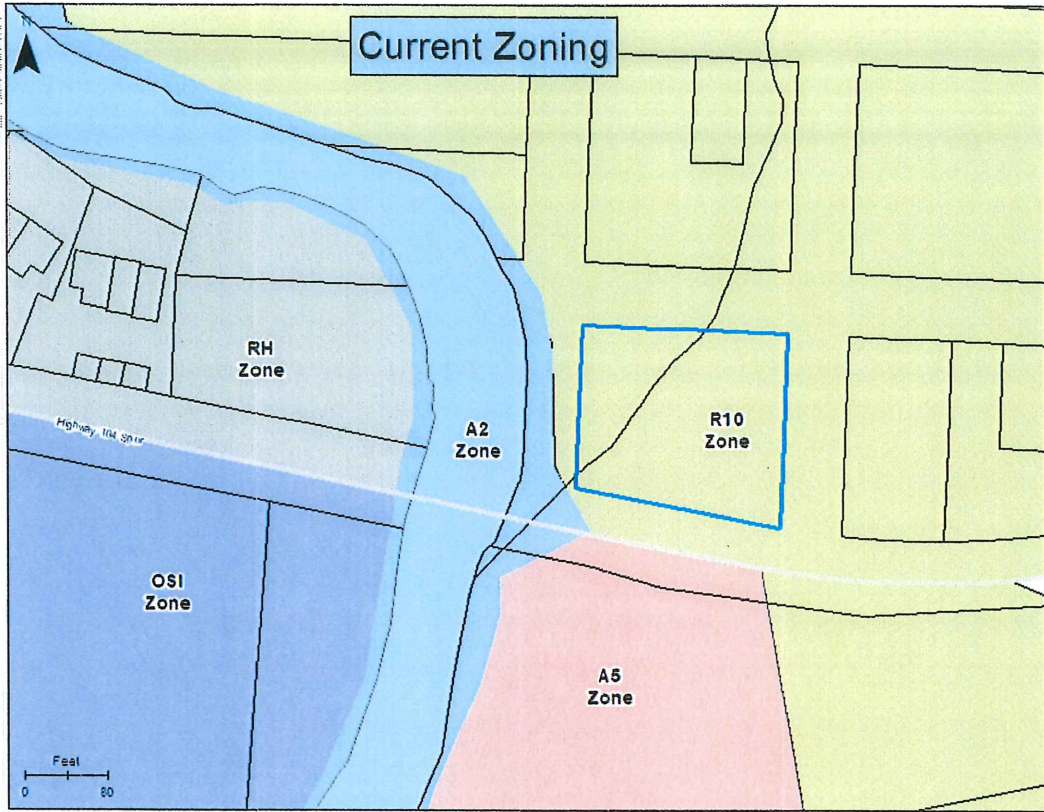


Figure 2: Current Zoning

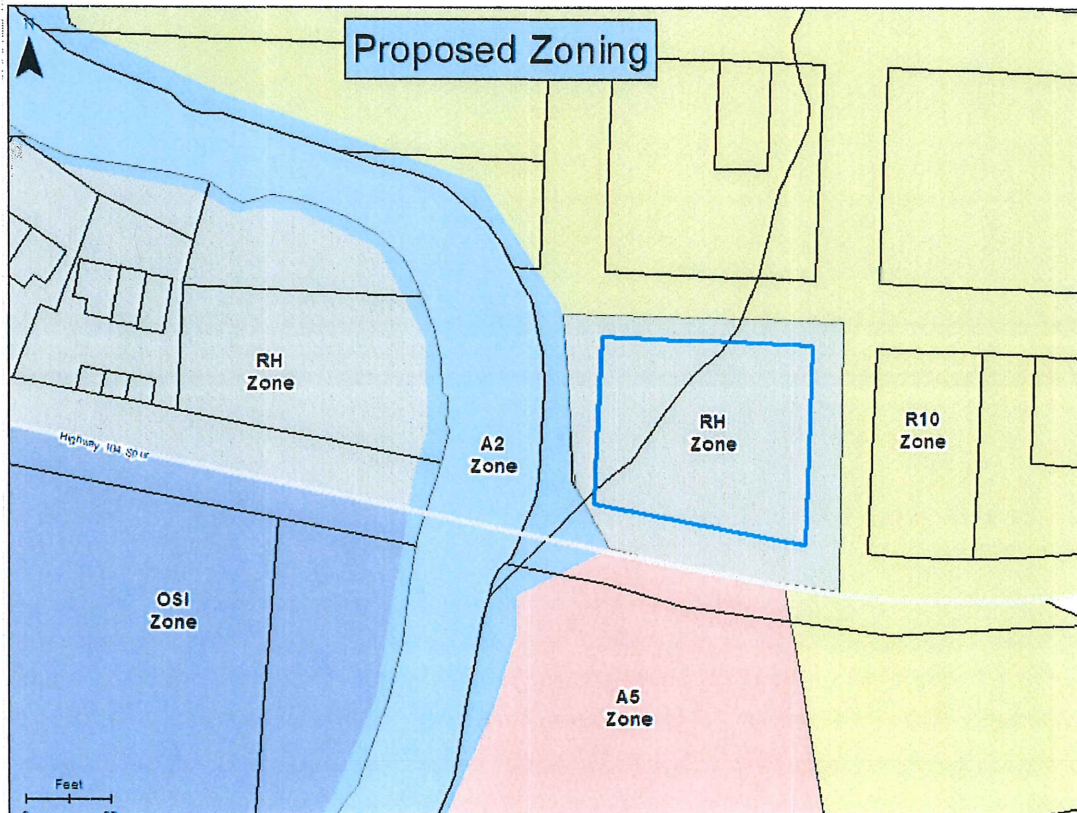


Figure 3: Proposed Zoning

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

APPLICATION FINDINGS

1. Existing use of site

RESPONSE: The site is currently unimproved.

2. Existing zoning of the subject property

RESPONSE: The subject property is currently zoned R-10 Intermediate Density Residential.

3. Proposed zoning designation of the subject property:

RESPONSE: The proposed zoning is RH High Density Residential.

4. Zoning designation of surrounding properties: *Also refer to Figure 2.*

Table 1: Allowed Density

	Zoning Designation	Minimum Lot Size SFD	Units allowed	Minimum Lot Size Duplex	Units allowed	Minimum Lot Size Triplex	Units allowed	Minimum Lot Size MFD	Units allowed
North	R10 Intermediate Density Zone	10,000	3						
South	A5 Lake and Freshwater Wetland Zone								
Southwest	OSI Open Space Institutional Zone								
Southeast	R10 Intermediate Density Zone	10,000	3						
West	RH High Density Residential Zone	5,000	7	2,500	12	7,500	12	10,000	12
East	R10 Intermediate Density Zone	10,000	3						

5. Does the proposal conform to the applicable Oregon State Statutes?

RESPONSE: Based on the findings in this application the proposal complies with the applicable land use planning goals and therefore conforms to the applicable Oregon State Statutes.

6. Does the proposal conform to Statewide Planning Goals?

Statewide Planning Goals

Goal 1 – Citizen Involvement

RESPONSE: Citizen Involvement in Goal 1 is achieved by the review procedures that are established by the City of Warrenton Development Code. Warrenton implements Goal 1 with the public hearings and public notices associated in land use hearings.

Goal 2 - Land Use Planning

RESPONSE: Goal 2 requires the City to establish a land use planning process and policy framework for land use decisions and actions. This amendment is consistent with this goal as the proposed amendment is using the City's established land use process.

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

Goal 3 – Agricultural Lands

Goal 4 - Forest Lands

RESPONSE: These goals are not applicable to this request.

Goal 5 - Open Space

RESPONSE: Goal 5 is intended to protect natural resources and conserve scenic and historic areas and open spaces. The proposed amendment will not amend the City's existing Comprehensive Plan or development code which protects these resources. All development standards will continue to be applicable to the subject property; therefore, the proposed amendment is consistent with this goal.

Goal 6 - Air, Water and Land Quality

RESPONSE: The proposed zoning map amendment will not have any effect on the implementation of Goal 6 requirements. All future development of the property will have to adhere all air, waste disposal and water quality protection measures required by the City, state and federal requirements. The proposal is consistent with this goal.

Goal 7 - Natural Hazards

RESPONSE: Goal 7 is intended to protect people and property from natural disasters and hazards. All proposed development in areas that may be subject to flooding will adhere to applicable development standards.

Goal 8 - Recreational Needs

RESPONSE: Goal 8 is not applicable to this request.

Goal 9 - Economic Development

RESPONSE: Goal 9 is intended to provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. The proposed amendment will not adversely affect economic development in the City of Warrenton.

Goal 10 - Housing

RESPONSE: Goal 10 requires the City to provide for the housing needs of the state including providing adequate numbers of housing units at price ranges and rent levels which are in line with the financial capabilities of Oregon households. The City currently has available land for residential development but much of this land is encumbered by wetlands which limits the development potential and increases the development cost, which in turn increases the housing costs. The proposed amendment will add the appropriate amount of residential density when considering the amount of area encumbered by wetlands. It will also provide residential areas that are suitable to provide affordable housing to the residents of the City thus complying with the requirements of Goal 10.

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

Goal 11 - Public Facilities and Services

RESPONSE: The proposed amendment site has water, sewer, storm, improved roadways, power, gas, television and cable services available. Upon future development of the site, these facilities will be extended and expanded to support the uses. This is consistent with the Goal 11 requirements.

Goal 12 - Transportation

RESPONSE: As demonstrate in the findings of this application the proposed amendment should have no significant impact on the existing and future transportation systems with a change to a higher density. Therefore, the request is consistent with Goal 12.

Goal 13 - Energy Conservation

RESPONSE: Goal 13 is not applicable to this request.

Goal 14 - Urbanization

RESPONSE: Goal 14 is intended to provide for the orderly and efficient transition from rural to urban land use to accommodate urban population and urban employment inside urban growth boundaries and to ensure efficient use of land, and to provide for livable communities. The proposed amendment is located within the City limits and the urban growth boundary of the City of Warrenton. No expansion of the City limits or urban growth boundary is requested, therefore the proposed amendment is consistent with Goal 14.

- Goal 15 (Willamette River Greenway),**
- Goal 16 (Estuarine Resources)**
- Goal 17 (Coastal Shorelands)**
- Goal 18 (Beaches and Dunes)**

RESPONSE: These goals are not applicable to this request.

CONCLUSION: Findings included in this application demonstrate that the proposal is consistent with the City of Warrenton Comprehensive Plan. This ensures that the application conforms to the Statewide Planning Goals. Based on this analysis the proposal conforms to the Statewide Planning Goals.

7. Does the proposal conform to Warrenton Comprehensive Plan, and Development Code

RESPONSE: Based on the following analyses the proposal conforms to the Warrenton Comprehensive Plan and Development Code.

Warrenton Comprehensive Plan

Article 2 - Community Development

2.300 Policies

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

RESPONSE: The current and proposed zones are within urban development areas. No change in classification is proposed. The policies contained in this section do not apply to the request.

Article 3 - Land and Water Use

Section 3.310 Residential Lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:

(b) The Medium Density Residential Zone is intended to accommodate a variety of housing types including single-family dwellings, duplexes and, where appropriate, manufactured dwelling subdivisions and manufactured dwelling parks. This intensity of residential use is envisioned for locations in the City where community services and adequate access area available. Residential densities permitted are somewhat greater than those permitted in an R-10 zone. Certain public facilities and other non-residential uses are also permitted when desirable conditions and safeguards are satisfied.

RESPONSE: The subject property is adjacent to the Juniper Ridge Subdivision which is also zoned RM. Based on Policy (1)(b) application of the Medium Density Residential zone is appropriate. The property has appropriate access on SW Juniper Avenue and is served by adequate public facilities and services. Based on this analysis the proposal is consistent with this policy.

Section 3.310.1 Strategies

(5) Rezone R-10 land as needed in the future to meet the need for multi-family housing types and/or single-family residential housing on smaller lots as needed based on housing market conditions and updated housing needs analyses.

RESPONSE: Article 3 of the City of Warrenton Comprehensive Plan identifies the approximate availability of buildable land within the city limits as well as population projections. Refer to the tables below. Table 1 demonstrates that there is an abundance of R-10 zoned land (167.2 acres) as compared to the higher density RM zoning designation (126.2 acres). Then compared to Table 2, *Net Buildable Land*, this number of RH buildable acres decreases by almost 43% while the R10 zone decreases by just under 10%. These numbers support the project's consistency with Policy 5.

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

Table 1. Gross Buildable Land by Zoning Designation that Allow for Residential Use

Zone	Acres	Lots
C1	123.6	238
C2	2.87	9
CMU	1.4	6
R10	185.6	233
R40	71.1	50
RH	126.2	68
RM	30.4	62
RGM	67.1	33
Total	608.3	699

Table 2. Net Buildable Land by Zoning Designation

Zone	Acres	Parcels
R-40	61.5	44
R-10	167.2	233
R-M	21.7	53
R-H	83.3	68
RGM	58.1	33
C-1	73.3	158
C-MU	0.2	2
Total	465.3	591

Source: Cogan Owens Cogan

Table 3. Historical and Future Population Data and Forecasts

	1990*	2000*	2006	2017	2027
Population	3,292	4,096	4,503	5,449	6,481

* Includes only estimated population within the city limits. Estimates for future years include population estimated within the entire UGIB.

Article 4 - Natural Features

- Section 4.300 Policies
- 4.320 Flood Hazards

RESPONSE: A small portion of the property is within FEMA Special Flood Hazard Area, Zone A. Any future development in this will conform with the City's flood hazard development regulations.

Article 5 – Columbia River Estuary and Estuary Shorelands

Article 6 – Beach and Dune Shorelands

RESPONSE: Articles 5 and 6 do not contain applicable policies.

Article 7 - Community Facilities and Services

- 7.300 Policies
- 7.320 Water, Sewer and Storm Drainage/Flood Control

RESPONSE: This policy is in regard to upgrading public facilities to support the necessary level of service required by residential commercial and industrial uses. The Applicants understand that future development of the subject property is dependent on the capacity of the City's existing utility systems and understands that upgrades to these systems may be necessary and that the costs of these upgrades will be the responsibility of the developer. The proposed amendment does not conflict with the requirements of these policies.

Article 8 - Transportation

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

RESPONSE: Any development of the subject property will comply with the appropriate transportation policies and road standards or a variance will be pursued.

Warrenton Development Code

Chapter 4 - Applications and Review Procedures

16.232.060 Transportation Planning Rule Compliance

A. When a development application includes a proposed Comprehensive Plan amendment or rezone, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. See also Chapter 16.256, Traffic Impact Study. Significant means the proposal would:

1. Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of a "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Transportation System Plan; or
2. Change the standards implementing a functional classification system; or
3. Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or
4. Reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.

RESPONSE: The property fronts Hwy 101 Alt (aka Hwy 104 Spur) which is classified by the Warrenton Transportation System Plan, as a collector¹ and is currently improved to standards.

The proposed zone change would not significantly change the functional classifications of the street. With the zone change, the number of trips for permitted and conditional uses in the proposed RH zone will not exceed the trips for conditional uses in the current R10 zone. The proposed zone change is consistent with the planned with the planned function of the transportation facility and will not cause a significant impact on transportation facilities.

¹ 2004 Warrenton TSP, page 2-7.

**Astoria Northwest Homes Inc.
Zoning Map Amendment**

Table 2: Trip Generation

TRIP GENERATION* BY ALLOWED USE

R10 Zone		RH Zone (proposed)	
Permitted Uses	Trips Per Day	Permitted Uses	Trips Per Day
Single Family Dwellings (3)	29	Single Family Dwellings (7)	67
Duplex	n/a	Duplex (12 units)	70
Triplex	n/a	Triplex (12 units)	70
Multifamily	n/a	Multifamily (12 units)	70
Residential Care Facility (15 res)	41	Residential Care Facility (15 res)	41
Conditional Uses	Trips Per Day	Conditional Uses	Trips Per Day
School (private)	124	School (private)	124
Church (35% lot coverage)	264	Church (35% lot coverage)	264
Nursing Home (50 units)	172	Nursing Home (50 units)	172
Child Care Center (50 students)	219	Child Care Center (50 students)	219

* ITE 9th Edition

n/a = use not allowed

8. Is there a change of circumstances or further studies justifying the amendment or mistake in the original zoning.

RESPONSE: No.

OVERALL CONCLUSION:
The findings contained in the application materials support the request for a zoning map amendment from R-10 to RH.

Business Registry Business Name Search

[New Search](#)

Business Entity Data

10-19-2017

12:25

Registry Nbr	Entity Type	Entity Status	Jurisdiction	Registry Date	Next Renewal Date	Renewal Due?
241405-92	DBC	ACT	OREGON	09-15-2004	09-15-2018	
Entity Name ASTORIA NORTHWEST HOMES, INC.						
Foreign Name						

[New Search](#)

Associated Names

Type	PPB	PRINCIPAL PLACE OF BUSINESS			
Addr 1	92732 FERN HILL RD				
Addr 2					
CSZ	ASTORIA	OR	97103	Country	UNITED STATES OF AMERICA

Please click [here](#) for general information about registered agents and service of process.

Type	AGT	REGISTERED AGENT	Start Date	09-15-2004	Resign Date
Name	STANLEY	O	JOHNSON		
Addr 1	92732 FERN HILL				
Addr 2					
CSZ	ASTORIA	OR	97103	Country	UNITED STATES OF AMERICA

Type	MAL	MAILING ADDRESS			
Addr 1	92732 FERN HILL RD				
Addr 2					
CSZ	ASTORIA	OR	97103	Country	UNITED STATES OF AMERICA

Type	PRE	PRESIDENT			Resign Date
Name	STANLEY	O	JOHNSON		
Addr 1	92732 FERN HILL				
Addr 2					
CSZ	ASTORIA	OR	97103	Country	UNITED STATES OF AMERICA

Type	SEC	SECRETARY			Resign Date
Name	PHEBE	C	JOHNSON		
Addr 1	92732 FERN HILL				
Addr 2					
CSZ	ASTORIA	OR	97103	Country	UNITED STATES OF AMERICA

[New Search](#)

Name History

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Clatsop County Oregon
Real Property Tax Statement for the 7/1/2017 - 6/30/2018 Tax Year
820 Exchange Suite 210 Astoria, Oregon 97103 Phone (503) 325-8561

LEGAL DESC: SPOKANE LTS 1 THRU 16 BLK 21 EXC HWY

TAX CODE: 3010 ACCOUNT ID: 32303
PROP CLASS: 100 MAP: 81028AD02500
22299 ACRES: 0.76
ASTORIA NORTHWEST HOMES INC
92732 FERN HILL RD
ASTORIA, OR 97103-8206

Last Year's Tax: 628.11

This Year's Tax

See back for explanation of taxes marked with (*)

Table listing tax components: COMM COLLEGE (37.46), NW ESD (7.40), SCHOOL 30 (220.76), School Total (265.62), DIVISION OF TAX (59.96), WARRENTON (80.36), LO WARRENTON (20.47), 4H & EXT SVC (2.57), CLATSOP CO (73.81), LO CLATSOP CO (2.73), PORT ASTORIA (6.04), CARE CENTER (8.48), SUNSET TRANS (7.80), Government Total (262.22), COMM COLLEGE (8.67), SCHOOL 30 (35.03), WARRENTON (56.07), Bonds - Other Total (99.77), Total 2017 Tax (627.61)

VALUES: Last Year This Year
Real Market (RMV) Land: 71,591 80,181
Structures: 0 0
Total RMV: 71,591 80,181
Assessed (AV)
Total AV: 53,004 54,594

NET TAXABLE: 53,004 54,594

This is the only statement you will receive on this account
If a mortgage company pays your taxes,
this statement is for your records only.

Table with payment options: Full Payment with 3% Discount (608.78), 2/3 Payment with 2% Discount (410.04), 1/3 Payment with No Discount (209.20), Total Tax (Before Discount) (627.61)

2017 - 2018 Property Taxes

TAX CODE: 3010

ACCOUNT ID: 32303

Full Payment Enclosed.....Due: 11/15/2017 608.78
or 2/3 Payment Enclosed.....Due: 11/15/2017 410.04
or 1/3 Payment Enclosed.....Due: 11/15/2017 209.20

Discount is Lost & Interest Applies After Due Date

Mailing Address Change on Back

Enter Payment Amount \$

22299
ASTORIA NORTHWEST HOMES INC
92732 FERN HILL RD
ASTORIA, OR 97103-8206

MAKE PAYMENT TO:
Clatsop County



Terry and Stephanie Miller

33252 Wood Duck Lane • Warrenton, OR 97146

January 10, 2018

Skip Urling
City of Warrenton
Community Development Director
P.O. Box 250
Warrenton, Oregon 97146

Dear Skip,

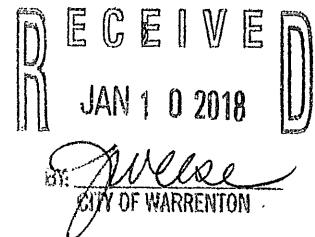
I am opposed to a zone change from R10 Intermediate density residential to R4 High Density Residential for tax lot 81028AD02500 owned by Stan Johnson of Northwest Homes Inc. (see attached copy)

My primary concern is the impact on the traffic on narrow Highway 104, including the narrow old bridge across the Skipanon River adjoining the subject property. With the explosion in development along Ensign in the last few years Highway 104 has gone from an out of the way route to a busy speedway, with no upgrading to handle the increase in traffic and I don't foresee any. Increasing the density of housing will make a bad situation even worse.

I urge you to deny this change.

Thank you

Terry Miller



"Making a difference through excellence of service"



CITY OF WARRENTON

Minutes Warrenton Planning Commission Regular Meeting January 11, 2018

SUB-16-3 Roosevelt Subdivision Preliminary Plat Adam Swensen
SDR-17-4 Site Design & CUP-17-6 Conditional Use Permit Palmberg Jetty Apartments
SUB-17-2 Subdivision & V-17-3 Variance Mike Morgan
RZ-17-2 Rezone Stan Johnson

Commissioner Present: Vice-Chair Paul Mitchell, Commissioners Chris Hayward, Ken Yuill, Ryan Lampi, Mike Moha. Commissioner Vince Williams and Chair Chris Bridgens had excused absences

Staff Present: Community Planning Director Skip Urling and Building Clerk Janice Weese

Pledge of Allegiance

Approval of Minutes: Commission Yuill motioned to approve the December 14th, 2017 Commissioner Hayward seconded. The motioned passed unanimously

Disclosure by the Commissioners: Commissioners answered no to all questions or conflicts.

Subject of Review: SUB-16-3 Roosevelt Subdivision Preliminary Plat

Public Hearing Open

Staff Report: This is an application for a preliminary plat of 74 lots. The property is located South of the Sheriff's office and does include an access road with a 100 foot right of way purchased from the county. David Nygaard submitted a letter of history on the development of Bugle Avenue. Feels they have met all the rules and regulations and have met the conditions of the Fire Chief, consulting Engineer and himself. This is a multi phase project. The applicant is in agreement of the 31 conditions except for number 20 which states having sidewalks on both sides. There will not be any homes on either side of Bugle in that section so they would like to only have a sidewalk on one side. Staff is ok with having a sidewalk only on one side. Would like to add one condition to convey the park plans to the homeowners association to be set up in the CC&R's so there will be funding for maintenance by the neighborhood.

Testimony of Applicant or Representative

Adam Swensen
P.O. Box 716
Astoria, OR 97103

Started project over 2 years ago. Focused on lot size and more of an up scaled planned development. The lot sizes are to be 7,000 to 12,000 sq. ft. and between 1600 and 2000 sq.ft homes. Wanted the development to have its own road access so he spent the time to get wetland fill permits so he could build a 100 ft. wide and 900 ft. long road.

Mr. Yuill confirmed with the applicant that the road he would be building would go up to Ensign Lane.

Mr. Urling spoke and said that the county would be building the portion of the road from 19th to Ensign.

It was confirmed that only that portion on Bugle will have a sidewalk on one side. The rest of the development will have sidewalks on both sides.

Public Testimony

Robert May
1320 SE Jetty
Warrenton, OR 97146

Wanted to know where the development was located. His question was answered

Brian Joy
1360 SE Jetty
Warrenton, OR 97146

Wanted to know what the future of King and Jetty will be. There is a lot of traffic in that area and with Walmart being built there will be more. Will there be additional plans for lights and traffic signals.

Mr. Urling spoke up and said that a traffic impact study was done for this project and the conclusion of the engineer was they did not see any additional warrants for additional traffic control devices.

There is a very little sign that says dead end on his street, but people still think that there is a way through. When they find out there isn't, his driveway turns into a turnaround.

Public Hearing Closed

Discussion Among Commissioners

Sounds like a great project.
Glad to see that the lots are going to be greater than 5,000 sq. ft.

Motion by Commissioners

Mr. Yuill motioned, based on the findings, to approve the Preliminary Plat SUB-16-3 subject to the conditions obtained in the December staff report excluding #20. There will be one sideway instead of two and the addition of condition #32 to convey the park plans to the homeowner association for park maintenance.

Mr. Hayward seconded. The motion passed unanimously.

Public Hearing Reopened

Subject of Review: Jason Palmberg Jetty Apartments Site Design Review and Conditional Use Permit

Disclosure by Commissioners: Commissioners answered no to all questions or conflicts

Staff Report: Proposal to build 4 structures with a total of 66 apartment units. They will be 3 stories high and will be built in phases. The Fire Chief wants' the drive isles to be 26 feet wide which most of them are except the drive isle between phase 1 and phase 4 is only 24 which needs to be corrected. There are two other areas that shows 26 feet but one side is shown as having compact car spaces which are 4 feet shorter than the standard parking space. The police have concerns that full size cars will be parking in those compact parking spaces regardless of what the signs say. If there was an emergency the fire truck would not be able to maneuver into the area. Another issue is the waste area is located in front of phase 4. Being built in phases, it would be a long ways away for people to get their trash out. Talked about improving 13th Place and some of SE Jetty north of the initial driveway into the area. Recommending approval subject to conditions of the final storm water report and possibly shifting the buildings to accommodate surfaces around each building to provide pedestrian and firefighter access. The landscaping is at the 20% standard. Buildings 2, 3 and 4 might have to shift to the west in order to maintain the landscaping area. The slope off to the west might have to have more geotechnical work done to make sure the foundations would be supported Went over the remaining contents of the staff report conclusions and recommendations for approval.

Mr. Urling also cited and referred to the recommendations and conditions from Rob Vander Zanden of Harper Houf Peterson Righellis Inc. who are the Development Review Consultants for the City of Warrenton.

Testimony of Applicant or Representative

Jason Palmberg
1790 SE 3rd Street
Astoria, OR 97103

13th Place was not intended for a road in and out of the apartment complex. It was suppose to be an exterior exit for fire and emergency vehicles. The road was also not intended to be 28 feet wide, because it was only for emergency vehicles. They made the road 24 feet wide because that would take care of the turning radius required by the fire trucks.

Does not feel that he should be required to develop Jetty Street in between 13th Place and 13th Street to 28 feet wide and put in sidewalks because he would be developing it in front of someone else's property.

Will be bringing in sewer and increasing water lines for fire, widening streets and putting in sidewalks on that side so feels like he is already doing everything that an LID would encompass and paying for it himself.

Will have development and sewer plans done by an engineer so he doesn't feel that it is his responsibility to figure out if the City of Warrenton has enough capacity in their downstream sewer system.

It is in the city of Warrenton code that you can have compact car spaces. Does not address in the code that someone might be parking in the car spaces illegally.

The bicycle parking will come with the building plans. There is room enough for bicycle spaces underneath the stairs of the apartment complex.

Mr. Hayward brought up the issue of the garbage location. Jason replied that they would be able to adjust the location so the tenants would not have to walk so far. Each phase would have its own.

Mr. Yuill brought up concerns of the location of the apartment being built so close to the slope on phase 3 and 4 without having a geotech input.

Mr. Palmberg stated that they have surveyed the area and have locations at the top of the bank and the steepness of the ground. He also has a site plan where all the elevations have been shot.

Mr. Yuill brought up the fact that that only having compact parking spaces might restrict renting out to someone who have a big truck Mr. Palmberg pointed out all the full size parking spaces that the apartment has. They put the compact parking spaces in certain locations to take advantage of the code that allows you to do that.

Mr. Moha pointed out that in phase 3 there are only compact parking spaces available to them.

Mr. Yuill had additional concerns regarding phase 3. Suggested to move the building more to the west, as stated in the staff report, to allow clearance for the fire trucks to get through.

Mike Morgan
P.O. Box 132
Cannon Beach, OR

Stated that the isle widths between the compact and standard parking spaces between phase 2 and 3 are 26 feet are adequate. Compact spaces are in the code and they should be able to utilize them.

Would like the commission to allow Mr. Palmberg not to have to pave all the way down to SE 13th Place. The existing trees in the ODOT right of way down to the wetlands plus some large trees on the property will remain as part of the landscaping.

It will be affordable housing for people coming into Warrenton with the ability to walk to the business area for shopping and employment.

Robert May
1320 SE Jetty Street
Warrenton, OR 97146

Suggested that the letter from Kenneth Crow be read out loud for the record. He was handed a copy so he could read it himself.

Brian Joy
1360 SE Jetty
Warrenton, OR 97146

Not for or against this project. We need affordable housing in the area. Is concerned on how the development will look in the future if sideways were to be put in on both sides and what width would the road be widened to SE 13th.

Mr. Urling replied that if there were future development then it would have to be brought up to standards. It is a 60 foot right of way so road and sidewalk improvements would be required, inside the right of way and not on private property.

The condition regarding improvement to Jetty from the first driveway to 13th Place is not asking for sidewalks to be added.

Robert May
1320 SE Jetty Street
Warrenton, OR 97146

Has lived here since 1946. Purchased is property on Jetty in 1968 where this development is going. Not opposed to Mr. Palmbergs' project and feels he has the right idea. On phase 3 and 4 will be a problem from the property line of Mr. Harris; it is 152 feet to the back of phase 4. Within 40 feet it drops into the wetlands. He is concerned that when you leave Jetty and look to your left from 101, the road dips and swings up the hill. On an overcast day in a dark colored car, you would not be able to see it.

Is also concerned that their taxes will be increased if the schools want to put up a bond and also if the sewer plant isn't able to hold a larger capacity.

Public Hearing Closed

Discussion Among Commissioners

Mr. Yuill has the same concerns as Mr. May.

Discussion was brought up about have a geotechnical report before hand. Mr. Lampi pointed out that in condition number 7, Mr. Palmberg would have to submit an update to any changed conditions and site design adjustments.

This is a Conditional Use Permit and will be coming back to the Planning Commission again for site design approval prior to construction.

Mr. Lampi asked for clarification on the prepared assessment of the downstream sewer collection system that is being asked from Mr. Palmberg.

Mr. Urling stated that it was Mr. Palmbergs' responsibility to look at the sewer pipes and pump stations to make sure that they are big enough and have enough capacity to handle the extra waste water from his development and for anyone else who will be connecting to the sewer system that he is going to build.

There was discussion on if Mr. Palmberg would be responsible to improve and upgrade SE 13th Street south to SE 13th Place.

Mr. Urling stated that in the conditions of approval he would. Feels that people would use 13th Place to access the site; not just emergency vehicles. On the site plan where the garbage facility is located, that is the only way to get to that with the garbage truck would be through 13th place and drive isle between phases 2 and 3. The radius is too tight for the garbage trucks. If 13th Place is not improved, there would be no way for the garbage trucks to collect the garbage under the current design. Also would require some sort of turnaround for the fire trucks.

Motion by Commissioner: Commissioner Mike Moha motioned to approve SDR-17-4 Site Design & CUP-17-6 Conditional Use Permit subject to the conditions of approval in the January 5th 2018 staff report. Commissioner Ken Yuill seconded. The motion passed unanimously.

Subject of Review: Preliminary Plat Application SUB-17-3 South Juniper Gardens and Variance Application V-17-3

Public Hearing Open

Disclosure by the Commissioners: Commissioners answered no to all questions or conflicts. Commissioner Lampi stated that he works for Big River and the site work is being done by Big River. *- Not doing site work, but was asked for a quote -*

Staff Report: A proposal to build a 10 lot subdivision. The road will be private and will be the standard 28 feet wide with sidewalks on both sides. The project is consistent with city codes. Recommends to approve subject to 17 conditions. Has a preliminary storm water report but will need a final.

Testimony of Applicant or Representative

Jennifer Bunch - Wickiup Consulting
P.O. Box 1455
Astoria, OR 97103

Supports the staff report and recommendations for approval.

Mr. Yuill asked if they will all be single family homes and was led to believe that they would be. Jennifer replied that is has not been determined yet.

Cary Johnson
92080 John Day River Road
Astoria, OR 97103

Working with the applicant through the zone change and now for the preliminary plat approval to create the lots. Regarding the right of way, lots 1 and 10 will be set back quite

away off of Juniper. Does not feel it is up to the developer to prepare a capacity assessment that would identify what sewer improvements are needed that is downstream of what they are proposing. Feels that it is the City's Engineer to tell the developers what the capacity is.

Public Hearing Closed

Discussion Among Commissioners

Mr. Mitchell stated that if anything else is going in besides single family homes, they need to fit within the design standards and look good.

Mr. Moha spoke up and voiced that the neighborhood is not the place for duplexes.

Mr. Yuill voiced that he was disappointed that there might be other dwelling types besides single family units.

Motion by Commissioners:

Commissioner Lampi motioned to approve the January 5th staff report preliminary plat application SUPB 17-3 South Juniper Gardens and Variance Application V-17-3 subject to the 17 conditions included in the staff report. Commissioner Moha seconded.

Lampi – aye; Moha – aye; Mitchell – aye; Hayward – aye; Yuill – nay.

Subject of Review: Rezone RZ-17-2 Stan Johnson

Public Hearing Open

Disclosure by the Commissioners: Commissioners answered no to all questions or conflicts.

Staff Report: Stan Johnson owns .76 acres on Hwy 104 spur on the East Bank of the Skipanon River. Wants to rezone from R-10 Intermediate Density Residential to RH High Density Residential. Sent information of the rezone to ODOT who did not comment back or have any concerns of increased traffic. Recommending to pass on to the City Commission for approval.

Applicant or Representative Testimony

Jennifer Bunch – Wickiup Consulting
P.O. Box 1455
Astoria, OR 97103

Supports staff report and recommendations of approval.

No questions from Commissioners

Stan Johnson
92732 Fernhill Road

Astoria, OR 97103

This is a logical transition to change it to RH. ODOT has a highway in front of the property that they control and have rules that he would have to abide by. Supports staff findings to support the zone change.

Dennis Faletti
P.O. Box 188
Warrenton, OR 97149

Does not approve or oppose. Wants to make sure they take care of the drainage on the property so it drains away from the properties to the east of that.

Stan Johnson

The drainage problem that Dennis is talking about is due to ODOT having a drainage pipe that drains off of the 8th street right of way. There is concerns about that because it drains on private property which will have to be dealt with when they turn in plans for the street design.

Public Hearing Closed

Commissioner Hayward motioned to approve the January 5th staff report and forward on to the City Commission a recommendation of approval application RZ-17-2 Rezone submitted by Stan Johnson. Commissioner Yuill seconded. The motion passed unanimously.


Other Business

Commissioner Mitchell brought up concerns that a wall facing 101 was supposed to be built so people would not see the back side of Walmart. Asked Mr. Urling to look into because so far there is nothing there.

All the Commissioners agreed to have the Planning Commission Meetings at 6:00pm instead of 7:00pm.

Meeting Adjourned

Attest and submitted by



Janice Weese, Building Clerk

Approved



Paul Mitchell, Planning Commissioner Vice-Chair


7-C

"Making a difference through excellence of service"



CITY OF WARRENTON

AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Skip Urling, Community Development Director 
DATE: For the Agenda of February 27, 2018
SUBJ: **PUBLIC HEARING:** Palmberg Jetty Avenue Apartments Site
Design Review and Conditional Use Permit Appeal

At its January 8, 2018 meeting, the Planning Commission approved applications for site design review and a conditional use permit submitted by Palmberg Development & Construction LLC for development of a 66-unit multiple family development to be built in four phases. The subject property is located near the intersection of SE Jetty Avenue and Highway 101 Business and is zoned C-1 General Commercial. The Planning Commission included 29 conditions of approval, of which Mr. Palmberg is appealing 4. Mr. Palmberg's appeal is attached together with the application materials, the Planning Commission staff report and Notice of Decision and Order.

The conditions being appealed are presented below followed by the appellants argument for each followed by staff's response.

Condition No. 4: Prior to approval of construction plans, the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID)...[for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to the benefitted properties pursuant to the City's regulations in effect at the time of such improvement.]

Applicant's argument: I understand that this is somewhat "boilerplate"

Applicant's argument: I understand that this is somewhat "boilerplate" language, but given the fact that I am bringing all utilities to a neighborhood that has been previously unsewered, (sic) and served by inadequate water, fire protection and streets, it seems inappropriate.

Staff response: While this condition is now being assigned to development approval conditions more regularly than in the past, there is direct application for the non-remonstrance statement in this case. We recognize that the developer will be making substantial infrastructure improvements which he needs to serve his property. That said, should additional improvements be proposed in the vicinity and financed through a local improvement district that would also benefit his property/development, it would be appropriate for him to participate in that effort; e.g., Condition No. 11 (discussed below) requires him to rebuild SE Jetty Avenue to 28 feet of pavement only from the northern proposed ingress/egress at SE 13th Street south to SE 13th Place, as well as SE 13th Place from Jetty to the southern development driveway, but without sidewalks. Should the neighborhood property owners desire to construct curbs and sidewalks on SE Jetty Avenue or SE 13th Place in the future, that improvement would benefit Palmberg's property; the non-remonstrance clause would ensure his (or the property owner at the time) participation in the LID at that time rather than incur the expense now. This condition should be upheld. To the extent the applicant intends to provide any excess infrastructure capacity above and beyond the level needed to address the impacts created by the applicant's own application, the applicant is free to seek SDC credits (or pursue other available financing methods) for such excess capacity.

Condition 8: Prepare an assessment of the downstream sewer collection system including pumping and treatment capacity...[The capacity assessment will identify what public sewer improvements are needed in order for the City to accept the sewer flows from this development. This includes the implications on scheduling of upgrades to the treatment facility. The improvements will be designed in such a way as to ensure the added flow does not negatively impact the system or system

capacity. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.]

Applicant's argument. I believe it is the City's job to provide an analysis of the treatment system and whether or not my development can connect to it. I paid a fee of over \$2,000 to have HHPR evaluate the project. It would seem that they would have been tasked to answer the question as to the treatment capacity, in consultation with City Public Works. My engineer is happy to work with the Public Works Department to evaluate all utility connections to the project.

Staff response: Public Works has some serious concerns about pump stations downstream from the Palmberg site. Recognizing that the applicant is proposing to build the project in four phases, the analysis would identify the proposed schedule (timing) for build out, the calculated cumulative waste water flow volumes after completion of each phase, and the impact of those cumulative flows on the operations of downstream pump stations, at least one of which is thought to be near or at its operating capacity. The City's consulting engineer was tasked only with evaluating the proposal conditions on and immediately adjacent to the site. If the applicant desires the city's consultant to perform the analysis on the downstream pump stations, at the applicant's expense, that can be arranged provided the applicant provides the data identified above and contracts to reimburse the city for the additional outsourced analysis expense, and bears the expense of any identified sanitary sewer system improvements identified in the analysis as necessary to accommodate the proposed development. This condition should be upheld or modified as discussed above.

Condition 11: Improvements to SE Jetty Avenue from SE13th Street to SE 13th Place and improvements to SE 13th Place to 28 feet. Actual language: "Improvements to SE Jetty Avenue from SE 13th Street to SE 13th Place shall be in accordance with the Transportation Standards for

Alternative Local Road and shall be 28 feet wide. This improvement shall be completed as part of Phase 2.”

Applicant argument: This improvement should be done as a condition of the final phases and development of the Harris property, which is getting the majority of the benefit. If SE Jetty is to be improved fully it would seem the the adjacent property owner should be assessed through an LID or other mechanism.

Staff response: The site plan for the proposed development shows two ingress/egress locations—one directly from SE Jetty Avenue and the second from SE 13th Place. Both streets are substandard. While the applicant argued that few of the development’s tenants would not use the SE 13th Place access, staff disagrees. Residents of Phases 2 and 3(the two most southerly buildings) would likely use the southern driveway to avoid the congestion at the SE Jetty Avenue entrance, hence the need for improving the segment of SE Jetty Avenue north of SE 13th Street, and SE 13th Place with the completion of Phase 2. SE 13th Place would also be the route by which the city’s solid waste collection trucks would serve the development. Bearing in mind that the proposed development requires a conditional use permit because it is a multiple family development in the General Commercial zoning district, Warrenton Municipal Code 16.220.020.B.2 (attached) provides the Planning Commission with the authority to increase street width. Staff continues to believe that the proposed development will provide the demand for the improved road. This condition should be upheld.

Condition 20: All drive aisles shall be 26 feet wide as measured as if both sides had full size parking places to avoid standard size vehicles from parking in compact spaces...[and encroaching on into and functionally reducing the drive aisle for fire equipment access. This will likely require additional repositioning of buildings.]

Applicant’s argument: This requirement essentially eliminates the use of

compact parking spaces in any development. Why does the code allow for compact spaces if the fire department can disallow them?

Staff response: The Fire Chief has expressed substantial concern about maintaining appropriate fire equipment access internally to the proposed development as the design was submitted because of the likelihood of full sized vehicles parking in compact spaces. Mr. Palmberg's statement that this requirement eliminates the use of compact parking spaces in any development is broad, sweeping and without merit. Compact car parking spaces are permitted, but are limited in number and their location must be designed to not interfere with the paramount need for emergency vehicle access. Approving a site design that would force emergency firefighting equipment to maneuver around illegally parked vehicles during a fire event is not an acceptable situation and the applicant's proposed parking configuration cannot be supported by Staff. This condition should be upheld.

RECOMMENDATION/SUGGESTED MOTION

Staff recommended the 29 conditions to the proposed Palmberg development approval to ensure that the project would satisfy code standards and criteria and ensure that it would not result in adverse impacts to the immediate area as well as off-site systems. We believe these conditions are rational and reasonable. The Planning Commission agreed. We recommend Mr. Palmberg's appeal of Conditions 4, 8 11 and 20 be denied.

Suggested motion: Based on the January 5, 2018 staff report to the Planning Commission, the record established by the Planning Commission in its review of Applications SDR 17-4 and CUP 17-6, and the Agenda Summary for the February 27, 2018 City Commission public hearing, I move to deny Jason Palmberg's appeal of Planning Commission Conditions of Approval Nos. 4, 8, 11, and 20 and adopt the findings and decision of the Planning Commission.

ALTERNATIVE

***Alternative Suggested Motion:** Based on the January 5, 2018 staff report to the Planning Commission, the record established by the Planning Commission in its review of Applications SDR 17-4 and CUP 17-6, and the Agenda Summary for the February 27, 2018 City Commission public hearing, I move to deny the Jason Palmberg's appeal of Planning Commission Conditions of Approval Nos. 4, 11, and 20, and adopt the Planning Commission's findings and decision with a modified Condition No. 8 to require the applicant to provide the project phasing construction schedule and waste water flow data to the City's consulting engineer, to be used in performing the analysis of downstream sewer facilities as suggested in the Staff Report. All expenses related to the analysis shall be borne by the applicant, as well as all expenses related to the design and construction of any needed improvements identified as part of that analysis.*

FISCAL IMPACT

None

Approved by City Manager:



All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.

Palmberg Development Co.
Mayor and City Commissioners
City of Warrenton

RECEIVED
FEB 02 2018

BY: _____
CITY OF WARRENTON

I would like to respectfully appeal four conditions of the recent approval of my proposed apartment complex on SE Jetty. While I appreciate the approval of the project overall, there are several conditions that I feel are unnecessary and would make the project economically unfeasible.

Condition 4: Prior to approval of construction plans, the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID)...

I understand that this is somewhat "boilerplate" language, but given the fact that I am bringing all utilities to a neighborhood that has been previously unsewered, and served by inadequate water, fire protection and streets, it seems inappropriate.

Condition 8: Prepare an assessment of the downstream sewer collection system including pumping and treatment capacity...

I believe it is the City's job to provide an analysis of the treatment system and whether or not my development can connect to it. I paid a fee of over \$2,000 to have HHPR evaluate the project. It would seem that they would have been tasked to answer the question as to the treatment capacity, in consultation with City Public Works. My engineer is happy to work with the Public Works Department to evaluate all utility connections to the project.

Condition 11: Improvements to SE Jetty Avenue from SE13th Street to SE 13th Place and improvements to SE 13th Place to 28 feet.

This improvement should be done as a condition of the final phases and development of the Harris property, which is getting the majority of the benefit. If SE Jetty is to be improved fully it would seem that the adjacent property owner should be assessed through an LID or other mechanism.

Condition 20: All drive aisles shall be 26 feet wide as measured as if both sides had full size parking places to avoid standard size vehicles from parking in compact spaces...

This requirement essentially eliminates the use of compact parking spaces in any development. Why does the code allow for compact spaces if the fire department can disallow them?

I will be at your meeting to answer any questions.

Sincerely,


Jason Palmberg

February 2, 2018

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CITY OF WARRENTON

NOTICE OF DECISION AND ORDER
Site Design Review Application SDR 17-4 and Conditional Use Permit
Application CUP 17-6--SE Jetty Avenue Apartments

Applicant: Palmberg Development LLC
Applications: Conditional Use Permit and Site Design Review
Application Date: September 27, 2017
Application Complete: Mid-December, 2017
120 Day Deadline: April 18, 2018
Criteria: Warrenton Municipal Code Chapters

16.040.030 General Commercial District Conditional Uses
16.220 Conditional Use Permits
16.212 Site Design Review
16.120 Access and Circulation
16.124 Landscaping, Street Trees, Fences and Walls
16.128 Vehicle and Bicycle Parking
16.132 Clear Vision Areas
16.140 Stormwater and Surface Water Management
16.188 Multifamily Housing Design Standards
16.192 Large Scale Developments
16.208.050 Type III Procedure (Quasi-Judicial)

Hearing and Record: The Planning Commission held a public hearing January 11, 2018 after which it reached a decision to approve the conditional use permit and site design review applications subject to the following conditions:

1. Prior to submitting construction drawings, the applicant shall submit a revised site plan set reflecting the revisions of the conditions of approval for staff review.
2. Detailed construction drawings for the proposed grading, road, drainage and utility facilities shall be submitted to the City for review by the Public Works Department prior to approval for construction of project improvements.
3. Construction documents shall meet all requirements of federal, state and local standards, codes, ordinances, guidelines and other legal requirements.

4. Prior to approval of construction plans, the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to the benefited properties pursuant to the City's regulations in effect at the time of such improvement.
5. A final Stormwater Report shall be submitted with the final construction documents. Stormwater design should address water quality through use of biofiltration or other approved method. Design should also address energy dissipation at the outfall.
6. Comply with design and construction recommendations contained in the Geotechnical Report. Particular attention should be given to recommendations for erosion control and slope stability.
7. Submit an update to the geotechnical recommendations to address any changed conditions resulting from site design adjustments and detailed site topographic survey confirming the location of the top of the slope near the westerly property line.
8. Prepare an assessment of the downstream sewer collection system including pumping and treatment capacity. The capacity assessment will identify what public sewer improvements are needed in order for the City to accept the sewer flows from this development. This includes the implications on scheduling of upgrades to the treatment facility. The improvements will be designed in such a way as to ensure the added flow does not negatively impact the system or system capacity. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.
9. Demonstrate that the alignment for the off-site gravity sewer main has suitable access for future maintenance as determined by the Public Works Director.
10. Improvements to SE Jetty Avenue from US101B to and through the intersection with SE 13th Street shall be half street improvements consisting of 28 feet of new pavement section, curb and sidewalk on one side, and lighting in accordance with City of Warrenton Transportation Standards for Local Roads. Improvements shall be based on a future road width of 36 feet (i.e. position the curb at 18 feet from right of way centerline). This improvement shall be completed as part of Phase 1.
11. Improvements to SE Jetty Avenue from SE 13th Street to SE 13th Place and improvements to SE 13th Place shall be in accordance with the Transportation Standards for Alternative Local Road and shall be 28 feet wide. This improvement shall be completed as part of Phase 2.
12. Prepare and submit a design for erosion control associated with site construction. Demonstrate compliance with Oregon Department of Environmental Quality 1200 C

- Stormwater General Permit requirements. Provisions shall be made to minimize tracking of sediment onto public streets and for the flow of site soils into drainage ways.
13. The developer shall agree to make all necessary offsite stormwater improvements if downstream deficiencies are created by the development of this property.
 14. The project contractor shall secure a permit for work in the public right of way in accordance with Warrenton Municipal Code.
 15. Applicant shall provide as-built drawings and certification by a registered engineer in accordance with adopted criteria for all improvements, prior to acceptance by the City.
 16. Provide documentation acceptable to the Public Works Director that the proposed stormwater discharge onto county property has been authorized and easements executed.
 17. Demonstrate that access and parking design can accommodate the design fire vehicle as well as garbage/delivery vehicles. Provide documentation by means of diagrams for on-site turning movements.
 18. On-site water main shall be public. The main shall be a minimum 8-inch pipe or as needed to provide fire flow and shall be placed in a 20-foot utility easement. Draft easement legal descriptions shall be provided to the city for review prior to approval for construction. The easement shall cover fire hydrants and services lines up to the meter.
 19. All buildings shall be repositioned to accommodate a 4-foot unencumbered path for fire fighter access and yet maintain the level of landscaping as proposed currently.
 20. All drive aisles shall be 26 feet wide as measured as if both sides had full size parking places to avoid standard size vehicles from parking in compact spaces and encroaching into and functionally reducing the drive aisle for fire equipment access. This will likely require additional repositioning of buildings.
 21. The revised site plan shall show the mail box facility and provide a drive aisle wide enough to accommodate two lanes of traffic and with parking on one side.
 22. Solid waste facilities should be designed on a temporary basis to accommodate phasing, with a permanent location also shown. All trash receptacles shall be located consistent with the parameters of the city's solid waste collection equipment.
 23. Further the developer will agree to allow local law enforcement to monitor and enforce violations of parking and encumbering these Fire Department drive aisles and turn arounds. This agreement must be acceptable to both the Fire Department and Law Enforcement and be transferable if the property is sold.
 24. Corners shall maintain a 45 foot turning radius for apparatus. If using the vehicle turn generator, please use a single rear axle with a 234 inch wheelbase. Please note the radius should be turning from and maintaining the near lane either direction.
 25. The existing fire hydrant on SE Jetty Avenue shall be relocated to the southern corner of the SE 13th Street entrance to the site and upgraded to a Mueller 2500 Centurian with 2- each, 2/5 inch and one 4/5 inch discharge ports. Also a 4.5 inch to 5 inch Storz connection will be provided for each by the developer.

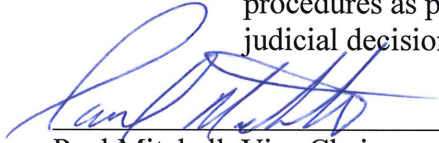
26. Due to the congestion of the site remote FDC's and an accompanying PIV's may be required. Final location shall be approved by the Fire Department.
27. Access to the sprinkler room shall be by an exterior door providing direct access to the equipment. Final location shall be approved by the Fire Department.
28. Bicycle parking facilities shall be shown on the revised site plan in conformance with development code requirements.
29. Parking pods shall be redesigned to meet the requirements of WMC 16.124.070.E.2.

Any appeal of this decision shall be pursuant to Warrenton Municipal Code 16.208.050 H. **The deadline for an appeal of this decision is 5:00 p.m., February 2, 2018.**

Notice of appeal. Any person with standing to appeal may appeal a Planning Commission Decision by filing a Notice of Appeal according to the following procedure:

1. Time for filing. A notice of appeal shall be filed with the Community Development Director within 14 days of the date the Notice of Decision was mailed. **A notice of appeal must be received in the Warrenton Planning Department by 5:00 p.m. February 2, 2018;**
2. Content of notice of appeal. The notice of appeal shall contain:
 - a. an identification of the decision being appealed, including the date of the decision;
 - b. a statement demonstrating the person filing the notice of appeal has standing to appeal;
 - c. a statement explaining the specific issues raised on appeal;
 - d. if the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period; and
 - e. filing fee.
3. Scope of Appeal. The appeal of a Type III quasi-judicial decision shall be limited to the specific issues raised during the written comment period or at the public hearing, as provided under Subsection ii.D above, unless the City Commission allows additional evidence or testimony concerning any other relevant issue. The City Commission may allow such additional evidence if it determines that such evidence is necessary to resolve the case. Written or oral comments received during the comment period or public hearing will usually limit the scope of issues on appeal. Only in extraordinary circumstances should new issues be considered by the City Commission on appeal of a Type III Quasi-Judicial Decision.

4. Appeal Procedures. Type III notice as provided in this section and hearing procedures as provided by Section 16.208.060 shall be used for all Type III quasi-judicial decision appeals.



Paul Mitchell, Vice Chairman, Planning Commission

1-19-18

Date

Distribution: Applicant
Mike Morgan
Ken Crow
Robert May

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CITY OF WARRENTON

January 5, 2018

To: Warrenton Planning Commission
From: Skip Urling, Community Development Director
Re: SE Jetty Ave Apartments—SDR 17-4 and CUP 17-6—Palmborg Development & Construction LLC

A handwritten signature in blue ink, appearing to read "S. Urling", is positioned to the right of the "From:" line in the header.

Mike Morgan, on behalf of Palmborg Development LLC, has submitted applications for site design review and a conditional use permit (CUP) to develop a 66 unit apartment complex on SE Jetty Avenue at the intersection with Highway 101B. The conditional permit is required because the property is zoned C-1 General Commercial and multiple family projects are permitted only by CUP. The subject property consists of tax lots 81027D002400, 2600, 4000, 4100 and 4200. Two existing single family dwellings located on tax lots 2400 and 2600 will be demolished to accommodate the proposed development. There is a discrepancy between the application narrative and site plan drawings on the sequence of construction: the narrative indicates the project would be built in 2 phases, the drawing shows 4 phases. Staff reviewed the application materials assuming the drawing was accurate.

The applications were submitted September 27, 2017 and deemed incomplete. The final electronic submittal was November 15, 2017 making the applications complete. We sent notice of the public hearing to adjacent property owners December 21 and published notice in the Columbia Press December 29, 2017.

The application is reviewed under the following portions of the Warrenton Municipal Code:

- 16.040.030 General Commercial District Conditional Uses
- 16.220 Conditional Use Permits
- 16.212 Site Design Review
- 16.120 Access and Circulation
- 16.124 Landscaping, Street Trees, Fences and Walls
- 16.128 Vehicle and Bicycle Parking
- 16.132 Clear Vision Areas
- 16.140 Stormwater and Surface Water Management
- 16.188 Multifamily Housing Design Standards
- 16.192 Large Scale Developments
- 16.208.050 Type III Procedure (Quasi-Judicial)

FINDINGS

Below are the applicable code sections with the applicant's responses followed by staff findings. The conditional use criteria are presented first; the site design review criteria follow.

16.220.030 [Conditional Use Permit] Review Criteria and Findings of Fact

A. Before a conditional use is approved findings will be made that the use will comply with the following standards:

1. The proposed use is in conformance with the Comprehensive Plan.

Applicant Findings: The proposal is in conformance with the Comprehensive Plan. The site is within the city limits and is zoned C-1. This zone was recently amended to permit multifamily housing as a conditional use. The site has been previously developed with two single family homes and is not considered farm or forest land under Goals 3 and 4. The site is located at the juncture of two State highways, directly across US 101 from an automobile dealership. The proposed development is not in a designated wetlands or other sensitive area. There are no critical habitat areas or historic structures on site in accordance with Goal 5. The development is consistent with Goal 6 in that it provides needed higher density housing on a site that is close to employment and will reduce energy costs and therefore improve air, water and land quality. The site is out of the tsunami inundation zone and is level, not within a landslide hazard area in accordance with Goal 7. The site is within walking and bicycling distance of City parks and school playgrounds, and is within close driving distance to the beach and Fort Stevens State Park and Fort Clatsop National Monument. Under Goals 9 and 10, the 66 unit apartment complex will provide needed workforce housing for employers in the area, including the US Coast Guard and retail employers in the Warrenton Highlands and other areas. It is anticipated that the two bedroom apartments will rent in the range that is affordable to families making 80% to 100% of median county income. (80% of median family income is approximately \$47,500). Under Goal 11, Public Facilities and Services, the City of Warrenton has adequate capacity to serve the apartment complex with both water and wastewater services. All other private and public services are available and nearby, including gas, power, phone, and cable service. A Transportation Impact Study has been prepared by Lancaster Engineering, and is attached. The report states: "The trip generation calculations show that the proposed development is projected to generate a net increase of approximately 35 site trips during the morning peak hours and 53 site trips during the evening peak hours." The site is at the intersection of two major roads, US 101 and US 101B, which are capable of handling this anticipated increase in traffic. SE Jetty Avenue will be improved to City standards. The proposal is consistent with Goal 12, Transportation. As discussed above, the proposal promotes energy conservation in

that it is fairly dense and therefore an efficient use of land, and will be built to modern energy codes. It is close to employment, schools and shopping areas, as well as recreational opportunities. The proposal is consistent with Goal 13. The proposal is consistent with Goal 14, Urbanization, because it is within the city limits and is in an area committed to development. Goals 15, 16, 17, 18 and 19 do not apply to the site.

Staff findings: Staff generally concurs with applicant's findings. However, with regard to utilities and roads, substantial off-site improvements will be required. We note that the water main serving the site presently will need to be upgraded to provide adequate fire flow; a new sanitary sewer line will need to be constructed. The site plan and a supplementary drawing are inconsistent; we believe the supplementary drawing showing the sewer running from the site easterly through SE 13th Street right-of-way (ROW) then north through the SE King Street ROW, crossing Hwy 101B then running easterly through an easement on the Nygaard property to connect to an existing pressure sewer at the intersection of Hwy 101B and SE Marlin Avenue to be the applicant's preferred design.

Applicable Comprehensive Plan policies:

Section 2.320(1)(a) Urban Development

Make urbanizable land available for urban uses in stages as public facilities adequate to serve urban development become available.

Applicant Finding: The proposed site is within the city limits and zoned for urban development. It is surrounded by urban development in all directions. Public facilities including sewer, water, and roads are all adequate to serve the development.

Staff finding: Staff concurs with the caveat regarding public facilities discussed above.

Table 7. Comparison of Incomes and Housing Costs.

In 2006 (the date of the table) there was a net gap of -57 housing units for households making between \$35,000 and \$49,999 capable of paying between \$875 and \$1,249 per month.

Applicant Finding: In the decade since this analysis, there has been significant growth in the population and employment while household incomes have been stagnant. After the recession of 2007 there has been minimal development of affordable rental units in the area while housing costs have increased. The proposed apartments will rent in the range

of \$1050 to \$1250 which is affordable to most households in this income range. The project can be considered “workforce housing” in that it will provide housing for employees of businesses nearby and throughout the area. Section 3.260 “Future Needed Housing Types” identifies workforce housing as a need, particularly in the retail/service sector.

Staff finding: We don’t necessarily agree with the statement that only a minimal amount of affordable built in the last 10-12 years. Forest Rim is nearly built out; a 64 unit development is under construction and a 37 unit development has its entitlements. That said, this project would add to the housing stock available.

Section 4.300 Policies

Sec. 4.310 Soils. Sec. 4.320 Flood Hazards Sec 4.330 Drainage and Erosion Sec.
4.340 Topography Sec. 4.350 Water Quality Sec. 4.370 Fish and Wildlife
Finding:

Applicant Finding: The site is especially suited to development in terms of soils, flood hazards, drainage and erosion, topography, and water quality. It is relatively flat, and has supported two single family houses for decades. It is above the 100 year flood zone as well as the tsunami zone. Best practices will be used to protect surrounding waterways from erosion and sedimentation, including the adjacent wetlands. The County owned property southwest of the site will be utilized for storm water runoff, and catch basins will be designed to filter contaminants prior to entering the wetland. The property is currently developed with single family houses, and is not considered critical wildlife habitat. A 25’ wetlands buffer is provided as required by code.

Staff finding: Staff is inclined to agree with these statements.

Sec. 4.380 Scenic and Historic Resources Sec. 4.390 Energy Conservation

Applicant Finding: The large trees on the edges of the site, especially on ODOT and Clatsop County property, will be retained. Native trees such as Sitka Spruce and Western Red Cedar will be planted to replace trees lost to construction. There are no known historic or archeological resources on the site. In terms of energy conservation, the development is located near employment centers, enabling residents to walk or bicycle to work at nearby jobs. The buildings will meet modern energy codes and conserve energy for heating and lighting.

Staff finding: Staff finds these statements acceptable.

2. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on, surrounding properties.

Applicant Finding: The 66 units are permitted under the development code, and will meet all design standards. The site is directly southeast of Ocean Crest auto dealership and within walking and bicycling distance from two major commercial areas. There will be minimal impact on adjacent neighborhoods because of its location on the juncture of two major roads. Access and egress will be a short distance from US 101B. The two single family homes on the site will be removed, and SE Jetty Avenue is a dead end road. There are eight single family residences on this road which will be affected. However, there has been significant growth in the area over the last ten years that has also impacted the area.

Staff finding: Again, we generally agree with the applicant, but note that the improvements to the water system and SE Jetty Avenue included in the application should mitigate the effects of the development on the Jetty Avenue residents south of the project.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

Applicant Finding: The Executive Summary of the Traffic Impact Study is as follows:

Executive Summary

- The proposed Jetty Apartment Complex will include the construction of a 66-unit apartment facility located south of Warrenton-Astoria Highway (US-101B), east of Oregon Coast Highway (US-101), and west of SE Jetty Avenue in Warrenton, Oregon.
- The trip generation calculations show that the proposed development is projected to generate a net increase of approximately 35 site trips during the morning peak hour and 53 site trips during the evening peak hour.
- All study intersections are currently operating acceptably per Clatsop County and ODOT standards and are projected to continue operating acceptably upon build-out of the proposed development through year 2019. No operational mitigation is necessary or recommended.
- No significant trends or crash patterns were identified at any of the study intersections and no specific safety mitigation is recommended.
- Based on the detailed analysis, adequate intersection sight distance is available to the north and south of the proposed site access intersection along SE Jetty Avenue. No other sight distance mitigation is necessary or recommended.

- Left-turn lane warrants are not projected to be met for any of the applicable study intersections under any of the analysis scenarios through the 2019 build-out year. No other new turn lanes are necessary or recommended.
- Due to insufficient main and side-street traffic volumes, traffic signal warrants are not projected to be met for any of the applicable unsignalized study intersections under any of the analysis scenarios.

Staff finding: Staff accepts the results of the traffic impact study at face value, but notes that the applicant has stated that it will upgrade SE Jetty Avenue to city standards for the length of road adjacent to the project site.

4. Public facilities and services are adequate to accommodate the proposed use.
Applicant Finding: The applicant agrees with the conclusions of the City Engineer and will include all of the required improvements in the final engineered plans.

Staff finding: These issues are discussed above and we note the applicant's statement that he will "include all required improvements in the final engineered plans."

5. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.
Applicant Finding: The existing site, which is flat to slightly sloping, is capable of supporting the development. There are two existing houses on the site which will be removed.

Staff finding: Staff agrees.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.

Applicant Finding: The site plan meets the requirements of the development code in terms of parking, fire access, common open space, wetlands buffers, utilities and play areas.

Staff finding: Staff's analysis of the site plan will result in conditions of approval that will ensure compliance with the development code.

16.188.030 [Multi-family] Design Standards.

A. Building Mass Supplemental Standard. The maximum width or length of a multiple-family building shall not exceed 200 feet (from end-wall to end-wall).

Applicant Finding: None of the multifamily buildings exceed 200 feet in length.

Staff finding: staff concurs.

B. Common Open Space Standard. Inclusive of required setback yards, a minimum of 20% of the site area shall be designated and permanently reserved as useable common open space in all multiple-family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands (e.g., wetlands, riparian areas, and riparian setback areas/corridors) and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted towards meeting common open space requirements.

Applicant Finding: 20% of the site is devoted to common open space, or 23,014 square feet.

Staff finding: The applicant states that the site consists of 2.64 acres, or 115,071 square feet. Our arithmetic indicates that 2.64 acres is 114,998 square feet (an acre is 43, 560 SF.) Using the application numbers, the open space equals 19.999 percent of the site, essentially at the threshold.

C. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet.

Applicant Finding: Trash receptacles are screened from view by attractive fencing and landscaping.

Staff finding: The application does not include an elevation drawing of the trash receptacle. This facility is located in front of the Phase 4 building, so we assume it would be constructed with that building, leaving the first three phases without trash disposal facilities. We also note that it would be accessible by the refuse collection truck only from the drive aisle serving phases 2 and 3 because of the lack of turning radius in the aisle serving Phase 4.

16.120.020 Vehicular Access and Circulation.

Applicant Finding: The development will meet all requirements of 16.120.020, including the improvement of SE Jetty and SE 13th Place. The attached traffic impact study describes the number of vehicle trips and access issues onto US 101B. All driveway widths and street improvements are 24 feet. The development meets all fire safety access requirements identified by the fire department in the memo of April 12, 2017. Clear vision areas are met. Storm water will be collected and piped to the County property on US 101.

Staff finding: because the buildings will be three stories tall, the fire chief has stated consistently that the internal drive aisles must be 26 feet wide, which the site plan drawing shows with one exception. However, in several locations, the current design shows a complete bank of compact spaces on the aisle serving Phase 4 and a portion of the aisle serving Phase 3. The Fire Chief has expressed concern that full sized vehicles will use these compact spaces resulting in an encroachment into the required 26 foot drive aisle. We also note the aisle serving phase 1 is only 24 feet wide. The Fire Chief has also recommended 4 foot wide unencumbered paths along the north side of Phase 4 and west side of Phase 3.

16.120.020 Vehicular Access and Circulation.

Applicant Finding: The development provides pedestrian pathways internally and along SE Jetty as required.

Staff finding: Staff concurs.

16.136.050 Storm Drainage Improvements.

Applicant Finding: Storm drainage will be provided as shown. A request to pipe storm drainage to the County wetlands west of the property is being processed and an easement will be obtained.

Staff finding: The easement from the county must be secured and submitted to the city with the final engineering construction plans.

16.136.060 Utilities.

Applicant Finding: All utilities (power, cable, phone) will be placed underground. Easements will be provided in the final plat.

Staff finding: There is no final plat for this development proposal. Another vehicle for conveying the easements to the city will be required.

Chapter 16.140 STORMWATER AND SURFACE WATER MANAGEMENT

Applicant Finding: Stormwater will be collected and piped to the County wetlands area below the site. A request for an easement is being processed by the County at this time. A stormwater calculation has been prepared by the project engineer and is attached. An erosion control plan and application for a 1200(C) permit will be submitted after approval of the conditional use permit.

Staff finding: Acknowledged.

16.156.030 Wetland Area Development Standards.

Applicant Finding: There are no wetlands on the developed portion of the site. A 25 foot wetlands buffer is shown on the site plan.

Staff finding: Noted.

16.192.030 Soil Suitability.

Applicant Finding: The site currently contains two single family dwellings and numerous outbuildings that are over 60 years old. The site is level or slightly sloping with no evidence of soil issues. An engineering geology study will be prepared and submitted as part of the construction documents.

Staff finding: A geotechnical report was submitted with this proposal.

16.192.040 Stormwater Management.

Finding: The stormwater system will be piped into the County owned wetlands below (west) of the property. An easement agreement is being negotiated at this time.

Staff finding: See finding above.

Applicant Finding: The utility plan has been evaluated by the City Engineer and comments have been included in the plan.

Staff finding:

16.192.070 Landscape Suitability.

Applicant Finding: A preliminary landscape plan has been submitted for evaluation.

Staff finding: The landscape design meets the threshold for quantity of landscaping and the design is acceptable. However, we note that landscaping on the back of landscape plan building 2 would preclude an unencumbered path for fire access.

16.208.050 Type III Procedure (Quasi-Judicial).

Impact Study

The 66-unit apartment complex will include the following impacts on public facilities and services:

Transportation. The traffic impact study identifies the number of trips the project will generate 36 morning peak hour trips, and 54 evening peak hour trips. Given that the project is located at the juncture of two major highways, US 101 and US 101B, this is an acceptable level of impact. The project is within walking and bicycling distance of two major employment centers, the Costco/Walmart/Home Depot area to the south and the Fred Meyer area to the north. It is probable that SE Jetty will be improved south to the commercial area, enabling residents to walk or bicycle there without travelling on the highway. Public transportation is available on US 101 for both north and south travel. The internal sidewalks are provided to all units so that residents do not have to walk in the parking lot or streets. Bicycle parking areas are provided per code.

Staff finding: Staff agrees with the conclusions of the traffic impact analysis that intersections in the vicinity of the project will continue to operate satisfactorily. With regard to the statement that SW Jetty Avenue will be improved to the commercial area, the county is planning on extending a north-south street through its North Coast Business Park, but the exact corridor has not yet been determined. It seems more likely that SE King Street would be the more logical route because of its right-of-way extending across Hwy 101B. The site plan does not identify any bicycle parking facilities. WMC 16.128.040.B.1 calls for one bicycle parking space per unit.

Drainage. Stormwater runoff will be collected in catch basins and piped to the County wetlands on the west side of the site. The County is processing the request for an easement to utilize the public property for drainage.

Staff finding: See comments above.

Parks. The development is within a short driving distance from both City parks and regional parks such as Fort Stevens and Lewis and Clark National Historic Park. There is a play area for children provide onsite.

Staff finding: Staff concurs.

Water and sewer: The City Engineer has reviewed the development proposal in the preapplication period and provided comments. An engineering plan has been submitted to connect the development to City systems which will be evaluated by the Public Works Department. It is our understanding that there is adequate capacity in both the water and wastewater treatment systems to handle the 66 units proposed. The extension of sewer service along US101B to Marlin Avenue will be done at the owner's expense, under the Advance Financing concept, which will facilitate the development of property to the northeast.

Staff finding: Staff agrees that the off-site utilities that would be connected to this development have adequate capacity to serve the project.

Chapter 16.212.040 [Site Design] review criteria:

A. Application Review Procedure

1. Site Design Review – Determination of Type II or III Application

APPLICANT RESPONSE: This is a Type III application and requires a conditional use from the Planning Commission

Staff finding: Staff agrees.

B. Application Submission Requirements

1. Proposed Site Plan

a. The proposed development site, including boundaries, dimensions, and gross area.

RESPONSE: See attached site plan.

b. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns.

APPLICANT RESPONSE: The site is flat to gently sloping and the development will utilize the existing grade. Drainage will be to the west utilizing a bioswale that flows into the County wetlands along US 101.

Staff finding: See comments above.

c. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.

APPLICANT RESPONSE: The location of the public and private driveways/parking areas are shown on the site plan.

Staff finding: Noted.

d. 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.

APPLICANT RESPONSE: The location of existing buildings, pavement, utilities, etc. are shown on the attached site plan. The site plan includes the proposed location of buildings, pavement, and sidewalks with dimensioned setbacks and sizes. The proposed utilities are shown on the utility plan.

Staff finding: Staff generally concurs. We note there are water service lines are not shown.

e. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.

APPLICANT RESPONSE: Access to the site has been provided on SE 13th Street. For phase 1 and 2, SE Jetty will be improved from SE 13th Street to US 101 Business, along with a sidewalk meeting city standards. When phase 3 and 4 are constructed, SE Jetty will be extended to SE 13th Place, which will also be improved to city standards.

Staff finding: The phasing sequence appears to have changed since this narrative was prepared.

f. 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.

APPLICANT RESPONSE: The parking and vehicle circulation is shown on the site plan.

Staff finding: Noted. See comments above regarding parking and drive aisles.

g. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

APPLICANT RESPONSE: The parking plan and sidewalks are shown on the site plan. A bicycle rack will be provided in the SE Jetty Street right of way adjacent to the play area. There are no bike lanes or trails located within the site area.

Staff finding: The SE Jetty Avenue ROW is not adjacent to the play area which is in the central portion of the property.

h. Loading and service areas for waste disposal, loading and delivery.

APPLICANT RESPONSE: A trash enclosure is located at the west end of the site near the future phase 4 area. When phases 3 and 4 are constructed the enclosure will be relocated to a more suitable location.

Staff finding: The current site plan shows the trash enclosure in front of Phase 4.

i. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

APPLICANT RESPONSE: A play area is provided in the middle of the development as shown on the site plan.

Staff finding: Noted.

j. Location, type, and height of outdoor lighting.

RESPONSE: Outdoor lighting will primarily consist of wall lights located on the buildings in the breezeways, unit entries, trash enclosure, and entrance to the complex. All light fixtures will be downcast LED with no light intrusion into the right of way or adjacent properties.

Staff finding: Noted.

k. Location of mail boxes, if known.

RESPONSE: The mail box will be located adjacent to the site entrance pergola and is shown on the site plan

Staff finding: No mail boxes or pergola are shown on the drawing. Placing the mail boxes near the site entrance will require a wider drive aisle to accommodate parked vehicles of tenants checking their mail.

l. Locations, sizes, and types of signs (shall comply with Chapter 16.144).

APPLICANT RESPONSE: There will be one sign located at the corner of SE Jetty and SE 13th St. and will meet city standards.

Staff finding: A separate sign permit will be required.

m. Community Development Director 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.).

APPLICANT RESPONSE: A traffic impact study has been completed and submitted with this application.

Staff finding: Acknowledged.

n. 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.

APPLICANT RESPONSE: The boundaries, dimensions and gross area are shown on the site plan.

Staff finding: Noted.

- o. Identification of slopes greater than 10%.

APPLICANT RESPONSE: The site will have no slopes greater than 10%.

Staff finding: Staff infers that there is a fairly steep slope on the western portion of the subject property, west of the proposed buildings as drawn.

- p. The location, condition (paved, gravel unimproved, etc.) and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site.

APPLICANT RESPONSE: Please refer to the site plan. SE Jetty St. will be paved to city standards from SE 13th St. to US101B as part of phases 1 and 2. When phases 3 and 4 are constructed the road will be improved to the SE 13th Place intersection as well as SE 13th place itself. Until phases 3 and 4 are constructed, SE 13th Place will be graveled and considered a fire egress road.

Staff finding: This narrative appears to be out of synchronization with the current drawing. Please see the condition below regarding street improvements sequence.

- q. Any areas identified as located in a designated floodplain and/or floodway.

APPLICANT RESPONSE: The site is not located in a floodplain or floodway.

Staff finding: Staff concurs.

- r. Depict any wetland and riparian areas, streams and/or wildlife habitat areas.

APPLICANT RESPONSE: The site has no riparian areas, streams or wildlife habitat areas. A 25 foot buffer is provided adjacent to the County wetlands on the west side.

Staff finding: Staff concurs.

- s. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches.

APPLICANT RESPONSE: The site has none of these conditions.

Staff finding: Staff concurs.

- t. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

APPLICANT RESPONSE: The site has no historic or cultural resources.

Staff finding: Staff agrees.

- u. The location, size and type of trees and other vegetation on the property.

APPLICANT RESPONSE: There are a few existing trees which will be removed for the new development. The trees on the north and west sides will largely remain because they are either in the setbacks or on ODOT right of way.

Staff finding: noted.

- v. North arrow, scale, names and addresses of all property owners.

APPLICANT RESPONSE: The north arrow and scale are identified on the site plan.

- w. Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

APPLICANT RESPONSE: This information is provided on the site plan.

Staff finding: The requisite information is on the site plan.

2. Architectural Drawings.

- a. Building elevations with building height and width dimensions.

APPLICANT RESPONSE: See attached architectural plans.

- b. Building materials, color and type.

APPLICANT RESPONSE: The exterior materials consist of painted fiber cement lap siding painted earth tones, such as seafoam green. Roofing will be charcoal architectural style asphalt shingles. As shown on the attached photos of a similar building constructed by the applicant, the deck enclosures will be muted red color to contrast with the seafoam green. The materials and colors are consistent with the style and environment of the area.

- c. The name of the architect or designer.

APPLICANT RESPONSE: Mark Mead, P.E.

3. Preliminary Grading Plan

APPLICANT RESPONSE: This has been prepared by Mark Mead, P.E., and is submitted separately.

Staff finding: No grading plan has been submitted.

4. Landscape Plan

APPLICANT RESPONSE: Please see attached landscape plan.

Staff finding: See comment above.

5. Proposed sign(s) shall be required in conformance with the City's Sign Code.

APPLICANT RESPONSE: There is one proposed sign located at the entrance to SE 13th Street and will be in conformance with City code, not in excess of 32 square feet.

Staff finding: See comment above.

6. Copies of all existing and proposed restrictions or covenants.

APPLICANT RESPONSE: There are no restrictions or covenants attached to this property.

7. Letter or narrative report documenting compliance with the applicable approval criteria contained in subsection C of this section.

APPLICANT RESPONSE: Please see below.

C. Review Criteria

1. The application is complete, as determined in accordance with Chapter 16.208 and subsection B of this section.

APPLICANT RESPONSE: The application is complete and all the required information is provided.

Staff finding: Conditions of approval will cover any deficiencies.

2. The application complies with all the applicable provisions of the underlying land use district (Division 2), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.

APPLICANT RESPONSE: Based on the information provided the project complies with the entire land use district (Division 2) and other standards as required.

Staff finding: Staff disagrees as noted above. Conditions of approval will bring the project into full compliance.

3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 16.276, Nonconforming Uses and Development.

APPLICANT RESPONSE: Understood.

Staff finding: Staff infers that the applicant will agree with all conditions of approval.

4. The application complies with the applicable design standards contained in Division 3. (Ord. 1175-A § 21, 2013)

APPLICANT RESPONSE: Based on the information provided the proposed project complies with the applicable design standards. As such, the Applicant's proposal to build the apartment complex with 30 units as phases one and two is consistent with the City of Warrenton Code and therefore should be approved.

Staff finding: Because the phasing appears to have changed since this narrative was prepared, the applicant's statement appears to be inaccurate. Again, the conditions of approval will bring the proposal into full compliance with the development code.

Chapter 16.116.030 Design Standards Narrative:

A. Orientation of Buildings: Building(s) shall be located on the property with the principal building entrance oriented toward the primary focal point of the property/development.

APPLICANT RESPONSE: The buildings are oriented in a courtyard configuration with buildings along the majority of both street frontages. Parking is located so as to be convenient to homeowners.

Staff finding: Staff concurs, noting the residents will be tenants.

B. Natural Features: The property owner/developer is encouraged to protect and incorporate areas of special interests and other natural features such as grade, trees, vegetation and waterways, into the overall site plan. These areas may be calculated as part of the landscaping requirement if healthy and not damaged during construction.

APPLICANT RESPONSE: Trees will be retained wherever possible, including the border along US101B and US 101, and provide screening from both highways.

Staff finding: Staff concurs.

C. Building Requirements:

1. Customer Entrances. The customer entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projections, raised corniced parapets over the door, arcades, arches, wing walls, and integral planters are highly encouraged.

APPLICANT RESPONSE: The primary vehicular and pedestrian entry is from Jetty Street and SE 13th Street and is clearly defined.

Staff finding: Staff believes that the residents of Phases 2 and 3 will more likely use SE 13th Place for ingress and egress.

2. Roof Design. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods shall be used to conceal flat roof tops. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged. Mansard style roofs shall not be allowed.

APPLICANT RESPONSE: The roofs of the building have dormers to give variety to the roof forms. All units have balconies or patios which provide outside living space and visual interest.

Staff finding: Staff finds this acceptable.

3. Materials.

a. The predominant exterior building materials shall be of high quality materials, including, but not limited to brick, sandstone, wood, native stone and tinted/textured concrete masonry units

and/or glass products. Simulated material may be substituted for any of the aforementioned building materials.

- b. At least three different building materials shall be used for 100% construction of a building.
- c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T 1-11. Prefabricated steel panels are excluded unless the design and material meets the City's design standards.
- d. Metal roof may be allowed if compatible with the overall architectural design of the building.

APPLICANT RESPONSE: The exterior materials consist of painted fiber cement lap siding. Roofing will be architectural style asphalt shingles.

Staff finding: Staff finds the materials consistent with the code.

4. Architectural Features. Architectural features include, but are not limited to, the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the Community Development Director.

APPLICANT RESPONSE: Numerous architectural features including large windows and balconies and colors mentioned above provide for a rich and varied façade treatment.

Staff finding: Staff concurs.

5. Building Colors. Exterior colors shall be of low reflectance, subtle, neutral or muted earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent colors for the facade and/or roof of the building are prohibited except as approved for building trim.

APPLICANT RESPONSE: The colors, seafoam green and muted red balconies, will be subtle and reflect the environment of the area.

Staff finding: The propose color scheme is consistent with the criterion.

6. Mechanical Equipment, Outdoor Storage and Service Areas. The location of loading docks, outdoor storage yards and all other service areas shall be located to the sides and/or rear of a building, except when a site abuts Highway 101, in which case the said areas shall be located to the sides of the building that do not face Highway 101.

- a. All outdoor storage yards, loading docks, service areas and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the dominant colors and materials found on the facades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.
- b. Equipment that would remain visible despite the screening, due to differences in topography (i.e., a site that is at a lower grade than surrounding roadways) shall be completely enclosed except for vents needed for air flow, in which event such vents shall occupy no more than 25% of the enclosure façade.
- c. The architectural design of the buildings shall incorporate design features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

APPLICANT RESPONSE: There is no mechanical equipment associated with these building. Heating is provided with electric wall heaters and there will be no air conditioning. The trash is screened by an enclosure located at the back of the site and away from street view.

Staff finding: The trash enclosure on the site plan is shown in front of Phase 4.

D. Community Amenities. Each building shall contribute to the establishment or enhancement of the community and public spaces by providing at least two community amenities such as: a patio/seating area, water feature, art work or sculpture, clock tower, pedestrian plaza with park benches, open spaces, or other features, such as a park acceptable to the review authority.

APPLICANT RESPONSE: Amenities include a play area outside courtyard for children's use and seating.

Staff finding: Staff believes the play area satisfies this criterion.

E. Outdoor Lighting. The lighting for residential, commercial and industrial zones shall be shielded and directed down into the site and shall not shine or glare onto adjacent property or streets. Light poles, light fixtures and flag poles shall not exceed 25 feet in height. Installation cost shall be borne by the developer.

APPLICANT RESPONSE. Wall mounted lighting will be provided in the unit entries, trash enclosure, and other areas and will be low wattage and downcast. Light bollards will be used to illuminate the walkways. One wall mounted sign light will be used to illuminate the building identification signage. Four pole mounted lights will be used to illuminate the parking areas. All

light fixtures will be LED with intensity for their intended purpose and without light intrusion into the right of way or adjacent properties. All site lighting will be a maximum of 25 feet tall.

Staff finding: The lighting scheme satisfies this criterion.

F. Parking (Pods) Areas. Parking (pods) areas shall be divided by a six-foot pathway placed between the two rows of head-on parking stalls, which shall extend the full length of each parking pod. There shall be parking spaces provided for travelers in RVs and travel trailers. This section shall be in compliance with the requirements in Section 16.120.030 and Chapter 16.128 (Vehicle and Bicycle Parking).

APPLICANT RESPONSE: Parking is provided on site as required by code with landscape islands breaking up the parking area.

Staff finding: WMC 16.124.070.E.2 calls for no more than 12 parking space without a landscaping break. At Phase 3, there are 15 parking spaces north of the landscape island. Phase 4 has 14 parking spaces east of the trash enclosure without a landscape break.

G. Pathways/Walkways from Parking Area to Building Entrance(s). Internal pedestrian walkways shall be developed for persons who need access to the building(s) from the parking pods (areas). The walkways shall be located within the pods and shall be designed to provide access from the pods to the entrances of the buildings(s). The walkways shall be designed to separate people from moving vehicles as much as possible. These walkways shall have a minimum width of five feet with no car overhang or other obstruction. The walkways must also be designed for disabled access according to the International Building Code. This may require the walkways to be widened or modified. The walkways shall be distinguished from the parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority; and shall meet the requirements in Section 16.120.030 (Pedestrian Access and Circulation).

APPLICANT RESPONSE: Accessible concrete walkways connect all portions of the project, parking, trash, buildings, with each other and the adjacent streets.

Staff finding: This criterion is satisfied.

H. Landscaping. Landscaping shall meet the requirements in Chapter 16.124 (Landscaping, Street Trees, Fences and Walls).

APPLICANT RESPONSE: Landscaping meets the requirement of the code. There is no in-ground irrigation system. Choice of plant materials is intended to promote water conservation

with the use of native trees, meadow grasses and drought tolerant shrubs. Parking areas have trees to break up and shade the paved areas. The street frontage landscape is of a type appropriate to the area and used to enhance the building façade and the overall look of the project from the street view.

Staff finding: With the exception of the parking landscaping discussed above, this criterion is satisfied.

Chapter 16.188.030 Multifamily Housing Design Standards:

A. Building Mass Supplemental Standard. The maximum width or length of a multiple-family building shall not exceed 200 feet (from end-wall to end-wall).

APPLICANT RESPONSE: The largest building is less than 200 feet.

Staff finding: Staff concurs.

B. Common Open Space Standard. Inclusive of required setback yards, a minimum of 20% of the site area shall be designated and permanently reserved as useable common open space in all multiple-family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands (e.g., wetlands, riparian areas, and riparian setback areas/corridors) and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted towards meeting common open space requirements.

APPLICANT RESPONSE: The site plan indicates 20% of the site will be open space and/or landscaping. The play area is located in the center of the complex.

Staff finding: Staff accepts the applicant's response.

C. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet.

APPLICANT RESPONSE: The trash enclosure is located at the western area the site away from units and screened by a 6' high wall. When phases 3 and 4 are constructed it will be relocated to an appropriate location.

Staff finding: The site plan shows the trash receptacle in front of the western side of Phase 4.

CONCLUSIONS AND RECOMMENDATION

Although there are discrepancies between the site plan drawing and the narratives, staff believes that the applications generally satisfy the criteria for both the conditional use permit and the site design standards. We recommend approval of both permits, subject to the following conditions.

1. Prior to submitting construction drawings, the applicant shall submit a revised site plan set reflecting the revisions of the conditions of approval for staff review.
2. Detailed construction drawings for the proposed grading, road, drainage and utility facilities shall be submitted to the City for review by the Public Works Department prior to approval for construction of project improvements.
3. Construction documents shall meet all requirements of federal, state and local standards, codes, ordinances, guidelines and other legal requirements.
4. Prior to approval of construction plans, the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to the benefited properties pursuant to the City's regulations in effect at the time of such improvement.
5. A final Stormwater Report shall be submitted with the final construction documents. Stormwater design should address water quality through use of biofiltration or other approved method. Design should also address energy dissipation at the outfall.
6. Comply with design and construction recommendations contained in the Geotechnical Report. Particular attention should be given to recommendations for erosion control and slope stability.
7. Submit an update to the geotechnical recommendations to address any changed conditions resulting from site design adjustments and detailed site topographic survey confirming the location of the top of the slope near the westerly property line.
8. Prepare an assessment of the downstream sewer collection system including pumping and treatment capacity. The capacity assessment will identify what public sewer improvements are needed in order for the City to accept the sewer flows from this development. This includes the implications on scheduling of upgrades to the treatment facility. The improvements will be designed in such a way as to ensure the added flow does not negatively impact the system or system capacity. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.
9. Demonstrate that the alignment for the off-site gravity sewer main has suitable access for future maintenance as determined by the Public Works Director.

10. Improvements to SE Jetty Avenue from US101B to and through the intersection with SE 13th Street shall be half street improvements consisting of 28 feet of new pavement section, curb and sidewalk on one side, and lighting in accordance with City of Warrenton Transportation Standards for Local Roads. Improvements shall be based on a future road width of 36 feet (i.e. position the curb at 18 feet from right of way centerline). This improvement shall be completed as part of Phase 1.
11. Improvements to SE Jetty Avenue from SE 13th Street to SE 13th Place and improvements to SE 13th Place shall be in accordance with the Transportation Standards for Alternative Local Road and shall be 28 feet wide. This improvement shall be completed as part of Phase 2.
12. Prepare and submit a design for erosion control associated with site construction. Demonstrate compliance with Oregon Department of Environmental Quality 1200 C Stormwater General Permit requirements. Provisions shall be made to minimize tracking of sediment onto public streets and for the flow of site soils into drainage ways.
13. The developer shall agree to make all necessary offsite stormwater improvements if downstream deficiencies are created by the development of this property.
14. The project contractor shall secure a permit for work in the public right of way in accordance with Warrenton Municipal Code.
15. Applicant shall provide as-built drawings and certification by a registered engineer in accordance with adopted criteria for all improvements, prior to acceptance by the City.
16. Provide documentation acceptable to the Public Works Director that the proposed stormwater discharge onto county property has been authorized and easements executed.
17. Demonstrate that access and parking design can accommodate the design fire vehicle as well as garbage/delivery vehicles. Provide documentation by means of diagrams for on-site turning movements.
18. On-site water main shall be public. The main shall be a minimum 8-inch pipe or as needed to provide fire flow and shall be placed in a 20-foot utility easement. Draft easement legal descriptions shall be provided to the city for review prior to approval for construction. The easement shall cover fire hydrants and services lines up to the meter.
19. All buildings shall be repositioned to accommodate a 4-foot unencumbered path for fire fighter access and yet maintain the level of landscaping as proposed currently.
20. All drive aisles shall be 26 feet wide as measured as if both sides had full size parking places to avoid standard size vehicles from parking in compact spaces and encroaching into and functionally reducing the drive aisle for fire equipment access. This will likely require additional repositioning of buildings.
21. The revised site plan shall show the mail box facility and provide a drive aisle wide enough to accommodate two lanes of traffic and with parking on one side.

22. Solid waste facilities should be designed on a temporary basis to accommodate phasing, with a permanent location also shown. All trash receptacles shall be located consistent with the parameters of the city's solid waste collection equipment.
23. Further the developer will agree to allow local law enforcement to monitor and enforce violations of parking and encumbering these Fire Department drive aisles and turn arounds. This agreement must be acceptable to both the Fire Department and Law Enforcement and be transferable if the property is sold.
24. Corners shall maintain a 45 foot turning radius for apparatus. If using the vehicle turn generator, please use a single rear axle with a 234 inch wheelbase. Please note the radius should be turning from and maintaining the near lane either direction.
25. The existing fire hydrant on SE Jetty Avenue shall be relocated to the southern corner of the SE 13th Street entrance to the site and upgraded to a Mueller 2500 Centurian with 2- each, 2/5 inch and one 4/5 inch discharge ports. Also a 4.5 inch to 5 inch Storz connection will be provided for each by the developer.
26. Due to the congestion of the site remote FDC's and an accompanying PIV's may be required. Final location shall be approved by the Fire Department.
27. Access to the sprinkler room shall be by an exterior door providing direct access to the equipment. Final location shall be approved by the Fire Department.
28. Bicycle parking facilities shall be shown on the revised site plan in conformance with development code requirements.
29. Parking pods shall be redesigned to meet the requirements of WMC 16.124.070.E.2.

Suggested motion: Based on the findings and conclusions of the January 5, 2018 staff report, I move to approve Commercial Site Design Review Application 17-4 and Conditional Use Permit Application 17-6, subject to the conditions of approval contained in the January 5, 2018 staff report.

"Making a difference through excellence of service"



CITY OF WARRENTON

January 5, 2018

To: Warrenton Planning Commission
From: Skip Urling, Community Development Director
Re: SE Jetty Ave Apartments—SDR 17-4 and CUP 17-6—Palmberg Development & Construction LLC

A handwritten signature in black ink, appearing to be 'S. Urling', is written over the 'From' line of the letterhead.

Mike Morgan, on behalf of Palmberg Development LLC, has submitted applications for site design review and a conditional use permit (CUP) to develop a 66 unit apartment complex on SE Jetty Avenue at the intersection with Highway 101B. The conditional permit is required because the property is zoned C-1 General Commercial and multiple family projects are permitted only by CUP. The subject property consists of tax lots 81027D002400, 2600, 4000, 4100 and 4200. Two existing single family dwellings located on tax lots 2400 and 2600 will be demolished to accommodate the proposed development. There is a discrepancy between the application narrative and site plan drawings on the sequence of construction: the narrative indicates the project would be built in 2 phases, the drawing shows 4 phases. Staff reviewed the application materials assuming the drawing was accurate.

The applications were submitted September 27, 2017 and deemed incomplete. The final electronic submittal was November 15, 2017 making the applications complete. We sent notice of the public hearing to adjacent property owners December 21 and published notice in the Columbia Press December 29, 2017.

The application is reviewed under the following portions of the Warrenton Municipal Code:

- 16.040.030 General Commercial District Conditional Uses
- 16.220 Conditional Use Permits
- 16.212 Site Design Review
- 16.120 Access and Circulation
- 16.124 Landscaping, Street Trees, Fences and Walls
- 16.128 Vehicle and Bicycle Parking
- 16.132 Clear Vision Areas
- 16.140 Stormwater and Surface Water Management
- 16.188 Multifamily Housing Design Standards
- 16.192 Large Scale Developments
- 16.208.050 Type III Procedure (Quasi-Judicial)

FINDINGS

Below are the applicable code sections with the applicant's responses followed by staff findings. The conditional use criteria are presented first; the site design review criteria follow.

16.220.030 [Conditional Use Permit] Review Criteria and Findings of Fact

A. Before a conditional use is approved findings will be made that the use will comply with the following standards:

1. The proposed use is in conformance with the Comprehensive Plan.

Applicant Findings: The proposal is in conformance with the Comprehensive Plan. The site is within the city limits and is zoned C-1. This zone was recently amended to permit multifamily housing as a conditional use. The site has been previously developed with two single family homes and is not considered farm or forest land under Goals 3 and 4. The site is located at the juncture of two State highways, directly across US 101 from an automobile dealership. The proposed development is not in a designated wetlands or other sensitive area. There are no critical habitat areas or historic structures on site in accordance with Goal 5. The development is consistent with Goal 6 in that it provides needed higher density housing on a site that is close to employment and will reduce energy costs and therefore improve air, water and land quality. The site is out of the tsunami inundation zone and is level, not within a landslide hazard area in accordance with Goal 7. The site is within walking and bicycling distance of City parks and school playgrounds, and is within close driving distance to the beach and Fort Stevens State Park and Fort Clatsop National Monument. Under Goals 9 and 10, the 66 unit apartment complex will provide needed workforce housing for employers in the area, including the US Coast Guard and retail employers in the Warrenton Highlands and other areas. It is anticipated that the two bedroom apartments will rent in the range that is affordable to families making 80% to 100% of median county income. (80% of median family income is approximately \$47,500). Under Goal 11, Public Facilities and Services, the City of Warrenton has adequate capacity to serve the apartment complex with both water and wastewater services. All other private and public services are available and nearby, including gas, power, phone, and cable service. A Transportation Impact Study has been prepared by Lancaster Engineering, and is attached. The report states: "The trip generation calculations show that the proposed development is projected to generate a net increase of approximately 35 site trips during the morning peak hours and 53 site trips during the evening peak hours." The site is at the intersection of two major roads, US 101 and US 101B, which are capable of handling this anticipated increase in traffic. SE Jetty Avenue will be improved to City standards. The proposal is consistent with Goal 12, Transportation. As discussed above, the proposal promotes energy conservation in

that it is fairly dense and therefore an efficient use of land, and will be built to modern energy codes. It is close to employment, schools and shopping areas, as well as recreational opportunities. The proposal is consistent with Goal 13. The proposal is consistent with Goal 14, Urbanization, because it is within the city limits and is in an area committed to development. Goals 15, 16, 17, 18 and 19 do not apply to the site.

Staff findings: Staff generally concurs with applicant's findings. However, with regard to utilities and roads, substantial off-site improvements will be required. We note that the water main serving the site presently will need to be upgraded to provide adequate fire flow; a new sanitary sewer line will need to be constructed. The site plan and a supplementary drawing are inconsistent; we believe the supplementary drawing showing the sewer running from the site easterly through SE 13th Street right-of-way (ROW) then north through the SE King Street ROW, crossing Hwy 101B then running easterly through an easement on the Nygaard property to connect to an existing pressure sewer at the intersection of Hwy 101B and SE Marlin Avenue to be the applicant's preferred design.

Applicable Comprehensive Plan policies:

Section 2.320(1)(a) Urban Development

Make urbanizable land available for urban uses in stages as public facilities adequate to serve urban development become available.

Applicant Finding: The proposed site is within the city limits and zoned for urban development. It is surrounded by urban development in all directions. Public facilities including sewer, water, and roads are all adequate to serve the development.

Staff finding: Staff concurs with the caveat regarding public facilities discussed above.

Table 7. Comparison of Incomes and Housing Costs.

In 2006 (the date of the table) there was a net gap of -57 housing units for households making between \$35,000 and \$49,999 capable of paying between \$875 and \$1,249 per month.

Applicant Finding: In the decade since this analysis, there has been significant growth in the population and employment while household incomes have been stagnant. After the recession of 2007 there has been minimal development of affordable rental units in the area while housing costs have increased. The proposed apartments will rent in the range

of \$1050 to \$1250 which is affordable to most households in this income range. The project can be considered “workforce housing” in that it will provide housing for employees of businesses nearby and throughout the area. Section 3.260 “Future Needed Housing Types” identifies workforce housing as a need, particularly in the retail/service sector.

Staff finding: We don’t necessarily agree with the statement that only a minimal amount of affordable built in the last 10-12 years. Forest Rim is nearly built out; a 64 unit development is under construction and a 37 unit development has its entitlements. That said, this project would add to the housing stock available.

Section 4.300 Policies

Sec. 4.310 Soils. Sec. 4.320 Flood Hazards Sec 4.330 Drainage and Erosion Sec.
4.340 Topography Sec. 4.350 Water Quality Sec. 4.370 Fish and Wildlife

Finding:

Applicant Finding: The site is especially suited to development in terms of soils, flood hazards, drainage and erosion, topography, and water quality. It is relatively flat, and has supported two single family houses for decades. It is above the 100 year flood zone as well as the tsunami zone. Best practices will be used to protect surrounding waterways from erosion and sedimentation, including the adjacent wetlands. The County owned property southwest of the site will be utilized for storm water runoff, and catch basins will be designed to filter contaminants prior to entering the wetland. The property is currently developed with single family houses, and is not considered critical wildlife habitat. A 25’ wetlands buffer is provided as required by code.

Staff finding: Staff is inclined to agree with these statements.

Sec. 4.380 Scenic and Historic Resources Sec. 4.390 Energy Conservation

Applicant Finding: The large trees on the edges of the site, especially on ODOT and Clatsop County property, will be retained. Native trees such as Sitka Spruce and Western Red Cedar will be planted to replace trees lost to construction. There are no known historic or archeological resources on the site. In terms of energy conservation, the development is located near employment centers, enabling residents to walk or bicycle to work at nearby jobs. The buildings will meet modern energy codes and conserve energy for heating and lighting.

Staff finding: Staff finds these statements acceptable.

2. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on, surrounding properties.

Applicant Finding: The 66 units are permitted under the development code, and will meet all design standards. The site is directly southeast of Ocean Crest auto dealership and within walking and bicycling distance from two major commercial areas. There will be minimal impact on adjacent neighborhoods because of its location on the juncture of two major roads. Access and egress will be a short distance from US 101B. The two single family homes on the site will be removed, and SE Jetty Avenue is a dead end road. There are eight single family residences on this road which will be affected. However, there has been significant growth in the area over the last ten years that has also impacted the area.

Staff finding: Again, we generally agree with the applicant, but note that the improvements to the water system and SE Jetty Avenue included in the application should mitigate the effects of the development on the Jetty Avenue residents south of the project.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

Applicant Finding: The Executive Summary of the Traffic Impact Study is as follows:

Executive Summary

- The proposed Jetty Apartment Complex will include the construction of a 66-unit apartment facility located south of Warrenton-Astoria Highway (US-101B), east of Oregon Coast Highway (US-101), and west of SE Jetty Avenue in Warrenton, Oregon.
- The trip generation calculations show that the proposed development is projected to generate a net increase of approximately 35 site trips during the morning peak hour and 53 site trips during the evening peak hour.
- All study intersections are currently operating acceptably per Clatsop County and ODOT standards and are projected to continue operating acceptably upon build-out of the proposed development through year 2019. No operational mitigation is necessary or recommended.
- No significant trends or crash patterns were identified at any of the study intersections and no specific safety mitigation is recommended.
- Based on the detailed analysis, adequate intersection sight distance is available to the north and south of the proposed site access intersection along SE Jetty Avenue. No other sight distance mitigation is necessary or recommended.

- Left-turn lane warrants are not projected to be met for any of the applicable study intersections under any of the analysis scenarios through the 2019 build-out year. No other new turn lanes are necessary or recommended.
- Due to insufficient main and side-street traffic volumes, traffic signal warrants are not projected to be met for any of the applicable unsignalized study intersections under any of the analysis scenarios.

Staff finding: Staff accepts the results of the traffic impact study at face value, but notes that the applicant has stated that it will upgrade SE Jetty Avenue to city standards for the length of road adjacent to the project site.

4. Public facilities and services are adequate to accommodate the proposed use.

Applicant Finding: The applicant agrees with the conclusions of the City Engineer and will include all of the required improvements in the final engineered plans.

Staff finding: These issues are discussed above and we note the applicant's statement that he will "include all required improvements in the final engineered plans."

5. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.

Applicant Finding: The existing site, which is flat to slightly sloping, is capable of supporting the development. There are two existing houses on the site which will be removed.

Staff finding: Staff agrees.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.

Applicant Finding: The site plan meets the requirements of the development code in terms of parking, fire access, common open space, wetlands buffers, utilities and play areas.

Staff finding: Staff's analysis of the site plan will result in conditions of approval that will ensure compliance with the development code.

16.188.030 [Multi-family] Design Standards.

A. Building Mass Supplemental Standard. The maximum width or length of a multiple-family building shall not exceed 200 feet (from end-wall to end-wall).

Applicant Finding: None of the multifamily buildings exceed 200 feet in length.

Staff finding: staff concurs.

B. Common Open Space Standard. Inclusive of required setback yards, a minimum of 20% of the site area shall be designated and permanently reserved as useable common open space in all multiple-family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands (e.g., wetlands, riparian areas, and riparian setback areas/corridors) and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted towards meeting common open space requirements.

Applicant Finding: 20% of the site is devoted to common open space, or 23,014 square feet.

Staff finding: The applicant states that the site consists of 2.64 acres, or 115,071 square feet. Our arithmetic indicates that 2.64 acres is 114,998 square feet (an acre is 43,560 SF.) Using the application numbers, the open space equals 19.999 percent of the site, essentially at the threshold.

C. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet.

Applicant Finding: Trash receptacles are screened from view by attractive fencing and landscaping.

Staff finding: The application does not include an elevation drawing of the trash receptacle. This facility is located in front of the Phase 4 building, so we assume it would be constructed with that building, leaving the first three phases without trash disposal facilities. We also note that it would be accessible by the refuse collection truck only from the drive aisle serving phases 2 and 3 because of the lack of turning radius in the aisle serving Phase 4.

16.120.020 Vehicular Access and Circulation.

Applicant Finding: The development will meet all requirements of 16.120.020, including the improvement of SE Jetty and SE 13th Place. The attached traffic impact study describes the number of vehicle trips and access issues onto US 101B. All driveway widths and street improvements are 24 feet. The development meets all fire safety access requirements identified by the fire department in the memo of April 12, 2017. Clear vision areas are met. Storm water will be collected and piped to the County property on US 101.

Staff finding: because the buildings will be three stories tall, the fire chief has stated consistently that the internal drive aisles must be 26 feet wide, which the site plan drawing shows with one exception. However, in several locations, the current design shows a complete bank of compact spaces on the aisle serving Phase 4 and a portion of the aisle serving Phase 3. The Fire Chief has expressed concern that full sized vehicles will use these compact spaces resulting in an encroachment into the required 26 foot drive aisle. We also note the aisle serving phase 1 is only 24 feet wide. The Fire Chief has also recommended 4 foot wide unencumbered paths along the north side of Phase 4 and west side of Phase 3.

16.120.020 Vehicular Access and Circulation.

Applicant Finding: The development provides pedestrian pathways internally and along SE Jetty as required.

Staff finding: Staff concurs.

16.136.050 Storm Drainage Improvements.

Applicant Finding: Storm drainage will be provided as shown. A request to pipe storm drainage to the County wetlands west of the property is being processed and an easement will be obtained.

Staff finding: The easement from the county must be secured and submitted to the city with the final engineering construction plans.

16.136.060 Utilities.

Applicant Finding: All utilities (power, cable, phone) will be placed underground. Easements will be provided in the final plat.

Staff finding: There is no final plat for this development proposal. Another vehicle for conveying the easements to the city will be required.

Chapter 16.140 STORMWATER AND SURFACE WATER MANAGEMENT

Applicant Finding: Stormwater will be collected and piped to the County wetlands area below the site. A request for an easement is being processed by the County at this time. A stormwater calculation has been prepared by the project engineer and is attached. An erosion control plan and application for a 1200(C) permit will be submitted after approval of the conditional use permit.

Staff finding: Acknowledged.

16.156.030 Wetland Area Development Standards.

Applicant Finding: There are no wetlands on the developed portion of the site. A 25 foot wetlands buffer is shown on the site plan.

Staff finding: Noted.

16.192.030 Soil Suitability.

Applicant Finding: The site currently contains two single family dwellings and numerous outbuildings that are over 60 years old. The site is level or slightly sloping with no evidence of soil issues. An engineering geology study will be prepared and submitted as part of the construction documents.

Staff finding: A geotechnical report was submitted with this proposal.

16.192.040 Stormwater Management.

Finding: The stormwater system will be piped into the County owned wetlands below (west) of the property. An easement agreement is being negotiated at this time.

Staff finding: See finding above.

Applicant Finding: The utility plan has been evaluated by the City Engineer and comments have been included in the plan.

Staff finding:

16.192.070 Landscape Suitability.

Applicant Finding: A preliminary landscape plan has been submitted for evaluation.

Staff finding: The landscape design meets the threshold for quantity of landscaping and the design is acceptable. However, we note that landscaping on the back of landscape plan building 2 would preclude an unencumbered path for fire access.

16.208.050 Type III Procedure (Quasi-Judicial).

Impact Study

The 66-unit apartment complex will include the following impacts on public facilities and services:

Transportation. The traffic impact study identifies the number of trips the project will generate 36 morning peak hour trips, and 54 evening peak hour trips. Given that the project is located at the juncture of two major highways, US 101 and US 101B, this is an acceptable level of impact. The project is within walking and bicycling distance of two major employment centers, the Costco/Walmart/Home Depot area to the south and the Fred Meyer area to the north. It is probable that SE Jetty will be improved south to the commercial area, enabling residents to walk or bicycle there without travelling on the highway. Public transportation is available on US 101 for both north and south travel. The internal sidewalks are provided to all units so that residents do not have to walk in the parking lot or streets. Bicycle parking areas are provided per code.

Staff finding: Staff agrees with the conclusions of the traffic impact analysis that intersections in the vicinity of the project will continue to operate satisfactorily. With regard to the statement that SW Jetty Avenue will be improved to the commercial area, the county is planning on extending a north-south street through its North Coast Business Park, but the exact corridor has not yet been determined. It seems more likely that SE King Street would be the more logical route because of its right-of-way extending across Hwy 101B. The site plan does not identify any bicycle parking facilities. WMC 16.128.040.B.1 calls for one bicycle parking space per unit.

Drainage. Stormwater runoff will be collected in catch basins and piped to the County wetlands on the west side of the site. The County is processing the request for an easement to utilize the public property for drainage.

Staff finding: See comments above.

Parks. The development is within a short driving distance from both City parks and regional parks such as Fort Stevens and Lewis and Clark National Historic Park. There is a play area for children provide onsite.

Staff finding: Staff concurs.

Water and sewer: The City Engineer has reviewed the development proposal in the preapplication period and provided comments. An engineering plan has been submitted to connect the development to City systems which will be evaluated by the Public Works Department. It is our understanding that there is adequate capacity in both the water and wastewater treatment systems to handle the 66 units proposed. The extension of sewer service along US101B to Marlin Avenue will be done at the owner's expense, under the Advance Financing concept, which will facilitate the development of property to the northeast.

Staff finding: Staff agrees that the off-site utilities that would be connected to this development have adequate capacity to serve the project.

Chapter 16.212.040 [Site Design] review criteria:

A. Application Review Procedure

1. Site Design Review – Determination of Type II or III Application

APPLICANT RESPONSE: This is a Type III application and requires a conditional use from the Planning Commission

Staff finding: Staff agrees.

B. Application Submission Requirements

1. Proposed Site Plan

a. The proposed development site, including boundaries, dimensions, and gross area.

RESPONSE: See attached site plan.

b. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns.

APPLICANT RESPONSE: The site is flat to gently sloping and the development will utilize the existing grade. Drainage will be to the west utilizing a bioswale that flows into the County wetlands along US 101.

Staff finding: See comments above.

c. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.

APPLICANT RESPONSE: The location of the public and private driveways/parking areas are shown on the site plan.

Staff finding: Noted.

d. 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.

APPLICANT RESPONSE: The location of existing buildings, pavement, utilities, etc. are shown on the attached site plan. The site plan includes the proposed location of buildings, pavement, and sidewalks with dimensioned setbacks and sizes. The proposed utilities are shown on the utility plan.

Staff finding: Staff generally concurs. We note there are water service lines are not shown.

e. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.

APPLICANT RESPONSE: Access to the site has been provided on SE 13th Street. For phase 1 and 2, SE Jetty will be improved from SE 13th Street to US 101 Business, along with a sidewalk meeting city standards. When phase 3 and 4 are constructed, SE Jetty will be extended to SE 13th Place, which will also be improved to city standards.

Staff finding: The phasing sequence appears to have changed since this narrative was prepared.

f. 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.

APPLICANT RESPONSE: The parking and vehicle circulation is shown on the site plan.

Staff finding: Noted. See comments above regarding parking and drive aisles.

g. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

APPLICANT RESPONSE: The parking plan and sidewalks are shown on the site plan. A bicycle rack will be provided in the SE Jetty Street right of way adjacent to the play area. There are no bike lanes or trails located within the site area.

Staff finding: The SE Jetty Avenue ROW is not adjacent to the play area which is in the central portion of the property.

h. Loading and service areas for waste disposal, loading and delivery.

APPLICANT RESPONSE: A trash enclosure is located at the west end of the site near the future phase 4 area. When phases 3 and 4 are constructed the enclosure will be relocated to a more suitable location.

Staff finding: The current site plan shows the trash enclosure in front of Phase 4.

i. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

APPLICANT RESPONSE: A play area is provided in the middle of the development as shown on the site plan.

Staff finding: Noted.

j. Location, type, and height of outdoor lighting.

RESPONSE: Outdoor lighting will primarily consist of wall lights located on the buildings in the breezeways, unit entries, trash enclosure, and entrance to the complex. All light fixtures will be downcast LED with no light intrusion into the right of way or adjacent properties.

Staff finding: Noted.

k. Location of mail boxes, if known.

RESPONSE: The mail box will be located adjacent to the site entrance pergola and is shown on the site plan

Staff finding: No mail boxes or pergola are shown on the drawing. Placing the mail boxes near the site entrance will require a wider drive aisle to accommodate parked vehicles of tenants checking their mail.

l. Locations, sizes, and types of signs (shall comply with Chapter 16.144).

APPLICANT RESPONSE: There will be one sign located at the corner of SE Jetty and SE 13th St. and will meet city standards.

Staff finding: A separate sign permit will be required.

m. Community Development Director 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.).

APPLICANT RESPONSE: A traffic impact study has been completed and submitted with this application.

Staff finding: Acknowledged.

n. 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.

APPLICANT RESPONSE: The boundaries, dimensions and gross area are shown on the site plan.

Staff finding: Noted.

- o. Identification of slopes greater than 10%.

APPLICANT RESPONSE: The site will have no slopes greater than 10%.

Staff finding: Staff infers that there is a fairly steep slope on the western portion of the subject property, west of the proposed buildings as drawn.

- p. The location, condition (paved, gravel unimproved, etc.) and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site.

APPLICANT RESPONSE: Please refer to the site plan. SE Jetty St. will be paved to city standards from SE 13th St. to US101B as part of phases 1 and 2. When phases 3 and 4 are constructed the road will be improved to the SE 13th Place intersection as well as SE 13th place itself. Until phases 3 and 4 are constructed, SE 13th Place will be graveled and considered a fire egress road.

Staff finding: This narrative appears to be out of synchronization with the current drawing. Please see the condition below regarding street improvements sequence.

- q. Any areas identified as located in a designated floodplain and/or floodway.

APPLICANT RESPONSE: The site is not located in a floodplain or floodway.

Staff finding: Staff concurs.

- r. Depict any wetland and riparian areas, streams and/or wildlife habitat areas.

APPLICANT RESPONSE: The site has no riparian areas, streams or wildlife habitat areas. A 25 foot buffer is provided adjacent to the County wetlands on the west side.

Staff finding: Staff concurs.

- s. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches.

APPLICANT RESPONSE: The site has none of these conditions.

Staff finding: Staff concurs.

- t. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

APPLICANT RESPONSE: The site has no historic or cultural resources.

Staff finding: Staff agrees.

- u. The location, size and type of trees and other vegetation on the property.

APPLICANT RESPONSE: There are a few existing trees which will be removed for the new development. The trees on the north and west sides will largely remain because they are either in the setbacks or on ODOT right of way.

Staff finding: noted.

- v. North arrow, scale, names and addresses of all property owners.

APPLICANT RESPONSE: The north arrow and scale are identified on the site plan.

- w. Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

APPLICANT RESPONSE: This information is provided on the site plan.

Staff finding: The requisite information is on the site plan.

2. Architectural Drawings.

- a. Building elevations with building height and width dimensions.

APPLICANT RESPONSE: See attached architectural plans.

- b. Building materials, color and type.

APPLICANT RESPONSE: The exterior materials consist of painted fiber cement lap siding painted earth tones, such as seafoam green. Roofing will be charcoal architectural style asphalt shingles. As shown on the attached photos of a similar building constructed by the applicant, the deck enclosures will be muted red color to contrast with the seafoam green. The materials and colors are consistent with the style and environment of the area.

- c. The name of the architect or designer.

APPLICANT RESPONSE: Mark Mead, P.E.

3. Preliminary Grading Plan

APPLICANT RESPONSE: This has been prepared by Mark Mead, P.E., and is submitted separately.

Staff finding: No grading plan has been submitted.

4. Landscape Plan

APPLICANT RESPONSE: Please see attached landscape plan.

Staff finding: See comment above.

5. Proposed sign(s) shall be required in conformance with the City's Sign Code.

APPLICANT RESPONSE: There is one proposed sign located at the entrance to SE 13th Street and will be in conformance with City code, not in excess of 32 square feet.

Staff finding: See comment above.

6. Copies of all existing and proposed restrictions or covenants.

APPLICANT RESPONSE: There are no restrictions or covenants attached to this property.

7. Letter or narrative report documenting compliance with the applicable approval criteria contained in subsection C of this section.

APPLICANT RESPONSE: Please see below.

C. Review Criteria

1. The application is complete, as determined in accordance with Chapter 16.208 and subsection B of this section.

APPLICANT RESPONSE: The application is complete and all the required information is provided.

Staff finding: Conditions of approval will cover any deficiencies.

2. The application complies with all the applicable provisions of the underlying land use district (Division 2), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.

APPLICANT RESPONSE: Based on the information provided the project complies with the entire land use district (Division 2) and other standards as required.

Staff finding: Staff disagrees as noted above. Conditions of approval will bring the project into full compliance.

3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 16.276, Nonconforming Uses and Development.

APPLICANT RESPONSE: Understood.

Staff finding: Staff infers that the applicant will agree with all conditions of approval.

4. The application complies with the applicable design standards contained in Division 3. (Ord. 1175-A § 21, 2013)

APPLICANT RESPONSE: Based on the information provided the proposed project complies with the applicable design standards. As such, the Applicant's proposal to build the apartment complex with 30 units as phases one and two is consistent with the City of Warrenton Code and therefore should be approved.

Staff finding: Because the phasing appears to have changed since this narrative was prepared, the applicant's statement appears to be inaccurate. Again, the conditions of approval will bring the proposal into full compliance with the development code.

Chapter 16.116.030 Design Standards Narrative:

A. Orientation of Buildings: Building(s) shall be located on the property with the principal building entrance oriented toward the primary focal point of the property/development.

APPLICANT RESPONSE: The buildings are oriented in a courtyard configuration with buildings along the majority of both street frontages. Parking is located so as to be convenient to homeowners.

Staff finding: Staff concurs, noting the residents will be tenants.

B. Natural Features: The property owner/developer is encouraged to protect and incorporate areas of special interests and other natural features such as grade, trees, vegetation and waterways, into the overall site plan. These areas may be calculated as part of the landscaping requirement if healthy and not damaged during construction.

APPLICANT RESPONSE: Trees will be retained wherever possible, including the border along US101B and US 101, and provide screening from both highways.

Staff finding: Staff concurs.

C. Building Requirements:

1. Customer Entrances. The customer entrance(s) shall be clearly defined and highly visible by using features such as canopies, porticos, overhangs, recesses/projections, raised corniced parapets over the door, arcades, arches, wing walls, and integral planters are highly encouraged.

APPLICANT RESPONSE: The primary vehicular and pedestrian entry is from Jetty Street and SE 13th Street and is clearly defined.

Staff finding: Staff believes that the residents of Phases 2 and 3 will more likely use SE 13th Place for ingress and egress.

2. Roof Design. Roofs should be designed to reduce the apparent exterior mass of a building, add visual interest and be appropriate to the architectural style of the building. Variations within one architectural style are highly encouraged. Visible roof lines and roofs that project over the exterior wall of a building enough to cast a shadow on the ground are highly encouraged. Architectural methods shall be used to conceal flat roof tops. Overhanging eaves, sloped roofs and multiple roof elements are highly encouraged. Mansard style roofs shall not be allowed.

APPLICANT RESPONSE: The roofs of the building have dormers to give variety to the roof forms. All units have balconies or patios which provide outside living space and visual interest.

Staff finding: Staff finds this acceptable.

3. Materials.

a. The predominant exterior building materials shall be of high quality materials, including, but not limited to brick, sandstone, wood, native stone and tinted/textured concrete masonry units

and/or glass products. Simulated material may be substituted for any of the aforementioned building materials.

- b. At least three different building materials shall be used for 100% construction of a building.
- c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, or T 1-11. Prefabricated steel panels are excluded unless the design and material meets the City's design standards.
- d. Metal roof may be allowed if compatible with the overall architectural design of the building.

APPLICANT RESPONSE: The exterior materials consist of painted fiber cement lap siding. Roofing will be architectural style asphalt shingles.

Staff finding: Staff finds the materials consistent with the code.

- 4. Architectural Features. Architectural features include, but are not limited to, the following: recesses, projections, wall insets, arcades, window display areas, awnings, balconies, window projections, landscape structures or other features that complement the design intent of the structure and are acceptable to the Community Development Director.

APPLICANT RESPONSE: Numerous architectural features including large windows and balconies and colors mentioned above provide for a rich and varied façade treatment.

Staff finding: Staff concurs.

- 5. Building Colors. Exterior colors shall be of low reflectance, subtle, neutral or muted earth tone colors. The use of high intensity colors such as black, neon, metallic or fluorescent colors for the facade and/or roof of the building are prohibited except as approved for building trim.
APPLICANT RESPONSE: The colors, seafoam green and muted red balconies, will be subtle and reflect the environment of the area.

Staff finding: The propose color scheme is consistent with the criterion.

- 6. Mechanical Equipment, Outdoor Storage and Service Areas. The location of loading docks, outdoor storage yards and all other service areas shall be located to the sides and/or rear of a building, except when a site abuts Highway 101, in which case the said areas shall be located to the sides of the building that do not face Highway 101.

- a. All outdoor storage yards, loading docks, service areas and mechanical equipment or vents larger than eight inches in diameter shall be concealed by screens at least as high as the equipment they hide, of a color and material matching or compatible with the dominant colors and materials found on the facades of the principal building. Chain link or cyclone fencing (with or without slats) shall not be used to satisfy this requirement.
- b. Equipment that would remain visible despite the screening, due to differences in topography (i.e., a site that is at a lower grade than surrounding roadways) shall be completely enclosed except for vents needed for air flow, in which event such vents shall occupy no more than 25% of the enclosure façade.
- c. The architectural design of the buildings shall incorporate design features which screen, contain and conceal all heating, ventilation, air conditioning units, trash enclosures, dumpsters, loading docks and service yards.

APPLICANT RESPONSE: There is no mechanical equipment associated with these building. Heating is provided with electric wall heaters and there will be no air conditioning. The trash is screened by an enclosure located at the back of the site and away from street view.

Staff finding: The trash enclosure on the site plan is shown in front of Phase 4.

D. Community Amenities. Each building shall contribute to the establishment or enhancement of the community and public spaces by providing at least two community amenities such as: a patio/seating area, water feature, art work or sculpture, clock tower, pedestrian plaza with park benches, open spaces, or other features, such as a park acceptable to the review authority.

APPLICANT RESPONSE: Amenities include a play area outside courtyard for children's use and seating.

Staff finding: Staff believes the play area satisfies this criterion.

E. Outdoor Lighting. The lighting for residential, commercial and industrial zones shall be shielded and directed down into the site and shall not shine or glare onto adjacent property or streets. Light poles, light fixtures and flag poles shall not exceed 25 feet in height. Installation cost shall be borne by the developer.

APPLICANT RESPONSE. Wall mounted lighting will be provided in the unit entries, trash enclosure, and other areas and will be low wattage and downcast. Light bollards will be used to illuminate the walkways. One wall mounted sign light will be used to illuminate the building identification signage. Four pole mounted lights will be used to illuminate the parking areas. All

light fixtures will be LED with intensity for their intended purpose and without light intrusion into the right of way or adjacent properties. All site lighting will be a maximum of 25 feet tall.

Staff finding: The lighting scheme satisfies this criterion.

F. Parking (Pods) Areas. Parking (pods) areas shall be divided by a six-foot pathway placed between the two rows of head-on parking stalls, which shall extend the full length of each parking pod. There shall be parking spaces provided for travelers in RVs and travel trailers. This section shall be in compliance with the requirements in Section 16.120.030 and Chapter 16.128 (Vehicle and Bicycle Parking).

APPLICANT RESPONSE: Parking is provided on site as required by code with landscape islands breaking up the parking area.

Staff finding: WMC 16.124.070.E.2 calls for no more than 12 parking space without a landscaping break. At Phase 3, there are 15 parking spaces north of the landscape island. Phase 4 has 14 parking spaces east of the trash enclosure without a landscape break.

G. Pathways/Walkways from Parking Area to Building Entrance(s). Internal pedestrian walkways shall be developed for persons who need access to the building(s) from the parking pods (areas). The walkways shall be located within the pods and shall be designed to provide access from the pods to the entrances of the buildings(s). The walkways shall be designed to separate people from moving vehicles as much as possible. These walkways shall have a minimum width of five feet with no car overhang or other obstruction. The walkways must also be designed for disabled access according to the International Building Code. This may require the walkways to be widened or modified. The walkways shall be distinguished from the parking and driving areas by use of any of the following materials: special pavers, bricks, raised elevation or scored concrete. Other materials may be used if they are appropriate to the overall design of the site and building and acceptable to the review authority; and shall meet the requirements in Section 16.120.030 (Pedestrian Access and Circulation).

APPLICANT RESPONSE: Accessible concrete walkways connect all portions of the project, parking, trash, buildings, with each other and the adjacent streets.

Staff finding: This criterion is satisfied.

H. Landscaping. Landscaping shall meet the requirements in Chapter 16.124 (Landscaping, Street Trees, Fences and Walls).

APPLICANT RESPONSE: Landscaping meets the requirement of the code. There is no in-ground irrigation system. Choice of plant materials is intended to promote water conservation

with the use of native trees, meadow grasses and drought tolerant shrubs. Parking areas have trees to break up and shade the paved areas. The street frontage landscape is of a type appropriate to the area and used to enhance the building façade and the overall look of the project from the street view.

Staff finding: With the exception of the parking landscaping discussed above, this criterion is satisfied.

Chapter 16.188.030 Multifamily Housing Design Standards:

A. Building Mass Supplemental Standard. The maximum width or length of a multiple-family building shall not exceed 200 feet (from end-wall to end-wall).

APPLICANT RESPONSE: The largest building is less than 200 feet.

Staff finding: Staff concurs.

B. Common Open Space Standard. Inclusive of required setback yards, a minimum of 20% of the site area shall be designated and permanently reserved as useable common open space in all multiple-family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands (e.g., wetlands, riparian areas, and riparian setback areas/corridors) and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted towards meeting common open space requirements.

APPLICANT RESPONSE: The site plan indicates 20% of the site will be open space and/or landscaping. The play area is located in the center of the complex.

Staff finding: Staff accepts the applicant's response.

C. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet.

APPLICANT RESPONSE: The trash enclosure is located at the western area the site away from units and screened by a 6' high wall. When phases 3 and 4 are constructed it will be relocated to an appropriate location.

Staff finding: The site plan shows the trash receptacle in front of the western side of Phase 4.

CONCLUSIONS AND RECOMMENDATION

Although there are discrepancies between the site plan drawing and the narratives, staff believes that the applications generally satisfy the criteria for both the conditional use permit and the site design standards. We recommend approval of both permits, subject to the following conditions.

1. Prior to submitting construction drawings, the applicant shall submit a revised site plan set reflecting the revisions of the conditions of approval for staff review.
2. Detailed construction drawings for the proposed grading, road, drainage and utility facilities shall be submitted to the City for review by the Public Works Department prior to approval for construction of project improvements.
3. Construction documents shall meet all requirements of federal, state and local standards, codes, ordinances, guidelines and other legal requirements.
4. Prior to approval of construction plans, the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to the benefited properties pursuant to the City's regulations in effect at the time of such improvement.
5. A final Stormwater Report shall be submitted with the final construction documents. Stormwater design should address water quality through use of biofiltration or other approved method. Design should also address energy dissipation at the outfall.
6. Comply with design and construction recommendations contained in the Geotechnical Report. Particular attention should be given to recommendations for erosion control and slope stability.
7. Submit an update to the geotechnical recommendations to address any changed conditions resulting from site design adjustments and detailed site topographic survey confirming the location of the top of the slope near the westerly property line.
8. Prepare an assessment of the downstream sewer collection system including pumping and treatment capacity. The capacity assessment will identify what public sewer improvements are needed in order for the City to accept the sewer flows from this development. This includes the implications on scheduling of upgrades to the treatment facility. The improvements will be designed in such a way as to ensure the added flow does not negatively impact the system or system capacity. All necessary improvements will be reviewed and approved by Oregon Department of Environmental Quality and paid for by the developer.
9. Demonstrate that the alignment for the off-site gravity sewer main has suitable access for future maintenance as determined by the Public Works Director.

10. Improvements to SE Jetty Avenue from US101B to and through the intersection with SE 13th Street shall be half street improvements consisting of 28 feet of new pavement section, curb and sidewalk on one side, and lighting in accordance with City of Warrenton Transportation Standards for Local Roads. Improvements shall be based on a future road width of 36 feet (i.e. position the curb at 18 feet from right of way centerline). This improvement shall be completed as part of Phase 1.
11. Improvements to SE Jetty Avenue from SE 13th Street to SE 13th Place and improvements to SE 13th Place shall be in accordance with the Transportation Standards for Alternative Local Road and shall be 28 feet wide. This improvement shall be completed as part of Phase 2.
12. Prepare and submit a design for erosion control associated with site construction. Demonstrate compliance with Oregon Department of Environmental Quality 1200 C Stormwater General Permit requirements. Provisions shall be made to minimize tracking of sediment onto public streets and for the flow of site soils into drainage ways.
13. The developer shall agree to make all necessary offsite stormwater improvements if downstream deficiencies are created by the development of this property.
14. The project contractor shall secure a permit for work in the public right of way in accordance with Warrenton Municipal Code.
15. Applicant shall provide as-built drawings and certification by a registered engineer in accordance with adopted criteria for all improvements, prior to acceptance by the City.
16. Provide documentation acceptable to the Public Works Director that the proposed stormwater discharge onto county property has been authorized and easements executed.
17. Demonstrate that access and parking design can accommodate the design fire vehicle as well as garbage/delivery vehicles. Provide documentation by means of diagrams for on-site turning movements.
18. On-site water main shall be public. The main shall be a minimum 8-inch pipe or as needed to provide fire flow and shall be placed in a 20-foot utility easement. Draft easement legal descriptions shall be provided to the city for review prior to approval for construction. The easement shall cover fire hydrants and services lines up to the meter.
19. All buildings shall be repositioned to accommodate a 4-foot unencumbered path for fire fighter access and yet maintain the level of landscaping as proposed currently.
20. All drive aisles shall be 26 feet wide as measured as if both sides had full size parking places to avoid standard size vehicles from parking in compact spaces and encroaching into and functionally reducing the drive aisle for fire equipment access. This will likely require additional repositioning of buildings.
21. The revised site plan shall show the mail box facility and provide a drive aisle wide enough to accommodate two lanes of traffic and with parking on one side.

22. Solid waste facilities should be designed on a temporary basis to accommodate phasing, with a permanent location also shown. All trash receptacles shall be located consistent with the parameters of the city's solid waste collection equipment.
23. Further the developer will agree to allow local law enforcement to monitor and enforce violations of parking and encumbering these Fire Department drive aisles and turn arounds. This agreement must be acceptable to both the Fire Department and Law Enforcement and be transferable if the property is sold.
24. Corners shall maintain a 45 foot turning radius for apparatus. If using the vehicle turn generator, please use a single rear axle with a 234 inch wheelbase. Please note the radius should be turning from and maintaining the near lane either direction.
25. The existing fire hydrant on SE Jetty Avenue shall be relocated to the southern corner of the SE 13th Street entrance to the site and upgraded to a Mueller 2500 Centurian with 2- each, 2/5 inch and one 4/5 inch discharge ports. Also a 4.5 inch to 5 inch Storz connection will be provided for each by the developer.
26. Due to the congestion of the site remote FDC's and an accompanying PIV's may be required. Final location shall be approved by the Fire Department.
27. Access to the sprinkler room shall be by an exterior door providing direct access to the equipment. Final location shall be approved by the Fire Department.
28. Bicycle parking facilities shall be shown on the revised site plan in conformance with development code requirements.
29. Parking pods shall be redesigned to meet the requirements of WMC 16.124.070.E.2.

Suggested motion: Based on the findings and conclusions of the January 5, 2018 staff report, I move to approve Commercial Site Design Review Application 17-4 and Conditional Use Permit Application 17-6, subject to the conditions of approval contained in the January 5, 2018 staff report.

"Making a difference through excellence of service"



CITY OF WARRENTON

Minutes Warrenton Planning Commission Regular Meeting January 11, 2018

SUB-16-3 Roosevelt Subdivision Preliminary Plat Adam Swensen
SDR-17-4 Site Design & CUP-17-6 Conditional Use Permit Palmberg Jetty Apartments
SUB-17-2 Subdivision & V-17-3 Variance Mike Morgan
RZ-17-2 Rezone Stan Johnson

Commissioner Present: Vice-Chair Paul Mitchell, Commissioners Chris Hayward, Ken Yuill, Ryan Lampi, Mike Moha. Commissioner Vince Williams and Chair Chris Bridgens had excused absences

Staff Present: Community Planning Director Skip Urling and Building Clerk Janice Weese

Pledge of Allegiance

Approval of Minutes: Commission Yuill motioned to approve the December 14th, 2017 Commissioner Hayward seconded. The motioned passed unanimously

Disclosure by the Commissioners: Commissioners answered no to all questions or conflicts.

Subject of Review: SUB-16-3 Roosevelt Subdivision Preliminary Plat

Public Hearing Open

Staff Report: This is an application for a preliminary plat of 74 lots. The property is located South of the Sheriff's office and does include an access road with a 100 foot right of way purchased from the county. David Nygaard submitted a letter of history on the development of Bugle Avenue. Feels they have met all the rules and regulations and have met the conditions of the Fire Chief, consulting Engineer and himself. This is a multi phase project. The applicant is in agreement of the 31 conditions except for number 20 which states having sidewalks on both sides. There will not be any homes on either side of Bugle in that section so they would like to only have a sidewalk on one side. Staff is ok with having a sidewalk only on one side. Would like to add one condition to convey the park plans to the homeowners association to be set up in the CC&R's so there will be funding for maintenance by the neighborhood.

Testimony of Applicant or Representative

Adam Swensen
P.O. Box 716
Astoria, OR 97103

Started project over 2 years ago. Focused on lot size and more of an up scaled planned development. The lot sizes are to be 7,000 to 12,000 sq. ft. and between 1600 and 2000 sq.ft homes. Wanted the development to have its own road access so he spent the time to get wetland fill permits so he could build a 100 ft. wide and 900 ft. long road.

Mr. Yuill confirmed with the applicant that the road he would be building would go up to Ensign Lane.

Mr. Urling spoke and said that the county would be building the portion of the road from 19th to Ensign.

It was confirmed that only that portion on Bugle will have a sidewalk on one side. The rest of the development will have sidewalks on both sides.

Public Testimony

Robert May
1320 SE Jetty
Warrenton, OR 97146

Wanted to know where the development was located. His question was answered

Brian Joy
1360 SE Jetty
Warrenton, OR 97146

Wanted to know what the future of King and Jetty will be. There is a lot of traffic in that area and with Walmart being built there will be more. Will there be additional plans for lights and traffic signals.

Mr. Urling spoke up and said that a traffic impact study was done for this project and the conclusion of the engineer was they did not see any additional warrants for additional traffic control devices.

There is a very little sign that says dead end on his street, but people still think that there is a way through. When they find out there isn't, his driveway turns into a turnaround.

Public Hearing Closed

Discussion Among Commissioners

Sounds like a great project.

Glad to see that the lots are going to be greater than 5,000 sq. ft.

Motion by Commissioners

Mr. Yuill motioned, based on the findings, to approve the Preliminary Plat SUB-16-3 subject to the conditions obtained in the December staff report excluding #20. There will be one sideway instead of two and the addition of condition #32 to convey the park plans to the homeowner association for park maintenance.

Mr. Hayward seconded. The motion passed unanimously.

Public Hearing Reopened

Subject of Review: Jason Palmberg Jetty Apartments Site Design Review and Conditional Use Permit

Disclosure by Commissioners: Commissioners answered no to all questions or conflicts

Staff Report: Proposal to build 4 structures with a total of 66 apartment units. They will be 3 stories high and will be built in phases. The Fire Chief wants' the drive isles to be 26 feet wide which most of them are except the drive isle between phase 1 and phase 4 is only 24 which needs to be corrected. There are two other areas that shows 26 feet but one side is shown as having compact car spaces which are 4 feet shorter than the standard parking space. The police have concerns that full size cars will be parking in those compact parking spaces regardless of what the signs say. If there was an emergency the fire truck would not be able to maneuver into the area. Another issue is the waste area is located in front of phase 4. Being built in phases, it would be a long ways away for people to get their trash out. Talked about improving 13th Place and some of SE Jetty north of the initial driveway into the area. Recommending approval subject to conditions of the final storm water report and possibly shifting the buildings to accommodate surfaces around each building to provide pedestrian and firefighter access. The landscaping is at the 20% standard. Buildings 2, 3 and 4 might have to shift to the west in order to maintain the landscaping area. The slope off to the west might have to have more geotechnical work done to make sure the foundations would be supported Went over the remaining contents of the staff report conclusions and recommendations for approval.

Mr. Urling also cited and referred to the recommendations and conditions from Rob Vander Zanden of Harper Houf Peterson Righellis Inc. who are the Development Review Consultants for the City of Warrenton.

Testimony of Applicant or Representative

Jason Palmberg
1790 SE 3rd Street
Astoria, OR 97103

13th Place was not intended for a road in and out of the apartment complex. It was suppose to be an exterior exit for fire and emergency vehicles. The road was also not intended to be 28 feet wide, because it was only for emergency vehicles. They made the road 24 feet wide because that would take care of the turning radius required by the fire trucks.

Does not feel that he should be required to develop Jetty Street in between 13th Place and 13th Street to 28 feet wide and put in sidewalks because he would be developing it in front of someone else's property.

Will be bringing in sewer and increasing water lines for fire, widening streets and putting in sidewalks on that side so feels like he is already doing everything that an LID would encompass and paying for it himself.

Will have development and sewer plans done by an engineer so he doesn't feel that it is his responsibility to figure out if the City of Warrenton has enough capacity in their downstream sewer system.

It is in the city of Warrenton code that you can have compact car spaces. Does not address in the code that someone might be parking in the car spaces illegally.

The bicycle parking will come with the building plans. There is room enough for bicycle spaces underneath the stairs of the apartment complex.

Mr. Hayward brought up the issue of the garbage location. Jason replied that they would be able to adjust the location so the tenants would not have to walk so far. Each phase would have its own.

Mr. Yuill brought up concerns of the location of the apartment being built so close to the slope on phase 3 and 4 without having a geotech input.

Mr. Palmberg stated that they have surveyed the area and have locations at the top of the bank and the steepness of the ground. He also has a site plan where all the elevations have been shot.

Mr. Yuill brought up the fact that that only having compact parking spaces might restrict renting out to someone who have a big truck Mr. Palmberg pointed out all the full size parking spaces that the apartment has. They put the compact parking spaces in certain locations to take advantage of the code that allows you to do that.

Mr. Moha pointed out that in phase 3 there are only compact parking spaces available to them.

Mr. Yuill had additional concerns regarding phase 3. Suggested to move the building more to the west, as stated in the staff report, to allow clearance for the fire trucks to get through.

Mike Morgan
P.O. Box 132
Cannon Beach, OR

Stated that the isle widths between the compact and standard parking spaces between phase 2 and 3 are 26 feet are adequate. Compact spaces are in the code and they should be able to utilize them.

Would like the commission to allow Mr. Palmberg not to have to pave all the way down to SE 13th Place. The existing trees in the ODOT right of way down to the wetlands plus some large trees on the property will remain as part of the landscaping.

It will be affordable housing for people coming into Warrenton with the ability to walk to the business area for shopping and employment.

Robert May
1320 SE Jetty Street
Warrenton, OR 97146

Suggested that the letter from Kenneth Crow be read out loud for the record. He was handed a copy so he could read it himself.

Brian Joy
1360 SE Jetty
Warrenton, OR 97146

Not for or against this project. We need affordable housing in the area. Is concerned on how the development will look in the future if sideways were to be put in on both sides and what width would the road be widened to SE 13th.

Mr. Urling replied that if there were future development then it would have to be brought up to standards. It is a 60 foot right of way so road and sidewalk improvements would be required, inside the right of way and not on private property.

The condition regarding improvement to Jetty from the first driveway to 13th Place is not asking for sidewalks to be added.

Robert May
1320 SE Jetty Street
Warrenton, OR 97146

Has lived here since 1946. Purchased is property on Jetty in 1968 where this development is going. Not opposed to Mr. Palmbergs' project and feels he has the right idea. On phase 3 and 4 will be a problem from the property line of Mr. Harris; it is 152 feet to the back of phase 4. Within 40 feet it drops into the wetlands. He is concerned that when you leave Jetty and look to your left from 101, the road dips and swings up the hill. On an overcast day in a dark colored car, you would not be able to see it.

Is also concerned that their taxes will be increased if the schools want to put up a bond and also if the sewer plant isn't able to hold a larger capacity.

Public Hearing Closed

Discussion Among Commissioners

Mr. Yuill has the same concerns as Mr. May.

Discussion was brought up about have a geotechnical report before hand. Mr. Lampi pointed out that in condition number 7, Mr. Palmberg would have to submit an update to any changed conditions and site design adjustments.

This is a Conditional Use Permit and will be coming back to the Planning Commission again for site design approval prior to construction.

Mr. Lampi asked for clarification on the prepared assessment of the downstream sewer collection system that is being asked from Mr. Palmberg.

Mr. Urling stated that it was Mr. Palmbergs' responsibility to look at the sewer pipes and pump stations to make sure that they are big enough and have enough capacity to handle the extra waste water from his development and for anyone else who will be connecting to the sewer system that he is going to build.

There was discussion on if Mr. Palmberg would be responsible to improve and upgrade SE 13th Street south to SE 13th Place.

Mr. Urling stated that in the conditions of approval he would. Feels that people would use 13th Place to access the site; not just emergency vehicles. On the site plan where the garbage facility is located, that is the only way to get to that with the garbage truck would be through 13th place and drive isle between phases 2 and 3. The radius is too tight for the garbage trucks. If 13th Place is not improved, there would be no way for the garbage trucks to collect the garbage under the current design. Also would require some sort of turnaround for the fire trucks.

Motion by Commissioner: Commissioner Mike Moha motioned to approve SDR-17-4 Site Design & CUP-17-6 Conditional Use Permit subject to the conditions of approval in the January 5th 2018 staff report. Commissioner Ken Yuill seconded. The motion passed unanimously.

Subject of Review: Preliminary Plat Application SUB-17-3 South Juniper Gardens and Variance Application V-17-3

Public Hearing Open

Disclosure by the Commissioners: Commissioners answered no to all questions or conflicts. Commissioner Lampi stated that he works for Big River and the site work is being done by Big River. *- not doing site work, but was asked for a quote -*

Ryan Lampe spoke
Staff Report: A proposal to build a 10 lot subdivision. The road will be private and will be the standard 28 feet wide with sidewalks on both sides. The project is consistent with city codes. Recommends to approve subject to 17 conditions. Has a preliminary storm water report but will need a final.

Testimony of Applicant or Representative

Jennifer Bunch - Wickiup Consulting
P.O. Box 1455
Astoria, OR 97103

Supports the staff report and recommendations for approval.

Mr. Yuill asked if they will all be single family homes and was led to believe that they would be. Jennifer replied that is has not been determined yet.

Cary Johnson
92080 John Day River Road
Astoria, OR 97103

Working with the applicant through the zone change and now for the preliminary plat approval to create the lots. Regarding the right of way, lots 1 and 10 will be set back quite

away off of Juniper. Does not feel it is up to the developer to prepare a capacity assessment that would identify what sewer improvements are needed that is downstream of what they are proposing. Feels that it is the City's Engineer to tell the developers what the capacity is.

Public Hearing Closed

Discussion Among Commissioners

Mr. Mitchell stated that if anything else is going in besides single family homes, they need to fit within the design standards and look good.

Mr. Moha spoke up and voiced that the neighborhood is not the place for duplexes.

Mr. Yuill voiced that he was disappointed that there might be other dwelling types besides single family units.

Motion by Commissioners:

Commissioner Lampi motioned to approve the January 5th staff report preliminary plat application SUPB 17-3 South Juniper Gardens and Variance Application V-17-3 subject to the 17 conditions included in the staff report. Commissioner Moha seconded.

Lampi – aye; Moha – aye; Mitchell – aye; Hayward – aye; Yuill – nay.

Subject of Review: Rezone RZ-17-2 Stan Johnson

Public Hearing Open

Disclosure by the Commissioners: Commissioners answered no to all questions or conflicts.

Staff Report: Stan Johnson owns .76 acres on Hwy 104 spur on the East Bank of the Skipanon River. Wants to rezone from R-10 Intermediate Density Residential to RH High Density Residential. Sent information of the rezone to ODOT who did not comment back or have any concerns of increased traffic. Recommending to pass on to the City Commission for approval.

Applicant or Representative Testimony

Jennifer Bunch – Wickiup Consulting
P.O. Box 1455
Astoria, OR 97103

Supports staff report and recommendations of approval.

No questions from Commissioners

Stan Johnson
92732 Fernhill Road

Astoria, OR 97103

This is a logical transition to change it to RH. ODOT has a highway in front of the property that they control and have rules that he would have to abide by. Supports staff findings to support the zone change.

Dennis Faletti
P.O. Box 188
Warrenton, OR 97149

Does not approve or oppose. Wants to make sure they take care of the drainage on the property so it drains away from the properties to the east of that.

Stan Johnson

The drainage problem that Dennis is talking about is due to ODOT having a drainage pipe that drains off of the 8th street right of way. There is concerns about that because it drains on private property which will have to be dealt with when they turn in plans for the street design.

Public Hearing Closed

Commissioner Hayward motioned to approve the January 5th staff report and forward on to the City Commission a recommendation of approval application RZ-17-2 Rezone submitted by Stan Johnson. Commissioner Yuill seconded. The motion passed unanimously.

Other Business

Commissioner Mitchell brought up concerns that a wall facing 101 was supposed to be built so people would not see the back side of Walmart. Asked Mr. Urling to look into because so far there is nothing there.

All the Commissioners agreed to have the Planning Commission Meetings at 6:00pm instead of 7:00pm.

Meeting Adjourned

Attest and submitted by



Janice Weese, Building Clerk

Approved



Paul Mitchell, Planning Commissioner Vice-Chair

HWY 101 Business

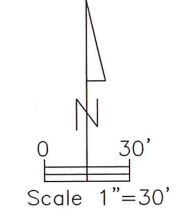
HWY 101

Zoning: C-1 General Commercial
 Use RH High Density Residential for standards
 Land Area = 115,071 sqft = 2.64 acres
 1 unit per 1600 sqft = 71.92 units
 55% lot coverage by buildings = 63,289 sqft of building
 63289 sqft / 962 sqft/unit = 66 units
 maximum building height = 40'
 Setbacks:
 front yard = 15'
 side yard = 8'
 Corner lot = 8'
 rear = 15'
 rear corner lot = 10'
 wetland = 25'

Parking
 one bedroom = 1.5
 two bedroom = 1.75
 three bedroom = 2

Landscaping =
 Common Open Space = 20% = 23,014 sqft

have 66 units
 parking required 66*1.75=116 spaces
 provided
 standard space 9'x19' Total 68
 Compact space 7.5'x15' Total 44 38%
 Handicap 9'x18' Total 5
 Total 117



SE 13th St

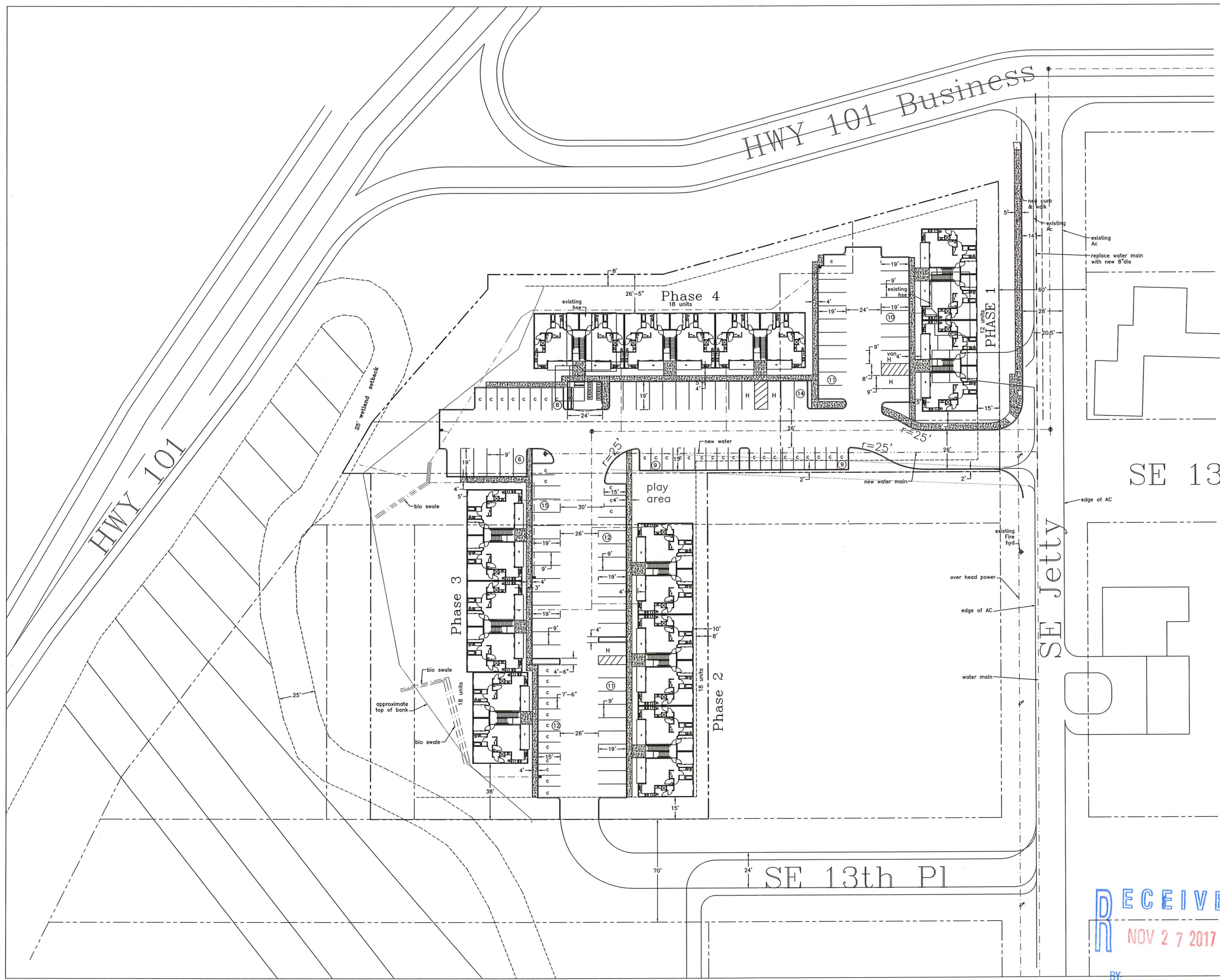
Buildings are 3 story
 2 bedroom, 2 bath units

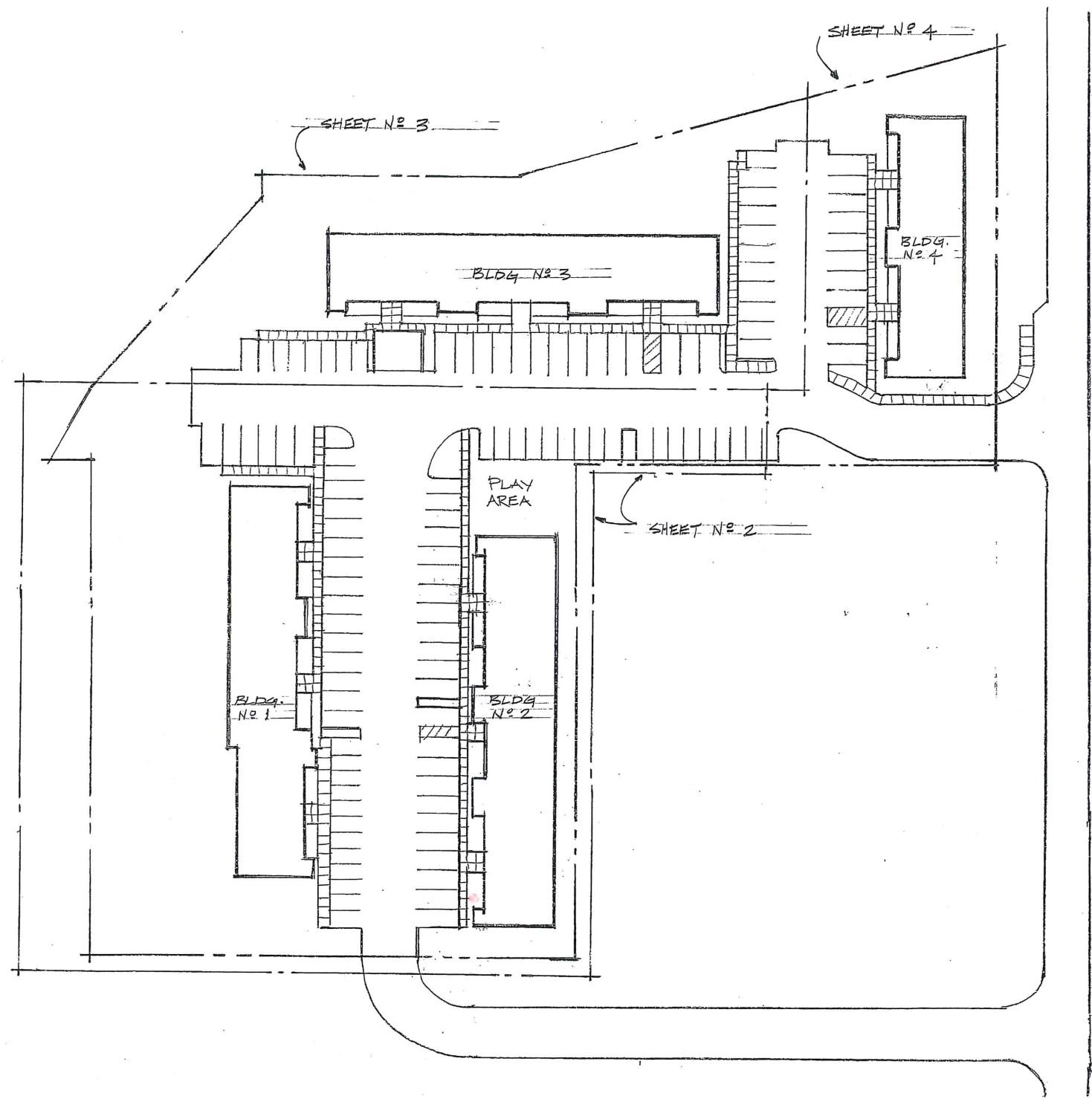
New 66 Unit
 Apartment Complex
 SE Jetty
 Warrenton, Oregon
 Tax Lots 2400, 2600,
 4000, 4100, 4200
 Tax Map 8-10-27BA
 for
 Palmberg Development
 Jason Palmberg
 503-791-1603

Mead
 Engineering LLC
 89643 OCEAN DRIVE
 WARRENTON, OREGON 97146
 Ph. 503-738-2538
 Email: mark@meadeng.com
 Scale 1"=30'

RECEIVED
 NOV 27 2017

BY: CITY OF WARRENTON





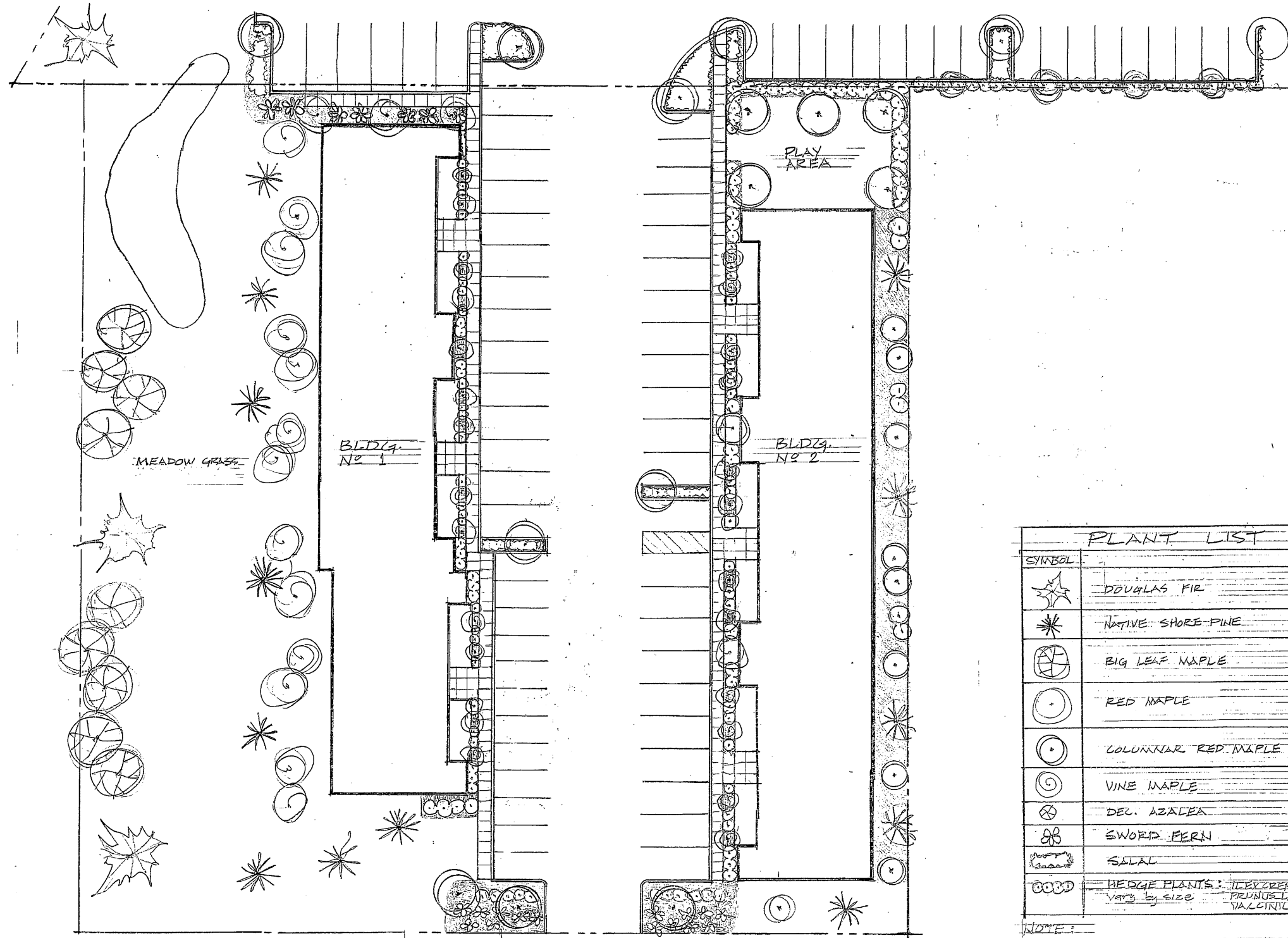
SITE PLAN WARRENTON APTS. SCALE 1" = 30'-0"

LANDSCAPE DESIGN
 BY HARRY BONDUKAT
 9-3-17
 SHEET NO. 1 OF 4

PRELIMINARY LANDSCAPE PLAN for
 WARRENTON APT. COMPLEX

RECEIVED
 NOV 27 2017

BY: CITY OF WARRENTON



PLANTING PLAN

BLDG NO. 1 & NO. 2

SCALE 1" = 16'-0"

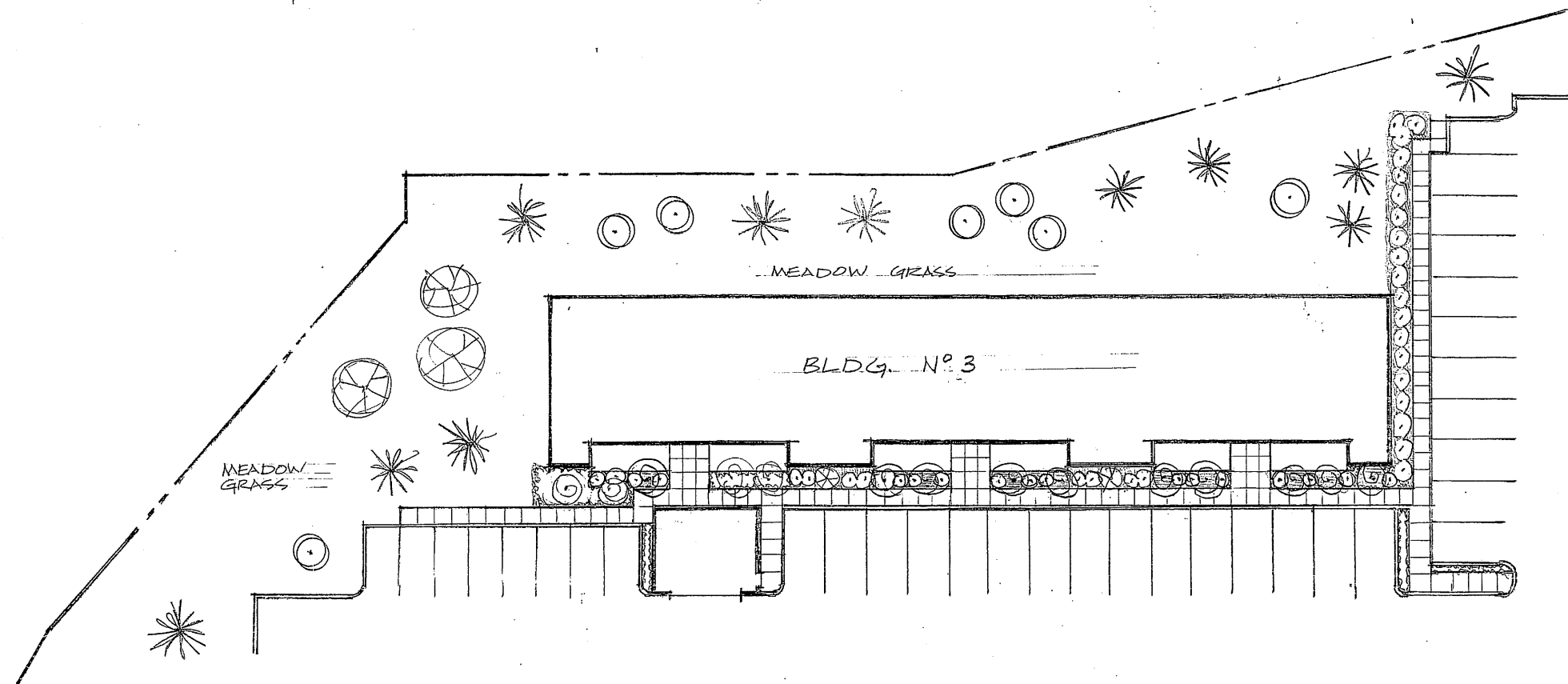


PLANT LIST	
SYMBOL	
	DOUGLAS FIR
	NATIVE SHORE-PINE
	BIG LEAF MAPLE
	RED MAPLE
	COLUMNAR RED MAPLE
	VINE MAPLE
	DEC. AZALEA
	SWOARD FERN
	SALAL
	HEDGE PLANTS: ILEX CORNUTA "CONVEXA" VARY BY SIZE PRUNUS LAUR. "ZABELENA" VALCINIUM OVATUM

NOTE:
 SHADED BEDS ARE BARK MULCHED
 ALL OTHER AREAS GRASS SEEDS & MOWED
 TWICE A MONTH - MAY TO SEPT.

PRELIMINARY LANDSCAPE PLAN for
 WARRENTON APT. COMPLEX

LANDSCAPE DESIGN SHEET NO. 2
 BY LARRY BONDURANT 9/3/17 OF 4



PLANTING PLAN BLDG N° 3

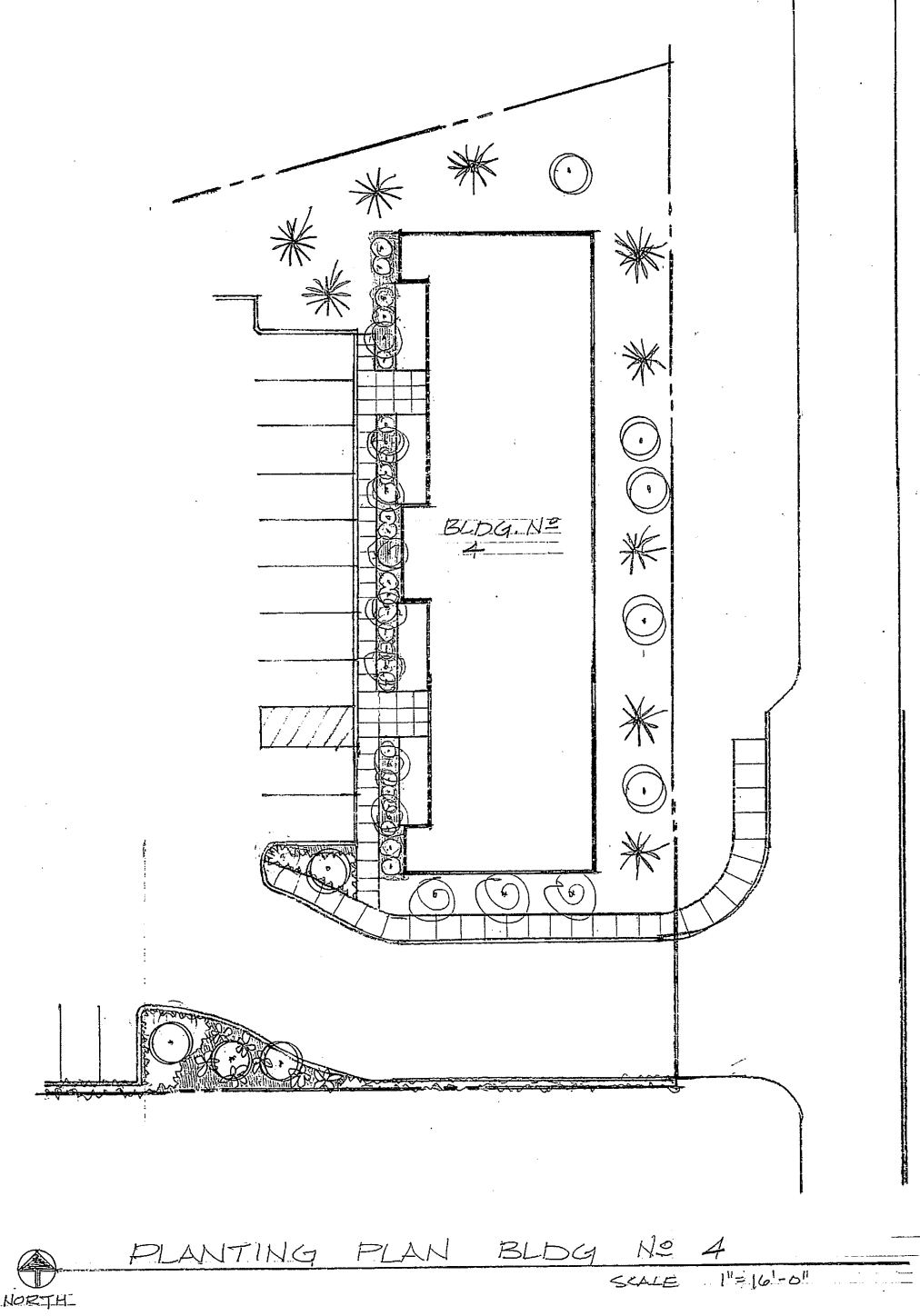
SCALE 1" = 10'-0"

SHEET NO
3
OF 4

LANDSCAPE DESIGN

BY LARRY BONDURANT
9-3-17

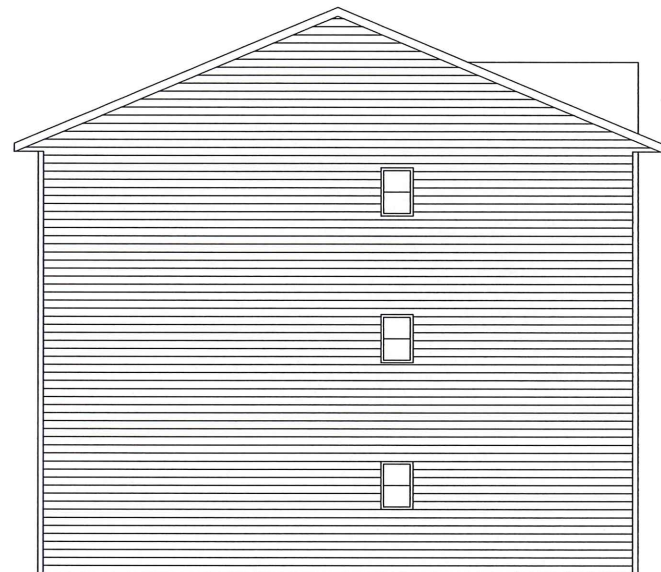
PRELIMINARY LANDSCAPE PLAN for
WARRENTON APT. COMPLEX



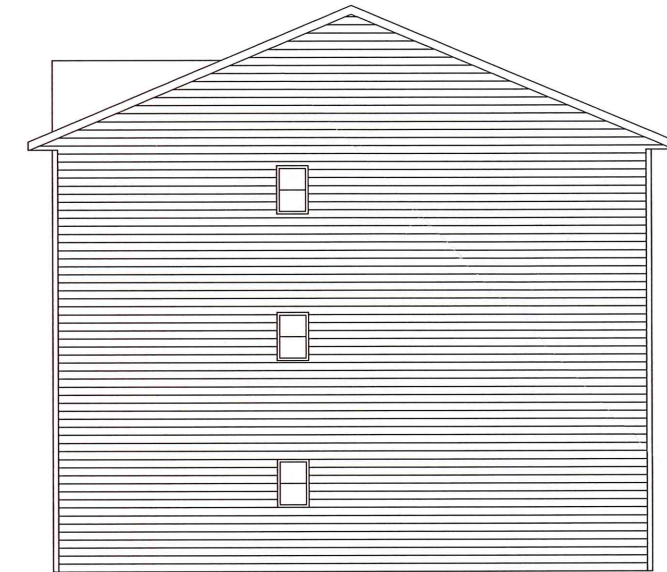
PRELIMINARY LANDSCAPE PLAN WARRENTON APT. COMPLEX	LANDSCAPE DESIGN	SHEET No
	BY LARRY BONDURANT 9-3-17	4 OF 4



Rear



Left Side



Right Side



Front

RECEIVED
NOV 27 2017

BY: CITY OF WARRENTON

Exterior Views 12 Unit Building
Apartment Complex
SE Jette
Warrenton, Oregon
Tax Lots 2400, 2600,
4000, 4100, 4200
Tax Map 8-10-27BA
for
Palmberg Development
Jason Palmberg
503-791-1603



EXPIRES 12/31/2018
1 March 2017
15 March 2017
4 Aug 2017

Mead
Engineering LLC
89643 OCEAN DRIVE
WARRENTON, OREGON 97146
Ph. 503-738-2538
Email: mark@meadeng.com
Scale 3/16"=1'

City of Warrenton
Planning and Building Department
PO Box 250
Warrenton, Oregon 97146
503-861-0920

OFFICE USE ONLY
FILE # CUP-17-6 FEE \$ 900.⁰⁰
ZONING DISTRICT _____
RECEIPT # 8734923
DATE RECEIVED 9/27/17

Conditional Use Application

I. Property

Address: SE JETTY Cross Street US 101 B

Assessor's Parcel No.: Twp 8N, Rng10W, Section 27D Tax Lot 2400, 2600, 4100, 4200

II. Applicant

Applicant: MIKE MORGAN Phone: 503 739 0102

Mailing Address: P O Bx 132 CANNON BEACH, OR 97110

Applicant's Signature: [Signature] Date 9.11.17

III. Owner

Owner: [Signature] JASON PALMBERG Phone: 503-791-1603

Mailing Address: PO Box 173 Astoria OR 97103

Owner's Signature: [Signature]

IV. Describe the Proposed Use

SEE ATTACHED FINDINGS OF FACT

Six Conditional Use Criteria-Provide Written Responses to Each One-Section 16.220

1. The proposed use is in conformance with the Comprehensive Plan.

2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

4. Public facilities and services are adequate to accommodate the proposed use.

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

This application will not be officially accepted until department staff has determined that the application is completely filled out and the site plan requirements have been completed and a copy of the deed.

PROPOSED FINDINGS OF FACT
PALMBERG APARTMENTS CONDITIONAL USE APPLICATION

September 11, 2017

Background Information

Jason Palmberg, on behalf of Palmberg Properties LLC, proposes to construct a 66 unit apartment complex on SE Jetty Avenue, at the intersection of US 101 and US 101B, also known as Fort Stevens Highway Spur. The site consists of four parcels, two of which are occupied by older single-family homes. The lots are shown on the attached map, and include tax lots 8 10 27D, 2400, 2600 4100, 4200. Adjacent uses include Ocean Crest auto dealership to the northwest across US 101, a ministorage complex to the north across US 101B, an auto repair shop to the northeast, and eight single family homes along SE Jetty Avenue. The Warrenton Highlands commercial area (Costco, etc.) is approximately one third of a mile south, and the Marlin Avenue commercial area, including Fred Meyer, is about one half mile north of the site.

The property is flat to moderately sloping, and contains second or third growth trees and shrubs. There are no wetlands on the site. The Clatsop County property to the southwest along US 101 is an identified wetlands area that receives runoff from surrounding properties and the highway.

16.220.030 Review Criteria and Findings of Fact

A. Before a conditional use is approved findings will be made that the use will comply with the following standards:

1. The proposed use is in conformance with the Comprehensive Plan.

Findings: The proposal is in conformance with the Comprehensive Plan. The site is within the city limits and is zoned C-1. This zone was recently amended to permit multifamily housing as a conditional use. The site has been previously developed with two single family homes and is not considered farm or forest land under Goals 3 and 4. The site is located at the juncture of two State highways, directly across US 101 from an automobile dealership. The proposed development is not in a designated wetlands or other sensitive area. There are no critical habitat areas or historic structures on site in accordance with Goal 5. The development is consistent with Goal 6 in that it provides needed higher density housing on a site that is close to employment and will reduce energy costs and therefore improve air, water and land quality. The site is out of the tsunami inundation zone and is level, not within a landslide hazard area in accordance with Goal 7. The site is within walking and bicycling distance of City parks and school playgrounds, and is within close driving distance to the beach and Fort Stevens State Park and Fort Clatsop National Monument. Under Goals 9 and 10, the 66 unit apartment complex will provide needed workforce housing for employers in the area, including the US Coast Guard and retail employers in the Warrenton Highlands and other areas. It is anticipated that the two bedroom apartments will rent

in the range that is affordable to families making 80% to 100% of median county income. (80% of median family income is approximately \$47,500). Under Goal 11, Public Facilities and Services, the City of Warrenton has adequate capacity to serve the apartment complex with both water and wastewater services. All other private and public services are available and nearby, including gas, power, phone, and cable service. A Transportation Impact Study has been prepared by Lancaster Engineering, and is attached. The report states: "The trip generation calculations show that the proposed development is projected to generate a net increase of approximately 35 site trips during the morning peak hours and 53 site trips during the evening peak hours." The site is at the intersection of two major roads, US 101 and US 101B, which are capable of handling this anticipated increase in traffic. SE Jetty Avenue will be improved to City standards. The proposal is consistent with Goal 12, Transportation. As discussed above, the proposal promotes energy conservation in that it is fairly dense and therefore an efficient use of land, and will be built to modern energy codes. It is close to employment, schools and shopping areas, as well as recreational opportunities. The proposal is consistent with Goal 13. The proposal is consistent with Goal 14, Urbanization, because it is within the city limits and is in an area committed to development. Goals 15, 16, 17, 18 and 19 do not apply to the site.

Applicable Comprehensive Plan policies:

Section 2.320(1)(a) Urban Development

Make urbanizable land available for urban uses in stages as public facilities adequate to serve urban development become available.

Finding: The proposed site is within the city limits and zoned for urban development. It is surrounded by urban development in all directions. Public facilities including sewer, water, and roads are all adequate to serve the development.

Table 7. Comparison of Incomes and Housing Costs.

In 2006 (the date of the table) there was a net gap of -57 housing units for households making between \$35,000 and \$49,999 capable of paying between \$875 and \$1,249 per month.

Finding: In the decade since this analysis, there has been significant growth in the population and employment while household incomes have been stagnant. After the recession of 2007 there has been minimal development of affordable rental units in the area while housing costs have increased. The proposed apartments will rent in the range of \$1050 to \$1250 which is affordable to most households in this income range. The

project can be considered “workforce housing” in that it will provide housing for employees of businesses nearby and throughout the area. Section 3.260 “Future Needed Housing Types” identifies workforce housing as a need, particularly in the retail/service sector.

Section 4.300 Policies

Sec. 4.310 Soils. Sec. 4.320 Flood Hazards Sec 4.330 Drainage and Erosion Sec. 4.340 Topography Sec. 4.350 Water Quality Sec. 4.370 Fish and Wildlife

Finding: The site is especially suited to development in terms of soils, flood hazards, drainage and erosion, topography, and water quality. It is relatively flat, and has supported two single family houses for decades. It is above the 100 year flood zone as well as the tsunami zone. Best practices will be used to protect surrounding waterways from erosion and sedimentation, including the adjacent wetlands. The County owned property southwest of the site will be utilized for storm water runoff, and catchbasins will be designed to filter contaminants prior to entering the wetland. The property is currently developed with single family houses, and is not considered critical wildlife habitat. A 25’ wetlands buffer is provided as required by code.

Sec. 4.380 Scenic and Historic Resources Sec. 4.390 Energy Conservation

Finding: The large trees on the edges of the site, especially on ODOT and Clatsop County property, will be retained. Native trees such as Sitka Spruce and Western Red Cedar will be planted to replace trees lost to construction. There are no known historic or archeological resources on the site. In terms of energy conservation, the development is located near employment centers, enabling residents to walk or bicycle to work at nearby jobs. The buildings will meet modern energy codes and conserve energy for heating and lighting.

2. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on, surrounding properties.

Finding: The 66 units are permitted under the development code, and will meet all design standards. The site is directly southeast of Ocean Crest auto dealership, and within walking and bicycling distance from two major commercial areas. There will be minimal impact on adjacent neighborhoods because of its location on the juncture

of two major roads. Access and egress will be a short distance from US 101B. The two single family homes on the site will be removed, and SE Jetty Avenue is a dead end road. There are eight single family residences on this road which will be affected. However, there has been significant growth in the area over the last ten years that has also impacted the area.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

Finding: The Executive Summary of the Traffic Impact Study is as follows:

Executive Summary

- The proposed Jetty Apartment Complex will include the construction of a 66-unit apartment facility located south of Warrenton-Astoria Highway (US-101B), east of Oregon Coast Highway (US-101), and west of SE Jetty Avenue in Warrenton, Oregon.
- The trip generation calculations show that the proposed development is projected to generate a net increase of approximately 35 site trips during the morning peak hour and 53 site trips during the evening peak hour.
- All study intersections are currently operating acceptably per Clatsop County and ODOT standards and are projected to continue operating acceptably upon build-out of the proposed development through year 2019. No operational mitigation is necessary or recommended.
- No significant trends or crash patterns were identified at any of the study intersections and no specific safety mitigation is recommended.
- Based on the detailed analysis, adequate intersection sight distance is available to the north and south of the proposed site access intersection along SE Jetty Avenue. No other sight distance mitigation is necessary or recommended.
- Left-turn lane warrants are not projected to be met for any of the applicable study intersections under any of the analysis scenarios through the 2019 build-out year. No other new turn lanes are necessary or recommended.
- Due to insufficient main and side-street traffic volumes, traffic signal warrants are not projected to be met for any of the applicable unsignalized study intersections under any of the analysis scenarios

4. Public facilities and services are adequate to accommodate the proposed use.

Finding: The applicant agrees with the conclusions of the City Engineer and will include all of the required improvements in the final engineered plans.

5. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.

Finding: The existing site, which is flat to slightly sloping, is capable of supporting the development. There are two existing houses on the site which will be removed.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.

Finding: The site plan meets the requirements of the development code in terms of parking, fire access, common open space, wetlands buffers, utilities and play areas.

16.188.030 Design Standards.

A. Building Mass Supplemental Standard. The maximum width or length of a multiple-family building shall not exceed 200 feet (from end-wall to end-wall).

Finding: None of the multifamily buildings exceed 200 feet in length.

B. Common Open Space Standard. Inclusive of required setback yards, a minimum of 20% of the site area shall be designated and permanently reserved as useable common open space in all multiple-family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands (e.g., wetlands, riparian areas, and riparian setback areas/corridors) and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted towards meeting common open space requirements.

Finding: 20% of the site is devoted to common open space, or 23,014 square feet.

C. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet.

Finding: Trash receptacles are screened from view by attractive fencing and landscaping.

General Design Standards:

16.120.020 Vehicular Access and Circulation.

Finding: The development will meet all requirements of 16.120.020, including the improvement of SE Jetty and SE 13th Place. The attached traffic impact study describes the number of vehicle trips and access issues onto US 101B. All driveway widths and street improvements are 24 feet. The development meets all fire safety access requirements identified by the fire department in the memo of April 12, 2017. Clear vision areas are met. Storm water will be collected and piped to the County property on US 101.

16.120.020 Vehicular Access and Circulation.

Finding: The development provides pedestrian pathways internally and along SE Jetty as required.

16.136.050 Storm Drainage Improvements.

Finding: Storm drainage will be provided as shown. A request to pipe storm drainage to the County wetlands west of the property is being processed and an easement will be obtained.

16.136.060 Utilities.

Finding: All utilities (power, cable, phone) will be placed underground. Easements will be provided in the final plat.

Chapter 16.140 STORMWATER AND SURFACE WATER MANAGEMENT

Finding: Stormwater will be collected and piped to the County wetlands area below the site. A request for an easement is being processed by the County at this time. A stormwater calculation has been prepared by the project engineer and is attached. An erosion control plan and application for a 1200(C) permit will be submitted after approval of the conditional use permit.

16.156.030 Wetland Area Development Standards.

Finding: There are no wetlands on the developed portion of the site. A 25 foot wetlands buffer is shown on the site plan.

Mead Engineering

89643 Ocean Drive, Warrenton, Oregon 97146

Ph. 503-738-2538

mark@meadeng.com

31 Aug 2017

Jason Palmberg
Jetty street Apartments
Warrenton, Oregon

Storm Runoff

From ODOT hydraulics manual

Prior to development 10yr

Area = 115,071 sqft = 2.64 acres

Slope of land = 21' elev difference L=470' S=4.26%

n=0.24

5min, 10min, 15min, 30min, 35min, 37.5min, 40min, 60min, 50min

3.1 2.4 2.1 1.4 1.3 1.25 1.2 0.9 1.0

16.1 28.8 30.4 35.7 36.8 38.0 37.9 use 37.5 min at 1.25

Tcn=use 37.5 min, I=1.25

C=0.30

Q=cia = 0.30*1.25*2.64=0.99cfs

Site Developed

Buildings, walks and pavement C

Building roofs 27445sqft=0.63 * 0.90 = 24701

Parking & Walks

43840sqft = 1.01acres*0.90 =39456

Landscaping = 44146sqft = 1.01acres*0.22 = 3208

Total 115071 sqft 67365/115071=0.59

Use C=0.59

Per ODOT 12.5.1.1-B developed use 25year storm

n=0.05

5 min 10min 15min 12.5min 11min

3.5 2.75 2.35 2.55 2.67

9.65 10.63 11.32 11.0 10.76 use 11min at 2.67

Q=0.59*2.67*2.64=4.16cfs

Additional flow from site Q=4.16-0.99=3.17cfs



Renewal 12/31/2018

Mark M. Mead

Professional Engineer Oregon 12181, Hawaii 7492, Washington 49698

Geotechnical Engineer Oregon 12181

Professional Land Surveyor Oregon 2259

Oregon Structural Inspector #2555SIA

Oregon Structural Plans Examiner #2554PEA

OIC-OR Inspector Certification #OIC2587

Mead Engineering

89643 Ocean Drive, Warrenton, Oregon 97146

Ph. 503-738-2538

mark@meadeng.com

Pond size per ODOT formula

Time	I	Q	in	out	out	storage
			Volume		volume	cuft
5	3.5	5.45	1635	0.99	297	1338
10	2.75	4.28	2658	0.99	594	2064
15	2.35	3.66	3294	0.99	891	2403
20	2.05	3.19	3828	0.99	1188	2640 max required storage
25	1.60	2.49	3735	0.99	1485	2250

Mark M. Mead

Professional Engineer Oregon 12181, Hawaii 7492, Washington 49698

Geotechnical Engineer Oregon 12181

Professional Land Surveyor Oregon 2259

Oregon Structural Inspector #2555SIA

Oregon Structural Plans Examiner #2554PEA

OIC-OR Inspector Certification #OIC2587

**CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT**

**COMMERCIAL SITE DESIGN
APPLICATION**

To be accompanied by a Site Plan Map, copy of property deed and if applicable, a Letter of Authorization.

OFFICE USE ONLY	
FILE #	SDR-17-4 FEE \$ 2000.00
ZONING DISTRICT	_____
RECEIPT #	8734923
DATE RECEIVED	9/27/17

The site plan review process is a method for assuring compliance with the City of Warrenton Comprehensive Plan and Development Code, and to ensure wise utilization of natural resources, and the proper integration of land uses utilizing appropriate landscaping or screening measures. A commercial enterprise must also consider traffic circulation patterns, off-street parking, refuse containers, safe exit and entrance to the business, building height, dust control, future widening of major thoroughfares, and signs. Please answer the questions as completely as possible.

.....


Legal Description of the Subject Property: Township 8N, Range 10W, Section(s) 27D,
Tax Lot(s)
2400, 2600, 4100, 4200 _____

Property street address SE Jetty and US 101B (aka Old US 101 or Fort Stevens Highway)

I/WE, THE UNDERSIGNED APPLICANT(S) OR AUTHORIZED AGENT, AFFIRM BY MY/OUR SIGNATURE(S) THAT THE INFORMATION CONTAINED IN THE FOREGOING APPLICATION AND ASSOCIATED SUBMISSIONS IS TRUE AND CORRECT.

APPLICANT:

Printed Name: Mike Morgan, Planning Consultant

Signature:  Date: _____

Address: PO Box 132 Phone: 503 739 0102

City/State/Zip: Cannon Beach, Oregon 97110
Fax: _____

PROPERTY OWNER (if different from Applicant):

Printed Name: Palmberg Development LLC

Signature:  Date: 9-27-17

Address: PO Box 173 Phone: 503 791 1603

City/State/Zip: Astoria, Oregon 97103
Fax: _____

1. In detail, please describe your proposal:

Jason Palmberg, dba Palmberg Development LLC, proposes to construct a 66 unit apartment complex at the above address. The units will all be two bedrooms and one bath intended to be "workforce housing" for local employees. The property is currently occupied by two single family homes, one of which is abandoned. The site is surrounded by urban development, including the Ocean Crest auto dealership, a mini storage business, an auto repair shop, and eight single family residences. The site is bordered by large trees and dense vegetation on State ODOT rights of way on the west and north sides, which will remain. A site plan and a landscaping plan have been submitted showing approximately 20% of the site to be landscaped or to remain in open space. There are no wetlands, floodplains, slopes in excess of 10%, or other sensitive areas on the property. A county-owned wetland is adjacent which will be utilized for stormwater runoff. There are no significant historic or cultural resources on the site. A traffic impact study has been prepared by Lancaster Engineering and has been submitted as part of the conditional use application. The design will be similar to the apartment complex shown in the attached photos. The buildings will be three stories, with wood balconies fronting each unit. The siding will be HardiePlank lap siding, and the roof will be composition asphalt shingles. The walls, balconies and trim will be painted earthtones, including a light gray or green and brick color similar to the units shown. The windows sliding doors will be white vinyl clad sliders.

Describe what type of business, commodity sold or manufactured, or service you are proposing.

66 Unit Apartment Complex

Current number of employees:

n/a

Projected number of customers per day _____

Days of operation _____ Hours of operation _____

Number of shipments/deliveries per day _____ per week _____

By what method will these be arriving/sent? _____

3. Does this property have an existing business or businesses?

No

If yes, please list the business names and their addresses, and note these businesses on your site plan map.

4. Is there a residence or residences on this property? Yes, two single family residences, one vacant.

If yes, please list the number of residences and please show these structures on your site plan map.

See attached site plan.

5. Availability of services: City water _____ yes _____, City sewer yes _____

6. If you are an existing business, are materials or merchandise currently being stored on site?

N/A

Where and how do you propose to store materials or merchandise for sale or processing?

N/A

7. What percentage of the property is currently landscaped? _____ +80%

What percentage of the property do you propose to landscape as part of this project? __20%

8. How do you intend to irrigate the existing and proposed landscaping? ___No irrigation is proposed.

9. Signs require the submittal of a separate application, which may be submitted in conjunction with this site plan application.

Please explain how you propose to provide for the drainage of this property, or explain why no additional drainage consideration is necessary.

A storm drainage system has been designed by the project engineer. A stormwater calculation is included in the application. Stormwater will be piped to the County property on US 101 as shown on the site plan.

11. Please provide the type of development on the neighboring properties.

- North: Mini-storage, auto repair shop
- South: Single family residences, _____
- East: Single family residences _____
- West: US 101, Automobile dealership _____

12. Provide samples of the building materials for the exterior of the building with detail description of where each type and color will be used in the construction and finishing of the building. See attached.

13. Will all parking for your business be provided on the property? Yes No All parking must be shown on your site plan map. If off-street parking is to be provided on another property, please attach a copy of the parking easement or agreement from the property owner; or will off-street parking be provided along the abutting street.

14. How does this request comply with the Warrenton Development Code Chapter 16, Section 16.40 (General Commercial)?

Multifamily dwellings are allowed as a conditional use in the General Commercial Zone. The application for a conditional use has been submitted along with this application. _____

15. Orientation of proposed building(s) (see Section 16.116.030 in the Warrenton Development Code)

See site plan _____

16. Please address (on separate sheet of paper) all applicable sections of Design Standards (copy attached) out of the Warrenton Development Code.

Please refer to attached Findings of Fact dated _____

PLEASE UNDERSTAND THAT THIS APPLICATION WILL NOT BE OFFICIALLY ACCEPTED UNTIL DEPARTMENT STAFF HAS DETERMINED THAT THE APPLICATION IS COMPLETELY FILLED OUT AND THE SITE PLAN MAP REQUIREMENTS HAVE BEEN COMPLETED.

Return Application To:

**City of Warrenton
Planning and Building Department
PO Box 250
225 S. Main Street
Warrenton, Oregon 97146**

**Phone: 503-861-0920
Fax: 503-861-2351**

MAP INSTRUCTIONS AND CHECKLIST

A Site Plan Map, which shows all existing and proposed structures and parking areas, must accompany this application. The following checklist identifies the specific information which should be included on this map.

____ Title the map "Commercial Site Design".

____ The map may be drawn on 8 ½ x 11 or 8 ½ x 14 inch white paper.

- ___ Township, Range, Section and Tax Lot number of the subject property(ies) shall be included.
- ___ North arrow, date, and map scale in one inch intervals (1" = 20') shall be noted.
- ___ Shape, dimensions, and square footage of the parcel shall be shown. Draw the property line with a solid black line and label adjacent street(s), if any.
- ___ Identify existing and proposed easements with a dotted line.
- ___ Identify the location and direction of all water courses and drainage ways, as well as the location of the 100-year floodplain, if applicable.
- ___ Illustrate all existing buildings and their sizes.
- ___ Illustrate all proposed new construction with dashed lines (include dimensions).
- ___ Illustrate parking area with number of spaces and access drive areas. If off-street parking is to be provided, even in part, on another property, please show its location on your site plan map, and attach a copy of the parking easement or agreement from the adjoining property owner.
- ___ Illustrate the entrance and exit points to the property, pattern of traffic flow, loading and unloading area, sidewalks and bike paths.
- ___ Illustrate the existing or proposed location, height, and material of all fences and walls.
- ___ Illustrate existing or proposed trash and garbage container locations, including type of screening.
- ___ Name of the person who prepared the map.
- ___ Location, type and height of outdoor lighting.
- ___ Location of mailboxes if known.
- ___ Locations, sizes, and types of signs (shall comply with Chapter 16.144 of the Warrenton Development Code).
- ___ Map shall show entire tax lot plus surrounding properties.
- ___ Identification of slopes greater than 10%.
- ___ location, condition and width of all public and private streets, drives, sidewalks, pathways, right-of-ways, and easements on the site and adjoining the site.
- ___ Identify designated flood hazard area(s).
- ___ Show wetland and riparian areas, streams and/or wildlife areas.
- ___ Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- ___ Location, size and type of trees and other vegetation on the property.

OCEAN CREST

Foul Stevens Hwy Spur

101

104S

SITE



© SPOT IMAGE



**SE Jetty Looking
North to Mini Storage**



**SE Jetty Residence
Looking South**



**Power Substation
at South End of SE Jetty**



**Completed Apartment
Building - Similar Design**



View of County Wetlands



**View of Trees in ODOT
Right of Way**



**Trees Along US 101B
Looking West
Northern Border of Property**



**Existing Home
to Be Demolished**

TO: Warrenton Planning Commission

RE: Palmberg development, SE Jetty ave, War.

I have resided in this area since 1979 and am very familiar with the local environment in this area. Such as the animal and birds that are in the area.

There does not seem to be much concern about the Beaver Pond and Wetlands that are on the western edge of this ~~development~~ development area.

There are bullfrogs, beavers, raccoons and many birds, such as eagles that perch in the large trees and wood ducks and mallards that nest in this area in the spring.

I directly object to the ~~proposed~~ proposed street that runs between SE 13th Place and SE 13th St., on the west edge of the site. With the removal of the large Sitka spruce, large western hemlock and the alders, the wetlands and Pond area will be daylighted.

With the large amount of fill that will have to be used on the western slope of the ridge, to level the site up for development, which is directly above the Pond and wetlands, will very likely impact, if not destroy, this habitat.

RECEIVED
JAN 11 2018

BY: CITY OF WARRENTON

I am also concerned about the intersection with SE Jetty Ave and Hwy 105.

The northbound traffic on Hwy 101 that exits onto Hwy 105 goes through a dip that causes a blind spot prior to ascending up the hill to the SE Jetty Ave intersection.

With the great increase of traffic into and out of SE Jetty Ave, it could create an extreme accident prone intersection if not addressed.

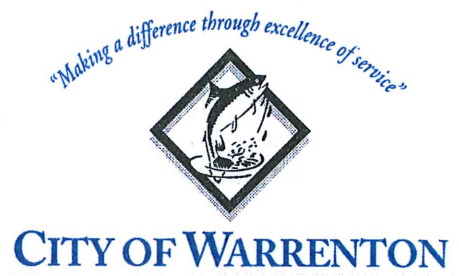
I hope that my concerns in this matter are taken into consideration as to this development.

Thank You,

Kenneth Crow
914 SE 13TH PL,
Warrenton, OR 97146

CC: ODFW Tillamook Dist. office

7-D



AGENDA MEMORANDUM

TO: The Warrenton City Commission
FROM: Linda Engbretson, City Manager
DATE: February 27, 2018
RE: Adoption of Ballot Title for May 15, 2018 Election
Police Dept. Operations

SUMMARY

The current five-year local option tax for police operations ends June 30, 2019. Revenues raised from this levy fund one full-time position in addition to partially funding one additional position. Staff is recommending we place the question on the May ballot. Should the measure fail, we will have another opportunity in November. In 2013, analysis showed that due to an increase in development and property taxes received, \$.21, rather than \$.28 would fully fund one position; however, the Commission supported asking the voters to continue funding at \$.28 to assist the City in at least partially funding one additional patrol officer position. Staff recommends continuing the \$.28 tax, if supported by the voters. The City has had a Local Option Tax for Police Department Operations since 1999.

The attached shows just how conservative the budget (FY 2017-2018) is for the Police Department. I will have additional information/analysis for you at Tuesday's meeting.

RECOMMENDATION/SUGGESTED MOTION

" I move to Adopt Resolution No.2515; Calling an Election on May 15, 2018, in the City of Warrenton, Oregon, for the Purpose of Voting on a Five Year Local Option Tax for Police Department Operations for Fiscal Year 2019 – 2020 through Fiscal Year 2023-2024, and Adopting a Ballot Title to Submit to the Electors of the City of Warrenton.

ALTERNATIVE

None recommended.

FISCAL IMPACT

Proposed cost to the tax payer is \$.28 per \$1,000 of assessed value, or \$56.00 per year for a \$200,000 house.

RESOLUTION NO. 2515
Introduced by All Commissioners

A RESOLUTION CALLING AN ELECTION ON MAY 15, 2018, IN THE
CITY OF WARRENTON, OREGON, FOR THE PURPOSE OF VOTING ON A FIVE YEAR LOCAL
OPTION TAX FOR POLICE DEPARTMENT OPERATIONS FOR FISCAL YEAR 2019 - 2020
THROUGH FISCAL YEAR 2023-2024, AND ADOPTING A BALLOT TITLE TO SUBMIT TO THE
ELECTORS OF THE CITY

The Warrenton City Commission resolves as follows:

SECTION 1. That an election be held on May 15, 2018, for the purpose of voting on a local option tax for police department operations. The local option tax will be a five year levy of \$.28 per \$1,000 of assessed property value each year, and, over the five year period, it is estimated that a total of \$895,063.00 will be expended for the purpose of funding one full-time position in addition to partially funding one additional full-time position in the department.

SECTION 2. The ballot title, submitted directly to the people, shall be as follows:

CAPTION: Renew Five Year Local Option Tax for Police Operations.

QUESTION: Shall City renew the police levy of \$.28 per \$1,000 of assessed value for five years beginning July 1, 2019? This measure may cause property taxes to increase more than three percent. This measure renews current local option taxes.

SUMMARY: The City will use this local option tax to renew funding of one full-time police officer position, and in addition, to partially fund one additional full-time police officer position. Should this Ballot Measure not be enacted, the police department would eliminate one full-time police officer position. The proposed levy is \$.28 per \$1,000 of assessed valuation or \$56.00 per year for a \$200,000 house. The levy will begin in the tax year beginning July 1, 2019, and will end in the tax year ending June 30, 2024. The money raised can only be used for police operations.

It is estimated this local option tax will raise approximately \$168,589 in 2019-2020, \$173,647.00 in 2020-2021, \$178,856.00 in 2021-2022, \$184,222.00 in 2022-2023, and \$189,749.00 in 2023-2024, for a total of \$895,063.00 over the five year period.

The estimated tax cost for this measure is an estimate only based on the best information available from the County Assessor at the time of estimate.

SECTION 3. The Warrenton City Manager is hereby directed to give notice of said election, as required by law.

PASSED by the City Commission of the City of Warrenton, Oregon this 27th day of February, 2018.

APPROVED

Henry Balensifer, Mayor

ATTEST

Dawne Shaw, Deputy City Recorder

City of Warrenton
Budget Document

General Fund 001
Expenditures by Department
Police (421)

Historical Data			Budget for Fiscal Year 7/1/2017-6/30/2018			
Actual		Adopted	Expenditures	Proposed by	Approved by	Adopted by
FYE 6/30/15	FYE 6/30/16	Budget FYE 6/30/17		Budget Officer	Budget Committee	Governing Body
			Personnel Services:			
\$ 598,637	\$ 680,644	\$ 778,000	110000 Regular Salaries	\$ 800,500	\$ 800,500	\$ 800,500
41,584	46,809	50,000	110001 Overtime	60,000	60,000	60,000
		1,500	110002 Part-Time Salaries	1,500	1,500	1,500
0	124	1,000	110003 Reserve Wages	1,000	1,000	1,000
47,263	54,148	63,533	141000 FICA Taxes	66,020	66,020	66,020
15,312	15,774	25,331	142000 Workers' Compensation	24,299	24,299	24,299
2,440	2,123	2,492	143000 Unemployment	1,726	1,726	1,726
125,802	158,012	184,250	144000 Retirement Contributions	219,273	219,273	219,273
128,871	153,569	189,118	145000 Health Insurance	198,587	198,587	198,587
1,485	1,343	1,240	146000 Life Insurance	1,312	1,312	1,312
21,631	27,630	27,891	199999 Personnel Services overhead (.3751 FTE)	39,046	39,046	39,046
<u>983,025</u>	<u>1,140,176</u>	<u>1,324,355</u>	Total Personnel Services	<u>1,413,263</u>	<u>1,413,263</u>	<u>1,413,263</u>
		12.012	Total Full-Time Equivalent (FTE)	12.7622	12.7622	12.7622
			Materials and Services:			
978	773	1,300	210000 Office Supplies	1,300	1,300	1,300
196	228	500	211000 Postage	500	500	500
4,496	2,021	4,000	223000 General Supplies/Small Tools	3,500	3,500	3,500
231	406	350	223001 Janitorial Supplies	350	350	350
4,541	8,496	10,500	223004 Uniforms	11,000	11,000	11,000
1,352	180	4,000	233005 Reserve Expenses	4,000	4,000	4,000
1,550	1,114	2,000	310000 Printing/Advertising/Publicity	2,500	2,500	2,500
1,383	1,491	1,800	320000 Dues/Meetings/Travel	2,000	2,000	2,000
10,394	8,817	19,000	320001 Police Training	19,000	19,000	19,000
2,870	2,946	3,176	340000 Electricity	3,286	3,286	3,286
1,192	1,434	1,752	340001 Natural Gas	1,862	1,862	1,862
10,739	13,794	16,000	340002 Communications	17,000	17,000	17,000
199	264	329	340005 Water	329	329	329
128	150	153	340006 Sewer	153	153	153
13	35	33	340007 Storm Sewer	33	33	33
252	392	142	340008 Sanitation	141	141	141
138,522	173,870	187,096	340009 Dispatch Service	191,064	191,064	191,064
22,472	18,393	25,000	362000 Gasoline/Oil/Lubricants	25,000	25,000	25,000
			360000 Bank Fees/Credit Cards	100	100	100
13,564	12,349	17,000	366000 Equipment Maintenance	18,000	18,000	18,000
52	644	1,500	371000 Repair and Maintenance	1,500	1,500	1,500
6,537	8,494	8,500	380000 Professional Services	15,000	15,000	15,000
718	1,005	1,200	380010 Rentals	1,500	1,500	1,500
15,951	17,351	23,000	380020 Computer and Software Support	30,000	30,000	30,000
12,703	58,469	25,000	380050 Non-capital Equipment	25,000	25,000	25,000
1,050	900	2,000	382000 Prisoner Expense	2,000	2,000	2,000
25		500	390000 Uniform Cleaning	500	500	500
15,861	20,124	22,029	390090 Overhead Cost (Indirect allocation)	33,294	33,294	33,294
<u>267,969</u>	<u>354,140</u>	<u>377,860</u>	Total Materials and Services	<u>409,912</u>	<u>409,912</u>	<u>409,912</u>
			Capital Outlay:			
			610000 Capital Equipment			
1,500			610012 Machinery and Equipment			
<u>1,500</u>	<u>-</u>	<u>-</u>	Total Capital Outlay	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 1,252,494</u>	<u>\$ 1,494,316</u>	<u>\$ 1,702,215</u>	Total Expenditures	<u>\$ 1,823,175</u>	<u>\$ 1,823,175</u>	<u>\$ 1,823,175</u>

RESOLUTION NO. 2516

Introduced by All Commissioners

Setting a New Order of Business for Regular Warrenton City Commission Meetings and
Repealing all Resolutions in Conflict

Be it resolved by the City Commission of the City of Warrenton that the following Order of Business for regular Commission Meetings is hereby established:

1. Call to Order
2. Pledge of Allegiance
3. Consent Calendar
4. Commissioner Reports
5. Public Comment
6. Public Hearings
7. Business Items
8. Discussion Items
9. Good of the Order
10. Adjournment

This resolution will take effect immediately upon its passage.

Adopted by the City Commission of the City of Warrenton this 27th day of February, 2018.

APPROVED

Henry Balensifer III, Mayor

ATTEST

Dawne Shaw, Deputy City Recorder