

ORDINANCE NO. 1267

INTRODUCED BY ALL COMMISSIONERS

AN ORDINANCE ESTABLISHING A CAP ON THE NUMBER OF MINI-WAREHOUSE SITES WITHIN THE CITY OF WARRENTON AND AMENDING THE WARRENTON DEVELOPMENT CODE

WHEREAS, the City of Warrenton has allowed mini-warehouse or mini-storage sites to be developed within the community; and

WHEREAS, there are currently ten (10) approved mini-warehouse or mini-storage sites within the city limits (See attachment A); and

WHEREAS, the per capita number of mini-warehouse sites is higher in the City of Warrenton than any other community in Clatsop County at one site per 640 people. This ratio is nearly double other areas within the County; and

WHEREAS, the number of actual rental units based on Clatsop County Tax records is 1,764 with an additional 489 in development review.

WHEREAS, Mini-warehouse units do not create significant numbers of jobs.; and

WHEREAS, recent tax analysis by the city indicates that the mini-storage properties pay a lower property tax per acre than other commercial or industrial uses within the city; and

WHEREAS, Section 3.330 of the Warrenton Comprehensive Plan states,

“It is the City’s policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry, increase local tax base and insure a stable economy.”; and

WHEREAS, the city finds that mini-warehouse units do not need municipal sanitary sewer or water service and could be developed in areas outside of the Urban Growth Boundaries; and

WHEREAS, the 2023 data for the number of mini-storage units per resident indicates that the City of Warrenton has one (1) storage unit per 2.85 residents, compared to the rest of Clatsop County which has one (1) storage unit per 41.6 residents.

WHEREAS, the number of jobs created per site with mini-warehouse units is significantly lower than other commercial and industrial uses. A 2023 survey of jobs

indicates that only eight (8) full-time equivalent jobs are created by the ten (10) existing mini-warehouse sites in Warrenton. Other commercial or industrial uses have significantly higher employment rates.

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

Section 1. The City of Warrenton hereby places a cap on the development of new mini-warehouse units within the city limits. The list of pre-existing mini-storage units is indicated on Attachment A.

Section 2. The following sections of the Warrenton Municipal Code are amended as follows:

~~Strike-through:~~ language removed from code

**Bold** – language added to the code

#### 16.12 DEFINITIONS

**Mini-warehouses or Mini-storage sites – means buildings or portions of buildings which are available for rental for the purpose of storing goods and where the average floor area rented to an individual customer does not exceed 600 square feet.**

#### 16.40 GENERAL COMMERCIAL (C-1) DISTRICT

##### 16.40.030 Conditional Uses.

B. The following uses and their accessory uses are permitted in all other C-1 zoned area within the City Limits of Warrenton:

9. Mini-warehouses or similar storage uses, subject to the requirements in Section 16.116.030 (G). **In addition to the conditional use permit criteria in 16.220.030, for new mini-warehouses, the applicant shall be required to demonstrate that there is a deficit of mini-warehouses in the City. For purposes of this section, a deficit of mini-warehouses in the City shall mean that the total number of existing mini storage units within the City as compared to the City's current population, as estimated by Portland State University or another governmental source, does not exceed 1 mini-storage unit per 2.85 people. A mini-storage unit shall be defined as each space within a mini-warehouse that is designed to be made available to rent.**

#### 16.60 GENERAL INDUSTRIAL (I-1) DISTRICT

##### 16.60.030 Conditional Uses.

B. The following uses and their accessory uses and activities may be permitted in the I-1 zone when approved under Chapter 16.220, and subject to the provisions of 16.60.040, Development Standards:

9. New Mini-warehouses or similar storage facilities, **subject to the requirements in Section 16.116.030 (G) In addition to the conditional use permit criteria in 16.220.030, for new mini-warehouses, the applicant shall be required to demonstrate that there is a deficit of mini-warehouses in the City. For purposes of this section, a deficit of mini-warehouses in the City shall mean that the total number of existing mini storage units within the City as compared to the City's current population, as estimated by Portland State University or another governmental source, does not exceed 1 mini-storage unit per 2.85 people. A mini-storage unit shall be defined as each space within a mini-warehouse that is designed to be made available to rent.**

#### 16.116.030 Architectural and Site Design Standards

G. ~~Storage Unit Facilities~~ Mini-Warehouses. Where **and when** allowed, ~~storage unit facilities~~ mini-warehouses shall be subject to the following design, siting, and location standards:

1. Setbacks. New ~~storage unit~~ facilities shall be constructed no closer than 100 feet from the East Harbor Drive right-of-way line. This setback area shall be used for landscaping, open space, public or private amenities, off-street parking, other businesses allowed in the zone; or a combination thereof.
2. Design Standards. New ~~storage unit~~ facilities shall be subject to the following design standards:
  - a. Building material requirements in Section 16.116.030(C)(3);
  - b. Building color standards in Section 16.116.030(C)(5);
  - c. Mechanical equipment, outdoor storage and service area standards in Section 16.116.030(C)(6);
  - d. Building mass requirements in Section 16.116.030(C)(7);
  - e. Outdoor lighting standards in Section 16.116.030(E); and
  - f. Other applicable design requirements of this section.

3. Location Requirements. New ~~storage unit~~ facilities may be constructed and operated where allowed by the zoning district, but not in the following areas:

- a. Along the South Main Avenue commercial corridor,
- b. Along the Pacific Drive commercial corridor. (Ord. 1242 § 2, 2020)

4. **Size and Configuration. Nothing in this section will prevent a mini-warehouse owner from reconfiguring sizes of existing mini-storage rental units, although no additions to the structures will be allowed.**

Section 4. Effective Date. This ordinance takes effect

Adopted by the City Commission of the City of Warrenton, Oregon this \_\_\_\_ day of \_\_\_\_\_, 2023.

First Reading:

Second Reading:

APPROVED:

\_\_\_\_\_

Henry A. Balensifer III, Mayor

ATTEST:

\_\_\_\_\_

Dawne Shaw, CMC, City Recorder

Ordinance #1267

Attachment A

Warrenton

Site	Parcel Number	Number of Units
1983 SE Dolphin Avenue	81028D001600	498
605 SE Alt 101	81027BC02000, 81027BC02701	133
1805 South Main	81028CA03300	155
1240 SE Jetty Avenue	81027BA02001, 81027AB04900	30
51 NE Harbor Ct	81021AD02000, 81021AD02003, 81021AD08605, 81021AD08607	300
65 Iredale Street (Lease)	81022BD02780A01, 81022BD02680A01	100
1377 SE 11th St.	81027AA02200, 81027AA02700. 81027AA02900, 81027AA03100, 81027AA03200, 81027AA03400, 81027AA03600	340
120-150 NE 5th Street	81015C000601, 81015C000602	36
1211 Pacific Drive	81005CD05401	14
2395 SE Dolphin	81033A000600	120
1100 NW 11th Street	81016A000105	38
SE Warrior Way (In Development Review)	810340002301	489
		2253