CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT

INDUSTRIAL SITE DESIGN APPLICATION

To be accompanied by a Site Plan Map, copy of property deed and if applicable, a Letter of Authorization.

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. An industrial 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 __8__ , Range __10__ , Section(s) __34__ , Tax Lot(s) __810340002301__

Property street address __SE of Warrior Way by NW Natural Gas / Warrenton Middle School__

I/WE, THE UNDERSIGNED APPLICANT(S) OR AUTHORIZED AGENT, AFFIRM BY MY/OUR SIGNATURE(S) THAT THE INFORMATION CONTINED IN THE FOREGOING APPLICATION AND ASSOCIATED SUBMISSIONS IS TRUE AND CORRECT.

APPLICANT:

Printed Name: __Nygaard Land LLC__

Signature: _John Nygaard_   Date: __2/9/2024__

Address: __PO Box 100__   Phone: __(503) 861-3305__

E-mail Address: __john@oregonlawyerpdx.com__

City/State/Zip: __Warrenton, OR 97146__   Fax: __(503) 861-2925__

PROPERTY OWNER (if different from Applicant):

Printed Name: __N/A__

Signature:_____   Date:_____

Address:_____   Phone:_____

E-mail Address:_____

City/State/Zip:_____   Fax:_____

1.   In detail, please describe your proposal:
   <u>__New mini-warehouse or similar storage and improving a New Road with__</u>
<u>Warrenton-Hammond School District 30 with left-hand turn lane on SE Warrior Way</u>
<u>to improve access for future school expansions. Also completing the existing__</u>
<u>sidewalk and landscaping on a portion of SE Warrior Way.__</u>

2.   Describe what type of business, commodity sold or manufactured, or service being proposed.
   <u>__Storage Rentals__</u>

       Current number of employees : __1__
       Projected number of customers per day __Less than 30 / day average__
       Days of operation __7__   Hours of operation __24 hour customer access__
       Number of shipments/deliveries per day __N/A__ per week _____
       By what method will these be arriving/sent? __N/A__

3.   Does this property have existing businesses? __No__

If yes, please list the business names and their addresses, and note these businesses on your site plan map.
    __N/A__

4.   Is there a residence or residences on this property? __No__

If yes, please list the number of residences and please show these structures on your site plan map.
    __N/A__

5.   Availability of services: City water __Yes, one bathroom__ , City sewer __Yes, one bathroom__

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 or in office__

7. What percentage of the property is currently landscaped? __0__

    What percentage of the property do you propose to landscape as part of this project? __Over 20% of site__

8. How do you intend to irrigate the existing and proposed landscaping? __Landscape drip lines__

9. Signs require the submittal of a separate application, which may be submitted in conjunction with this site plan application.

10. Please explain how you propose to provide for the drainage of this property, or explain why no additional drainage consideration is necessary. __Will create a stormwater drainage to the west using existing stormwater easement with NW Natural Gas, and will naturally infiltrate so there is not a material increase in stormwater flow.__ __Please see attached preliminary civil plans showing stormwater system.__

11. Please provide the type of development on the neighboring properties.

    North: __Open space on site, and then stormwater system/open space Warrenton-Hammond School District 30__
    South: __Open space on site__
    East: __New Road expanding with School District with left-hand turn lane on Warrior Way for future schools__
    West: __NW Natural Gas and Oregon State Police already constructed and fenced__

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. __Please see attached narrative.__

13. Will all parking for your business be provided on the property? Yes __X__ 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 2, Section 2.10 (General Industrial)? __New Mini-warehouse or similar storage use is a conditional use in the I-1 Zone and complies with all Warrenton Development Code as noted in the attached narrative.__

15. Orientation of proposed building(s) (see Section 3.04.1 in the Warrenton Development Code) _____ __The public office faces the access on the New Road that will be constructed with Warrenton-Hammond Schools__

16. Please address (on separate sheet of paper) all applicable sections of Design Standards (copy attached) out of the Warrenton Development Code. __Please see attached narrative.__

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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	**Phone: 503-861-0920**
Planning and Building Department	**Fax: 503-861-2351**
PO Box 250	
225 S. Main Street	
Warrenton, Oregon 97146	

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MAP INSTRUCTIONS AND CHECKLIST

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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.

__X__ Title the map "Industrial Site Design".

__X__ The map may be drawn on 8 ½ x 11 or 8 ½ x 14 inch white paper.

__X__ Township, Range, Section and Tax Lot number of the subject property(ies) shall be included.

__X__ North arrow, date, and map scale in one inch intervals (1" = 20') shall be noted.

__X__ 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.

__X__ Identify existing and proposed easements with a dotted line.

__X__ Identify the location and direction of all water courses and drainage ways, as well as the location of the 100-year floodplain, if applicable.

__X__ Illustrate all existing buildings and their sizes.

__X__ Illustrate all proposed new construction with dashed lines (include dimensions).

__X__ 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.

__X__ Illustrate the entrance and exit points to the property, pattern of traffic flow, loading and unloading area, sidewalks and bike paths.

__X__ Illustrate the existing or proposed location, height, and material of all fences and walls.

__X__ Illustrate existing or proposed trash and garbage container locations, including type of screening.

__X__ Name of the person who prepared the map.

__X__ Location, type and height of outdoor lighting.

__X__ Location of mailboxes if known.

__X__ Locations, sizes, and types of signs (shall comply with Chapter 3.7 of the Warrenton Development Code).

__X__ Map shall show entire tax lot plus surrounding properties.

__X__ Identification of slopes greater than 10%.

__X__ 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.

__X__ Identify designated flood hazard area(s).

__X__ Show wetland and riparian areas, streams and/or wildlife areas.

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

__X__ Location, size and type of trees and other vegetation on the property.