



# City of Warrenton

## Planning Department

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

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## STAFF REPORT

TO: The Warrenton Development Review Committee  
FROM: Jay Blake, Planning Director   
DATE: May 17, 2023  
SUBJ: Review of Site Design for Nygaard Land, LLC on a portion of Parcel #810340002301. Address unassigned, but approximate address is 1XXX SE Warrior Way  
APP #: PRE-23-08

### Timelines:

- The property owner submitted pre-application materials to staff the development of this property on May 25, 2023.
- The application information was distributed to City Departments for comment and review.
- The Development Review Committee meeting was scheduled for 10:30 am on May 17, 2023.

### Code Sections:

The following section of the Warrenton Municipal Code are reviewed for this pre-application:

**Section 16.60 General Industrial (I-1) District**

**Section 16.116 Design Standards**

**Section 16.120 Access and Circulation**

**Section 16.124 Landscaping, Street Trees, Fences and Walls**

**Section 16.128 Vehicle and Bicycle Parking**

**Section 16.140 Stormwater and Surface Water Management**

**Section 16.144 Signs**

**Section 16.204 Administration of Land Use and Development Permits**

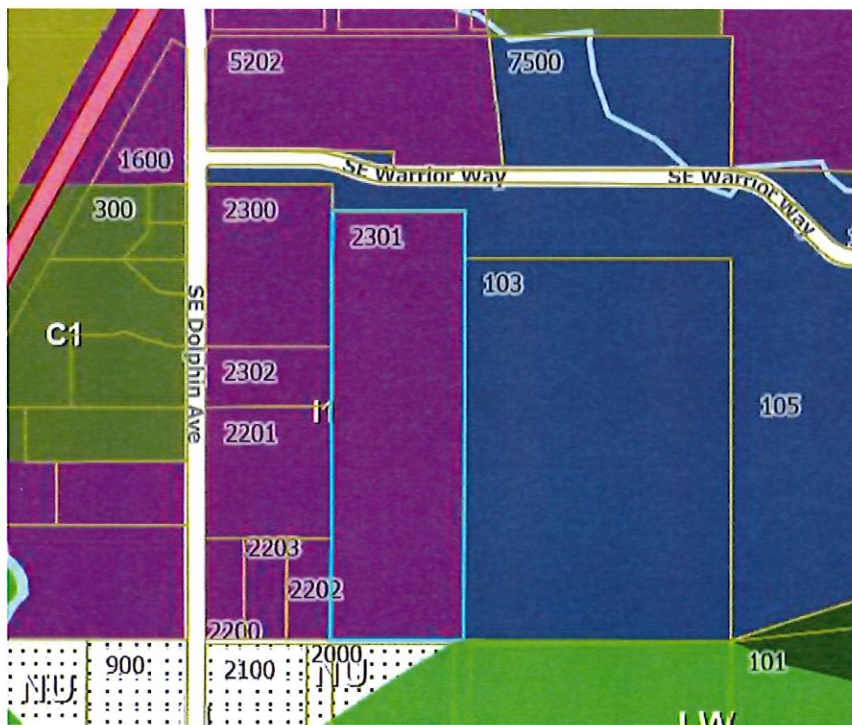
## Section 16.208 Types of Applications and Review Process

## Section 16.212 Site Design Review

## Section 16.220 Conditional Use Permits

### General Site Location Information:

1. The subject property is located south of SE Warrior Way in Section 34 of Warrenton. The development site consists of the northerly 4.1 acres of the total 14.83 acres. The remaining tract is reserved for future development.
2. The site currently maintains an easement for access to Warrior Way. The City of Warrenton recently accepted all improvements and it is a public street.
3. The property is currently zoned I-1 General Industrial.

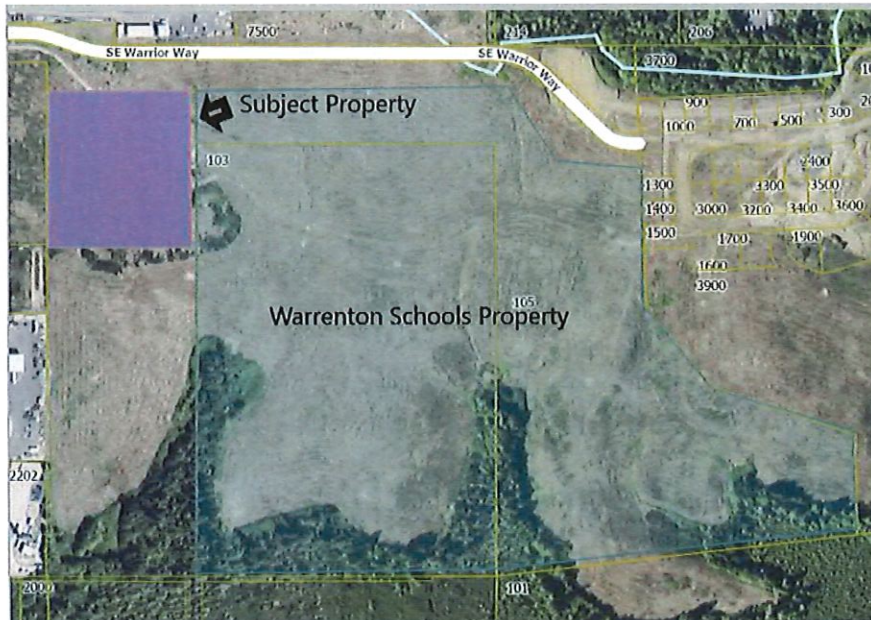


### Surrounding Zoning:

- East: RH (High Density Residential) and includes the Warrenton School District property where the Middle School is located and where future schools may be sited.



- West: I-1 General Industrial and are developed with similar industrial and utility uses.
- North: I-1 General Industrial and includes the ODOT maintenance facility and expansion area.
- South: Property to the south of the development is vacant, owned by the applicant and is also zoned I-1 General Industrial.
- Lands further south are owned by the applicants and are outside of the city but are zoned NU (Natural Upland) and LW (Lake and Wetland).



Zoning Related Facts:

4. The development of mini-warehouse facilities is allowed by conditional use permit in the I-1 General Industrial zoning district. This was changed in 2022 with the adoption of Ordinance 1258.
5. As a Conditionally permitted use, it would be reviewed as a Type III review as outlined in Section 16.204.020 of the WDC.
6. The City adopted design standards for mini-warehouse facilities in 2020 with Ordinance 1242.
  - G. Storage Unit Facilities. Where allowed, storage unit facilities 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 16.16.030(E); and
  - f. Other applicable design requirements of this section.

The critical language referred to in this section is shown below:

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 cultured stone as accents to distinguish specific architectural features, rusticated metal cladding, 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. The main entrance does not count towards this standard.

- c. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, EIFS, stucco, 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.

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 façade and/or roof of the building are prohibited except as approved for building trim.

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 façades 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.

7. **Building Mass.** Building mass shall be limited to 150 feet in length. If any portion of the building exceeds this length, a recess or variation in height shall be required.

7. The front, side and rear yard setbacks are 10 feet for structures. If the roadway is not platted (easement only) then the setbacks along the RH zoned property increase to fifty (50) feet for structures taller than ten (10) feet in height.
8. Maximum building height is 40 feet (based on adjoining RH zoning requirements).
9. GIS data does not indicate the presence of local or jurisdictional wetlands or hydric soils on the property. This should be confirmed prior to submittal of the Site Design Review application and prior to review by the Planning Commission.
10. The applicants will need to prepare a stormwater management plan to be reviewed and approved by the city consulting engineer. Additional information on this item is in the Public Works review of the proposal.
11. The site is located outside of the Flood Plain.
12. There are no indicated Geologic Hazards indicated by Clatsop County GIS data.

#### Site Planning Comments:

13. The Site Plan indicates the development of 489 storage units, with 252 inside ground access units, 237 exterior access units, and 21 canopy units (RV storage sites). There are no density number standards in the Municipal Code for this use.

Other limiting factors such as parking requirements, lot coverage, and landscaping will determine the final density allowances.

14. Access will be from a newly created shared public road built on the easterly property line and in conjunction with future development plans for the school facilities. They are proposing a left turn lane from the new road to the existing Warrior Way. The applicant should coordinate construction plans for road improvements with the Warrenton School District to improve parking and future traffic flows on the newly created public street.
15. Planning staff recommends that the roadway be publicly dedicated through a formal platting process and not part of an easement agreement.
16. Roadway width will be addressed by the Warrenton Public Works Department in their review. Sidewalks are proposed along the newly constructed road and on the south side of SE Warrior Way. Further discussion on road standards (on-street parking) should occur with the Public Works staff, ODOT, and the Warrenton School District.
17. The Warrenton Planning Commission is developing a cap on the number of mini-storage units or developments allowed within the community. This application, if it moves forward, would be perhaps the last mini-warehouse/mini-storage development within the community.
18. Signs shall be limited to one (1) sf per front foot of property, not to exceed 400 sf in total sign area. The applicant shall submit signage plans as part of the site design review process.
19. Internal traffic flow should allow for adequate fire equipment access and garbage/recycling truck access. Garbage facilities shall be screened from view from the public right-of-way. Internal parking should not restrict fire access within the project area. Internal traffic flow should be indicated on future plans.
20. A minimum of 20% of the project area must be landscaped. A landscaping plan meeting the requirements of Section 16.124 shall be submitted with the next phase of the application process.
21. Parking spaces shall be provided for 1 space per 1,000 sf of mini-warehouse/mini-storage building area or 2 spaces per employee, **WHICHEVER IS GREATER** (emphasis added). Bicycle parking shall be incorporated into final designs. Current calculations show that there is roughly 90,000 sf of warehouse

structure. This would require 90 parking stalls. This is not reasonable and the applicant should consider a variance to this requirement. If on-street parking is incorporated into the road improvement plans, the applicant can be given credit for the new parking stalls. As currently shown, there are five (5) spaces provided.

**Procedural Information:**

22. The pre-application is reviewed by all applicable departments of the City of Warrenton. Its goals are to provide as much information to the applicant prior to submittal of the final application.
23. The Site Design Review and Conditional Use Permit that are required for this proposal will be conducted as a joint application by the Warrenton Planning Commission. It is a Type III review.
24. The Pre-application is not subject or part of the 120-day review requirement.