MEMORANDUM

To: Kevin Cronin, Community Development Director

Bob Johnston, Building Official

Date: May 07, 2019

From: Tim Demers, Fire Chief

Re: Johnson Stan Eagles Landing Highway 104 multi-family pre-app

Based on the information provided, the Fire Department has the following comments.

ACCESS:

The proposed access from Highway 104 onto SE Chinook Avenue appears to be adequate. It is 20 feet wide, as a minimum, since it is a half-street improvement it must be signed no parking Fire Lane and the curb painted red until the other half of the street has been developed to standard.

Entry into the site will be required to access the East buildings. The structures must be within 150 feet of the location of the Fire Apparatus. Based on the driveway in the picture, the Fire apparatus will be required to enter the site to meet this requirement. The drive into the site must be a minimum width of 20 feet, be of an all-weather surface capable of supporting 60,000 lbs and be marked with no parking signs and red painted curbs. If the drive aisle is more than 150 feet deep an approved turn-around must be provided. Additionally a 13 foot 6 inch clearance must be provided and the approach and departure angles must be pre-approved by the Fire Department.

The drive aisles and fire apparatus turn arounds (if they are required) will remain unencumbered at all times. Drive aisles and turn arounds will require no parking signs on both sides and curbs painted red. Location of the signs shall be pre-approved by the Fire Department. 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.

Corner radiuses will be 45 feet or greater and approved prior by the Fire Department.

Four foot wide paths may be required to access all sides of the structures. Paths will need to remain unencumbered at all times. This will be dependent on the type of structures.

WATER SUPPLY:

Depending on the size and construction of the proposed Dwellings (and multi-family vs duplexes) a fire hydrant(s) may be required in order to achieve the required fire flow. Once a building configuration is decided upon, a desired fire flow can be calculated. All of the structures will be required to be within 200 feet of the hydrant(s) required to achieve the desired fire flow. This is not a radius, but a drive path for the fire apparatus.

If a fire hydrant must be added, it shall be a yellow Meuller 2500 Centurion with 2 each, 2.5 inch, and one each 4.5 inch discharge ports. A 4.5 inch to 5 inch Storz connection will be provided by the developer for each hydrant. Final fire hydrant location shall be approved by the Fire Department prior to installation.

An engineering statement will be required to consider the addition of new hydrants. Once the new hydrants have been installed (<u>prior to construction</u>) the developer will be required to test and confirm those fire flows are present and adequate.

SPRINKLER SYSTEM:

Depending on the building configuration, it appears that an automatic sprinkler system will be required that meets the requirements of NFPA 13, most current edition. A specific type will be determined based on building design, egress and fire protection features.

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.

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. Should sprinkler rooms be required a Fire Department key box will also be required. Its location must be pre-approved by the Fire Department.

ALARM SYSTEM:

I would recommend the buildings be alarmed and monitored with a fire alarm system that meets the requirements of NFPA 72, most current edition. A horn strobe must also be placed that is easily visible to the Fire Department access. Final location shall be approved by the Fire Department. Please include a BIS (Building Identification Sign) please note this requirement will not be required in a duplex configuration.

INFRASTRUCTURE:

Fire hydrants and access roads will be in place prior to construction.

ADDRESS:

The address also must be located on the residence so it is visible from the Fire Department access. Size will be determined by visible distance and location.

PLEASE NOTE:

Without a solid concept on the building configuration all of the issues are meant to be guidance to a final proposal. Once this proposal has been submitted, an accurate evaluation and specific requirements can be made regarding the submittal.



PREAPPLICATION COMMENTS

Pre-application comments are intended to provide general guidance, geared toward compliance with 2014 Oregon Structural Specialty Code, 2017 Oregon Residential Specialty Code, 2014 Oregon Mechanical Specialty Code, 2017 Oregon Plumbing Specialty Code, 2014 Oregon Fire Code, 2014 Oregon Energy Efficiency Specialty Code. Nothing in these comments are intended to give approval or allowances for any part of this project. They are intended to provide some suggestions and/or guidance in an attempt to give the best customer service we can in identifying potential issues that may arise in the building design and plan review process. The Building Plan Review process typically does not start until the Community Development Director, Public Works Director and Fire Chief have reviewed and approved the project with respect to their particular disciplines. The comments below are based on the documentation provided at the Preapplication meeting.

Date: 5/6/19

Owner: Astoria NW Homes Inc

Address: TBD

Project Name: Eagles Landing

Engineer/Contractor: Firwood Design Group Contact Phone Number: 503-668-3737

Contact email: not provided

- 1- Apartments are classified as Group R-2 Occupancies and as such are required to be protected by an Automatic Sprinkler System as stipulated in OSSC 903.2.8.
- 2- Sheet 2 Note 4 indicates the structure in FEMA AE Flood Plain with BFE at 12 feet-88 NGVD. The floor level is indicated to be at 13 feet. Keep in mind that the requirement for electrical equipment is 2 feet above BFE per OESC 682.2.
- 3- Sheet 2 Note 5 states grade to 3:1 slope and indicates the structure set at the edge of descending slope. At building permit submittal, documentation will be required to provide compliance with OSSC 1808.7.2 for clearance from descending slope of 1/3 the height of the slope.
- 4- Storm water calculations will be required at building permit submittal and documentation will be required to provide compliance with OPSC Table 11-2 for storm water pipe sizing.
- 5- Sheet 4 Storm Profile indicates a storm water slope of .5%. This does not meet the requirements of OPSC 708.0 that stipulates a minimum slope of 2%. There has been no dialog requesting deviation from the OPSC requirements.



- 6- Sheet 4 Sanitary Sewer Profile indicates a slope of 1%. This does not meet the requirements of OPSC 708.0 that stipulates a minimum slope of 2%. There has been no dialog requesting deviation from the OPSC requirements.
- 7- Sheet 4 Sanitary Sewer Profile indicates a sewer pipe size of 6". Drain Fixture Unit calculations will be required at building permit submittal and documentation will be required to provide compliance with OPSC Table 7-5.
- 8- Sheet 1 indicates the proposed parking to be 27 total spaces with 2 ADA spaces included. One of these is required by OSSC Table 1106.1 to be a Van Accessible space.
- 9- As stipulated in OSSC 1107.7.1.1 all of the bottom floor units intended to be occupied as a residence shall be provided with an accessible entrance from the exterior and shall be Type "B" ADA units.
- 10- As stipulated in OFC Appendix J Section J101.1, a Building Information Sign (BIS) will be require on each building at an approved location. Contact Chief Demers for specific location and information to be posted on the sign.
- 11- As stipulated in OFC 506.1, a key box will be required on each building at an approved location. Contact Chief Demers for specific location.

Bob Johnston
Building Official
City of Warrenton
(503) 861-0920
bjohnston@ci.warrenton.or.us



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Eagles Landing Apartments Site Design Review Application Response to Pre-Application Notes

The following presents the bulleted notes from the May 16, 2019 memo from Kevin Cronin to Stan and Cary Johnson, the applicants. Following each bulleted comment is a response for the applicant.

- A site plan shall have calculations for building area, landscaped area, and parking to streamline the review process. Please include a vicinity map showing adjacent properties and uses.
- Applicant response: Sheet 3 shows the buildings' dimensions; the footprint areas are 4,416 and 3,772 square feet, respectively. The parking plan is also shown on Sheet 3. Sheet 6 shows the landscaping plan; 35 percent (11,850 square feet) of the site will be landscaped. A vicinity map and a map showing the subject property and adjacent properties and their uses is shown on Sheet 1.
- The subject property is zoned RH. The density provisions are contained in the RH High Density Zone District standards. A minimum of 6 units and a maximum of 21 units are allowed. Landscaped buffers and setbacks are required for projects adjacent o R10 zone.

Applicant response: 16 units are proposed—8 per building. The applicant believes the natural wetland vegetated buffer within the SE 15 Way right-of-way provides a more than sufficient buffer to the neighboring R10 zone. Sheet 3 shows an 8-foot side setback, consistent with the R10 standards.

According to the FEMA FIRM map, the property is located in a floodplain. A
preconstruction elevation certificate is required. A floodplain development permit can be
issued based on the elevation certificate and a finished floor elevation has been verified
by a professional land surveyor. CREST conducts all floodplain development review for
the City. A post construction elevation certificate is rquired and is used to determine and
verify NFIA flood insurance on federally backed mortgages.

Applicant Response: Acknowledged.

WMC 16.188.030 Multiple Family Design Standards—Common open space (20% of the site) is required for all multifamily projects. The Spur 104 corridor is a park deficient area of Warrenton so meeting this standard is critical. Paving the Skipanon Trail (Warrenton Trails Master Plan) to Public Works standards and providing a trailhead sign can meet this standard.

Applicant response: Sheet 3 shows the trail being paved on the top of the levee 10-feet wide from the highway right-of-way to the northern extent of the subject property.

Eagles Landing Apartments Site Design Review Application Response to Pre-Application Notes September 6, 2019 Page 2

• WMC 16.124 Landscaping, Street Trees, Fences and Walls—For residential districts, 20% of the site shall be landscaped. This can be counted toward the 20% open space standard. Hardscape features open to the public can count towards up to 50% of the required landscaping. Parking overhang is not prohibited. However, separation between parking and the building is required with the use of wheel stops, bollards, or similar installments. Landscaping standards do not specify species but requires 1 deciduous tree per 5 parking spaces. Native landscaping is required and all *invasive* species shall be removed. A noxious weeds list was provided in a handout. Flowering of shrubs and other perennial plant materials is strongly encouraged. Conservation of existing landscaping can count towards the required 20%.

Applicant response: Sheet 8 shows the landscaping plan, which notes that 35 percent of the site will be landscaped. There is no hardscape feature proposed. Wheel stops will be placed in all parking places (See Sheet 7.) Six deciduous trees are shown on Sheet 8; however, two additional trees will be added to the parking lot area—a second tree in the western parking island on the center pod and behind the mail boxes in the northwest corn of the parking lot such that 6 trees will be in the 27-space parking lot.

• Vehicle and Bicycle Parking: 1.75 spaces per 2 bedrooms with no maximum. Studios and 1 bedroom require 1 space. Preliminary site plan shows adequate parking spaces with one ADA space. Up to 40% can be compact spaces but must be clearly labeled. To build additional units employ the new off-street parking code to reduce the required number of spaces. Bicycle parking, 4 spaces (2 racks) will be required for short and long term and should be located near the main entrances. Creative designs are strongly encouraged. Long term spaces can be located under stairwells or secured storage lockers. Parking space dimensions are 9-feet by 20-feet. The drive aisle must be 24 feet wide. Drive opening is sufficient. Internal lighting that complements street lights is strongly encouraged.

Applicant response: Sheet 7 notes that there will be 27 total automobile parking spaces, including 2 ADA spaces and 10 compact spaces meeting the dimensional standards of WMC Table 16.128.030.C. Bicycle parking is proposed adjacent to the northern most building and will provide the requisite 4 spaces. The ingress drive aisle to SE Chinook Avenue will be 24 feet wide and continue southbound on the western side of the parking lot. The egress drive aisle to SE Chinook Avenue will be 12 feet wide, consistent with WMC Table 16.128.030.C. One outdoor pole light no higher than 25 feet is proposed in the landscape area in the center of the parking lot. One street light is proposed on SE Chinook Avenue.

• WMC 16.120 Vehicular Access and Circulation. Address pedestrian circulation and safety concerns with a clearly designated crosswalk using color, contrasting materials or thermoplastic across entry/exit drive aisles.

Eagles Landing Apartments Site Design Review Application Response to Pre-Application Notes September 6, 2019 Page 3

Applicant response: The roadway, parking lot, and internal drive aisles will be asphalt; the sidewalks crossing the driveways will be concrete per standard ODOT details.

• Site plan needs to show enclosure for solid waste and recycling facilities. Coordinate with public works on design standards for location and backing movements. Recycling service is required and needs to be accounted for on the site plan.

Applicant response: A 10-by 18-foot solid waste and recycling facility constructed of cyclone fencing will be located in the southwest corner of the parking lot. It will house two 4-cubic yard containers, one each for solid waste and recycling. See Note 20, Sheet 3 for additional details.

• If a sign is requested, a permit is required and issued separately.

Applicant response: Acknowledged.

• If a construction trailer or job shack is requested, a temporary use permit is required. Application can be reviewed concurrently with site design review.

Applicant response: No trailer or job shack is requested at this time.

• Engineering and Public Works issues are identified in a separate memo and herein referenced. An impact study is also required to demonstrate availability of public facilities. In such cases there are deficiencies, the applicant shall recommend solutions to correct the deficiency such as the aforementioned sewer capacity. A traffic study is not requested at this time.

Applicant response: We have reviewed the pre-app memo from Public Works and believe the preliminary infrastructure design meets City standards. The impact study submitted found no deficiencies in the ability of public facilities to serve the proposed development.

• Fire Department comments are identified in a separate memo and herein referenced.

Applicant response: We have reviewed the Fire Department memo and believe the design meets its standards.

To: Kevin A. Cronin
Warrenton Community Development Director
From: Dennis A. Faletti
Re: Site design review for
Stan Johnson taxlot 81028ADO02500
on Jan. 7, 2020

I was present at both the planning and city Rommission meetings when Mr. Johnson made the zone change request. I expressed my concerns at thisse meetings.

I feel the need to express them again. I'm not against the development but I feel the base of the buildings should be at ground level and they should drain away from the properties above to the east.

My main concern is a large drain pipe along the north side of alternate hwy 101 that 000 put in years ago. It starts across from Ensign and drains out into the sheet between Johnson's property and the property above. This pipe drains water away from my property as well as those above. It is a those above. It is the Shippanon River (Cont.) If this pipe is disturbed my property will be flooded!

Sincerely
D.S.
Dennis A. Faletti
P.O. Box 188
Warnenton, Oregon 97146



Terry and Stephanie Miller

33252 Wood Duck Lane • Warrenton, OR 97146

Kevin A. Cronin
Community Development Director
City of Warrenton
Warrenton, Oregon 97164

Dear Mr. Cronin:

I received you letter dated 12-13-2019 regarding the site design review for the development of tax lot 81028AD002500 located along Spur 104.

I am opposed to this development for two reasons; I am opposed to the density of 16 units on this property size; I am not in favor or high density multifamily housing on small pieces of property.

Secondly, I have read recently of a planned 46 unit development across from Oceancrest and a 30 acre mobile home and RV park; this area is already suffering from poorly planned traffic flow. Just yesterday I witnessed traffic backed up from Highway 101 along Ensign clear to Spur 104, and more trying to enter from both sides, and it isn't even summer. This traffic congestion needs to be addressed before adding additional traffic.

Sincerely

Terry Miller
Terry Miller



August 15, 2019



Eagles Landing Apartments Impact Study

Introduction:

Per Warrenton Municipal Code, Section 16.208.050.B.2.e. requirements for all Type III applications the applicant has prepared this impact study. Many of these items are also discussed in the project narrative responses also provided with this application.

The applicant is proposing to develop a portion of Tax lot 81028AD02500 located in Warrenton OR. The lot is currently vacant. The applicant is proposing sixteen units, 12-two bedroom units, and 4-one bedroom units.

Transportation:

Due to the small number of proposed units this development should have no significant impact on the City's transportation system. The total trips per day that will be generated falls significantly below the amount that would trigger a Traffic Study. No bikeways are proposed, but the proposed roadway will provide bike access as on other local streets within the City.

Access to the site will be from two locations. The property has frontage on ODOT Alternative Highway 101 where one private access on the south side of the site will be applied for with ODOT. The other access will be from the proposed roadway on the west side of the site to the currently vacant City owned right-of-way of Chinook St. (aka Park St.). An ODOT approach application for Chinook St. in coordination with the City is in process.

Drainage System

Negligible impact to the areas drainage system are anticipated. Stormwater discharges will follow existing routes which currently are to the north onto the lower lying and undeveloped City right-way of S.E. 15th St. (aka Sprague St.) and eventually to an 18" culvert located about 90 ft. northwest of the site. that goes through the dike on the east bank of the Skipanon River.

The existing culvert that passes under Alt Hwy 101 is located in the east side of Chinook St. right-way. The existing surface flow pattern of discharges from the culvert to the north will be maintained, but moved slightly to the east inside the right-of-way to avoid the proposed roadway improvements.

Parks:

The proposed development will have negligible impacts, positive or negative, to the City's parks.

Water System:

No concerns about impacts to the water system have been raised by City staff. It is assumed that for a small development such as this, that the existing City water system has the capacity needed in terms of flows and storage needs. While not verified yet by the City's hydraulic modeling, it is currently assumed that adequate fire flow is available. Extension of the City's water system is proposed along the project's frontage In the Chinook St. right-of-way.

Sanitary Sewer System:

The minimal contribution of wastewater flows from the proposed additional 16 units to the City's sewer system is assumed to be insignificant.

The Sanitary sewer will connect to a gravity sewer main immediately upstream of a pump station. A backwater valve will be installed to prevent backups in case the pump station wet well should back up. It is not anticipated that the development will have a substantial impact on the City's sanitary sewer system.

Noise Impacts:

Noise impacts are assumed to be negligible. The noise impacts are assumed to be the same as for other multi-family developments in the City. There are no adjoining developments.

(End Impact Study)

Urling Planning Associates 2366 West Hills Drive Longview WA 98632

February 6, 2020

Kevin Cronin, Director of Community Development City of Warrenton PO Box 250 Warrenton OR 97146

By email

Re: Site Design Review Application SDR 19-7—Eagles Landing Apartments

This letter is in response to your January2 staff report on the application referenced above.

- 1. The staff report states that the northern building because of its orientation must meet the 15-foot rear yard setback called for by WMC 16.36.040.B.4. The entrance to the development will be from a one-way drive aisle connecting to SE Chinook Avenue, making the east property line the front property line, and should have a Chinook Avenue address to avoid confusion regarding access for first responders during an emergency event, especially during night hours. With SE Chinook Avenue being the front of the property, the north property line common with SE 15th Place must be recognized as a side property line and be eligible to meet the side yard setback standard of 8 feet, as shown on the application drawings. Further, it is illogical to have two perpendicular connected rear lot lines.
- 2. WMC 16.36.050.G calls for a 10-foot visual buffer between development in the RH High-density Residential zone and any other residential zone. The adjacent property north of the proposed development is zoned R-10 Intermediate Residential. However, as discussed in the original applicant findings submitted with the application, we noted that the property abutting the subject site is actually a platted, unimproved 60-foot right-of-way identified as SE 15th Place. As is shown on the drawing recently submitted by Fir Design Group, this ROW has been delineated by the adjacent owner and found to be primarily wetlands. It remains vegetated and because of the environmental constraints of the wetland is unlikely to be developed. We believe that this ROW left in its natural state functions as a much better visual buffer from the adjacent zone and more than compensates for the lack of a planted evergreen buffer called for as part of the proposed development.
- 3. The report indicates that the application does not include provisions for carports of garages for each of the apartment dwelling units as called for by WMC16.36.050.J, which is accurate. However, it has been a long standing practice to waive this requirement by city management in an effort to help reduce development costs to make rents more affordable. We believe this practice has helped with that objective since its inception and would be applicable for the same reasons with this proposal. Additionally,

Kevin Cronin Eagles Landing SDR 19-7 February 6, 2020 Page 2

we understand the Fire Chief has concerns about carports and the city is contemplating a code amendment to remove this requirement.

- 4. WMC 16.136.020.A.1 calls for streets adjacent to development to be improved. As discussed above the unimproved ROW for SE 15th Place abuts the north property line of the subject property. It has significant environmental constraints which would require expensive mitigation, if state and federal resource regulatory agencies, Department of State Lands and the Army Corps of Engineers, would even approve a wetland fill permit which we believe they would not. Their review would require a demonstration of need and an alternatives analysis, which frankly, would be hard to justify given that this ROW extends westerly from the northeast corner of subject property only 147 feet and terminates at the Skipinon River levee. The adjacent property north of the subject site would gain access from SE Chinook Avenue, such that improvement of SE 15th Place would not add to the access of the neighboring property or contribute to any continuity of the City's street system.
- 5. On Page 17, a condition of approval called for a stomwater and surface water management plan complying with WMC 16.140. Review of that chapter shows that neither a formal stormwater nor surface water management plan is required, although there are performance standards for managing runoff. Sheet 5 of 8 submitted with the application package shows the proposed stormwater facilities for the parking lot, recognizing that construction plans remain to be prepared. Runoff from the building roofs are intended to infiltrate into the adjacent lawn area. The stormwater system is described in the Impact Report previously submitted.

Thank you for the opportunity to respond. Should you have any questions, please contact me.

Very truly yours,

Skip Urling

Cc: Stan Johnson

Erik Hoovestol Adam Daily



P.O. Box 973 Seaside, Oregon 97138 (503) 468-8600 adam@amengnr.com

February 6, 2020

Kevin Cronin Community Development Director City of Warrenton 225 S Main Ave Warrenton, OR 97146

RE: Eagles Landing Apartments – Site Design Review (WMC 16.212.040)

Dear Mr. Cronin,

The City of Warrenton has engaged A.M. Engineering to provide site design review support consulting services for this project.

This letter summarizes my second review of comments of the information provided to me, by your office on 12/18/19 and 1/30/20, by Firwood Design Group, LLC, dated January 9, 2020, and an email from The City's Public Works Director, Collin Stelzig, dated 2/1/20.

The site is located near the intersection of State Highway 104 and SE Chinook Avenue undeveloped right of way. As submitted, the development consists of a 2 building 16 unit apartment complex, half street improvements, waterline extension, sanitary sewer service, and onsite storm drainage infrastructure.

The following documents have been reviewed for compliance with the City of Warrenton Municipal Code Site Design Review, Section 16.212.040 and additional referenced sections:

- The drawing set prepared by Firwood Design Group, LLC consisting of 8 sheets and dated 10/31/19
- Eagles Landing Impact Study prepared by Firwood Design Group, LLC dated 8/15/19
- Eagles Landing Apartments Sight Design Review Application Narrative, provided by Firwood Design Group, LLC 2/3/20, no document date.
- East and West Building elevations, provided by Firwood Design Group, LLC 2/3/20, no document date.

No additional application documentation was provided.

- Provide application compliant with the applicable design standards contained in Division 3. (Ord. 1175-A § 21, 2013). The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Development Code http://qcode.us/codes/warrenton/view.php?topic=16&frames=on
- 2 The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Title 13 of our Code:



http://gcode.us/codes/warrenton/view.php?topic=13&frames=on

- The developer is required to follow the Engineering Standards & Design Criteria Manual. Please provide documentation showing how the development meets the standards set forth in this manual. This manual can be found at the http://www.ci.warrenton.or.us/publicworks/page/engineering-specifications-design-guide
- 4 Provide location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements. Provide ODOT compliant roadway connection at proposed intersection which includes ADA ramps, sidewalk, and curb and gutter.
- 5 Provide location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Include information on existing adjacent utilities.
 - a) Adjacent existing sewer and waterline shall be labeled with sizes or materials.
 - b) Applicant shall work with the Fire Chief to meet requirements for independent fire line to the buildings.
 - Applicant shall work with the Fire Chief to determine appropriate fire hydrant spacing for this development. This may include additional offsite hydrants.
 - d) Catch basin is required at end SE Chinook Avenue.
 - e) ODOT Storm drainage will need additional detail, shall not be designed through levee ROW.
 - f) New storm water system on east side of SE Chinook Avenue shall be designed to prevent conflicts with future road widening.
 - g) Water meter(s), the kind or make of said meter(s) shall be approved or designated by the Public Works Department and service connections will be installed by the owner/contractor.
 - h) All commercial property shall have a backflow device at the meter for premise isolation
 - i) End Barricade shall be included at end of SE Chinook Avenue road construction.
- 6 Provide driveway connection meeting Title 16 of the Warrenton Municipal Code and ODOT standard. The provided configuration does not represent an acceptable standard.
- Provide location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials. Provide wheel stops for head to head parking stalls as required by Warrenton Municipal Code Section 16.212, Site Design Review.
- 8 Provide pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails. Provide sidewalk across full lot frontage with connection to the proposed paved levee trail. Coordinate configuration of terminations and ADA ramps on, and adjacent to, ODOT right of way with ODOT standards.
- Provide loading and service areas for waste disposal, loading and delivery. Ensure design meets current standard requirements. The refuse enclosure shown on the applicant's plans does not appear to meet City refuse enclosures standards. Applicant shall provide an enclosure design that meets City standards and will include adequate room for recycling service. Recycling service shall be coordinated with appropriate service provider as the City does not provide



recycling service to commercial users. In addition, please provide a gate that will not swing into the proposed access lane and provides great clearance to access lane.

- 10 Provide studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.). Provide stormwater report and utility impact report.
 - a) Provide the stormwater report as required by Warrenton Municipal Code Section 16.212, Site Design Review. All on-site driveways, parking areas, aisles and turn-a-rounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facility plans shall be prepared by a qualified person and constructed in accordance with City standards. Coordinate stormwater report and design with ODOT. Stormwater report shall include a downstream analysis of the existing stormwater system. Downstream analysis will need to include the pre and post stormwater storage capacity of this lot and how it impacts the surrounding area.
 - b) Provide an impact study which includes reasonable demand estimations, industry or local standards/requirements, and supporting resources to clarify assumptions and support opinions.
- 11 Provide 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. Provide extents of gravel drive on the existing conditions sheet as required by Warrenton Municipal Code Section 16.212, Site Design Review.
- 12 Provide areas identified as located in a designated floodplain and/or floodway. Show and label area in site plan. The currently proposed label does not demonstrate which side of the line represents the flood area.
- 13 Provide wetland and riparian areas, streams and/or wildlife habitat areas. Indicate NWI 2016 wetland inventory areas adjacent to the site in the rights of way as required by Warrenton Municipal Code Section 16.212, Site Design Review.

If there are any questions, please don't hesitate to call me.

Sincerely,

Adam Dailey, P.E. President

Enclosures: None

Cc: File



P.O. Box 973 Seaside, Oregon 97138 (503) 468-8600 adam@amengnr.com

December 31, 2019

Kevin Cronin Community Development Director City of Warrenton 225 S Main Ave Warrenton, OR 97146

RE: Eagles Landing Apartments – Site Design Review (WMC 16.212.040)

Dear Mr. Cronin,

The City of Warrenton has engaged A.M. Engineering to provide site design review support consulting services for this project.

This letter summarizes my review comments of this information provided to me, by your office, on 12/18/19.

The site is located near the intersection of State Highway 104 and SE Chinook Avenue undeveloped right of way. As submitted, the development consists of a 2 building 16 unit apartment complex, half street improvements, waterline extension, sanitary sewer service, and onsite storm drainage infrastructure.

The drawing set prepared by Firwood Design Group, LLC consisting of 8 sheets and dated 10/31/19 has been reviewed for compliance with the City of Warrenton Municipal Code Site Design Review, Section 16.212.040 and additional referenced sections. No additional application documentation was provided.

- Provide location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements. Provide ODOT compliant roadway connection at proposed intersection which includes ADA ramps, sidewalk, and curb and gutter at the existing highway travel lane edge.
- 2 Provide 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. Include information on existing adjacent utilities. Include fire line service and appurtenances in utility plans. Check hydrant spacing requirements and ensure closest off-site hydrant meets requirements. Address stormwater collection and conveyance in all public rights of way.
- Provide location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access. Provide dimension of driveway throat at Chinook Ave. north access. Driveways do not meet ODOT standards for driveways in sidewalks. Provide driveway connection at existing highway travel lane edge to ODOT standard.
- 4 Provide location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials. Provide wheel stops for head to head parking stalls.
- Provide pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails. Provide sidewalk across full lot frontage at existing highway travel lane edge. Coordinate configuration of terminations and ADA ramps on, and adjacent to, ODOT right of way with ODOT standards.
- 6 Provide loading and service areas for waste disposal, loading and delivery Ensure design meets current standard requirements.



P.O. Box 973 Seaside, Oregon 97138 (503) 468-8600 adam@amengnr.com

- 7 Provide outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- 8 Provide location, type, and height of outdoor lighting. Include summary of submitted lighting information on plan.
- 9 Provide locations, sizes, and types of signs (shall comply with Chapter 16.144).
- 10 Provide studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.). Provide stormwater report and utility impact report. How is stormwater treatment addressed?
- 11 Provide 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. Provide extents of gravel drive on the existing conditions sheet.
- 12 Provide areas identified as located in a designated floodplain and/or floodway. Show and label area in site plan.
- Provide wetland and riparian areas, streams and/or wildlife habitat areas. Indicate NWI 2016 wetland inventory areas adjacent to the site in the rights of way.
- 14 Provide location, size and type of trees and other vegetation on the property. No vegetation shown on existing conditions plan, indicate existing vegetation on plan if applicable.
- 15 Provide building elevations with building height and width dimensions. No architecturals submitted.
- 16 Provide building materials, color and type. No architecturals submitted.
- 17 Provide name of the architect or designer. No architecturals submitted.
- Provide location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Chapter 16.140. Provide surface water treatment.
- 19 Provide landscape plan is required and shall comply with Chapter 16.124. The information required by this section has been provided on several other sheets. Show all required information on the landscape plan as well for context. Include plant species.
- 20 Provide sign(s) in conformance with the City's Sign Code (Chapter 16.144). No sign indicated.
- 21 Provide copies of all existing and proposed restrictions or covenants. Title report?
- Provide letter or narrative report documenting compliance with the applicable approval criteria contained in subsection C of section 16.212.040. No narrative provided.
- 23 Provide a complete application as determined in accordance with Chapter 16.208 and subsection B of section 16.212.040.
- 24 Provide application compliant with the applicable design standards contained in Division 3. (Ord. 1175-A § 21, 2013)

If there are any questions, please don't hesitate to call me.

Sincerely,

Adam Dailey, P.E. President

Enclosures: None

Cc: Client, File

P:\19012 Warrenton Review Eagles Landing\Project Review\Warrenton Review Eagles Landing Site Design Review Comments.docx



November 14, 2019

Skip Urling Urling Associates, Inc 2366 West Hills Drive Longview WA 98632

RE: Eagle Landing MFR | SDR Application File: 19-7

After reviewing the site design review application for a new multi-family project at Spur 104, I have determined the application is complete.

Type 3 notice to adjacent property owners will be mailed next. In addition, public notice will be published in *The Columbia Press*. A public hearing is tentatively scheduled for January 9, 2020.

As I begin the formal review process, please be available for questions and clarifications of application materials. A staff report and recommendation should be available by January 2.

Please feel free to contact me if you have any questions.

I look forward to working with you on a successful outcome for your project.

Sincerely,

Kevin A. Cronin, AICP

KLC

Assistant City Manager/Community Development Director

"Making a difference through excellence of service"



U.S. Army Corps of Engineers (Corps) and Department of State Lands (DSL) In-Water Work Period (IWWP) Variance Request for Previously Permitted Authorizations



Please submit the following information to the <u>DSL Aquatic Resource Coordinator</u> and <u>Corps Regulatory Project Manager</u> serving the county in which your project is located. DSL will coordinate this information with the Oregon Department of Fish and Wildlife (ODFW) staff for their input and recommendations; Corps will coordinate with the National Marine Fisheries Service (NMFS), U.S. Fish & Wildlife Service (USFWS) and ODFW as applicable. DSL and Corps will independently respond to the requestor approving, approving with conditions, or denying the requested in-water work period variance. If DSL or Corps denies the request, reason(s) for the denial will be provided. The <u>Project Information, In-Water Work, and Proposed Changes & Explanation sections are required</u>; the Biological Evaluation section is not required but will help to expedite the agency review process. Please provide a map outlining your project location and where work is proposed to occur during the requested variance.

Project Information		Date of S	Submittal: 11/27/19				
Permitee name and contact info:							
City/County: City of Warrenton, Clatsop County	Waterway/Location: Hammond Boat Basin and Lower Columbia River	ESA consultation type: Programmatic					
Corps Permit No: NWP-1997-1562-6	DSL Permit No: 1997-01562-6	NMFS Consultation No.: 2011/05585	USFWS Consultation No.: 01EOFW00-2017-F-0370				
Type of project: Marina maintenance dredging and in-water disposal							
6 th Field HUC (12 digits): 170800060500							

In-Water Work

THE STATE OF THE S							
DSL Authorized IWWP: Start (mo./day) End (mo./day) Proposed IWWP:							
11/1 12/31 Start (mo./day): 11/1							
Corps Authorized IWWP: Start (mo./day) End (mo./day) End (mo./day): 2/28							
11/1 12/31							
Where will work occur? (Estuary, stream channel, side channel, wetland, etc.)							
Marina Basin							
Lower Columbia River							
Did work start/occur during the permitted IWWP?							
Yes							
Will work occur inside an isolated work area?							
Yes; however, disposal will be in the mainstem Columbia River							

Proposed Changes & Explanations

Department of State Lands website: http://www.oregon.gov/DSL/Pages/index.aspx
U.S. Army Corps of Engineers Regulatory website: http://www.nwp.usace.army.mil/Missions/Regulatory.aspx

Kevin Cronin

From:

Kevin Cronin

Sent:

Monday, September 16, 2019 4:18 PM

To:

skip@urlingplanning.com

Cc:

eh@firwooddesign.com; Janice Weese

Subject:

Re: Stan Johnson MFR | Spur 104

Skip:

Thanks for your application that was received on September 4, 2019.

I conducted a completeness check for a Type 3 site design review application for the above project.

Here are the items that need to be addressed:

- 1. The site plan OR parking plan does not have required crosswalks that were identified in the pre-app notes. Bike parking calculations are not identified as well.
- 2. The site plan OR landscaping plan does not have calculations for meeting either the open space or landscaping standards for residential.
- 3. Skipanon River Trail is proposed for surface improvement. How else is the usable open space standard being met?
- 4. There are no elevations submitted in the plan set. Elevations shall indicate exterior materials.
- 5. Engineering Review Form/Deposit: Minimum \$2,000
- 6. Floodplain review permit fee and pre-construction elevation certificate has not been submitted.
- 7. Provide a schematic of the proposed parking lot lighting.

If I see any other items, I will let you know.

As soon as I receive these items, I can initiate notice and schedule a hearing.

November 14 appears to be the earliest.

Janice: Please print this letter and drop it in my box to add to the file.

-Kevin

From: skip@urlingplanning.com <skip@urlingplanning.com>

Sent: Wednesday, September 4, 2019 4:13 PM
To: Kevin Cronin <cityplanner@ci.warrenton.or.us>
Cc: eh@firwooddesign.com <eh@firwooddesign.com>

Subject: RE: Stan Johnson MFR | Spur 104

From: Kevin Cronin <cityplanner@ci.warrenton.or.us> Sent: Wednesday, September 4, 2019 2:02 PM

To: skip@urlingplanning.com



AGREEMENT TO REIMBURSE PROFESSIONAL CONSULTING SERVICES EXPENSES RELATED TO DEVELOPMENT APPLICATION

The undersigned (Applicant) recognizes that the City of Warrenton may need to retain one or more professional consultants to assist City in review and evaluation of Applicant's land development application for compliance with state and City standards. Applicant acknowledges that such review benefits Applicant by making the land use review process quicker, more complete and more accurate.

City Resolution No. 2505 authorizes the Community Development Director to determine when professional services are appropriate and requires that Applicant reimburse City for such fees and related expenses in addition to the normal permit and plan review fees.

Resolution No. 2505 authorizes the Director to require at any time a deposit in an amount no greater than the estimated cost of the professional services. If the Director determines during the application completeness review that consulting services may be needed, submittal of the deposit shall be a component of a complete application. If the Director later determines that consulting services, or additional services are needed, the deposit shall be made within 5 days of notice from the Director. City will pay consultant from the deposit and refund any unused portion of the deposit, without interest, within 30 days of issuance of the final land use decision or withdrawal of the application.

Applicant hereby agrees and promises to pay to City the actual cost to City of professional consulting services retained by City in conjunction with review of Applicant's land development application. The full amount (beyond any deposit) shall be due and payable no later than the date of the final land use decision on the application or on withdrawal of the application by applicant. City, after 10 days' notice and opportunity to cure, shall be entitled to any and all remedies available under Oregon law to collect the full amount due, together with interest at 9% per annum from the date of such notice. The prevailing party in an action to enforce this Agreement shall be entitled to its reasonable attorney fees and costs, including on appeal.

\mathcal{A} . \mathcal{O}
Amount: 12,000. (GL # 001-000-220005) Initial Deposit or Additional Deposit
roject Name: Eagles Landing Apartments
pplicant: Astoria Northwest Homes, IncStan Johnson Date:
Mailing Address: 92732 Fernhill Road, Astoria OR 97104
hone Number: 503.741.6165
itle of person authorized to obligate Applicant: Ow, v &
ignature of person authorized to obligate Applicant:

UPDATED 2/13/19



Community & Economic Development Department

Permit Checklist

June 2019

The following is a general checklist that applies to all Community & Economic Development Department submittals. The checklist is intended to assist prospective applicants with navigating the permit process. In each case, there may be additional submittal requirements that are identified in the pre-application notes.

The burden of proof rests with the applicant to demonstrate compliance with applicable portions of the Development Code.

Signed Application & Fee (Site Design Review, Conditional Use, Variance, et	ign Review, Conditional Use, Variance, etc)
---	---

- Site Plan (3 copies | 11 x 17 or larger to scale) one copy per tel con w/ Kevin & Skip
- ☐ Landscape & Parking Plan (if not indicated on site plan)
- ☑ Engineering Review Form & Deposit
- Self-addressed, stamped envelopes for public notice (Type 2 & Type 3)
- M Impact Study (Type 2 & Type 3)
- Pre-application Notes Response Letter
- Marrative of findings that addresses applicable criteria
- Preliminary utility and stormwater plan

After all materials have been verified, a completeness letter will be issued with a basic timeline for review. After completion, public notice will be published and mailed to the affected property owners and agencies.

The checklist itself is a requirement and must be submitted and date stamped by city staff.

skip@urlingplanning.com

From:

Kevin Cronin <cityplanner@ci.warrenton.or.us>

Sent:

Monday, September 16, 2019 4:18 PM

To:

skip@urlingplanning.com

Cc:

eh@firwooddesign.com; Janice Weese

Subject:

Re: Stan Johnson MFR | Spur 104

Skip:

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Here are the items that need to be addressed:

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- 7. Provide a schematic of the proposed parking lot lighting.

If I see any other items, I will let you know.

As soon as I receive these items, I can initiate notice and schedule a hearing.

November 14 appears to be the earliest.

Janice: Please print this letter and drop it in my box to add to the file.

-Kevin

From: skip@urlingplanning.com <skip@urlingplanning.com>

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To: Kevin Cronin <cityplanner@ci.warrenton.or.us>
Cc: eh@firwooddesign.com <eh@firwooddesign.com>

Subject: RE: Stan Johnson MFR | Spur 104

From: Kevin Cronin <cityplanner@ci.warrenton.or.us>

Sent: Wednesday, September 4, 2019 2:02 PM

To: skip@urlingplanning.com





Cc: eh@firwooddesign.com

Subject: RE: Stan Johnson MFR | Spur 104

Skip:

Stan did not drop off the checklist that was provided at the pre-app.

If you follow this checklist and submit - which is required - then it will address all of the completeness items.

Please let me know if you have any questions.

Thanks - Kevin

Kevin A. Cronin, AICP
Assistant City Manager/Community Development Director
Community & Economic Development Department
City of Warrenton
Warrenton | OR | 97146
503-861-0920 | 503-861-2531 FAX
www.ci.warrenton.or.us
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NOTICE OF PUBLIC HEARING

To: Adjacent Property Owners & Interested Parties

The Warrenton Planning Commission will hold a public hearing at 6:00 pm on Thursday, January 9, 2020 in the City Commission Chambers, Warrenton City Hall, 225 S Main Ave regarding a land use application for site design review submitted by Stan Johnson of Astoria NW Homes. The site design review is for 16 units of multifamily housing. The subject property, located adjacent to Spur 104 and Skipanon River, is identified as Taxlot 81028AD002500.

This application will be reviewed under the procedures, applicable standards and criteria in Warrenton Municipal Code Chapter 16.36 High Density Residential District; Chapter 16.188 Multifamily Design Standards; Chapter 16.120 Access and Circulation; Chapter 16.124 Landscaping, Street Trees, Fences and Walls; Chapter 16.128 Vehicle and Bicycle Parking; Chapter 16.132 Clear Vision Areas; Chapter 16.136 Public Facilities Standards; Chapter 16.140 Stormwater and Surface Water Management; Chapter 16.144 Signs; Chapter 16.152, Grading, Excavating and Erosion Control Plans; Chapter 16.192, Large Scale Developments; Section 16.208.050 Type III Procedure —Quasi-Judicial; and Chapter 16.212 Site Design Review.

Anyone wishing to participate in the above-noted public hearing may present testimony orally at the public hearing, or submit written testimony, which must be received by the Warrenton Planning and Building Department no later than 4:00 P.M. on the day of the hearing. Written comments may be mailed to Kevin A. Cronin, Community Development Director, Warrenton Community & Economic Development Department, P.O. Box 250, Warrenton Oregon, 97146-0250. Failure to raise an issue on the record in person or by letter before the close of the record at the public hearing, or failure to provide statements or evidence sufficient to afford the decision-making body an opportunity to respond to the issue, will preclude appeal to the City Commission based on that issue.

Anyone wishing to review and/or purchase copies of the application and/or staff report may do so at the City of Warrenton Planning and Building Department, Warrenton City Hall, 225 South Main, Warrenton. The staff report will be available for review at no cost at least seven days before the hearing. For more information contact Kevin A. Cronin at 503.861.0920 or cityplanner@ci.warrenton.or.us.

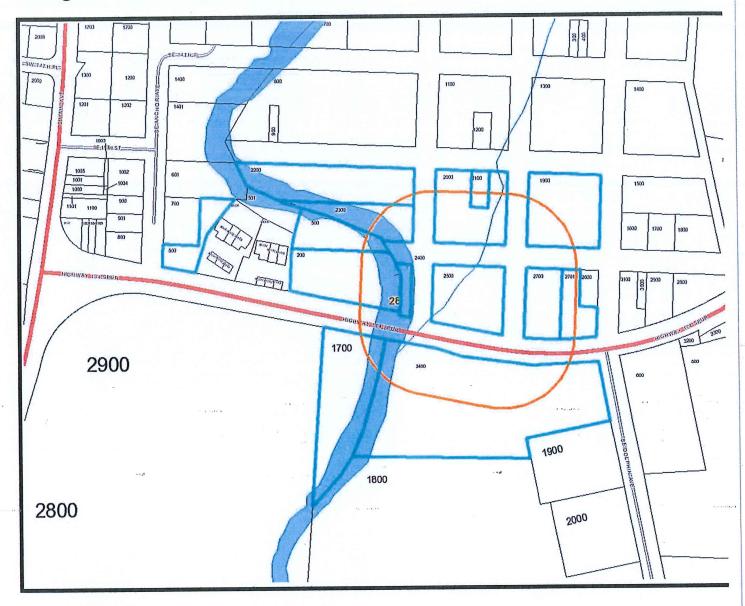
Notice to mortgagee, lienholder, vendor, or seller: the Warrenton Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

Kevin A. Cronin, Community Development Director

Date

"Making a difference through excellence of service".

Eagles Landing Potice Buffer





Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintaine support its governmental activities. This map should not be used for survey or engineering purp is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align

SDR-19-7 STAIN JOHNSON

JIM GRONMARK CONSTRUCTION INC. 1377 SE 11th PL WARRENTON, OR 97146

mailed Out

Judith M. Kujala

225 SE GALENA AVE

WARRENTON DR 97146-9632

Dennis A/Nancy A Faletti P.O. Box 188 WARRENTON, OR 97146-0188

SKIPANON RIVERBEND LLC 33252 Wood Duck LN. WARRENTON OR 97146-7215



Lu Ne Properties LLC. 34755 Hwy 101 Buisness Astoria, OR 97103-6664

North Coast LAND Conservancy P.O. Box 67 SEASIDE. OR 97/38-0067

Mion, on arra

Thomas M/Jan M Morrison
P.O. Box 686
WARRENTON, OR 97146-0686

SDR-19-7 STAN JOHNSON

Zip	97146-7215	97146	97146-9632	97146-9632	97146-9632	97146-9632	97103-8206	97103-8206	97103-8206	97146-0686	97146-0188	97103-6664	97138-0067	ut	
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PO Box City	Wa	Wa	Wa	Wa	Wa	Wa	Asi	Ast	Asi	686 Wa	188 Wa	Ast	67 Seaside	M	
	33252 Wood Duck Ln	1377 SE 11th Pl	225 SE Galena Ave	92732 Fern Hill Rd	92732 Fern Hill Rd	92732 Fern Hill Rd	750 TO 8	0	34755 Hwy 101 Business						
Owner OwnerLine OwnerLine In Care Of Mailing Address	Skipanon Riverbend LLC	Seronmark Jim Construction Inc	, Kujala Judith M	Kujala Judith M	Kujala Judith M	Kujala Judith M	Astoria Northwest Homes Inc	Astoria Northwest Homes Inc	Astoria Northwest Homes Inc	Worrison Thomas H/Jan M	Faletti Dennis A/Nancy A Faletti Dennis/Nancy Living Tr	LO NE Properties LLC	Morth Coast Land Conservancy		
Taxlotkev	81028AC00200	81028AC00500	81028AD01900	81028AD02000	81028AD02100	81028AD02200	81028AD02300	81028AD02400	81028AD02500	81028AD02700	81028AD02701	81028AD03400	81028D001700		



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Kevin A. Cronin, Community Development Director	Date	

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Published:

The Columbia Press

December 20, 2019

Urling Planning Associates 2366 West Hills Drive Longview WA 98632

November 12, 2019

Mr. Kevin Cronin, Community Development Director City of Warrenton PO Box 250 Warrenton OR 97146

By hand delivery

In response to your email of September 16, 2019, we provide responses and revised documents as follows to the 7 points you raised. That email is also enclosed.

- 1. The site plan (sheet 3) and other sheets in the drawing sets show the proposed cross walks within the private parking lot. Bicycle parking calculations are shown on sheet 7. These are consistent with the calculations you included in the original pre-application memorandum notes.
- 2. Sheet 8 is the landscaping plan. Calculations are in the upper right corner and show the design exceeds the requirements for residential landscaping of 20 percent generally (WMC 16.124.070.C.1) and meeting the standard for parking areas (WMC 16.124.070.E.2.)
- 3. Paving the Skipinon River Trail and including signage has been proposed from the inception of this project, consistent with the direction you provided in your pre-application conference memo. Open space on site will consist of lawn and general landscaping. We can find nothing in the code that requires other improvements in the onsite open space in either the landscaping code of WMC 16.124 or the large scape development code, WMC 16.192.070, which merely refers back to WMC 16.124.
- 4. Elevations drawings of the two buildings are enclosed with this letter. Exterior siding will consist of lap siding or the equivalent.
- 5. Our understanding is that the applicant has submitted the engineering review form and a \$2,000 deposit. If this is not the case, please let me know.
- 6. The pre-construction elevation certificate is enclosed with this transmittal. We understand that the applicant has paid the review permit fee. Again, if this is not the case please let me know.
- 7. We're not sure what you mean by a "schematic" of the onsite parking lighting. Overhead lighting for the parking lot will consistent with WMC 16.116.030 with construction details to be provided during the building permit phase.

As always thank you for your guidance with this application.

Very truly yours,

oxip Orinig

Cc: Stan Johnson

Erik Hoovestal

Enclosures

DECEIVED
NOV 1 3 2019

BY: Wesse
RAY OF WARRENTON

Kevin Cronin

From:

Kevin Cronin

Sent:

Tuesday, December 17, 2019 11:27 AM

To:

Alisa Dunlap; Collin Stelzig (rstelzig@ci.warrenton.or.us); Dan Cary;

gkobes@portofastoria.com; jeff@ridethebus.org; John Wickersham; Justin Parker; Ken Shonkwiler; Lisa Phipps; Mike Moha; ODOT Region 2; robv@hhpr.com; Ted Mclean;

Virginia Williams (virginia.l.williams@odot.state.or.us)

Subject:

RE: Affected Agency Notice | Warrenton | Multifamily Projects | COMMENT REQUESTED

Latitude 46 Apts CUP APO Notice 121619.doc; Astoria NW Homes SDR APO Notice

121619.doc

Hello Everyone:

Attachments:

The City received two applications for multi-family projects: 1) Stan Johnson by OR Spur 104 & Skipanon River and 2) Jennifer Canessa by SE Jetty Ave & SE Jetty Place.

Please send comments by December 31, 2019.

A hearing is scheduled for January 9, 2020 with the Planning Commission.

If you would like more information, please contact me.

Thanks - Kevin

Kevin A. Cronin, AICP
Assistant City Manager/Community Development Director
Community & Economic Development Department
City of Warrenton
Warrenton | OR | 97146
503-861-0920 | 503-861-2531 FAX
www.ci.warrenton.or.us

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City of Warrenton January 9, 2020 Public Hearing

Eagle Landing Apartments / Site Design Review

Oppose

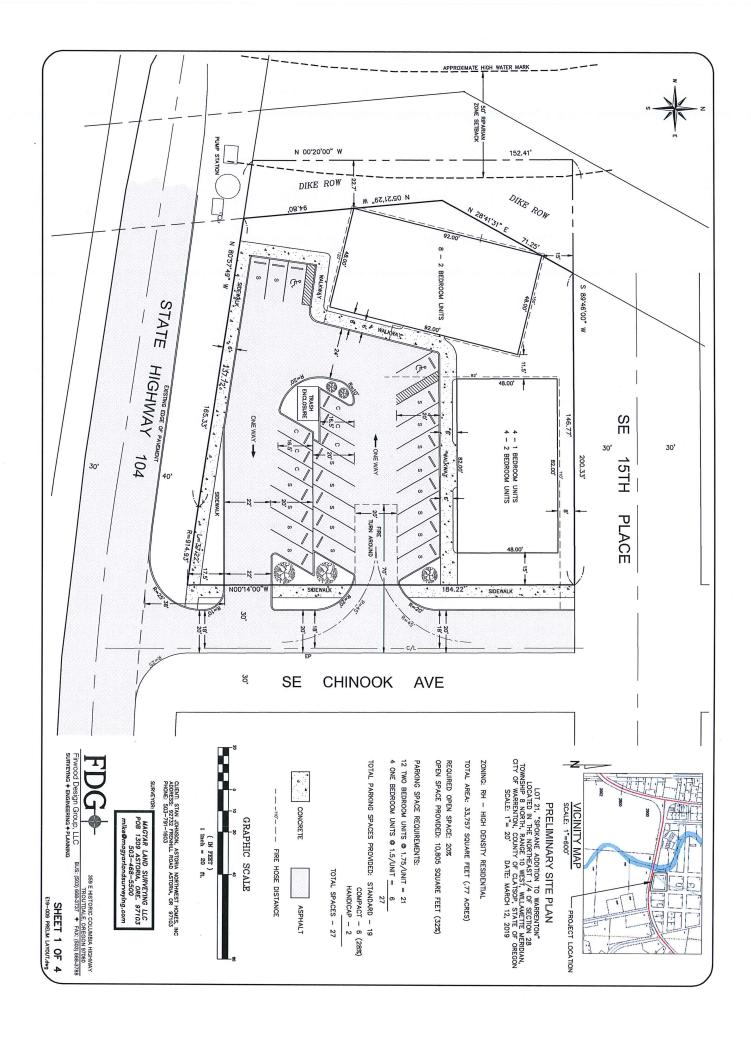
Name	Home - 189 Hwy 101 ALT WA RRENT
1. CARON Lewis	Mone 189 Hwy 101 ALT WARRENT MIL - P.D. Box 965 ASTORING 375 Alt. Hwy 161 Warrenton, Drg- P.O. Box 188 Warrenton, Drg-7146
2. Tony Faletti	P.O. Box 188 Warrenton, Org7146
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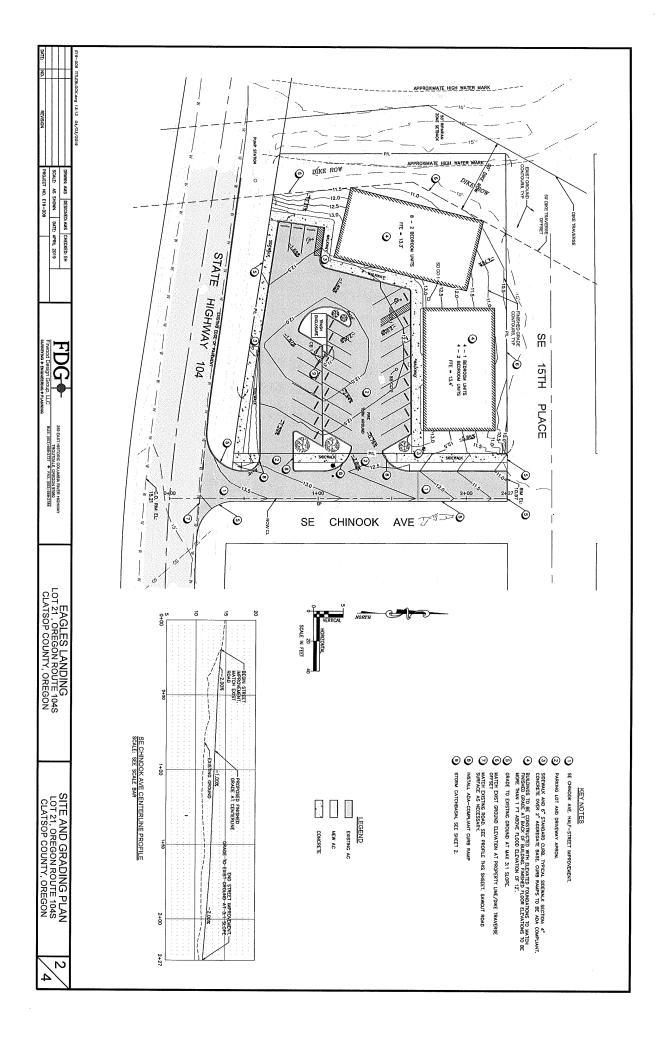
City of Warrenton January 9, 2020 Public Hearing

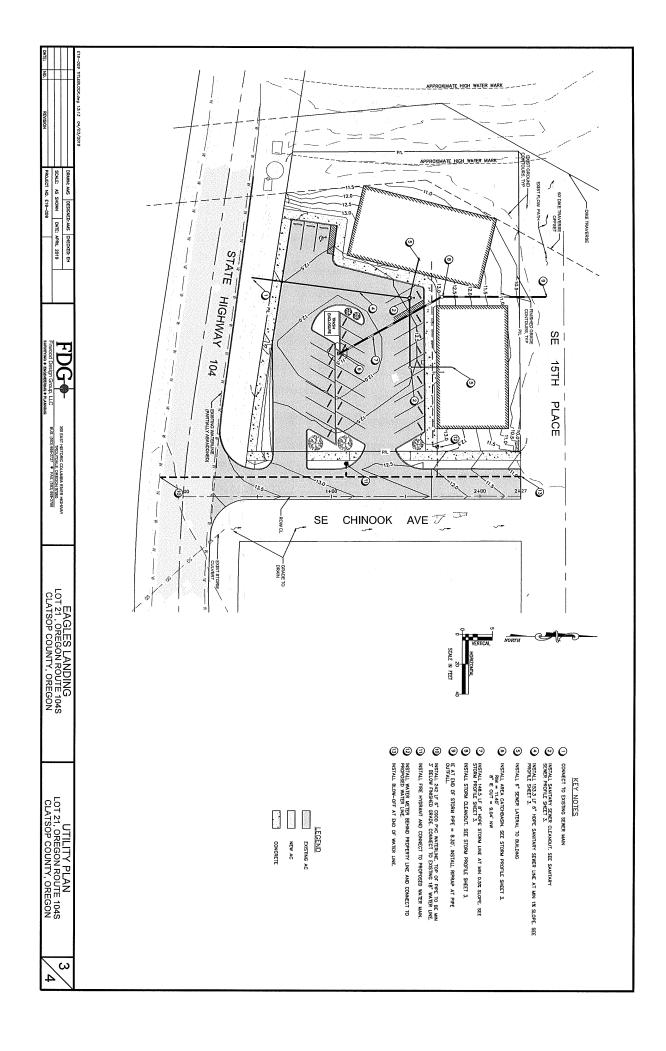
Eagle Landing Apartments / Site Design Review

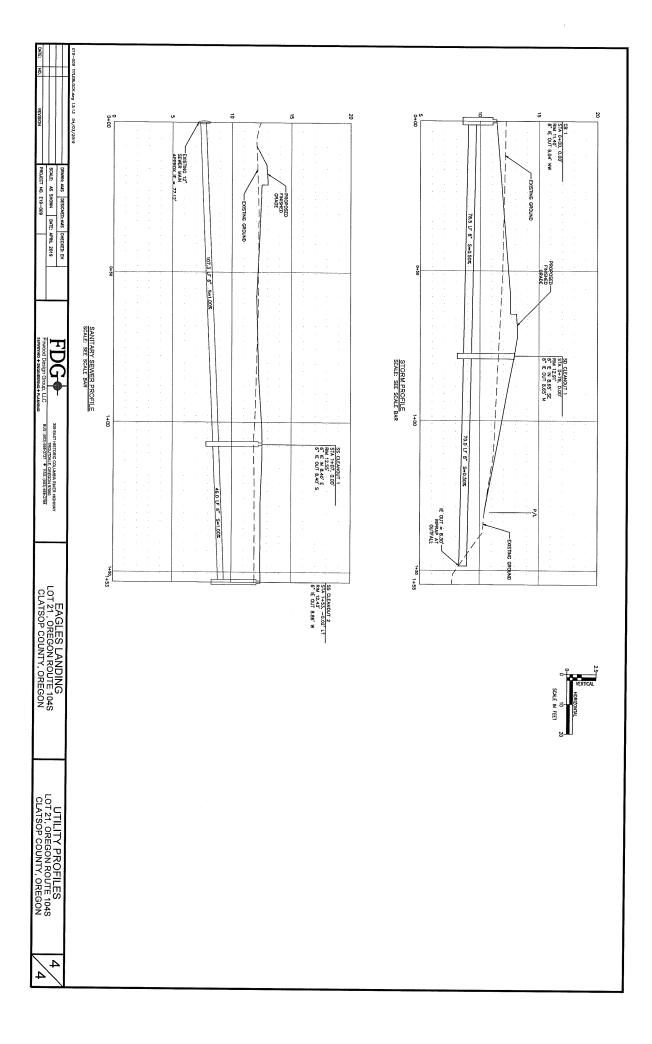
Approve

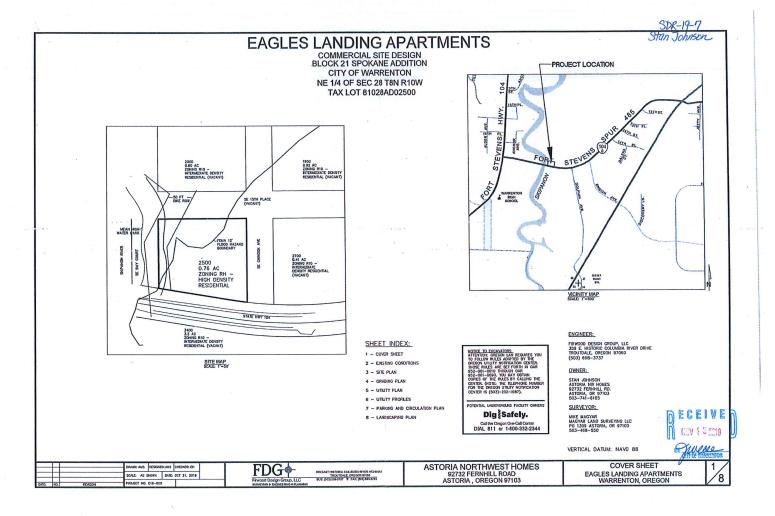
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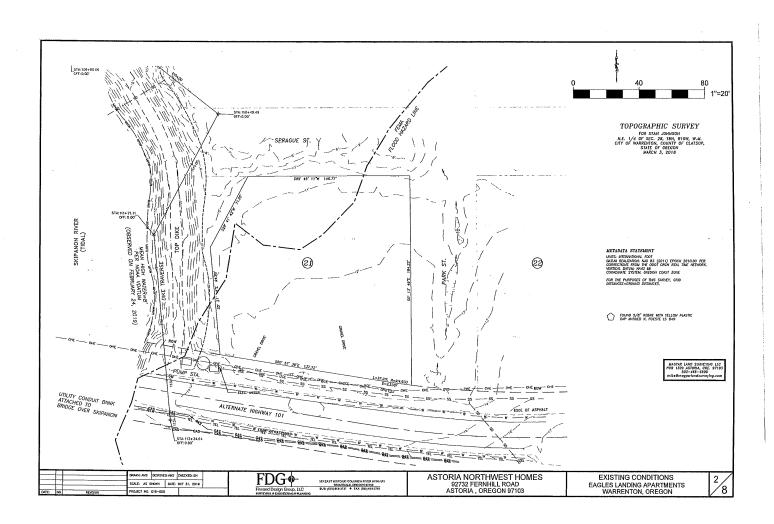


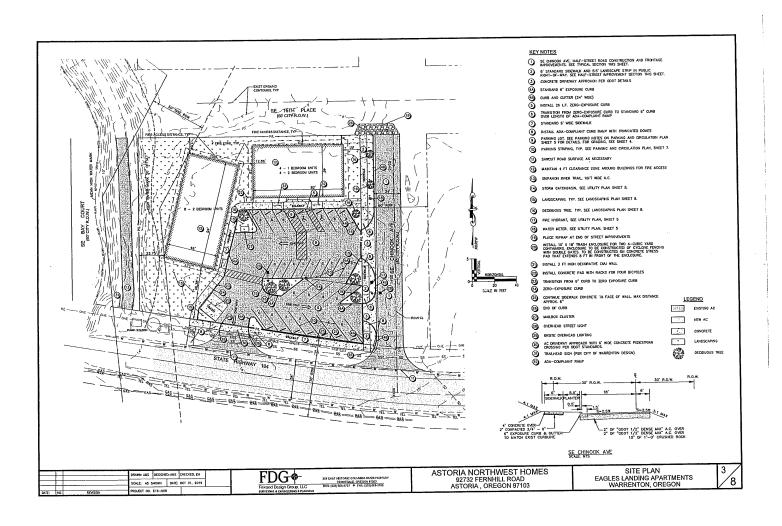


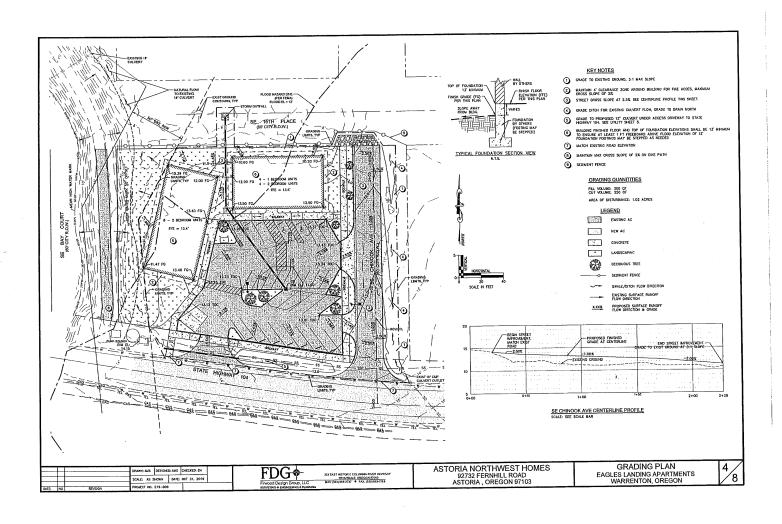


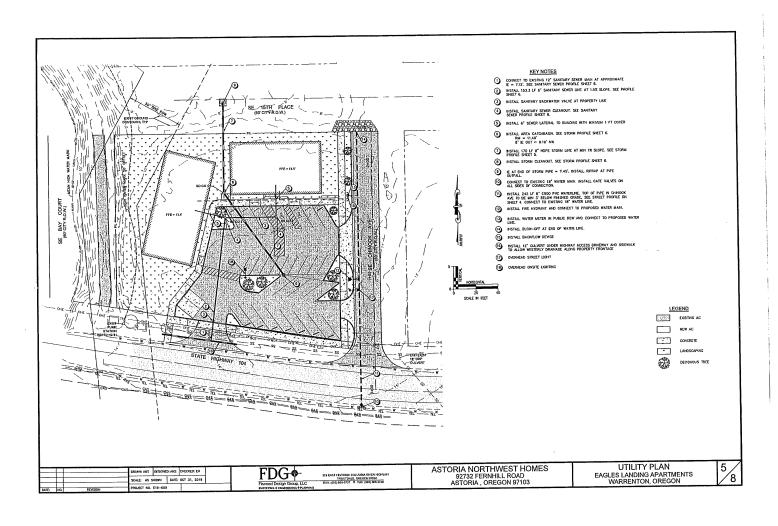


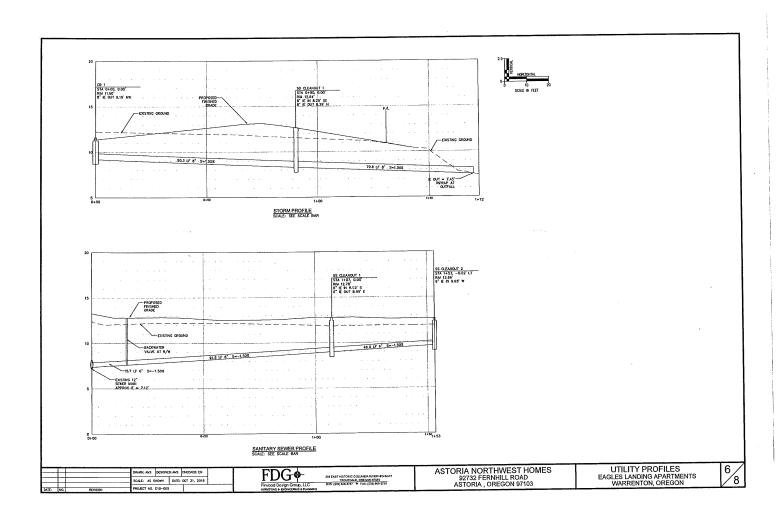


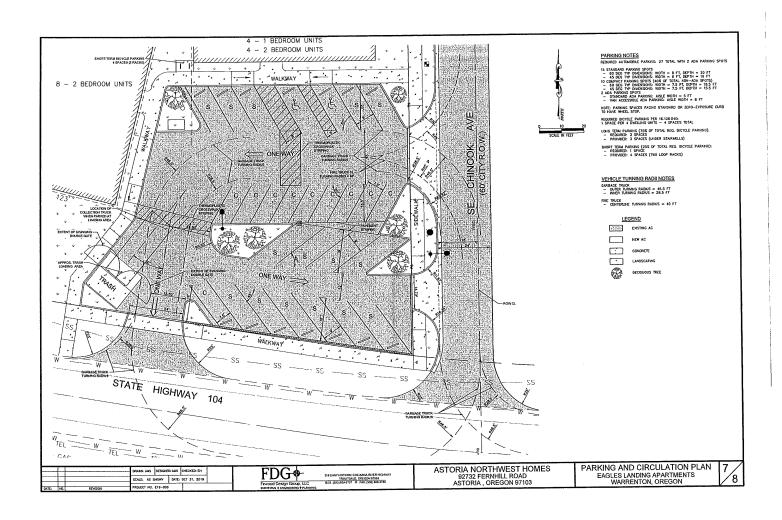


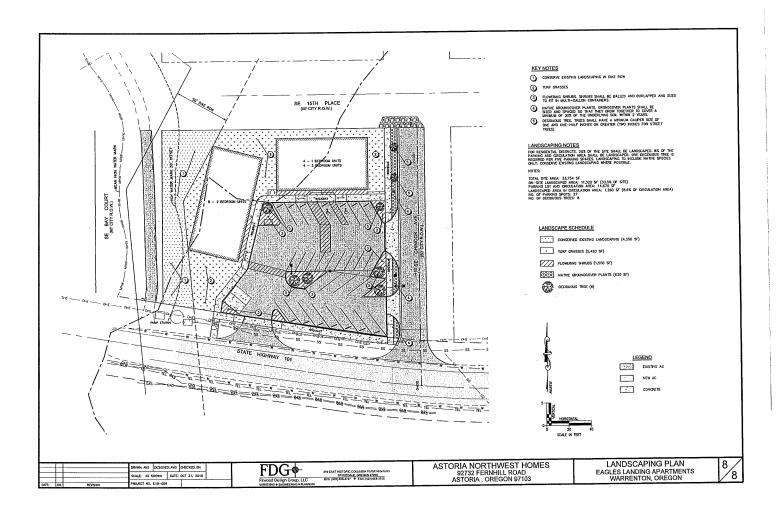


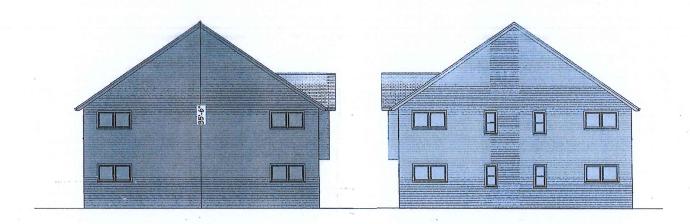


















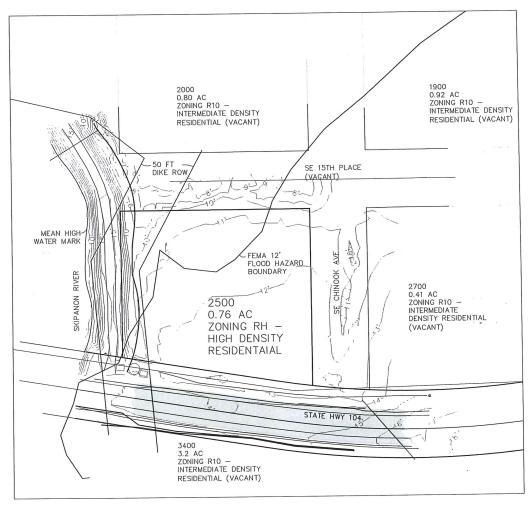




BY: CITY OF WARRENTON

EAGLES LANDING APARTMENTS

COMMERCIAL SITE DESIGN BLOCK 21 SPOKANE ADDITION CITY OF WARRENTON 1/4 OF SEC 28 T8N R10W TAX LOT 81028AD02500



SITE MAP SCALE: 1"=50'



SHEET INDEX:

- 1. COVER SHEET
- 2. EXISTING CONDITIONS
- 3. SITE PLAN
- 4. GRADING PLAN
- 5. UTILITY PLAN
- 6. UTILITY PROFILES
- 7. PARKING AND CIRCULATION PLAN
- 8. LANDSCAPING PLAN

ENGINEER:

FIRWOOD DESIGN GROUP, LLC 359 E. HISTORIC COLUMBIA RIVER DRIVE TROUTDALE, OREGON 97060 (503) 668-3737

OWNER:

STAN JOHNSON ASTORIA NW HOMES 92732 FERNHILL RD. ASTORIA, OR 97103 503-741-6165

SURVEYOR:

MIKE MAGYAR MAGYAR LAND SURVEYING LLC PO 1309 ASTORIA, OR 97103 503-468-550



VERTICAL DATUM: NAVD 88



ASTORIA NORTHWEST HOMES
92732 FERNHILL ROAD
ASTORIA, OREGON 97103

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU
TO FOLLOW RULES ADOPTED BY THE
OREGON UTILITY NOTIFICATION CENTER.
THOSE RULES ARE SET FORTH IN OAR
952-001-0010 THROUGH OAR
952-001-0090. YOU MAY OBTAIN
COPIES OF THE RULES BY CALLING THE

CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION

POTENTIAL UNDERGROUND FACILITY OWNERS

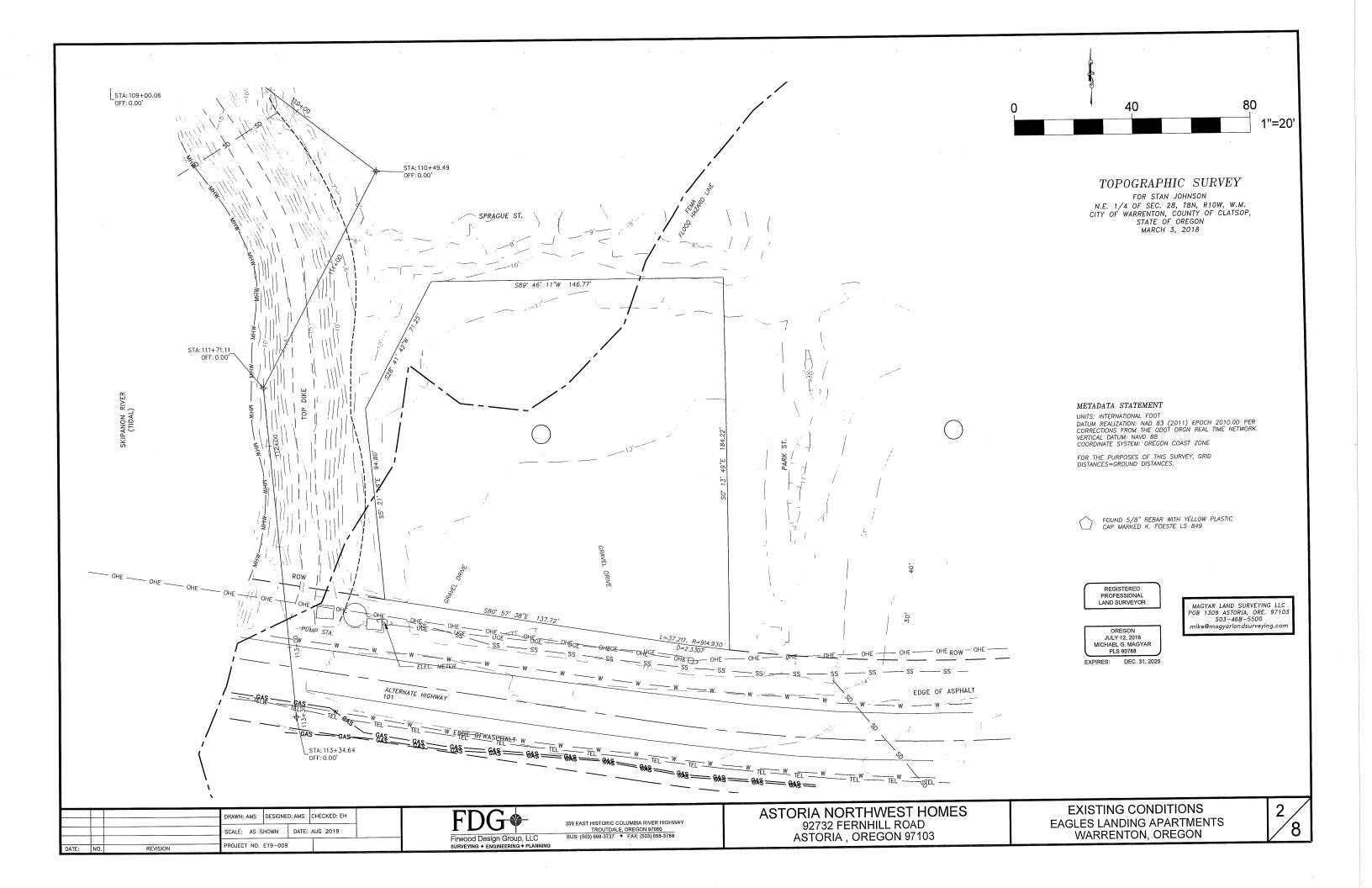
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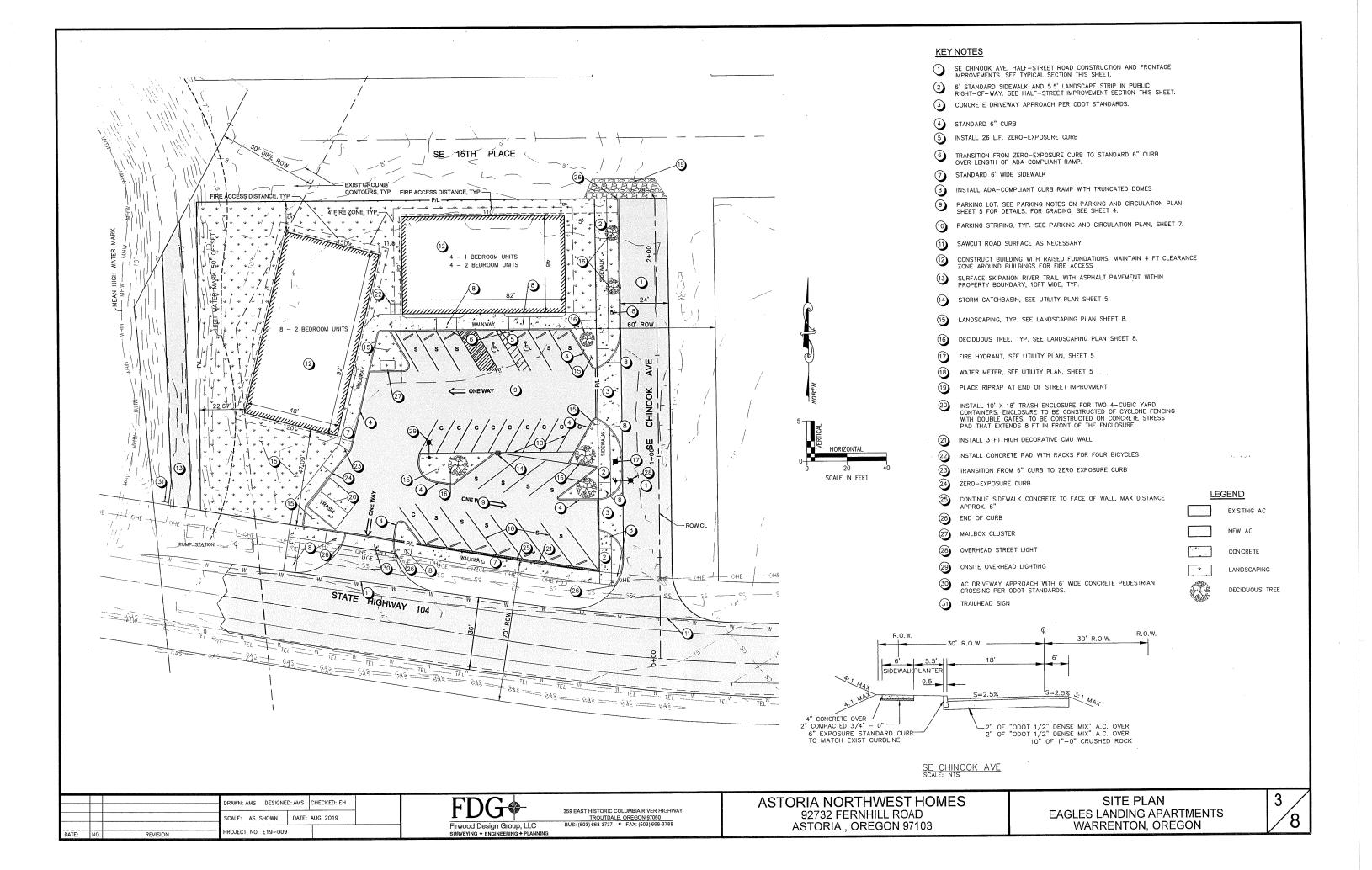
Call the Oregon One-Call Center

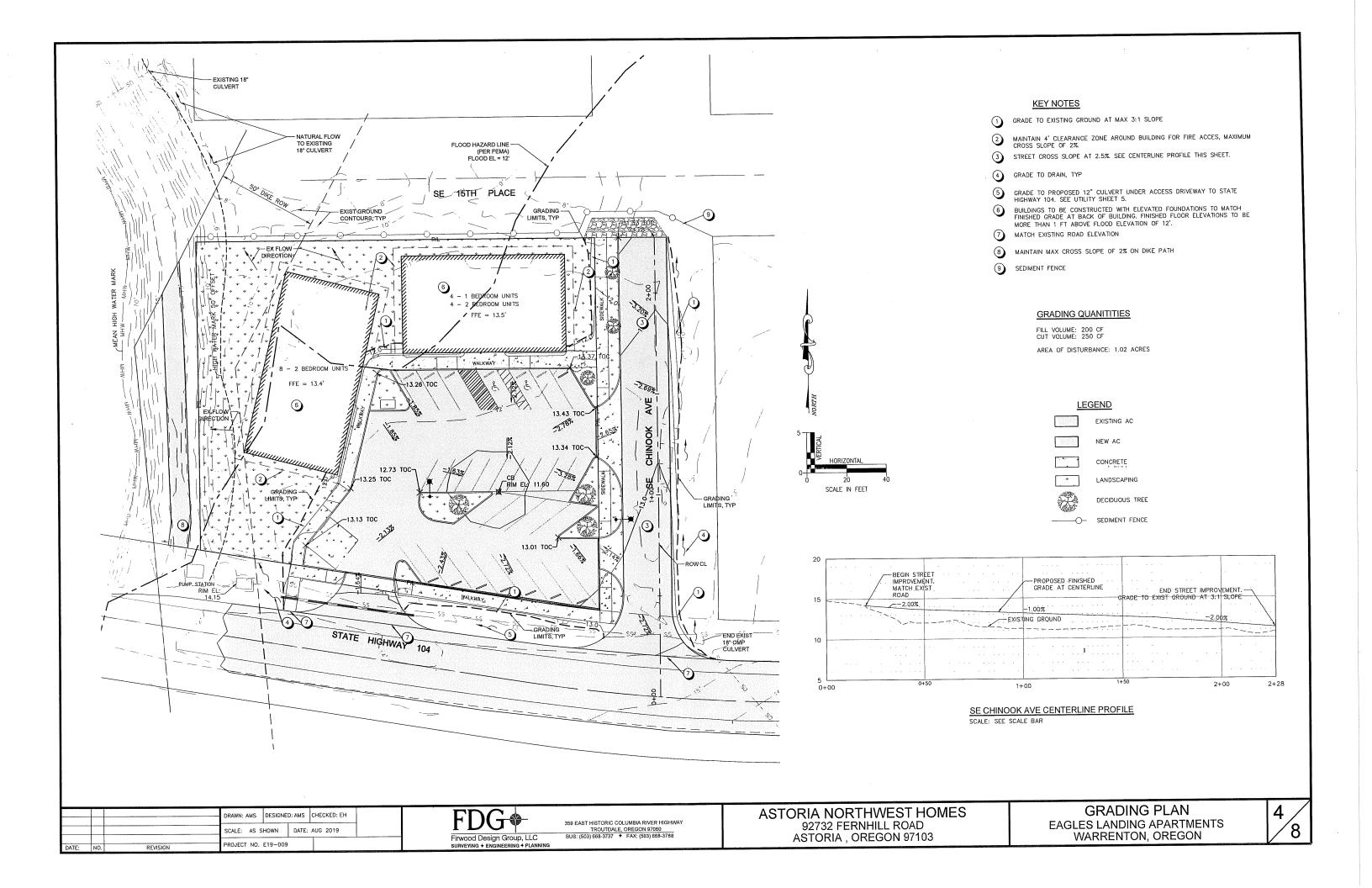
DIAL 811 or 1-800-332-2344

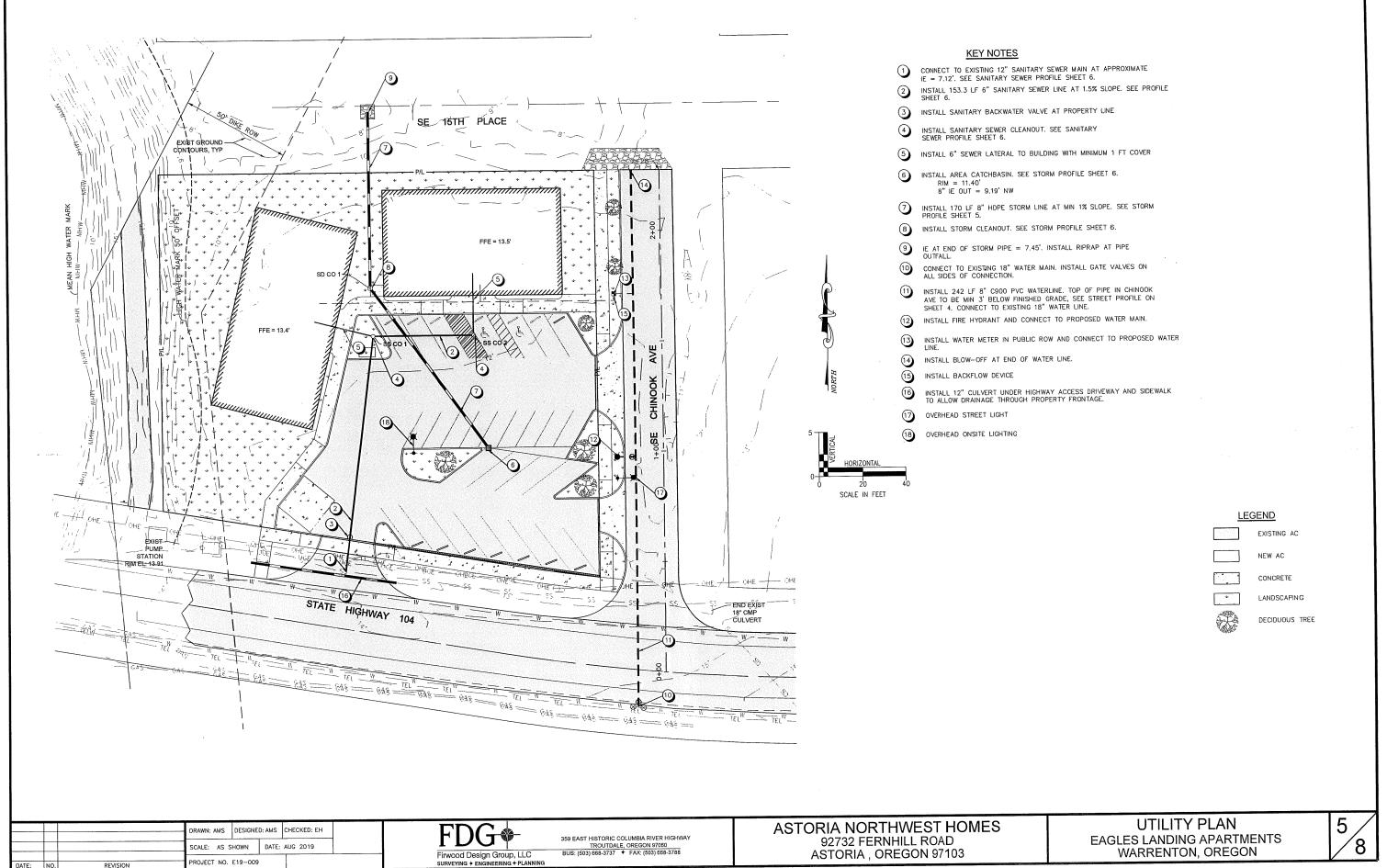
CENTER IS (503)-232-1987).

COVER SHEET
EAGLES LANDING APARTMENTS
WARRENTON, OREGON

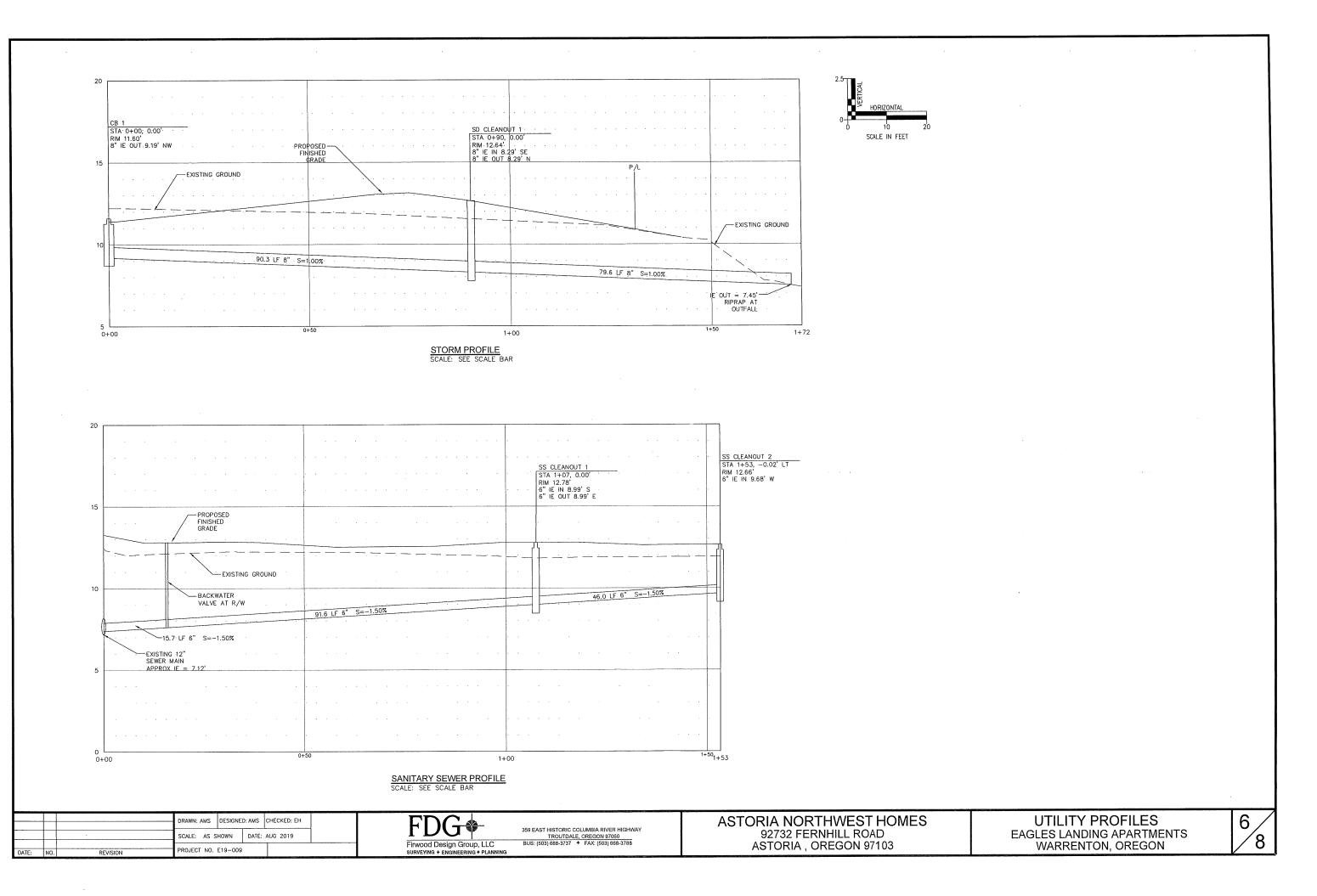


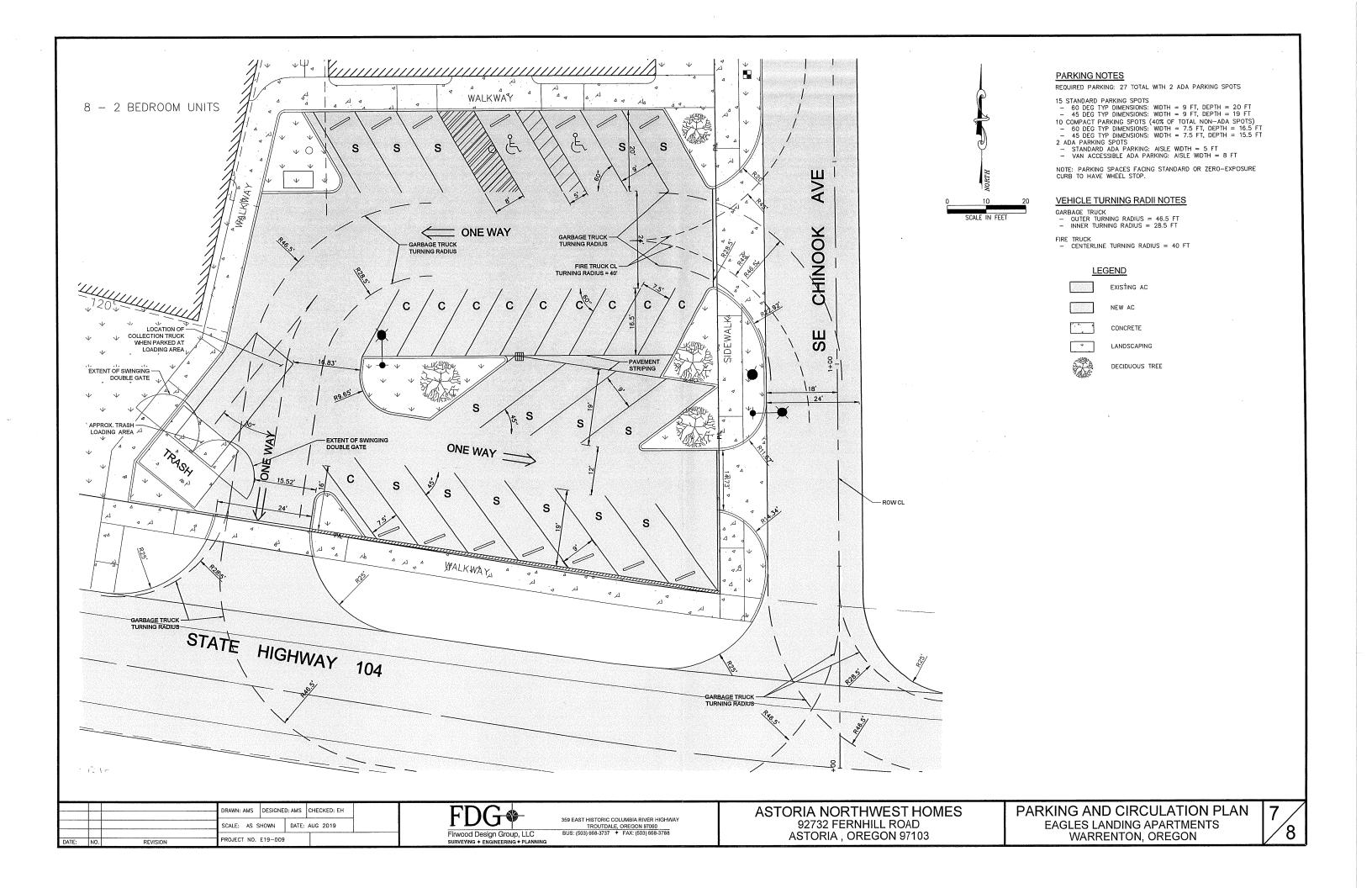


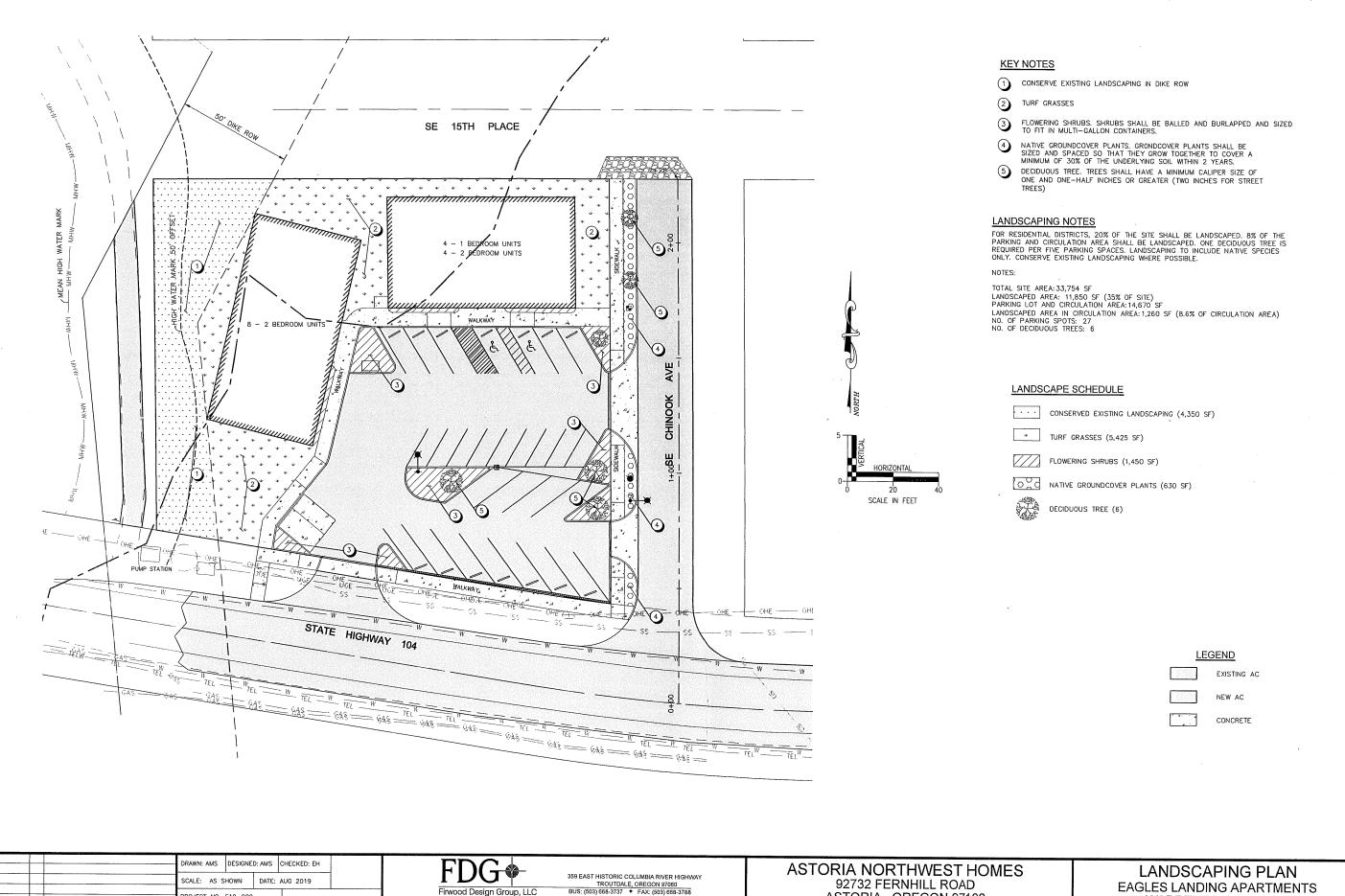




PROJECT NO. E19-009







Firwood Design Group, LLC

PROJECT NO. E19-009

NOTICE OF PUBLIC HEARING

To: Adjacent Property Owners and Interested Parties:

A public hearing is scheduled before the Warrenton Planning Commission at 6:00 p.m., Thursday, February 13, 2020 in the Commission Chambers, Warrenton City Hall, 225 S Main, Warrenton, regarding a land use application submitted by Pacific Coast Seafood for modification to approved plans for a 2,016 SF addition to a seafood processing facility. The subject property is located at 450 NE Skipanon Drive and is identified as Tax Lot 81022BB00400.

This application will be reviewed under the procedures, applicable standards and criteria in Warrenton Municipal Code (WMC) Chapters 16.64, Water Dependent Industrial Shorelands, 16.160 Columbia River Estuary Shoreland and Aquatic Area Development Standards, 16.164 Impact Assessment and Resource Capability Determination, 16.128 Vehicle and Bicycle Parking, 16.140 Stormwater and Surface Water Management, WMC Section 16.208 Type III Procedure (Quasi-Judicial), Chapter 16.212 Site Design Review, and Chapter 16.228 Modifications to Approved Plans and Conditions of Approval.

Anyone wishing to participate in the above-noted public hearing may present testimony orally at the public hearing, or submit written testimony, which must be received by the Warrenton Planning and Building Department no later than 5:00 P.M. on the day of the hearing. Written comments may be mailed to Kevin A. Cronin, Community Development Director, Warrenton Community & Economic Development Department, P.O. Box 250, Warrenton Oregon, 97146-0250. Failure to raise an issue on the record in person or by letter before the close of the record at the public hearing, or failure to provide statements or evidence sufficient to afford the decision making body an opportunity to respond to the issue, will preclude appeal to the Land Use Board of Appeals based on that issue.

Anyone wishing to review and/or purchase copies of the application and/or staff report may do so at Warrenton City Hall, 225 South Main, Warrenton. The staff report will be available for review at no cost at least seven days before the hearing. Copies may be purchased for a nominal fee. For more information, please contact Kevin A. Cronin – cityplanner@ci.warretnon.or.us or 503.861.0920.

Notice to mortgagees, lien holders, vendors or sellers: The City of Warrenton Development Code requires that if you receive this notice it shall promptly be forwarded to the purchaser.

February 6, 2020

TO: Warrenton Planning Commission

FROM: Kevin A. Cronin, AICP, Assistant City Manager/Community Development Director RE: Pacific Seafood Site Design Review | Modification of Existing Site Plan (MC 19-2)

Pacific Seafood has applied for a modification of an existing site plan to construct an expanded warehouse (2,016 SF) for operations at 450 NE Skipanon Drive (Tax Lot 81022BB00400). The original warehouse burned down and was rebuilt under a previously approved modification in 2017 (MC 17-01). The current warehouse has been operational with various processing lines. The current modification is required per Warrenton Municipal Code 16.228.030: "Major Modifications" since the proposal is to expand.. "more than 10% of non-residential use." The property is in the Water Dependent Industrial (I-2) zoning district which identifies a seafood processing as a permitted use.

Application Timeline & Public Process

Application was submitted on December 16, 2020 and deemed complete on January 23, 2020. Notice to affected property owners was mailed on January 23, 2020. No comments have been received to date. Notice was published in *The Columbia Press* on January 31, 2020 for a public hearing on February 13, 2020. Notice to affected agencies was emailed on January 27, 2020. No comments have been received to date. This application will be reviewed under the regulations and standards of WMC 16.220 as a Type III process under WMC 16.208.050. However, findings of fact are included in this staff report for one land use decision and only the applicable portions that have been triggered by the expansion are noted.

Existing Site Conditions & Previous Applications

The subject property is almost fully built out with a large warehouse and accessory offices and storage buildings. The site does have adequate drainage areas that drain to the Skipanon River. There are numerous land use and building permit applications found in the address file as part of the redevelopment of the site after the fire. Previous conditions have been reviewed for compliance.

16.228.030 Major Modifications.

- A. The Community Development Director may determine that a major modification(s) is required if one or more of the changes listed below are proposed:
 - 1. A change in land use;
 - 2. An increase in the number of dwelling units;
 - 3. A change in the type and/or location of access ways, drives or parking areas that affect off-site traffic;
 - 4. An increase in the floor area proposed for nonresidential use by more than 10% where previously specified;

- 5. A reduction of more than five percent of the area reserved for common open space and/or usable open space;
- 6. A reduction to specified setback requirements by more than 20%, or to a degree that the minimum setback standards of the land use district cannot be met; or
- 7. Changes similar to those listed in subsections (A)(1) through (6) of this section, which are likely to have an adverse impact on adjoining properties.
- B. In making a determination under subsection A of this section, the Community Development Director shall consider the reason for the requested change, the scope of the requested change and the amount of its potential impact on the surrounding area.
- C. <u>Major Modification Request</u>. An applicant may request a major modification as follows:
 - 1. Upon the Community Development Director's determining that the proposed modification is a major modification, the applicant shall submit an application for the major modification.
 - 2. The modification request shall be subject to the same review procedure (Type II, III, or IV) and approval criteria used for the initial project approval; however, the review shall be limited in scope to the modification request. For example, a request to modify a parking lot shall require site design review only for the proposed parking lot and any changes to associated pathways, lighting and landscaping. Notice shall be provided in accordance with the applicable review procedure.

Below is a summary of the changes proposed and the applicable portions of the WMC that apply to the modification.

- The building is being expanded by 2016 SF, which triggers the requirement for review.
- No additional parking space is being requested. However, the application does not include sufficient evidence to determine that the parking standard has been met.
- The landscaping standard of 20% for light industrial uses has not been met. A condition of approval has been added.
- Bike parking was not provided as part of the original modification. A condition has been added.
- All other required changes to the site plan from the original approval have been verified.
- The existing conditions from the original approval still apply to the project.

CONCLUSIONS AND RECOMMENDATION

Pacific Seafood is trying to maximize a tight space for seafood processing. Additional warehouse space is needed to keep up with market demand for seafood. The additional space gives more room to work

Warrenton Planning Commission Pacific Seafood SDR Modification February 6, 2020 Page 3

with on the site. The overall impact from the expansion can be addressed through conditions of approval. However, the application lacks sufficient evidence.

Staff recommends a continuance if additional information is not provided at the hearing. In the event that evidence is provided to the satisfaction of the Planning Commission, staff has conditions of approval below.

Based on the site plan, application, and staff findings above, the request for an addition to an existing warehouse can meet the criteria if the conditions of approval described below can be met. Accordingly, staff recommends the Planning Commission approve the modification to the conditional use permit application subject to meeting the original conditions and the following new conditions.

- 1. A short and long term bike area proportional to the size of the warehouse campus shall be furnished for visitor and employee use, respectively.
- 2. A landscaping plan that meets the 20% standard shall be submitted, reviewed, and approved prior to building permits being issued.
- 3. Future additions are not possible based on the amount of parking required to support the size of the campus. A parking demand study, which identifies measures to reduce off street parking, will be required if any additional employees are added above the current maximum of 300.

Recommended Motion: Based on the findings and conclusions of the February 6, 2020 staff report, the applicant's findings, and the evidence in the record, I move to approve the modification of Site Design Review Application SDR 17-X submitted by Pacific Seafood.

Alternative Motion: Based on the public testimony, I move to continue the hearing until March 12 to allow additional public testimony and evidence to be submitted in the record.



PACIFIC COAST SEAFOOD CO.

MAINTENANCE BUILDING EXTENSION 450 N.E. SKIPANON DRIVE WARRENTON, OREGON, 97146

00

ACTUAL WEIGHT OF WATERIALS OF CONSTRUCTION LIVE LOADS

ROOF DECKS SWILL BE, G80 GALVANIZED, VERCO PLB-35 GAGE DECK (Fy=SGKS) OR APPROVED EQUAL. STEEL DECK SHALL CONFORM TO THE LATEST EDMON OF THE AMERICAN IRON AND STEEL INSTITUTES "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS."

STEEL ROOF DECK:

FASTENING OF ROOF DECK SHALL BE

SIDELAPS: CONNECT SIDELAPS WITH THE VERCO PUNCHLOK TOOL MECHANICAL CONNECTORS PER VERCO REQUIREMENTS

MECHANICAL CONNECTION PATTERN

36/4 PATTERN

WIND LONDS GROUND SNOW LOAD EXPOSURE COEFFICIENT, Ce THERMAL COEFFICIENT, Ct SNOW WHODERWACE FACTOR, Is ROOF SNOW LOAD REDUCTION BASE WIND SPEED (LRFD) WIND EXPOSURE RISK CATEGORY OF BUILDING ROOF LIVE LOAD REDUCTION 20 PSF 0.8 1.0 1.0 20 PSF NOT USED 20 PSF NOT USED D NPH

SITE CLASS
SPECIFIAL RESPONSE COEFFICIENTS
SHORT PERIOD, Sds
1 SECOND PERIOD, Sd1
SESSNIC DESIGN CATEGORY 0.798 0.681g E

> NAIL SPACING SHALL BE SUCH THAT NO SPUTTING OF WOOD OCCURS. There shall be df-l $\sharp 2$ or better, u.n.o. all columns shall be df-l $\sharp 1$. Truss connection design to be provided by the truss wanifacturer

REINFORCED CONCRETE

- ALL CONCRETE AND REINFORCING STEEL SHALL CONFORM TO AMERICAN CONCRETE INSTITUTE STANDARD ACI—318—11.
- REDY-HINED CONCRETE SMIL BE MINED AND DELIVERED TO THE JOB STIE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN "SPECIFICATIONS FOR REJUT-HINED CONCRETE" (ASTM C94).

REQUIRED VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION (OSSC 14 TABLE 1705.3 WITH NON-APPLICABLE ITEMS OMITTED)

3

26

NEW
MAINTENANCE
BUILDING
EXTENSION

MAINTENANCE BUILDING

- SLUMP SHALL BE 4 INCHES ± 1 INCH.
- ALL FORMS SHALL BE CLEAN, WITH NO WATER OR LOOSE MATERIAL PRESENT.

- ALL SLABS ON GRADE SHALL BE PLACED ON 6" OF COMPACTED CRUISHED AGGREGATE BASE ROCK PER GEOTECH REPORT.

- RENFORCING STEEL SHALL BE ASTM A615 GRADE 60 UNCOATED DEFORMED BAR.
- placement of steel small be as shown on the details and within a tolerance of $\pm\ 3/8^*$ for depth or spacing and $-\ 3/8^*$ for cover.
- ALL EXPOSED CONCRETE CORNERS SHALL HAVE A $3/4^{\circ}$ CHAMFER UNLESS NOTED OTHERWISE.
- ALL CONCRETE EMBEDMENTS SHALL BE CLEAN, RUST FREE AND OIL FREE.

- ALL CONCRETE SHALL BE CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT AND SHALL BE THAROLOGILY WORKED AROUND RENFORCEMENT, EMBEDDED FIXTURES AND INTO CORNERS OF FORMS.
- CONCRETE SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS

NSPECTION OF BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED OR WHERE STRENGTH DESIGN IS USED

NSPECTION OF RENFORCING STEEL, NICLUDING PRESTRESSING TENBONS, AND PLACEMENT

VERIFICATION AND INSPECTION

CONTINUOUS PERIODIC

- CONCERT COAST FOR REPRESENTS STEEL AND OTHER DIRECTION STEEL, SMALL RE AS SOME ON DERMAN, ET OFF STORMA, USE CONCERTE COATS SECRETED IN ACI 318, AND STEELE COATS LAWST JURIS LAWST JURIS OF WEATHER JE NOREST EXPOSED TO JURIS OF WEATHER JE NOREST EXPOSED TO JURIS OF WEATHER JE 1 1/2 NORES AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE VERIFYING USE OF REQUIRED DESIGN MIX INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE

inspection of concrete AHD-shotenete placement for proper application techniques

OVERALL SITE PLAN

3

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- BOSE MULTA FOR THE STATE OF THE BEAS FOLLOWS:
 13. RENYORCEMENT SPUCE LENGTHS SHALL BE AS FOLLOWS:
 14. 30"
 38"
 48"

INSPECT FORWHORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED INSPECTION FOR MANTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES

1

× ×

COVER SHEET, DRAWING LIST NOTES AND SITE PLAN ARCHITECTURAL — PLAN, ELEVATIONS STRUCTURAL — PLAN, ELEVATIONS AND DETAILS



Smith Monroe Gray

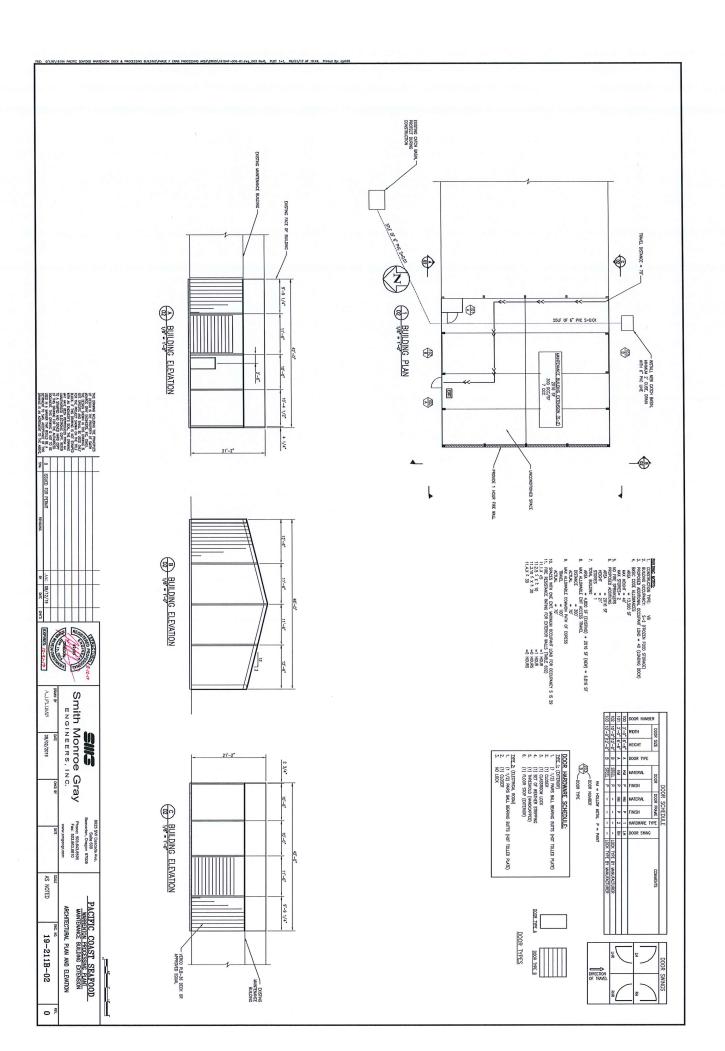
8625 SW Cascade Ave. Suite 600 Beaverton, Oregon 97008 Phone: 503,643,8595 Fax: 503,643,8510

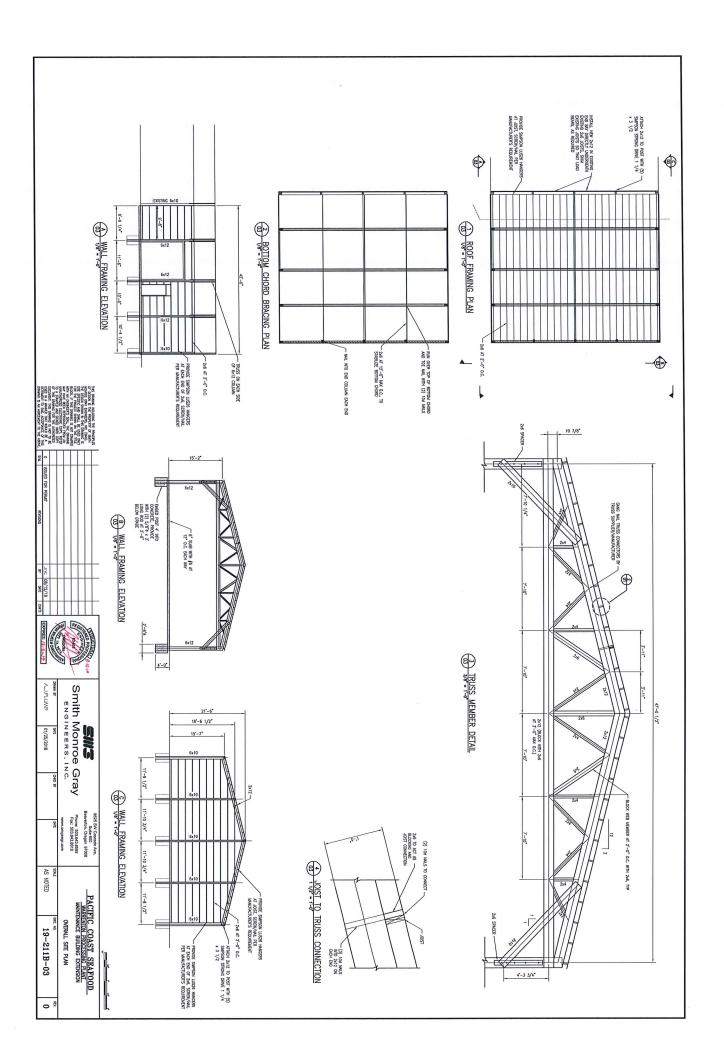
PACIFIC COAST SEAFOOD
WARRENTON PROCESSING PLANT
MAINTENANCE BUILDING EXTENSION OVERALL SITE PLAN

PROPERTY LINE

AS NOTED 19-211B-01

0







January 23, 2020

Michael Milucci Pacific Seafoods Group 16797 SE 130th Ave Clackamas OR 97015

RE:

Pacific Seafoods Warehouse Expansion (Application File: MC 19-2 | SDR 16-6)

Site Address: 450 NE Skipanon Drive

After reviewing the modification application, and receiving a list of items that was previously requested, I have determined the application complete. Notice to adjacent property owners will be mailed next. In addition, public notice will be published in *The Columbia Press* for a public hearing with the Planning Commission scheduled for February 13, which is required for modification applications reviewed originally in a Type III process.

As I begin the formal review process, please be available for questions and clarifications of application materials. Please feel free to contact me if you have any questions.

I look forward to working with you on a successful outcome for your project.

Sincerely,

16 h.

Kevin A. Cronin, AICP

Assistant City Manager/

Community Development Director



Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 503/861-2494 Fax503/861-2351

MEMORANDUM

To: Kevin Cronin, Community Development Director

Bob Johnston, Building Official

Date: 02/06/2020

From: Brian Alsbury, Fire Chief

Re: Pacific Coast Seafoods shop expansion, plans review

Based on the information provided, the Fire Department has no comments. Water supply in the area had been upgraded with the building of Pacific Seafoods new plant. The Fire Department is satisfied with access, fire flow and water flow.