AGENDA

WARRENTON PLANNING COMMISSION
Regular Meeting | April 13, 2023 | 6:00pm
Warrenton City Hall Commission Chambers | 225 S Main Avenue, Warrenton, OR 97146

*****The meeting will be broadcast via Zoom at the following link*****
https://us02web.zoom.us/j/89594092173?pwd=VG5sMFFTVExqTWl1dXVXSTBFbWw2UT09
Meeting ID: 851 4280 5492 | **Passcode:** 12345 | **Dial in number:** 253-215-8782

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1. **CALL TO ORDER & PLEDGE OF ALLEGIANCE**

2. **ATTENDANCE**

3. **APPROVAL OF MINUTES**
   A. Planning Commission Regular Minutes – 3.9.23

4. **PUBLIC COMMENT**
   At this time, anyone wishing to address the Planning Commission concerning items of interest may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public Comments may also be submitted by email to the Secretary, rsprengeler@ci.warrenton.or.us, no later than 4:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

5. **PUBLIC HEARING**
   A. Wetland Hardship Variance V-23-1 at 590 Seventh Ave (tax lot 81008AA05000)
   B. Comprehensive Plan Amendment CPA-23-1
   C. Annexation ANX-23-1

6. **BUSINESS ITEMS** - None

7. **DISCUSSION ITEMS**
   A. Draft Cap on Mini Storage Units

8. **GOOD OF THE ORDER**
   A. What is Placemaking?

9. **ADJOURNMENT**

Next Regular Meeting: May 11, 2023

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
Warrenton Planning Commission
March 9, 2023
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Hayward called the meeting to order at 6:00 p.m. Commissioner Bridgens led the public in the Pledge of Allegiance.

Commissioners Present: Kevin Swanson, Christine Bridgens, Chris Hayward, Jessica Sollaccio, Karin Hopper, and Lylla Gaebel

Absent: Mike Moha

Staff Present: Planning Director Jay Blake and Planning Technician Rebecca Sprengeler

3. APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 1.12.23

Commissioner Bridgens made a motion to approve the minutes. Motion was seconded and passed unanimously.

Swanson–aye; Bridgens–aye; Hayward–aye; Sollaccio–aye; Hopper–aye; Gaebel – aye

4. PUBLIC COMMENT ON NON-AGENDA ITEMS – None

5. PUBLC HEARINGS – None

6. BUSINESS ITEMS – None

7. DISCUSSION ITEMS

A. Home Occupation Code Amendment

Planning Technician Rebecca Sprengeler presented concerns with the current Home Occupation code and requested feedback from the Planning Commission to guide a code update. Ms. Sprengeler noted regulations differences compared to Astoria, Seaside, and Gearhart. Mr. Blake shared an example of a business with several business-related vehicles parked on the street that have led to multiple neighborhood complaints. Clarifying the code would help with enforcement. The commission had concerns about the number vehicles associated with home occupations. Commissioner Gaebel feels 3 commercial deliveries per day and operational hours are excessive; 6pm would be more reasonable. Discussion followed about commercial deliveries and providing adequate off-street parking. There could be restrictions on certain zones. Commissioner Hopper

would like to see a limit on the number of total vehicles on site including customers, deliveries, and personal vehicles. There was discussion about considerations for pet-sitting, childcare, and catering. There was a brief discussion about signage; this will be left up to the sign code task force. Bed and breakfasts, vacation rentals, and homestay lodging may be addressed under a separate code change for short-term rentals. A code enforcement officer position may be created to assist with efficiently addressing violations.

B. Ministorage Policies Code Amendment

Planning Director Jay Blake presented a potential code update related to ministorage. At the last meeting there was a discussion about not revisiting the ministorage code criteria. Staff have since received a preliminary request for a new ministorage facility on an ideal piece of industrial land. After some discussion with the applicant, the city manager requested that Mr. Blake review the design standards. He presented a ministorage analysis in Clatsop County. Warrenton has more ministorage units than any other jurisdiction in the area combined. Ministorage facilities do not require city utilities, do not produce a high tax base, or support the long-term goals of the comprehensive plan by creating job opportunities. Discussion followed about a previously approved ministorage facility on Dolphin that used shipping containers. Mr. Blake noted conditional use permits can be challenging to deny. Commissioner Gaebel noted the development standards to improve previous requests. There was brief discussion about the difference between general commercial and industrial uses related to the tax rates. Mr. Blake also discussed an analysis of tax-exempt properties in Warrenton totaling over 70%. He cautioned that most land uses are long term, not temporary. It is important to consider how land is developed to create jobs and return money to the community through taxes. A general discussion followed about taxes, industrial applications, and a cap on storage units in Warrenton.

Commissioner Sollaccio made a motion for staff to draft an ordinance for a cap on ministorage. Motion was seconded. Discussion followed about a moratorium versus a cap. Commissioner Sollaccio would like a moratorium while researching a cap. There was brief discussion about shipping containers. **Motion passed unanimously.**

Swanson–aye; Bridgens–aye; Hayward–nay; Sollaccio–aye; Hopper–aye; Gaebel – aye

C. Grading Permit Code Amendment

Mr. Blake presented a potential contract with CREST to update the grading code. An ordinance will come back in May. Discussion followed about exemptions, landscaping, and definitions.

D. Shipping Container Code Amendment

Commissioner Bridgens noted several photos of shipping containers on City property. Ms. Sprengeler presented concerns with the lack of regulation on shipping/cargo containers for a variety of uses. Recent inquiries include residential storage, commercial storage, hydroponic gardens, and short-term rentals. Discussion followed about ADU's and the code examples from other cities. There was concern about enforcement. There was concern about restricting the creative use of shipping containers. It was suggested that containers be made attractive by

painting the same color as the structure. There should be different criteria in commercial and industrial zones. Containers in residential zones should be prohibited or only allowed when moving.

8. GOOD OF THE ORDER

Commissioner Sollaccio noted a T-Mobile main street grant opportunity.

Mr. Blake will be meeting with the County for a neighborhood plan for Ensign Lane.

Commissioner Hopper asked about established districts in Warrenton. Mr. Blake confirmed there is a historic district that is not clearly defined. Commissioner Hopper would like to create districts to support the identity of Warrenton.

Ms. Sprengeler reminded the commissioners of an upcoming League of Oregon Cities training.

There being no further business, Chair Hayward adjourned the meeting at 7:30 p.m.

APPROVED:

_____

ATTEST: Chris Hayward, Chair

_____

Rebecca Sprengeler, Secretary

City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton. OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission

FROM: Rebecca Sprengeler, Planning Technician

DATE: April 13, 2023

SUBJ: Wetland Hardship Variance V-23-1: 590 Seventh Avenue (Tax lot 81008AA05000)

BACKGROUND:

Don Peck is the property owner of 590 Seventh Avenue (Tax lot 81008AA05000). He submitted a wetland hardship variance application to build a new single-family home within the locally significant wetland boundaries on the property.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE:

Applicable Warrenton Municipal Code (WMC) chapters for this modification include:

WMC 16.208.050 Type III Procedure (Quasi-Judicial).

WMC 16.32 MEDIUM DENSITY RESIDENTIAL (R-M) DISTRICT

WMC 16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS

The application was submitted on February 9, 2023. The application was accepted on February 10, 2023. The application was deemed complete on March 6, 2023. Public Notice letters were sent to affected property owners on March 22, 2023, and published in The Astorian on March 25, 2023. As of April 6, 2023, 1 public comment was received.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS:

Chapter 16.32 MEDIUM DENSITY RESIDENTIAL (R-M) DISTRICT

16.32.020 Permitted Uses.

A. Single-family detached dwelling.

Staff finding: The proposed future use is allowed in this zone provided it meets the development standards. These will be reviewed at the time of Building permit.

16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS

16.156.030 Wetland Area Development Standards.

B. Applications to the City of Warrenton for grading or building permits that would authorize development within a jurisdictional wetland boundary approved by the Oregon Department of State Lands shall contain the following:

1. A State of Oregon Wetland Removal-Fill Authorization.

2. Written verification from the Warrenton Community Development Director, or designee, that the affected wetland area is classified as "non-significant" per the City of Warrenton Locally Significant Wetland Map dated October 17, 1997. Alternatively, for development in a "significant" wetland, a City of Warrenton Hardship Variance (see Section 16.156.080) must be obtained instead of the Community Development Director's written verification.

Staff finding: The applicant has not submitted for building permits yet. He is working to obtain a wetland hardship variance from the city and in the process of obtaining a State of Oregon Wetland Removal-Fill Authorization from the Department of State Lands.

E The City of Warrenton will notify the Oregon Department of State Lands of applications for preliminary plat, partition, planned unit development, conditional use, site design review, variance, or temporary building permits, and grading and building permits that appear to affect a wetland on the City of Warrenton Wetland Conservation Plan Inventory (Local Wetland Inventory) dated October 17, 1997 or other waters. (Ord. 1183-A § 1, 2013)

Staff finding: The Department of State Lands was notified of the variance request on March 22, 2023. Approval of the variance shall be conditioned on the Department of State Lands requirements being met. **This criterion was met.**

16.156.040 Significant Wetland Area Development Standards.

A. The following additional development standards shall apply to all development in significant wetlands as designated on the City of Warrenton Locally Significant Wetland Map dated January 21, 2004.

B. Alteration of a significant wetland or portion of a significant wetland by grading, excavating, placement of fill including structures, and removal of vegetation, shall be

prohibited, except for the following uses, upon demonstration that the uses are designed and constructed to minimize intrusion into the wetland area:

7. Uses authorized by an approved City of Warrenton hardship variance in conjunction with a valid State of Oregon Wetland Removal-Fill Authorization.

Staff finding: The use may only be allowed with both approval of this variance and approval of a State of Oregon Wetland Removal-Fill Authorization. Should the Planning Commission approve the variance application, staff would recommend Condition of Approval #1 permitting the variance subject to approval by the Department of State Lands. The applicant has stated in the application that "Wetlands study will remain marked as draft until approved by the State, which will follow upon approval." The applicant is also proposing the structure be constructed as close to the East end of the property as setbacks will allow to minimize intrusion into the wetland area. **These criteria will be met by conditions of approval.**

16.156.080 Hardship Variance Procedure and Criteria.

A. For any lands demonstrated to have been rendered not buildable by application of this chapter, the property owner may apply for a hardship variance for relief from the restrictions of this chapter.

B. Hardship variance applications are subject to review in accordance with the standards of Section 16.208.050, Type III Procedure (Quasi-Judicial). Granting of a hardship variance requires that:

1. The proposed development represents a reasonable and legal use of the lot or parcel, considering the zoning.

Applicant Response: The proposed development is for a single-family home and is within the current zoning requirements.

Staff finding: There was once a house on the property as shown in the County Tax Assessor's records. The proposed use is a new single-family dwelling. The RM zone allowed for this and multiple other types of residential use. The neighborhood is also developed as residential with duplexes to the east, single family homes to the south, apartments to the north, and single-family homes to the west. The proposed use is reasonable for this zone. **This criterion is met.**

2. Strict adherence to this chapter and other applicable standards would effectively preclude a use of the parcel that could be reasonably expected to occur in similarly zoned parcels.

Applicant Response: The variance required per this code section is required due to the existing wetlands. We are seeking to build on a portion of the wetlands as shown on the attached site plans. All work will be performed within the State of Oregon's requirements for wetlands.

Staff finding: The two wetlands shown in the draft wetland delineation report are described as 0.155 acres. The tax lot is 0.31 acres. The wetland area covers approximately 50% of the lot area. The minimum lot size for a single-family dwelling in the RM zone is 5000 sf. This tax lot is just over 13,300 sf. When asked about the size of the home, the applicant responded that "The house we are designing wanting is 2,262 sf 2 story with a large garage that is 2550 sf to provide enclosed parking for a boat. The over all dimension of the entire structure is 78' x 50' and there is a covered porch area that is 20'x20' that projects out the far west end of the structure." If

the lot were to be developed outside of the wetland boundaries, the size of the proposed home would be severely reduced and restricted. **This criterion is met.**

3. The property owner would be precluded a substantial property right enjoyed by the majority of landowners in the vicinity.

Applicant Response: Yes, we would forgo a substantial right enjoyed by all properties in this area. Without the variance this lot is unbuildable. The proposed plan is to build a single-family unit similar to all neighboring parcels. Please note that this is currently the only vacant lot in the immediate area.

Staff finding: The surrounding properties are in the same Medium Density Residential zone and the High-Density Residential zone. They have been developed with single family homes, duplexes, and an apartment complex to the north. The proposed use of the property is substantially enjoyed by the majority of surrounding property owners. **This criterion is met.**

4. The variance is the minimum necessary to retain use of the property.

Applicant Response: We are asking for the minimum variance required to build a single-family dwelling on this tax lot. We have laid out the building to minimize impacts to the existing wetlands (see attached site plan) and will have opportunities to mitigate some of the wetlands on site. Upon approval from the city to proceed, we will work with the State of Oregon to meet all requirements of the wetlands mitigation.

Staff finding: The lot exceeds the minimum lot size for a single family home by 8,000 sf. This lot is 13,333 sf. The minimum lot width for an SFR is 50', this lot is approximately 133.32' wide. The minimum lot depth is 70', this lot is 100' deep. The maximum lot coverage by buildings is 40%, the applicant is proposing coverage of 4,300 sf (house and deck footprint) which is approximately 32% lot coverage. The applicant has proposed the structure be placed as far East and away from the wetland as the property setbacks will allow with the existing structure size. **This criterion is met.**

5. Granting of the variance will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.

Applicant Response: The proposed single-family unit will not be detrimental or injurious to any of the neighboring properties and will be built to "blend" in with the type of structures in the area.

Staff finding: The use of the property will be residential and similar to that of surrounding properties. Upon a site visit on March 22, 2023, staff saw that the site is lower than adjacent properties. The applicant will need to ensure that the development does not create any additional stormwater runoff onto adjacent properties. The applicant shall comply with WMC 16.140 STORMWATER AND SURFACE WATER MANAGEMENT. **This criterion will be met be conditions of approval.**

6. The variance will be in general harmony with the intent and purpose of this chapter, and will not adversely affect any officially adopted Comprehensive Plan policy.

Applicant Response: The proposed plan to build a single-family unit on this lot will be in harmony with the intent of this chapter and will not affect the comprehensive plan policy in any adverse way.
Staff finding: The review of the applicable Warrenton Municipal Code criteria has been completed. The WMC is reviewed by the Department of Land Conservation and Development (DLCD) for compliance with the adopted Comprehensive Plan policies. Findings of compliance with the WMC will not adversely affect the Comprehensive Plan. Further, the Comprehensive Plan states "…wetland and riparian corridor mitigation, restoration creation and enhancement shall be allowed in all zoning district where practicable" Article 4 Natural Features, Section 4.100 Findings. **This criterion will be met if the variance is approved by the Planning Commission.**

CONCLUSIONS AND RECOMMENDATION

The proposed use is similar to character and use of the surrounding neighborhood. Staff have found that the applicant is in compliance with the applicable standards subject to the below conditions of approval.

Conditions of Approval:

1. The variance approval is only valid in conjunction with a valid State of Oregon Wetland Removal-Fill Authorization. The applicant shall submit a copy of a valid Wetland Removal-Fill Authorization to the City of Warrenton Planning Department prior to issuance of Building permits.
2. The applicant will need to ensure that the development does not create any additional stormwater runoff onto adjacent properties. The applicant shall comply with WMC 16.140 STORMWATER AND SURFACE WATER MANAGEMENT.

Recommended Motion:

"I move to approved Wetland Hardship Variance V-23-1 at 590 Seventh Ave in Hammond on taxlot 81008AA05000 for the construction of a new single family dwelling. This approval is subject to findings of fact and conditions of approval in the staff report date April 13, 2023 and the submittals and testimony at this meeting."

ATTACHMENTS:

1. Application
2. Site Plan
3. Draft Wetland Delineation
4. Public Notices
5. Public Comment(s)

CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT
Telephone: 503-861-0920

HARDSHIP VARIANCE APPLICATION
Warrenton Development Code – Section 16.156.080

Application fee (non-refundable): $1,250 **City File No.: V-**23-1

NOTE: The applicant must complete sections I, II, and III below and submit the required application fee before staff can accept the application.

I. APPLICATION / OWNER INFORMATION:

Applicant: Don & Karen Peck **Phone:** 503·314·6554

Mailing Address: 42058 Lolander Ln, Astoria OR 97103

Applicant Signature: Don Peck **Date:**

Owner: Don Peck **Phone:** 503·314·6554

Mailing Address:

Owner Signature (if different than applicant):
Signed written authorization by the property owner of record may be substituted here.

II. PROPERTY INFORMATION:

Address: 590 7th Ave, Hammond OR **Nearest Cross Street:** 7th & Fleet

Assessor Parcel No.: Twp 8N, Rng 10W, Section , Tax Lot 8100BAA05000

Legal Description: Lots 15, 16, 17 & 18, Block 40 New Astoria

Lot Size: 13,332 SF = 0.31 Acres **Date Current Owner Took Ownership:** 9/9/22

Current Use of Property: Vacant Land

III. VARIANCE INFORMATION:

Describe the Requested Variance (i.e., what is the proposed use and why does the proposal require impacts to wetlands):
Construct single family dwelling. Lot size will not allow building without encroachment in wetland area. See attached site plan.

Written Responses to the Six Hardship Variance Criteria of Warrenton Municipal Code Section 16.156.080B (see below) are necessary.

A. For any lands demonstrated to have been rendered not buildable by application of this chapter, the property owner may apply for a hardship variance for relief from the restrictions of this chapter.

B. Hardship variance applications are subject to review in accordance with the standards of Section 16.208.050, Type III procedure (Quasi-Judicial). Granting of a hardship variance requires that:

1. The proposed development represents a reasonable and legal use of the lot or parcel, considering the zoning.

2. Strict adherence to this chapter and other applicable standards would effectively preclude a use of the parcel that could be reasonably expected to occur in similarly zoned parcels.

3. The property owner would be precluded a substantial property right enjoyed by the majority of landowners in the vicinity.

4. The variance is the minimum necessary to retain use of the property.

5. Granting of the variance will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of the premises.

6. The variance will be in general harmony with the intent and purpose of this chapter, and will not adversely affect any officially adopted Comprehensive Plan policy.

Is a Site plan* Attached? (X) Yes ( ) No

**A site plan is required and must be drawn to scale, contain a north pointing arrow, show wetland boundaries (as scaled from the City's Local Wetland Inventory (LWI) map, or as professionally delineated), and show all setback distances from existing and proposed structures and roads to wetlands and property lines.*

Has a State / Federal Wetland Removal / Fill Permit Application been made for this project?

☐ Yes ☒ No; If yes, what is the status? _____

Additional Information: WETLANDS STUDY WILL REMAIN MARKED AS DRAFT UNTIL APPROVED BY THE STATE, WHICH WILL FOLLOW UPON APPROVAL.

******Do not write below this line******

Comments: _____

_____

Date Paid / Receipt# _____ ***Received by:*** _____

Date applicant was provided written notification of additional information needed: _____

Date additional information was received: _____

Comments: _____

_____

Date application was deemed complete: _____

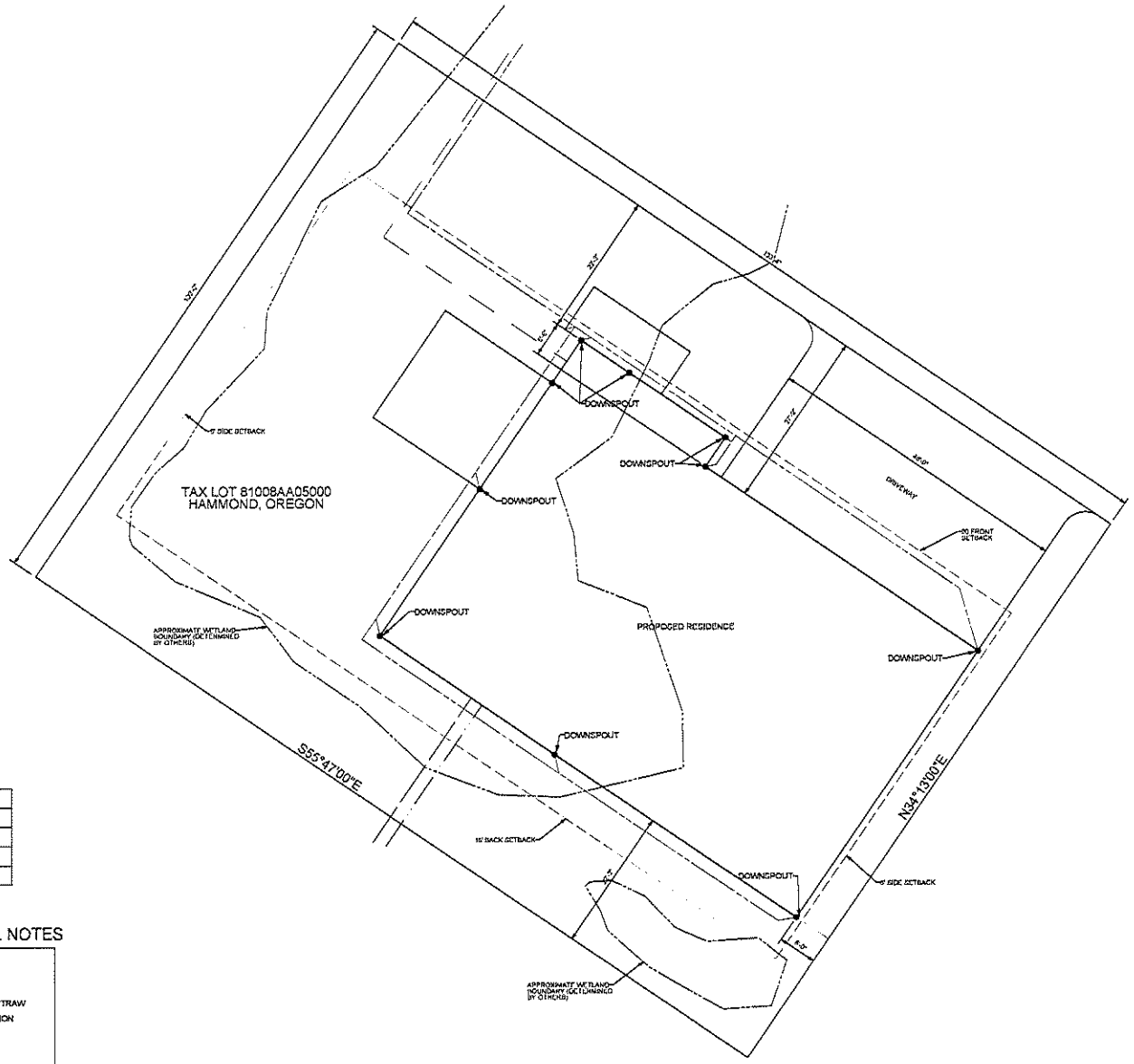
City of Warrenton

Six Hardship Variance Criteria

590 7th Ave, Hammond OR; Tax Lot 81008AA05000

1. **The proposed development represents a reasonable and legal use of the lot or parcel, considering the zoning.**
   - The proposed development is for a single-family home and is within the current zoning requirements.
2. **Strict adherence to this chapter and other applicable standards would effectively preclude a use of the parcel that could be reasonably expected to occur in similarly zone parcels.**
   - The variance required per this code section is required due to the existing wetlands. We are seeking to build on a portion of the wetlands as shown on the attached site plans. All work will be performed within the State of Oregon's requirements for wetlands.
3. **The property owner would be precluded a substantial right enjoyed by the majority of landowners in the vicinity.**
   - Yes, we would forgo a substantial right enjoyed by all properties in this area. Without the variance this lot is unbuildable. The proposed plan is to build a single-family unit similar to all neighboring parcels. Please note that this is currently the only vacant lot in the immediate area.
4. **The variance is the minimum to retain use of the property.**
   - We are asking for the minimum variance required to build a single-family dwelling on this tax lot. We have laid out the building to minimize impacts to the existing wetlands (see attached site plan) and will have opportunities to mitigate some of the wetlands on site. Upon approval from the city to proceed, we will work with the State of Oregon to meet all requirements of the wetlands mitigation.
5. **Granting of the variance will not be materially detrimental to the public welfare or be injurious to property or improvements in the neighborhood of these premises.**
   - The proposed single-family unit will not be detrimental or injurious to any of the neighboring properties and will be built to "blend" in with the type of structures in the area.
6. **The variance will be in general harmony with the intent and purpose of this chapter, and will not adversely affect any officially adopted Comprehensive Plan policy.**
   - The proposed plan to build a single-family unit on this lot will be in harmony with the intent of this chapter and will not affect the comprehensive plan policy in any adverse way.

SITE PLAN



LEGEND

UTILITY	LINETYPE
POWER	
WATER	
SEWER	
RAIN DRAINS	

SITE AND EROSION CONTROL NOTES

1. ALL BACKFILL MATERIAL TO BE LOCAL
2. EXPOSED DIRT TO BE COVERED WITH STRAW & SEED DURING CONSTRUCTION
3. BACKFILL STOCK PILES TO BE COVERED WITH STRAW
4. 3/4" MINUS TO BE COMPACTED IN ALL FOUNDATION AREAS
5. ALL GRADE SLOPES < 5%
6. ROADWAYS TO BE CLEANED AFTER DIDOUT
7. DRIVEWAY, PATIO AREAS, WALKWAYS, AND GARAGE AREA TO BE ROCKED AT BEGINNING OF CONSTRUCTION.

REVISIONS
NO | DATE | DESCRIPTION

PROJECT: PECK RESIDENCE
LOCATION: 590 7TH AVE HAMMOND, OREGON

SHEET TITLE: SITE PLAN
CLIENT: DON & KAREN PECK

Max Beaudoin 503-791-2405

JOB NO. 038
DATE: 10/31/2022
DRAWN: MB
SCALE: AS SHOWN
SHEET A0.1

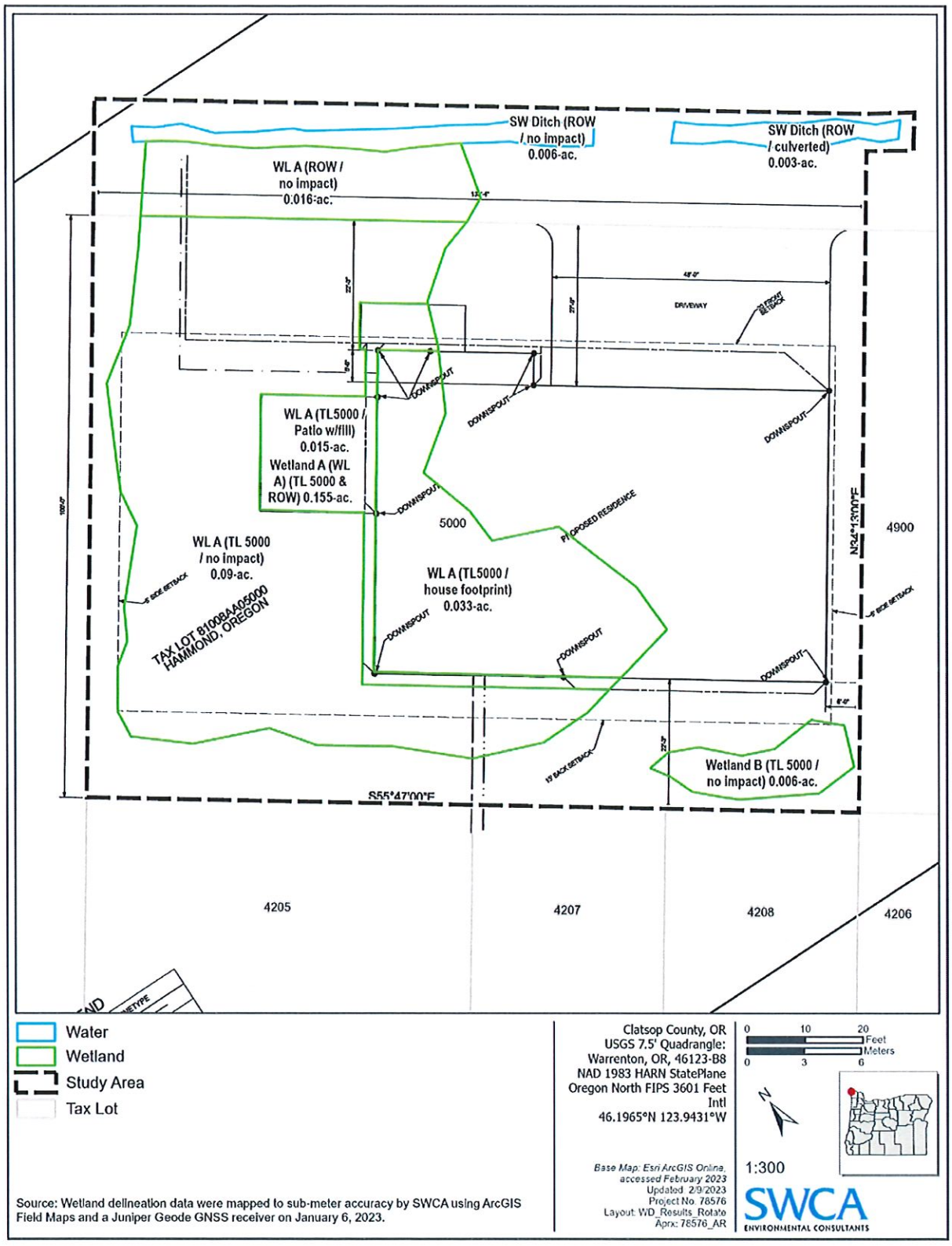


Figure 1. Existing wetlands and stormwater ditch over proposed dev. (N.T.S.). Est. impacts of ~0.048-acres (Wetland A 0.045 of 0.155 tot. / SW Ditch 0.003 of 0.009 tot.).

Peck Property
Wetland and Non-Wetland Waters Delineation Report

FEBRUARY 2023

PREPARED FOR

Don Peck

PREPARED BY

SWCA Environmental Consultants

PECK PROPERTY WETLAND AND NON-WETLAND WATERS DELINEATION REPORT
TOWNSHIP 8 NORTH, RANGE 10 WEST, SECTION 8, TAX LOT 5000 AND ROW (PORTION), CLATSOP COUNTY, WARRENTON, OREGON

Prepared for

DKPeck Properties
Attn: Don Peck
42058 Logger Lane
Astoria, Oregon 97103

Prepared by

SWCA Environmental Consultants
1800 NW Upshur Street, Suite 100
Portland, Oregon 97209
(503) 224-0333
www.swca.com

SWCA Project No. 78576

February 2023

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INTRODUCTION

On behalf of DKPeck Properties, SWCA Environmental Consultants (SWCA) conducted a wetland delineation of the 0.37-acre study area located at 590 7th Avenue, Hammond, Oregon (Figure 1). Though the site address is for Hammond, the study area is located within the Warrenton, Oregon, city limits. The study area is Tax Lot 5000 and a 20-foot offset into the public right-of-way (ROW) to the northeast to meet the edge of roadway for 7th Avenue on Tax Map 81008AA05000, Clatsop County (Figures 2 and 3). The centroid latitude and longitude of the study area are 46.1964 and -123.9430. Fieldwork was conducted on January 6, 2023.

This report presents the results of the delineation of two wetlands (Wetlands A and B) and one stormwater ditch.

A. LANDSCAPE SETTING AND LAND USE

OAR141-090-0035 (12)(a)

The general area landform is a broad flat terrace that meets the Columbia River to the northeast and a large National Wetlands Inventory (NWI)-mapped wetland complex to the northwest, south, and southeast (U.S. Fish and Wildlife Service [USFWS] 2023). The study area is generally flat, with topography gently sloping upwards northeast of Wetland A and southeast of Wetland B into upland. The surrounding area is at the same elevation as the uplands within the study area, with the wetlands forming in areas of slightly lower topography from the surrounding landscape. The study area is zoned as low-medium density residential, with the surrounding land to the northwest, west, south, and southeast zoned the same and the land to the northeast zoned high density residential. Currently, the study area is an empty lot with maintained and cut vegetation, the majority of which appears mown with some areas of taller vegetation where lamp rush (*Juncus effusus*) has been allowed to grow but broad-leaf cat-tail (*Typha latifolia*) has been removed approximately 6 inches above the soil surface. There are two small patches of Himalayan blackberry (*Rubus armeniacus*) in the north and west corners of the lot. The land previously appears to have been used as a forested residential lot. A portion of the study area site is proposed for residential development.

B. SITE ALTERATIONS

OAR141-090-0035 (10)(a-b), (12)(b)

According to the Oregon Historic Landuse and Landcover (Oregon Explorer 2023), the study area and surrounding area was historically hardwood-conifer swamp. The study area has been significantly altered from this historical condition. A single-family residence used to exist on the southeast portion of the study area surrounded by forest vegetation, according to aerial imagery. The residence, along with the trees and shrubs on the property, were removed sometime between 2009 and 2011 (Appendix A). One stormwater ditch enters the lot through a culvert at the north corner, enters another culvert under an access drive onto the property, and exits the property through a culvert in the east corner.

C. PRECIPITATION DATA AND ANALYSIS

OAR141-090-0035 (12)(c)

The wetlands climate analysis (WETS) station and observed precipitation data for the study area were obtained from the Astoria Regional Airport-AST, Oregon, station (National Oceanic and Atmospheric Administration [NOAA] 2023. Average annual rainfall according to the WETS table for the station is

70.26 inches, and the growing season is February 5 to December 15. Table 1 shows the monthly precipitation averages and observed precipitation for the 3 months prior to SWCA's January 6, 2023, site visit.

Table 1. Precipitation Data – Monthly Averages Based on the Climate Period 1991–2020

Month	Average (inches)	30% Chance Will Have		Observed Precipitation (inches)	Within Normal Range?
		Less Than	More Than		
		(inches)			
December	10.68	8.32	12.34	11.54	Within normal (108%)
November	11.05	7.89	13.06	12.39	Within normal (112%)
October	6.74	4.43	8.09	4.29	Below normal (63%)

Source: NOAA (2023).

Table 2 shows precipitation on the day of the field visit, 2 weeks prior, water year to date (WYTD), calendar year to date (CYTD), and normal values.

Table 2. Precipitation Summary

Field Visit Date	Observed Precipitation (inches)				WYTD Normal Value (percentage of normal)	CYTD Normal Value (percentage of normal)
	Day of	2 Weeks Prior	WYTD	CYTD		
January 6, 2023	0.40	8.81	28.70	0.48	30.28 (95%)	1.81 (26%)

Source: NOAA (2023).

Using the standard template for antecedent rainfall (Appendix B), these data show that the overall preceding rainfall was drier than normal in October and normal in November and December. The rainfall preceding the site visit and typical for the season enabled observation of primary indicators of hydrology in the wetlands.

D. METHODS

OAR141-090-0035 (7)(a-g), (8), (9), (10)(a-b), (11)(a-c), (12)(d-g),(h)(A-J), (15), (16), (17)(a-e)

The methodology used for determining the presence of wetlands and delineating wetland boundaries followed the U.S. Army Corps of Engineers' (USACE) *Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* (USACE 2010), used by both the Oregon Department of State Lands (DSL) and USACE. The National Wetland Plant List (USACE 2020) was used to assign wetland indicator status for the appropriate region.

The ordinary high water line (OHWL) of the stormwater ditch was delineated based on the Corps' Regulatory Guidance Letter 05-05: Ordinary High Water Mark Identification, and as defined in DSL's Oregon Administrative Rule (OAR) 141-085-0515, field indicators for the OHWL: a clear, natural line impressed on the shore or bank; a change in vegetation from riparian (e.g., willows) to upland (e.g., oak, fir); a textural change of depositional sediment or changes in the character of the soil (e.g., from sand/cobble/gravel to upland soils); an elevation below which no fine debris (needles, leaves, cones, and seeds) occurs; and the presence of litter and debris, water-stained leaves, and water lines on tree trunks, among others.

Fieldwork was conducted on January 6, 2023, by Jessalynn Spears, Wetland Scientist, and Clayton Olinger, Wetland Scientist. Soils, vegetation, and any indicators of hydrology were recorded at six sample plot locations on standardized wetland determination data forms (Appendix C) to document site conditions. Soil colors were identified using the Munsell Soil Color Charts Year 2000 revised washable edition by X-Rite published in Grand Rapids, Michigan.

The Natural Resources Conservation Service (NRCS) Web Soil Survey (Figure 4) maps the entire study area as map unit 70C, Waldport fine sand, 3% to 15% slopes, which is classified as non-hydric with 7% Psammaquents hydric inclusions (NRCS 2023). Directly south of the study area boundary is mapped as map unit 13A, Coquille variant silt loam, 0% to 1% slopes, which is classified as hydric.

Representative ground-level site photographs are included in Appendix D. A list of vegetation (with common and scientific names and wetland indicator status) observed on the site is included in Appendix E.

Local Wetlands Inventory (LWI) information is included in Appendix F and the LWI map is provided as Figure 5. The NWI map for the study area is shown in Figure 6.

E. DESCRIPTION OF ALL WETLANDS AND OTHER NON-WETLAND WATERS

OAR141-090-0035 (2), (7)(a-g), (8), (9), (10)(a-b), (11)(a-c), (12)(e), (14)(a-i), (15), (16), (17)(a-e)

Wetlands

Two wetlands were identified within the study area. The features are described below and presented in Figure 7.

Wetland A (0.155 acre/6,970 square feet)

Wetland A is classified as a palustrine emergent (PEM) wetland using the *Classification of Wetlands and Deepwater Habitats of the United States* (Cowardin et al. 1979). The wetland is classified as a flats wetland using the *Guidebook for Hydrogeomorphic (HGM)-based Assessment of Oregon Wetland and Riparian Sites: Statewide Classification and Profiles* (Adamus 2001). Wetland A is situated in a slight depression from the surrounding landscape, the topography is gently hummocky, and it extends to abut the stormwater ditch OHWL on the northeast edge. Standing water was observed up to approximately 4 inches deep in the wettest area in the north-middle of the feature at the time of survey. Wetland A's hydrology is provided by direct precipitation and stormwater runoff.

Vegetation was dominated by lamp rush, an unidentifiable grass, and broad-leaf cat-tail. Soils displayed Sandy Redox (S5) and Depleted Matrix (F3) hydric soil indicators. Wetland hydrology was demonstrated by the Saturation (A1), High Water Table (A2), and Oxidized Rhizospheres along Living Roots (C3) hydrology indicators.

The wetland boundary is defined by a distinct change in slope and elevation, a change in plant community (lamp rush and broad-leaf cat-tail in the wetland to Himalayan blackberry and English plantain [*Plantago lanceolata*] in the upland), a change in soils, and presence/absence of hydrology.

Wetland B (0.006 acre/436 square feet)

Wetland B is in the southeast corner of the study area and is classified as a PEM flats wetland. Wetland B is in a slight depression with the land outside of the study area rising approximately 1 foot to meet road level. Hydrology to the wetland is provided by direct precipitation and stormwater runoff. Vegetation was dominated by creeping buttercup (*Ranunculus repens*) and unidentifiable manicured grasses. Soils displayed the Depleted Matrix (F3) hydric soil indicator. Wetland hydrology was demonstrated by the Saturation (A1), High Water Table (A2) hydrology indicators.

The wetland boundary is defined by a change in slope and elevation, a slight change in plant community, a change in soils, and presence/absence of hydrology.

Non-Wetland Waters

One stormwater ditch was identified within the study area. The feature is described below and presented in Figure 7.

Stormwater Ditch 1 (0.009 acre/118.35 linear feet)

The stormwater ditch runs a length of 118.35 feet along the study area boundary and flows generally southeast. The stormwater ditch enters the study area from the northwest via a culvert under Fleet Street, flows through a culvert within the study area, and exits the study area to the southeast through another culvert. The substrate was observed to be made up of silt loam and organics. Both sides of the stormwater ditch's OHWL were delineated using a natural line impressed on the bank and water staining along the vegetation.

Uplands

Uplands were dominated by Himalayan blackberry, English plantain, creeping buttercup, and unknown manicured grasses. The transition from wetland to upland was generally typified by a marked change in plant community, a rise in elevation and change in topographical contour, and presence/absence of hydrology indicators. Sample plots in upland areas lacked wetland hydrology indicators.

F. DEVIATION FROM LWI AND NWI

OAR141-090-0035 (7)(e), (12)(f)

The original Warrenton LWI (SRI/Shapiro, Inc. 1998) identifies a mapped wetland across a portion of the study area that continues off-site (see Figure 5). SWCA's delineated wetland boundary was generally is the same area and less extensive.

The Clatsop County Webmaps servers a modified version of the LWI and maps a "locally significant wetland" in the study area (Clatsop County 2023) (see Figure 5). Wetland A's delineated boundary is more extensive and Wetland B is not mapped.

The NWI does not map any wetlands in the study area. To the south of the study area, the NWI identified a palustrine forested, broad-leaved deciduous wetland with a seasonally flooded water regime and partially drained/ditched special modifier (PFO1Cd) and a riverine system that is intermittent, streambed, seasonally flooded, and excavated (R4SBCx) (USFWS 2023) (see Figure 6).

G. MAPPING METHOD

OAR141-090-0035 (3), (5), (11)(a-c), (12)(f),(g), (13)(a-g), (14)(a-i), (15), (16)

The wetland boundary and sample plot locations were surveyed by SWCA with a Juniper Geode Global Navigation Satellite System receiver paired with a Samsung computer tablet using Collector for ArcGIS software. Horizontal map accuracy is less than 1 meter. The wetland delineation map is shown in Figure 9.

H. ADDITIONAL INFORMATION

OAR141-090-0035 (9), (10)(a-b), (12)(h)(A-J)

The study area has no mapped rivers or streams that contain essential salmonid habitat (DSL 2023).

I. RESULTS AND CONCLUSIONS

OAR141-090-0035 (12)(i)

Two wetlands and one stormwater ditch were delineated within the study area. Wetland A is a 0.155-acre PEM flats wetland with a centroid latitude and longitude of 46.196561 and -123.943129, respectively. Wetland B is a 0.006-acre PEM flats wetland with a centroid latitude and longitude of 46.196296 and -123.942989, respectively. The stormwater ditch is 118.35 feet with a centroid latitude and longitude of 46.196643 and -123.942965.

The wetlands delineated in the study area and the portion of the stormwater ditch adjacent to Wetland A are likely to be determined jurisdictional by DSL. Wetlands A and B may or may not be considered jurisdictional by the USACE. Jurisdictional determination is the responsibility of the regulatory agencies.

J. REQUIRED DISCLAIMER

OAR141-009-0035 (12)(j)

This report documents the investigation, best professional judgment, and conclusions of the investigators. It is correct and complete to the best of our knowledge. It should be considered a preliminary jurisdictional determination of wetlands and other waters and used at your own risk unless it has been reviewed and approved in writing by DSL in accordance with OAR 141-090-0005 through 141-090-0055.

K. LIST OF PREPARERS

Jessalynn Spears, Wetland Scientist
Jessalynn.Spears@swca.com

Clayton Olinger, Wetland Scientist
Clayton.olinger@swca.com

Chris Moller, Lead Wetland Scientist
Chris.Moller@swca.com

L. LITERATURE CITED AND REVIEWED

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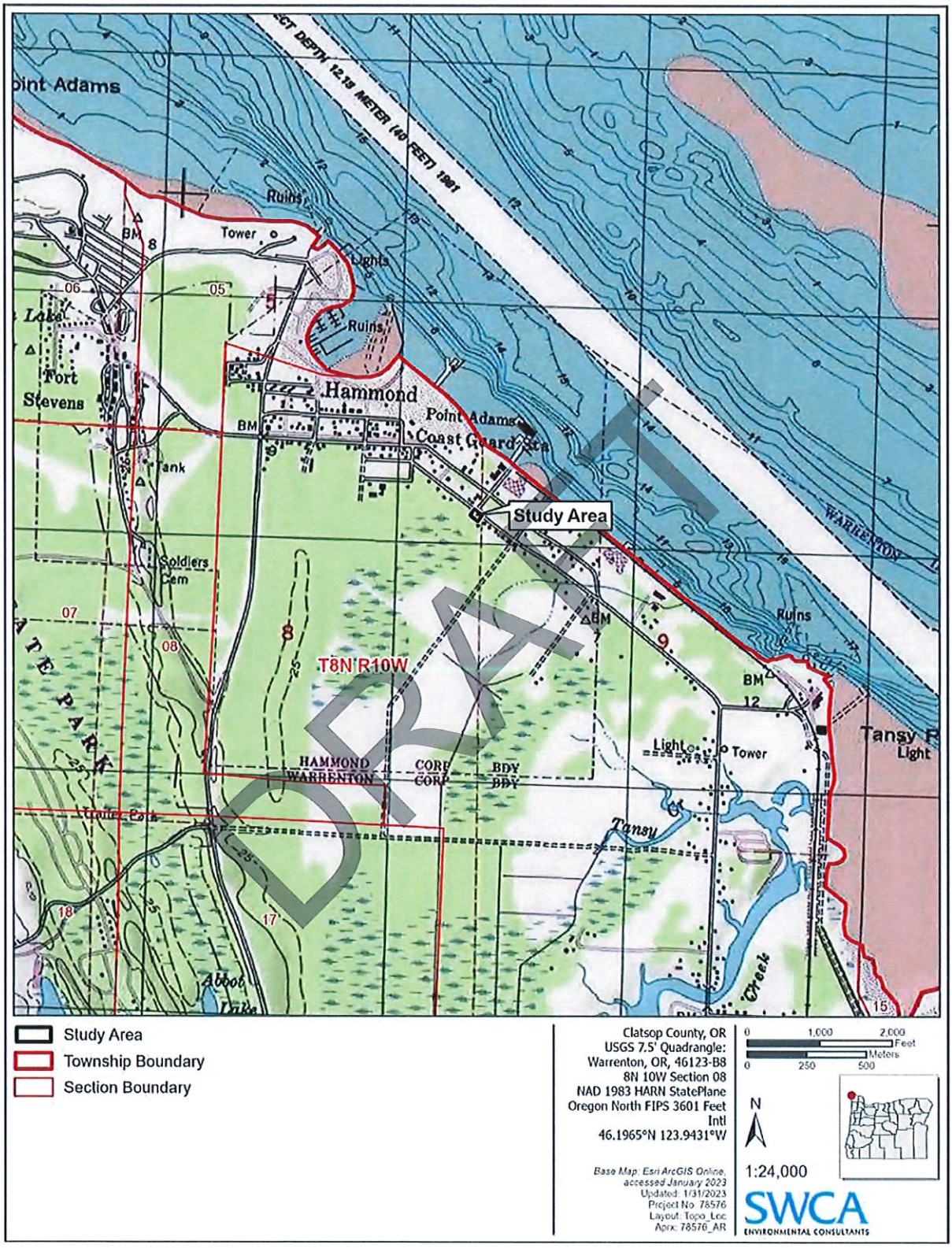

Figure 1. Site location map.

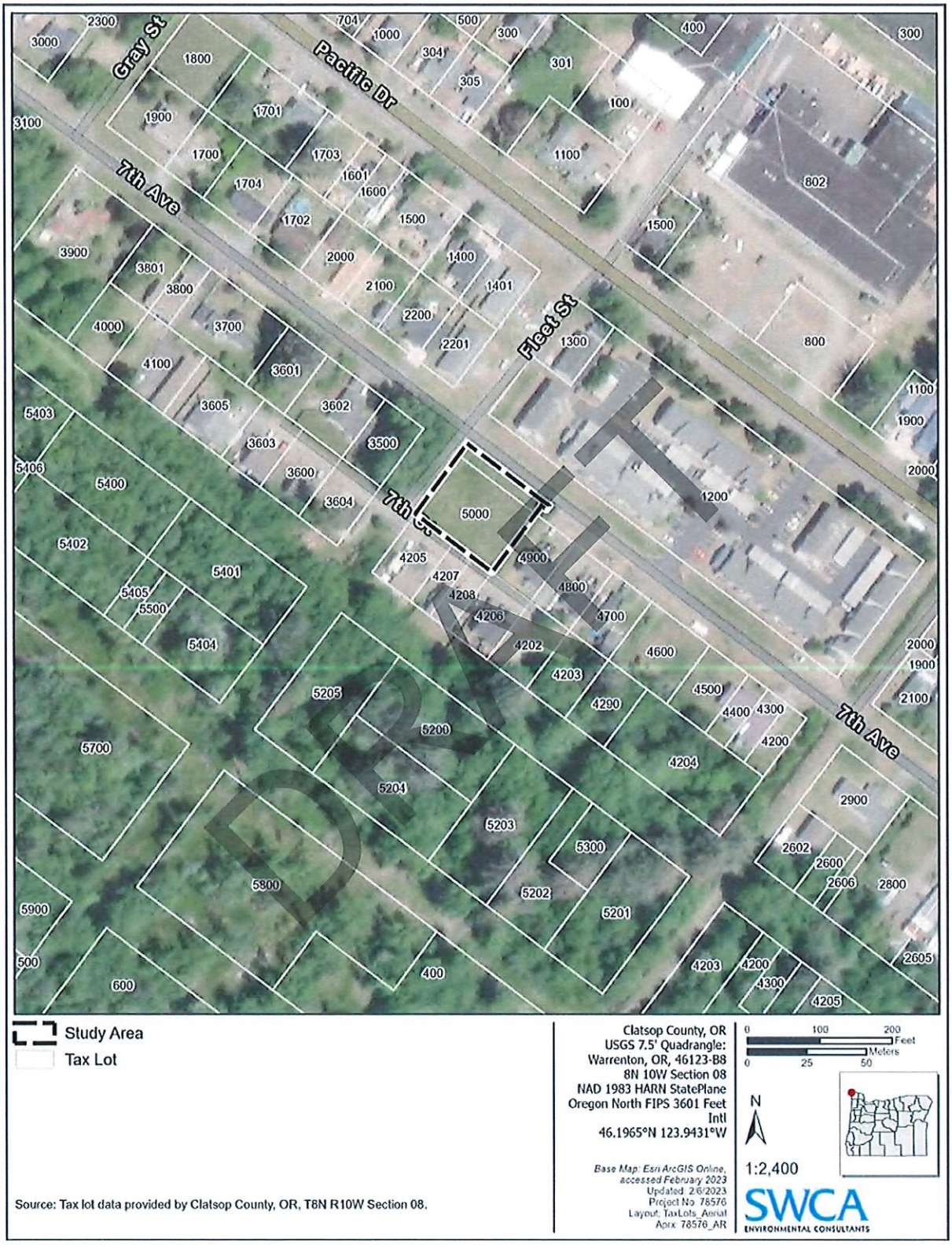

Figure 2. Tax lot map (aerial base).

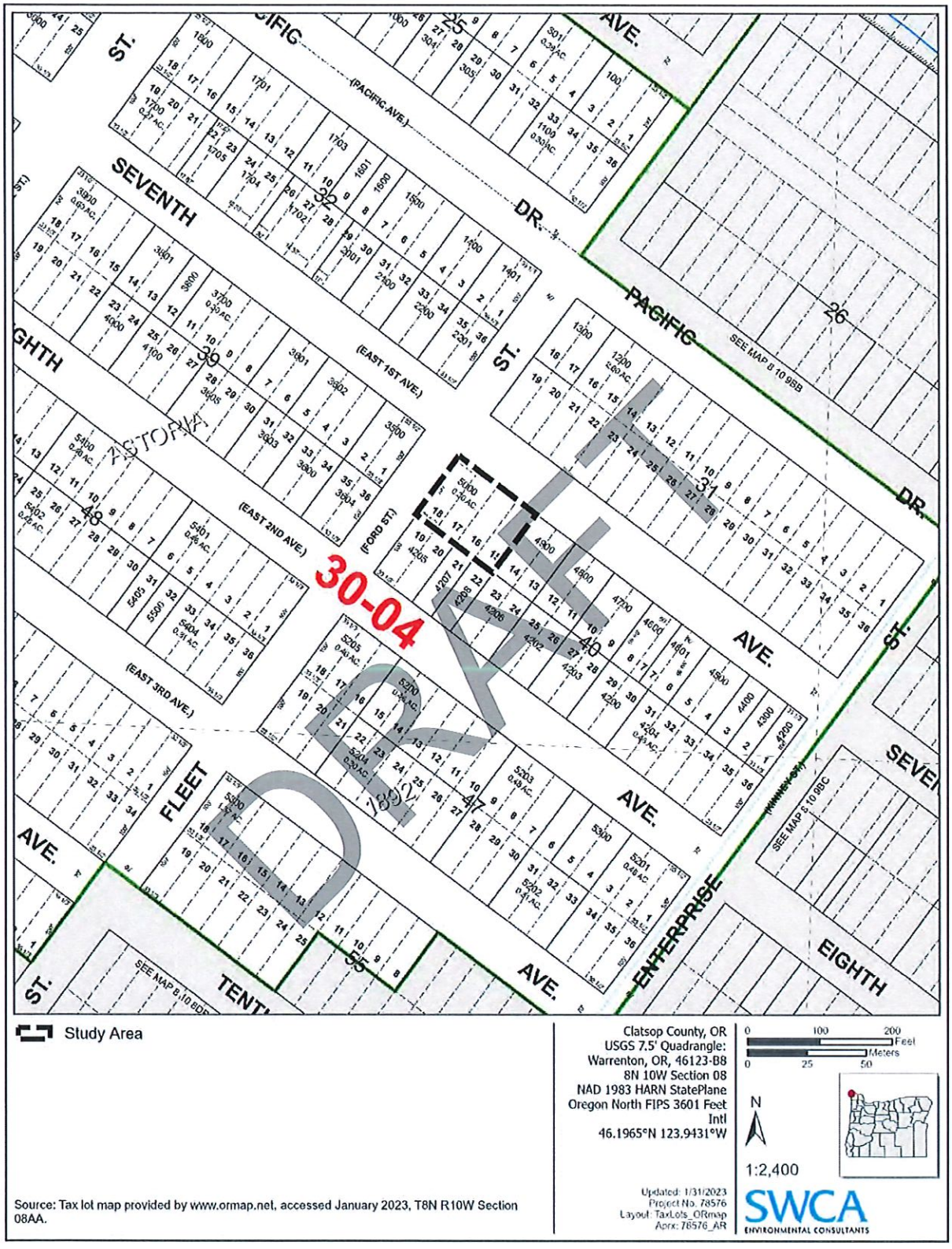

Figure 3. Tax lot map (paper base).

Figure 4. Soils map.

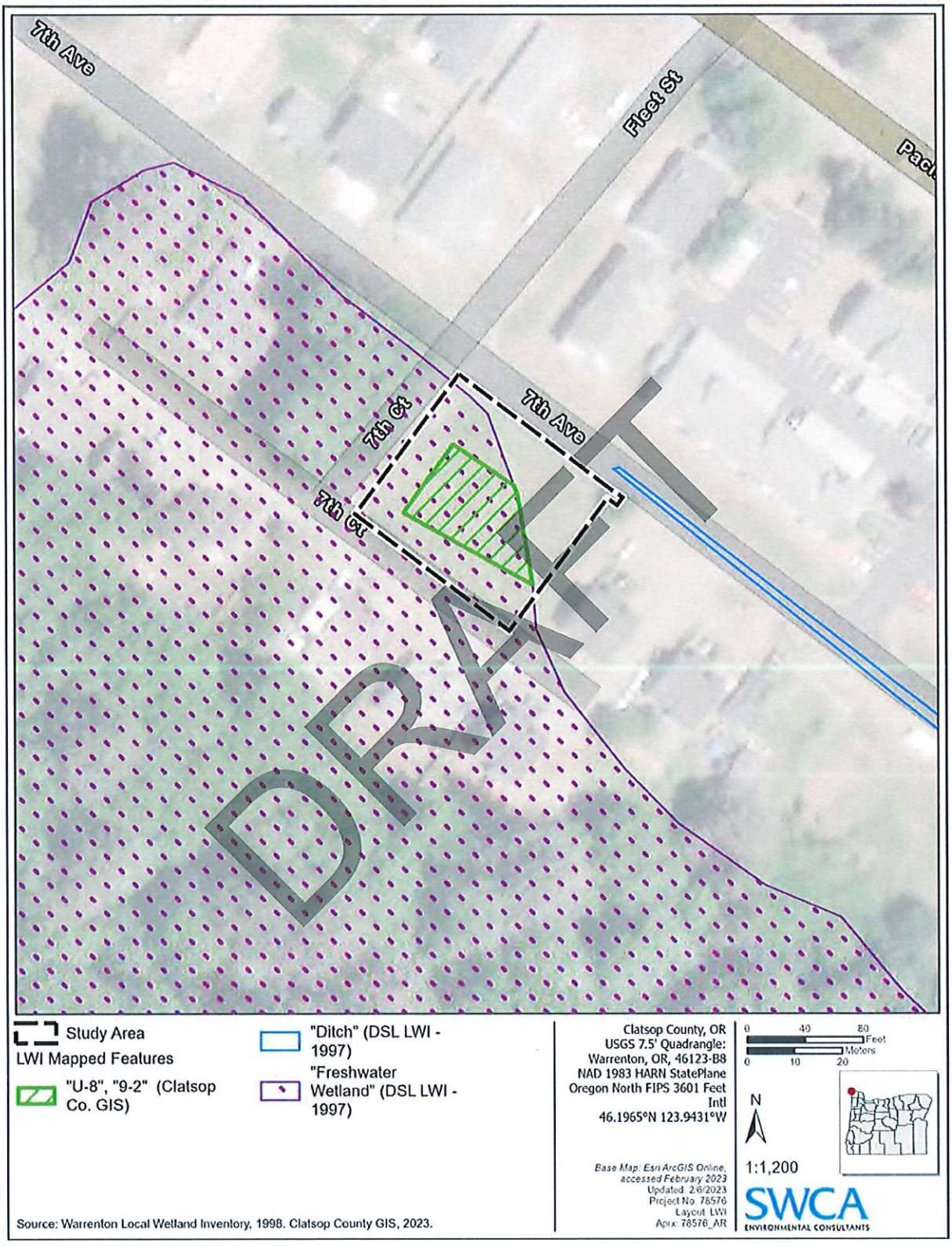

Figure 5. Local Wetlands Inventory map.

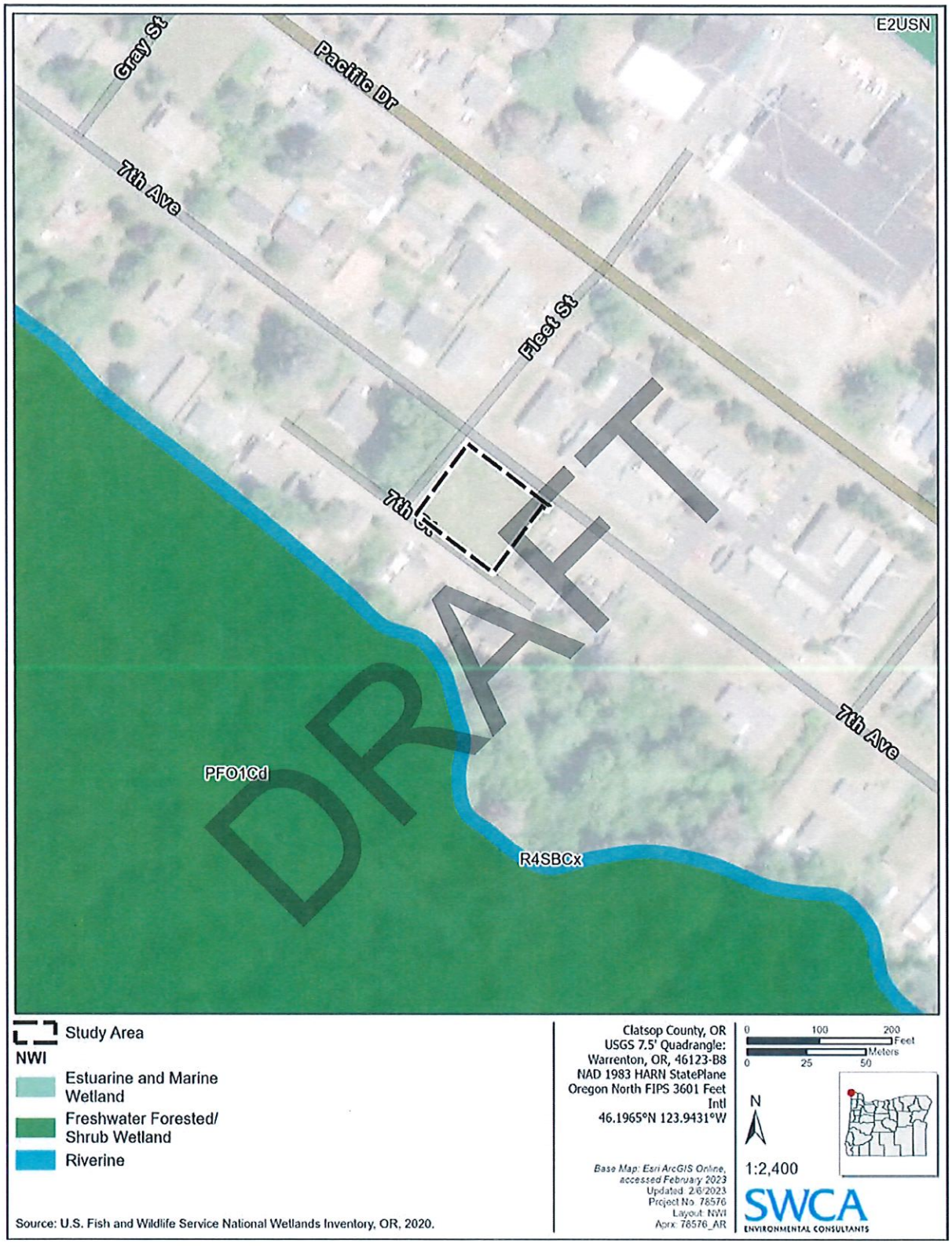

Figure 6. National Wetlands Inventory map.

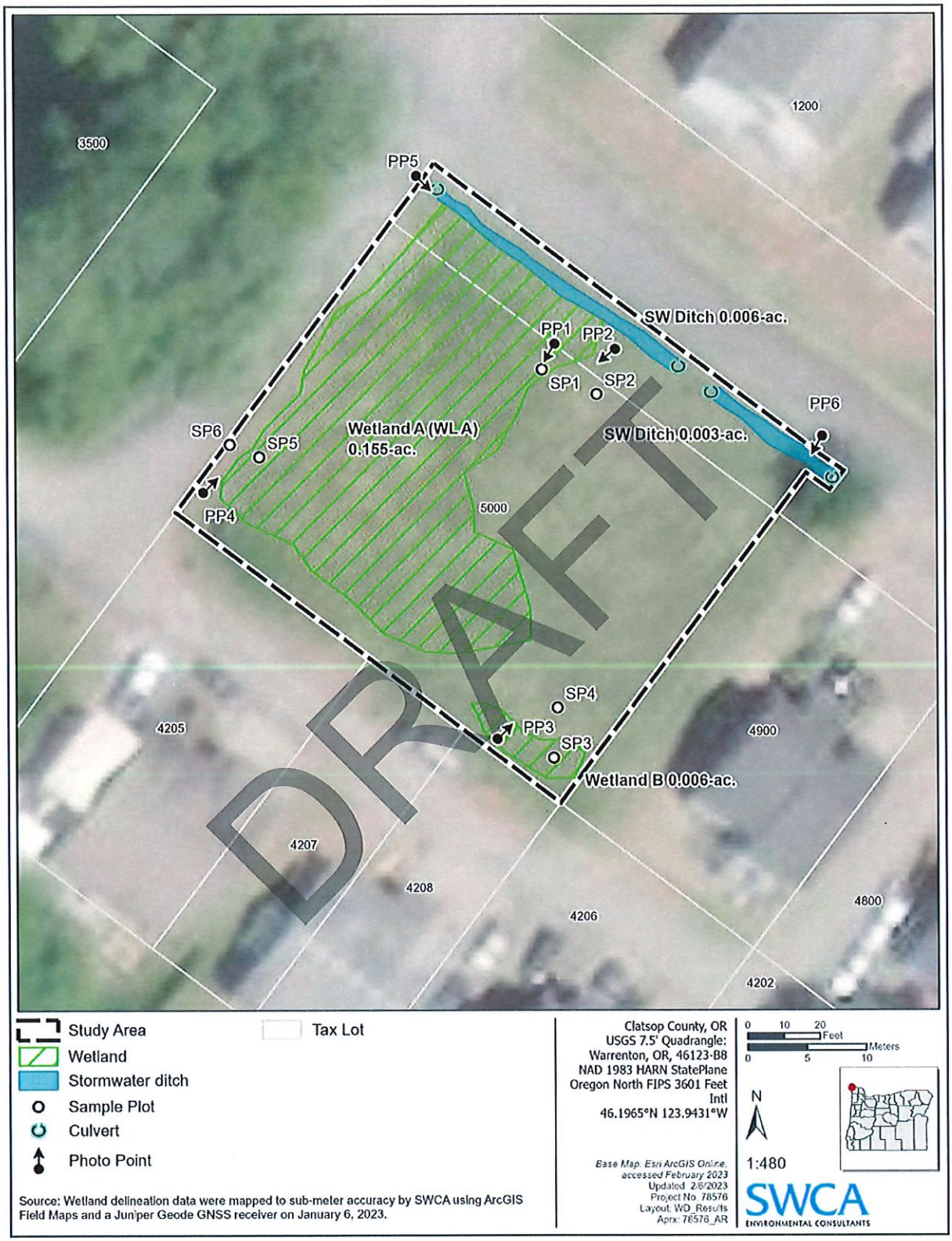

Figure 7. Wetland and other waters delineation map (aerial base).

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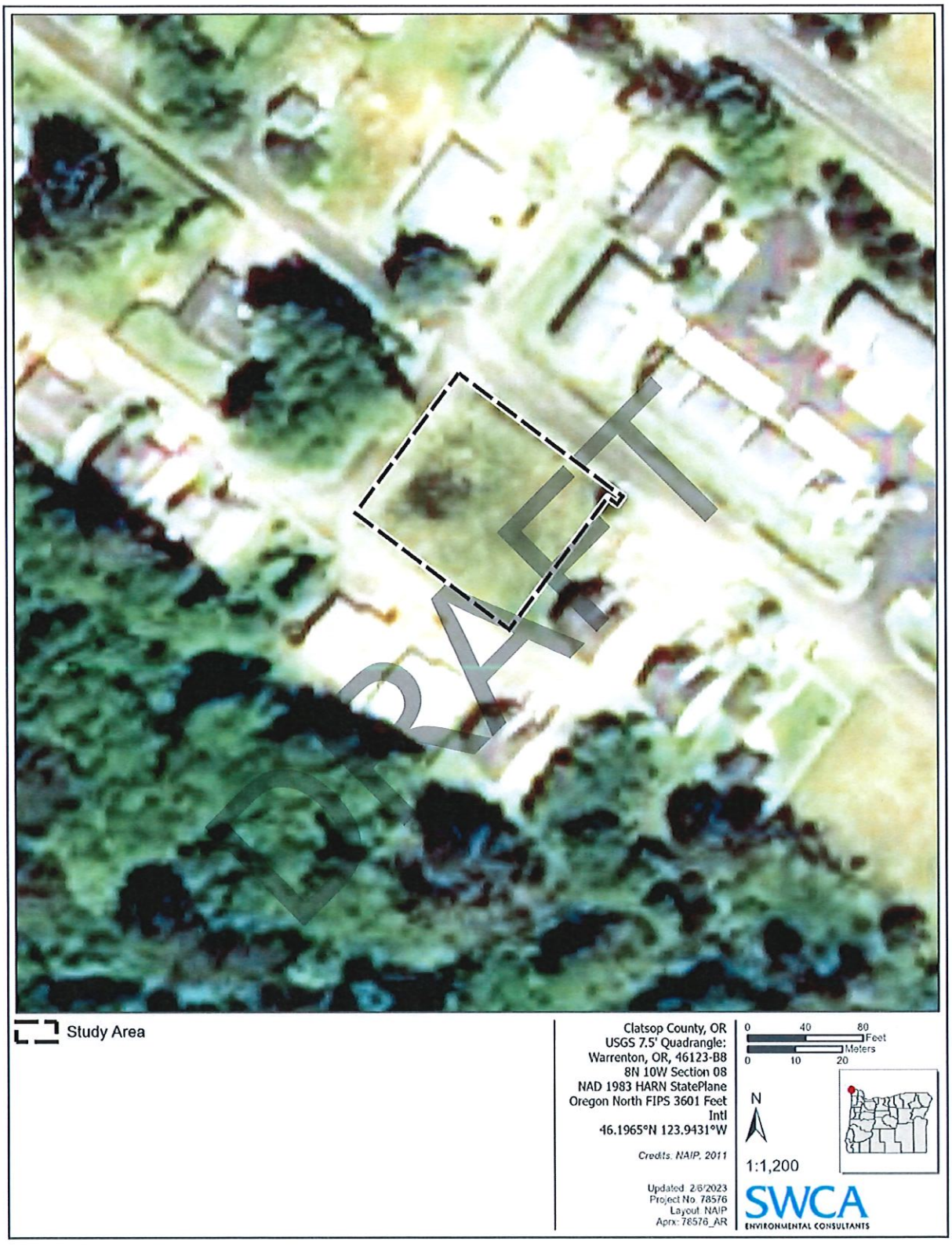
APPENDIX A

Aerial Photographs

Historic Aerial Photograph (NAIP 1995).

Historic Aerial Photograph (NAIP 2009).



Historic Aerial Photograph (NAIP 2011).

Historic Aerial Photograph (NAIP 2016).

APPENDIX B

Precipitation Data

Assessing Rainfall for the Preceding 3-Month Period (Antecedent Rainfall)
WETS Station: Astoria Regional AP 1991-2020
Measured Rainfall: Astoria Regional AP 2022-2023 Water Year

Prior Month Most Recent First		WETS Rainfall Percentile 30th (inches)	WETS Rainfall Percentile 70th (inches)	Measured Rainfall inches	Condition Dry, Wet, Normal	Condition Value (1=dry, 2=normal, 3=wet)	Month Weight	Multiply previous 2 columns
1st	December	8.32	12.34	11.54	Normal	2	3	6
2nd	November	7.89	13.06	12.39	Normal	2	2	4
3rd	October	4.43	8.09	4.29	Dry	1	1	1
				28.22				
					Normals			
	Jan-22	8.17	12.29	13.47	*10.59*			
	Feb-22	5.04	8.53	5.55	*7.18*			
	Mar-22	5.56	9.37	6.73	*7.90*			
	Apr-22	4.19	6.84	6.75	*5.80*			
	May-22	2.15	4.10	6.24	*3.40*			
	Jun-22	1.55	2.75	3.83	*2.30*			
	Jul-22	0.36	1.00	0.32	*0.83*			
	Aug-22	0.43	1.35	0.25	*1.12*			
	Sep-22	1.09	3.25	0.74	*2.67*			
	Oct-22	4.43	8.09	4.29	*6.74*			
	Nov-22	7.89	13.06	12.39	*11.05*			
	Dec-22	8.32	12.34	11.54	*10.68*			
	Totals:	63.03	76.32	72.10	*70.26*		**Sum**	**11**

Rainfall of prior period was: **drier** than normal (sum is 6-9), **normal** (sum is 10-14), **wetter** than normal (sum is 15-18) — **Normal**

Climate Period 1991-2020	
Since Oct. 1st	Since Jan. 1st
Departure from Normal* -1.58	**Departure from Normal* -1.33**
WYTD*	CYTD*
28.70	0.48
Normal	*Normal*
30.28	*1.81*
*As of Date:	1/6/2023

WETS Table (based on climate period 1991-2020) and Measured Rainfall source: http://agacis.rcc-acis.org/
Normals are calculated based on climate period 1991-2020.

WETS Station: ASTORIA AIRPORT (PORT OF), OR

Requested years: 1991 - 2020

Month	Avg Max Temp	Avg Min Temp	Avg Mean Temp	Avg Precip	30% chance precip less than	30% chance precip more than	Avg number days precip 0.10 or more	Avg Snowfall
Jan	49.4	38.1	43.8	10.59	8.17	12.29	17	-
Feb	50.9	37.4	44.2	7.18	5.04	8.53	14	-
Mar	53.0	39.0	46.0	7.90	5.56	9.37	16	-
Apr	55.9	41.5	48.7	5.80	4.19	6.84	13	-
May	60.5	46.3	53.4	3.40	2.15	4.10	9	-
Jun	64.0	50.6	57.3	2.30	1.55	2.75	7	-
Jul	67.4	53.9	60.7	0.83	0.36	1.00	2	-
Aug	68.7	53.9	61.3	1.12	0.43	1.35	3	-
Sep	67.6	50.5	59.1	2.67	1.09	3.25	6	-
Oct	60.7	44.9	52.8	6.74	4.43	8.09	12	-
Nov	53.6	40.2	46.9	11.05	7.89	13.06	17	-
Dec	48.7	37.6	43.2	10.68	8.32	12.34	17	-
Annual:					63.03	76.32		
Average	58.4	44.5	51.4	-	-	-	-	-
Total	-	-	-	70.26			131	-

GROWING SEASON DATES

Years with missing data:	24 deg = 0	28 deg = 0	32 deg = 0
Years with no occurrence:	24 deg = 14	28 deg = 4	32 deg = 0
Data years used:	24 deg = 30	28 deg = 30	32 deg = 30
Probability	24 F or higher	28 F or higher	32 F or higher
50 percent *	12/30 to 1/25: 391 days	2/5 to 12/15: 313 days	3/29 to 11/12: 228 days
70 percent *	No occurrence	1/24 to 12/28: 338 days	3/22 to 11/20: 243 days

* Percent chance of the growing season occurring between the Beginning and Ending dates.

STATS TABLE - total precipitation (inches)

Yr	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annl
1953	M12.15	5.32	6.43	2.82	4.11	2.90	0.65	3.12	3.90	4.30	12.82	12.21	70.73
1954	18.94	9.56	4.17	4.70	1.66	5.48	1.77	2.24	2.01	4.44	10.10	10.22	75.29
1955	5.96	6.33	8.64	8.04	1.62	2.73	3.42	0.10	3.57	12.24	14.64	16.57	83.86
1956	17.09	9.32	13.47	1.33	1.43	4.64	0.18	2.15	3.76	11.37	2.57	9.02	76.33
1957	4.76	6.90	9.73	3.94	2.82	3.31	1.63	1.34	0.82	5.43	7.68	11.97	60.33
1958	9.61	10.96	4.62	7.03	1.03	2.80	0.09	0.52	1.94	7.33	14.14	12.17	72.24
1959	13.24	8.04	7.88	4.40	3.45	3.77	0.91	0.92	5.56	6.48	11.40	8.36	74.41
1960	10.09	8.47	7.40	5.92	6.60	1.87	0.01	1.84	1.69	7.33	13.91	6.12	71.25

1961	9.03	21.89	10.69	5.47	2.90	1.10	0.50	1.30	1.45	7.32	8.34	10.40	80.39
1962	6.53	5.61	5.18	7.44	2.88	1.87	0.34	2.49	3.50	7.40	14.21	6.78	64.23
1963	4.76	6.44	6.13	5.76	1.91	1.80	1.52	1.20	2.20	9.58	13.16	9.12	63.58
1964	18.50	4.06	7.41	3.59	2.27	2.70	2.59	2.21	2.73	2.61	11.15	13.67	73.49
1965	16.59	6.77	0.93	5.47	2.74	0.75	0.46	1.95	0.51	3.97	11.82	11.78	63.74
1966	8.61	5.53	8.79	2.90	2.18	2.13	0.54	1.01	2.18	5.83	10.00	14.07	63.77
1967	14.95	6.07	8.38	5.52	1.37	1.14	0.22	0.19	3.07	11.06	5.94	9.04	66.95
1968	9.57	9.57	10.42	4.22	3.91	4.81	1.23	5.22	4.60	8.03	11.96	13.85	87.39
1969	12.02	5.67	3.16	3.84	3.92	3.63	0.56	0.62	6.55	5.28	5.77	11.69	62.71
1970	14.46	5.29	4.28	7.74	1.92	1.19	0.31	0.08	3.65	5.80	9.86	15.93	70.51
1971	16.69	6.67	9.96	4.09	2.30	2.97	1.55	1.14	4.65	6.34	9.08	13.83	79.27
1972	10.62	8.58	10.04	6.82	1.22	0.92	2.01	0.37	4.72	1.96	6.90	13.28	67.44
1973	5.72	2.60	5.71	2.38	3.16	4.26	0.07	0.46	4.19	5.92	14.93	15.75	65.15
1974	12.47	8.38	10.73	4.88	4.37	2.33	4.20	0.29	0.67	1.85	8.95	13.84	72.96
1975	15.21	8.03	5.66	3.90	2.41	1.99	0.22	2.82	0.04	12.56	12.28	15.66	80.78
1976	11.67	7.86	7.17	3.55	2.20	1.27	2.46	2.55	1.58	2.96	1.45	4.20	48.92
1977	3.20	5.22	9.74	1.65	6.00	1.36	0.44	3.85	5.44	4.38	12.37	14.34	67.99
1978	8.66	5.43	4.40	6.35	4.75	3.07	0.90	2.61	6.93	1.01	8.43	4.99	57.53
1979	3.83	11.76	4.52	4.38	4.19	1.82	0.92	0.81	4.35	8.46	7.87	13.18	66.09
1980	7.21	9.60	6.31	4.85	1.45	1.57	0.64	1.24	2.51	2.79	12.02	12.44	62.63
1981	2.63	8.69	5.80	7.30	2.97	5.47	1.06	0.62	2.77	8.67	10.66	11.80	68.44
1982	13.98	10.87	7.19	6.52	0.37	1.22	0.75	0.63	3.72	8.31	9.62	12.14	75.32
1983	13.52	8.66	8.84	4.26	3.59	4.53	4.39	1.14	1.83	1.87	16.75	9.44	78.82
1984	6.60	8.34	5.90	5.02	5.34	3.90	0.05	0.52	3.16	8.10	15.19	6.51	68.63
1985	0.69	4.09	7.00	2.95	1.90	3.09	0.78	1.11	3.23	8.11	5.96	2.67	41.58
1986	11.19	8.93	6.11	3.58	3.30	0.94	1.69	0.14	3.62	5.45	11.42	7.34	63.71
1987	10.38	5.08	8.52	3.02	3.97	0.65	1.10	0.16	0.95	0.52	4.33	8.85	47.53
1988	6.57	3.60	7.86	3.99	4.09	3.50	0.96	0.88	1.23	2.14	13.06	7.32	55.20
1989	8.20	6.61	10.09	2.27	3.01	2.58	1.64	0.84	0.50	5.30	6.73	7.40	55.17
1990	16.09	11.83	5.15	4.44	4.00	3.47	0.54	1.57	0.67	8.44	11.28	5.11	72.59
1991	6.76	8.57	5.65	9.47	2.68	1.86	0.33	2.31	0.07	2.44	10.53	6.60	57.27
1992	9.34	5.69	1.19	7.49	0.52	0.55	0.24	0.77	2.66	4.10	10.11	5.99	48.65
1993	6.27	1.35	6.93	9.01	4.74	3.70	1.81	0.57	0.12	2.25	6.68	9.63	53.06
1994	6.83	11.34	6.48	4.31	2.52	2.27	0.81	1.49	2.84	9.52	12.56	14.84	75.81

1995	10.59	5.94	8.76	5.80	2.14	2.63	0.64	1.95	2.19	7.13	17.47	11.26	76.50
1996	9.07	14.52	4.70	10.07	3.96	1.38	1.92	0.71	3.34	11.14	11.51	20.38	92.70
1997	12.74	3.95	15.31	6.62	3.61	4.53	1.35	2.90	7.27	11.56	7.65	7.99	85.48
1998	16.20	10.52	10.23	2.49	3.75	1.67	0.33	0.25	0.66	6.86	19.60	16.59	89.15
1999	13.87	18.26	9.53	2.59	5.61	3.43	0.78	1.04	0.21	3.54	15.87	12.85	87.58
2000	11.67	5.05	5.46	3.83	4.14	4.17	0.24	0.61	2.15	4.62	3.86	5.81	51.61
2001	4.60	3.43	5.23	5.59	3.12	2.83	0.85	3.67	0.89	4.21	14.21	11.83	60.46
2002	14.65	4.95	6.72	5.02	1.78	2.32	0.14	0.03	1.07	0.93	5.72	12.77	56.10
2003	12.07	4.75	13.45	5.79	2.18	0.87	0.34	0.10	1.91	6.20	9.75	9.80	67.21
2004	12.90	6.97	5.47	2.85	3.36	1.68	0.15	3.97	4.27	8.43	6.70	7.24	63.99
2005	5.78	3.30	7.64	8.32	5.46	1.67	2.26	0.25	1.22	8.89	10.53	14.36	69.68
2006	24.10	2.94	5.66	3.41	3.30	2.14	1.19	0.56	1.44	3.29	21.07	10.75	79.85
2007	7.62	10.78	8.85	3.00	1.63	2.48	2.81	0.84	1.78	7.34	5.07	12.19	64.39
2008	9.24	5.49	8.79	5.12	2.09	2.58	0.46	2.99	0.48	4.16	11.49	9.95	62.84
2009	10.71	3.65	7.70	4.14	5.83	0.39	0.61	0.92	3.26	7.92	16.71	5.76	67.60
2010	11.19	7.41	7.15	7.67	4.45	3.88	0.60	1.12	4.56	7.96	12.45	11.37	79.81
2011	12.20	7.42	11.85	8.01	4.04	1.66	1.39	0.08	3.02	3.97	10.40	4.85	68.89
2012	10.80	6.80	14.13	7.40	4.94	4.82	0.50	0.06	0.22	13.15	13.84	14.63	91.29
2013	9.10	6.26	3.92	6.84	6.40	2.45	0.03	1.35	10.69	2.05	5.11	5.00	59.20
2014	6.36	7.40	10.86	8.08	5.98	1.85	1.08	0.70	4.94	8.61	6.44	10.57	72.87
2015	9.19	6.29	6.58	3.31	1.29	0.73	0.39	1.34	2.13	7.20	14.80	20.53	73.78
2016	13.75	8.53	12.10	1.99	0.86	2.00	1.12	0.50	2.13	16.32	17.20	10.35	86.85
2017	5.81	12.07	14.45	8.91	5.89	2.44	0.10	0.39	3.15	8.94	14.16	7.69	84.00
2018	11.36	7.25	4.64	9.47	0.44	2.49	0.09	0.54	2.40	8.05	7.77	9.91	64.41
2019	4.93	7.66	2.46	5.30	1.66	1.08	1.62	0.95	6.14	6.96	2.20	10.55	51.51
2020	18.14	6.90	5.04	1.97	3.55	2.38	0.47	0.50	2.92	4.52	9.96	8.19	64.54
2021	15.95	12.00	4.98	1.37	1.16	1.92	0.22	0.49	5.00	7.36	14.02	12.55	77.02
2022	M13.47	5.55	6.73	6.75	6.24	3.83	0.32	0.25	0.74	4.29	12.39	11.54	72.10
2023	M6.43												6.43

Notes: Data missing in any month have an "M" flag. A "T" indicates a trace of precipitation.

Data missing for all days in a month or year is blank.

Creation date: 2023-01-25

Day	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
1	0.36	0.28	0.28	0.23	0.14	0.10	0.04	0.02	0.06	0.14	0.30	0.35
2	0.37	0.27	0.27	0.23	0.13	0.10	0.04	0.03	0.06	0.15	0.31	0.36
3	0.36	0.27	0.27	0.22	0.14	0.10	0.03	0.02	0.06	0.15	0.31	0.36
4	0.36	0.27	0.27	0.22	0.13	0.09	0.04	0.02	0.07	0.16	0.32	0.34
5	0.36	0.28	0.26	0.23	0.13	0.10	0.03	0.02	0.07	0.16	0.33	0.35
6	0.36	0.27	0.26	0.21	0.13	0.09	0.04	0.03	0.07	0.18	0.33	0.36
7	0.37	0.27	0.26	0.21	0.12	0.09	0.03	0.02	0.06	0.18	0.34	0.35
8	0.36	0.27	0.26	0.21	0.12	0.09	0.03	0.03	0.07	0.18	0.35	0.35
9	0.36	0.27	0.26	0.22	0.12	0.09	0.04	0.03	0.07	0.18	0.35	0.34
10	0.35	0.28	0.26	0.21	0.11	0.09	0.03	0.02	0.07	0.19	0.37	0.34
11	0.35	0.27	0.25	0.20	0.11	0.09	0.03	0.03	0.08	0.19	0.37	0.34
12	0.34	0.26	0.26	0.21	0.11	0.08	0.02	0.03	0.07	0.20	0.37	0.33
13	0.34	0.24	0.27	0.20	0.11	0.08	0.03	0.04	0.08	0.20	0.39	0.35
14	0.34	0.25	0.26	0.20	0.11	0.08	0.02	0.03	0.08	0.20	0.38	0.34
15	0.36	0.24	0.27	0.19	0.11	0.09	0.03	0.04	0.08	0.21	0.38	0.33
16	0.35	0.24	0.26	0.20	0.11	0.07	0.02	0.03	0.09	0.21	0.39	0.33
17	0.36	0.25	0.26	0.19	0.10	0.08	0.03	0.04	0.08	0.23	0.39	0.33
18	0.36	0.24	0.25	0.20	0.11	0.08	0.02	0.04	0.10	0.23	0.40	0.33
19	0.35	0.25	0.25	0.19	0.09	0.07	0.02	0.04	0.09	0.23	0.40	0.33
20	0.34	0.24	0.25	0.19	0.10	0.07	0.02	0.05	0.10	0.24	0.39	0.34
21	0.34	0.23	0.26	0.18	0.10	0.07	0.03	0.04	0.10	0.25	0.38	0.34
22	0.32	0.24	0.25	0.18	0.10	0.07	0.02	0.04	0.10	0.25	0.38	0.35
23	0.33	0.24	0.26	0.17	0.09	0.06	0.02	0.04	0.11	0.26	0.39	0.35
24	0.32	0.24	0.25	0.17	0.10	0.06	0.02	0.04	0.10	0.26	0.38	0.36
25	0.32	0.25	0.25	0.17	0.10	0.06	0.02	0.05	0.12	0.26	0.39	0.35
26	0.32	0.26	0.24	0.16	0.10	0.05	0.02	0.04	0.12	0.27	0.40	0.35
27	0.31	0.25	0.24	0.16	0.09	0.06	0.03	0.05	0.12	0.26	0.39	0.35
28	0.31	0.26	0.23	0.16	0.10	0.05	0.02	0.05	0.12	0.27	0.39	0.35
29	0.30	-	0.23	0.15	0.10	0.04	0.02	0.05	0.14	0.28	0.39	0.35
30	0.31	-	0.23	0.14	0.10	0.05	0.02	0.06	0.13	0.28	0.39	0.34
31	0.31	-	0.23	-	0.09	-	0.02	0.05	-	0.29	-	0.34

APPENDIX C

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Peck Property / Warrenton City/County: Warrenton / Clatsop Sampling Date: 1/6/2023

Applicant/Owner: Don Peck State: Oregon Sampling Point: SP1

Investigator(s): J. Spears, C. Olinger Section, Township, Range: Sec. 8, T. 8N, R. 10W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Concave Slope (%): 2

Subregion (LRR): A, Northwest Forests and Coasts Lat: 46.196583 Long: -123.942989 Datum: NAD 1983

Soil Map Unit Name: Waldport fine sand, 3% to 15% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	**Yes X** **No ____**
Hydric Soil Present?	Yes X	No ____		
Wetland Hydrology Present?	Yes X	No ____		

Precipitation prior to fieldwork:

Remarks:

Cat tails and concave morphology begin where plot placed, wetland depression surrounded by roads and fill in central/ eastern portion of study area.

VEGETATION

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0% = Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r)			
1. *Rubus armeniacus*	3%	Yes	FAC
2.			
3.			
4.			
5.			
	3% = Total Cover		
Herb Stratum (Plot size: 5' r)			
1. *Unidentifiable grass*	44%	Yes	FAC ?
2. *Juncus effusus*	30%	Yes	FACW
3. *Typha latifolia*	20%	Yes	OBL
4. *Carex obnupta*	5%	No	OBL
5. *Schoenoplectus tabernaemontani*	1%	No	OBL
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot size: 10' r)			
1.			
2.			
	0% = Total Cover		

% Bare Ground in Herb Stratum 0%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	26	x 1 =	26
FACW species	30	x 2 =	60
FAC species	47	x 3 =	141
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	103 (A)		227 (B)

Prevalence Index = B/A = 2.20

Hydrophytic Vegetation Indicators:

____ 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

____ 3 - Prevalence Index is ≤3.0[1]

____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

____ 5 - Wetland Non-Vascular Plants[1]

____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: Entered by: CRO QC by: JRS

Early season delineation and manicured vegetation made grass identification impossible at this time for all sample plots.

SOIL

Sampling Point: **SP1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 2/2	100					LS	Moist
6-16	10YR 4/2	94	7.5YR 5/8	6	C	M	LS	Moist-Saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Rock refusal

Depth (inches): 16

Hydric Soil Present? Yes X No ___

Remarks: S = sand; Si = silt; C = clay; L = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- X Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes X	No ___	Depth (inches): 16+	**Wetland Hydrology Present?**	
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 9	**Yes** X	**No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Entered by: CRO QC by: JRS

Pit open 40 minutes, water level slowly filling in from saturation to form water table.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Peck Property / Warrenton | City/County: Warrenton / Clatsop | Sampling Date: 1/6/2023

Applicant/Owner: Don Peck | State: Oregon | Sampling Point: SP2

Investigator(s): J. Spears, C. Olinger | Section, Township, Range: Sec. 8, T. 8N, R. 10W

Landform (hillslope, terrace, etc.): Terrace | Local relief (concave, convex, none): Convex | Slope (%): 1

Subregion (LRR): A, Northwest Forests and Coasts | Lat: 46.196566 | Long: -123.942928 | Datum: NAD 1983

Soil Map Unit Name: Waldport fine sand, 3% to 15% slopes | NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	Is the Sampled Area within a Wetland?	Yes ____ No X
Hydric Soil Present?	Yes X	No ____		
Wetland Hydrology Present?	Yes ____	No X		

Precipitation prior to fieldwork:

Remarks:

On convex side of topography where vegetation community changes

VEGETATION

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0% = Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r)			
1. *Rubus armeniacus*	5%	Yes	FAC
2.			
3.			
4.			
5.			
	5% = Total Cover		
Herb Stratum (Plot size: 5' r)			
1. *Unidentifiable grass*	50%	Yes	FAC ?
2. *Ranunculus repens*	35%	Yes	FAC
3. *Juncus effusus*	15%	No	FACW
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot size: 10' r)			
1.			
2.			
	0% = Total Cover		

% Bare Ground in Herb Stratum 0%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	90	x 3 =	270
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	105 (A)		300 (B)

Prevalence Index = B/A = 2.86

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: Entered by: CRO QC by: JRS

SOIL

Sampling Point: **SP2**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-2.5	7.5 YR 2.5/1	100					LS	Moist-dry
2.5-7.5	10YR 3/2	95	5YR 4/6	5	C	M	LS	Moist-dry
7.5-15	10YR 3/2	93	5YR 4/6	7	C	M	LS	Moist-dry

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- X Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: Rock refusal

Depth (inches): 15"

Hydric Soil Present? **Yes** X **No** ___

Remarks: S = sand; Si = silt; C = clay; L = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___	
Water Table Present?	Yes ___	No X	Depth (inches): ___	**Wetland Hydrology Present?**
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___	**Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Pit left open for 1 hour.

Entered by: CRO QC by: JRS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Peck Property / Warrenton | City/County: Warrenton / Clatsop | Sampling Date: 1/6/2023

Applicant/Owner: Don Peck | State: Oregon | Sampling Point: SP3

Investigator(s): J. Spears, C. Olinger | Section, Township, Range: Sec. 8, T. 8N, R. 10W

Landform (hillslope, terrace, etc.): Terrace | Local relief (concave, convex, none): Concave | Slope (%): 2

Subregion (LRR): A, Northwest Forests and Coasts | Lat: 46.196290 | Long: -123.942960 | Datum: NAD 1983

Soil Map Unit Name: Waldport fine sand, 3% to 15% slopes | NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Precipitation prior to fieldwork:

Remarks:

Manicured depression in southeast corner of site.

VEGETATION

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0% = Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r)			
1.			
2.			
3.			
4.			
5.			
	0% = Total Cover		
Herb Stratum (Plot size: 5' r)			
1. *Ranunculus repens*	70%	Yes	FAC
2. *Unidentifiable grass*	30%	Yes	FAC ?
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot size: 10' r)			
1.			
2.			
	0% = Total Cover		

% Bare Ground in Herb Stratum 0%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species 0	x 1 =	0
FACW species 0	x 2 =	0
FAC species 100	x 3 =	300
FACU species 0	x 4 =	0
UPL species 0	x 5 =	0
Column Totals: 100 (A)		300 (B)
Prevalence Index = B/A =		3.00

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks:

Entered by: CRO QC by: JRS

SOIL

Sampling Point: **SP3**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-3	10YR 2/2	100					SiL	Moist
3-18	10YR 4/1	85	5YR 3/4	15	C	M	SiCL	Moist-saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks: S = sand; Si = silt; C = clay; L = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes X	No ___	Depth (inches): 7.5	**Wetland Hydrology Present?**	
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 6	**Yes** X	**No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Hydrology immediately visible upon opening pit.

Entered by: CRO QC by: JRS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Peck Property / Warrenton City/County: Warrenton / Clatsop Sampling Date: 1/6/2023

Applicant/Owner: Don Peck State: Oregon Sampling Point: SP4

Investigator(s): J. Spears, C. Olinger Section, Township, Range: Sec. 8, T. 8N, R. 10W

Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): Convex Slope (%): 1

Subregion (LRR): A, Northwest Forests and Coasts Lat: 46.196328 Long: -123.942958 Datum: NAD 1983

Soil Map Unit Name: Waldport fine sand, 3% to 15% slopes NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	**Yes ____ No X**
Hydric Soil Present?	Yes X	No ____		
Wetland Hydrology Present?	Yes ____	No X		

Precipitation prior to fieldwork:

Remarks:

Upland edge before change in topography/depression.

VEGETATION

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0% = Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r)			
1. *Rubus armeniacus*	7%	Yes	FAC
2.			
3.			
4.			
5.			
	7% = Total Cover		
Herb Stratum (Plot size: 5' r)			
1. *Unidentifiable grass*	70%	Yes	FAC ?
2. *Juncus effusus*	25%	Yes	FACW
3. *Plantago lanceolata*	5%	No	FACU
4. *Ranunculus repens*	2%	No	FAC
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	102% = Total Cover		
Woody Vine Stratum (Plot size: 10' r)			
1.			
2.			
	0% = Total Cover		

% Bare Ground in Herb Stratum 0%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x 1 =	0
FACW species	25	x 2 =	50
FAC species	79	x 3 =	237
FACU species	5	x 4 =	20
UPL species	0	x 5 =	0
Column Totals:	109 (A)		307 (B)

Prevalence Index = B/A = 2.82

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: Entered by: CRO QC by: JRS

SOIL

Sampling Point: **SP4**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 4/2	100					SiL	Moist-dry
8-17	10YR 4/2	93	7.5YR 4/6	7			SiCL	Moist-dry

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** _____

Remarks: S = sand; Si = silt; C = clay; L = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes _____	No X	Depth (inches):	_____
Water Table Present?	Yes _____	No X	Depth (inches):	_____
Saturation Present? (includes capillary fringe)	Yes _____	No X	Depth (inches):	_____

Wetland Hydrology Present? **Yes** _____ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Pit open 30 minutes, no sign of saturation.

Entered by: CRO QC by: JRS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Peck Property / Warrenton | City/County: Warrenton / Clatsop | Sampling Date: 1/6/2023

Applicant/Owner: Don Peck | State: Oregon | Sampling Point: SP5

Investigator(s): J. Spears, C. Olinger | Section, Township, Range: Sec. 8, T. 8N, R. 10W

Landform (hillslope, terrace, etc.): Terrace | Local relief (concave, convex, none): Concave | Slope (%): 1

Subregion (LRR): A, Northwest Forests and Coasts | Lat: 46.196508 | Long: -123.943294 | Datum: NAD 1983

Soil Map Unit Name: Waldport fine sand, 3% to 15% slopes | NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	**Is the Sampled Area within a Wetland?**	**Yes X** **No ____**
Hydric Soil Present?	Yes X	No ____		
Wetland Hydrology Present?	Yes X	No ____		

Precipitation prior to fieldwork:

Remarks:

Southwest corner of wetland A, rise in topography to west near roadbed.

VEGETATION

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0% = Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r)			
1.			
2.			
3.			
4.			
5.			
	0% = Total Cover		
Herb Stratum (Plot size: 5' r)			
1. *Juncus effusus*	60%	Yes	FACW
2. *Typha latifolia*	20%	Yes	OBL
3. *Unidentifiable grass*	20%	Yes	FAC ?
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot size: 10' r)			
1.			
2.			
	0% = Total Cover		

% Bare Ground in Herb Stratum 0%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species 20	x 1 =	20
FACW species 60	x 2 =	120
FAC species 20	x 3 =	60
FACU species 0	x 4 =	0
UPL species 0	x 5 =	0
Column Totals: 100 (A)		200 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: Entered by: CRO QC by: JRS

SOIL

Sampling Point: **SP5**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 3/1	97	5YR 3/4	3	C	M	SiL	Moist-sat
6-14	10YR 4/1	88	5YR 4/6	7	C	M	SiCL	Saturated
			5YR 3/4	5	C	M		Saturated
14-16	10YR 4/1	95	5YR 4/6	5	C	M	LS	Saturated

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- X Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes X No ___

Remarks: S = sand; Si = silt; C = clay; L = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- X High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- X FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___		
Water Table Present?	Yes X	No ___	Depth (inches): 10	**Wetland Hydrology Present?**	
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): 3	Yes X	No ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Seep in pit wall at 3" below ground surface, hydrology readily apparent

Entered by: CRO QC by: JRS

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys and Coast Region

Project/Site: Peck Property / Warrenton | City/County: Warrenton / Clatsop | Sampling Date: 1/6/2023

Applicant/Owner: Don Peck | State: Oregon | Sampling Point: SP6

Investigator(s): J. Spears, C. Olinger | Section, Township, Range: Sec. 8, T. 8N, R. 10W

Landform (hillslope, terrace, etc.): Terrace | Local relief (concave, convex, none): Convex | Slope (%): 1

Subregion (LRR): A, Northwest Forests and Coasts | Lat: 46.196517 | Long: -123.943327 | Datum: NAD 1983

Soil Map Unit Name: Waldport fine sand, 3% to 15% slopes | NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No ____ (If no, explain in Remarks)

Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No ____	
Hydric Soil Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Wetland Hydrology Present?	Yes ____	No X	

Precipitation prior to fieldwork:

Remarks:

Upland adjacent to road

VEGETATION

Tree Stratum (Plot size: 30' r)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
	0% = Total Cover		
Sapling/Shrub Stratum (Plot size: 10' r)			
1. *Rubus armeniacus*	1%	Yes	FAC
2.			
3.			
4.			
5.			
	1% = Total Cover		
Herb Stratum (Plot size: 5' r)			
1. *Unidentifiable grass*	80%	Yes	FAC ?
2. *Juncus effusus*	15%	No	FACW
3. *Holcus lanatus*	6%	No	FAC
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
	100% = Total Cover		
Woody Vine Stratum (Plot size: 10' r)			
1.			
2.			
	0% = Total Cover		

% Bare Ground in Herb Stratum 0%

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:	
OBL species 0	x 1 =	0
FACW species 15	x 2 =	30
FAC species 86	x 3 =	258
FACU species 0	x 4 =	0
UPL species 0	x 5 =	0
Column Totals: 101 (A)		288 (B)

Prevalence Index = B/A = 2.85

Hydrophytic Vegetation Indicators:

- ____ 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- ____ 3 - Prevalence Index is ≤3.0[1]
- ____ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- ____ 5 - Wetland Non-Vascular Plants[1]
- ____ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present.

Hydrophytic Vegetation Present? Yes X No ____

Remarks: Entered by: CRO QC by: JRS

SOIL

Sampling Point: **SP6**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 3/2	100					SiL	dry
7-14	10YR 4/3	100					LS	dry

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1) **(except MLRA 1)**
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ 2 cm Muck (A10)
- ___ Red Parent Material (TF2)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: rock refusal

Depth (inches): 14"

Hydric Soil Present? Yes ___ No X

Remarks: S = sand; Si = silt; C = clay; L = loam or loamy; co = coarse; f = fine; vf = very fine; + = heavy (more clay); - = light (less clay)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Surface Soil Cracks (B6)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- ___ Salt Crust (B11)
- ___ Aquatic Invertebrates (B13)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres along Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Stunted or Stressed Plants (D1) **(LRR A)**
- ___ Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- ___ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Geomorphic Position (D2)
- ___ Shallow Aquitard (D3)
- ___ FAC-Neutral Test (D5)
- ___ Raised Ant Mounds (D6) **(LRR A)**
- ___ Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches):	___
Water Table Present?	Yes ___	No X	Depth (inches):	___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches):	___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Pit open for 30 minutes, no signs of hydrology.

Entered by: CRO QC by: JRS

APPENDIX D

Ground-Level Site Photographs

Photo Point 1. Sample Point (SP) 1 (at auger). View facing southwest.

Photo Point 2. SP2 on the left (at shovel) and SP1 on the right (at auger). View facing southwest.

Photo Point 3. SP3 on the right (at auger) and SP4 on the left (at shovel). View facing northeast.

Photo Point 4. SP5 on the right (at auger) and SP6 on the left (at shovel). View facing north.

Photo Point 5. View facing south from north corner of lot.

Photo Point 6. View facing west from east corner of lot.

APPENDIX E

Vegetation List

Peck Property Vegetation List January 6, 2023			
Common Name	**Scientific Name**	**Wetland Indicator Status**	**Native and Invasive, Noxious**
slough sedge	*Carex obnupta*	OBL	native
lamp rush	*Juncus effusus*	FACW	-
English plantain	*Plantago lanceolata*	FACU	non-native
creeping buttercup	*Ranunculus repens*	FAC	non-native
Himalayan blackberry	*Rubus armeniacus*	FAC	invasive, noxious
soft-stem club-rush or bulrush	*Schoenoplectus tabernaemontani*	OBL	native
broad-leaf cat-tail	*Typha latifolia*	OBL	native
unknown grass	*unknown grass*	FAC ?	-

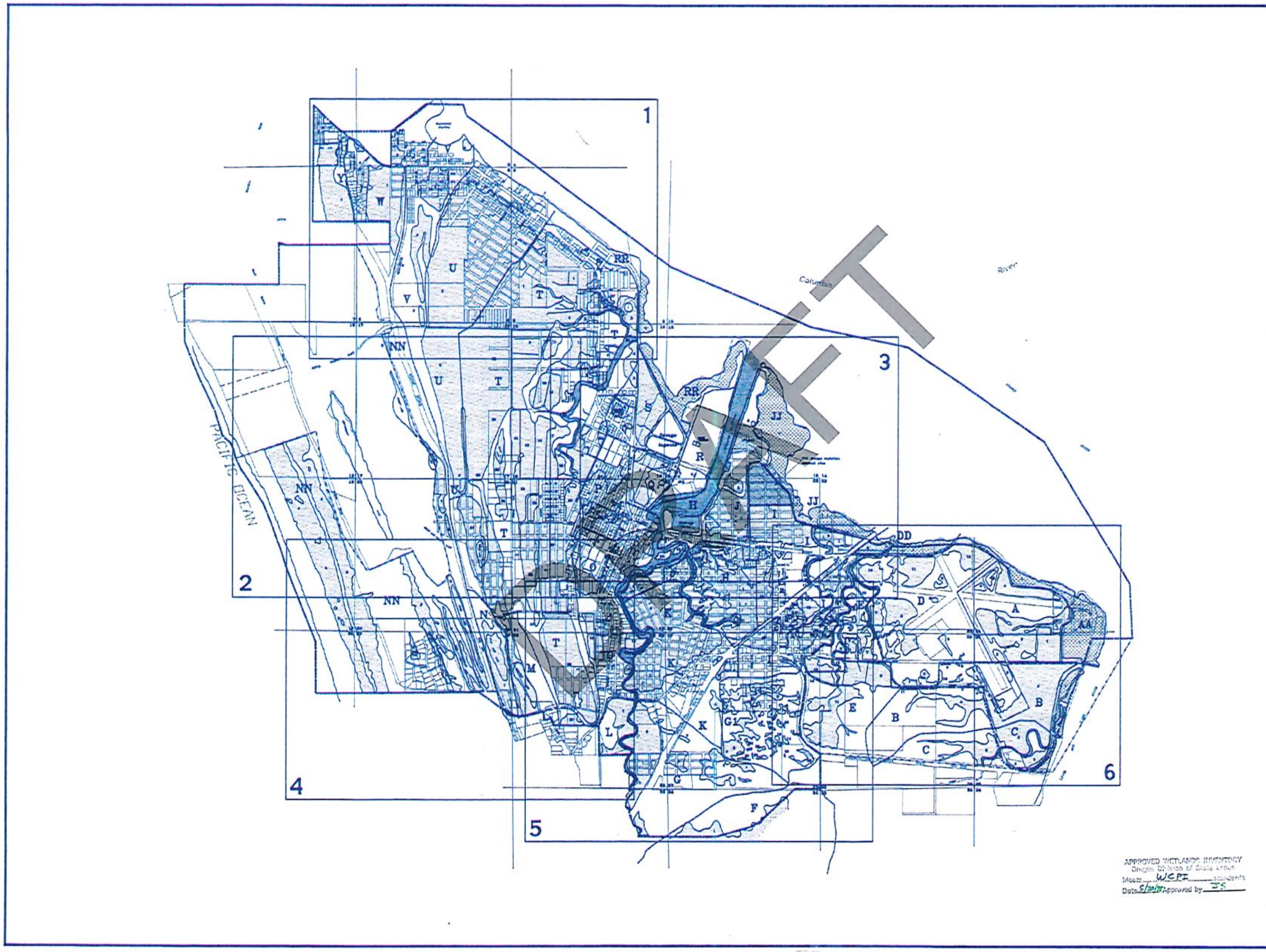
Wetland Indicator Status and taxonomy for the Western Mountains, Valleys, and Coast Region per the National Wetland Plant List 2020 v3.5 Accessed November 2, 2021 NWPL Home v3.4-f9c (army.mil)

Native per Hitchcock & Cronquist 2018 and PLANTS database http://plants.usda.gov/
Invasive per Clean Water Services 2020 http://cleanwaterservices.org/permits-development/design-construction-standar
Noxious per ODA 2021:
https://www.oregon.gov/ODA/programs/Weeds/OregonNoxiousWeeds/Pages/AboutOregonWeeds.aspx

WETLAND INDICATOR STATUS (WIS)	
OBL	**Obligate Wetland** Plant – Almost always occurs in wetlands (hydrophyte), rarely in uplands
FACW	**Facultative Wetland** Plant - Usually occur in wetlands (hydrophyte), but may occur found in non-wetlands
FAC	**Facultative** Plant – Occurs in wetlands (hydrophyte) and uplands (nonhydrophyte)
FACU	**Facultative Upland** Plant - Usually occur in non-wetlands (non-hydrophyte), but may occur in wetlands
UPL	**Upland** Plant - Almost always occurs in uplands (non-hydrophyte), almost never occurs in wetlands. UPL plants have a WIS in other regions
NOL	**Not Listed** - Plants that are not on the National Wetland Plant List are assumed to be UPL and have no WIS in any region

APPENDIX F

Local Wetland Inventory Information



INDEX

CITY OF WARRENTON WETLAND CONSERVATION PLAN INVENTORY

Revised 1997
This inventory supercedes previous inventories

LEGEND

- Urban Growth Boundary
- City Limit
- Study Area Boundary
- Hydrologic Basin
- Ditch
- Freshwater Wetland
- Estuarine wetland
- Waters of the U.S./State
- • Wetland Number
- D Hydrologic Basin Code

See 1993 Wetlands of Warrenton, Oregon: Wetland Conservation Plan Inventory for sample point locations.

NORTH

0 1500 3000 FEET

OCTOBER 17 1997

THIS MAP IS FOR PLANNING PURPOSES ONLY WETLAND BOUNDARIES ARE APPROXIMATE AND SUBJECT TO CHANGE

This map has NOT been approved by the wetland regulatory agencies for permitting purposes. You are advised to contact the Oregon Division of State Lands and the U.S. Army Corps of Engineers with any regulatory questions. There may be additional wetlands within the study area that have not been identified. All wetlands, whether mapped or not, are subject to Federal and State permit requirements. There may also be areas of non-wetland within areas identified as wetlands on this map. In all cases, Federal and State agencies will use actual field conditions, rather than this map, to determine wetland boundaries.

Funding provided by
The U.S. Environmental Protection Agency Region 10

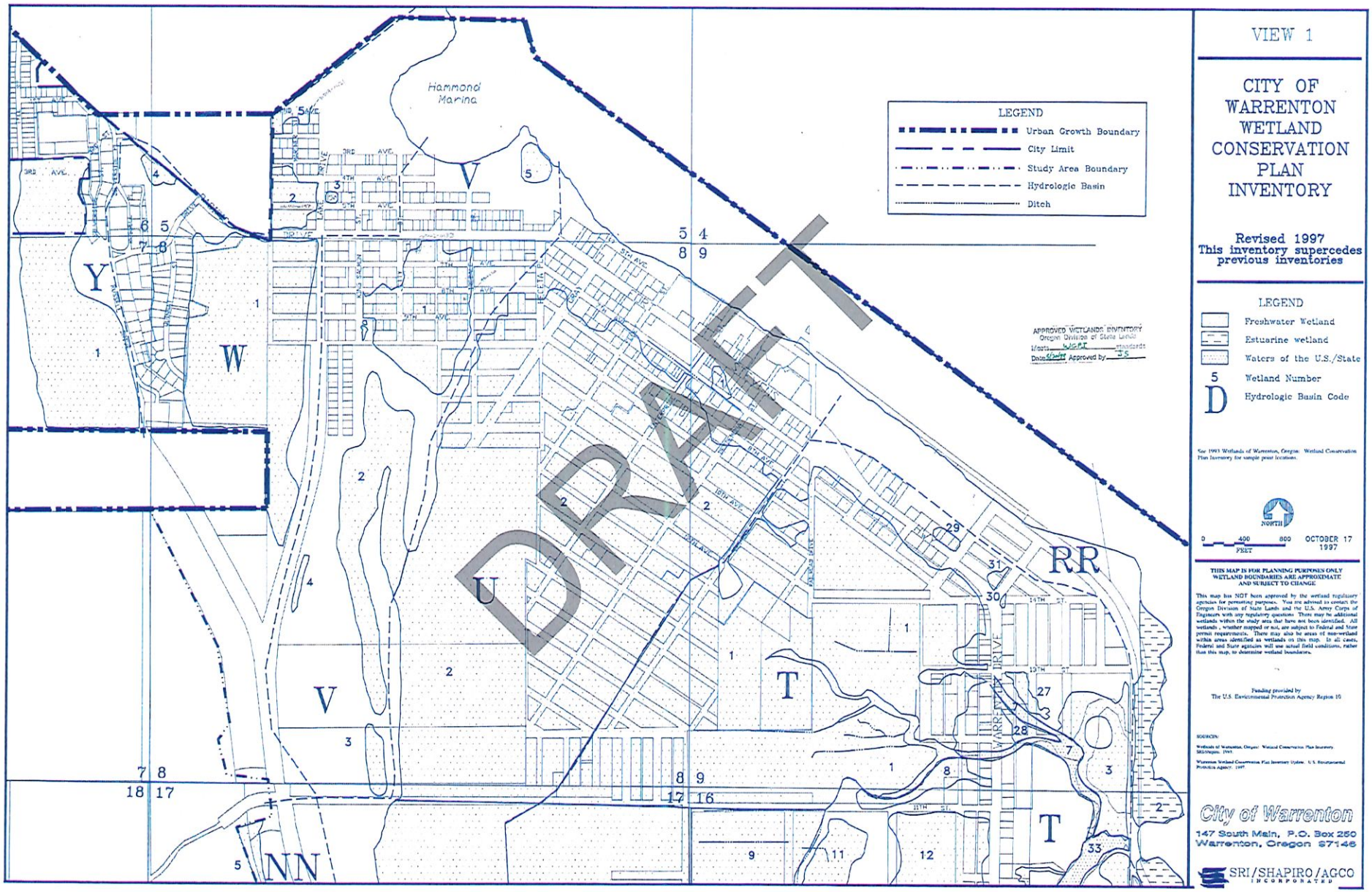
SOURCES:

Wetlands of Warrenton, Oregon: Wetland Conservation Plan Inventory. SRI/Shapiro, 1993

Warrenton Wetland Conservation Plan Inventory Update. U.S. Environmental Protection Agency, 1997.

City of Warrenton
147 South Main, P.O. Box 250
Warrenton, Oregon 97146

SRI/SHAPIRO/AGCO INCORPORATED


Hammond Marina
LEGEND
Urban Growth Boundary
City Limit
Study Area Boundary
Hydrologic Basin
Ditch
APPROVED WETLANDS INVENTORY
Oregon Division of State Lands
Meets NWI standards
Date 5/20/97 Approved by JS
DRAFT
VIEW 1
CITY OF WARRENTON WETLAND CONSERVATION PLAN INVENTORY
Revised 1997
This inventory supercedes previous inventories
LEGEND
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City of Warrenton
147 South Main, P.O. Box 250
Warrenton, Oregon 97146
SRI/SHAPIRO/AGCO INCORPORATED

P.O.BOX 250 ▪ WARRENTON, OR 97146-0250 ▪ OFFICE: 503.861.2233 ▪ FAX: 503.861.2351

PUBLIC HEARING NOTICE
Wetland Hardship Variance V-23-1

APPLICANT:	Don & Karen Peck
PROPERTY OWNER:	Don M Peck
SUBJECT OF REVIEW:	Wetland hardship variance to construct a new single-family dwelling
LOCATION:	590 Seventh Avenue - Tax lot 81008AA05000
APPLICABLE CRITERIA:	WMC 16.208.050 Type III Procedure (Quasi-Judicial). WMC 16.32 MEDIUM DENSITY RESIDENTIAL (R-M) DISTRICT WMC 16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS
DIGITAL FILE:	**https://www.ci.warrenton.or.us/ced/page/applications-pending-public-hearing**
HEARING DATE:	Warrenton Planning Commission April 13, 2023, at 6:00 p.m. Warrenton City Hall, 225 S Main Avenue Warrenton, OR 97146

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.

Those wishing to testify on this request may attend the public hearing and fill out a comment card prior to thte start of the meeting. Written materials must be received by the Warrenton Planning Department no later than 4:00 P.M. on the day of the hearing. Written comments may be mailed to Planning Technician Rebecca Sprengeler P.O. Box 250, Warrenton Oregon, 97146; or emailed to rsprengeler@ci.warrenton.or.us.

At the public hearing, the Planning Commission chairperson will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request.

Failure to raise an issue in person, or by or by letter at the hearing, or failure to provide statements of evidence sufficient to afford the decision makers an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and copies shall be provided at a reasonable cost. A copy of the City's staff report and recommendation to the hearing body shall be available for review at least seven days before the hearing, and a copy shall be provided at a reasonable cost. Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact the Planning Technician Rebecca Sprengeler with additional questions at 503-861-0920 x120 or rsprengeler@ci.warrenton.or.us.

MAILED: March 22, 2023

AB9168
PUBLIC HEARING NOTICE

A public hearing is scheduled before the Warrenton Planning Commission on April 13, 2023, at 6:00 p.m. Warrenton City Hall, 225 S Main Avenue Warrenton, OR 97146 regarding a land use application submitted by Don & Karen Peck for a wetland hardship variance (V-23-1) to construct a new single-family dwelling at 590 Seventh Avenue - Tax lot 81008AA05000. APPLICABLE CRITERIA: WMC 16.208.050 Type III Procedure (Quasi-Judicial), WMC 16.32 MEDIUM DENSITY RESIDENTIAL (R-M) DISTRICT, and WMC 16.156 WETLAND AND RIPARIAN CORRIDOR DEVELOPMENT STANDARDS.

Those wishing to testify on this request may attend the public hearing and fill out a comment card prior to the start of the meeting. Written materials must be received by the Warrenton Planning Department no later than 4:00 P.M. on the day of the hearing. Written comments may be mailed to Planning Technician Rebecca Sprengeler P.O. Box 250, Warrenton Oregon, 97146; or emailed to rsprengeler@ci.warrenton.or.us.

At the public hearing, the Planning Commission chairperson will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request.

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Published: The Astorian, March 25,2023

Rebecca Sprengeler

From: halickis@charter.net
Sent: Friday, March 31, 2023 9:36 AM
To: Rebecca Sprengeler
Subject: Wetland Hardship Variance V-23-1

Dear Planning Technician Rebecca Sprengeler:

Thank you for the Public Hearing Notice regarding the above mentioned application. A couple of questions come to mind after reading the materials provided on the City of Warrenton website.

1) Given the home site location, where will the fill be needed for the project? How will the elevation discrepancy between this property and the adjoining duplexes be rectified?

2) Where is the planned water runoff to go? Current diking/culvert on 7th Street side? A new location? It appears in the maps provided that the untouched wetlands will border 7th Court and Fleet Street. How will those 2 streets be protected from runoff?

3) Affecting Variance Criteria #5: My understanding is that 7th Court is not a City maintained street, but rather an easement for the use of the properties built on 7th Court with a 7th Court address. What use of this easement, if any, will be required for the applicant to move forward with their project? Where will the property be accessed for filling/building, etc.?

4) Regarding Variance Criteria#3 that this is the only vacant lot in the area. Lot 3500, directly west of this property, across from Fleet St, is vacant.

Lastly, I see a mention of the Staff Report regarding this Variance; however, I was unable to locate it. Please feel free to email a copy or I can pick it up at City Hall.

Thank you,

Lisa Halicki
598 7th Court
Hammond, OR 97121

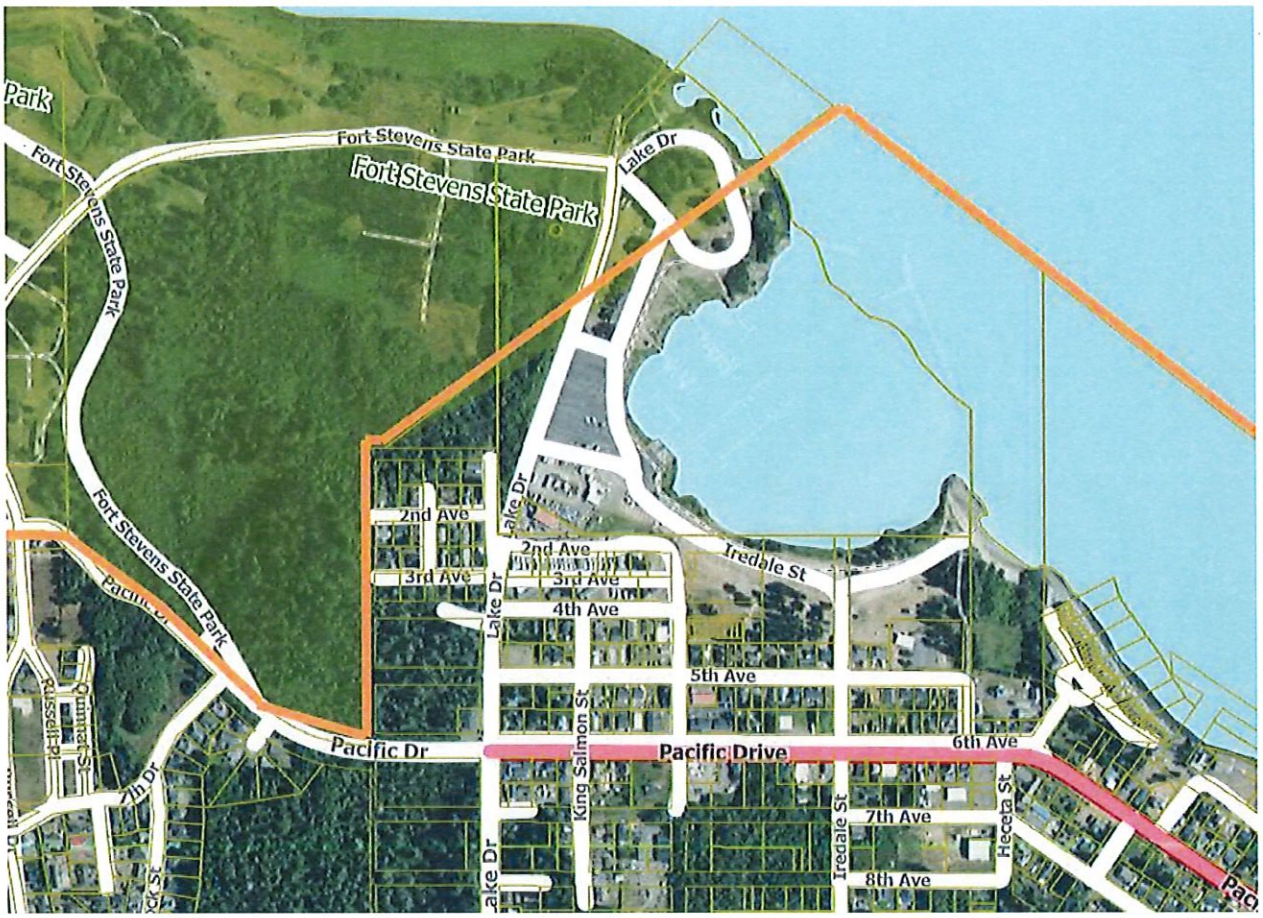
City of Warrenton
Planning Department
225 S Main Avenue ▪ P.O. Box 250 ▪ Warrenton. OR 97146
Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Jay Blake, Planning Director
DATE: April 13, 2023
SUBJ: Comprehensive Plan Amendment; UGB Correction from Town of Hammond
Parcel #810050000200
Application Number: CP 23-01

Urban Growth Boundary Background:
The State of Oregon requires all municipalities to establish an Urban Growth Boundary (UGB) for lands they anticipate could reasonably develop and where municipalities may extend urban services. For the most part, the City of Warrenton has maintained its UGB as its municipal boundary. Some municipalities have UGB lines that are beyond the municipal boundary in anticipation of growth. The UGB is established as part of a municipality's comprehensive plan. Warrenton's Plan was most recently adopted in 2009 with several amendments and updates over the past fourteen (14) years. However, the UGB has remained constant since the merger in 1991.

The 1991 merger resulted in the city boundary in the Hammond Marina vicinity as shown below.



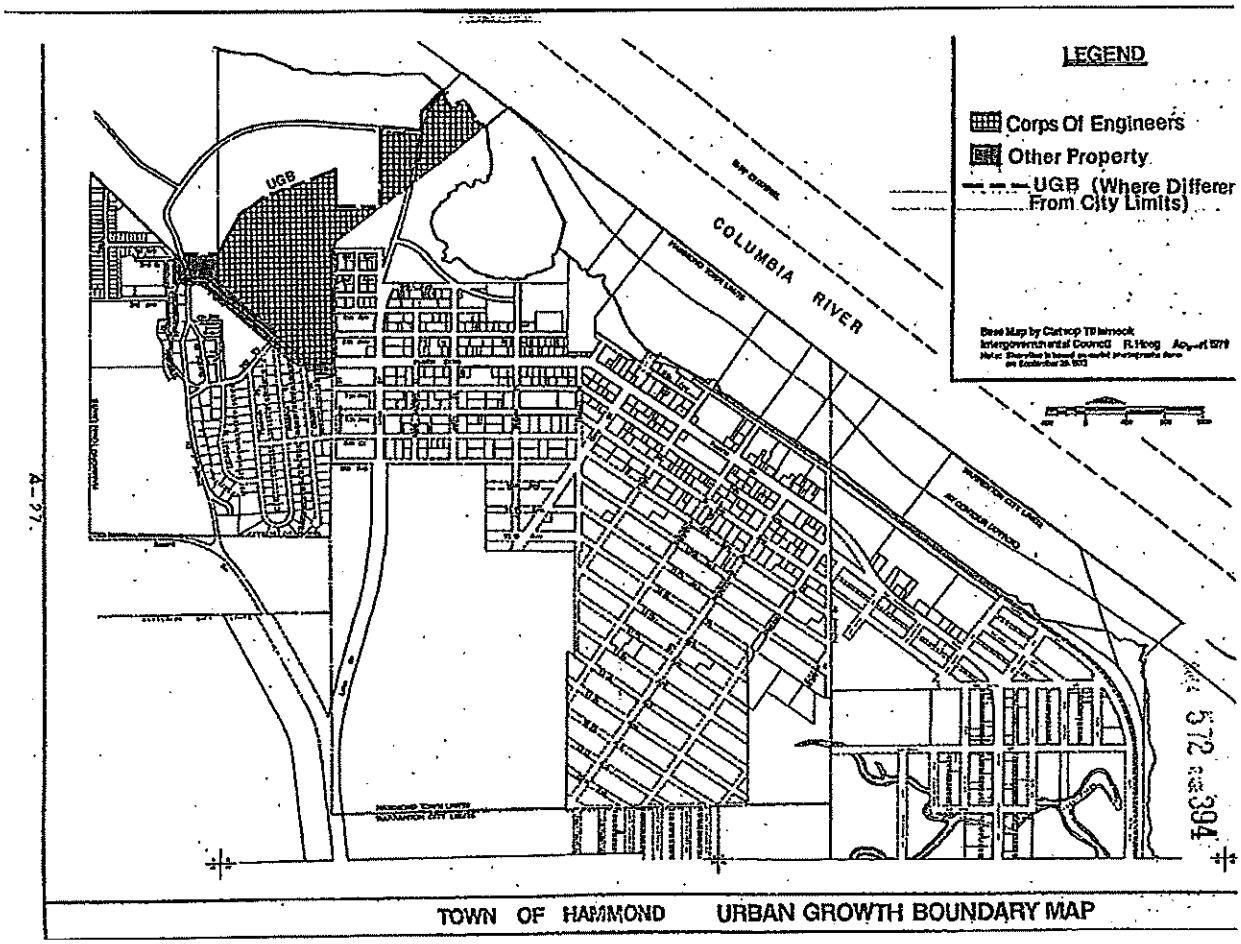
Current municipal boundary in Hammond Marina Area

Prior to the merger, the Town of Hammond had two tracts of land that were included in their UGB but were outside of the city limits. These tracts were described the Urbanization section of the Town of Hammond Comprehensive Plan as follows: "An approximately 56-acre area does exist northwest of the present town limits, however, which is part of Fort Stevens State Park and which would be appropriate for recreational and recreational related development. This development could include facilities which would enhance tourism associated with the nearby boat basin and active recreation facilities mainly for members of the community. Such a development would benefit from public facilities, services, and regulations which inclusion in the urban growth boundary would make more feasible.

Objectives:

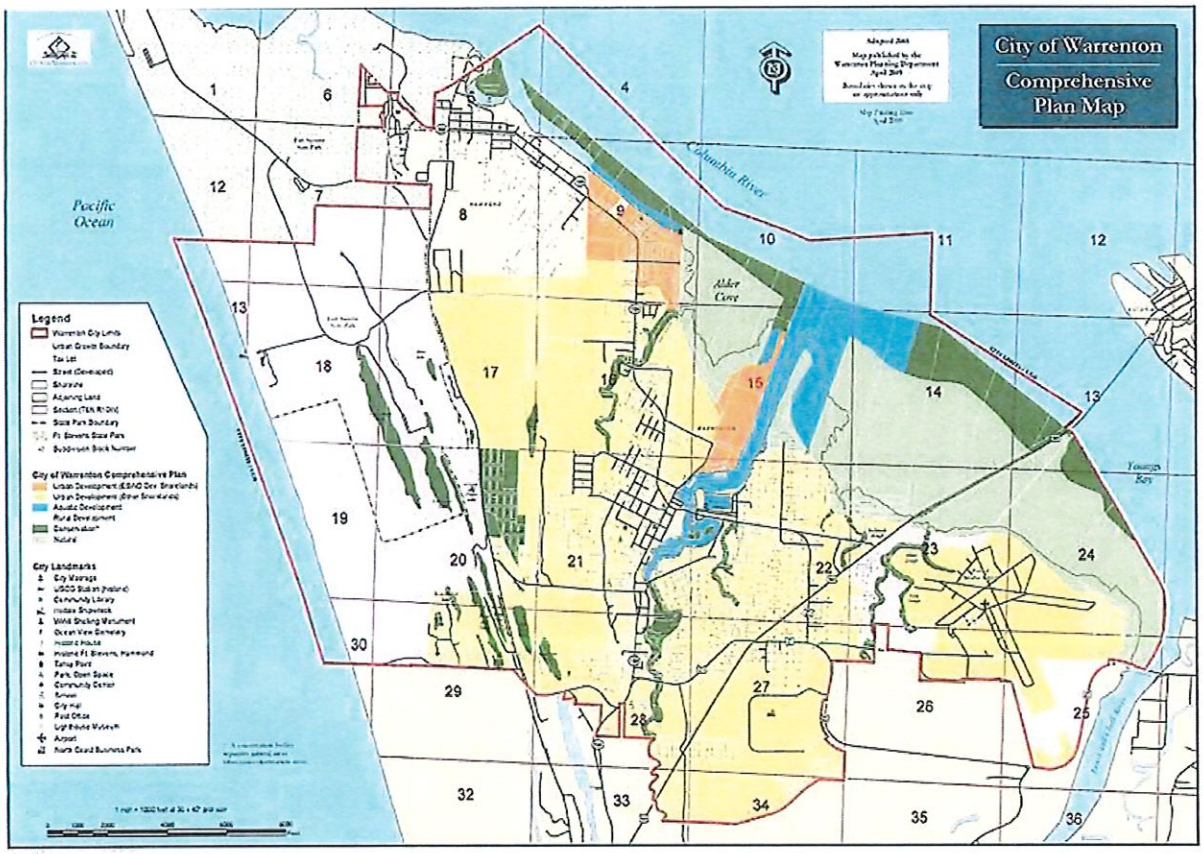
1. *Unincorporated areas to the northwest of the present town limits shown on the Urban Growth Boundary Map – which are needed to aid the economy, satisfy recreational needs and/or regulate development adjacent to Pacific Drive – will be included in the urban growth boundary along with property presently within Hammond."*

This plan, originally adopted in November of 1979 was adopted by Clatsop County in 1982 memorializing the old UGB for Hammond. The adoption included two tracts in the UGB and established UGB zoning for the tracts. The westerly tract was part of Fort Steven State Park and Warrenton Hammond School District property and was planned for additional recreational uses at a more urban level. The northerly tract was owned by the United States Army Corps of Engineers and was part of the recreational uses surrounding the Hammond boat basin (marina). The northerly tract is currently owned by the City of Warrenton and is the primary subject for this analysis.



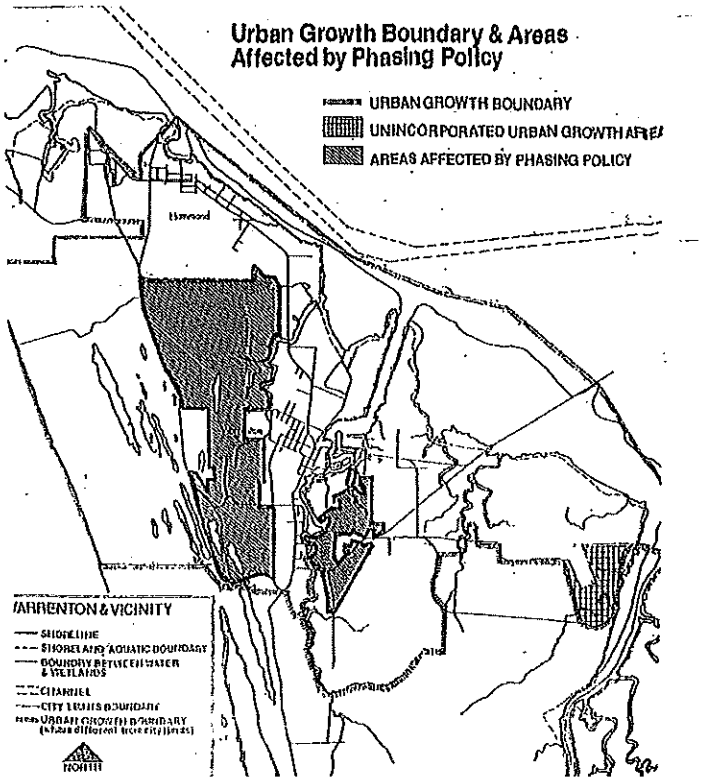
The newly merged Warrenton/Hammond community worked to transfer planning and development rules and regulations to a single entity over the next few years. A newly adopted Warrenton Comprehensive Plan was approved by the City of Warrenton and reviewed by the Oregon Department of Land Conservation and Development in 2011. The Comprehensive Plan map, first adopted in 2005 shows only part of the previously approved UGB outside of the city limits. The document indicates the land use as Urban Development (Other Shorelands) for the northerly tract. The approved Comprehensive

Plan Map did not include the westerly tract. No reference is made to either of the tracts in the text of the plan.



Page 2, Article 2 (Community Development) Warrenton Comprehensive Plan

To add to confusion, a second map on the next page of the Comprehensive Plan shows the UGB to not include either of the previously approved tracts in the UGB even though the northerly tract was included on the previous page. Again, no reference to the tracts or removal from the UGB was included in the text of the Warrenton Comprehensive Plan.

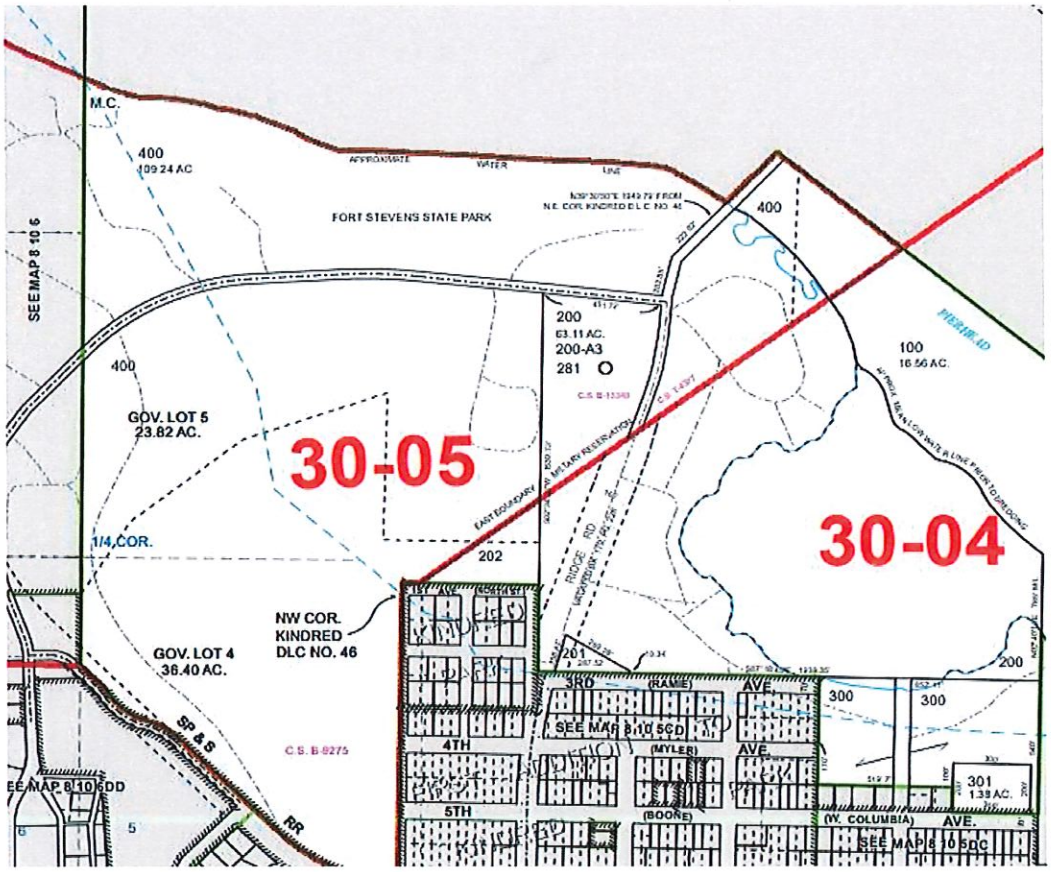


Page 3, Article 2 (Community Development) Warrenton Comprehensive Plan

The City of Warrenton agreed to establish an Urban Growth Boundary management agreement with Clatsop County.

Seafarers Park and Marina Enforcement:

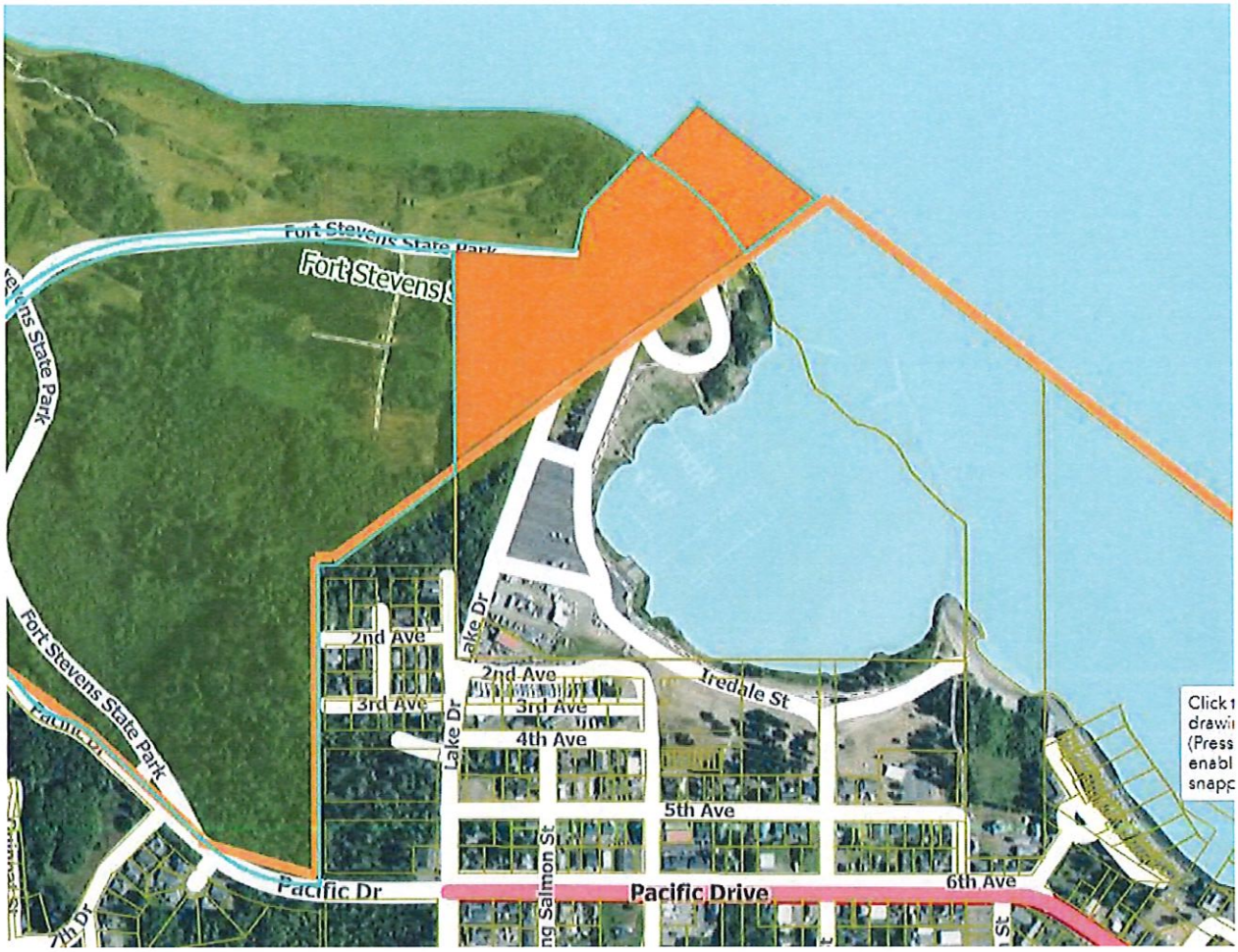
The Town of Hammond and later the City of Warrenton had leased the marina and adjacent lands from the Army Corps of Engineers (ACE). It included areas for parking, camping and the area known as Seafarers Park. The City of Warrenton later completed the purchase of the northerly tract from the ACE, yet a portion of the Seafarers Park remains located outside of the Warrenton city limits and outside of the UGB. Because of difficult police enforcement issues in portions of Seafarers Park, the City Commission requested that we initiate the process to add the property to the city limits. More specifically, police found that city code requirements were not enforceable on lands outside of the city limits.



Current Request:

Because the tracts in question were included in the Town of Hammond UGB, the Oregon Department of Lands Conservation and Development (DLCD) has suggested an amendment to the Comprehensive Plan be processed.

Staff has notified the Oregon Department of Land Conservation and Development in accordance with ORS requirements. Pending findings by the Planning Commission, the draft ordinances related to the Comprehensive Plan/UGB Amendment and Annexation will be reviewed again by the City Commission at a meeting in June after consideration by the Clatsop County Planning Commission and County Board.



Additional Land Owned by the City of Warrenton outside of City boundary and Urban Growth Boundary

In a separate, but related, action, the City is also considering the annexation of the city-owned parcel in order to address police enforcement issues cited above.

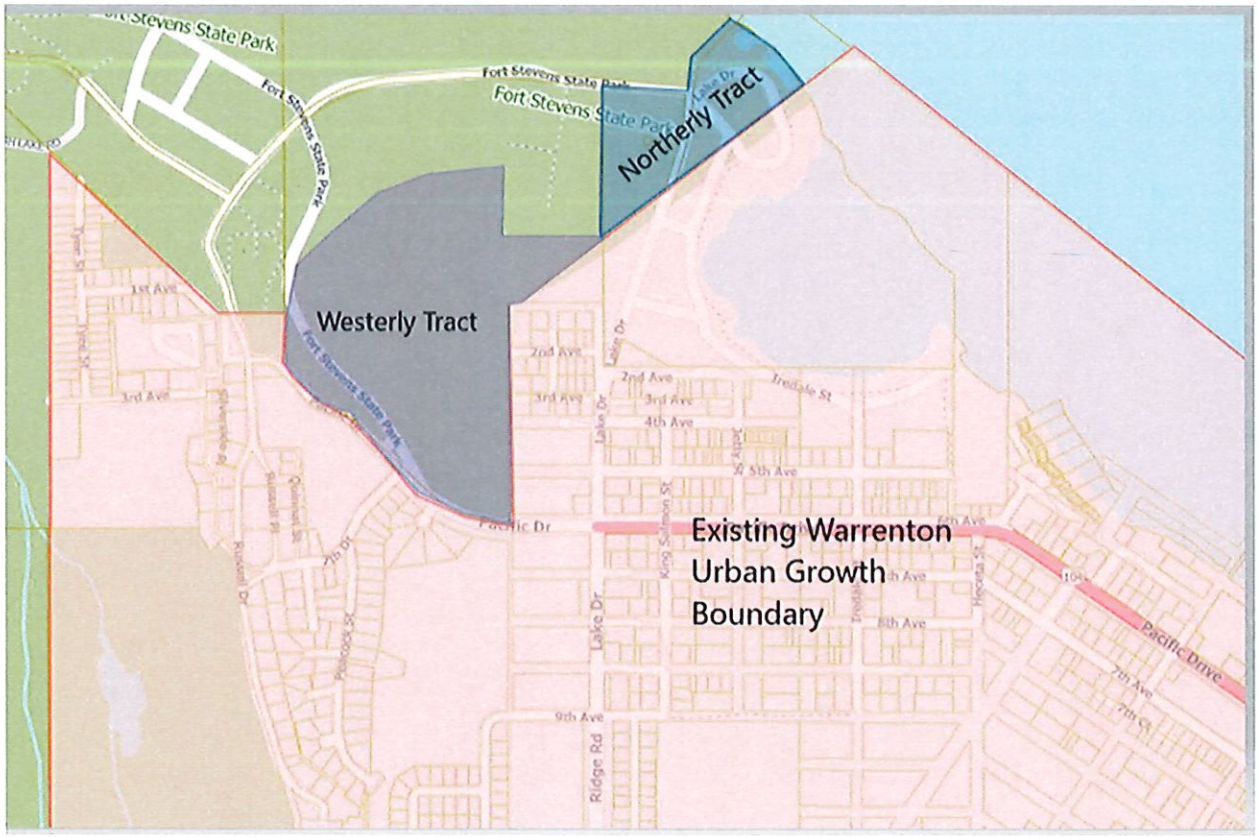
Proposed UGB Expansion Map

Northerly Tract:

Size: 13.9 acres (land)
Current Ownership: City of Warrenton
Current Use: Camping Park Access, Seafarers Park and Memorial
Proposed Use: Marina Related Camping and Accessory Uses, Seafarers Park and Memorial
Proposed Zoning: Recreational Commercial (Marina Use Area), Open Space Institutional (Seafarers Park and Memorial)

Westerly Tract:

Size: 43.1 acres (land)
Current Ownership: United States Government
Current Use: Parkland
Proposed Use: Parkland with potential for urban services
Proposed Zoning: Urban Growth Boundary (Clatsop County)



Section 16.232 notes that any changes to the City Comprehensive Plan, Text, Map of Zoning Map change shall be reviewed as a Type IV. Quasi-judicial Amendment. Procedurally, the Planning Commission will conduct a hearing and make a recommendation to the City Commission based on the staff memo, public comment, and the deliberations held by the Planning Commission. The City Commission has the final authority on the action. In terms of this project, it also requires Clatsop County to consider and approve the annexation of land into the City of Warrenton.

The following criteria shall be used when making a recommendation to the City Commission:

Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

1. Demonstration of compliance with all applicable Comprehensive Plan policies and map designations. Where this criterion cannot be met, a Comprehensive Plan amendment shall be a pre-requisite to approval.

2. Demonstration of compliance with all applicable standards and criteria of this Code, and other applicable implementing ordinances.

3. Evidence of change in the neighborhood, or community, or a mistake or inconsistency in the Comprehensive Plan or land use district map regarding the property which is the subject of the application; and the provisions of Section 16.232.060, as applicable.

Suggested Findings:

1. The Warrenton Comprehensive Plan map inadvertently omitted two parcels of land from the Urban Growth Boundary in the 2005 Warrenton Comprehensive Plan documents.
2. The proposed UGB map amendment would align the Town of Hammond UGB with the City of Warrenton Urban Growth Boundary.
3. Since that time, marina/park land that was previously leased from the US Army Corps of Engineers by the Town of Hammond and subsequently the City of Warrenton was purchased by the City of Warrenton. This change in ownership and continued use of the northerly tract as a park/marina is consistent with the urban uses of the property. These uses are consistent with the uses and

development standards for the Open Space Institutional (OSI) and Recreational Commercial (RC) zoning district.

4. The westerly tract remains owned by the United States Government and is part of the recreational facilities associated with Fort Stevens State Park. This area could be further developed for recreational purposes at an urban density.
5. The City of Warrenton, by action of its City Commission formally requested the annexation of the city owned parcel. Said annexation is being considered under separate ordinances.

Recommended Action:

I move that, based on the findings of fact contained in the staff memo dated April 13, 2023, public testimony and deliberations by the Warrenton Planning Commission, the Planning Commission recommends approval of the draft Ordinance 1262 Amending the City of Warrenton Comprehensive Plan Correcting the Urban Growth Boundary and Adding Related Text and Recommending Zoning Districts.

Suggested Conditions of Approval:

1. The Ordinance shall be review and supported by the Clatsop County Planning Commission and Clatsop County Board prior to final review by the Warrenton City Commission.
2. The Oregon Department of Land Conservation and Development shall provide comments prior to final action by the City Commission.

Staff recommends that the Planning Commission recommend approval of the draft Ordinance with suggested conditions.

ORDINANCE NO. 1262

INTRODUCED BY ALL COMMISSIONERS
AN ORDINANCE AMMENDING THE CITY OF WARRENTON COMPREHENSIVE PLAN CORRECTING THE URBAN GROWTH BOUNDARY MAP AND ADDING RELATED TEXT AND RECOMMENDING ZONING DISTRICTS

WHEREAS, the City of Warrenton and Town of Hammond merged operations in 1991 resulting in the new municipal boundary for the City of Warrenton; and

WHEREAS, both the City of Warrenton and Town of Hammond had approved comprehensive plans that were reviewed by the Oregon Department of Land Conservation and Development (DLCD) and both plans included maps showing the location of areas within an Urban Growth Boundary (UGB); and

WHEREAS, residents and elected officials from the newly combined City of Warrenton and Town of Hammond established joint planning efforts that resulted in a new City of Warrenton Comprehensive Plan fully adopted in 2005 and subsequently amended; and

WHEREAS, the 2005 UGB map for the City of Warrenton inadvertently omitted two tracts of land that were part of the Town of Hammond's UGB, resulting in the loss of approximately fifty-eight (58) acres of land being excluded from the new Warrenton UGB area. These tracts are depicted on Exhibit A; and

WHEREAS, The City Commission passed a motion on February 14, 2023 authorizing the Warrenton Planning Commission to consider the amendment to the Warrenton Comprehensive Plan and UGB Map correcting the error ; and

WHEREAS, the Warrenton Planning Commission caused the DLCD to be notified in compliance with Oregon requirements and conducted a public hearing on April 13, 2023, where the following public comments were entered into the record

1. (Enter Comments Received)

WHEREAS, The Planning Commission made the following findings of fact related to the request:

1. The UGB area consists two tracts – a northerly tract of approximately 13.9 acres and a westerly tract of approximately 43.1 acres of land.
2. The northerly tract is owned by the City of Warrenton and is pending annexation. The current Clatsop County zoning is RM (Recreation Management The proposed zoning for the tract is RC (Recreation Commercial) and OSI (Open Space Institutional).

3. The northerly tract site is currently used for Hammond Marina operations and as public open space known as Seafarers Park.
4. The westerly tract is owned by the government of the United States and is currently part of the Fort Stevens Park and recreation area. This site is currently zoned UGB (Urban Growth Boundary) This site would remain outside of the City of Warrenton and remain zoned UGB.
5. There are no public sanitary sewer or water improvements on the subject property.
6. The site will remain in the Warrenton Fire District, and Warrenton-Hammond School District.
7. No extension of public infrastructure is planned for the property.
8. The legal description and location map are shown on Exhibit B.

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

Section 1. Section 2.30 of the 2011 Warrenton Comprehensive Plan is amended as follows:

Addition to Text – Bold and Underlined

~~**Deletions – Bold and Strike Through**~~

Section 2.320 Urban Development

(1) Growth Management. ~~**Due to the large amount of urbanizable residential land within the City limits,**~~ **While the City of Warrenton's physical size is large, the actual developable land is restricted by factors such as protected wetlands, public land ownership and physical land characteristics that make development at urban densities challenging. As such,** the City will adopt a growth management strategy to insure the orderly conversion of land to urban uses. The City will apply growth management standards to outlying areas of the City which are largely vacant and currently have few public facilities in order to:

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

(b) Insure the orderly and economic provision of services.

(c) Discourage undeveloped areas from prematurely developing at non-urban densities.

(d) Maintain undeveloped areas at parcel sizes which can eventually be converted to urban uses.

(e) Encourage the development within urban areas before the conversation of urbanizable areas.

(2) Urban Growth Boundary: Unincorporated areas adjoining the City limits which are needed to accommodate urban development shall be included in the Urban Growth Boundary, along with property presently in Warrenton, and will be appropriately managed. ~~**Findings for the placement of the Urban Growth Boundary are included in the Background Report.**~~ **The city recently initiated a planning process with the assistance of Portland State University to establish a developability matrix that indicates the areas within the current city boundary that should be further encouraged or enticed to develop at urban densities. The initial results show that natural resource concerns stress the importance of making wise land use decisions and efficient infrastructure investments.** The City and Clatsop County shall establish an Urban Growth Boundary management agreement with Warrenton having the primary authority for making land use decisions within the Urban Growth Boundary.

(3) No area will be added to the Urban Growth Boundary unless the following factors are considered:

(a) Demonstrated need to accommodate long-range urban population growth requirements consistent with Statewide Planning Goals.

(b) Need for housing, employment opportunities and livability.

(c) Orderly and economic provision for public facilities and services.

(d) Maximum efficiency of land uses within and on the fringe of the existing urban area.

(e) Environmental, energy, economic and social consequences.

(f) Retention of agricultural land as defined, with Class I being the highest priority and Class VI the lowest priority.

(g) Compatibility of the proposed urban uses with nearby agricultural or forestry activities.

(h) Changes to the urban growth boundary shall also conform to the procedures and requirements of Statewide Planning Goal 2, Part H, Exceptions.

(i) The City of Warrenton desires to ensure that lands previously included in the Town of Hammond Urban Growth Boundary are maintained for the City of Warrenton Urban Growth Boundary.

(4) The City may adjust the Urban Growth Boundary to make minor additions or subtractions of lands from the Urban Growth Boundary consistent with OAR 660-024-0070. Such adjustment may include an exchange of lands inside the Urban Growth Boundary for lands outside the Urban Growth Boundary pursuant to a voluntary Transfer of Development Rights agreement.

Section 2. Upon annexation, the zoning classification for the land associated with Hammond Marina operations shall be Recreational Commercial and that part of the property associated with Seafarers Park shall be zoned Open Space Institutional. (See Exhibit C). The westerly tract will remain zoned UGB (Urban Growth) under Clatsop County Zoning.

Section 3. Pursuant to ORS 222.520 the City Commission declares that upon effective date of the annexation, all annexed territory will be withdrawn for Clatsop County Sheriff law enforcement and under the jurisdiction of the City of Warrenton Police Department.

Section 4. Effective Date. This ordinance takes effect upon the county receipt of this ordinance.

Adopted by the City Commission of the City of Warrenton, Oregon this ____ day of _____, 2023.

First Reading:
Second Reading:

APPROVED:

_____
Henry A. Balensifer III, Mayor

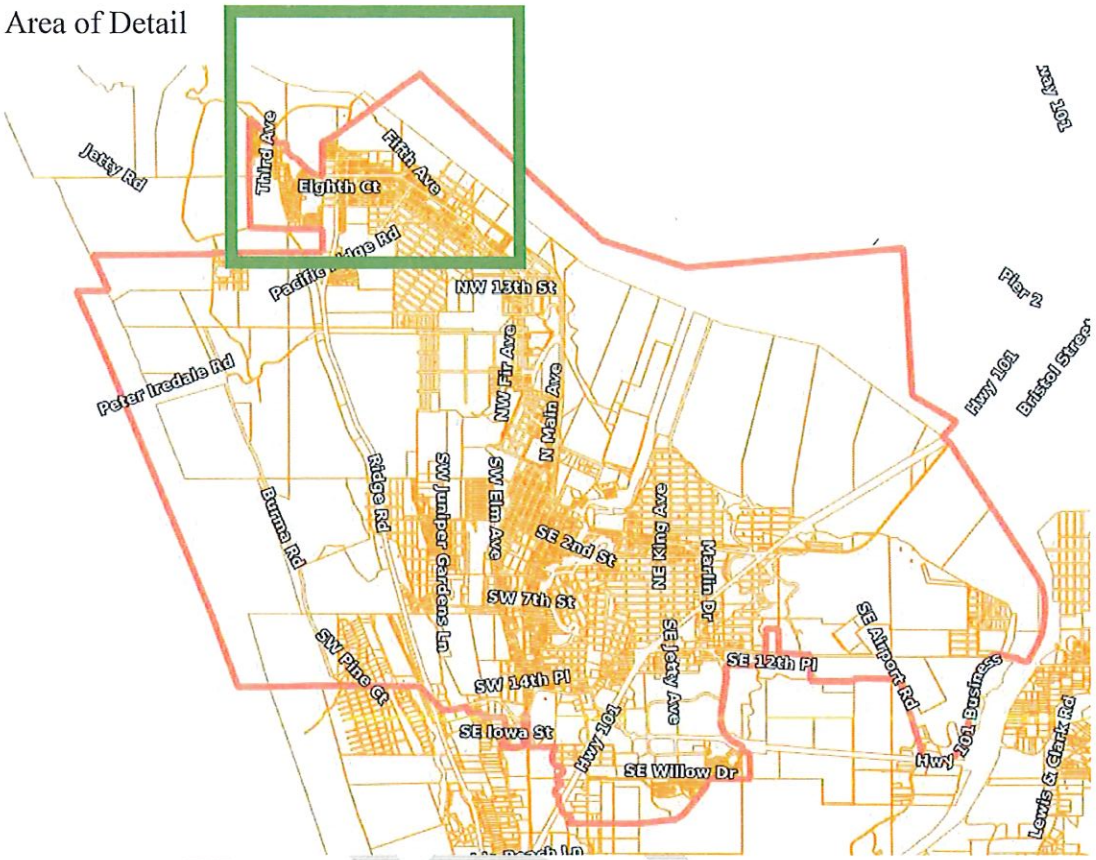
ATTEST:

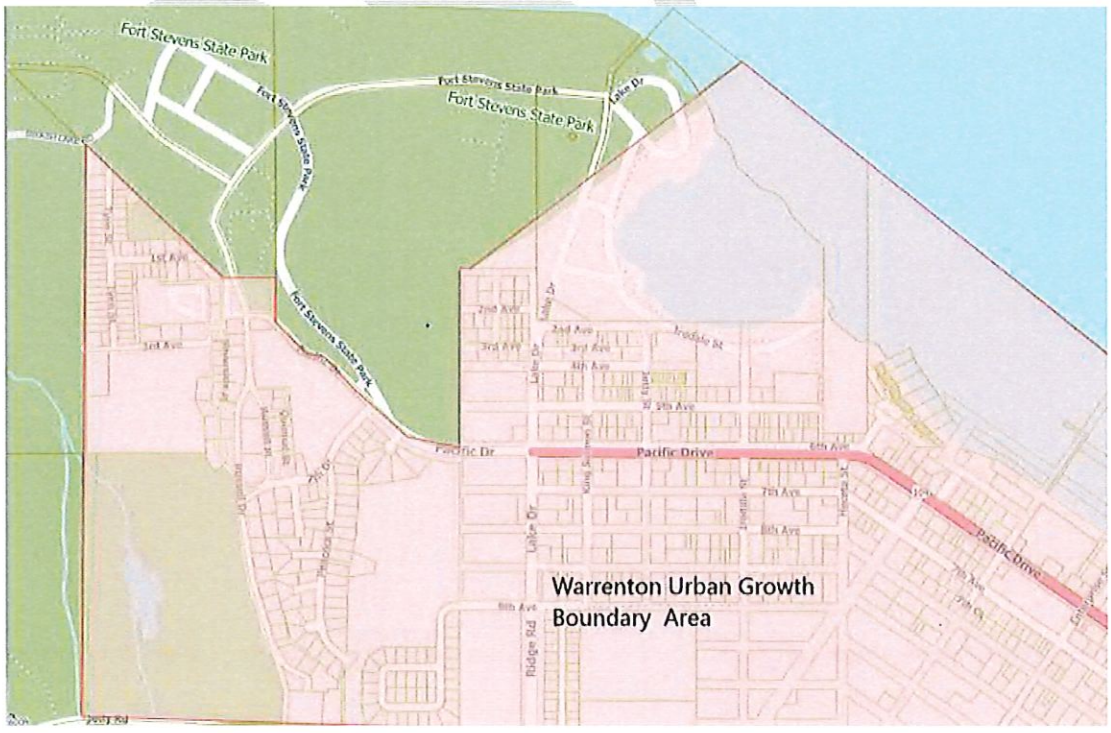
_____
Dawne Shaw, CMC, City Recorder

Ordinance No. 1261

Exhibit A – City of Warrenton Current UGB

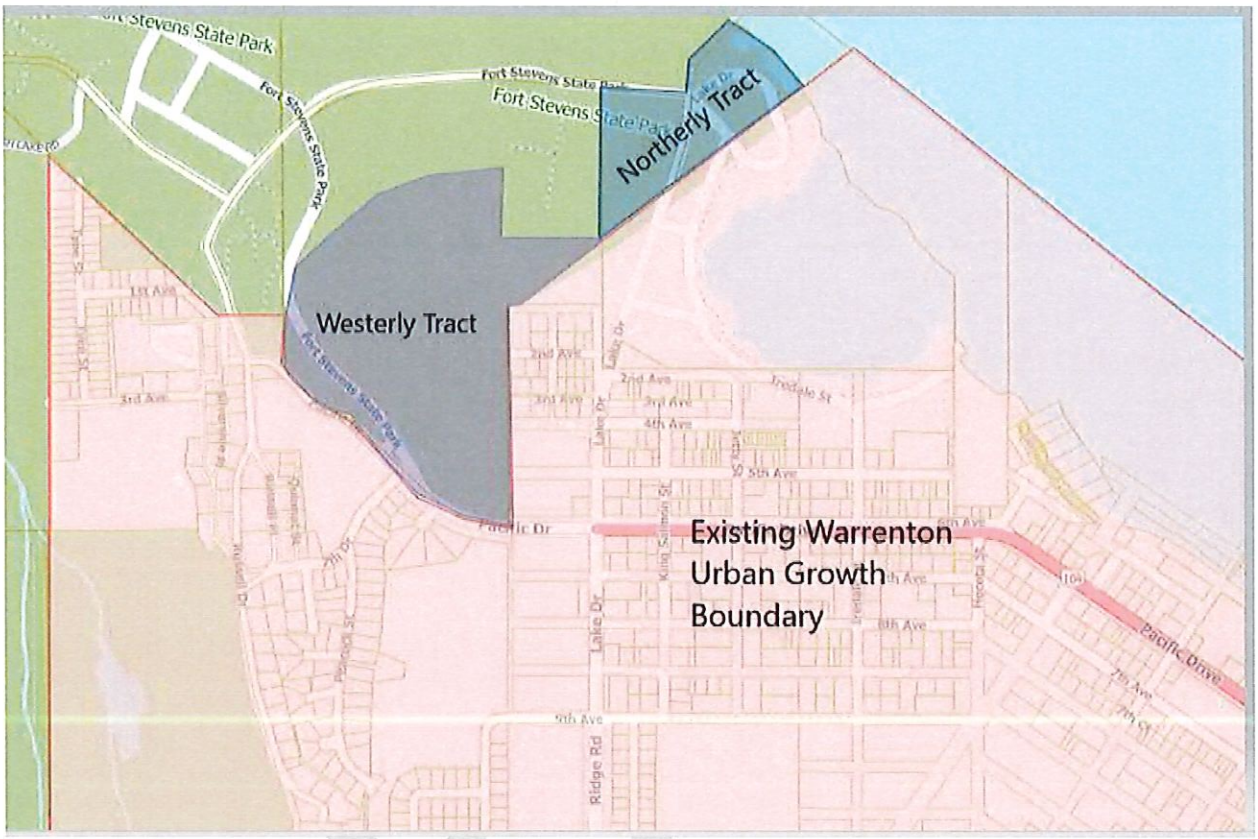
Area of Detail





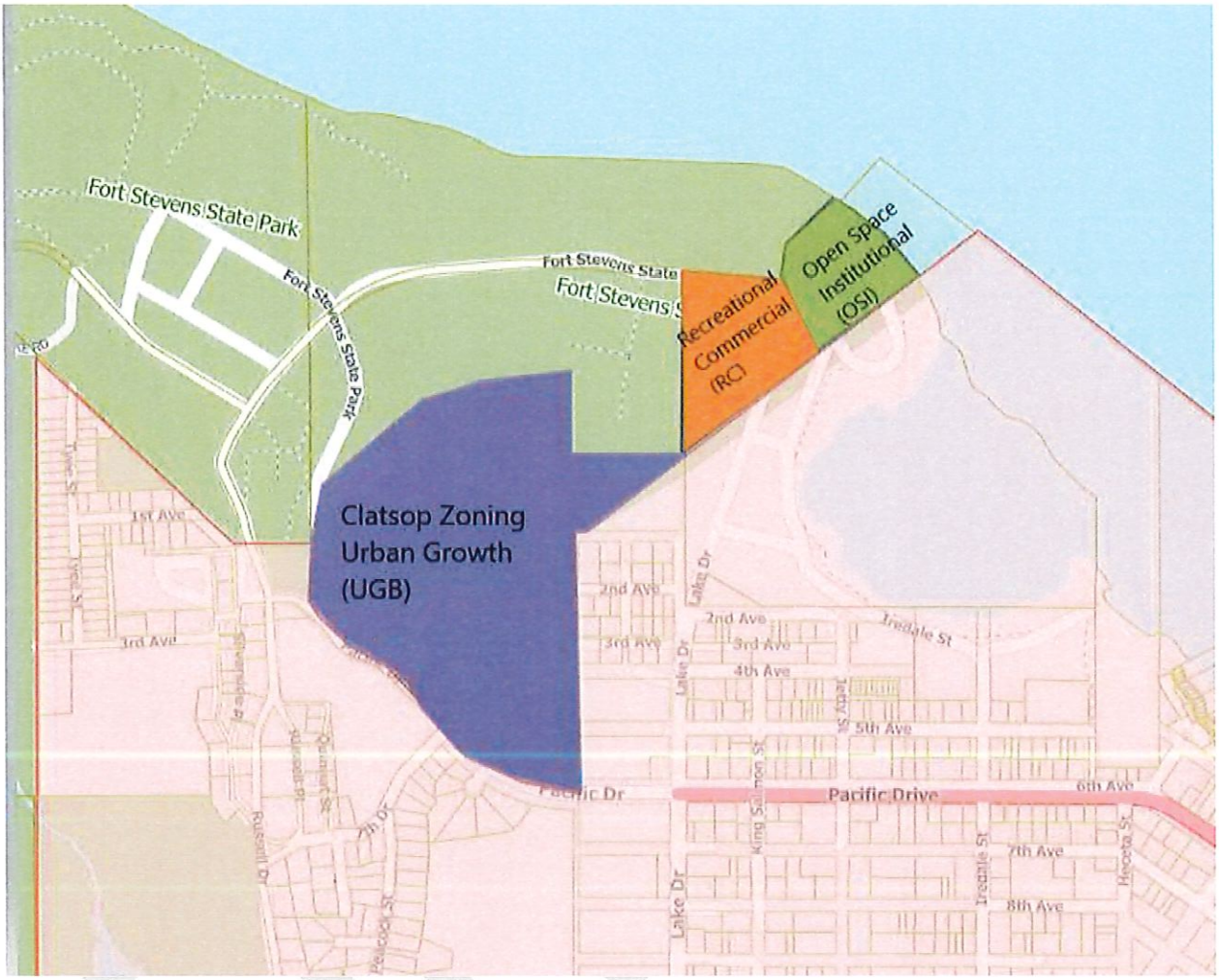
Ordinance No. 1262

Exhibit B – Proposed UGB Additions (Formerly Town of Hammond UGB)



Ordinance No. 1262

Exhibit C – Proposed Annexation Zoning Map



City of Warrenton
Planning Department
225 S Main Avenue ■ P.O. Box 250 ■ Warrenton. OR 97146
Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Jay Blake, Planning Director
DATE: April 13, 2023
SUBJ: Annexation Request for that portion of Seafarers Park and the Hammond Marina that currently lie outside the boundary of the City of Warrenton.
Parcel #810050000200
Application Number: CP 23-01

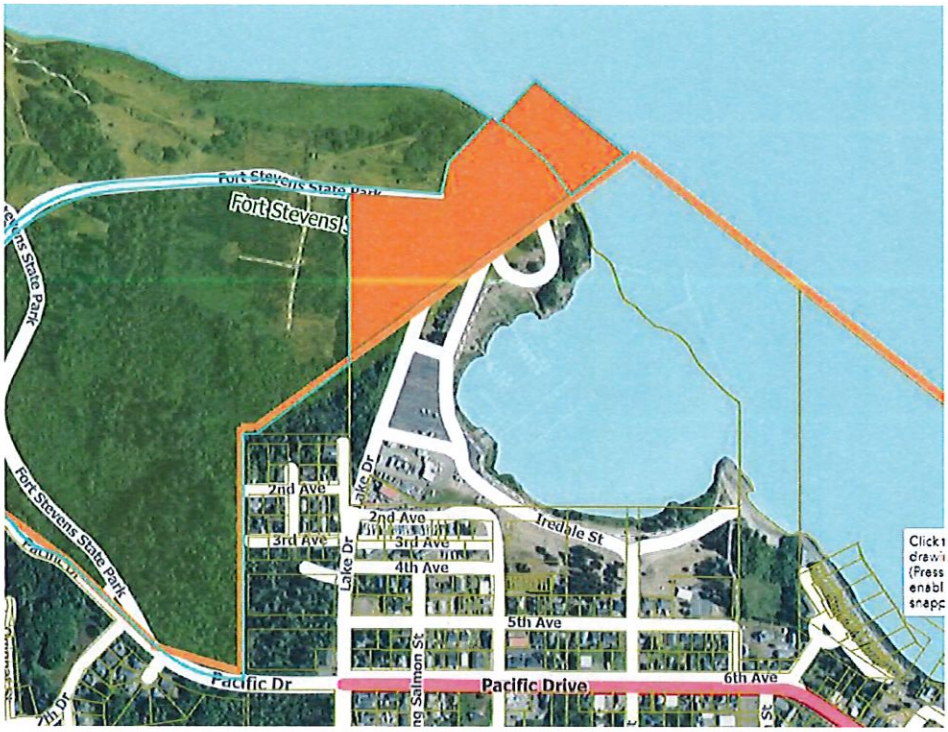
Background:

This application is to be reviewed concurrently with the Comprehensive Plan Amendment relating to the correction in the urban growth boundary (UGB) as outlined in Ordinance 1262. At the February 14, 2023 meeting the Warrenton City Commission formally requested the annexation of land which is owned by the City of Warrenton, but lies outside of the current municipal boundary.

Current municipal boundary in Hammond Marina Area

Seafarers Park and Marina Enforcement:

The Town of Hammond and later the City of Warrenton had leased the marina and adjacent lands from the Army Corps of Engineers (ACE). It included areas for parking, camping and the area known as Seafarers Park. The City of Warrenton later completed the purchase of the northerly tract from the ACE, yet a portion of the Seafarers Park remains located outside of the Warrenton city limits. Because of difficult police enforcement issues in portions of Seafarers Park, the City Commission requested that we initiate the process to add the property to the city limits. More specifically, police found that city code requirements were not enforceable on lands outside of the city limits.



Additional Land Owned by the City of Warrenton outside of City Boundary

The annexation of this land would allow for even and consistent enforcement of local code requirements during the very busy tourism season.

Proposed Annexation Tract:

Size: 13.9 acres (land)
Current Ownership: City of Warrenton
Current Use: Camping Park Access, Seafarers Park and Memorial
Proposed Use: Marina Related Camping and Accessory Uses, Seafarers Park and Memorial
Proposed Zoning: Recreational Commercial (Marina Use Area), Open Space Institutional (Seafarers Park and Memorial)

16.260.040 establishes criteria for annexation as follows:

Lands may be annexed only if the City Commission finds that the requested annexation complies with ORS 222, OAR 660-014-0060, and the following criteria:

A. Written findings, which address the following:

1. Existing land uses within annexation area.

2. Existing zoning within the annexation area.

3. Existing improvements: water, sewer, streets, storm drainage.

4. Special districts within the area: water districts, irrigation districts, fire districts, school districts, other.

5. Urban services, the present availability of urban service systems to the proposed annexation area, their capacity and cost of extension and/or improvement to urban standards: sanitary sewers, streets, parks; storm drainage, water; fire, power; schools, police.

B. Compliance with all applicable policies of the City of Warrenton Comprehensive Plan.

C. The petitioner has adequately addressed infrastructure supply and demand issues. The annexation is considered timely in that an adequate level of urban services and infrastructure can be provided by the City upon annexation or a plan is in place for the provision of such services or infrastructure in a reasonable period of time.

Suggested Findings of Fact:

1. The current and proposed uses for the tract are public open space associated with Seafarers Park and Recreational Commercial associated with the Hammond Marina Operations
2. The land is currently under Clatsop County Zoning and is zoned RM Recreational Management.
3. The area is not currently served by municipal sanitary or water services.
4. No changes in the use are proposed by the land owner (City of Warrenton) although general maintenance and facility upgrades could occur on the property.
5. The property is tax exempt and is located in the Warrenton Hammond School District. No other special districts serve the property.
6. The Warrenton Fire Department and Warrenton Police Department will provide public safety services to the site.
7. The use is consistent with the Warrenton Comprehensive Plan and the pending Comprehensive Plan Amendment will bring the site into the UGB as it was when it was part of the Town of Hammond.
8. All fees have been paid.

Recommended Action:

I move that, based on the findings of fact contained in the staff memo dated April 13, 2023, public testimony and deliberations by the Warrenton Planning Commission, the Planning Commission recommends approval of the draft Ordinance 1261 Annexing Approximately 13.1 Acres of Land to the City of Warrenton and Zoning the property Open Space Institutional (OSI) and Recreational Commercial (RC)

Suggested Conditions of Approval:

1. The Ordinance shall be review and supported by the Clatsop County Planning Commission and Clatsop County Board prior to final review by the Warrenton City Commission.
2. The Oregon Department of Land Conservation and Development shall provide comments prior to final action by the City Commission.

Staff recommends that the Planning Commission recommend approval of the draft Ordinance with suggested conditions.

ORDINANCE NO. 1261

INTRODUCED BY ALL COMMISSIONERS
AN ORDINANCE ANNEXING APPROXIMATELY 13.1 ACRES OF LAND TO THE CITY OF WARRENTON AND ZONING THE PROPERTY OPEN SPACE INSTITUTIONAL (OSI) AND RECREATIONAL COMMERCIAL (RC)

WHEREAS, the City of Warrenton purchased a tract of land from the United States government in 2019; and

WHEREAS, the tract was part of the City of Warrenton's Hammond Marina operation and the park known as Seafarers Park as depicted on Exhibit A; and

WHEREAS, the following described property was part of the purchased land, but it is currently located outside of the city limits of the City of Warrenton;

(See Exhibit B); and

WHEREAS, The City Commission passed a motion on February 14, 2023 to request annexation of the city owned tract in accordance with ORS Chapter 222; and

WHEREAS, the subject property is adjacent to property zoned Recreational Commercial and is owned and operated by the City of Warrenton as the Hammond Marina.

WHEREAS, the Warrenton Planning Commission conducted a public hearing on April 13, 2023 and found that the request meets the criteria for annexation found in the Warrenton Municipal Code, Section 16.260.030 and 16.260.040, including:

1. The site consists of approximately 13.1 acres of land.
2. The parcel is part of Tax Number 81005000200
3. The site is currently used for Hammond Marina operations and as public open space known as Seafarers Park.
4. The adjacent land is zoned is Recreational Commercial.
5. There are no public sanitary sewer or water improvements on the subject property.
6. The site will remain in the Warrenton Fire District, and Warrenton-Hammond School District.
7. No extension of public infrastructure is planned for the property.
8. The annexation request will be reviewed by the Clatsop County Planning Commission and Clatsop County Board.

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

Section 1. The following described tract is hereby annexed into the city limits of the city of Warrenton.

See Exhibit B

Section 2. Upon annexation, the zoning classification for the land associated with Hammond Marina operations shall be Recreational Commercial and that part of the property associated with Seafarers Park shall be zoned Open Space Institutional. (See Exhibit C).

Section 3. Pursuant to ORS 222.520 the City Commission declares that upon effective date of the annexation, all annexed territory will be withdrawn for Clatsop County Sheriff law enforcement and under the jurisdiction of the City of Warrenton Police Department.

Section 4. Effective Date. This ordinance takes effect upon receipt of this ordinance by the Oregon Secretary of State.

Adopted by the City Commission of the City of Warrenton, Oregon this ____ day of _____, 2023.

First Reading:
Second Reading:

APPROVED:

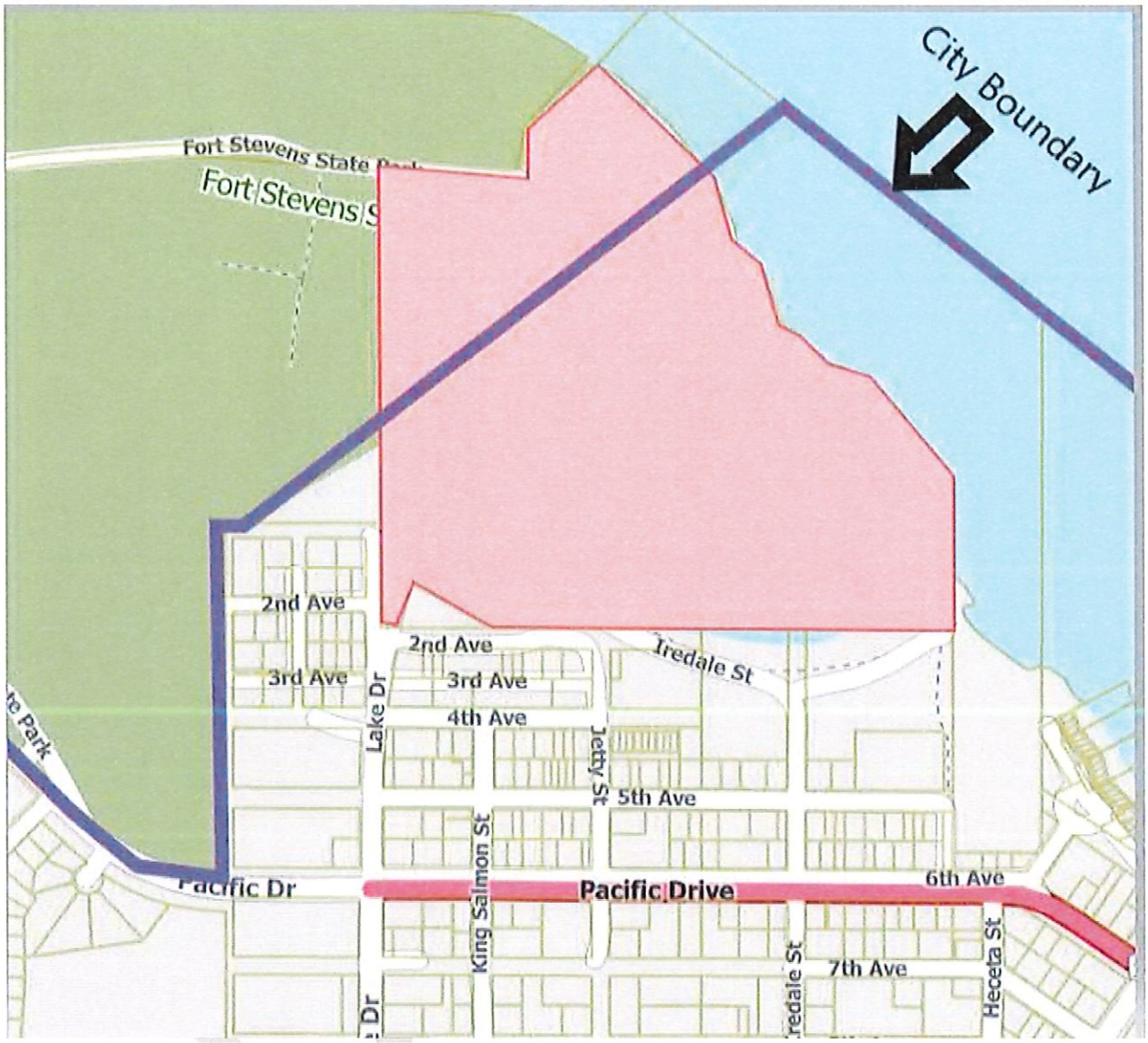
_____
Henry A. Balensifer III, Mayor

ATTEST:

_____
Dawne Shaw, CMC, City Recorder

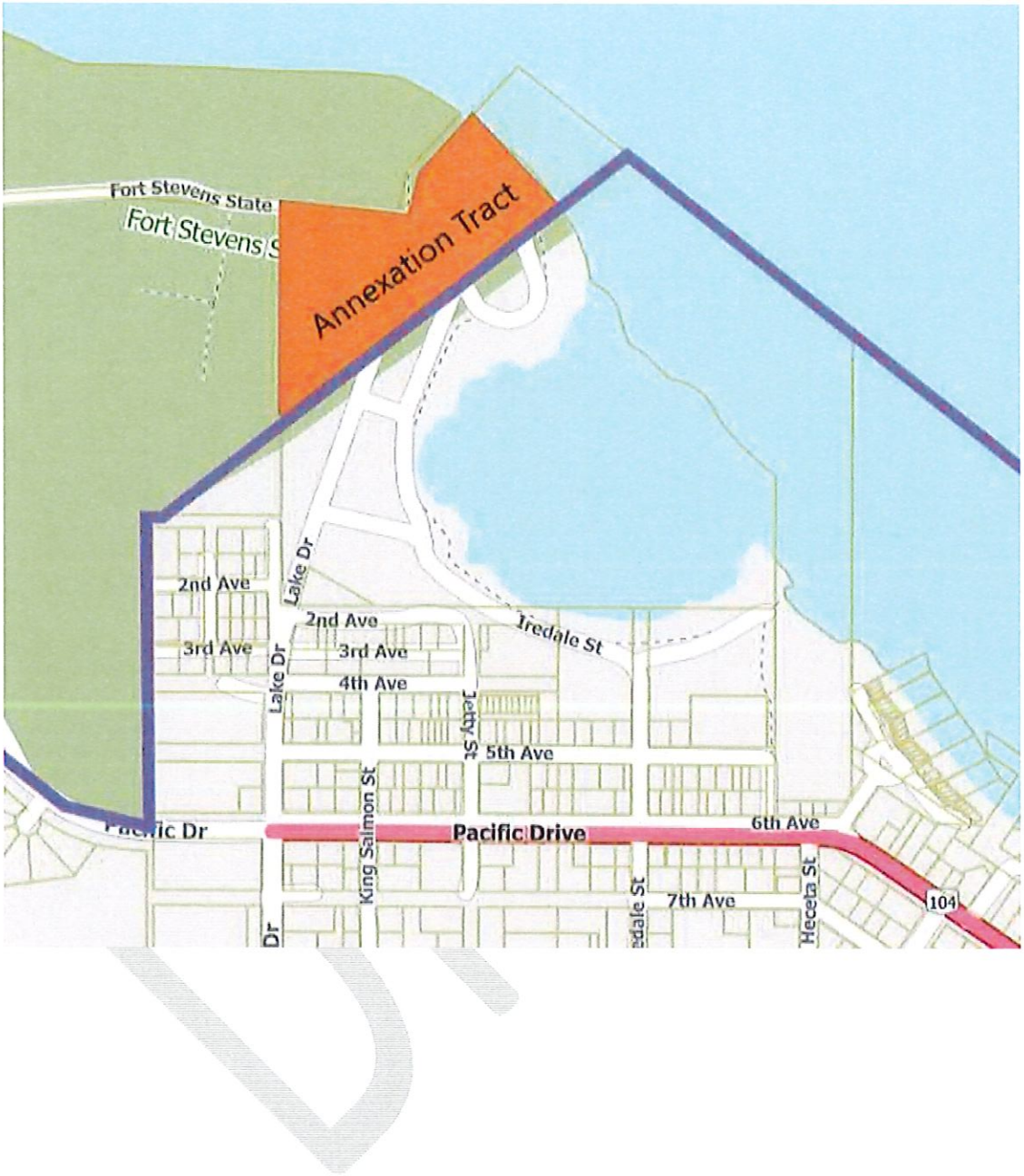
Ordinance No. 1261

Exhibit A – City of Warrenton Tract



Ordinance No. 1261

Exhibit B – Proposed Annexation Map and Legal Description



Ordinance No. 1261

Exhibit B – Proposed Annexation Map and Legal Description

LEGAL DESCRIPTION

That portion of the property described in Recording Instrument No. 201906266, Clatsop County Deed Records that is northwesterly of the existing Warrenton City Limits line, more particularly described as follows:

Commencing at the Northwest corner of the B.C. Kindred DLC No. 46 in Section 5, Township 8 North, Range 10 West, W.M. marked by a 3-1/4" Clatsop County Surveyors cap set in a concrete block;

thence North 39°30'50" East 1949.79 feet to a 5/8" rebar and 1-1/2" aluminum cap shown on Clatsop County Survey B-13340 as monument number 8165, on the Easterly boundary of the US Coast Guard and State of Oregon Joint Use Area per Corps of Engineer's Drawing 0-38-21/1 and being the True Point of Beginning;

thence along the East boundary of said Joint Use Area, South 45°21'36" West 222.92 feet to a 5/8" rebar and 1-1/2" aluminum cap shown on Clatsop County survey B-13340 as monument number 8182;

thence along the East boundary of said joint Use Area, South 15°30'09" West 202.85 feet to a 5/8" rebar shown on Clatsop County survey B-13340 as monument number 8178;

thence along the South boundary of said Joint Use Area, North 82°18'25" West 451.72 feet to a 5/8" rebar and cap marked "OTAK INC";

thence along the East boundary of said Joint Use Area and the Southerly extension thereof, South 02°34'36" West 840 feet, more or less, to the City Limits of the City of Warrenton, which is shown on Survey CS T 4377 as the East Boundary of Military Reservation and is shown on Clatsop County survey B-13340 as a dashed line with a bearing of North 55°27'21" East;

thence along said City Limits line North 55°27'21" East to the Mean low water line of the South Bank of the Columbia River as it existed prior to dredging of the Hammond boat basin;

thence Northwesterly along said Mean Low Water line to a point that bears North 45°21'36" East of the Point of Beginning;

thence South 45°21'36" West to the Point of Beginning.

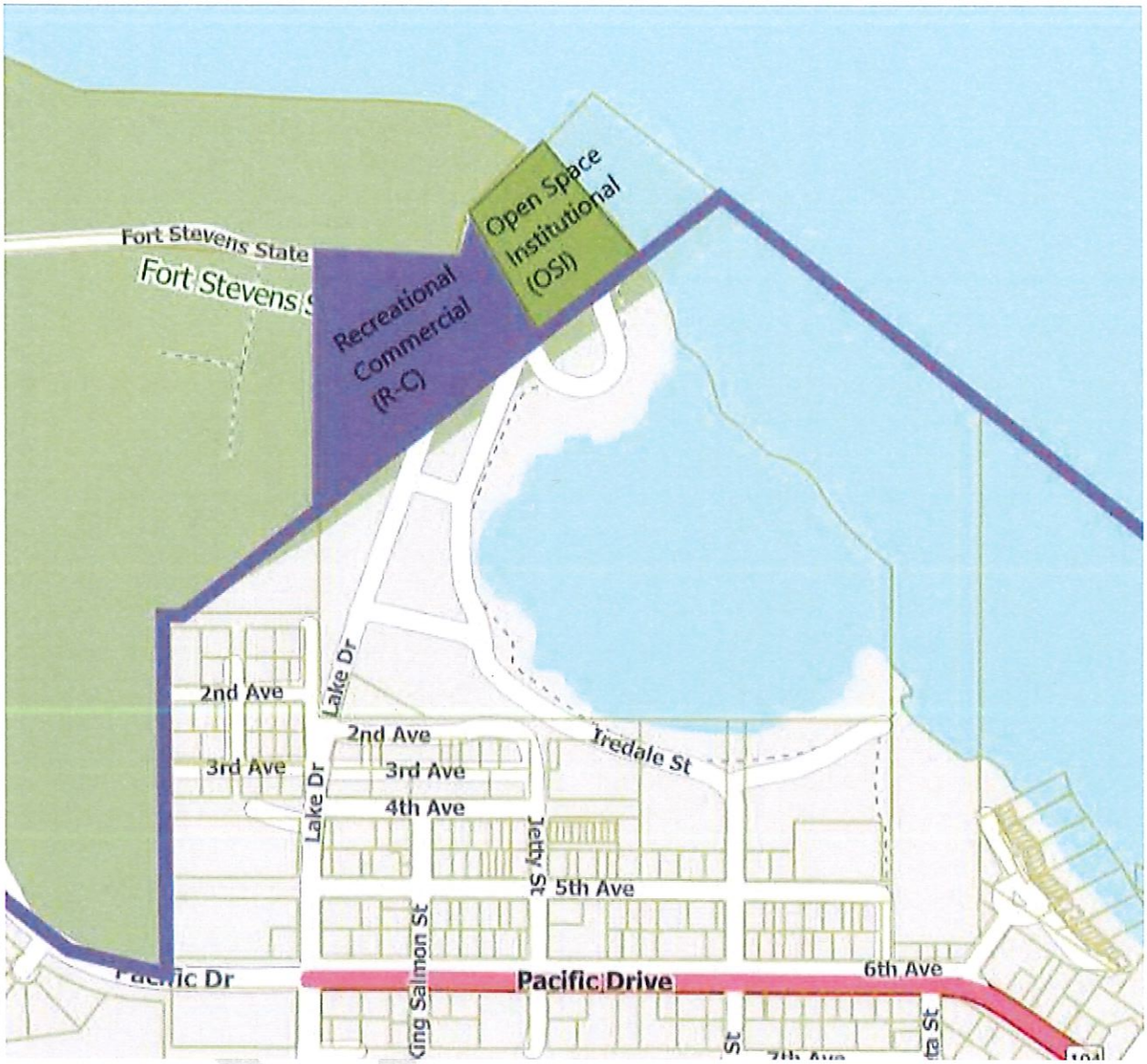
The bearings for this description are based upon Survey B-13340 on record in the Clatsop County Surveyors Office. Situated in the South Half of Section 5, Township 5 North, Range 10 West, W.M., County of Clatsop, State of Oregon.

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
DECEMBER 30, 2010
ANDREW JOHN PLETT
78538PLS

RENEWS 12/31/24

Ordinance No. 1261

Exhibit C – Proposed Zoning



City of Warrenton
Planning Department
225 S Main Avenue ▪ P.O. Box 250 ▪ Warrenton. OR 97146
Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Jay Blake, Planning Director
DATE: April 13, 2023
SUBJ: Mini-storage Cap Ordinance Discussion

BACKGROUND:

At the March Planning Commission meeting, staff presented information that outlined staff concerns with the number of min-warehouse sites within the community. The memo analyzed the number of mini-warehouse locations and calculated the taxes paid per acre of mini-warehouse uses. In short, Warrenton has more locations than any other area within Clatsop County. Additionally, the taxes paid per acre of use are less than half of those paid by other commercial or industrial uses within the city ($6797.49 per acre for mini-warehouse sites versus $15,987.07 per acre for other commercial/industrial users).

Why is this an important analysis? First, the City of Warrenton appears to have a large land base in which we can develop future commercial and industrial uses. However, the environmental restrictions make it tougher to develop more environmentally sensitive tracts. This highlights the need for Warrenton to efficiently and effectively utilize all land to maximize the future tax base for the City. Secondly, these uses typically are not high water and sanitary sewer users. In fact, most do not need access to municipal sewer or water utilities. Even with a live-in staff person, a well and septic could adequately serve these types of uses. The city should reserve commercial and industrial lands for uses that need municipal utility services.

The March 9th Planning Commission memo also highlighted the changes to the Warrenton Development code that required additional architectural design features and restricted the development od new min-warehouse sites along the city's entrance corridors. The City also required a conditional use permits for all new mini-warehouse locations. Staff can confirm that this has reduced the number of new projects, however,

we are regularly asked about these uses and we have received a new proposal for the development of industrial property adjacent to the new Warrenton Middle School into 300 plus mini-warehouse units. Staff continues to work with the development group to improve the quality of the design and aesthetics.

Staff provided analysis of the number of mini-storage locations within Clatsop County. See Exhibit 1. Warrenton currently has almost as many as the rest of Clatsop County combined.

Exhibit 1.

Mini-storage Complexes Analysis			
City	2020 Population	Number of Sites	Number of Sites/Capita
Astoria	10239	1	10239.0
Cannon Beach	1522	1	1522.0
Gearhart/Seaside	8897	7	1271.0
Rural Clatsop	12790	4	3197.5
Warrenton	6252	10	625.2

The Planning Commission directed staff to begin preparation of an ordinance that caps the number of mini-warehouse units/sites within the community to the current level. This information was presented to legal staff and a draft ordinance is included in this packet for discussion. The public hearing has not been scheduled at this time.

Staff researched this issue further to determine if the number of rental units in Warrenton was as high as the number of min-warehouse locations. Staff found that Warrenton has approximately 6.5 times as many mini-warehouse units per person than does the rest of Clatsop County. There are more units in Warrenton than in the entire rest of Clatsop County.

The following chart depicts the current number of mini-warehouse units within the city of Warrenton. There are 1,764 rental units based on tax and on-site inspection records.

Utilizing the 2022 Warrenton population estimate from Portland State University, Warrenton has one mini-warehouse uniter for every 3.64 residents.

Exhibit 2. City of Warrenton Mini-warehouse Units (04/04/2023)

Warrenton	
Site	Number of Units
1983 SE Dolphin Avenue (Safekeeping)	498
605 SE Alt 101 North Coast Mini Storage	133
1805 South Main	155
1240 SE Jetty Avenue	30
51 NE Harbor Ct	300
65 Iredale Street (Leitch Lease)	100
1377 SE 11th St. (Gronmark)	340
120-150 NE 5th Street (King Fish, LLC)	36
1211 Pacific Drive	14
2385 SE Dolphin	120
1100 NW 11th Street (Alder Manor)	38
	1764

Pop. Estimate
6421
Per Capita
0.275
Residents/Unit
3.64

Exhibit 3. Non-Warrenton Mini-warehouse Units (04/04/2023)

Non-Warrenton Clatsop County	
Total Units	1600

Pop. Estimate
35910
Per Capita
0.045
Residents/Unit
22.44

The research indicates that Warrenton has more mini-warehouse rental sites than the rest of Clatsop County combined. That is more than six (6) times the number of rental units per person than the rest of the county. The analysis for each area within the county can be found at the end of this agenda memo.

Staff began working with legal advisors to craft an ordinance that placed a cap on the number of mini-warehouse sites within the community. Legal staff suggested we use number of units available within the community. A copy of the draft ordinance is included with this memo.

Since we have had discussion with a property owner on the development of an additional site within Warrenton, we will need to review it based on current code requirements. As such, the ultimate number of mini-warehouse units per person will likely be different than the current analysis would indicate.

As a proposed Warrenton Development Code amendment, the draft would need to be review by the Oregon Department of Land Conservation and Development (DLCD) through the typical review process. If the Planning Commission directs staff to move this forward, it would be scheduled for the May, 2023 Planning Commission meeting.

Staff Request:

The Planning Commission should determine if they want to move forward with the proposed ordinance amending the Warrenton Development Code establishing a cap on the number of mini-warehouse units within the City of Warrenton.

Warrenton

Site	Number of Units
1983 SE Dolphin Avenue (Safekeeping)	498
605 SE Alt 101 North Coast Mini Storage	133
1805 South Main	155
1240 SE Jetty Avenue	30
51 NE Harbor Ct	300
65 Iredale Street (Leitch Lease)	100
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1100 NW 11th Street (Alder Manor)	38
	1764

Pop. Estimate
6421
Per Capita
0.275
Residents/Unit
3.64

Clatsop County (Rural)

Site	Number of Units
Jeffers Garden	30
Kompac Storage	100
Knappa Storage	120
Junction 26 Mini-storage	135
	385

Pop. Estimate
14951
Per Capita
0.026
Residents/Unit
38.83

Gearhart/Seaside

Site	Number of Units
U-Haul	430
Avenue S Self Storage	111
Pacific1266 G St. (Gronmark)	184
1099 Pacific Way	17
Safekeeping Storage	199
North Coast Plaza	16
US 101 Mini Storage (Gronmark)	88
Gearhart Storage	93
	1138

Pop Estimate
9196
Per Capita
0.124
Residents/Unit
8.08

Astoria

Site	Number of Units
549 Hamburg Ave.	41

Pop. Estimate
10256
Per Capita
0.004
Residents/Unit
250.15

Cannon Beach

Site	Number of Units
354 Elk Creek Road	36

Pop. Estimate	1507
Per Capita	0.024
Residents/Unit	41.86

Non-Warrenton Clatsop County	
Total Units	1600

Pop. Estimate	35910
Per Capita	0.045
Residents/Unit	22.44

Warrenton

Site	Number of Units
1983 SE Dolphin Avenue (Safekeeping)	498
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Pop Estimate
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Per Capita
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Residents/Unit
8.08

Astoria

Site	Number of Units
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Pop. Estimate
10256
Per Capita
0.004
Residents/Unit
250.15

Cannon Beach

Site	Number of Units
354 Elk Creek Road	36

Pop. Estimate	1507
Per Capita	0.024
Residents/Unit	41.86

Non-Warrenton Clatsop County	
Total Units	1600

Pop. Estimate	35910
Per Capita	0.045
Residents/Unit	22.44

Warrenton

Site	Number of Units
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Per Capita
0.275
Residents/Unit
3.64

Clatsop County (Rural)

Site	Number of Units
Jeffers Garden	30
Kompac Storage	100
Knappa Storage	120
Junction 26 Mini-storage	135
	385

Pop. Estimate
14951
Per Capita
0.026
Residents/Unit
38.83

Gearhart/Seaside

Site	Number of Units
U-Haul	430
Avenue S Self Storage	111
Pacific1266 G St. (Gronmark)	184
1099 Pacific Way	17
Safekeeping Storage	199
North Coast Plaza	16
US 101 Mini Storage (Gronmark)	88
Gearhart Storage	93
	1138

Pop Estimate
9196
Per Capita
0.124
Residents/Unit
8.08

Astoria

Site	Number of Units
549 Hamburg Ave.	41

Pop. Estimate
10256
Per Capita
0.004
Residents/Unit
250.15

Cannon Beach

Site	Number of Units
354 Elk Creek Road	36

Pop. Estimate	1507
Per Capita	0.024
Residents/Unit	41.86

Non-Warrenton Clatsop County	
Total Units	1600

Pop. Estimate	35910
Per Capita	0.045
Residents/Unit	22.44

ORDINANCE NO. ____

INTRODUCED BY ALL COMMISSIONERS
AN ORDINANCE ESTABLISHING A CAP ON THE NUMBER OF MINI-WAREHOUSE/STORAGE UNITS WITHIN THE CITY OF WARRENTON AND AMENDING THE WARRENTON DEVELOPMENT CODE

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

WHEREAS, there are currently 1,764 mini-warehouse units within the city limits (See attachment A); and

WHEREAS, the per capita number of mini-storage sites is higher in Warrenton than any other community in Clatsop County at one unit per 3.64 residents. This ratio is more than six (6) times higher than the rest of Clatsop County combined; and

WHEREAS, Mini-warehouse units do not create significant local jobs; and

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

WHEREAS, Section 3.330 of the Warrenton Comprehensive Plan states,

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

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

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

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

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

16.12 DEFINITIONS

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

16.40 GENERAL COMMERCIAL (C-1) DISTRICT

16.40.030 Conditional Uses.

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

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

16.60 GENERAL INDUSTRIAL (I-1) DISTRICT

16.60.030 Conditional Uses.

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

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

16.116.030 Architectural and Site Design Standards

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

1. Setbacks. New ~~storage unit~~ facilities shall be constructed no closer than 100 feet from the East Harbor Drive right-of-way line. This setback area shall be used for landscaping, open space, public or private amenities, off-street parking, other businesses allowed in the zone; or a combination thereof.

2. Design Standards. New ~~storage unit~~ facilities shall be subject to the following design standards:

a. Building material requirements in Section 16.116.030(C)(3);

b. Building color standards in Section 16.116.030(C)(5);

c. Mechanical equipment, outdoor storage and service area standards in Section 16.116.030(C)(6);

d. Building mass requirements in Section 16.116.030(C)(7);

e. Outdoor lighting standards in Section 1676.116.030(E); and

f. Other applicable design requirements of this section.

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

a. Along the South Main Avenue commercial corridor,

b. Along the Pacific Drive commercial corridor. (Ord. 1242 § 2, 2020)

Section 4. Effective Date. This ordinance takes effect 30 days after the Second reading and adoption by the Warrenton City Commission.

Adopted by the City Commission of the City of Warrenton, Oregon this ____ day of _____, 2023.

First Reading:
Second Reading:

APPROVED:

_____

Henry A. Balensifer III, Mayor

ATTEST:

_____

Dawne Shaw, CMC, City Recorder

Attachment A. Currently Approved Mini-warehouse Sites

Warrenton Mini-warehouse Sites		
Site	Number of Units	Parcel Number
1983 SE Dolphin Avenue	498	81028D001600, 81033AA00900
605 SE Alt 101	133	81027BC01400, 81027BC02000, 81027BC02701
1805 South Main	155	81028CA03300
1240 SE Jetty Avenue	30	81027BA02001, 81027AB04900
51 NE Harbor Ct	300	81021AD02000, 81021AD02003, 81021AD08605, 81021AD08607
65 Iredale Street (Leitch Lease)	100	81022BD02600, 81022BD02680, 81022BD02700, 81022BD02780
1377 SE 11th St.	340	81027AA01700, 81027AA01800, 81027AA01900
120-150 NE 5th Street	36	81015C000601, 81015C000602
1211 Pacific Drive	14	81005CD05401
2385 SE Dolphin	120	81033A000600
1100 NW 11th Street (Alder Manor)	38	81016A000105
	1764	

What is Placemaking?

What if we built our communities around places?

As both an overarching idea and a hands-on approach for improving a neighborhood, city, or region, **placemaking** inspires people to collectively reimagine and reinvent public spaces as the heart of every community. Strengthening the connection between people and the places they share, placemaking refers to a collaborative process by which we can shape our public realm in order to maximize shared value. More than just promoting better urban design, placemaking facilitates creative patterns of use, paying particular attention to the physical, cultural, and social identities that define a place and support its ongoing evolution.

With community-based participation at its center, an effective placemaking process capitalizes on a local community's assets, inspiration, and potential, and it results in the creation of quality public spaces that contribute to people's health, happiness, and well being.

When Project for Public Spaces surveyed people about what placemaking means to them, we found that it is a crucial and deeply-valued process for those who feel intimately connected to the places in their lives. Placemaking shows people just how powerful their collective vision can be. It helps them to re-imagine everyday spaces, and to see anew the potential of parks, downtowns, waterfronts, plazas, neighborhoods, streets, markets, campuses and public buildings.

Placemaking begins at the smallest scale.

Placemaking is not a new idea. Although Project for Public Spaces began consistently using the *term* "placemaking" in the mid-1990s to describe our approach, some of the thinking behind Placemaking gained traction in the 1960s, when our mentors like Jane Jacobs and William H. Whyte introduced groundbreaking ideas about designing cities for *people*, not just cars and shopping centers. Their work focuses on the social and cultural importance of lively neighborhoods and inviting public spaces: Jacobs encouraged everyday citizens to take ownership of streets through the now-famous idea of "eyes on the street," while Holly Whyte outlined key elements for creating vibrant social life in public spaces. Applying the wisdom of these (and other) urban pioneers, since 1975 Project for Public Spaces has gradually developed a comprehensive Placemaking approach.

Throughout our experience working with over 3,500 communities—in all 50 U.S. states and in over 50 countries—Project for Public Spaces continues to show by example how adopting a collaborative community process is the most effective approach for creating and revitalizing public spaces. For us, placemaking is both a process and a philosophy. It is centered around observing, listening to, and asking questions of the people who live, work, and play in a particular space in order to understand their needs and aspirations for that space and for their community as a whole. With this knowledge, we can come together to create a common vision for that place. The vision can evolve quickly into an implementation strategy, beginning with small-scale "Lighter, Quicker, Cheaper" improvements that bring immediate benefits both to the spaces themselves and the people who use them.

When you focus on place, you do everything differently

Unfortunately, the rigid planning processes of the 20th century have become so institutionalized that community stakeholders rarely have the chance to voice their own ideas and aspirations about the places they inhabit. Placemaking can break down these silos by showing planners, designers, and engineers the broad value of moving beyond the narrow focus of their own professions, disciplines, agendas. Experience has shown us that when developers and planners welcome this kind of grassroots involvement, they spare themselves a lot of headaches. Common problems like traffic-dominated streets, little-used parks, and isolated or underperforming development projects can be addressed—or altogether avoided—by embracing a model of placemaking that views a place in its *entirety*, rather than zeroing in on isolated components.

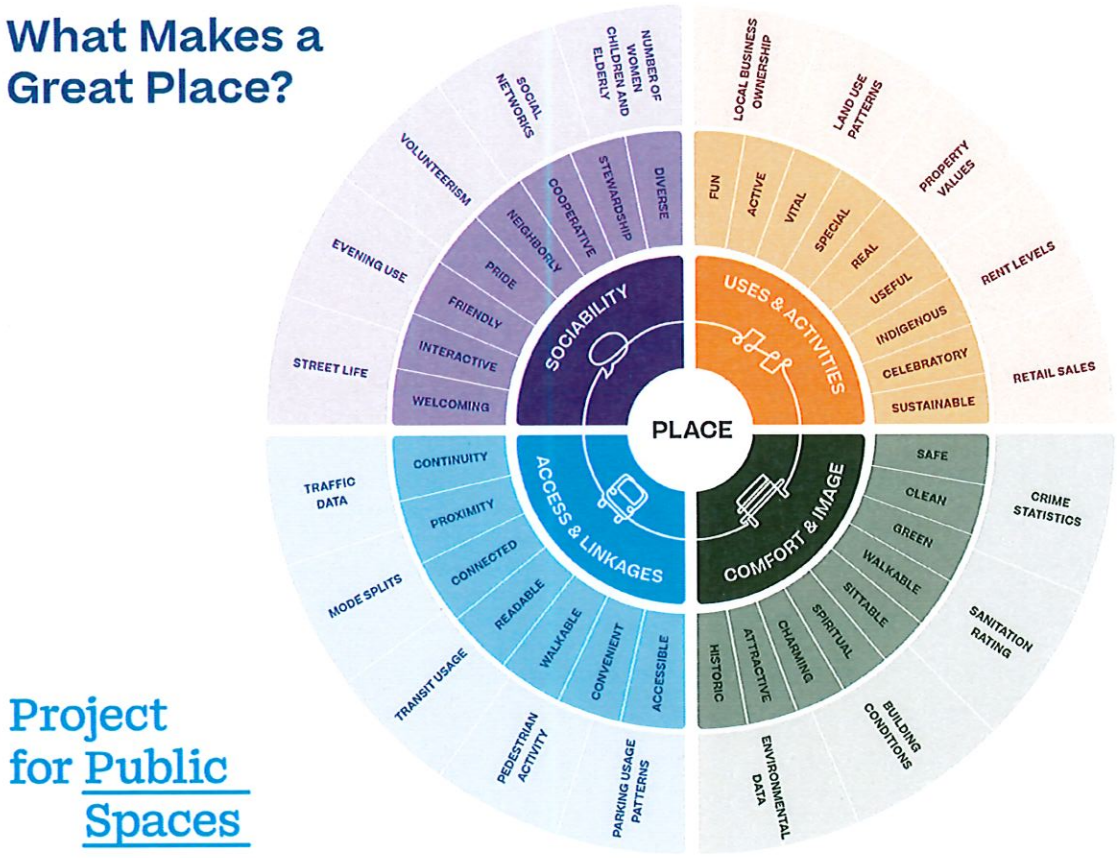
Even though cities ultimately fail or succeed at the scale of "place," this is the scale that is so often overlooked.

Key Principles of Placemaking

The Project for Public Spaces placemaking approach can be a springboard for community revitalization. Emerging from forty years of practice, our 11

Principles of Placemaking offer guidelines to help communities (1) integrate diverse opinions into a cohesive vision, (2) translate that vision into a plan and program of uses, and (3) ensure the sustainable implementation of the plan. Turning a shared vision into a reality–into a truly great place–means finding the patience to take small steps, to truly listen, and to see what works best in a particular context.

Just as community input is essential to the placemaking process, it is equally important to have a mutual understanding of the ways in which great places foster successful social networks and benefit multiple stakeholders and initiatives at once. The 11 Principles, along with and other tools we've developed for improving places (such as the Power of 10), have helped citizens bring immense changes to their communities–changes that are often far more extensive than the original vision had imagined.



The Place Diagram is one of the tools Project for Public Spaces has developed to help communities evaluate places. The inner ring represents a place's key attributes, the middle ring its intangible qualities, and the outer ring its measurable data.

From theory to practice: Placemaking grows into an international movement

Learn more about Placemaking and how it can help transform public spaces. Download the booklet.

Placemaking is at the heart of Project for Public Spaces's work and mission, but we do not trademark it as our property. It belongs to anyone and everyone who is sincere about creating great places, and who understands how a strong *sense of place* can influence the physical, social, emotional, and ecological health of individuals and communities everywhere. We do feel a responsibility to continue protecting, practicing, and advocating for the community-driven, bottom-up approach that placemaking describes. To be successful, this process requires great leadership and action on all levels. Leaders need not, and certainly should not, have all the answers, and by acknowledging this, and providing space for experimentation and collaboration, Placemaking allows an even bolder process to unfold.

Today, the term "placemaking" is used in many settings–not just by citizens and organizations committed to grassroots community improvement, but also by planners and developers who use it as a "brand" to imply authenticity and quality, even if their projects don't always live up to that promise. But using "placemaking" in reference to a process that isn't really rooted in public participation dilutes its potential value. Making a place is not the same as constructing a building, designing a plaza, or developing a commercial zone. As more communities engage in placemaking and more professionals come to call their work "placemaking," it is important to preserve the meaning and integrity of the process. A great public space cannot be measured by its physical attributes alone; it must also serve people as a vital community resource in which function always trumps form. When people of all ages, abilities, and socio-economic backgrounds can not only access and enjoy a place, but also play a key role in its identity, creation, and maintenance, *that* is when we see genuine placemaking in action.

Placemaking pays close attention to the myriad ways in which the physical, social, ecological, cultural, and even spiritual qualities of a place are intimately intertwined, and we continue to be inspired by the visionary placemakers who have worked to promote this vision for generations.

Placemaking belongs to everyone: its message and mission is bigger than any one person or organization. As a "backbone organization," Project for Public Spaces remains dedicated to supporting the movement, growing the network, and sharing our experience and resources with placemakers and allies everywhere.

Placemaking *is*

- Community-driven
- Visionary
- Function before form
- Adaptable
- Inclusive
- Focused on creating destinations
- Context-specific
- Dynamic
- Trans-disciplinary
- Transformative
- Flexible
- Collaborative
- Sociable

Placemaking *is not*

- Top-down
- Reactionary
- Design-driven
- A blanket solution or quick fix
- Exclusionary
- Car-centric
- One-size-fits-all
- Static
- Discipline-driven

- One-dimensional
- Dependent on regulatory controls
- A cost/benefit analysis
- Project-focused

Citation (MLA 8): *"What Is Placemaking?" Project for Public Spaces, 2007, https://www.pps.org/article/what-is-placemaking*

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