



WORK SESSION

AGENDA

Warrenton Planning Commission

Thursday, May 11, 2023 | 5:30pm

**Warrenton City Hall Commission Chambers
225 S Main Avenue, Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. Draft Ordinance Cap on Mini-Storage Units**
 - A. Current Code Requirements
 - B. Presentation of Tax and Storage Unit Concentration Research
 - C. Development Options
- 4. Adjourn**

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.



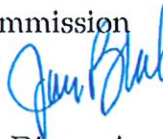
City of Warrenton

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 mini-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 of new mini-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 unit 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	Pop. Estimate
1240 SE Jetty Avenue	30	6421
51 NE Harbor Ct	300	Per Capita
65 Iredale Street (Leitch Lease)	100	0.275
1377 SE 11th St. (Gronmark)	340	Residents/Unit
120-150 NE 5th Street (King Fish, LLC)	36	3.64
1211 Pacific Drive	14	
2385 SE Dolphin	120	
1100 NW 11th Street (Alder Manor)	38	
	1764	

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

Non-Warrenton Clatsop County		Pop. Estimate
Total Units	1600	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
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

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
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

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
Pacific 1266 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
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

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 16.116.030(E); and
 - f. Other applicable design requirements of this section.
3. Location Requirements. New ~~storage-unit~~ facilities may be constructed and operated where allowed by the zoning district, but not in the following areas:
 - a. Along the South Main Avenue commercial corridor,
 - b. Along the Pacific Drive commercial corridor. (Ord. 1242 § 2, 2020)

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

DRAFT

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	