



AGENDA

WARRENTON PLANNING COMMISSION

Regular Meeting | May 8, 2025 | 6:00 p.m.

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/89424483614?pwd=aQEMoaWvubiH6xmWNVHpQtix5LWv8a.1>

Meeting ID: 894 2448 3614 | **Passcode:** 123456 | **Dial-in number:** 253-215-8782

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ATTENDANCE

3. ELECTIONS

- A. Action Item: Nominate and motion to appoint a Chair for the 2025 calendar year
- B. Action Item: Nominate and motion to appoint a Vice Chair for the 2025 calendar year

4. APPROVAL OF MINUTES

- A. Planning Commission Regular Minutes – 12.12.2024

5. 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 planning@warrentonoregon.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.

6. PUBLIC HEARING

- A. CUP-25-1 short-term rental at 972 4th Ave, Hammond

7. BUSINESS ITEMS

8. DISCUSSION ITEMS

9. GOOD OF THE ORDER

10. ADJOURNMENT

Next Regular Meeting: June 13, 2025

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 Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, December 12, 2024

1. City Commission meeting called to order at 6:00 pm

2. Pledge of Allegiance

Commission Members	Present	Excused
Tony Faletti	X	
Christine Bridgens	X	
Mike Moha	X	
Karin Hopper	X	
Cynthia O'Reilly	X	
Chris Hayward, Chair	X	

Staff Members Present

Planning Director Matthew Ellis	Planning Technician Judith Stich, Secretary
---------------------------------	---

3. Approval of Minutes

A. Planning Commission Regular Minutes – 10.10.24

Motion:	Move to approve the minutes of the last meeting				
Moved:	Faletti				
Seconded:	Bridgens	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

4. Public Comment – None

5. Public Hearings

A. RZ-24-2 and SDR-24-6

Chair Hayward opened the public hearing on RZ-24-2 and SDR-24-6 and asked if the commissioners had an ex parte contacts. Commissioner Faletti expressed that he had a property adjacent but that it would not affect his decision. Mr. Ellis gave the staff report of the

consolidated review of both the rezoning and the site design review. He talked about the zone that the proposed site is already in and how it is ideal for more multi-family housing along the corridor. Mr. Ellis briefly mentioned the Johnson property nearby that is looking into developing more housing. There were no questions from staff, prompting Chair Hayward to ask the applicant if he would like to present.

The applicant, Mr. Ryan Helligso, did not have a presentation prepared but he approached the stand and asked if the commission had any questions that they would like answered. Commissioner Faletti asked about the storm water drainage to which Mr. Helligso responded with their plan to address those situations. Commissioner Bridgens asked about the site design extensions that may be possible, and Mr. Helligso responded that they would be done in a case-by-case situation. Mr. Helligso asked for a specific item that she may be speaking about; she clarified her question that she was speaking if they anticipated any items that may need extensions to which Mr. Helligso responded that they did not foresee any issues in the initial construction phase. Mr. Ellis stepped in and spoke a little further about the steps that the applicant had to take through different review stages and what it would take to gain occupancy for the applicant. Commissioner Bridgens followed up with a question on who reviews the properties before occupancy is granted and Mr. Ellis spoke regarding the different departments and how they review the development to determine the completeness of the project.

Chair Hayward asked about the access points to the project. Mr. Helligso spoke to the existing access point that the owner would like to keep but at this point would be closed and they were looking at another option using HWY 104. Mr. Helligso also mentioned that there were some talks with ODOT regarding where access would be allowed for the project site. Mr. Ellis spoke a little regarding ODOT, and the history of the project regarding the access points. There was a little back and forth amongst the commissioners regarding the nature of the HWY104 and Dolphin roads and how it was getting messy, expressing their concern. There were no other comments and so Chair Hayward then opened public testimony, however there was none. Chair Hayward closed the public hearing and opened the discussion amongst the commissioners. The Commissioners spoke a little about the criteria being met and the site design.

There was no further deliberation.

Motion:	Based on the findings and conclusions of the December 12, 2024, staff report, I move to recommend approval of RZ-24-2 to the City Commission for their decision.				
Moved:	Moha				
Seconded:	Hopper	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

Motion:	Based on the findings and conclusions of the December 12, 2024, staff report, I move to recommend approval of SDR-24-6 to the City Commission for their decision.				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

B. CP-24-2

Chair Hayward opened the public hearing on the item. Mr. Ellis gave the staff report. He spoke about the applicant and the flow lane disposal. He also mentioned that there were people there to speak to the application. Mr. Ellis spoke about the comp plan and how what was currently happening wasn't falling within those parameters and so this was to amend the comp plan to allow for this usage. Mr. Ellis then asked the commissioners if they had any questions for staff.

Commissioner Bridgens asked about the fish habitat and whether this would have any impact on them. Mr. Ellis stated that he would let someone else speak more about that, but he spoke to the comp plan being written to have the lowest impact possible. Meg Reed from the DLCD was online to speak about the impacts to the habitats that would be affected. Ms. Reed spoke about the surveys that were conducted in the area to show the impact on wildlife.

Commissioner Bridgens followed up asking what the impact on the fisheries would be. Mr. Ellis stated that there would not be an impact due to the depth in the river being such that there was little wildlife there. There were no more questions for staff, Chair Hayward then asked the applicant to speak.

Bill Ryan from the Department of State Lands spoke as the applicant. He mentioned that this item was to bring the operation into compliance. He spoke that the disposal of the dredge material was beneficial to the biological productivity of the estuary. Chair Hayward asked if there were any questions from the commissioners, there were none. There was no one present to testify and so Chair Hayward then closed the public hearing on the matter and allowed commissioners to discuss it. There was a short discussion regarding the applicant being clear about the intent.

There was no further deliberation.

Motion:	I move to make the following amendments to Ordinance 1283: 1. Delete the fourth Whereas as the City of Warrenton does not have jurisdiction over this section of the Columbia River; 2. Strike all references to Natural Aquatic areas as they are not covered by this request; 3. Amend the first sentence of Section 5.305(10) of the Comprehensive Plan to read as follows: Flowlane disposal sites shall only be allowed in Development Aquatic areas within or adjacent to a channel or where an exception to Goal 16 has been approved; and 4. Strike Section 5 of the ordinance and replace it with a new Section 5 adding "Flow lane disposal of dredged material where an exception to Statewide Goal 16 has been approved" as a conditional use in Section 16.76.030 of the Warrenton Municipal Code.				
Moved:	Moha				
Seconded:	O'Reilly	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

Motion:	Based on the findings and conclusions of the December 12, 2024 staff report, I move to recommend and forward to the City Commission the changes to the Comprehensive Plan as described in Ordinance No. 1283 as amended subject to the recommended conditions of approval.				
Moved:	Moha				
Seconded:	Faletti	Aye	Nays	Absent	Recused
Vote:	Faletti	X			
	Bridgens	X			
	Moha	X			
	Hopper	X			
	O'Reilly	X			
	Hayward	X			
Passed:	6/0				

6. **Business Items** - None

7. **Discussion Items** - None

8. **Good of the Order**

Applications that were approved over the summer were briefly gone over. There were a lot of floodplain development permits. The home stay lodging permits were approved for the Jetty

View Townhomes. Mr. Ellis is hoping to get this information to the Planning Commission quarterly. The Commissioners were appreciative of the list.

9. Adjournment

There being no further business, Chair Hayward adjourned the meeting at 6:43 pm.

Approved:

Attest:

Chris Hayward, Chair

Judith Stich, Secretary

DRAFT



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: Judith Stich, Planning Technician
DATE: May 1, 2025
SUBJ: Conditional Use Permit CUP-25-1

BACKGROUND

C. Mark Hansen of Jetty Street LLC has applied for a conditional use permit to establish a vacation rental use at 972 Fourth Avenue in Hammond which is zoned C-MU Commercial Mixed Use. The subject property is developed as one of the units of a group of townhomes and is identified as Tax Lot 81005CD03507.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The application was submitted February 04, 2025 and was deemed complete March 10, 2025. We sent notice of the public hearing to adjacent property owners April 18 and published notice in The Astorian on April 26, 2025.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

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

16.44.030 Commercial Mixed Use District Conditional Uses
16.208.050 Type III Procedure (Quasi-Judicial)
16.220 Conditional Use Permits

Chapter 16.44 Commercial Mixed Use (C-MU) District **16.44.030 Conditional Uses**

APPLICANT RESPONSE: None provided.

STAFF FINDING: This criterion is met. The proposed use would be allowed if CUP-25-1 is approved.

Chapter 16.208 Administration of Land Use and Development Permits **16.208.050 Type III Procedure (Quasi-Judicial)**

APPLICANT RESPONSE: None provided.

STAFF FINDING: This criterion is met.

Chapter 16.220 Conditional Use Permits

16.220.030 Review Criteria

APPLICANT RESPONSE: Please see attachment.

STAFF FINDING: The criteria in this section are met.

CONCLUSIONS AND RECOMMENDATION

The applicant has demonstrated that the proposed vacation rental satisfies the conditional use permit criteria to be in the C-MU Commercial Mixed Use zoning district. Accordingly, staff recommends approval of the request with the following conditions:

1. Submit a complete Short Term Rental (Homestay Lodging) application within 180 days of the approval of CUP-25-1.
2. The structure shall comply with all applicable provisions of Chapter 8.24 Homestay Lodging Standards while being used as a vacation rental.
3. All tenants shall be advised by the property owner(s) that the Warrenton Police Department will strictly enforce violations of city code, disturbances, or disorderly conduct, and owners will be notified of all issues.

RECOMMENDED MOTION

“Based on the findings and conclusions of the May 8, 2025, staff report, I move to approve CUP-25-1 subject to the conditions of approval included in the staff report.”

ATTACHMENTS

1. 1st Floor Plan - - Parking Diagram
2. 2nd Floor Units 4 5 6
3. 3rd Floor Units 4 5 6
4. 972 4th Ave - - Location Map
5. A1.1 06-16-2021 Site Plan - - 972 4th Ave
6. Application
7. Project Description - 972 – Unit 6



City Of Warrenton
Planning Department
Conditional Use Permit
WMC 16.220

OFFICE USE	FEE \$1,000
	File# CUP - _____ - _____
	Date Received _____
	Receipt# _____

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate throughout a zoning district or without restrictions in that district, but would be beneficial to the City if their number, area, location, design, and relation to the surrounding property are controlled. A property owner or designated representative may initiate a request for a conditional use by filing an application with the Planning Department according to the requirements of Section 16.208.050. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: _____

Tax Lot (s): _____

Zone: _____ Flood Zone: _____ Wetlands: _____

Applicant

Name (s): _____

Phone: _____ E-Mail Address: _____

Mailing Address: _____

Applicant Signature(s): _____ Date: _____

Property Owner (if different from applicant)

Name (s): _____

Phone: _____ E-mail Address: _____

Mailing Address: _____

Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Proposed Land Use

Conditional Use Permit Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

WMC 16.220.030

1. The proposed use is in conformance with the Comprehensive Plan.

2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

4. Public facilities and services are adequate to accommodate the proposed use.

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

- ☐ The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- ☐ Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- ☐ The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any
- ☐ The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- ☐ The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- ☐ The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- ☐ Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- ☐ Loading and service areas for waste disposal, loading and delivery, if any
- ☐ Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

- ☐ Location, type, and height of outdoor lighting.
- ☐ Locations, sizes, and types of signs (shall comply with Chapter 16.144).
- ☐ The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- ☐ The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- ☐ Identification of slopes greater than 10%.
- ☐ Any areas identified as located in a designated floodplain and/or floodway, if any
- ☐ Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- ☐ Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- ☐ Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- ☐ North arrow, scale, names and addresses of all property owners.
- ☐ Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.
- ☐ Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

This application will not be officially accepted until department staff have determined that the application is completely filled out, signed, the application fee has been paid, and the submittal requirements have been met.

Attachment to Conditional Use Application: 972 4th Avenue, Hammond, OR

Property

Address: 972 4th Avenue, Hammond, OR 97121

Tax Lot (s): 81005CD0 TL 3507

Zone: CMU **Flood Zone:** Zone X **Wetlands:** None

Applicant

Name (s): Jetty Street, LLC. **Manager:** C. Mark Hansen

Phone: 503-871-1319 **E-Mail Address:** hansen@alumus.com

Mailing Address: 1220 20th Street SE, Suite 310, Salem, OR 97302

Description of Proposed Land Use/Executive Summary

We are requesting a conditional use permit for a new, 3-story, 4-bedroom townhome at Jetty View Townhomes, 972 4th Avenue, Hammond OR 97121, for short-term vacation rental (STVR) or Vacation Dwelling Unit. The townhome complies with CMU zoning and Warrenton building codes, equipped with necessary smoke detectors, carbon monoxide detectors, and GFI outlets. The property is surrounded by the marina and greenspace to the North; short-term rental unit to the East; vacant lot approved for a 3-story townhome to the West and two residential dwellings to the South or the rear of the townhome. In comparison to other CMU and C-1 districts, this CMU district is the most suitable and desirable location for Vacation Dwelling Units in the City of Warrenton. The front entrances and outdoor spaces all face north towards the marina. The rear of the townhome only provides access to parking for the townhome, limiting the impact on the residential uses to the south. A site plan, parking plan, and elevations are provided, but a preliminary site plan and utility plan are not applicable as the physical improvements exist and they are not proposed.

The City of Warrenton has a limited supply of Vacation Dwelling Units, Homestay Lodging Units and hotels/motels and this supply is substantially inadequate to support tourism for the City of Warrenton. Tourists seeking fishing, boating, historical sites and local beaches are forced to find accommodation in Astoria, Seaside and Gearhart resulting in substantial economic losses for the business and jobs relying on tourism for their wellbeing.

As of 2023, Vacation Dwelling Units in the City of Warrenton contributed an estimated \$14,448,912 in economic activity in the local community, 174 jobs and \$656,769 in transient tax revenues. The proposed CUP for an additional Vacation Dwelling Unit in the City of Warrenton would generate \$162,347 per year of additional tourist spending on local businesses and generate approximately \$7,379 in additional transient tax revenues for the City.

The change of use for 1 unit to Vacation Dwelling Units (including CUP 980) will have no material impact on the residential housing supply in the City of Warrenton. The City of Warrenton has available buildable residential land to support the residential development beyond the next 30 years and they also have a substantial excess supply of employment-based buildable land over the next 20 years that could be rezoned for residential uses. Vacation Dwelling Units offer significant benefits that can support long-term residential development in Warrenton as well as the local economy. These properties provide a flexible housing stock that can easily adapt to changing

market demands, converting between short-term and long-term use as needed.

The inclusion of Vacation Dwelling Units in the CMU district, subject to appropriate safety regulations, supports the Warrenton Comprehensive Plan's goals of economic development, housing diversity, community character preservation, and balanced growth. This approach allows the City to harness the benefits of expanding the economy while maintaining control over potential impacts on the community.

Conditional Use Permit Review Criteria.

1. The proposed use is in conformance with the Comprehensive Plan.

The inclusion of vacation rental dwellings subject to safety regulations in Section 8.24.030 within the Commercial Mixed Use (CMU) district aligns with several key objectives of the Warrenton Comprehensive Plan:

Economic Development and Tourism

Vacation rentals in the CMU district support Warrenton's economic development goals by:

- **Enhancing tourism infrastructure:** Providing diverse lodging options for visitors contributes to Warrenton's appeal as a destination.
- **Generating revenue:** Vacation rentals bring in transient lodging tax revenue, supporting the City of Warrenton's local government services and infrastructure improvements. The Property, as a vacation rental, will generate, conservatively, over \$5,000 per year in annual transient lodging revenues for the City of Warrenton.
- **Stimulating local businesses:** Visitors staying in vacation rentals will patronize nearby shops, restaurants, and attractions, boosting the local economy.

Housing Diversity and Flexibility

The CMU district's allowance for vacation rentals supports housing goals by:

- a. **Expanding housing options:** Vacation rentals add to the mix of housing types available in Warrenton, addressing the plan's goal of providing diverse housing options.
- b. **Promoting mixed-use development:** Integrating vacation rentals into commercial areas supports the creation of vibrant, multi-use neighborhoods.

Community Character and Livability

Vacation rentals in the CMU district can enhance community character by:

- a. **Supporting walkability:** Visitors staying in mixed-use areas are more likely to explore the neighborhood on foot, contributing to a pedestrian-friendly environment.
- b. **Preserving neighborhood integrity:** By concentrating vacation rentals in mixed-use areas, the plan helps protect the character of existing residential neighborhoods.
- c. **Encouraging property maintenance:** Warrenton Safety regulations ensure that vacation rental properties are well-maintained, contributing to overall neighborhood quality.

Balanced Growth and Land Use

The inclusion of vacation rentals in the CMU district supports balanced growth by:

- a. **Efficient land use:** Allowing residential uses like vacation rentals in commercial areas promotes more efficient use of land and infrastructure.
- b. **Flexibility in development:** The CMU district's allowance for various uses, including vacation rentals, provides flexibility for property owners and developers to respond to market demands.

While the Comprehensive Plan recognizes the potential benefits of Vacation Dwelling Units, it also acknowledges the need for regulation to mitigate potential negative impacts. The safety regulations in Section 8.24.030 help ensure that vacation rentals operate in a manner consistent with community standards and do not adversely affect neighboring properties or the overall character of the area.

In conclusion, the inclusion of vacation rental dwellings in the CMU district, subject to appropriate safety regulations, supports the Warrenton Comprehensive Plan's goals of economic development, housing diversity, community character preservation, and balanced growth. This approach allows the city to harness the benefits of expanding the economy while maintaining control over potential impacts on the community.

2. **The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.**

The townhome was designed and built with the specific intention of having a minimum impact on the surrounding properties with the primary focus of mitigating negative influences on the adjacent residential uses to the south. With respect to the conditional use as a Vacation Dwelling Unit, the Property faces the Hammond Marina with all out-door spaces facing the marina mitigating any impact on the quiet enjoyment of the two adjacent residential homeowners to the south. There will be no impact on these homeowners to access the back of their properties because Jetty Street Homeowners Association Bylaws do not allow any parking on the right-of-way servicing these two homes as well as the other owners in the Jetty View Townhome subdivision.

The intent of the CMU zone is to be a buffer zone between residential and commercial uses. Uses in the Hammond Marina or RC zone include: convenience store/bait shop, boat storage facilities, commercial fish processing, boat ramp, camping, vehicle/boat trailer parking lots, public park, boat ramp, which are higher intensity uses under the RC zone than the proposed Vacation Dwelling Unit use. The proposed use as a Vacation Dwelling Unit will provide a buffer zone between these commercial uses to the north and the residential uses immediately to the south as was the intent under the Warrenton Comprehensive Plan.

The Property provides adequate parking (4 stalls each). In addition, there is ample parking along 4th Ave, the frontage of the townhomes. The Hammond Marina, adjacent to the North, also allows overnight parking for cars as well as boats with the purchase of a permit that is readily available at the kiosks in the marina.

Finally, located adjacent to the east of the property, are two additional vacation rentals, owned and managed by the applicant, Jetty Street, LLC. Since receiving a CUP and business license to operate these two units in October and November of 2024, the applicant's individual bookings

at these two properties totaled 46 without a single complaint.

3. **The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.**

Vacation rentals generate substantially less vehicle traffic than the majority of the outright permitted uses in the CMU zone including but not limited to: homestay lodging, clubs, lodges, public parking lots, community centers, medical offices, amusement enterprises, theaters, bowling alley, technical, professional, vocational and business schools, eating and drinking establishments, hotels, motels and other tourist accommodation including a bed and breakfast.

There is no specific data available on traffic volumes for vacation rentals. The best comparison is hotels and motels. According to the data from the 11th Edition of the Trip Manual Guide by the Institute of Transportation Engineers, motels and hotels generate 9 to 10 trips per day per available room. This compares to a restaurant (eating and drinking establishments) that generates 104 trips per day per 1,000 square feet or a medical office generating 33 to 43 trips per day per 1,000 square feet. According to AirDNA (www.airdna.co), one of the leading short-term rental data analytics firms, vacation rentals generate substantially less traffic than hotels and motels due to longer average stays, less frequent turnover and cooking facilities in the unit. The use as a Vacation Dwelling Unit will result in substantially less vehicle traffic than many of the outright permitted uses in the CMU Zone.

Jetty Street and 4th Avenue improvements were expanded and improved as a requirement for the construction of Jetty View Townhomes to support this 9-unit subdivision but also included the expansion of main sewer, water and storm systems beyond what was necessary for the 9-unit subdivision allowing for additional expansion of commercial and residential uses in the neighborhood. The vacation rental use of the Property will have no measurable impact on the adjacent street capacity.

4. **Public facilities and services are adequate to accommodate the proposed use.**
The approval of Jetty View Townhome Subdivision included the upgrade of the Warrenton main water lines, storm sewer, sewage lines and streets, not only to accommodate the development of the 9 townhomes, but to provide the necessary utility infrastructure and street improvements for the expansion of additional commercial and residential units in neighborhood.
5. **The site's physical characteristics, in term of topography, soils and other pertinent considerations are appropriate for the use.**
Prior to construction, the Site Design Review and Preliminary Plan were approved by the City of Warrenton to build the Jetty View Subdivision. Vacation rentals are a form of residential use and as such the site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.
6. **The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site**

circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

Prior to construction, the Site Design Review and Preliminary Plan were approved by the City of Warrenton to build the Jetty View Subdivision. It was built based on these development standards and specifications receiving all necessary “as complete” approvals by the City of Warrenton.

The vacation rental includes 4 parking spaces, which meets the City Ordinance of 1 parking space per guest bedroom for use as Vacation Dwelling Unit.

7. **The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.**

a) **Accessibility for users (such as customers and employees).**

The Property is located on 4th Avenue across the street to the south of the Hammond Marina in a CMU District. The location is ideal for vacation rentals. Users of the Property will have pedestrian access to the Hammond Marina, Seafarers’ Park, convenience store and bait shop to the North as well as local restaurants and convenience stores to the south. Vehicle access is at the rear of the property with 4 parking spaces providing adequate vehicle access and parking for customers. There will be no employees tied to the use as a Vacation Dwelling Unit but parking and vehicle access provides adequate access for the housekeepers that will clean the unit after a guest stay.

b) **Availability of similar existing uses.**

The City of Warrenton has a limited supply of Vacation Dwelling Units, Homestay Lodging Units and hotels/motels and this supply is inadequate to support tourism for the City of Warrenton. Tourists seeking fishing, boating, historical sites and local beaches are forced to find accommodation in Astoria, Seaside and Gearhart resulting in substantial economic losses for the business and jobs relying on tourism for their wellbeing.

The following table provides key metrics tied to tourism for Warrenton and nearby communities in Clatsop County. This information was provided by the Environmental Systems Research Institute (ESRI), the leading demographics and geographic information system in the United States.

Key Tourism Economic Comparisons (2024)

<u>Metric</u>	<u>Seaside</u>	<u>Astoria</u>	<u>Gearhart</u>	<u>Warrenton</u>
Lodging Sales Per Household	\$6,624	\$1,953	\$2,630	\$699
Eating and Drinking Sales Per Household	\$3,755	\$3,254	\$1,885	\$1,532
Avg. Household Income	\$69,130	\$91,901	\$140,241	\$90,402

Warrenton compared to it's neighbor cities has the lowest lodging sales. Given the relative strong average household income in Warrenton, the lack of available lodging is the main contributor to the low eating and drinking sale volumes.

According to AirDNA (www.airdna.co), one of the leading data analytics companies for short-term rentals, Airbnb guests generate more than 80 billion dollars in visitor spending in the United States. They generate more than 24 billion dollars in taxes for governments. For every 100 dollars spent on an Airbnb stay, guests spent 264 dollars on other goods and services on local business, restaurants, attractions, shops and more. They support jobs across multiple industries and contribute substantial tax revenue for local governments. In Oregon, Airbnb in 2023, contributed 1.30 billion dollars in gross domestic product, 15,700 total jobs and 379 million dollars in total tax revenue.

The following table provides vacation rental demand statistics ([Airbnb Data for Vacation Rentals in Oregon, US](#)) for Warrenton in comparison to the US, Astoria and Seaside/Gearhart.

2024 AirDNA Short Term Vacation Rental Demand Statistics

Region	STVR Listings	2022 Households	STVR Per Household	Avg Annual Revenue	Annual Occupancy	ADR	Performance Score
US	1,655,220	NA		NA	54.8%	\$284.00	NA
Astoria	213	4490	0.047	\$30.8K	49.0%	\$261.70	62
Warrenton	89	2517	0.035	\$41.4K	54.0%	\$312.00	94
Seaside/Gearhart	1,414	4823	0.293	\$38.2K	58.0%	\$314.90	71

STVR -- Short-term vacation rentals

ADR -- average daily rate

U.S. Census Bureau (2023), American Community Survey 5-year estimates, Households

AirDNA data for City of Warrenton but also includes adjacent unincorporated areas.

AirDNA data for for City of Seaside includes City of Gearhart as well as adjacent unincorporated areas.

AirDNA data for City of Astoria but also includes unincorporated areas adjacent to Astoria.

Warrenton's AirDNA statistics indicate an under supply and strong demand for additional vacation rental units. The short-term vacation rental per household is only 0.035 indicating significant additional demand in comparison to Astoria and Seaside/Gearhart at 0.047 and 0.293 short term vacation rentals per household. A household is one or more individuals sharing living quarters. The average daily rate and the average revenue per short term vacation rental unit in Warrenton exceed Astoria and the Nation and, it is similar to Seaside, indicating demand exceeds supply for vacation rentals in Warrenton.

As presented above, Warrenton's overall performance score at 94 ties Arch Cape, Oregon as the 4th best place In Oregon for vacation rentals. Only 3 areas have higher performance scores in Oregon: Seal Rock and Mount Angel at 97 and South Beach,

Newport at 96. Warrenton's AirDNA performance rating is driven by high demand, high revenue growth and high short term vacation rental regulations limiting the supply of future short-term vacation rentals. The City of Warrenton has strict land use regulations governing the use of Vacation Dwelling Units. They are only allowed outright in C-1 zones and by conditional use approval in CMU zones. These strict zoning ordinances will restrict future Vacation Dwelling Unit supply in the City of Warrenton.

Warrenton Economic Impact Analysis

The recent Economic Impact Analysis (EOA) for the City of Warrenton (9/24/2021), recognizes the positive importance of tourism as on the local economy. It does not address the biggest challenge impacting tourism in the City of Warrenton, which is the severe lack of tourist accommodations as discussed above.

The following table summarizes the positive economic impact on the City of Warrenton tied to Vacation Dwelling Units. This information was obtained from AirDNA.

Warrenton Economic Impact Analysis -- Vacation Dwelling Units			
Warrenton STVR ADR			\$312.00
Occupancy			54.0%
Units			89
Economic Impact Per \$100 spent on STVR			\$264
Local Economy Impact			\$14,448,912
Tax Revenues(Warrenton Transient Tax Rate)	12.0%		\$656,769
Total Jobs Supported			174
STVR Growth Opportunity			
Growth in STVR	1.34		30
Additional Economy Impact			\$4,935,901
Additional Tax Revenues	12.0%		\$224,359
Additional Jobs			60
1 STVR Unit Analysis -- Economic Impact Study			
Warrenton ADR			\$312.00
Occupancy			54.0%
Units			1
Economic Impact Per \$100 spent on Rental			\$264
Local Economy Impact			\$162,347
Tax Revenues	12.0%		\$7,379

Currently, Vacation Dwelling Units in the City of Warrenton contribute \$14,448,912 in economic activity in the community, 174 jobs and \$656,769 in transient tax revenues. If the City of Warrenton allowed for the growth of 30 more Vacation Dwelling Units in the city, equal to the same per capita amount of Vacation Dwelling Units in Astoria, it would

generate an additional \$4,935,901 of economic growth to the local economy or businesses outside of the revenues from short-term vacation rental. It would create 60 additional jobs tied to this growth and tax transient revenues of \$224,359.

The proposed CUP for an additional Vacation Dwelling Unit in the City of Warrenton would generate \$162,347 per year of tourist spending on local businesses and generate approximately \$7,379 in additional tax revenues for the City.

Hotels/Motels

There are only two hotels/motels in the City of Warrenton, Shilo Inns Warrenton with 63 rooms and the South Jetty Inn with 9 rooms. This is only a total of 72 rooms for a population of 6,297 ([Warrenton, OR - Profile data - Census Reporter](#), U.S. Census Bureau). In comparison, there are 8 hotel/motels in Astoria with 450 to 550 rooms with a population of 10,162 or approximately 3.9 times as many hotel/motel rooms per capita at the low end of the estimated range. The number of hotel and motel rooms in Seaside/Gearhart far exceed both Warrenton and Astoria.

Impact on Long-Term Housing

The impact of one additional Vacation Dwelling Units in the City of Warrenton will have measurable impact on the supply of long-term housing in the City of Warrenton.

According to U.S. Census Bureau (2023 [Warrenton, OR - Profile data - Census Reporter](#)), as of 2022, there were 2,772 housing units in the City of Warrenton. Of these units, 91 percent were occupied and 61 percent were owner occupied. Of these housing units, only 1 percent were nonpermanent structures like boats, RVs, or vans. This indicates a balance of housing units currently exists in the City of Warrenton. The conversion of 1 unit to a Vacation Dwelling Unit would represent only 0.036 percent or 3.6 percent of 1 percent of the existing housing supply.

The only available data outlining the buildable residential land in the City of Warrenton is the current Comprehensive Plan. The City of Warrenton's most recent Economic Opportunities Analysis (EOA) published in September of 2021 excluded an analysis of the availability of residential land as part of their analysis. The EOA did determine that supply for employment land (commercial, industrial and mixed-use) when considering impacts of wetlands substantially exceeds employment demand for the next 20-years. Some of this land could be rezoned for residential uses increase the availability of residential land in the City.

Wetlands have a major impact on the buildable land in the City of Warrenton. Wetlands in the City were inventoried in 1998 by the Oregon State Department of Lands. This information was incorporated into the Warrenton Comprehensive Plan indicates approximately 465 acres of buildable land that could support residential development after adjustment for roads and other public facilities as of 2006. The projected housing units were 3,172 based on a population of 6,481 and a vacancy rate of 15 percent as of 2027. The total land necessary to meet this forecast was 188.3 acres for the development of 1,147 residential units or 6.09 units per acre. This would leave 277 acres for residential development beyond 2027 or excess capacity for 1,687 residential units.

Between 2006 and 2022, total housing grew by 747 new housing units. The City of Warrenton has residential land available for the construction of 2,087 residential units based on 2,772 housing units as of 2022. According to the U.S. Census Bureau, the total number of households was 2,517 as of 2022 or 91 percent of housing units. According to ESRI, providing demographic forecasts, the number of households is expected to grow by 6.6 percent over the next 5 years resulting in a total need of 2,964 housing units by 2027 or 192 additional residential units. This leaves an excess supply of land available for residential housing in excess of housing demand to support 1,895 residential units over the next three years as of 2027. There is sufficient vacant residential land to support residential housing units in excess of 30 years.

The change of use of 1 unit to Vacation Dwelling Units will have no material impact on the needed residential housing units in the City of Warrenton. It currently only represents 0.036 percent or 3.6 percent of 1 percent of the current residential housing units in Warrenton.

Vacation Dwelling Units offer significant benefits that can support long-term residential development in Warrenton. These properties provide a flexible housing stock that can easily adapt to changing market demands, converting between short-term and long-term use as needed. The additional income generated for homeowners can increase overall home ownership bringing down the cost of home ownership and stimulate property improvements, enhancing the quality of the local housing stock. By boosting the local economy and providing these diverse advantages, vacation rentals, when properly managed, can play a positive role in shaping Warrenton's residential landscape over time.

c) Availability of other appropriately zoned sites.

There are three CMU zoning districts in the City of Warrenton and five C-1 zoning districts. The 1st CMU zoning district is located in Hammond along Pacific Drive. It is bordered on the north by the Hammond Marina (RC zone) and the south by a high-density residential district. As intended by the Warrenton Comprehensive Plan, this CMU district buffers an RC district to the north and RH districts to the east and west. The Property is located in this CMU district.

The 2nd CMU district is located along S Main Avenue, south of SW 4th St and west of SW Main Ct. As intended, it buffers OSI and RH uses to the west and A1 and RH uses to the east and C-1 uses to the west. The 3rd CMU district lies to the east of Highway 104 Spur just north of SE Ensign Lane and to the west of Highway 101.

The five C-1 districts include: 1) downtown district of Warrenton generally south of E Harbor View Drive with commercial uses to the east and west of S. Main Avenue. 2) This C-1 district lies along E Harbor View Drive east of the Skipanon River and west of Highway 101. 3) The largest C-1 district lies to the west and east of Highway 101 extending south from Youngs Bay to SE Dolphin Avenue to the south. 4) A 4th small C-1 district lies to the east and west of SE Dolphin Avenue south of Highway 101. 5) Another small C-1 district lies generally along South Main Avenue at the intersection of Delaura Beach Lane.

All 7 of these C-1 and CMU districts have either existing residential dwellings that could be converted to Vacation Dwelling Units or vacant lots that could be utilized for Vacation Dwelling Units.

d) Desirability of other suitably zoned sites for the intended use

The most desirable amenities for Vacation Dwelling Units in coastal communities is pedestrian access to coastal amenities like state parks, hiking/walking trails with water-focused amenities, open space and nearby restaurants and other local attractions. Of all the CMU and C-1 districts in the City of Warrenton, the CMU district where the Property resides is the most suitable and desirable location for Vacation Dwelling Units meeting all the most desirable needs of tourists looking for coastal experiences.

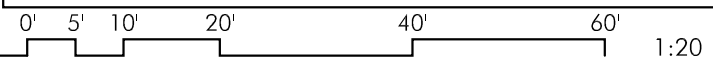
The C-1 districts are generally not ideally suited or desirable for Vacation Dwelling Units as these commercial districts are not desirable for people seeking a quiet and scenic location for a coastal vacation and only one is suitable for pedestrian traffic. The C-1 Warrenton downtown district along S. Main Avenue is the most desirable of these C-1 districts as it provides pedestrian access to several restaurants and shops. The north portion of this C-1 district across N Main Avenue is suitable being near the Warrenton Marina but less suitable due to the lack of improved pedestrian walkways and open space.

The 3 CMU districts are suitable for Vacation Dwelling Units. The 2nd CMU district is not highly desirable because of the lack of pedestrian access to coastal tourist amenities and its lack of scenic views. Some of the sites do have views of the Skipanon River. The 3rd CMU district is the least desirable with limited scenic views and limited pedestrian access to coastal tourist amenities.

Of the three CMU districts, CMU District 1, adjacent to south of the Hammond Marina, is most suitable and desirable for Vacation Dwelling Units. This CMU district is a quiet and scenic district with restaurants, convenience store, marina, state and city parks, Columbia River beaches, bait shop, open spaces all accessible via pedestrian travel. It provides pedestrian access to: state parks, hiking/walking trails with water-focused amenities, river beaches, marina, boat ramp, open space and nearby restaurants and other local attractions. It is the only C-1 or C-MU district with all the most desirable amenities for tourists seeking coastal experiences.



1 SITE PLAN



THE EVENT CONFLICTS ARE DISCOVERED BETWEEN THE ORIGINAL SIGNED AND SEALED DOCUMENTS PREPARED BY THE ARCHITECTS AND/OR THEIR CONSULTANTS, AND ANY COPY OF THE DOCUMENTS TRANSMITTED BY MAIL, FAX, ELECTRONICALLY OR OTHERWISE, THE ORIGINAL SIGNED AND SEALED DOCUMENTS SHALL GOVERN.

PROJECT # 2020-190

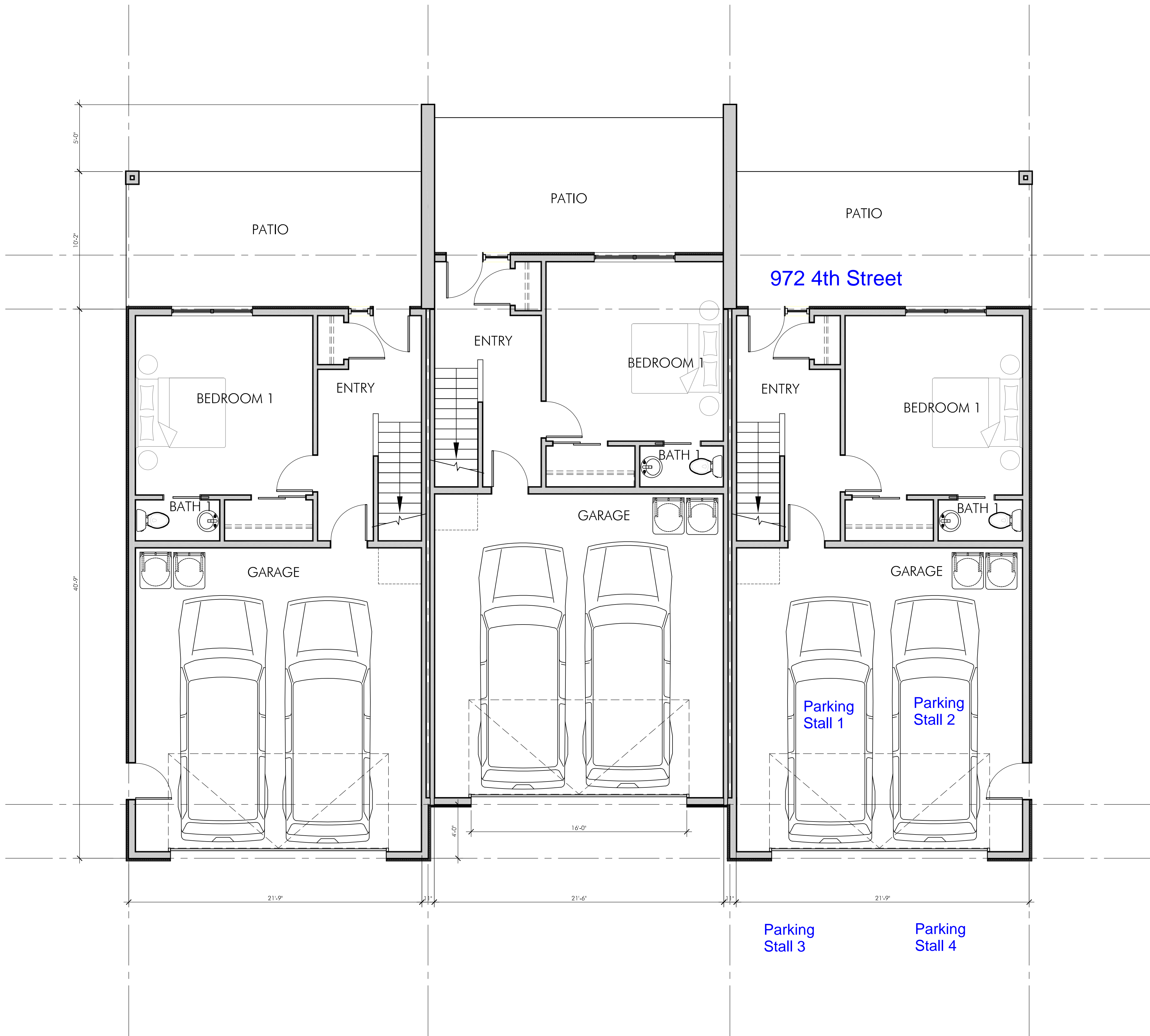
DATE: 17 JUNE 2021

REVISIONS

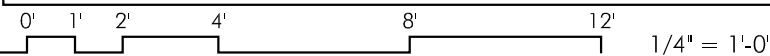
NEW MULTI-FAMILY DEVELOPMENT:
JETTY VIEW TOWNHOMES
4th AVE WARRENTON, OREGON

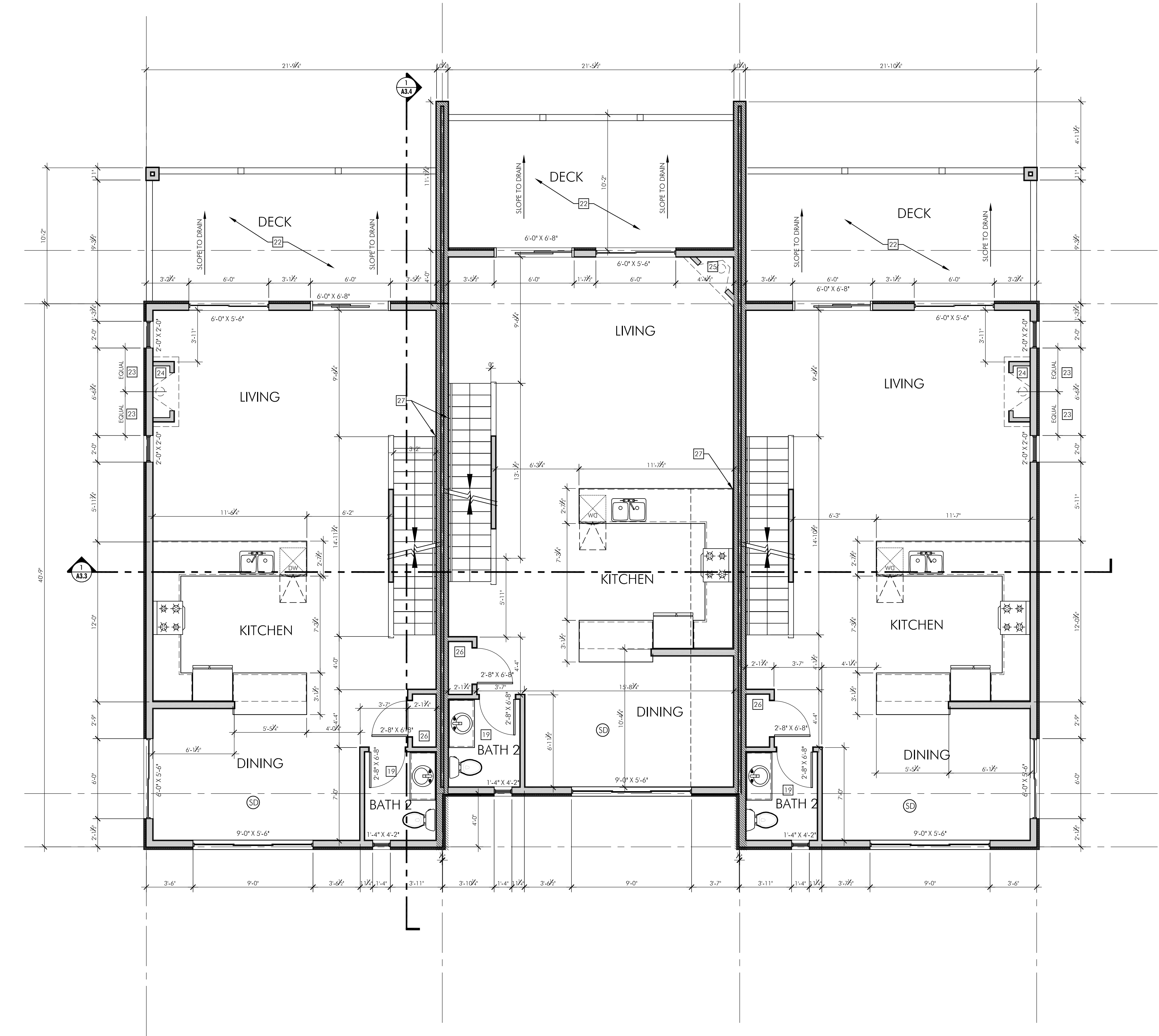
HEET

A2.2



FIRST FLOOR PLAN





1 SECOND FLOOR PLAN

GENERAL NOTES:

- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF FRAMING, STRUCTURAL SHEATHING, EXTERIOR SHEATHING OR GRID LINES. DIMENSIONS STATED AS "CLEAR" ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- SEE ELEVATIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- ALL BEAMS AND HEADERS SHALL HAVE ONE 2X BEARING AND ONE 2X KING POST AT EACH END UNLESS OTHERWISE NOTED ON PLAN.
- ALL WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE THERMALLY INSULATED.
- ALL THERMALLY INSULATED WALLS TO BE 2X6 FRAMING WITH R-23 BATT INSULATION.
- PROVIDE SOLID 2X BLOCKING FOR TOWEL BARS, CABINETS, COUNTERS W/ KNEE SPACES, DOOR STOPS AND DRAPERIES WHERE REQUIRED.
- ATTIC VENTILATION REQUIREMENTS PER 806.1
- CRAWL SPACE VENTILATION REQUIREMENTS PER 409.1

PLAN LEGEND:

- 2x6 WOOD STUD WALL @ 16" O.C. (R-23 BATT AT EXTERIOR)
- 2x4 WOOD STUD WALL @ 16" O.C.
- RATED WALL ASSEMBLY
- HOSE BIBB
- DS DOWNSPOUT, OVERSIZE WHERE VALLEYS ABOVE OCCUR
- ELECTRICAL PANEL

PLAN NOTES:

- CONCRETE STEM WALL PER STRUCTURAL
- TRASH/RECYCLE BINS
- 8 X 16 FOUNDATION VENTS - LOCATE 12" CLEAR (MIN) FROM HOLD DOWNS AND ANCHOR BOLTS
- 4" GARAGE FLOOR SLAB, , SLOPE TO DRAIN 3" FALL FROM FRONT TO GARAGE DOOR OPENING
- CONCRETE STEPS, MAX 8" RISE AND 10" TREAD
- FOUNDATION WALL ADJACENT TO CONCRETE DECK
- CONCRETE DECK
- BLOCK OUT FOUNDATION WALL FOR FURNACE DUCTING
- ELECTRIC SLIDE IN RANGE WITH EXHAUST HOOD ABOVE
- EQUAL STAIR RISERS, NOT TO EXCEED 8" RISE, RUN 9" PROVIDE , ENSURE HANDRAIL ONE SIDE
- CLOSET ROD AND SHELF
- ELECTRIC WATER HEATER, 50 GALLON, PROVIDE SEISMIC STRAPPING
- WASHER AND DRYER WITH 16" DEEP SHELF ABOVE
- FRIDGE WITH ICE MAKER
- CRAWLSPACE ACCESS HATCH 18" x 24"
- GUARD RAIL AT 36"
- ATTIC ACCESS HATCH 22 X 30
- FIRE PLACE FLUE TO ROOF
- GREEN BOARD GYP AT WALLS IN BATHROOMS.
- PROVIDE BLOCKED OUT AREA FOR DUCT RUNS WITHIN TRUSSES UNDER INSULATION
- SOFFIT CEILING DOWN OVER TUB, DUCT ROUTING ABOVE
- SLOPED CONCRETE DECK OVER WOOD FLOOR JOISTS
- COORDINATE SIZE AND CONFIGURATION OF FIREPLACE, PRIOR TO LOCATING WINDOWS, FIREPLACE TO BE CENTERED BETWEEN WINDOWS, FIELD VERIFY
- GAS FIREPLACE, DIRECT VENT SIDE WALL, VERIFY
- GAS FIREPLACE CORNER PLACEMENT, VENT TO ROOF ABOVE, VERIFY REQUIRED CLEARANCES AND LOCATION OF WINDOW
- PROVIDE LAMINATE SHELVES AT PANTRY (6) EQUALLY SPACED
- HANDRAILS SHALL OCCUR ON ONE SIDE AND SHALL NOT PROJECT MORE THAN 4 3/4", HANDRAILS SHALL HAVE A DISTANCE OF 1 3/4" FROM THE WALL, HANDRAILS SHALL HAVE A OUTSIDE DIAMETER OF NOT LESS THAN 1 3/4" AND NOT GREATER THAN 2". HANDRAILS SHALL RUN THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.

GENERAL NOTES:

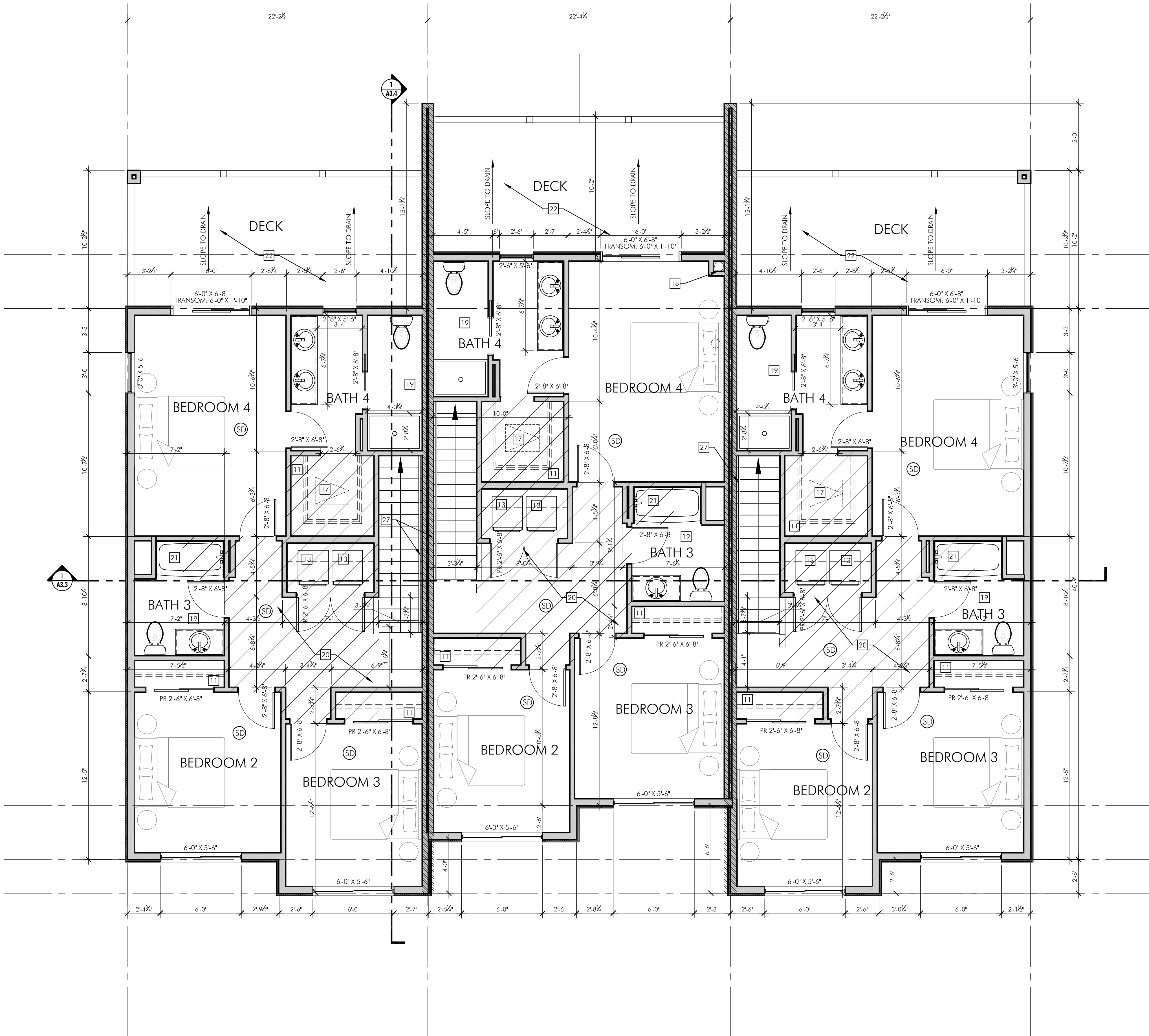
- GENERAL NOTES APPLY TO ALL DRAWINGS.
- DIMENSIONS ARE TO FACE OF FRAMING, STRUCTURAL SHEATHING, EXTERIOR SHEATHING OR GRID LINES. DIMENSIONS STATED AS 'CLEAR' ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- SEE ELEVATIONS FOR DESCRIPTION OF EXTERIOR WALL MATERIALS.
- DRAWINGS ARE DIAGRAMMATIC ONLY AND SHOULD NOT BE SCALED. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR QUESTIONABLE DIMENSIONS PRIOR TO PROCEEDING WITH AREA OF REQUIRED WORK.
- ALL BEAMS AND HEADERS SHALL HAVE ONE 2X BEARING AND ONE 2X KING POST AT EACH END UNLESS OTHERWISE NOTED ON PLAN.
- ALL WALLS SEPARATING CONDITIONED SPACES FROM UNCONDITIONED SPACES SHALL BE THERMALLY INSULATED.
- ALL THERMALLY INSULATED WALLS TO BE 2x6 FRAMING WITH R-23 BATT INSULATION.
- PROVIDE SOLID 2X BLOCKING FOR TOWEL BARS, CABINETS, COUNTERS W/ KNEE SPACES, DOOR STOPS AND DRAPERIES WHERE REQUIRED.
- ATTIC VENTILATION REQUIREMENTS PER 806.1
- CRAWL SPACE VENTILATION REQUIREMENTS PER 409.1

PLAN LEGEND:

- 2x6 WOOD STUD WALL @ 16" O.C. (R-23 BATT AT EXTERIOR)
- 2x4 WOOD STUD WALL @ 16" O.C.
- RATED WALL ASSEMBLY
- HOSE BIBB
- SD DOWNSPOUT, OVERSIZE WHERE VALLEYS ABOVE OCCUR
- ELECTRICAL PANEL

PLAN NOTES:

- CONCRETE STEM WALL PER STRUCTURAL
- TRASH/RECYCLE BINS
- 8 X 16 FOUNDATION VENTS - LOCATE 12" CLEAR (MIN) FROM HOLD DOWNS AND ANCHOR BOLTS
- 4" GARAGE FLOOR SLAB, , SLOPE TO DRAIN 3" FALL FROM FRONT TO GARAGE DOOR OPENING
- CONCRETE STEPS, MAX 8" RISE AND 10" TREAD
- FOUNDATION WALL ADJACENT TO CONCRETE DECK
- CONCRETE DECK
- BLOCK OUT FOUNDATION WALL FOR FURNACE DUCTING
- ELECTRIC SLIDE IN RANGE WITH EXHAUST HOOD ABOVE
- EQUAL STAIR RISERS, NOT TO EXCEED 8" RISE, RUN 9" PROVIDE , ENSURE HANDRAIL ONE SIDE
- CLOSET ROD AND SHELF
- ELECTRIC WATER HEATER, 50 GALLON, PROVIDE SEISMIC STRAPPING
- WASHER AND DRYER WITH 16" DEEP SHELF ABOVE
- FRIDGE WITH ICE MAKER
- CRAWLSPACE ACCESS HATCH 18" x 24"
- GUARD RAIL AT 36"
- ATTIC ACCESS HATCH 22 X 30
- FIRE PLACE FLUE TO ROOF
- GREEN BOARD GYP AT WALLS IN BATHROOMS.
- PROVIDE BLOCKED OUT AREA FOR DUCT RUNS WITHIN TRUSSES UNDER INSULATION
- SOFFIT CEILING DOWN OVER TUB, DUCT ROUTING ABOVE
- SLOPED CONCRETE DECK OVER WOOD FLOOR JOISTS
- COORDINATE SIZE AND CONFIGURATION OF FIREPLACE, PRIOR TO LOCATING WINDOWS, FIREPLACE TO BE CENTERED BETWEEN WINDOWS, FIELD VERIFY
- GAS FIREPLACE, DIRECT VENT SIDE WALL, VERIFY
- GAS FIREPLACE CORNER PLACEMENT, VENT TO ROOF ABOVE, VERIFY REQUIRED CLEARANCES AND LOCATION OF WINDOW
- PROVIDE LAMINATE SHELVES AT PANTRY (6) EQUALLY SPACED
- HANDRAILS SHALL OCCUR ON ONE SIDE AND SHALL NOT PROJECT MORE THAN 4 3/4", HANDRAILS SHALL HAVE A DISTANCE OF 1 3/4" FROM THE WALL, HANDRAILS SHALL HAVE A OUTSIDE DIAMETER OF NOT LESS THAN 1 3/4" AND NOT GREATER THAN 2". HANDRAILS SHALL RUN THE FULL LENGTH OF THE FLIGHT FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.



1 THIRD FLOOR PLAN

0' 1' 2' 4' 8' 12' 1/4" = 1'-0"



Red arrow identifies the location of 972 4th

