



NOTICE OF DECISION AND ORDER

Land Partition LP-24-1

MAILED June 26, 2024

APPLICANT: Rainwater Properties, LLC

PROPERTY OWNER: Rainwater Properties, LLC

SUBJECT OF REVIEW: Land partition for 577 Gray Street

APPEAL PERIOD ENDS: July 11, 2024

HEARING AND RECORD

The Planning Department received a land partition application on February 28, 2024, and after submitting supplemental materials, it was deemed complete on March 3, 2024. The application is to divide a single-family residential lot into two single-family residential lots.

Staff denied LP-24-1 on May 1, 2024. The Notice of Decision and Order was appealed to the Planning Commission on May 14, 2024. The Planning Commission held a public hearing on the appeal on June 13, 2024. At the hearing, the Planning Commission moved to approve the appeal and overturn the original Notice of Decision.

CONDITIONS OF APPROVAL

1. The applicant shall construct a duplex on the newly created lot to comply with the density requirements of the Warrenton Municipal Code.

Copies of all submittals and related documents are available by contacting the Warrenton Planning Department at (503) 861-0920 or planning@warrentonoregon.us.

Type III decisions are final and effective one day after the appeal period expires. The appeal period is June 27, 2024 – July 11, 2024. **This decision is final and effective on July 12, 2024.** Failure of any person to receive mailed notice shall not invalidate the decision, provided that a good faith attempt was made to mail the notice.

RIGHT TO APPEAL

In accordance with Warrenton Municipal Code 16.208.050(H), any person with standing to appeal may appeal the Planning Commission's decision by filing a Notice of Appeal according to the following procedures:

1. Time for filing. A Notice of Appeal shall be filed with the Community Development Director within 14 days of the date the notice of decisions was mailed.
2. Content of Notice of Appeal: The notice of appeal shall contain:
 - A. An identification of the decision being appealed, including the date of the decision.
 - B. A statement demonstrating the person filing the notice of appeal has standing to appeal.
 - C. A statement explaining the specific issue raised on appeal.
 - D. If the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period.
 - E. Filing fee.
3. The appeal of a Type III quasi-judicial decision shall be limited to the specific issues raised during the written comment period or at the public hearing unless the City Commission allows additional evidence or testimony concerning any other relevant issue. The City Commission may allow such additional evidence if it determines that such evidence is necessary to resolve the case. Written or oral comments received during the comment period or public hearing will usually limit the scope of issues on appeal. Only in extraordinary circumstances should new issues be considered by the City Commission on appeal of a Type III Quasi-Judicial Decision.

For questions, please contact the Warrenton Planning Department at (503) 861-0920 or planning@warrentonoregon.us.


Chris Hayward, Chair
Warrenton Planning Commission

10/25/2024
Date