

**CITY OF WARRENTON  
PLANNING AND BUILDING DEPARTMENT**

**MODIFICATIONS TO APPROVED  
PLANS AND CONDITIONS OF  
APPROVAL APPLICATION**

OFFICE USE ONLY	
FILE # _____	FEE \$ _____
ZONING DISTRICT _____	
RECEIPT # _____	
DATE RECEIVED _____	

The purpose for this application is to provide an efficient process for modifying land use decisions and approved development plans, in recognition of the cost and complexity of land development. Please answer the questions as completely as possible.

Legal Description of the Subject Property: Township \_\_\_\_\_, Range \_\_\_\_\_, Section(s) \_\_\_\_\_,

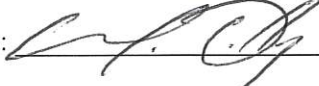
Tax Lot(s) 810170001300

Property street address: \_\_\_\_\_

**I/WE, THE UNDERSIGNED APPLICANT(S) OR AUTHORIZED AGENT, AFFIRM BY MY/OUR SIGNATURE(S) THAT THE INFORMATION CONTAINED IN THE FOREGOING APPLICATION AND ASSOCIATED SUBMISSIONS IS TRUE AND CORRECT.**

**APPLICANT:**

Printed Name: Fort Point Land Partners, LLC

Signature:  Date: 05.22.2024

Address: 1309 Coffeen Avenue STE 1200

Phone: (307) 683-0983 E-mail Address: seth.hague@magamb.com

City/State/Zip: Sheridan, Wyoming 82801

Fax: \_\_\_\_\_

**PROPERTY OWNER (if different from Applicant):**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

E-mail Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

1. In detail, please describe the reason(s) for applying for a modification to an approved plan or conditions of approval:

We are seeking to amend item Condition of Approval # 28 in "MC-23-3 Fort Point NOD signed 9.25.23" and remove two statements. These statements devalue the open space identified as a mix of low land and upland wetlands. The developer had originally pursued the idea to develop housing within this plat given that there was land sufficient for housing. However, they chose not to develop due to the inconvenient location of the dunal ridge, in contrast to the rest of the buildable area now recognized as Fort Point.

The removal of these two statements maintains and preserves full protection of the land as well as the need to abide to the city's development code, while providing the needed flexibility for the owner and users to maintain and manage the land in its highest and best use.

First statement to be removed: "[t]he restriction will also limit tree clearing to upland areas as part of an approved Oregon Department of Forestry permit."

Second statement to be removed: "...except that agricultural uses and tree clearing shall be prohibited."

We propose that COA item #28 in "MC-23-3 Fort Point NOD signed 9.25.23" to be modified as follows:

"The developer shall be authorized to transfer the wetland tract to a private entity. The transfer shall include a restrictive covenant that prevents further development of the tract in a manner that would cause the PUD to exceed development limitations placed by WDC as of June 19, 2023. Wetland areas shall be managed pursuant to Section 16.156.040 of the WDC as of June 19, 2023, and shall be subject to all city, state, and federal regulations regarding wetlands disturbance."

2. Please explain which category your request falls in:

a. Major Modification  yes  no

i. a change in land use

ii. an increase in the number of dwelling units \_\_\_\_\_

iii. a change in the type and/or location of access ways, drives or parking areas that affect off-site traffic \_\_\_\_\_

PLEASE UNDERSTAND THAT THIS APPLICATION WILL NOT BE OFFICIALLY ACCEPTED UNTIL DEPARTMENT STAFF HAS DETERMINED THAT THE APPLICATION IS COMPLETELY FILLED OUT AND THE SITE PLAN MAP REQUIREMENTS HAVE BEEN COMPLETED.

Return Application To:

City of Warrenton  
Planning and Building Department  
PO Box 250  
225 S. Main Street  
Warrenton, Oregon 97146

Phone: 503-861-0920  
Fax: 503-861-2351

Modifications to approved plans  
October 2018