

**CITY OF WARRENTON  
PLANNING AND BUILDING DEPARTMENT**

**COMMERCIAL SITE DESIGN  
APPLICATION**

To be accompanied by a Site Plan Map, copy of property deed and if applicable, a Letter of Authorization.

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

The site plan review process is a method for assuring compliance with the City of Warrenton Comprehensive Plan and Development Code, and to ensure wise utilization of natural resources, and the proper integration of land uses utilizing appropriate landscaping or screening measures. A commercial enterprise must also consider traffic circulation patterns, off-street parking, refuse containers, safe exit and entrance to the business, building height, dust control, future widening of major thoroughfares, and signs. Please answer the questions as completely as possible.

.....

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

Property street address 69 NE Heron Ave

**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: Jeff Kilday - Battery 245 Brewing Co.

Signature: *JK* Date: 7/31/2024

Address: 69 NE Heron Ave Phone: 503-738-3018

City/State/Zip: Warrenton, OR 97146 Fax: —

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

Printed Name: City of Warrenton

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

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

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

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

1. In detail, please describe your proposal:

Restaurant, Tap Room, Brewery. Brewing on site for use in our restaurant and Tap Room. Full restaurant open for lunch & dinner 7 days a week.

2. Describe what type of business, commodity sold or manufactured, or service you are proposing.

Beer will be produced and sold on premise.

Current number of employees: 24 expected to be hired

Projected number of customers per day 100

Days of operation Monday-Sunday Hours of operation 11AM-10PM

Number of shipments/deliveries per day 1/5 per week 5/30

By what method will these be arriving/sent? Distribution Truck / Car, Pick-up

3. Does this property have an existing business or businesses? No

If yes, please list the business names and their addresses, and note these businesses on your site plan map.

4. Is there a residence or residences on this property? No

If yes, please list the number of residences and please show these structures on your site plan map.

5. Availability of services: City water yes, City sewer yes

6. If you are an existing business, are materials or merchandise currently being stored on site?

- NA -

Where and how do you propose to store materials or merchandise for sale or processing?

Beer Stored in Fermenters and or Kegs. Food kept in walk-in coolers or food storage areas.

7. What percentage of the property is currently landscaped? None

What percentage of the property do you propose to landscape as part of this project? 15-20%

8. How do you intend to irrigate the existing and proposed landscaping? Working with Pam Fleming Landscaper to create natural plan not needing irrigation

9. Signs require the submittal of a separate application, which may be submitted in conjunction with this site plan application.

10. Please explain how you propose to provide for the drainage of this property, or explain why no additional drainage consideration is necessary. City of Warrenton is up grading the Sewer System and the property already has drainage for gutter.

11. Please provide the type of development on the neighboring properties.

- North: Marina
- South: East Harbor Drive / Water
- East: Propeller Shop
- West: Encore Dance Studio

12. Provide samples of the building materials for the exterior of the building with detail description of where each type and color will be used in the construction and finishing of the building.

13. Will all parking for your business be provided on the property? Yes  No  All parking must be shown on your site plan map. If off-street parking is to be provided on another property, please attach a copy of the parking easement or agreement from the property owner; or will off-street parking be provided along the abutting street.

14. How does this request comply with the Warrenton Development Code Chapter 16, Section 16.40 (General Commercial)? In the downtown and serves food and Alcohol. City Council already approved Conditional Use to manufacture beer on premise.

15. Orientation of proposed building(s) (see Section 16.116.030 in the Warrenton Development Code) Main Entrance on East Side, North Side is facing the Marina.

16. Please address (on separate sheet of paper) all applicable sections of Design Standards (copy attached) out of the Warrenton Development Code.