

**CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT**

SUBDIVISION APPLICATION

(To be accompanied by a Tentative Map, and copy of property deed, Letter of Authorization, if applicable.)

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

Legal Description of the Subject Property:

Township <u> 8N </u>	Range <u> 10W </u>	Section <u> 15D </u>	Tax Lots <u> 100, 400,</u> <u> 500, 600 </u>
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Street address of the property: N/A, property is undeveloped. _____

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: Will Caplinger/Two Branches Consulting _____

Signature: William Caplinger Date: 7/17/2024

Address: 24F No7 Ln 15 Zili Rd, Tamsui District Phone: 503.468.1015

City/State/Zip: New Taipei City 251 Taiwan Fax: _____

Email: caplingerwill@gmail.com

Printed Name: _____

Signature: _____ Date: _____

Address: _____ Phone: _____

City/State/Zip: _____ Fax: _____

Email: _____

PROPERTY OWNER (if different from Applicant)

Printed Name: Port of Astoria _____

Signature: Matt McGrath Date: 07/18/2024

Address: 422 Gateway Ave, Ste 100 Phone: (503) 741-3300

City/State/Zip: Astoria, OR 97103 Fax: _____

Email: mmcgrath@portofastoria.com

Is this a Planned Unit Development (PUD)? No Yes _____

IS THIS A "PHASED DEVELOPMENT"? Yes _____ No

- a. Overall development plan, including phase or unit sequence.

Initial development will be the excavation of approximately 1,000 cubic yards of Port-of-Astoria upland to establish the new open water area as depicted in Site Plan Pg 5.

Subsequent earthworks will stabilize the bank, which will then be planted in the following sequence:

Planting of the estuarine wetland and the slopes that surround the wetland can occur once the mitigation area has been excavated. Planting above the HMT should occur when there is sufficient rainfall to ensure the new plantings will not dry out. Planting below the HMT can occur as soon as the mitigation area has been excavated and its hydroperiod can be observed (i.e., specific plants will be located where the hydrology of the wetland best suits their growth requirements)

- b. Projected Timetable for sequence of development

Initial timetable calls for work to commence during the in-water work windows for the years 2025-2026, 2026-2027, and 2027-2028.

- c. Development plans for any common elements or facilities.

The project does not propose any common elements or facilities.

- d. If the proposed subdivision has an unknown impact upon adjacent lands or land within the general vicinity, the Planning Commission may require a potential street development pattern for adjoining lands to be submitted together with the tentative plan as part of the phased development plan for the subject subdivision.

The Portoria plat was recorded in 1914 and has remained undeveloped for the ensuring one hundred years, so that any impacts should be known. The industrial I-2 zoning applied to the property eliminated residential use, and the site has remained undeveloped.

The street pattern of the subdivision will not be significantly disrupted by the vacation, as shown on the attached Exhibit B.

- e. Show compliance with the Comprehensive Plan and applicable sections of the Development Code.

For underlying use:

Comp Plan: SECTION 2.300 POLICIES Section 2.310 Land and Water Use Classification subsection (2) (a) classifies the subject property as Urban Development, ESWD (Especially Suitable for Water- Dependent [uses]) Shorelands, and states, "The ESWD Plan designation is implemented through...the **Development Code: (I-2) Water-dependent Industrial Shorelands Zone**", which allows mitigation as a conditional use in WMC 16.64.030.C. subject to 16.160.120.L.7 and N.1; hence the proposed use is consistent with the Comprehensive Plan.

For proposed partial vacation:

Chapter 16.216.040 in Land Divisions and Lot Line Adjustments contains provisions to submit a preliminary plat, in this case for vacating rather than creating a subdivision. Since more than three lots will be vacated, the preliminary plat contains all of the information required under 16.216.050.

f. Schedule of improvements and completion.

See response under “a” above for a scope of the physical mitigation work. Otherwise, the project does not propose any improvements.

g. Overall transportation and traffic pattern.

There is no public transportation near the site, and traffic is limited to occasional single-vehicle trip in and out via undeveloped NE Heron Ave or NE King Ave.

PRELIMINARY SUBDIVISION PLAT REQUIREMENTS

A "preliminary subdivision plat" shall be submitted with the following information depicted:

1. Proposed name of the subdivision;
2. Names, addresses, and phone numbers of property owner(s) (including mortgage holders if any), surveyor, and applicant if different from property owner, and assumed business name(s) filed or to be filed with the Corporation Commission by the applicant;
3. Proposed subdivision showing the parcel boundaries and dimensions, the area of each parcel, location of any and all easements (and what the easement is), right-of-way widths, existing roads;
4. Date of map preparation, north point, scale, property identification by township, range, section and tax lot numbers;
5. Location of all existing buildings, creeks, canals, ditches, any topographical features (i.e., canyons, bluffs, wetlands, natural springs, floodplain);
6. Location, width, name, curve ratio, and approximate grade of all proposed rights-of-way;
7. Location of any existing features such as section lines, section corners, city and special district boundary lines, and survey monuments;
8. Existing sewer lines, water mains, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades and locations;
9. Contour lines related to some established bench mark or other engineering acceptable datum;
10. Zoning of subject property, and adjacent tax lots to the proposed subdivision;
11. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets;
12. Location, width and purpose of all proposed easements or rights-of-way, and relationship to all existing easements and rights-of-way;
13. Location of at least one temporary bench mark within the proposed subdivision boundary;
14. Location, approximate area and dimensions of each lot, and proposed lot and block numbers;
15. Location, approximate area and dimensions of any lot or area proposed for public use, the type of use proposed, and plans for improvements or development;
16. Proposed use, location, approximate area and dimensions of any lot intended for non-residential use;

- 17. Source, method, and preliminary plans for domestic and other water supplies, sewer lines, and all utilities;
- 18. Description and location of any proposed community facility;
- 19. Storm water and other drainage facility plans;
- 20. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision;

ADDITIONAL SUBMITTALS

- 21. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of each service;
- 22. Proposed Fire protection system for the proposed subdivision and written approval thereof by the fire chief.
- 23. Statement from School District.

REQUIREMENTS

- 1. A vicinity map must be submitted showing the proposed subdivision in relationship to the adjacent properties, roadways, and ownership patterns. This map must include names of all existing roadways.
- 2. Who will supply the water? N/A for a vacation
- 3. Access will be taken from NE Heron Ave. or NE King Ave
- 4. What is the intended use of the parcels being created? Parcels are being vacated to facilitate a mitigation project.

- 5. What is the current use of the parcel? Parcel (Portoria Subdivision) is vacant and undeveloped.

- 6. Proposal is in compliance with the City of Warrenton’s Comprehensive Plan and Development Code. See response under “e.” above.

7. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision. Proposal effects short public ROWs (subdivision streets) in the far northwestern portion of the subdivision, but there are no public easements over the project site.

8. All required public services and facilities are available and adequate or are proposed to be provided by the applicant.
N/A in a vacation.

9. The subdivision contributes to orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, and special terrain features.
N/A in a small vacation, which in itself does not affect land use patterns or the preservation of natural features, resources, or vegetation.

10. The subdivision will not create an excessive demand on public facilities and services required to serve the development.
N/A in a vacation.

11. The preliminary plat for the proposed subdivision meets the requirements of ORS 92.090.
To the extent possible with the 1914 plat suitably as the preliminary plat.

Return Application To: City of Warrenton
Planning and Building Department
PO Box 250
225 SW Main Street
Warrenton, Oregon 97146
Phone: 503-861-0920
Fax: 503-861-2351

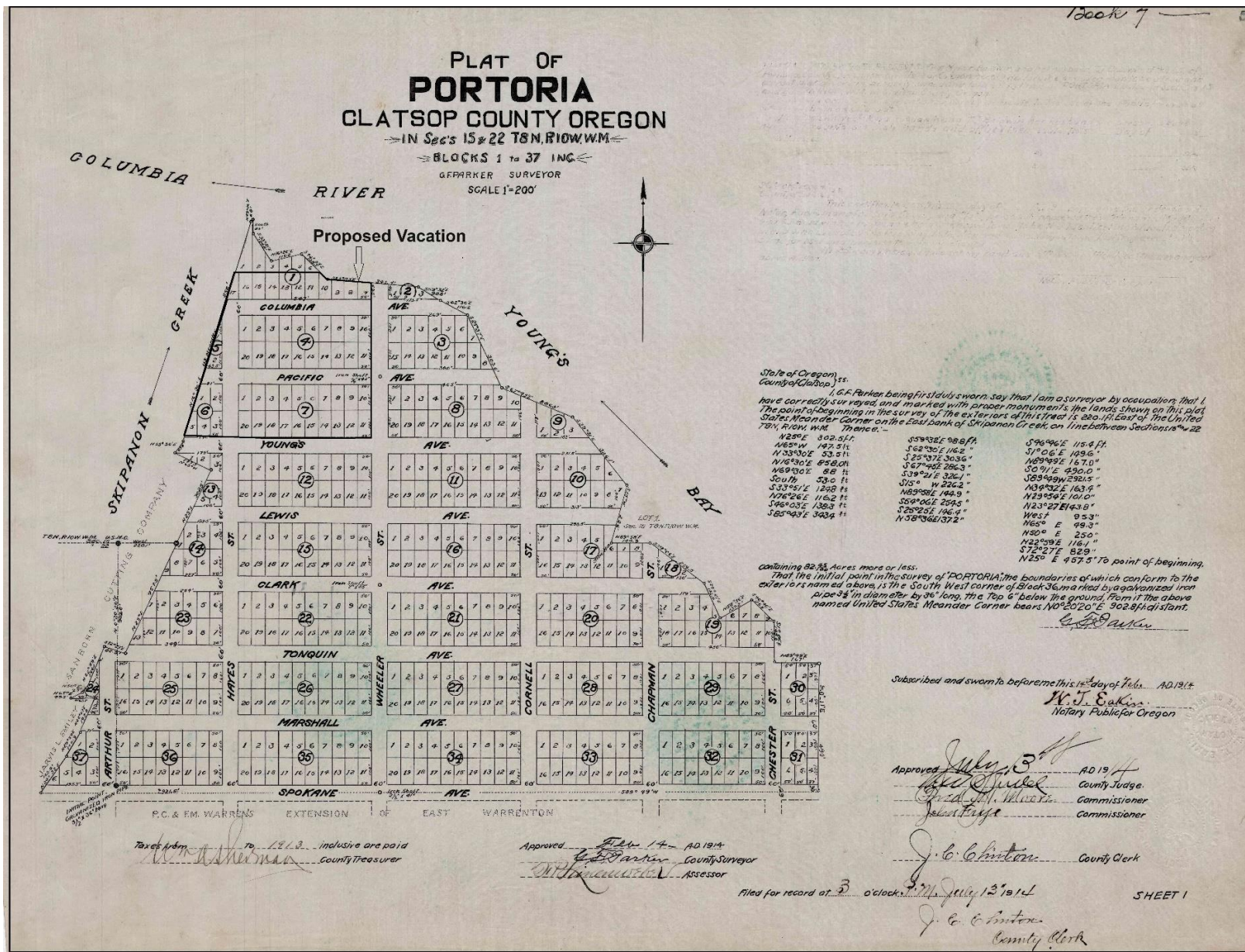
EXHIBIT A Subdivision Vicinity



Source: Clatsop County Webmaps, annotated by Two Branches Consulting

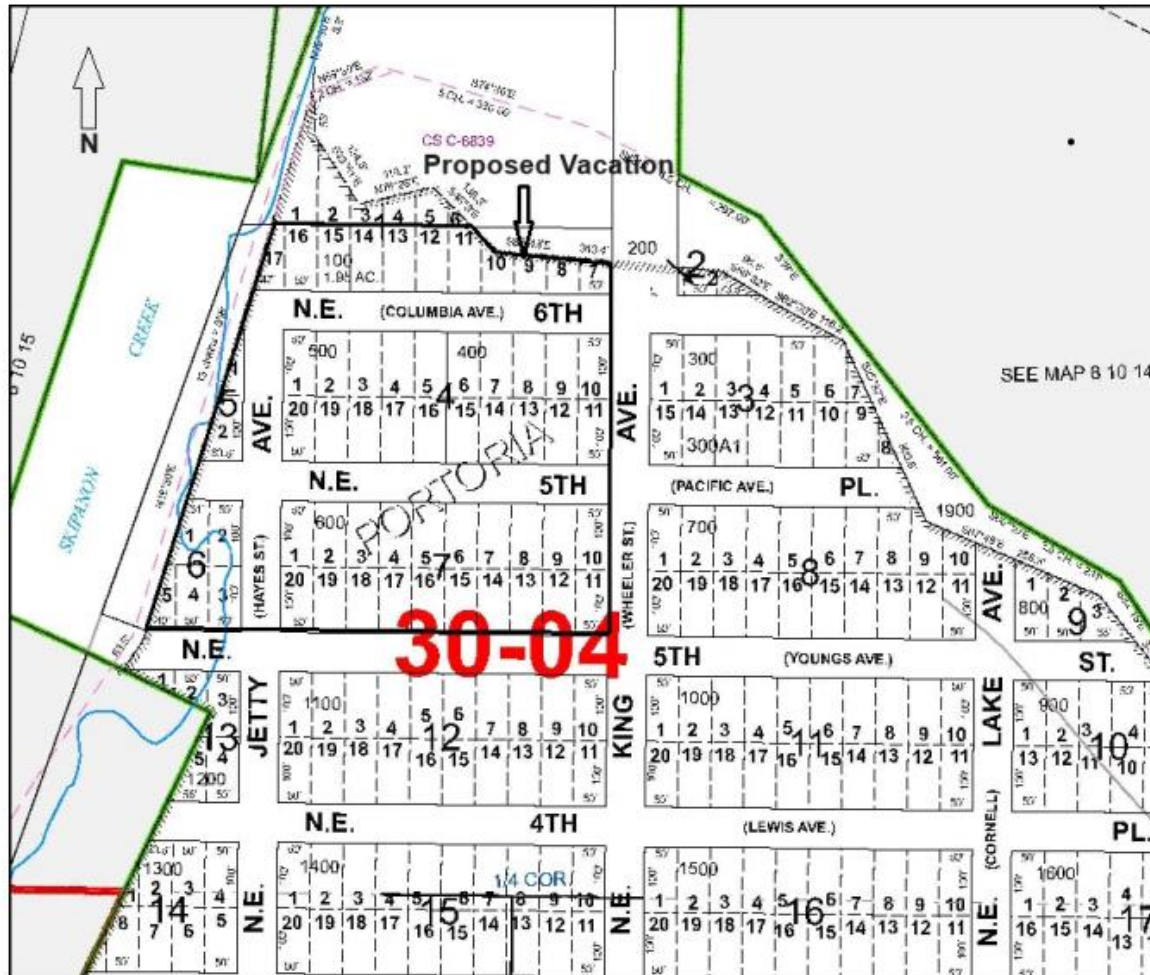
- The subject property, the entire east bank of the Skipanon River and the peninsula are in AE-100-yr flood hazard zone.

EXHIBIT B Proposed Vacation



Source: Portoria Plat Sheet 1, Book 7 page 5.

EXHIBIT C Proposed Vacation Lots



Source: Clatsop County Webmaps

- All tax lots within the Proposed Vacation/Project Area are owned by:
 Port of Astoria
 422 Gateway Ave. Ste 100
 Astoria, OR 97103

Port of Astoria Consolidated Application (Partial Subdivision Vacation and CUP)

Impact Study

WMC 16.216.030 Approval Process: *Include an impact study for all Type III applications. The impact study shall quantify/assess the effect of the development on public facilities and services. The study shall address, at a minimum, the transportation system, including pedestrian ways and bikeways, the drainage system, the parks system, the water system, the sewer system, and the noise impacts of the development. For each public facility system and type of impact, the study shall propose improvements necessary to meet City standards and to minimize the impact of the development on the public at large, public facilities systems, and affected private property users.*

1) Transportation System, including pedestrian ways and bikeways.

Subdivision Vacation: The only platted or mapped travel ways of any kind within the project area are the streets in the underlying undeveloped Portoria subdivision. The partial subdivision vacation application will eliminate only those public rights-of-way listed below. The first listings of the street names are current; the street names in parentheses are those on the recorded plat:

- a. NE Jetty Ave (Hayes St) north of the north ROW line of NE 5th St (Youngs Ave)
- b. NE 6th St (Columbia Ave) west of the west ROW line of NE King Ave (Wheeler St)
- c. NE 5th Pl (Pacific Ave) west of the west ROW line of NE King Ave (Wheeler St)

These undeveloped rights-of-way were intended to provide access to lots in a subdivision that has remained undeveloped — and is now undevelopable under the existing industrial zoning. The vacation area is minimal and restricted to a far corner of the Port of Astoria property.

Undeveloped NE King Ave is used only occasionally by the Port of Astoria, OR Dept. of State Lands, and others to access the peninsula. In a previous conference, the City stipulated that the NE King Ave ROW should remain unaffected. The proposed vacation area, therefore, is entirely west of the NE King Ave ROW.

CUP: The mitigation area is along the shoreline and immediate upland. The technical elimination of three ROWs that exist only on paper — and are ~1,700 feet from the nearest road (Warrenton Marina NE parking lot) — will have no effect on the existing transportation system.

- The consolidated applications do not have the potential to affect the Transportation system.
- Improvements necessary to meet City standards and minimize impact of the development: **None**

2) Drainage System

The project area does not contain nor is it near any component of a municipal drainage system; a drainage system is neither proposed nor part of this project. Drainage will be determined by the approved grading, drainage and erosion control plan that will be provided in association with the state/federal permit. All drainage above Waters of the US will occur on the Port of Astoria property.

- The consolidated applications do not have the potential to affect the Drainage system.
- Improvements necessary to meet City standards and minimize impact of the development: **None**

3) Parks System

The nearest city parks or recreational facility is the boat moorage approximately one quarter mile up the Skipanon R. The project itself does not have a recreational component and will not be an area open to the public.

- The consolidated applications do not have the potential to affect the Parks System.
- Improvements necessary to meet City standards and minimize impact of the development: **None**

4) Water System

The project site does not contain any municipal water lines and does not propose the use or extension of any existing water system pipeline or facility; neither does it propose the construction of any new water system infrastructure.

- The consolidated applications do not have the potential to affect the Water System.
- Improvements necessary to meet City standards and minimize impact of the development: **None**

5) Sewer System

The project site does not contain nor is it near any sewer lines or other components or facilities of the Sewer System. The project does not propose any use that would require

waste disposal; neither does it propose the construction of any new sewer system infrastructure.

- The consolidated applications do not have the potential to affect the Sewer System.
- Improvements necessary to meet City standards and minimize impact of the development: **None**

6) Noise & Lighting Impacts

The development phase of the project will produce noise typical of excavation work, but once completed the project will lack any mechanized or artificial source of noise.

The project does not propose any lighting.

- The consolidated applications do not have the potential to cause adverse noise and lighting impacts on adjacent properties.
- Improvements necessary to meet City standards and minimize impact of the development: **None**