



COPY

CITY OF WARRENTON

September 11, 2001

Ann Beier
Floodplain/Natural Hazards Specialist
DLCD
635 Capitol St. NE, Suite 150
Salem, OR 97301-2540

Dear Ann:

I am working on a project involving 3 contiguous parcels, each about 3 acres in size. The lots are located in an interdunal area on the east side of Leinenweber Lake in Warrenton. The lots were created by a recent land partition. See attached maps.

The Warrenton Planning Dept. has received building permit applications for single-family residences to be located on each lot.

The developer recently constructed a 20-foot wide graveled road that serves as access to all three lots. Clatsop County reviewed and approved the road construction plans. The public right-of-way is County jurisdiction.

The lots are in an unnumbered A zone (Warrenton FIRM # 410033 0001 B; 05/15/78). Copy of FIRM is attached. After having researched the City's floodplain management ordinances and other available documentation on the hydrologic/topographic/historic data for the property, I have come to the following conclusions:

A *Wetland Delineation Report* completed for the property by Roger Redfern, Certified Oregon Professional Engineer & Geologist (E709) on August 21, 1995 provides the following findings:

Page 8 - "The groundwater table under the land adjacent to the lake probably rises above the lake level during the rainy season and drops to or below the lake level during the summer and the groundwater elevation is probably highest from about December to February. The SCS (1988) classifies the water table depth as 'October through May - 12 inches above the surface to 24 inches below the surface' for Heceta soil."

A DEQ Site Evaluation Report completed by Connie Schrandt, Natural Resource Specialist, provides the following information:

Page 1 - "Two monitoring wells on each of the 3 parcels were examined between February 9 and May 20, 2000. Data collected during this period are enclosed...Groundwater was not observed in any of the monitor wells throughout the period of data collection" (groundwater monitoring data tables are attached).

EXISTENCE OF
WETLAND DELINEATION
REPORT

"Making a difference through excellence of service"



CITY OF WARRENTON

NOTICE OF DECISION

THE PLANNING DEPARTMENT OF THE CITY OF WARRENTON, OREGON

IN THE MATTER OF: LP-02-1)

FOR THE FOLLOWING PROPERTY: 8-10-29-1106;)

3.00 acres off of SW Oak Ave. (n. of Delaura Bch. Ln.))

ZONING: R-40, Low Density Residential)

APPLICANT(S): Tom Manke)

NOTICE AND ORDER

RECORDING DATE:

June 19, 2002

The Planning Department conducted an administrative review on this matter from May 17, 2002 to June 18, 2002. The above named applicant requested approval of a tentative land partition plan, creating three lots from one

and the Planning Department conducted an administrative review for the proposed matter and found that the request be **APPROVED WITH CONDITIONS** (Option No.1, pg. 3 of staff report) based on the information contained in the application and staff report, and in consideration of written testimony provided by affected property owners and agencies (if applicable) to this matter. The Warrenton Planning Department hereby adopts the attached staff report containing staff analyses, findings of fact, and conditions of approval as set forth in the attached "Exhibit 1".

A qualified party may appeal this decision to the Warrenton City Commission by filing a written appeal with the Warrenton City Recorder within 15 calendar days of the date of this notice and order. All written appeals shall be submitted to the Warrenton City Recorder, PO Box 250, Warrenton, Oregon 97146 in accordance with *Section 39(3) of the Warrenton Subdivision Ordinance*.

CITY OF WARRENTON PLANNING DEPARTMENT

BY: Patrick Wingard
Patrick Wingard, Warrenton Zoning Administrator

applicant dated June 18, 2002 (see **Exhibit F**) and are hereby incorporated into this finding of fact by this reference.

OPTIONS

1. Approve the tentative land partition plan with conditions of approval listed below.
2. Approve the tentative land partition plan with no conditions of approval.
3. Deny the land partition request.

CONDITIONS OF APPROVAL

1. The five conditions of approval listed in **Exhibit F** (City Planner/Zoning Administrator letter to applicant dated June 18, 2002) must be completed prior to approval of the final partition plat.
2. Prior to final partition plat approval, two copies of "as-built" drawings for the water line must be submitted to the City.
3. Prior to final partition plat approval, the water line must be re-flushed and disinfected.
4. Prior to final partition plat approval, the wetland boundary adjoining Lienenweber Lake must be permanently monumented in the field sufficient to afford City officials the opportunity to readily confirm required setback distances to proposed structures.
5. Prior to final partition plat approval, appropriate property dedications and/or easements shall be recorded with the Count Clerk's Office wherever the cul-de-sac encroaches onto adjacent property.
6. Prior to final partition plat approval, DEQ-approved site evaluations for the future installation of on-site sewage disposal systems on each lot, must be submitted to the City.
7. Prior to final partition plat approval, the developer shall install street name signs at the intersection of Delaura Beach Lane and SW Oak Ave, according to specifications furnished by the City.
8. Within one year following the date of approval of the tentative land partition plan and the filing of a final partition plat prepared in accordance with the *Warrenton Subdivision Ordinance*, a final plat as required by state law as set forth in *ORS Chapter 92* shall be submitted to the City.

RIGHT TO APPEAL

A ruling of the zoning administrator pursuant to the *Warrenton Subdivision Ordinance* may be appealed to the Warrenton City Commission within fifteen (15) days after the decision is rendered. Written notice of the appeal shall be filed with the City Recorder. If the appeal is not filed within the fifteen (15) day period, the decision of the zoning administrator shall be final.