

## 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:

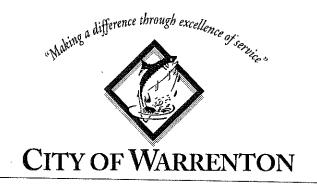
A Wetland Delineation Report completed for the property by Roger Redfern, Certified Oregon Professional Engineer & Geologist (E709) on August 21, 1995 provides the following findings:

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).

EXISTICATE OF WELLINEATION PERIOD



## **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; )	NOTICE AND ORDER
3.00 acres off of SW Oak Ave. (n. of	Delaura Bch. Ln.)	
ZONING: R-40, Low Density Residen	tial )	RECORDING DATE:
APPLICANT(S): Tom Manke	)	June 19, 2002
The Planning Department conducted an		n this matter from May 17, 2002
to <u>June 18, 2002</u> . The	e above named applicar	nt requested approval of a
tentative land partition plan, crea	ting three lots from	one
and the Planning Department conducted found that the request be APPROVED V based on the information contained in the written testimony provided by affected matter. The Warrenton Planning Department staff analyses, findings of fact, and condit A qualified party may appeal this decision appeal with the Warrenton City Recorder order. All written appeals shall be subsequently warrenton, Oregon 97146 in accordant Ordinance.	VITH CONDITIONS (Op- ne application and staff property owners and a ment hereby adopts the cions of approval as set on to the Warrenton City within 15 calendar day mitted to the Warrenton	report, and in consideration of report, and in consideration of agencies (if applicable) to this attached staff report containing forth in the attached "Exhibit 1".  Commission by filing a written of the date of this notice and a City Recorder PO Box 250.
	- H A	N PLANNING DEPARTMENT
	BY: Tandw	1 1 /
	Patrick Wingard, War	renton 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 property.
- 6. Prior to final partition plat approval, DEQ-approved site evaluations for the future 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 of Delaura Beach Lane and SW Oak Ave, according to specifications furnished by the
- 8. Within one year following the date of approval of the tentative land partition plan of a final partition plat prepared in accordance with the *Warrenton Subdivision Ordi* 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 Ordinar* 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.