

AGENDA – DECEMBER 8, 2022

- 1) Call to Order and Pledge of Allegiance
- 2) Attendance
- 3) Approval of Minutes
- 4) Public Comment
- 5) Public Hearings
 - A. Continued from October Meeting Preliminary Plat – Buoy 10 Landing Sunrise Homes**
 - B. Belinskiy Side Yard Setback Variance V-22-04 – 1180 South Main Avenue**
- 6) Business Items
- 7) Good of the Order
- 8) Adjournment

PUBLIC COMMENT NOTIFICATION

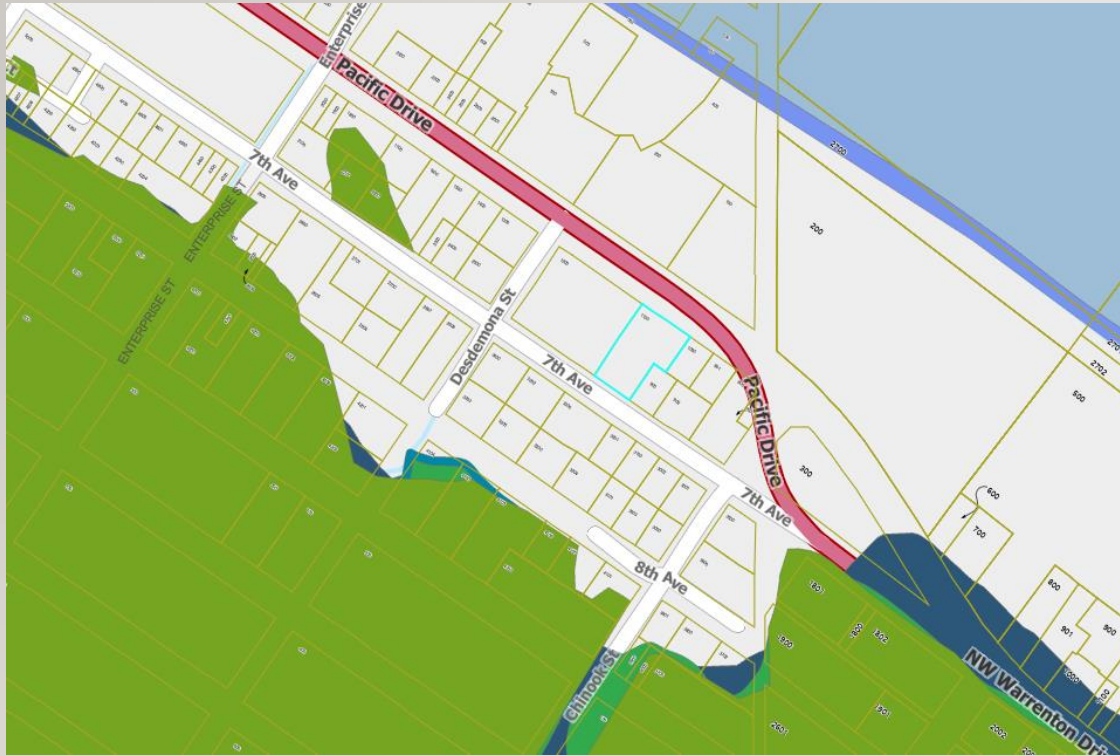
"At this time, anyone wishing to address the Planning Commission concerning items of interest not part of the regularly scheduled agenda may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public comments may also be submitted by email to the Secretary, rsprengeler@ci.warrenton.or.us, no later than 4:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter."

PUBLIC HEARING SUB-22-02 BUOY 10 LANDING

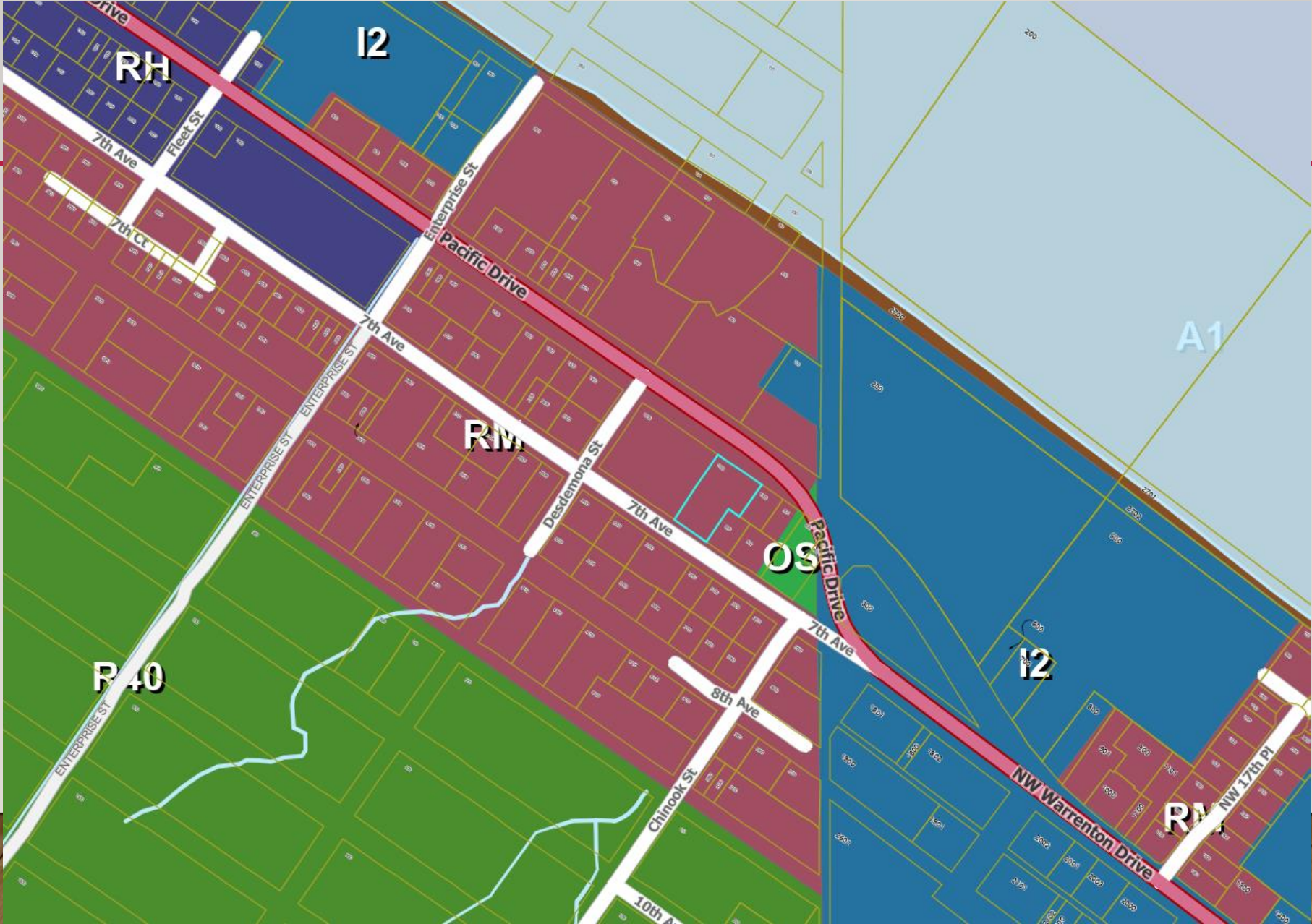
The public hearing for a seven (7) Lot Preliminary Plat known as Buoy 10 Landing was initially scheduled for the October 13, 2022 meeting but was tabled at the request of the applicant. The hearing was conducted at the November 10, 2022 Planning Commission meeting.

The Planning Commission requested additional information from the applicant and staff including official comments from the Oregon Department of Transportation (ODOT) and traffic accident data from the City of Warrenton.

AGENDA ITEM 5.A
PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC -
SUB-22-02
WETLANDS AND FLOOD PLAIN MAPS



AGENDA ITEM 5.A
PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02
ZONING MAP



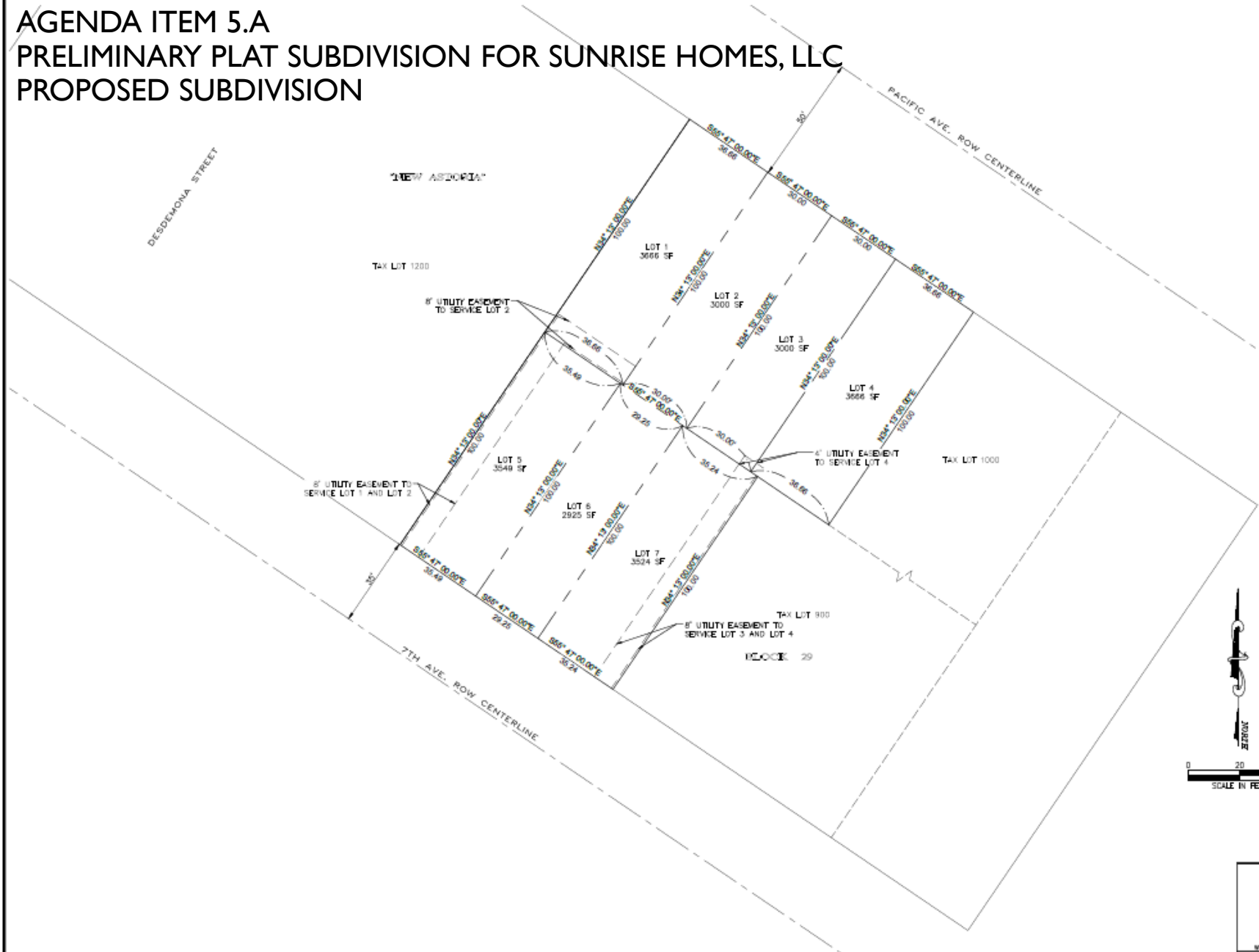
AGENDA ITEM 5.A PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC PROPOSED SUBDIVISION

PRELIMINARY PLAT FOR BUOY 10 LANDING SUBDIVISION A REPLAT OF

PARCELS 8,9,10,11,26,27,28 IN BLOCK 29 OF
"NEW ASTORIA" - 1892
NORTHWEST 1/4 OF SECTION 9
TOWNSHIP 8 NORTH, RANGE 10 WEST, W.M.
CLATSOP COUNTY, OREGON

EXISTING ZONING

R-M (MEDIUM DENSITY RESIDENTIAL)



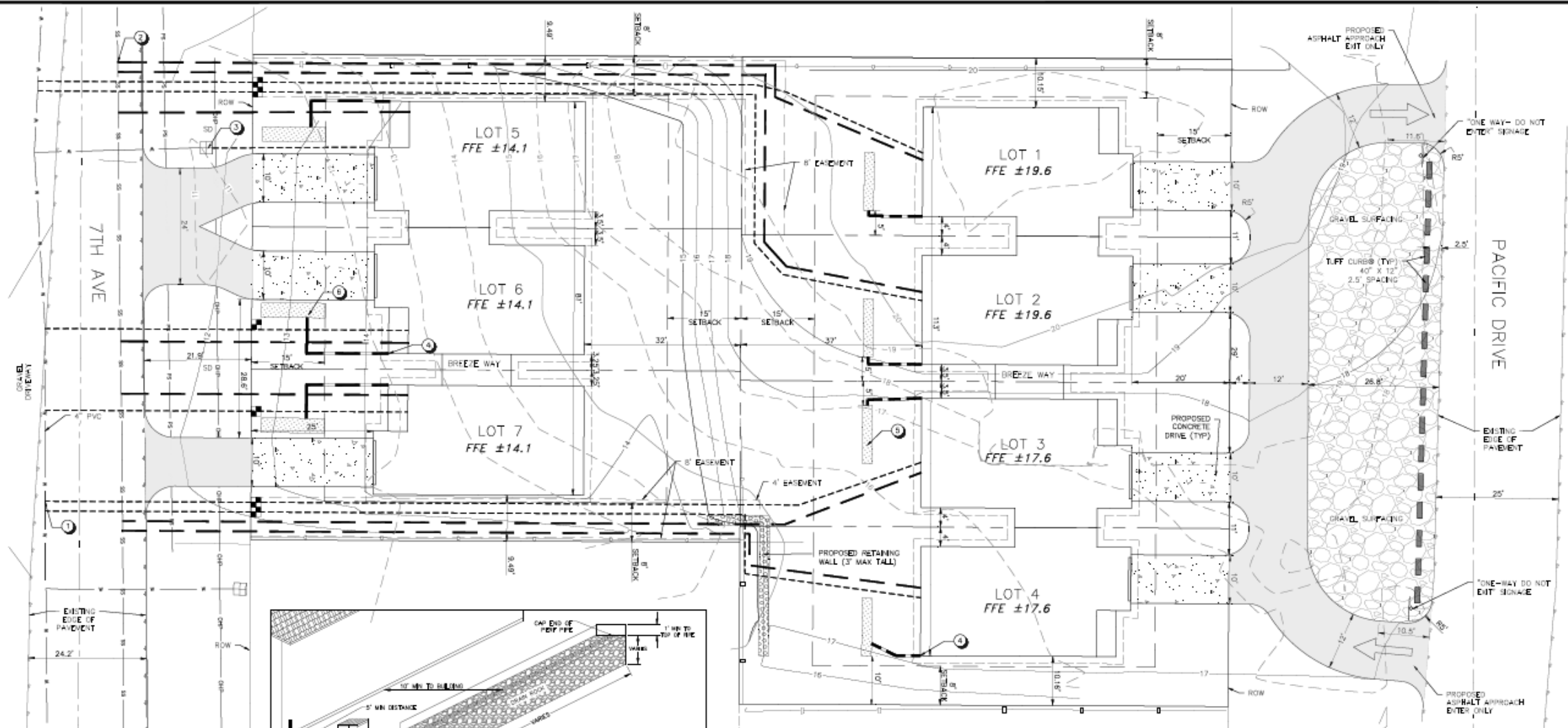
S&F Land Services
 PORTLAND, VANCOUVER, BEND, SEASIDE
 961 NW GARDEN AVE., SUITE 3
 BEND, OR 97703
 (541) 761-0854
 WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	NO.	REVISION	DRAWN:	REVIEWED:	CHECKED:
			SCALE AS SHOWN	DATE: AUG 25, 2022	
			PROJECT NO. 221-060		

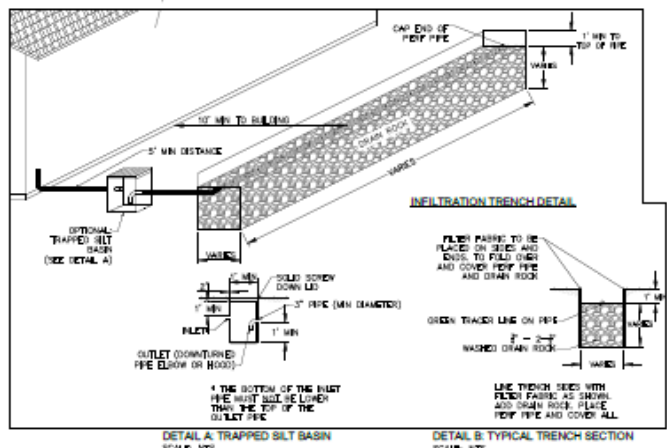
FIRWOOD
 DESIGN GROUP
 350 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97130
 BUS: (503) 686-3737 FAX: (503) 686-3738

SUNRISE HOMES LLC
 P.O. BOX 727
 WARRENTON, OR 97146

PRELIMINARY PLAT (REPLAT)
 BUOY 10 LANDING SUBDIVISION
 354 PACIFIC DRIVE, WARRENTON, OR 97146



LOT #	LOT AREA (SF)	BUILDING FOOTPRINT (SF)	PERCENT COVERAGE
1	3666	1006	27%
2	3000	1055	35%
3	3000	1055	35%
4	3666	1006	27%
5	3540	997	28%
6	2925	1042	28%
7	3524	984	28%



- KEY NOTES**
- CONNECT TO EXISTING 4" PVC WATER MAIN (TYPICAL)
 - CONNECT TO EXISTING SEWER (TYPICAL)
 - CONNECT TO EXISTING SERVICE AND WATER METER
 - CONNECT 4" STORM DRAIN PIPE TO BUILDING DOWNSPOUTS (TYPICAL)
 - PROPOSED 12" LONG X 2' WIDE X 1.5' DEEP ROCK FILLED UNDERGROUND INFILTRATION TRENCHES FOR LOTS 1-4 (TYPICAL) SEE DETAIL THIS SHEET
 - PROPOSED 13" LONG X 3' WIDE X 3' DEEP ROCK FILLED UNDERGROUND INFILTRATION TRENCHES FOR LOTS 5-7 (TYPICAL) THIS SHEET

- LEGEND**
- PROPOSED BUILDING
 - PROPOSED ROOFLINE
 - PROPOSED WATERLINE
 - PROPOSED WATER METER
 - PROPOSED STORM DRAIN PIPE
 - PROPOSED INFILTRATION TRENCH
 - PROPOSED SANITARY LATERAL
 - PROPOSED UTILITY EASMENT
 - PROPOSED AC PAVEMENT
 - PROPOSED CONCRETE
 - PROPOSED GRAVEL
 - PROPOSED RETAINING WALL
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR

SCALE: 1" = 10' FEET

PROPOSED ASPHALT APPROACH EXIT ONLY

ONE WAY - DO NOT ENTER SIGNAGE

EXISTING EDGE OF PAVEMENT

ONE WAY - DO NOT ENTER SIGNAGE

PROPOSED ASPHALT APPROACH ENTER ONLY

DATE: 06/30/23

SIGNATURE DATE:

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
 14583PC
 OREGON
 L. HOOD VETS

AGENDA ITEM 5.A
PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02
NEIGHBORHOOD LAND USE MAP



AGENDA ITEM 5.A
PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02
CRITERIA FOR APPROVAL SECTION 16.215.050

General Approval Criteria. The City Planning Commission may take one of four actions related to the application. It may approve, approve with conditions, table action for additional information, or deny a preliminary plat based on the following approval criteria:

- a. The proposed preliminary plat complies with all of the applicable Development Code sections and other applicable City ordinances and regulations. At a minimum, the provisions of this chapter, and the applicable sections of Division 2 (Land Use Districts) and Division 3 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 16.272, Variances.*
- The proposed replat and preliminary plat design is consistent with permitted use identified in the RM Medium Density Residential zoning district.
 - No variances are required based on the current submittals. Additional information may be needed prior to final plat consideration and site design review to determine if all design criteria are met.

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PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02
CRITERIA FOR APPROVAL SECTION 16.216.050

b. **Housing Density. The subdivision meets the City's housing density standards of the applicable zoning district (Division 2).**

- The proposal meets the housing density standards of the Warrenton Municipal Code.

c. **The proposed plat name is not already recorded for another subdivision, and satisfies the provisions of ORS Chapter 92;**

- No plats with the name "Buoy 10 Landing" have been recorded.

AGENDA ITEM 5.A
PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02
CRITERIA FOR APPROVAL SECTION 16.216.050

d. **Block and Lot Standards.** *All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:*

i. *All lots shall comply with the lot area, setback (existing structures), and dimensional requirements of the applicable land use district (Division 2), and the standards of Figure 16.120.020.J, Street Connectivity and Formation of Blocks.*

- Each lot meets minimum lot size and dimension for single family attached, Duplex, Tri-plex, and row house housing types.
- Setbacks as proposed meet the requirements of the municipal code and will be verified during the site plan review process.

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PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02
CRITERIA FOR APPROVAL SECTION 16.216.050

- d. **Block and Lot Standards.** *All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:*
- ii. ***Each lot shall conform to the standards of Chapter 16.120, Access and Circulation.***
- ***In order to ensure compliance with this criteria, the Planning Commission should address several items as part of the Preliminary Plat approval process, including:***
 - ***The Planning Commission may choose to authorize a sidewalk payment in-lieu for all or part of the proposed sidewalk improvements.***
 - ***The Planning Commission should consider the shared driveway approval from ODOT on Pacific Drive.***
 - ***The Planning Commission should verify the driveway separation requirements.***

AGENDA ITEM 5.A

PRELIMINARY PLAT SUBDIVISION FOR SUNRISE HOMES, LLC - SUB-22-02

CRITERIA FOR APPROVAL SECTION 16.216.050

d. ***Block and Lot Standards.*** All proposed blocks (i.e., one or more lots bound by public streets), lots and parcels conform to the specific requirements below:

iii. ***Landscape or other screening may be required to maintain privacy for abutting uses. Applies only in commercial and industrial zoning districts. (See also Division 2, Land Use Districts, and Chapter 16.124, Landscaping, Street Trees, Fences, and Walls.)***

- Since the proposed use is residential, this section does not directly apply. However, landscaping plans are reviewed as part of the Site Design Review process and the applicant is required to submit landscaping plans that meet the requirements of the municipal code at that time.

iv. ***In conformance with the Uniform Fire Code, as amended, a minimum 20-foot width fire apparatus access drive shall be provided to serve all portions of a building that are located more than 150 feet from a public right-of-way or approved access drive. See Section 16.120.020, Vehicular Access and Circulation.***

- The proposal meets this criteria.

v. ***Where a common drive is to be provided to serve more than one lot, a reciprocal easement which will ensure access and maintenance rights shall be recorded with the approved subdivision or partition plat.***

- The proposal includes shared driveways off Pacific Drive and Seventh Avenue. Maintenance of these and other commonly owned improvements should be addressed in the covenants. The proposal will meet this criteria.
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AGENDA ITEM 5.B
VARIANCE APPLICATION
V-22-4

REQUEST TO REDUCE THE NORTHERN SIDE YARD SETBACK FROM 8 FEET TO 6 FEET

SITE PLAN
1/8" = 1'-0"

