

WARRENTON  
PLANNING COMMISSION  
FORT POINTE PRESENTATION

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October 12, 2023



# AGENDA 6:00PM

- 1) Call to Order - Roll Call
- 2) Pledge of Allegiance
- 3) Approval of Minutes
- 4) Public Hearing
  - 1) Ordinance establishing a cap on the number of Mini-warehouse units within the City of Warrenton
- 5) Discussion Items
  - 1) Sign Code Task Force Report
  - 2) Residential Poultry Regulations

# MINI-WAREHOUSE ORDINANCE

## Existing Mini-warehouse Sites and Number of Units

Warrenton				
Site	Parcel Number	Number of Units		
1983 SE Dolphin Avenue (Safekeeping)	81028D001600	498		
605 SE Alt 101 North Coast Mini Storage	81027BC02000,			
	81027BC02701	133		
1805 South Main	81028CA03300	155		Pop. Estimate
1240 SE Jetty Avenue	81027BA02001,			6421
	81027AB04900	30		
51 NE Harbor Ct	81021AD02000,			Per Capita
	81021AD02003,			
	81021AD08605,			
	81021AD08607	300		
65 Iredale Street (Leitch Lease)	81022BD02780A01,			0.351
	81022BD02680A01	100		
1377 SE 11th St.	81027AA02200,			Residents/Unit
	81027AA02700.			
	81027AA02900,			
	81027AA03100,			
	81027AA03200,			
	81027AA03400,			
81027AA03600	340			
120-150 NE 5th Street	81015C000601,			2.85
	81015C000602	36		
1211 Pacific Drive	81005CD05401	14		
2395 SE Dolphin	81033A000600	120		
1100 NW 11th Street (Alder Manor)	81016A000105	38		
SE Warrior Way (In Development Review)	810340002301	489		
		2253		

# MINI-WAREHOUSE ORDINANCE

Existing Mini-warehouse  
Sites and Number of Units

Clatsop County (Rural)			
Site		Number of Units	
Jeffers Garden		30	Pop. Estimate 14951
Kompac Storage		100	Per Capita 0.026
Knappa Storage		120	Residents/Unit 38.83
Junction 26 Mini-storage		135	
		385	

Gearhart/Seaside			
Site		Number of Units	
U-Haul		430	
Avenue S Self Storage		111	Pop Estimate 9196
Pacific 1266 G St. (Gronmark)		184	Per Capita 0.124
1099 Pacific Way		17	Residents/Unit 8.08
Safekeeping Storage		199	
North Coast Plaza		16	
US 101 Mini Storage (Gronmark)		88	
Gearhart Storage		93	
		1138	

# MINI-WAREHOUSE ORDINANCE

## Existing Mini-warehouse Sites and Number of Units

8				Pop. Estimate	10256
9				Per Capita	0.004
0	Astoria			Residents/Unit	250.15
1	Site		Number of Units		
2	549 Hamburg Ave.		41		

4				Pop. Estimate	1507
5	Cannon Beach			Per Capita	0.024
6	Site		Number of Units		
7	354 Elk Creek Road		36		
8				Residents/Unit	41.86

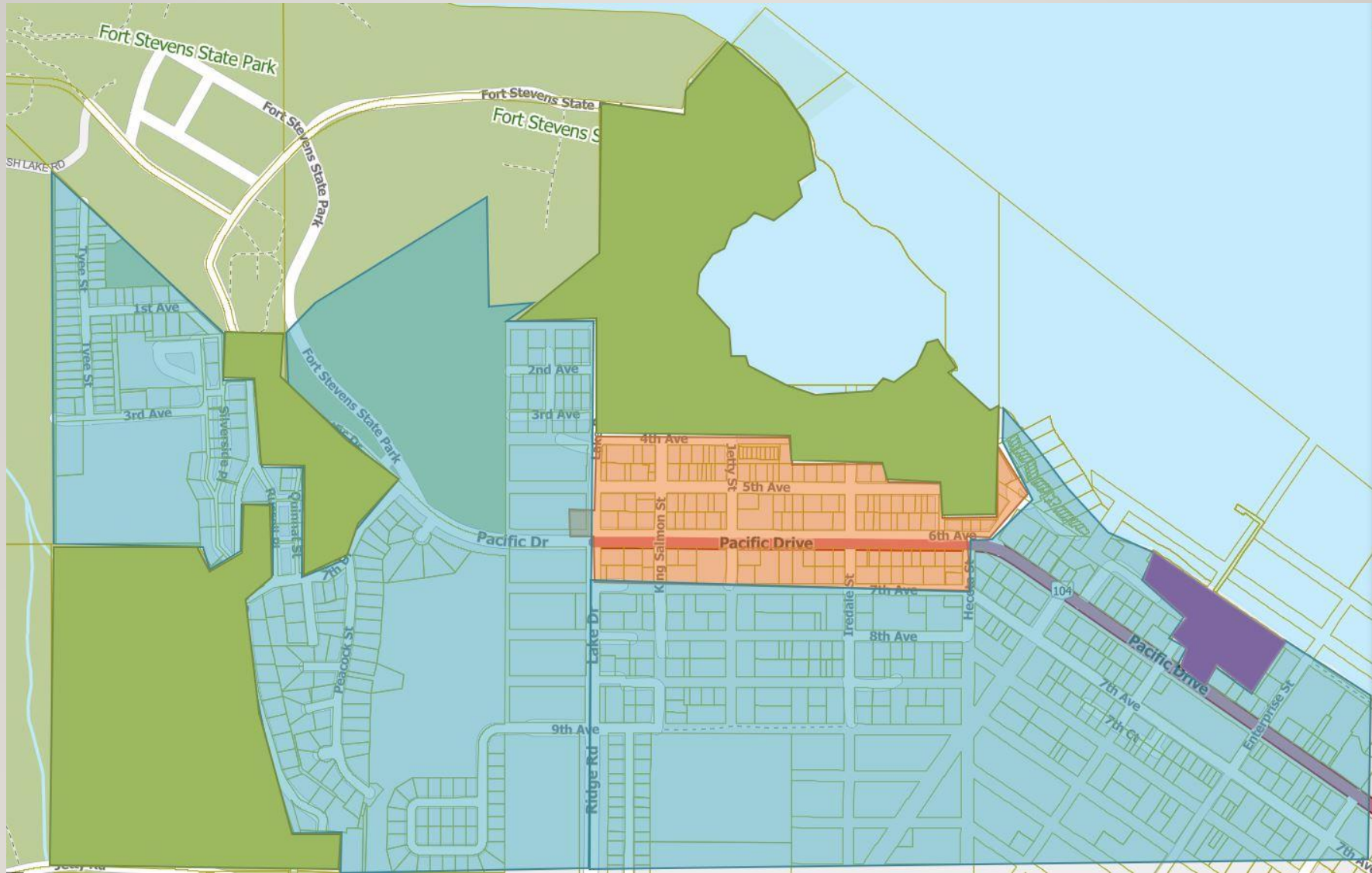
				Pop. Estimate	35910
	Non-Warrenton Clatsop County			Per Capita	0.045
	Total Units		1600		
				Residents/Unit	22.44

# MINI-WAREHOUSE ORDINANCE

## Employment/Tax Analysis 2022

	Acreage	Description	* 2020 Taxes	Zoning	FTE		
Site	2.28	Mini Storage	\$ 13,547.00	I-1	3	Mini-storage	
1983 SE Dolphin Avenue	2.00	Mini Storage	\$ 8,611.00	I-1	3	Average Taxes per Acre	
605 SE Alt 101	0.70	Enclosed Mini-Storage	\$ 7,318.00	C-1	0	\$	6,797.49
1805 South Main	0.99	Mini Storage	\$ 4,385.00	C-1	0		
1240 SE Jetty Avenue	0.85	Mini Storage	\$ 11,139.00	C-1	1	FTE Employment/Acre	0.456
51 NE Harbor Ct	2.98	Leased Mini Storage	\$ 353.00	I-2/RC	0		
Leitch Lease	3.14	Mini Storage	\$ 25,913.00	C-1	0		
Gronmark	1.45	Boat Storage	\$ 18,574.00	I-1	0		
King Fish, LLC	0.23	Mini Storage	\$ 1,473.00	RH	1		
1211 Pacific Drive	0.67	Portable Mini Storage	\$ 24.00	I-1	0		
2385 SE Dolphin	2.27	Mini Storage	\$ 28,027.00	I-1	0		
Warrenton Mini Storage	17.56		\$ 119,364.00		8		
	Acreage	Description	2020 Taxes	Zoning	FTE		
Site	2.00	LULU LLC	\$ 25,744.00	I-1	18		
2320 SE Dolphin Avenue	2.39	TJ Maxx	\$ 44,432.00	C-1	37	Other C/I Uses	
1479 SE Discovery Lane	2.18	Restaurant Supply	\$ 14,042.00	I-1	10	Average Taxes per Acre	
595 SE Alt. 101	0.99	Alexandroff Dental	\$ 16,398.00	C-1	17	\$	15,987.07
1630 SE Ensign	1.31	Les Schwab	\$ 15,911.00	C-1	13		
1167 SE Marlin Avenue	0.76	Columbia Bank	\$ 15,531.00	C-1	7		
630 SE Marlin Avenue	0.69	O'Reilly Auto Parts	\$ 14,768.00	C-1	8	FTE Employment/Acre	11.594
1649 SE Ensign Lane	2.71	Tractor Supply	\$ 25,457.00	C-1	17		
1123 Alt. Highway 101	1.12	Fibre Fed Credit Union	\$ 16,521.00	C-1	6		
1771 SE Ensign Lane	1.15	Shilo Inn	\$ 54,913.00	C-1	14		
1609 East Harbor Drive	1.02	Walgreens	\$ 17,192.00	C-1	15		
1625 East Harbor	16.32		\$ 260,909.00		162	Heavy Industrial Use	
						Average Taxes per Acre	
	47.30		\$ 852,635.00	I-2	143	\$	18,026.11
Hampton Lumber						FTE Employment/Acre	3.023
* 2020 Total Taxes Paid (All Districts)							

# Sample Sign Regulation District Maps



# Sample Sign Regulation District Maps

