



**Warrenton Planning Commission**

**AGENDA**

**September 10, 2020 / 6PM / City Hall / Commission Chambers**

**\*\*\*There will be limited seating to comply  
with social distancing requirements\*\*\***

1. Attendance
2. Flag Salute
3. Public comment Period on *Non-Agenda* Items
4. Approval of minutes of May 14, 2020 & July 9, 2020

*Action Item: Motion to Adopt*

5. PUBLIC HEARING: Continued from July 9, 2020, Ryan Osburn, Osburn Plumbing.  
Proposal: Construct new contractor shop, warehouse, and office with private street access to dolphin  
*Action Item: Recommendation to approve with conditions*

6. PUBLIC HEARING: Site Design Review and Variance for NW Natural Gas  
Proposal: To construct a new regional service center on SE Dolphin Avenue, and a variance to the 6-foot maximum fence height to allow a 7-foot perimeter fence. The property is located at map/tax lot 8103402300, on the east side of SE Dolphin Avenue, immediately south of the Warrenton School District access road and north of the Oregon State Police facility.  
*Action Item: Recommendation to approve with conditions*

7. PUBLIC HEARING: Site Design Review, subdivision Preliminary Plat Approval  
Proposal: To build a 12-lot residential subdivision, and a variance to the minimum cut-slope setback and to the minimum toe-of-fill slope setback; all submitted by Gilbert Gramson. The subject property, tax lot 81921CB01599, is a 3.8 acre (approximately) parcel located on the east side of SW Juniper Avenue, approximately 1,000 feet north of SW 9<sup>th</sup> Street and about 1,000 feet south of SW Kalmia Avenue.  
*Action Item: Recommendation to approve with conditions*

8. Staff Announcements & Project Update

9. Next Meeting: October 8, 2020

September 2, 2020

TO: Warrenton Planning Commission  
FROM: Mark Barnes, Interim Planning Director  
RE: Osburn Plumbing Site Design Review (SDR20-04); Conditional Use (CUP20-01); and Variance (V20-01)

### **Background**

Ryan Osburn proposes a total of 39,500 square feet of commercial building space on a vacant 4.47-acre site on the west side of SE Dolphin Avenue, in the General Commercial (C1) zone. Three applications are before the Planning Commission:

- Conditional Use Permit for office and warehouse space for Osburn Plumbing and Osburn-Olsen Land Development for 30,000 square feet of building space. Additional users for the remaining 9,500 square feet are not yet identified and are not a part of this application.
- Site Design Review for a development covering more than two acres and including more than 10,000 square feet of floor area.
- A variance to the City's street design standards to allow the proposed alley-access to the development site.

The Planning Commission opened this hearing on July 9, took testimony, and continued the hearing to August 13. That hearing was canceled, in part because the applicant had not provided updated site plan drawings responsive to the Planning Commission's concerns or to the Public Works Department's comments. This staff report updates the previous (July 2) staff report to reflect the revised site plan; and to acknowledge additional written testimony received (Dr Roy Little letter of September 2, 2020).

### **Staff Recommendations**

Conditional use permit: Approval with conditions  
Site Design Review: Approval  
Variance: Approval

### **Development Process & Review Timeline**

Application materials were submitted on May 29, 2020; and determined to be complete on June 15, 2020. Affected agency notice was emailed on June 25, 2020. Nearby property-owner notification was mailed 20 days prior to the July hearing date, and remailed 20 days prior to the September 10 hearing date. Notice was published in the *Columbia Press* on June 16, 2020; and republished on August 28, 2020.

### **Existing Conditions**

The subject property is immediately north and west of Clatsop Memory Care. It is currently vacant. The site has frontage on Highway 101 and on SE Dolphin Avenue. All access will be via an existing private access off of SE Dolphin Avenue. Clatsop Memory Care and the proposed

development will share a common driveway, already constructed, in a 27-foot wide easement. The subject property also adjoins Medix Ambulance Service to the south; and Coastal Maintenance & Plumbing to the north.

#### **Applicable Criteria**

The proposal is subject to the following Development Code zoning and design standards and requirements:

- Conditional Use Standards (16.220)
- C-1 General Commercial Development Standards (16.40.040)
- C-1 General Commercial Design Standards (16.40.050)
- Design Standards: Access & Circulation (16.120)
- Design Standards: Landscaping, Street Trees, Fences, and Walls (16.124)
- Design Standards: Vehicle & Bicycle Parking (16.128)
- Public Facilities Standards (16.136)
- Stormwater & Surface Water Management Standards (16.140)
- Site Design Review Application & Review Procedures (16.212)
- Large Scale Development (16.192)
- Variance criteria (16.272)

These criteria and standards are excerpted below.

#### **16.220 -- CONDITIONAL USE PERMIT**

Conditional use review criteria excerpted below are from 16.220.030, followed by staff findings. The applicant also provided written findings dated May 27, 2020, included in the application materials.

*The proposed use is in conformance with the Comprehensive Plan. (16.220.030.A.1)*

The Comprehensive Plan provides a broad policy framework for development in the C-1 Zone. This policy framework is implemented primarily through the zoning ordinance and zoning map. The applicant cites several comprehensive plan policies in their findings addressing this criterion. Staff recommends that the Planning Commission find the proposal in conformance with the City's Comprehensive Plan.

*The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on, surrounding properties. (16.220.030.A.2)*

The site is in a commercially-zoned area. Development to the north, south, and east is in the C1 zone. They are somewhat buffered from the proposed use by landscaping and by topography. Operating characteristics as proposed are similar to other commercial developments located in

the vicinity along SE Dolphin Avenue. Road access will be via an existing private drive to SE Dolphin Avenue. This existing driveway has been sufficient for Clatsop Memory Care's use, and it was designed and approved with the understanding that it would support additional development on the site. If additional measures are needed to assure compatibility, staff recommends that the Planning Commission consider fencing, landscaped buffers, berms, lighting controls, and restricted hours of operation. The applicant addresses this criterion as follows:

*"There will be minimal impact on adjacent development because of the way the area has developed, with extensive mixed commercial and industrial activity. The landscaping is more than double the amount required. Except during construction of the project, the daily operation of the business will not disrupt Clatsop Care Center. All activities will be indoors in well insulated buildings."*

A letter from Dr Roy Little (September 2, 2020) raises three potential impact and compatibility issues:

*"The proposed narrow shared access road lies immediately in front of the entrance area to the building. Controlling speed with "Speed bumps" would decrease risk to residents and their families as they enter and exit the building. Ambulance and first responder access to the building must be assured at all times."*

*"Many of the residents live on the side of the building fronting the access road. Their rooms have windows that can be slightly opened allowing construction dust and noise to enter their space. Individuals with cognitive impairments can have sleep patterns that aren't necessarily synchronized with our concept of night and day and that can be easily disrupted. There should be adequate control of noise and dust during construction to accommodate the special needs of these residents. Night time construction should be discouraged."*

*"This project will significantly change the environment surrounding the Memory Care. Consider it as having the impact of building a retail mall surrounding two sides of a small 30 person community. The West end secured outside space for the residents, which now looks over a quiet field and some trees, will instead look at the blank wall of an industrial building-- just a few yards away. In their interests there should be adequate solid visual and noise barriers between the proposed development and CCMC with enough setback to allow for the planting of additional landscaping to soften the appearance of the barriers. "*

The Planning Commission has at least three options with respect to the compatibility and impact issues in criterion A.2:

- Find the concerns raised by Dr Little's letter to be without merit, and conclude that the proposal will be compatible with, and have a minimal impact on, surrounding properties.
- Find that the concerns raised in Dr Little's letter are legitimate, and craft approval conditions that address the concerns.
- Continue the hearing to October 8 to allow the applicant to amend the site plan or propose mitigating measures to address the project's impacts on Clatsop Memory Care.
- Deny the conditional use permit based on criterion A.2.

Continuing the hearing puts the City at risk of violating ORS 227.178, which requires final action on a request within 120 days of the application. The Planning Commission should continue the hearing only if the applicant agrees to extend the ORS 227.178 deadline by 30 days.

*The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated. (16.220.030.A.3)*

A traffic impact study was prepared by the applicant. A copy is included with the application material. The report concluded that traffic safety mitigation was not needed or recommended; that site distance requirements were met or could be met with pruning of vegetation; that no safety issues based on road or access geometry were present; that crosswalks as proposed were sufficient to meet pedestrian needs; that no specific bicycle mitigation measures (such as additional bike lanes or bike paths) were necessary; and that no specific mitigation measure related to public transit were needed or recommended. Based on this, the Planning Commission can find that the proposed uses will not generate excessive traffic; and that adjacent streets have the capacity to accommodate the traffic generated without any mitigation measures other than those included on the applicant's site plan.

*Public facilities and services are adequate to accommodate the proposed use. (16.220.030.A.4)*

Municipal water and sewer service at the site are sufficient to meet the proposed use's needs without exceeding the City's capacity to provide these services. The applicant provided a stormwater report prepared by A.M. Engineering, dated 5/22/20. Under this proposal, stormwater would be conveyed to an existing ditch in the Highway 101 right-of-way, and then to the Skipanon River. Based on this, the Planning Commission can determine that public facilities and services are adequate to accommodate the proposed use.

*The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use. (16.220.030.A.5)*

The site is generally level and dry. Site topography is shown on Sheet C4 of the applicant's site plan. A preliminary stormwater report was prepared at the applicant's expense and is included with the application materials. Paved and impervious areas will create additional drainage needs, but the applicant's engineer states that the proposed stormwater conveyance can accommodate these needs. The proposed type of construction can be supported by the site if a proper foundation can be designed. The adjoining Clatsop Memory Care facility is built on similar soils and site conditions without extraordinary measures. Based on this, the Planning Commission can find that the site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.

*The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant. (16.220.030.A.6)*

There subject property covers more than four acres. Based on the proposed site development plan, the property is large enough to accommodate the proposed buildings, parking, vehicle circulation areas, setbacks, utilities, and landscaping. For these reasons the Planning Commission can find the proposal consistent with conditional use criterion A.6.

*The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use. (16.220.030.A.7)*

The proposed location on SE Dolphin Avenue is appropriate for the proposed use. The site and surrounding lands are in the City's General Commercial zone. Nearby commercial uses include Clatsop Memory Care, Oregon State Police, Medix Ambulance Services, Pacific Corp, ODOT Maintenance, and a mini-storage facility. These are not retail storefront commercial uses, such as are found at Youngs Bay Plaza, for example. Instead, surrounding commercial uses along SE Dolphin Avenue are service providers. The two users identified for this proposal – Osburn Plumbing and Osburn-Olsen Land Development – are service providers. The proposed uses do not require a high-visibility site more appropriate for retail merchants like Walmart, Fred Meyer, Costco, or Home Depot. Based on this, the Planning Commission can find the proposal consistent with conditional use criterion A.7. If mitigation measures are needed to meet this standard, staff recommends that the Planning Commission consider fencing, landscaped buffers, berms, exterior lighting restrictions, and restricted hours of operation.

**16.40.040 -- C1 Zone Development Standards.**

A. Density Provisions.

...

4. *Maximum building height: 45 feet.*
5. *Commercial uses, maximum lot coverage: none.*

The applicant submitted building elevations with this request. Proposed roof ridgetops are 33 feet above grade.

B. Setback Requirements.

1. *Minimum front yard setback, commercial uses: none except where adjoining a residential zone, in which case it shall be 15 feet. See Section 16.40.050 for maximum front yard setback for commercial uses.*
2. *Minimum side and rear yard setbacks, commercial uses: none except where adjoining a residential zone in which case there shall be a visual buffer strip of at least 10 feet wide to provide a dense evergreen landscape buffer which attains a mature height of at least eight feet. Such buffers must conform to the standards in Chapter 16.124, Landscaping, Street Trees, Fences and Walls.*

There are no minimum setbacks for commercial uses in the C1 zone. The proposed site plan incorporates setbacks and buffers from the Clatsop Memory Care facility and from development to the north. The proposed 4,500 square foot building near the south property line is about five feet from the property line at its nearest point; and about 75 feet from the Clatsop Memory Care building at its nearest point.

**16.40.050 -- C1 Zone Design Standards.**

- A. *Any commercial development shall comply with Chapter 16.116 of the Development Code.*
- B. *Lots fronting onto U.S. Highway 101 shall have a setback of at least 50 feet between any part of the proposed building and the nearest right-of-way line of U.S. Highway 101.*
- C. *Signs in General Commercial Districts along Fort Stevens Highway/State Highway 104 (i.e., S. Main Avenue, N. Main Avenue, NW Warrenton Drive, and Pacific Drive) shall comply with the special sign standards of Section 16.144.040.*
- D. *Maximum front yard setback for commercial buildings in the C-1 zone along Fort Stevens Highway/State Highway 104 shall be 10 feet.*
- E. *Maximum front yard setback for commercial buildings in the C-1 zone adjacent to existing or planned transit stops shall be 10 feet.*

Buildings shown on the proposed site plan meets the fifty-foot setback from Highway 101. The proposed site plan does not include any signage. A sign permit will be reviewed at a later date.

Setbacks are addressed above. Other standards are not applicable. Based on this, the Planning Commission should find that the standard is met.

**16.40.060 -- C1 Zone Other Applicable Standards.**

- A. *Outside sales and service areas shall be approved by the Warrenton Planning Commission if not enclosed by suitable vegetation, fencing or walls.*
- B. *Outside storage areas shall be enclosed by suitable vegetation, fencing or walls, in conformance with Chapter 16.124.*
- C. *All uses shall comply with access and parking standards in Chapters 16.116 and 16.128 except as may be permitted by conditional use or variance.*
- D. *Signs shall comply with standards in Chapter 16.144.*
- E. *All development shall comply with the wetland and riparian area protection standards of Chapter 16.156.*
- F. *All other applicable Development Code requirements shall also be satisfied.*

There are no outside sales areas proposed. An outdoor storage area is shown on the site plan. The requirement in subsection B, that outside storage areas be enclosed by suitable vegetation, fencing or walls, can be addressed with an approval condition: *Outdoor storage area shall be surrounded by screening vegetation consistent with 16.124.* See proposed conditions of approval.

**16.120.020 -- VEHICULAR ACCESS AND CIRCULATION.**

*F. Access Options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (a minimum of 10 feet per lane is required). These methods are "options" to the developer/subdivider, unless one method is specifically required under Division 2, or through conditions required by the hearings body.*

- 1. Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*
- 2. Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.*

The proposed site plan uses option 2, a driveway shared with Clatsop Memory Care.



*8. Loading Area Design. The design of driveways and on-site maneuvering and loading areas for commercial and industrial developments shall consider the anticipated storage length for entering and exiting vehicles, in order to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site circulation.*

Loading area design is shown on the proposed site plan. Opportunities for backing into traffic on SW Dolphin are minimal because the bulk of the development's loading/unloading activity will be on the west side of the property, away from SE Dolphin.

*L. Fire Access and Circulation. The City of Warrenton adopts the Uniform Fire Code, as amended, including administrative sections and all appendices and all the State of Oregon revisions. All development in the City of Warrenton is required to meet these minimum adopted standards.*

Fire Department staff reviewed to proposed fire access and circulation and had no comments or recommended design changes.

*5. Parking Areas. Parking areas shall provide adequate aisles or turn-around areas for service and delivery vehicles so that all vehicles may enter the street in a forward manner.*

Public Works staff and Fire Department staff reviewed the parking area plan and had no comments or recommended design changes. Planning staff believes proposed aisles and turn-around areas are sufficient for the proposed use.

*M. Vertical Clearances. Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13 feet 6 inches for their entire length and width.*

It does not appear from the proposed site plan that any architectural or landscape features would conflict with this standard.

*N. Vision Clearance. No signs, structures or vegetation in excess of three feet in height shall be placed in vision clearance areas. The minimum vision clearance area may be increased by the Community Development Director, City-appointed engineer, or Planning Commission upon finding that more sight distance is required (i.e., due to traffic speeds, roadway alignment, etc.).*

There are no materials proposed within the clearance areas at the property line boundary. The proposed buildings are not within the vision clearance area.

*Surface Options. All driveways, parking areas, aisles, and turn-a-rounds in the City of Warrenton shall be paved with asphalt, concrete, or other comparable surfacing. A durable non-paving material may be used for driveways and private streets that serve three or fewer residential dwelling units and in other instances where the need to reduce surface water runoff and protect water quality can be demonstrated through adequate findings of fact submitted by the applicant and/or property owner as part of the development proposal. All paving and non-paving surfaces shall meet City construction standards and shall be subject to review and approval by the Community Development Director, City-appointed engineer, and/or Planning Commission. (16.120.020.O.1)*

All driveways, parking areas, aisles and turn-arounds shown on the proposal are paved.

*Surface Water Management. All driveways, parking areas, aisles and turn-a-rounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facility plans shall be prepared by a qualified person and constructed in conformance with City standards. Such plans shall attempt to follow the principle that water falling on a given site should be absorbed or retained on-site to the extent that the quantity and rate of water leaving the site after the development would not be significantly different than if the site had remained undeveloped. (16.120.020.O.1)*

Proposed driveway and parking area materials are asphalt. A stormwater management plan was submitted with the application materials. Engineering plans will be required prior to building plan review. Based on this, the Planning Commission should find that this standard is met.

#### **16.136.020 -- Transportation Standards.**

A. *Development Standards. No development shall occur unless the lot or parcel abuts a public or private street, other than an alley, for at least 25 feet and is in conformance with the provisions of Chapter 16.120, Access and Circulation, and the following standards are met:*

1. *Streets within or adjacent to a development shall be improved in accordance with the Comprehensive Plan, Transportation System Plan, and the provisions of this chapter;*
2. *Development of new streets (public or private), and additional street width or improvements planned as a portion of an existing street, shall be improved in*

*accordance with this section, and public streets shall be dedicated to the applicable City, County or State jurisdiction;*

*3. New streets and drives connected to a City collector or arterial street shall be paved.*

The existing public street, SE Dolphin Avenue, the existing driveway, and the proposed new driveway all meet these requirements, subject to the approval of the proposed length variance.

#### **16.120.030 -- Pedestrian Access and Circulation**

*Pedestrian Access and Circulation. To ensure safe, direct and convenient pedestrian circulation, all developments, except single-family detached housing, duplexes, or triplexes on individual lots, shall provide a continuous pedestrian and/or multi-use pathway system. (16.120.030.A)*

The original proposed site plan indicated that sidewalk, curbing, and gutters along the west side of SE Dolphin Avenue fronting the property will be provided as a payment in lieu option. The revised site plan, dated 8/6/2020 shows a five-foot sidewalk and curb/gutter improvements along the subject property's Dolphin frontage; and a five-foot sidewalk extending into the development. Based on this, the Planning Commission should find that the proposal meets the ordinance's requirements for pedestrian access and circulation.

#### **16.124 -- LANDSCAPING, STREET TREES, FENCES AND WALLS**

##### 16.124.070 New Landscaping.

*B. Landscaping Plan Required. For every new development in the City of Warrenton requiring a City permit, a landscape plan is required. All landscape plans shall include the following minimum required details (see Section 16.212.040 for additional landscape plan requirements for projects requiring site design review)*

- 1. Legal description (e.g., assessor parcel number, copy of warranty deed, etc.) for the subject property;*
- 2. Property lines with the location and general description (height and type of material) of existing and proposed fences and other buffering or screening materials;*
- 3. The location of existing and proposed terraces or retaining walls;*
- 4. The location of existing and proposed plant materials;*
- 5. Wetland and/or riparian area boundaries on the property, if any;*
- 6. Existing and proposed structures;*
- 7. Driveway and adjoining roadway widths, descriptions, and locations; and*
- 8. Prevailing drainage patterns for the property.*

9. *Other information as deemed appropriate by the Community Development Director.*
10. *An arborist's report may be required for sites with mature trees that are protected under this chapter and/or Chapter 16.156 of this Code.*

The landscape plan submitted by the applicants meets these requirements.

*C. Landscape Area Standards. The minimum percentage of required landscaping equals:  
... Commercial districts: 15% of the site shall be landscaped according to the requirements of this section.*

According to figures provided on sheet C4 of the applicant's site plan, the site covers about 194,567 square feet. Proposed new landscaping will cover about 12,922 square feet, or about 6.6 percent of the site. Conserved landscaping covers an additional 76,766 square feet, or about 39.5 percent. As proposed, new landscaped areas plus existing landscaping to be preserved cover about 46 percent of the site, thus meeting the coverage standard. These figures are broken-down by construction phase on Sheet C4 of the applicant's revised site plan.

#### **16.128 -- VEHICLE AND BICYCLE PARKING**

The proposed site plan includes a total of 44 off-street parking spaces, distributed as follows:

- 22 standard
- 17 compact
- 5 van-accessible

The proposed site plan also identifies locations for ten bicycle parking spots. Proposed buildings cover a total of 39,500 square feet. The proposed uses are not specifically listed in the City's off-street parking table at WMC 16.128.030.A. Staff recommends that the Planning Commission apply a parking requirement similar to the development code's warehouse standard: 1 space per 1,000 square feet of floor area. Applying this standard to the 39,500 square feet of proposed buildings yields a minimum off-street parking requirement of 40 spaces. The applicant's site plan proposes a total of 44 spaces, thus meeting this requirement.

*16.128.040 Bicycle Parking Requirements. A. All uses shall provide bicycle parking in conformance with the following standards which are evaluated during development review or site design review.*

Two covered spaces for bicycle parking are provided with each of the proposed buildings. Based on this, the Planning Commission should find that this standard can be met.

## Chapter 16.140 -- STORMWATER AND SURFACE WATER MANAGEMENT

### 16.140.010 Natural Drainage System Maintained to Extent Feasible.

- A. *To the extent practicable, all development must conform to the natural contours of the land and natural and pre-existing man-made drainage ways must remain undisturbed.*
- B. *To the extent practicable, lot boundaries created by partition or subdivision must coincide with natural and pre-existing man-made drainage ways to avoid the creation of lots that can be built upon only by altering such drainage ways.*

A natural drainage feature along the northern property boundary drains to the west, to the Highway 101 right-of-way. This feature is undisturbed by the proposed site development plan.

16.140.020 Developments Must Drain Properly. *A. All developments must provide an adequate drainage system to prevent the undue detention or retention of stormwater or surface water on the development site.*

16.140.030 Surface Water Management. *All developments must be constructed and maintained so that impacts to natural and man-made drainage ways do not unreasonably burdened upstream or downstream properties with surface water flooding as a result of the developments.*

The applicant has submitted a preliminary stormwater drainage report that was reviewed by the Public Works Department. Under this proposal, stormwater would be conveyed to an existing ditch in the Highway 101 right-of-way, and then to the Skipanon River. No objections to this plan were raised during preliminary engineering review. A final more detailed review will occur when construction plans are submitted.

### 16.140.040 Erosion and Sediment Control.

- B. *Erosion and sediment control plans are required by the City as a component of the site plan for all plats and all projects which require site plan review. Erosion control plans must be designed to the specifications as outlined in this chapter.*
- C. *Development of the land may not begin (and no building permits may be issued) until the City-appointed engineer approves the erosion control plan.*
- D. *For purposes of this section, "disturb" means any use of the land by any person in any development, and/or road construction and maintenance that results in a change in the natural cover or topography that may cause or contribute to sedimentation. Sedimentation occurs whenever solid particulate matter, mineral or organic, is transported by water, air, gravity or ice from the site of its origin.*

The applicant has not submitted an erosion control plan as of the date of this staff report. This requirement can be addressed with an approval condition.

*Storm sewers constructed within the street will be sized by the developer's engineer and will consider all potential runoff requirements within the site and upstream of the site. (16.140.050.A)*

The applicant submitted a preliminary stormwater drainage report that was reviewed by the Public Works Department. No objections to this preliminary plan were raised during engineering review. A final more detailed review will occur when construction plans are submitted.

#### **16.212 -- Site Design Review Application and Review Procedures**

*16.212.040.C. Review Criteria. The Community Development Director shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:*

- 1. The application is complete, as determined in accordance with Chapter 16.208 and subsection B of this section.*
- 2. The application complies with all of the applicable provisions of the underlying land use district (Division 2), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.*
- 3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 16.276, Nonconforming Uses and Development.*
- 4. The application complies with the applicable design standards.*

Community Development Director Kevin Cronin determined that the application was complete on June 15.

The proposed site development plan was reviewed against General Commercial (C1) zone development standards, cited elsewhere in this staff report. The application meets building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable C1 zone development standards.

There is no existing development on the site, so the upgrade requirement in subsection 3 is not applicable.

The applicable design standards in Division 3 are addressed elsewhere in this staff report.

Based on this, the Planning Commission can find that the proposal meets the requirements of 16.212.040.C.

**16.152.060 -- Grading Permit Requirements.**

- A. *Permits Required. Except as exempted in Section 16.152.040, no person shall do any grading without first obtaining a grading permit from the building official. A separate permit shall be obtained for each site, and may cover both excavations and fills.*

A grading plan and permit can be required as a condition of approval. The proposed site plan shows areas where grading and filling will be needed. See conditions of approval.

**16.192 -- LARGE-SCALE DEVELOPMENTS**

- A. *Large-Scale Development. A development which is:*

...

3. *A commercial, industrial, public or institutional development which within two calendar years will use two or more acres of land or will have buildings with 10,000 square feet or more of floor area.*

The proposal is a large-scale development subject to this procedure because the site is larger than two acres, and because proposed buildings will have more than 10,000 square feet of floor area.

**16.272 -- VARIANCES**

The applicant requests a variance to the maximum length standard for the proposed access drive. Criteria for approval of a variance are in 16.272.020.

- A. *The hardship was not created by the person requesting the variance;*  
B. *The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied;*  
C. *The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide*

*hazards, beyond those impacts that would typically occur with development in the subject zone;*

- D. The request is not in conflict with the Comprehensive Plan;*
- E. The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction; and*
- F. Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied.*

**Criterion A** states that the hardship must not have been created by the applicant. “Hardship” is not defined, but is generally understood to be something that prevents reasonable use of the property. The proposed access to SE Dolphin Lane consists of two parts. An existing private driveway serves Clatsop Memory Care. It is 27 feet wide, and was approved with the understanding that it would serve additional development beyond the Clatsop Memory Care facility. The second leg of the access driveway is under review here. As proposed, it is 24 feet wide, consisting of two paved ten-foot wide travel lanes and two 2-foot wide curb/gutters.

**Criterion B** states that the variance is needed to make reasonable use of the property. Economic considerations are valid. The proposed access lane is sufficient to make reasonable use of the property. Design to a higher standard would increase impervious surface area and affect stormwater runoff. It might also encourage higher motor vehicle speeds and on-street parking along this lane, which should not be allowed along this driveway.

**Criterion C** states that the variance must not be “substantially injurious” to the neighborhood. A letter from Dr Roy Little (September 2, 2020) suggests that the proposed road design and its intended use may be injurious to Clatsop Memory Care’s residents:

*“The proposed narrow shared access road lies immediately in front of the entrance area to the building. Controlling speed with “Speed bumps” would decrease risk to residents and their families as they enter and exit the building. Ambulance and first responder access to the building must be assured at all times.”*

The proposed access relies on a shared driveway, helps minimize impervious surfaces, reduces average motor vehicle speeds along the access, and eliminates on-street parking along the accessway. None of these are injurious to the neighborhood. If the Planning Commission agrees with Dr Little’s comment, it can approve the variance with approval conditions as the letter suggests. Warrenton’s development code (16.272.010) allows approval conditions for variances: “Reasonable conditions may be imposed in connection with a variance as deemed necessary to protect the best interests of the surrounding property or neighborhood, and otherwise secure the purpose and requirements of this chapter.” Alternatively, the Planning Commission may find that the proposed variance will not substantially be injurious to the neighborhood; and that the variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts



that would typically occur with development in the subject zone; and approve the variance without conditions.

**Criterion D** prohibits variances that conflict with the Comprehensive Plan. The zoning ordinance's street standards implement comprehensive plan policies addressing safe and efficient motor vehicle access to development, and traffic flow and safety on city streets. There is no evidence that the proposal conflicts with these policy objectives.

**Criterion E** prohibits use variances; that is, a variance to allow a use that could not otherwise be permitted. This is not the case here, where the proposed uses are allowed in the C1 zone without a variance.

**Criterion F** states that the requested variance must be based on the site's physical characteristics. The site's physical dimensions preclude further development beyond that proposed on this site plan. The proposed accessway will serve no additional development beyond that shown on this proposal because the site cannot easily accommodate additional development.

#### **CONCLUSION & RECOMMENDATION**

The proposal appears to meet applicable standards and approval criteria; or can meet them with approval conditions. Staff recommends that the proposed conditional use permit, site plan review, and road standard variance be approved, subject to the following conditions:

1. On-street parking shall be prohibited along the accessway. No Parking signs and/or curb painting shall be used to implement this requirement.
2. Signage is not a part of this approval. Separate sign permits will be required before any signage is installed.
3. Outdoor storage areas shall be surrounded by screening vegetation consistent with WMC 16.124.
4. The applicant shall prepare and submit a detailed site grading plan, including an erosion control plan, for review and approval. No grading shall occur prior to the approval of the grading and erosion control plans, and issuance of a grading permit.

(The following draft approval conditions are related to the concerns raised by Dr Little regarding impacts on Clatsop Memory Care.)

5. The applicant will redesign the proposed access alley to incorporate speedbumps to decrease vehicle speed.

6. There shall be adequate control of noise and dust during construction to accommodate the special needs of Clatsop Memory Care residents. Construction shall be confined to the hours of 7AM to 6PM.
7. The applicants will erect a solid visual and noise barrier between the proposed development and the west side of the Clatsop Memory Care building with enough setback to allow for the planting of additional landscaping to soften the appearance of the barrier.



P.O. Box 973  
Seaside, Oregon 97138  
(503) 468-8600  
adam@amengnr.com

September 3, 2020

Mark Barnes  
Interim Community Development Director  
City of Warrenton  
225 S Main Ave  
Warrenton, OR 97146

**RE: Juniper Avenue Subdivision – Site Design Review (WMC 16.212.040)**

Dear Mr. Barnes,

The City of Warrenton has engaged A.M. Engineering to provide site design review support consulting services. The following documents were emailed to AME by the City:

- Eight plan sheets, 1-8, dated 7/30/20, with no revisions
- Juniper Avenue Subdivision Preliminary Plat Application Narrative and Suggested Findings document, assumed to be prepared by Firwood Design Group, LLC, dated 7/30/20
- Stormwater Report prepared by Firwood Design Group, LLC, dated 7/29/20.
- Impact Study prepared by Firwood Design Group, LLC, dated 7/30/20.
- DSL Wetland Concurrence letter, dated 4/20/20.
- Geotechnical Engineering Report prepared by Geo Engineers, dated 3/27/20
- Warrenton Fire Department Pre-Application Notes, dated 7/17/19.
- Warrenton Community Development Pre-Application Notes, dated 7/24/19

No additional application documentation was provided. This letter summarizes my review comments of this information provided to me on 8/21/20 and 8/27/20.

The site is located approximately 1,098 feet north of the intersection of Juniper Avenue and 9<sup>th</sup> Street on the east side of Juniper Avenue. As submitted, the development consists of 12 lots for attached single family units, water sanitary sewer, storm drainage, and street improvements with public right of way dedication.

Although the plans submitted included information and details relevant to construction, the plans have not been reviewed, or commented on, for compliance with the City Engineering Standards & Design Criteria Manual or other applicable construction standards at this time. Review under those standards will be conducted under a future submittal after Site Design Review is complete.

The submitted information has been reviewed for compliance with the City of Warrenton Municipal Code Site Design Review, Section 16.212.040 and additional referenced sections.

The following comments are not all inclusive and it is the responsibility of the consultant to ensure all applicable standards are met.

**General Notes:**

- Construction Documents shall meet all requirements of federal, state, and local standards, codes, ordinances, guidelines and/or other legal requirements.



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Seaside, Oregon 97138  
(503) 468-8600  
adam@amengnr.com

- The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet the standards set forth in the development code.
- The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code.
- The developer is required to follow the Engineering Standards & Design Criteria Manual. Please provide documentation showing how the development meets the standards set forth in this manual.
- The developer is required to coordinate with the City Fire Department for design standards.
- Grading and Erosion Control activities shall adhere to the requirements of the Approved Oregon Department of Environmental Quality General Permit for Stormwater Discharge, 1200-C when applicable.
- Grading activities shall adhere to the recommendations provided in the project final Geotechnical report when applicable.

**Comments:**

- 1 Designate easements as proposed or existing.
- 2 Provide crosswalk striping at intersections and termination of sidewalk in hammerhead.
- 3 Provide refuse enclosures.
- 4 Street lights shall be installed in accordance with City standards, provide street lighting with location, type, and height in the site plan.
- 5 Provide location of mail boxes in the site plan, if known.
- 6 Provide studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.). Provide updated 1200-C permit erosion control drawings for the proposed development.
- 7 Provide entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development.
- 8 The City of Warrenton refers to ODOT details as standards. Provide applicable ODOT standard drawings and details where appropriate. Where ODOT details are used, ensure the detail or drawing is modified to include any additional information referenced in the Engineering Standards & Design Criteria Manual. Where special details are provided, ensure the Engineering Standards & Design Criteria Manual is met by the detail.
- 9 All ADA ramp configurations shall be ODOT standard configurations.
- 10 Alternative Local Road requires City Engineer approval.
- 11 Any design not meeting standards requires a design exception. Each design exception must be individually identified numerically.
- 12 Provide water and sewer demand calculations.
- 13 Developer will determine what public water improvements are needed to provide adequate domestic and fire flows to this development. The improvements will be designed in such a way as to ensure the added flow does not reduce the capacity of the system or negatively impact the system. A water model will be developed by the developer and reviewed by the City appointed consultant. The developer may use the City appointed consultant to prepare the necessary water model. Improvements will need to be reviewed and approved by Oregon Health Authority and City Engineer and paid for by the developer.
- 14 Wet tap at the existing main line will not be allowed, provide cut-in connection with three valve cluster.
- 15 Provide Landscaping plans, if applicable.
- 16 Include clear vision triangle in the preliminary plan at the intersection with Juniper.
- 17 Include storm calculations for proposed demand contributing to the existing outfall in the storm report.
- 18 Label stormwater report calculation printouts as existing, proposed, demand, and/or capacity.
- 19 Include calculations for the time of concentration in the storm report.
- 20 Provide reasonable demand calculations for traffic, drainage, water system, and wastewater system to support assumptions and opinions regarding impact in the impact study.



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- 21 Discuss the existing condition of parks to demonstrate the impact opinion on them.
- 22 Construction, observation, and inspection for public right of way and public infrastructure shall follow recommendation provided in the project Geotechnical Engineering Report, dated 3/27/20.

If there are any questions, please don't hesitate to call me.

Sincerely,

Adam Dailey, P.E.  
President

Enclosures: None

Cc: Client, File

**NOTICE OF PUBLIC HEARING**

The Warrenton Planning Commission will conduct a public hearing at 6:00 P.M. September 10, 2020 at the Warrenton City Hall, Commission Chambers, to consider CUP 20-2, SDR 20-4, & VAR 20-1 Conditional Use Permit, Site Design Review, & Variance by Ryan Osburn for a new contractors office and warehouse on property located at 2219 SE Dolphin. This proposal will be reviewed under the procedures, standards and criteria in Warrenton Municipal Code 16.40 General Commercial Zone, Division 3 Design Standards, 16.220 Conditional Use Permit, 16.212 Site Design Review, 16.272 Variances, and 16.208.050 Type III Procedure (Quasi-Judicial Hearing).

Anyone wishing to testify on this proposal may attend the public hearing and speak to the Planning Commission; or submit written materials, which must be received by the Warrenton Community and Economic Development Department no later than 5:00 P.M. on the day of the hearing. Written comments may be mailed to Mark Barnes, Community & Economic Development Department, P.O. Box 250, Warrenton Oregon, 97146-0250; or sent via email to [cityplanner@ci.warrenton.or.us](mailto:cityplanner@ci.warrenton.or.us).

Anyone wishing to review and/or purchase copies of the proposed legislation and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact Mark Barnes at 503-861-0920 – [cityplanner@ci.warrenton.or.us](mailto:cityplanner@ci.warrenton.or.us). The staff report will be available for review at no cost at least seven days before the hearing.

**HOW TO PARTICIPATE:** All interested persons are invited to submit written comments to Mark Barnes, Interim City Planner, Warrenton City Hall, PO Box 250, Warrenton, OR 97146 by September 10, 2020. Failure to participate in this administrative review in writing or failure to address relevant issues with sufficient specificity may preclude your right to appeal the administrative decision on this application.

**FOR FURTHER INFORMATION** contact City of Warrenton at 503.861.0920 or [cityplanner@ci.warrenton.or.us](mailto:cityplanner@ci.warrenton.or.us), Monday through Thursday, 8:30 a.m. to noon/1:00 p.m. to 5:00 p.m.



Mark Barnes  
Interim City Planner

8/20/2020

DATE:

**OF WARRENTON**

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Ryan Osburn  
SDR-20-4

Gearhart Land & Capitol LLC  
1817 SW Hawthorne Ter  
Portland, OR 97201

Darryl & Barbara Niemi  
2165 SE Dolphin Ave.  
Warrenton, OR 97146

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Coastal Maintenance / Liz Castro  
294 SW Cedar Ave.  
Warrenton, OR 97146

Mailed  
~~RECEIVED~~  
AUG 21 2020  
BY: *Juwel*  
CITY OF WARRENTON

DRESS SERVICE REQUESTED

Clatsop Memory Care  
2219 SE Dolphin Ave.  
Warrenton, OR 97146

OF WARRENTON

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Northwest Natural Gas Co.  
220 NW 2nd Ave.  
Portland, OR 97209

OF WARRENTON

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Lulu LLC / Knoll LLC  
P.O. Box 2266  
Eugene, OR 97402



DRESS SERVICE REQUESTED

Fuiten West Partnership  
5475 NE Dawson Creek Dr.  
Hillsboro, OR 97124

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Blue Bell Enterprises LLC  
Pacificorp DBA  
825 NE Multnomah St. Ste # 1900  
Portland, OR 97232-2151

OF WARRENTON

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Reed David T/Rebecca J  
2143 SE Dolphin Ave.  
Warrenton, OR 97146-9552

DRESS SERVICE REQUESTED

Holt Moore Barbara Ann /  
Moore Gary Keith  
2187 SE Dolphin Ave.  
Warrenton, OR 97146

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Warrenton Storage  
3414 NE 32<sup>nd</sup> Ave.  
Portland, OR 97212

OF WARRENTON

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Mark Remley  
Clatsop County Health Dist.  
646 16<sup>th</sup> St.  
Astoria, OR 97103

**OF WARRENTON**

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Ryan Osburn  
33485 SW Old Pine Road  
Warrenton, OR 97146

**OF WARRENTON**

250 WARRENTON, OR 97146-0250

DRESS SERVICE REQUESTED

Adam Dailey  
P.O. Box 973  
Seaside, OR 97138

September 2, 2020

City of Warrenton  
Planning Commission

Re: Conditional Use Permit  
Osburn Development, Dolphin Road

I am a long-standing member of the Clatsop Care Health District Board, writing this as a concerned District resident and physician.

I understand that the development and commercial activities proposed for the Dolphin Road property are potentially allowable under the property's current zoning designation. However, even though permitted, they are not necessarily compatible with the best interests of the 30-32 people residing at the Clatsop Care Memory Care facility (CCMC). Because this is a unique population I ask that should the Commission approve this project that the approval be with conditions that consider and respect these needs of the facility's current and future residents and their families:

1: SAFETY:

The proposed narrow shared access road lies immediately in front of the entrance area to the building. Controlling speed with "Speed bumps" would decrease risk to residents and their families as they enter and exit the building. Ambulance and first responder access to the building must be assured at all times.

2: DURING CONSTRUCTION:

Many of the residents live on the side of the building fronting the access road. Their rooms have windows that can be slightly opened allowing construction dust and noise to enter their space. Individuals with cognitive impairments can have sleep patterns that aren't necessarily synchronized with our concept of night and day and that can be easily disrupted. There should be adequate control of noise and dust during construction to accommodate the special needs of these residents. Night time construction should be discouraged.

3: AFTER CONSTRUCTION:

This project will significantly change the environment surrounding the Memory Care. Consider it as having the impact of building a retail mall surrounding two sides of a small 30 person community. The West end secured outside space for the residents, which now looks over a quiet field and some trees, will instead look at the blank wall of an industrial building-- just a few yards away. In their interests there should be adequate solid visual and noise barriers between the proposed development and CCMC with enough setback to allow for the planting of additional landscaping to soften the appearance of the barriers.

Thank you for your consideration,

Roy Little, MD  
1777 Nita Street  
Astoria, Oregon  
rlittle@pacifier.com



TO: Warrenton Planning Commission

Sept. 2, 2020

FROM: Mike Aho

RE: Osburn conditional use permit

I am submitting these comments as a private citizen. Please consider my thoughts on the proposed development next to Clatsop Care District's memory care center.

The residents of the memory care center all suffer from varying degrees of dementia/Alzheimer's. The care center, as it stands now, is a quiet and peaceful setting. Residents bedrooms and a fenced outdoor common area occupy the north and west sides of the building. These two sides of the memory care building will be the closest to the proposed development. Many dementia/Alzheimer's patients suffer from "sundowners' syndrome". They become active and sometimes agitated when daylight turns to dusk. Because of this, their sleep patterns are quite different. Often they sleep during daylight hours and are awake at night. My mother exhibited "sundowners" the last years of her life.

I realize the proposed development is a permitted use for the zoning and that a variance is needed to construct an "alley" access. I ask that if said variance is approved, all the conditions that are asked for by the board of the Clatsop Care Health District be strongly considered to help mitigate the impact to our community memory care clients.

Best regards,

Mike Aho



Warrenton, OR



September 3, 2020

Re: 2219 SE Dolphin Avenue – Tax Lot 81033AA00700

To: Warrenton, OR Planning Commission

I am writing in regards to the proposed property development on SE Dolphin Avenue adjacent to Clatsop Care Memory Care. As a physical therapist that has treated residents of memory care, I want to express my concern over the safety of the residents and caregivers in regards to the adjacent lot development for the following reasons:

1. Emergency Medical Services access: The shared access to enter the property is only 27 feet wide with one sidewalk. I am concerned for emergency medical services having access to the memory care building if there are large vehicles also using this narrow driveway. Sharing the 27-foot driveway with the proposed 198 daily entries/exits of plumbing/excavation equipment in addition to memory care caregivers, families, community bus, and ambulance is not appropriate for the narrow shared access.

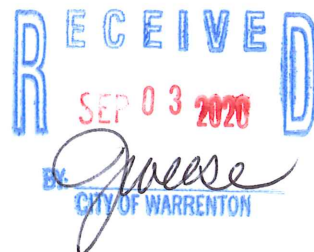
2. Cognitive needs for residents receiving care: Most of the residents at memory care score in Allen Cognitive Levels of 2.0-3.0. This indicates that this population requires low stimulation with low noise and minimal visual distractions in order for caregivers to be able to provide efficient and safe assistance to meet each of the resident's unique needs. The site plans for Tax Lot 81033A00700 show that a gravel lot will be directly across from the front entrance of the building, in view of the residents' rooms. The gravel lot appears to be home to excavation and plumbing equipment that may produce dust and disruptive noise during business hours. The memory care residents each have unique schedules that sometimes require sleeping during daytime hours. The proposed 198 entries/exits every weekday will disrupt the calm of the memory care residents' and caregivers' daily lives.

In summary, with appropriate width shared roads to provide efficient access to the memory care facility for ambulance and caregivers, and noise and dust barriers, this new development may be acceptable. However, as it stands, there are significant concerns for the ability of the memory care to be able to provide the care necessary for each resident if this plans goes through as submitted.

Respectfully submitted,



Megan Lampson, PT, DPT, GCS  
Physical Therapist  
Clatsop Care Health District Board Member





To: Warrenton Planning Commission

Date: 9/2/2020

From: Clatsop Care Center Health District Board of Directors

Re: Conditional use permit adjacent to 2219 SE Dolphin Road

It is the Clatsop Care Center Health District Board's understanding that an impending conditional use permit has been requested at the property just North of our Memory Care Community on Dolphin Road. As we have reviewed the documents provided by the planning commission, several questions have surfaced that we would ask you to consider.

**CONSTRUCTION:** During the time of construction, there will be a significant increase in traffic, noise level, as well as dust. We would ask that remedies exist to be mindful of the impact this could have on the population we serve. The majority of the North facing windows will be viewing this project taking shape, and these are the bedrooms of our residents. We ask that work times are limited to 8:00 AM to 5:00 PM. The noise level associated with construction is also of concern. Again, with the bedroom windows facing this area, our residents will be at risk of decreased sleep. Dealing with this population, sleep patterns vary widely, as some sleep during the day hours. In trying to accommodate the highest quality of life, if sleep is what they need during the day, it would be encouraged. Anything to not only decrease the amount of noise, or diffuse it, would be helpful. Furthermore, there is the dust level. As with any construction there will be dust generated in the area. We would ask that anything to decrease this would also be helpful. Our residents can, and do, open their windows slightly, and an increase of the dust in the air would then be able to come into their rooms.

**DRIVEWAY:** In looking at the plans, there is going to be shared access on the property until the access roads splits off to the North. According to the traffic report, there appears to be an additional 198 trips on weekdays associated with the new buildings. This brings up several questions on what type of traffic and vehicles would this consist of? If there is heavy equipment, what does that do to corresponding noise levels? Will there be delivery trucks dropping off supplies to this property, and if so, can they make it down the access road? Access to the Memory Care facility for emergency medical personnel is a priority, and access cannot be blocked at any time of day. We would ask in regards to this that remedies are in place to eliminate issues that may arise from this increase in traffic and to control traffic speed on the shared access portion of the road through any means including but not limited to speed bumps. The application asked for an exception to the 28 foot driveway plus sidewalk-width rule. The current width of the roadway is about 27 feet with only one sidewalk which could be a barrier to ease of emergency medical services accessing our building.

**VISUAL:** The mention has already been made that these residents bedrooms will look onto this property. We would hope that our residents won't need to be looking at heavy machinery parked on this property without some type of barrier. A landscape barrier would be nice, but that wouldn't refract the noise being generated. Any type of sound barrier, along with the landscaping would assist with this that would be of solid material and 8 feet tall.

RECEIVED  
SEP 03 2020  
Dr. J. J. J. J.  
CITY OF WARRENTON

At Clatsop Memory Community, we take care of the area's most frail individuals, and we take our mission related to this very seriously. Whatever we do, we are always looking at it from the best interest of them. The community needs this facility, however, we need to be mindful of what this project may do to the residents who currently reside here; as well as future residents and their families. Without some of these items being addressed, we feel this project could have a negative impact on the operations of our business, and a detriment to those seeking this specialized local care option that we provide.

We appreciate your willingness to take our concerns to heart.

Sincerely,

Linda Crandell  
Board Chairman  
Clatsop Care Center Health District



**Janice Weese**

---

**From:** Kevin Cronin  
**Sent:** Monday, June 15, 2020 11:01 AM  
**To:** mike morgan  
**Cc:** Janice Weese  
**Subject:** Re: Osburn Conditional Use

Thanks, Mike

Janice: Please print and add to the file.

I am in contact with Robin and will provide an update as soon as possible.

---

**From:** mike morgan <hminc@pacifier.com>  
**Sent:** Monday, June 15, 2020 9:49 AM  
**To:** Kevin Cronin <cityplanner@ci.warrenton.or.us>  
**Subject:** Osburn Conditional Use

Kevin:

Attached is the additional finding you were asking for. Please let me know if there are any additional requirements. Also, you will be receiving the color samples from Tolovana Architects, hopefully today. Regarding letters of intent or interest from potential lessees of the other buildings, the speculative properties are not proposed at this time. The only use of the proposed building is the Osburn Plumbing and Land Development businesses, which are owned by the applicant. When we apply for site design review for the other buildings, we will be able to provide letters of interest or leases at that time.

Please let me know if Linda is agreeable with us paying for a consulting planner to evaluate our application.

Mike Morgan

Memorandum

June 15, 2020

To: Kevin Cronin

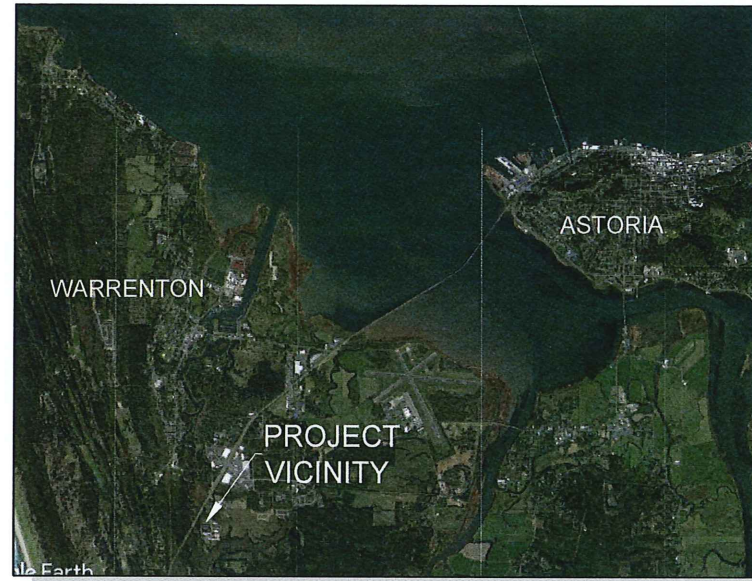
From: Mike Morgan

Re: Additional Finding Addressing Sec. 16.220.030 Review Criteria Osburn Conditional Use

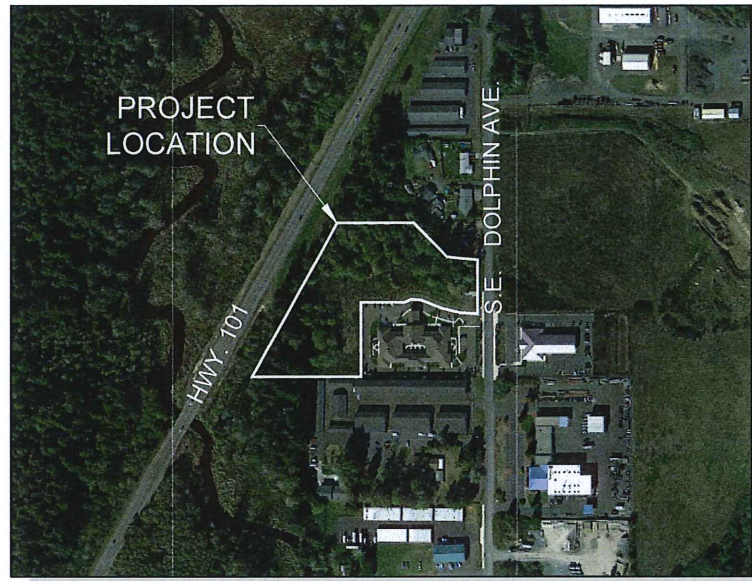
16.220.030 Review Criteria.

7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

**Finding: The use is appropriate at the proposed location. Dolphin Road has been developed over the last several years as a mixed use commercial neighborhood supporting a wide diversity of uses. These include the adjacent Clatsop Health Memory Care facility, the Northwest Natural Gas facility, Pacific Power, the Oregon State Police, and the Warrenton Hammond School District relocation. The site and the area are above the 100 year flood plain and the tsunami zone. There are no wetlands impacted by the proposed use. Accessibility is excellent, given the proximity to US Highway 101 and the condition of Dolphin Road, which serves many commercial and industrial uses. There are other appropriately zoned sites in the City and surrounding area, but there are few sites that do not conflict with residential uses or prime retail, such as the Warrenton Highlands to the north. The number of customers coming to the proposed facility is very small compared to the retail centers off of Ensign Lane, or in downtown Warrenton. The proposed site is one of the few available that is above the tsunami zone or in the flood plain. Conclusion: This criterion is met.**



VICINITY MAP  
NO SCALE



PROJECT MAP  
NO SCALE

**GENERAL NOTES**

- ATTENTION CONTRACTORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 923-001-0010 THROUGH OAR 923-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1897 OR 1-800-332-2344). AT LEAST TWO (2) BUSINESS DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OREGON UTILITY NOTIFICATION CENTER OF THE DATE AND LOCATION OF THE PROPOSED CONSTRUCTION, AND THE TYPE OF WORK TO BE PERFORMED.
- ALL EXISTING FACILITIES TO BE MAINTAINED IN PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER THAN ORIGINAL CONDITION AND TO THE SATISFACTION OF THE ENGINEER AND JURISDICTION HAVING AUTHORITY (JHA).
- IN ACCORDANCE WITH O.R.S. 209.140, IF THE CONTRACTOR FINDS IT NECESSARY TO INTERFERE WITH OR PAVE OVER ANY ESTABLISHED PUBLIC LAND SURVEY CORNER OR ITS ACCESSORIES, WITHIN THE PROJECT LIMITS, THE CONTRACTOR SHALL NOTIFY THE COUNTY SURVEYOR PRIOR TO DOING SO.
- IN ACCORDANCE WITH O.R.S. 209.150, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL SURVEY MONUMENTS DISTURBED OR DESTROYED DURING CONSTRUCTION. REPLACING THE SURVEY MONUMENTS SHALL BE DONE BY A REGISTERED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
- EXISTING UTILITY LOCATIONS SHOWN (PLAN & PROFILE) ARE APPROXIMATE ONLY. NO PREDESIGN POTHOLES WAS DONE TO ESTABLISH THESE LOCATIONS. CONTACT UTILITY COMPANIES FOR PREMARKING. CONTRACTOR TO POT-HOLE EXISTING UTILITIES AT CONNECTION & CROSSING LOCATIONS TO VERIFY DEPTH, LOCATION & TYPE OF UTILITY PRIOR TO ORDERING CONNECTION MATERIALS OR COMMENCING UTILITY IMPROVEMENTS. NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS VARY FROM THAT SHOWN. NOTIFY ENGINEER 24 HOURS PRIOR TO POT-HOLING.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS ON THE JOB SITE INCLUDING ALL DIMENSIONS, GRADES, ELEVATIONS, EXTENT AND COMPATIBILITY TO THE EXISTING SITE CONDITIONS, AND WITH THE WORK DESCRIBED ON THE CONTRACT DRAWINGS. ANY DISCREPANCIES OR UNEXPLAINED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. CONTRACTOR SHALL NOT PROCEED WITH ANY OF THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, THEN IT IS UNDERSTOOD THAT THE SHALL BE PROCEEDING AT HIS OWN RISK AND INCUR ALL COST, IF ANY, TO RESOLVE THE ISSUE TO THE SATISFACTION OF THE ENGINEER.
- ALL WORK IN A PUBLIC RIGHT-OF-WAY OR EASEMENTS PROPOSED TO BENEFIT A JURISDICTION SHALL CONFORM TO STANDARDS OF THE JHA. TECHNICAL SPECIFICATIONS FOR PUBLIC IMPROVEMENT CONSTRUCTION ARE TO FOLLOW THE MOST CURRENT EDITION OF THE IBC, UPC, AWWA, OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (ODOT/SPWA), JHA STANDARD AND SPECIAL PROVISIONS SHALL BE REFERENCED WHERE CONTRACT SPECIFICATIONS DO NOT ADDRESS A SPECIFIC ITEM. SEE SPECIFICATIONS FOR CONSTRUCTION METHODS AND OTHER NOTES PERTINENT TO THIS PROJECT.
- UPON COMPLETION OF CONSTRUCTION OF THE PROJECT, CONTRACTOR TO SUBMIT RECORD DRAWINGS TO THE ENGINEER. THE PROJECT SHALL NOT BE CONSIDERED COMPLETE UNTIL RECORD DRAWINGS ARE ACCEPTED.
- CONTRACTOR MAY ENCOUNTER HIGH GROUND-WATER TABLE AT SITE LOCATION. CONTRACTOR SHALL ANTICIPATE AND COORDINATE ANY AND ALL DEWATERING TECHNIQUES NECESSARY AND/OR REQUIRED TO COMPLETE PROJECT AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS. CONTRACTOR SHALL BEAR ALL COSTS PERTAINING TO DEWATERING EFFORTS.
- CONTRACTOR SHALL RESTORE ALL SURFACES TO MATCH EXISTING AND ADJACENT GRADES.
- ALL DESIGN ELEVATIONS SHOWN SHALL BE CONSIDERED TO BE FINISH SURFACE ELEVATIONS UNLESS OTHERWISE NOTED. ALL SURFACES SHALL BE GRADED SMOOTH AND FREE OF IRREGULARITIES THAT COULD ACCUMULATE SURFACE WATER.
- THE CONTRACTOR SHALL COORDINATE A SUFFICIENT NUMBER OF COMPACTION TESTS PERFORMED TO MEET SPECIFICATION REQUIREMENTS AT THE DEVELOPER'S EXPENSE. SHOULD COMPACTION REQUIREMENTS NOT BE MET, CONTRACTOR SHALL RECOMPACT AND PAY ALL ADDITIONAL TESTING COSTS RELATED TO THE RECOMPACT.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER ODOT/MUTCOD REQUIREMENTS. ACCESS TO EXISTING DRIVEWAYS AND BUSINESSES TO BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL REPLACE ALL SIGNS REMOVED DURING CONSTRUCTION. JHA TO APPROVE INSTALLATION.
- THE CONTRACTOR SHALL DEVELOP AND SUBMIT A TRAFFIC CONTROL PLAN FOR REVIEW AND APPROVAL BY THE JHA AND ODOT (IF APPLICABLE). THE TRAFFIC CONTROL PLAN SHALL DETAIL KEY INTERSECTIONS WITHIN THE PROJECT ZONE. THE CONTRACTOR SHALL FURNISH AND PLACE TRAFFIC CONTROL BARRICADES AND SIGNS ACCORDING TO THE MUTCD AND ODOT SPECIFICATIONS. THE CONTRACTOR SHALL USE CONES, DELINEATORS, DETOUR SIGNS AND BARRICADES TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC OUT OF THE IMMEDIATE CONSTRUCTION ZONE OF THE CONTRACTOR. ALL SIGNS AND BARRICADES MUST BE APPROVED BY THE JHA, ODOT, AND THE ENGINEER PRIOR TO ORDERING.

**UTILITY PROVIDERS**

- CITY OF WARRENTON**  
ATTN: COLLIN STELGIS  
PUBLIC WORKS DIRECTOR  
45 SW 2ND ST.  
WARRENTON, OR 97146  
(503) 861-0917  
(503) 861-9661 (FAX)
- WATER AND SANITARY SEWER**  
CITY OF WARRENTON  
ATTN: COLLIN STELGIS  
PUBLIC WORKS DIRECTOR  
45 SW 2ND ST.  
WARRENTON, OR 97146  
(503) 861-0917  
(503) 861-9661 (FAX)
- ELECTRICITY**  
PACIFIC POWER  
ATTN: MARILYN BROCKEY  
2340 SE DOLPHIN  
WARRENTON, OR 97146  
503-861-6005  
503-861-6020 (FAX)
- CABLE TELEVISION**  
CHARTER COMMUNICATIONS  
ATTN: RICH MCCANN  
419 GATEWAY  
ASTORIA, OR 97103  
503-735-5887  
503-235-7421 (FAX)
- GAS**  
NORTHWEST NATURAL GAS  
ATTN: RICH GIBBARD  
220 2ND AVENUE  
PORTLAND, OR 97209  
503-226-4211 EXT. 2860  
503-281-6169 (CELL)
- TELEPHONE**  
CENTURYLINK  
ATTN: MIKE MEISNER  
481 INDUSTRY  
ASTORIA, OR 97103  
503-242-7676  
503-242-8449 (FAX)
- ONE CALL CENTER**  
1-800-332-2344 OR 811

**REFERENCE DATUM**

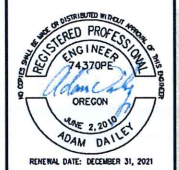
PK NAIL NUMBERED 205 LOCATED IN THE ASPHALT ACROSS FROM THE ENTRANCE TO THE SITE. ELEVATION = 35.83. ELEVATION IS NGVD 1929 TO MATCH EXISTING DOLPHIN AVENUE PLANS BY RAWSON ENGINEERING.

**PROJECT TEAM**

- CIVIL ENGINEER**  
A.M. ENGINEERING, LLC  
ADAM DAILEY, P.E.  
P.O. BOX 973  
SEASIDE, OR 97138  
503-468-8600
- ARCHITECT**  
Tolovana Architects, LLC  
David Vonada  
368 EK Creek Rd. #408  
Canon Beach, OR 97110  
david@tolovanaarchitects.com
- SURVEYOR**  
CRJ Land surveying  
Scott Cooler  
P.O. Box 2699  
Geahart, OR 97138  
503-738-4320

**SHEET INDEX**

- C1 COVER
- C2 PRELIMINARY SITE PLAN
- C3 VEHICLE TRACKING
- C4 PRELIMINARY GRADING AND LANDSCAPE PLAN



**A.M. Engineering**  
P.O. BOX 973 SEASIDE, OREGON 97138  
Phone 503-468-8600 WWW.AMENGINEERING.COM

SITE DESIGN REVIEW - NOT FOR CONSTRUCTION

**OSBURN PLUMBING  
SITE DEVELOPMENT  
COVER**

S33, T8N, 10W WM  
WARRENTON, CLATSOP COUNTY, OREGON

NO.	DATE	BY	REVISION COMMENTS
1	8/6/20	ADD	SIDEWALK REVISION

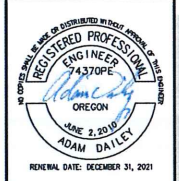
  

INITIAL ISSUE	
DESIGN	DRAWN
ADD	MSD
CHECKED	DATE
ADD	8/20/20

**C1**

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 Phone: 503-468-8600 WWW.AMENGR.COM

**OSBURN PLUMBING  
 SITE DEVELOPMENT  
 PRELIMINARY SITE PLAN**  
 S33, T8N, 10W WM  
 WARRENTON, CLATSOP COUNTY, OREGON

**SITE DESIGN REVIEW - NOT FOR CONSTRUCTION**

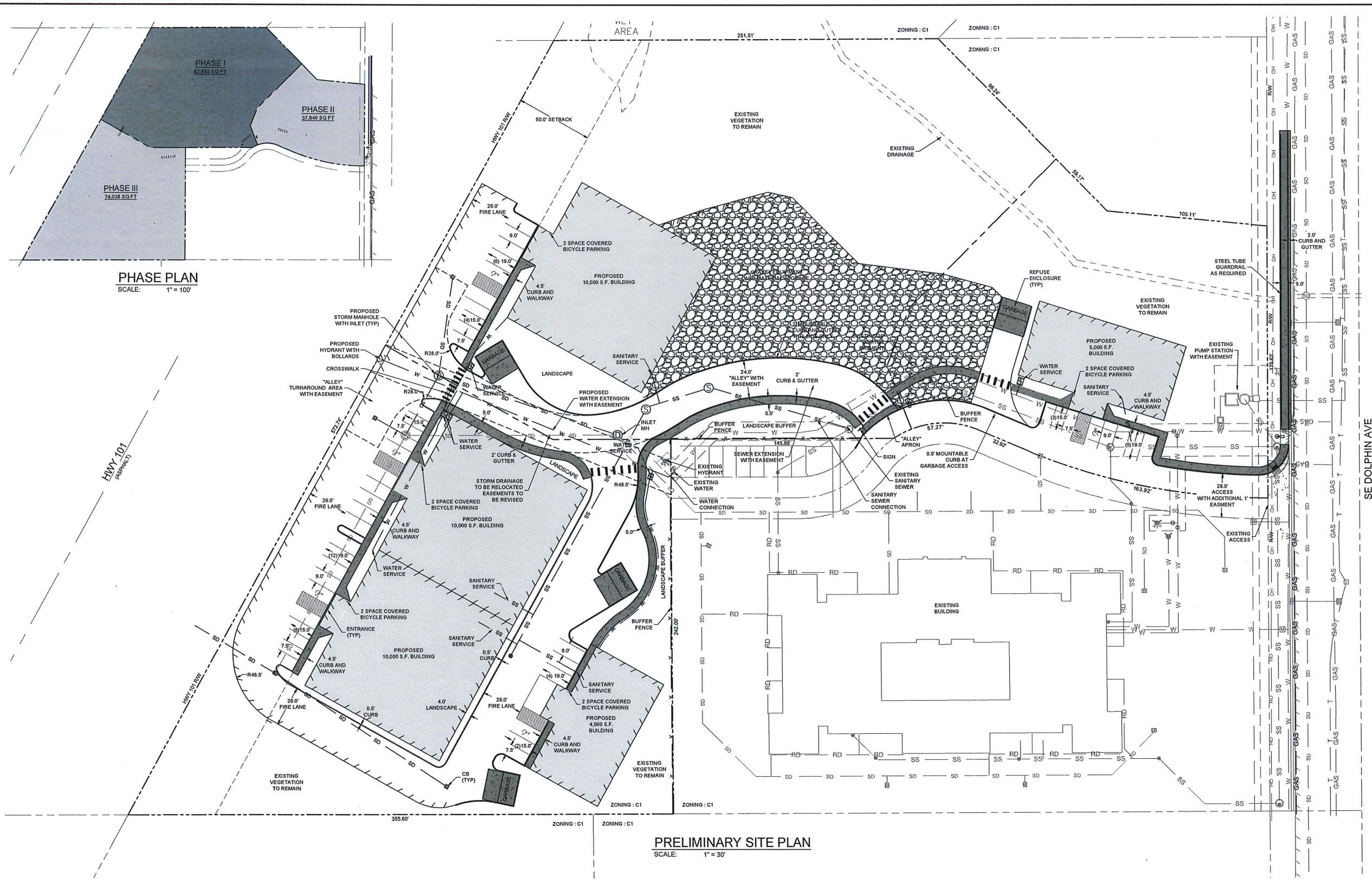
NO.	DATE	BY	REVISION COMMENTS
1	8/20/20	ADD	SIDEWALK REVISION

DESIGN	DRAWN
ADD	MSD
CHECKED	DATE
ADD	8/20/20

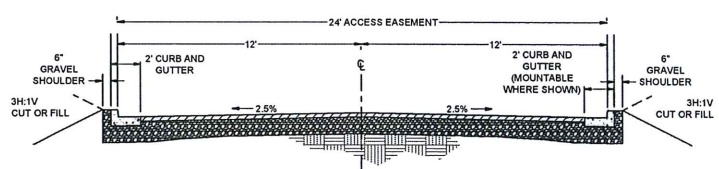
**C2**

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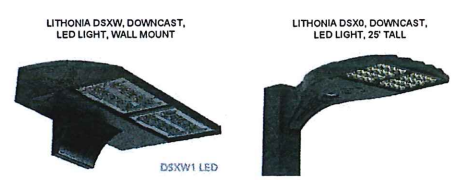


**PHASE PLAN**  
 SCALE: 1" = 100'

**PRELIMINARY SITE PLAN**  
 SCALE: 1" = 30'



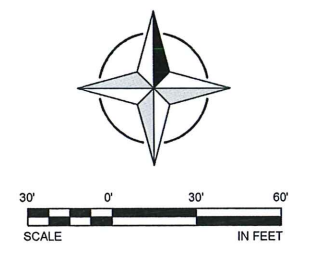
**1 "ALLEY" SECTION**  
 NO SCALE



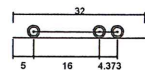
**2 LIGHTING (TYP)**  
 NO SCALE

**VEHICLE PARKING SPACES (WMC 16.128.030.A)**

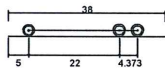
PHASE	TOTAL REQUIRED	TOTAL PROVIDED	STANDARD	COMPACT (AS %)	VAN ACCESSIBLE	BICYCLE REQUIRED	BICYCLE PROVIDED
I	10	10	5	4 (40)	1	2	2
II	6	6	4	3 (38)	1	2	2
III	25	26	13	10 (38)	3	6	6



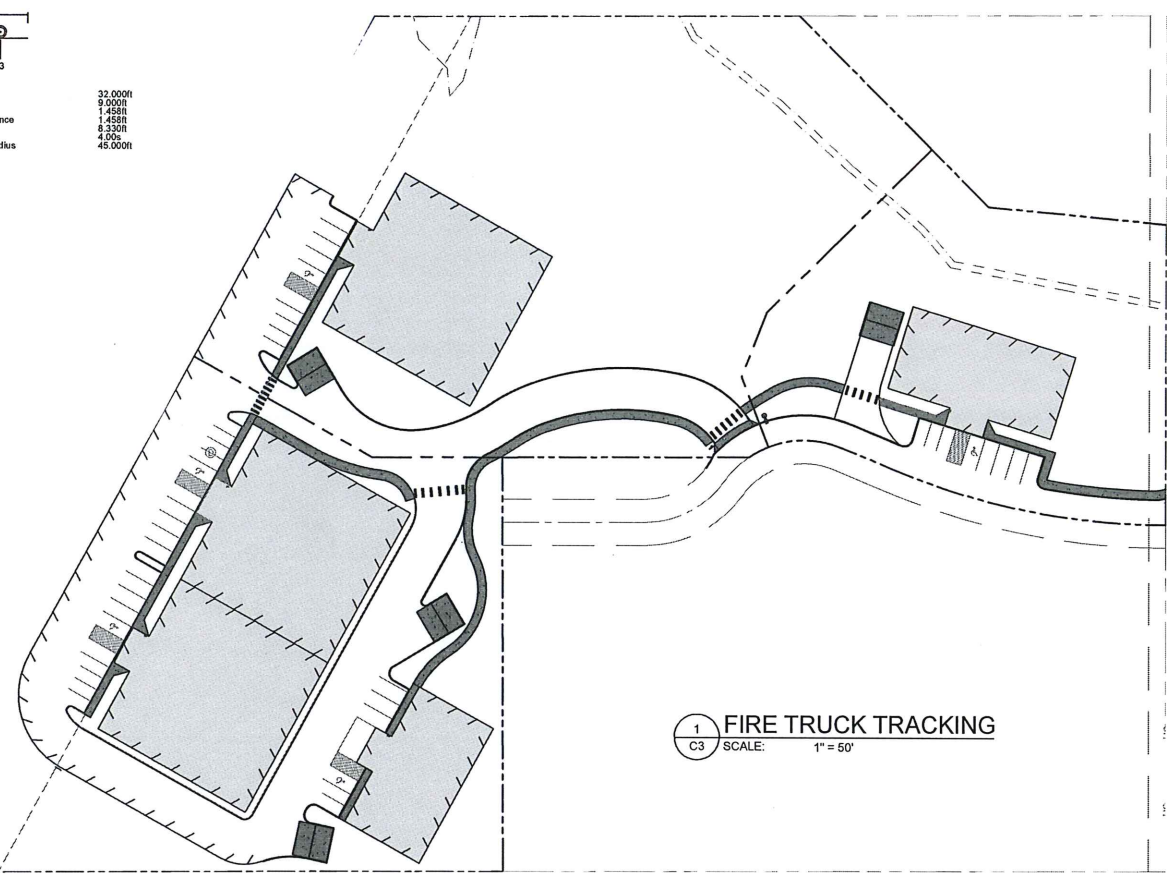
P:\20200 Osburn Plumbing Site Development\ACAD\C20200-01.dwg Plotted: By: amms, 08/13/20 6:33:20 am



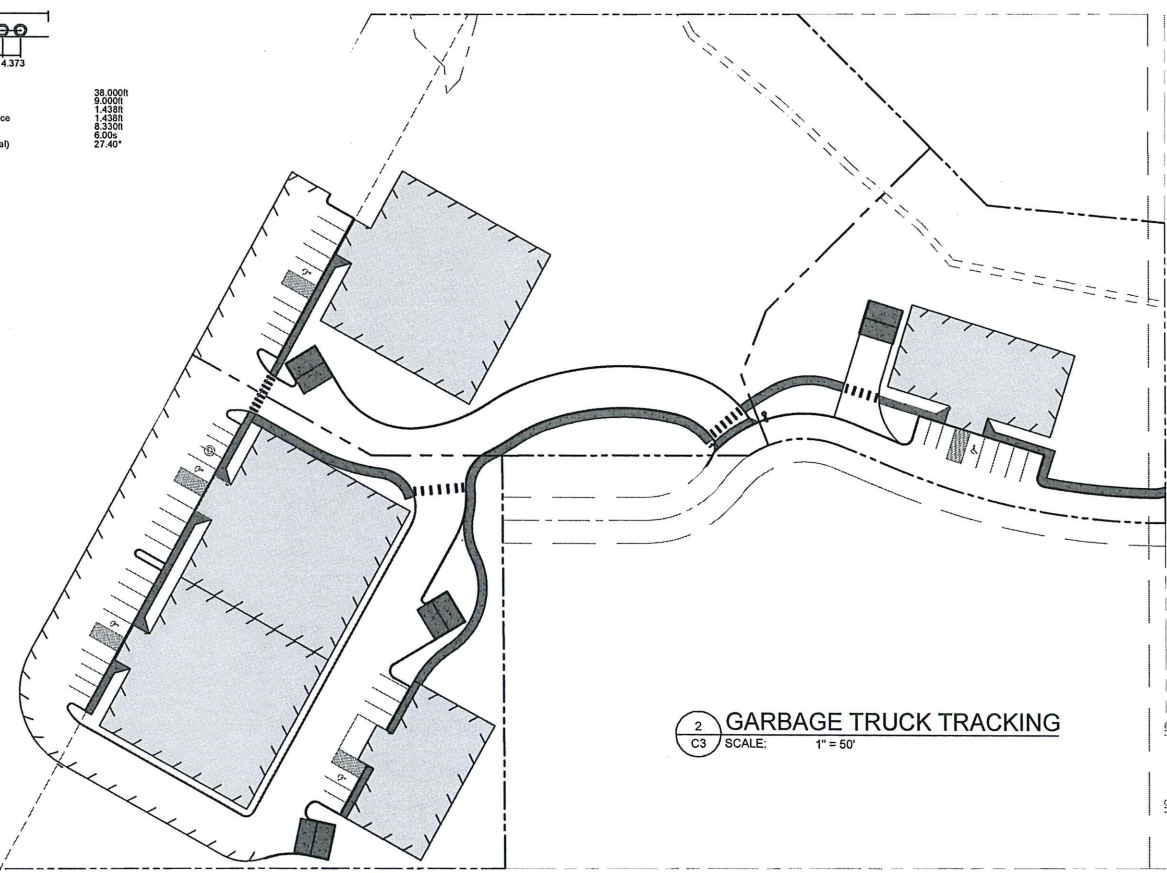
Warrenton Fire  
 Overall Length 32.000ft  
 Overall Width 9.000ft  
 Overall Body Height 1.458ft  
 Min Body Ground Clearance 1.458ft  
 Max Track Width 8.330ft  
 Lock-to-lock time 4.50s  
 Curb to Curb Turning Radius 45.000ft



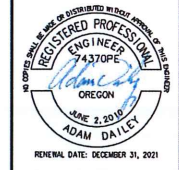
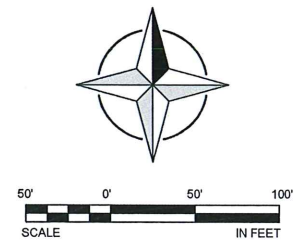
Warrenton Garbage  
 Overall Length 38.000ft  
 Overall Width 9.000ft  
 Overall Body Height 1.438ft  
 Min Body Ground Clearance 1.438ft  
 Max Track Width 8.330ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 27.40°



1 FIRE TRUCK TRACKING  
 C3 SCALE: 1" = 50'



2 GARBAGE TRUCK TRACKING  
 C3 SCALE: 1" = 50'



**A.M. Engineering**  
 P.O. BOX 978 SEASIDE, OREGON 97138  
 Phone: 503.468.8600 WWW.AMENGINEERING.COM

SITE DESIGN REVIEW - NOT FOR CONSTRUCTION

OSBURN PLUMBING  
 SITE DEVELOPMENT  
 VEHICLE TRACKING  
 S33, T8N, 10W WM  
 WARRENTON, CLATSOP COUNTY, OREGON

NO.	DATE	BY	REVISION COMMENTS
1	8/6/20	ADD	SIDEWALK REVISION

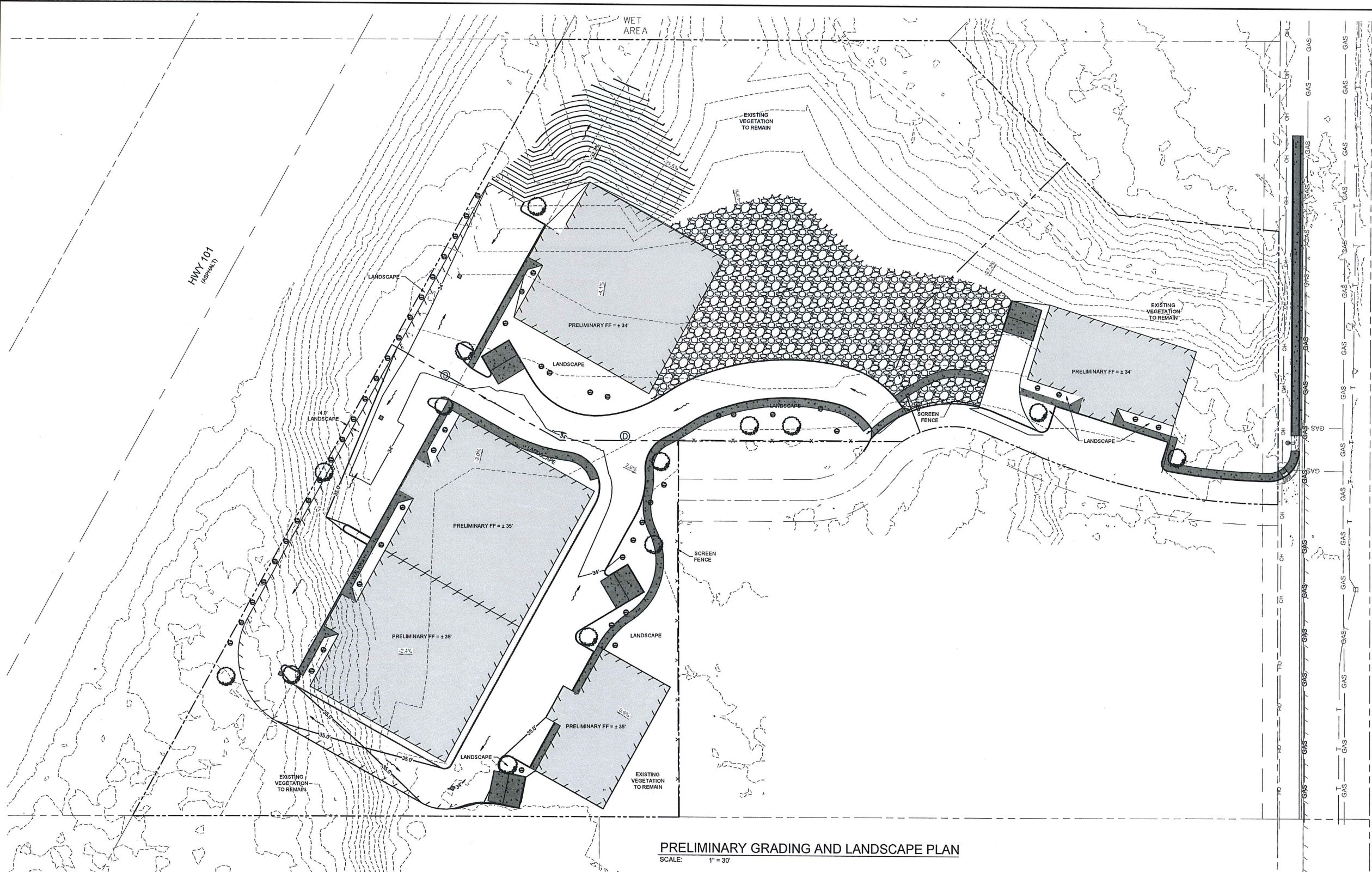
  

INITIAL ISSUE	
DESIGN	DRAWN
ADD	MD
CHECKED	DATES
ADD	8/20/20

**C3**

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P:\20200 Osburn Plumbing Site Development\ACAD\C20000-001.dwg Plotted: By: ame, 20/12/20 8:32:29 am



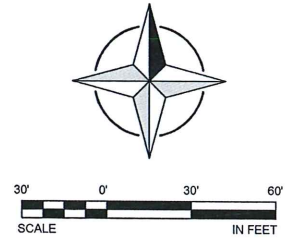
**PRELIMINARY GRADING AND LANDSCAPE PLAN**  
SCALE: 1" = 30'

**PRELIMINARY PLANT LIST**

SHRUBS	TREES	GROUND COVER
POINT REYES	VINE MAPLE	KINKINICK
CEANOTHUS	RED ALDER	BEACH STRAWBERRY
KELSEYI DOGWOOD	SERVICEBERRY	FALSE LILY OF THE VALEY
WESTERN FESCUE GRASS		
SALAL		
OREGON IRIS		
OREGON GRAPE		
PACIFIC WAX MYRTLE		
INDIAN PLUM		
COMMON WHITE SNOWBERRY		
EVERGREEN HUCKLEBERRY		

**LANDSCAPE AREAS (16.124.070(C))**

PHASE	GROSS LOT	PROPOSED LANDSCAPE	CONSERVED LANDSCAPE	TOTAL LANDSCAPE (% OF LOT)	TREE COUNT
I	82,683	6,869	35,877	45,746 (55%)	4
II	37,846	1,023	20,120	21,143 (56%)	2
III	74,038	5,030	17,769	22,799 (31%)	6



**SITE DESIGN REVIEW - NOT FOR CONSTRUCTION**

**OSBURN PLUMBING  
SITE DEVELOPMENT  
PRELIMINARY GRADING AND LANDSCAPE PLAN  
S33, T8N, 10W WM  
WARRENTON, CLATSOP COUNTY, OREGON**

NO.	DATE	BY	REVISION COMMENTS
1	8/20/20	ADD	SIDEWALK REVISION

DESIGN	DRAWN	MSD	DATE
ADD			8/20/20
CHECKED			
ADD			

**C4**

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Phone: 503.468.8600 WWW.AMENG.NR.COM

REGISTERED PROFESSIONAL ENGINEER  
NO. 4370PE  
OREGON  
ADAM DAITLEY  
EXPIRES 2.2026  
RENEWAL DATE: DECEMBER 31, 2021