



Warrenton Planning Commission  
AGENDA

March 10, 2022 | 6 PM | City Hall – Commission Chambers

**\*\*\*The meeting will be broadcast via Zoom at the following link\*\*\***

<https://us02web.zoom.us/j/89594092173?pwd=VG5sMFFTVEqTWI1dXVXSTBFbWw2UT09>

**Meeting ID: 895 9409 2173**

**Passcode: 612659**

**Dial in number: 253-215-8782**

1. **ATTENDANCE**
2. **FLAG SALUTE**
3. **PUBLIC COMMENT:** Non-Agenda Items
4. **APPROVAL OF MINUTES**
  - A. *Action Item: Motion to Approve the February 10, 2022 Minutes.*
5. **PUBLIC HEARING:** None
6. **DISCUSSION ITEMS:**
  - A. Economic Opportunity Analysis: Goal 9 and Development Code Revisions
  - B. Staff Announcements & Project Updates

**Next Meeting:** April 14, 2022

MINUTES  
 Warrenton Planning Commission  
 February 10, 2021  
 6:00 p.m.  
 Warrenton City Hall - Commission Chambers  
 225 S. Main  
 Warrenton, OR 97146

Vice Chair Hayward delayed the meeting by 15 minutes to allow time to scan additional meeting materials. Vice Chair Hayward called the meeting to order at 6:12 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Kevin Swanson (Zoom), Mike Moha, Vice Chair Chris Hayward, Ken Yuill, Lylla Gaebel (Zoom), and Christine Bridgens

Excused: Chair Paul Mitchell

Staff Present: Planning Director Scott Hazelton (Zoom), City Attorney Spencer Parsons (Zoom), and Secretary Rebecca Sprengeler

ELECTION OF CHAIR AND VICE CHAIR

**Commissioner Yuill made the motion to appoint Paul Mitchell as the Chair for the 2022 calendar year. Motion was seconded and passed unanimously.**

**Swanson – aye; Moha – aye; Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye;**

**Commissioner Yuill made the motion to appoint Chris Hayward as the Vice Chair for the 2022 calendar year. Motion was seconded and passed unanimously.**

**Swanson – aye; Moha – aye; Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye**

PUBLIC COMMENT ON NON-AGENDA ITEMS - None

APPROVAL OF MINUTES

- A. Planning Commission Meeting Minutes – 11.04.21
- B. Planning Commission Meeting Minutes – 12.09.21

**Commissioner Moha made the motion to approve the November 4, 2021 minutes. Motion was seconded and passed unanimously.**

**Swanson – aye; Moha – aye; Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye**

**Commissioner Bridgens made the motion to approve the December 9, 2021 minutes. Motion was seconded and passed unanimously.**

**Swanson – aye; Moha – aye; Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye**

## PUBLIC HEARINGS

**Open Public Hearing:** Vice Chair Hayward opened the public hearing in the matter of Appeal AP-21-2 of administrative decision on Land Partition LP-21-5 on taxlot 810290001100 located at the north end of SW Oak Avenue. Vice Chair Hayward outlined the public hearing procedure. Commissioner Yuill stated he has employed the same surveyor as the Wilsons, but it will not affect his decision. Vice Chair Hayward stated he is an adjoining property owner and neighbor in the area but believes he can make a fair and unbiased decision. No other declarations were made.

**Staff Report:** Mr. Hazelton (Zoom) reviewed his staff report for the appeal from Robert Marshburn and multiple residents of the area. He stated the majority of the appellant's concerns regarding wetlands are reviewed at a later point in the development process when building plans and site design review occur. He further noted Dan Cary, area representative from the Department of State Lands (DSL), had no concerns about the partition. Regarding question about the validity of the survey and other work, Mr. Hazelton stated the surveyor has proper certification, therefore, the City has no right to question the survey. Mr. Hazelton stated issues raised by the appellant have been abated by staff regarding notices and procedure. Staff recommends denial of the appeal as the land partition has no contradictions of the Warrenton Municipal Code (WMC).

**Questions of Staff:** Commissioner Swanson asked if there is anything the applicant is going to do to ruin or invade the wetlands. Mr. Hazelton said no and explained that the wetland review is conducted during site design and development review; they are only looking at the partition right now. He further noted the only consideration for wetlands regarding a partition is if the site remains buildable. He explained the details. Commissioner Gaebel asked about septic versus sewer for the site in the future. Mr. Hazelton noted it will be considered at a future time. Brief discussion about septic continued.

**Applicant Presentation:** Robert Marshburn introduced himself and stated there has been misinformation regarding the partition application. He noted the submitted appeal in the packet and urged the commission to review it. He then discussed his disagreement with the "appeal concerns" in the staff report. He felt were misrepresented or dismissed. He claimed Mr. Hazelton inaccurately recalled statements made by Mr. Carey, that a land use permit was required for the land clearing done in May and clarified that he did not make any demands of staff. Mr. Marshburn read a 5-page statement about his concerns. He requested the commission uphold the appeal and reverse approval of the land partition application. He also asked that they require independent verification of the lake and wetland delineated boundaries and setbacks with all cost paid by the applicant. He finally requested the submission of an impact statement.

**Questions of Applicant:** Commissioner Swanson spoke in support of Mr. Hazelton then asked for clarification related to the studies. Mr. Marshburn clarified a certified wetland delineation study was not required or part of the impact study and feels it needs to be.

**Public Testimony in Support of the Applicant:** Dave Zunkel introduced himself and explained

his concern for the lake, wildlife habitat, and the lake as a resource for recreational uses. He would like to keep the property as is. He agreed with Mr. Marshburn's testimony, then discussed additional concerns about the wetlands affect on the access road, the need for an impact study, and vague "environment constraints" for potential future redivision. He requested the commission make a wetland delineation a condition of approval for the partition.

Kathleen Zunkel concurred with the previous testimonies. She noted attending the January 18<sup>th</sup> joint meeting and agreed with the need for a code audit. She reviewed WMC notice requirements for Type II applications. She noted the comment period for the partition application and feels it is unfair they are cut off from the rest of the process. She noted several letters were submitted from surrounding homeowners and feels the decision was made without addressing the concerns of the letters or future development. She further noted frustration with the code process. She discussed her disagreement with the "appeal concerns" as stated in the staff report regarding the impact study. She noted a condition of approval for permanent wetland boundary markers of an abutting development and feels a professional wetland delineation should be required here as well.

Rosalie Larson offered comment in support of the appeal. She discussed her history with the area, noting she represented past owners of the property. She noted sensitive wetland lake boundaries need to be addressed before computing the square footage of lots for the partition.

Erika Bauer concurred with previous testimony and added that removal of vegetation across the lake last May was done without a land use permit. She noted concern about the destruction of the land and feels ignoring the rules speaks to the future of the land.

**Public Testimony in Opposition of the Applicant:** Josh Stellmon, the Wilson's lawyer, explained the outcome of approving the partition is three separate lots and stated the commission is not being asked to consider anything related to building and development. He further noted a wetland delineation may be required in the future, but now is not that time. The consideration is if the application meets the code standards. City staff have determined that it does. He requested the appeal be denied. Commissioner Bridgens asked for clarification about the impact study. Mr. Stellmon responded it was required by the code and submitted by the applicant.

Tracy Wilson, partition applicant, noted the discussion is about code requirements. She discussed a timeline of steps taken to understand requirements of the property that included onsite meetings with previous planning staff and other professionals. She clarified that a wetland fill permit was not required. She discussed the property clearing in May of 2021; it was done by a professional landscaper. She noted in August of 2021 the surveyor was verbally assaulted while working on the property. She feels this is not about wetlands, it is about changing the homeowner's view from across the lake. She noted Mr. Carey had not received complaints about her property and showed images of properties across the lake with docks protruding into the wetlands. She noted a memo from John van Staveren regarding wetlands in the area; they have hired his staff to verify the wetlands lines.

Mike Magyar, surveyor, discussed the process leading up to this point. He explained the wetland line used for the partition has been used by several other developments and is recorded on plats with the county. The line was confirmed by John van Staveren as the original wetland

delineation line. Mr. Magyar and Interim Planning Director Will Caplinger both concluded it was safest to use the more restrictive 50ft setback from the top of bank line for this project. He emphasized that online data is complex. He agreed with Mr. Marshburn on the importance of providing good planning data so citizens can look at information. He noted it is critical information be made as available and transparent as possible. He discussed the wetland lines on the City GIS application.

**Applicant Rebuttal:** Mr. Marshburn noted he still has concern about need for a current wetland delineation survey. He stated this is part of the preliminary plat submission requirements. Ms. Larson agreed they have a beautiful view but restated her concerns about wetlands, habitat, and animals; this needs to be looked at before calculating lot size. Ms. Zunkel noted the 1993 wetland delineation and that wetland delineations are good for about 5 years; they are not a constant. She also discussed logging and a boardwalk in the lake on her own property.

**Close Public Hearing:** Vice Chair Hayward closed the public hearing.

**Deliberation of Commissioners:** Commissioner Moha asked for clarification on the suggested condition of approval for a wetland boundary survey and delineation. City Attorney Spencer Parsons clarified the delineation requirement is for proposals that alter the land within 25 feet of the wetland. He explained a partition does not alter the land unless combined with development. Brief discussion followed about what is considered altering land. Mr. Hazelton read an email from Mr. Carry in the meeting packet that was in agreement. Discussion continued. There was discussion about the land clearing from May. Mr. Hazelton noted permits were not required from DSL or the Department of Forestry for the work as observed by staff. Commissioner Gaebel asked if this will come back to the Planning Commission. Mr. Hazelton explained it will depend on future development. Discussion followed about review procedures in the WMC. Commissioner Yuill asked about notices to the neighbors at the development stage. Mr. Hazelton explained it depends upon the size of the development; it is not typical for individual residences. Discussion continued. Commissioner Gaebel feels the appellants should have purchased the property if they wanted to maintain it as is. She also stated her opinion is that people who own property have the right to develop their property. Commissioner Swanson thanked the speakers for their testimony and expressed his support for Mr. Hazelton's report. Commissioner Yuill noted his appreciation for both sides' participation. He feels the applicant should have the right to partition their property but is unsure about next steps. He noted his agreement with staff. Vice Chair Hayward commented on living in the neighborhood. He explained the duty of the Planning Commission is to uphold the code and noted his experience developing property there in the past. Commissioner Moha agreed with previous comments and noted they have a lot of work to do but he feels the rules are being followed.

**Commissioner Moha made the motion to deny the Appeal application (AP-22-1) for the administrative approval of LP 21-5, located on Tax Lot 810290001100, based on the findings in the staff report and discussion. Motion was seconded and passed unanimously.**

**Swanson – aye; Moha – aye; Hayward – aye; Yuill – aye; Gaebel – aye; Bridgens – aye**

#### STAFF ANNOUNCEMENTS & PROJECT UPDATES

Mr. Hazelton noted there are no applications for next month's meeting. He started a new job and will continue with some work for Warrenton while other staff will handle the day-to-day work. Several commissioners wished Mr. Hazelton well at his new job.

There being no further business, Chair Mitchell adjourned the meeting at 7:45 p.m.

**Next Meeting:** April 14, 2022

APPROVED:

ATTEST:

\_\_\_\_\_  
Paul Mitchell, Chair

\_\_\_\_\_  
Rebecca Sprengeler, Secretary

## All-In Warrenton

### FINAL DRAFT Economic Opportunities Analysis

#### CONTENTS

Background and Purpose	2
About Warrenton	2
Summary of Findings	4
Existing Plans and Policies	4
Warrenton Comprehensive Plan	4
Warrenton Urban Renewal District	5
Clatsop County Comprehensive Plan	6
Economic Trends	7
The Global Economy	7
National and Regional Trends	8
Local Economic Trends	12
Local Employment Forecast	16
Supply and Demand of Employment Land	22
Land Supply Methods and Analysis	22
Employment Zones	24
Inventorying Buildable Employment Lands	26
Deductions from Buildable Employment Lands	28
Land Demand Methods and Analysis	34
Supply and Demand Findings	37
Community Economic Development Potential	39

## BACKGROUND AND PURPOSE

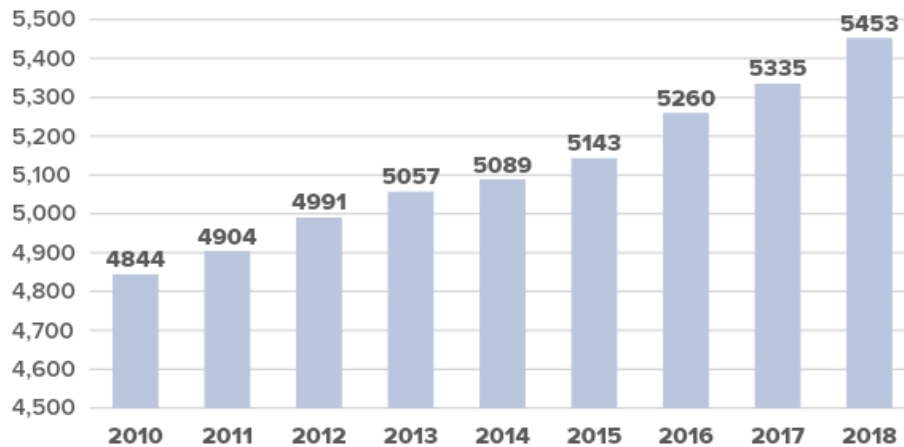
This Economic Opportunities Analysis (EOA) for the City of Warrenton evaluates global, national and regional economic trends to inform a forecast-based estimate of the demand for developable and redevelopable employment land. This estimate of demand is compared with an estimate of the supply based on the City of Warrenton's inventory of parcels. In synthesizing economic trends and reconciling the supply and demand of employment land, this document helps to prepare Warrenton to seize critical economic development opportunities as they arise in the future.

### About Warrenton

Warrenton is a town of about 5,400 people (**Exhibit 1**) in northwest Oregon, situated at the confluence of the Skipanon and Columbia Rivers, near where the Columbia enters the Pacific Ocean. U.S. Highway 101 runs through Warrenton and connects it, across Youngs Bay, to Astoria (population: 10,000). The area boasts historic resources, such as Fort Stevens State Park and the Lewis and Clark National Historical Park, as well as natural amenities, including vast ocean beaches, that draw tourists to the region.

Warrenton's population has been growing steadily, along with Clatsop County's population as a whole.

**Exhibit 1. Population, City of Warrenton, 2010-2018**

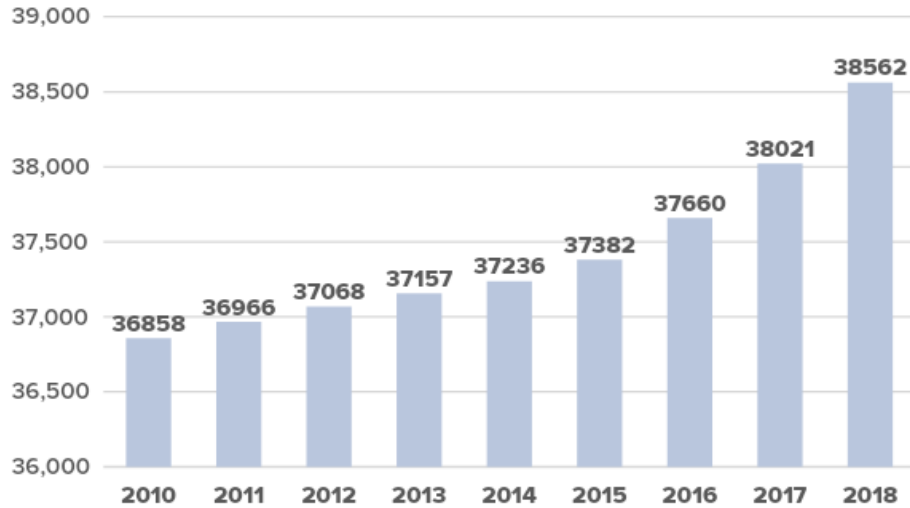


*Source: US Census Bureau, 2020*

The town has grown slightly every decade since 1970, and its average annual growth rate since 2010 (1.49%) is higher than Clatsop County's average annual growth rate (.57%) over that period.



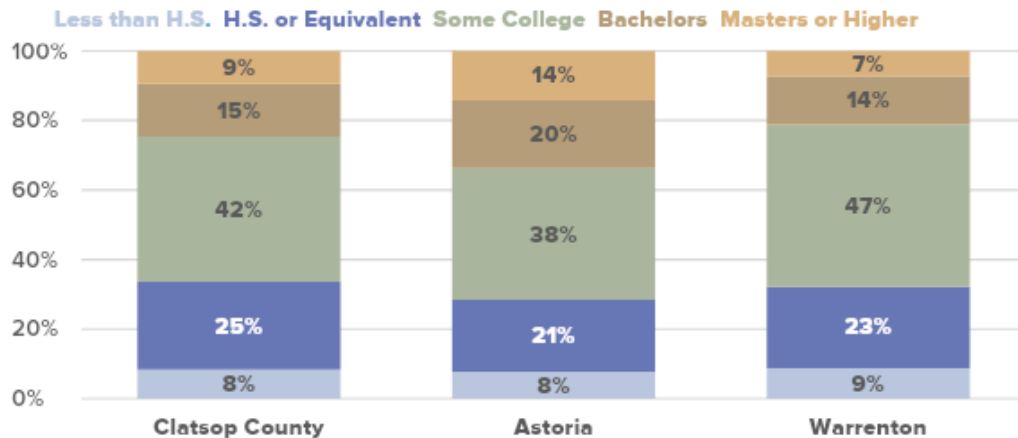
**Exhibit 2. Population, Clatsop County, 2010-2018**



Source: US Census Bureau, 2020

A larger portion of Warrenton’s residents have taken some college courses than in Clatsop County or Astoria. However, Warrenton has a lower percentage of residents with a bachelors or higher than the County and Astoria. Though Warrenton lags behind Astoria in the portion of residents with higher levels of educational attainment, this may not be a critical economic development constraint given that Warrenton employers can easily access labor in either city.

**Exhibit 3. Educational Attainment, Cities of Astoria and Warrenton and Clatsop County, 2018**



Source: US Census Bureau, 2020

Warrenton has generated momentum in economic development through recent efforts by groups like the Warrenton Urban Renewal Authority, Spruce Up Warrenton, and City staff. The City now seeks a strategic assessment of new economic

opportunities and an action plan for economic development. This document meets the State of Oregon's requirements in Statewide Planning Goal 9, while also informing this broader strategic planning effort.

## Summary of Findings

The following are key findings from the analysis.

Warrenton is a small, growing community that has grown, and is expected to continue growing, faster than the broader Clatsop County and Northwest Oregon rates.

Retail is the largest industry sector in Warrenton and is expected to grow faster than most industry sectors based on projected population growth (which drives consumer spending and retail demand). Warrenton's Urban Renewable District covers its downtown area and its Urban Renewal Agency is active in business and economic development.

Extractive and resource-related industries, including forestry, commercial fishing, seafood processing and boat building, are legacy industries that, while not expected to grow rapidly, are culturally significant for Warrenton and the region and may offer opportunities for innovation.

Warrenton's supply of land is heavily impacted by wetlands, making development challenging in certain locations due to additional costs associated with mitigation and the complexity of the regulatory arena. Nonetheless, the available land to meet the needs of growing employment is sufficient; the City has significantly more industrial, commercial and mixed-use land than is likely to be needed based on forecasted employment growth.

## Existing Plans and Policies

### *Warrenton Comprehensive Plan*

Goal 9 of the Warrenton Comprehensive Plan pertains to Warrenton's economy. The stated goal is "to diversify and improve the economy and of the state and Clatsop County." To fulfill this goal, the Plan emphasizes the following:

**Forest Products.** The Plan Emphasizes coordination toward continued forestation, reforestation and forest management. There is an extensive focus on small woodlot owners and identified roles for local, regional, state and federal actors.

**Marine Resources.** The Plan identifies the maritime sector as broadly significant, with a focus on commercial fishing, expansion of fisheries, and on-shore facilities like cold storage, land and moorage, and boat building.

**Travel Industry.** The Plan recognizes the importance of tourism for the local economy and intends to concentrate tourism-related development in the existing Urban Growth

Boundary (UGB). It emphasizes the need to improve seasonal balance and develop new, indoor offseason activities and to provide technical assistance to small businesses in the travel and hospitality sector.

**Human and Community Resources.** The Plan contains a variety of policies and potential actions related to coordination amongst regional stakeholders and potential partners. These include workforce development partnerships with Clatsop Community College (CCC) and coordination for industrial development with the Port of Astoria.

### *Warrenton Urban Renewal District*

Warrenton has an urban renewal district that encompasses 875 acres in downtown Warrenton. The district is managed by the Warrenton Urban Renewal Agency (WURA), which was created in 2007 with a mission to revitalize downtown. In 2019, the City approved a new urban renewal plan and increased WURA's maximum indebtedness from \$1.7M to \$4.8M. Also in 2019, the WURA revamped an existing façade improvement program, resulting in four façade improvement grants given to downtown businesses. Other initiatives potentially within the purview of the WURA include:

- Downtown branding and marketing
- Gateway improvements
- Physical upkeep and street and building improvements
- Property acquisition for redevelopment
- Signage and wayfinding
- Planning and coordination

To the extent that downtown Warrenton is and will continue to be an economic anchor for the town, the WURA will be a critical economic development partner.



*Above: a building renovation in downtown Warrenton, funded in part by funds from the WURA.  
Source: City of Warrenton*

### *Clatsop County Comprehensive Plan*

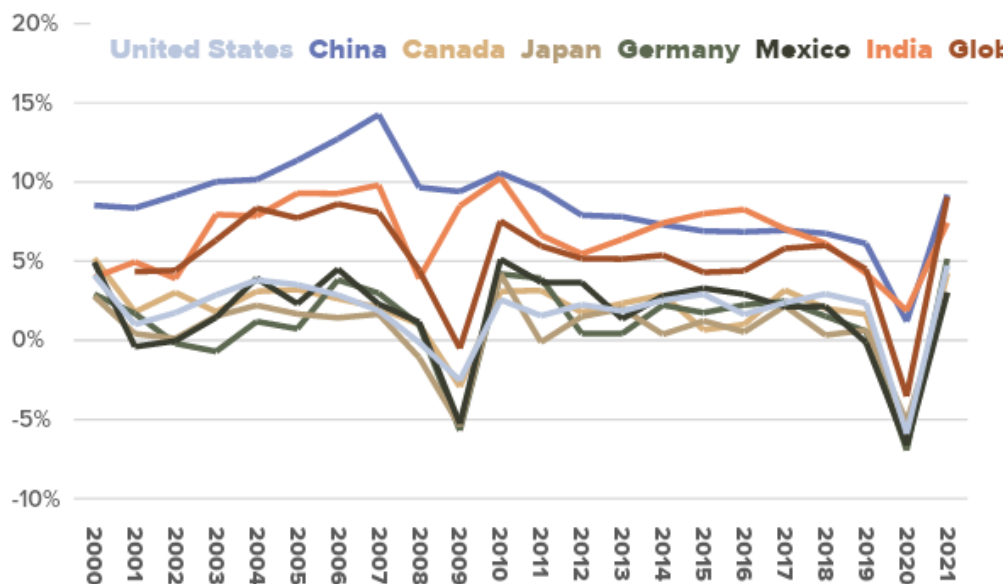
The Clatsop County Comprehensive Plan guides growth and development in the unincorporated areas of Clatsop County. Goal 9 of the Comprehensive Plan pertains to the economy, but the goal has not been updated since the Plan was adopted in the early 1980s. A full update of the Plan is currently underway.

## ECONOMIC TRENDS

### The Global Economy

Global gross domestic product (GDP) growth held steady around 5% per year following the Great Recession before contracting by 3.5% in 2020 (**Exhibit 4**). The International Monetary Fund (IMF) projects global GDP will bounce back with 9% growth in 2021. This level of economic growth is partially dependent on the course of the COVID-19 pandemic and government policies aimed at controlling it, making predictions difficult. In general, countries that were poorer per capita grew faster than the U.S. and most other Organization for Economic Co-operation and Development (OECD) economies. The United States' GDP grew slower than the global rate at 2.3% annually from 2010 to 2019 before contracting an expected 5.9% this year. China and India averaged 7.7% and 7% growth, respectively, over that span, and did not enter recession in 2020.

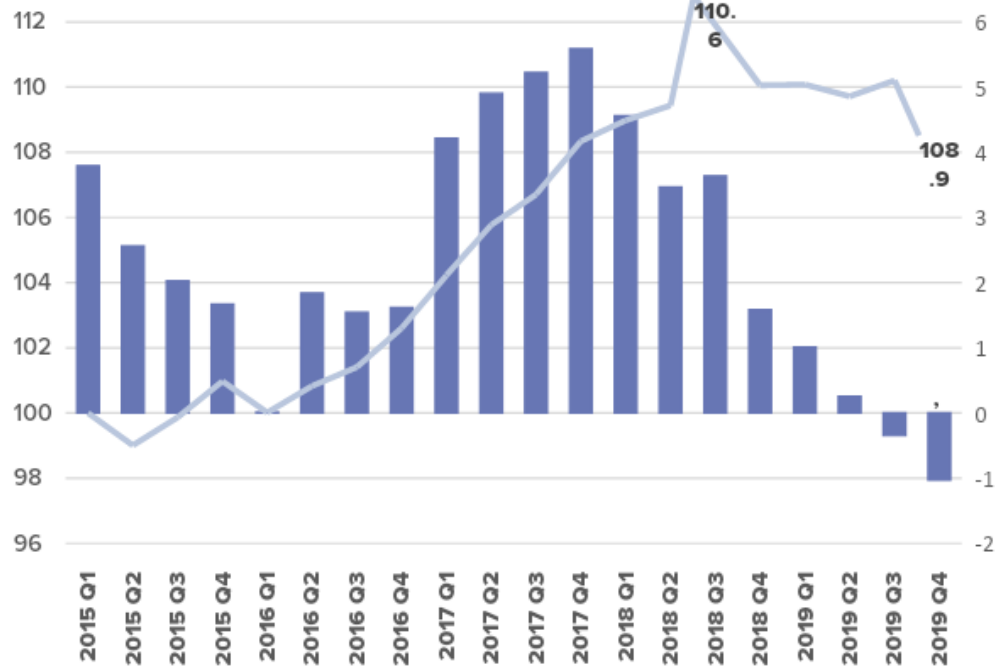
**Exhibit 4. GDP Growth, Select Large Economies**



Source: International Monetary Fund, 2020

Global trade growth has fallen since the end of 2017. **Exhibit 5** shows that growth turned negative midway through 2019. This contraction preceded the pandemic's onset, and negative growth has likely continued in 2020 given the pandemic's impact.

**Exhibit 5. Global Merchandise Trade Volume**

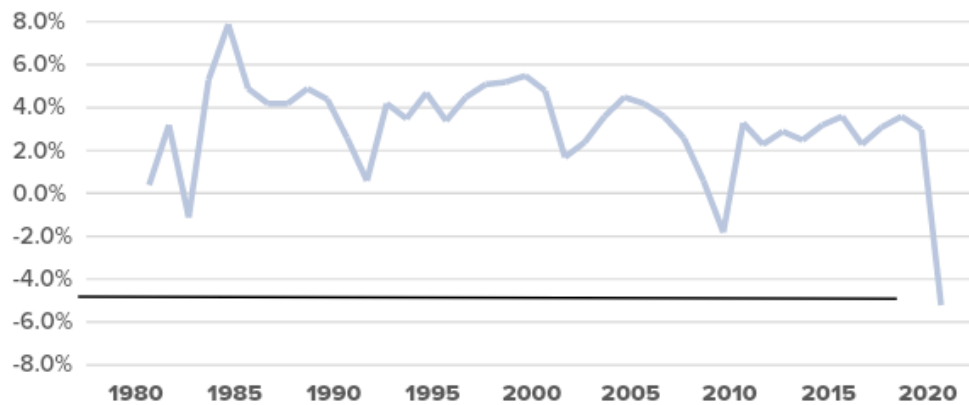


Source: World Trade Organization, 2020

### National and Regional Trends

The United States’ economy’s long run of consistent growth has been significantly disrupted by the impacts of COVID-19. Growth has turned sharply negative. **Exhibit 6** shows the IMF has projected a 5.9% drop in U.S. GDP in 2020, which would represent the largest contraction since the Great Depression. The IMF predicts some recovery in 2021 with 4.7% growth, but the exogenous nature of the recession makes the pace of recovery difficult to predict.

**Exhibit 6. Gross Domestic Product Growth, United States, 1980-2020**



Source: International Monetary Fund, 2020

The pandemic-induced recession has also caused a sharp rise in unemployment this year. Furthermore, varying shutdown and opening strategies around the country as well as other pandemic response policies have caused unemployment to become extremely erratic in 2020. The U.S. unemployment rate spiked from a 50 year low of 3.5% at the year's outset to 14.7% in April (**Exhibit 7**), and the rate has since fallen to 6.9% as of October. The pace of both job loss and re-hiring is unprecedented in the postwar era, and the timetable for a return to full employment is difficult to predict.

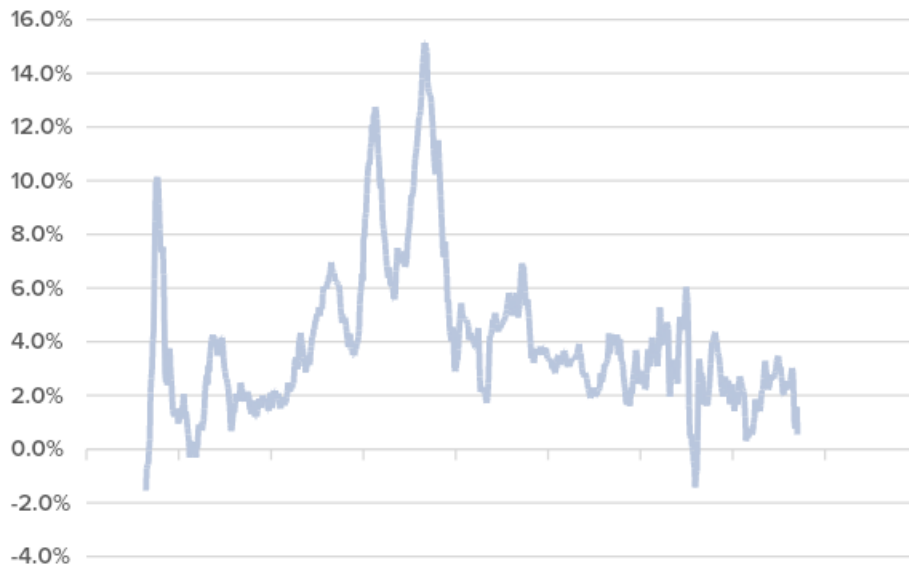
**Exhibit 7. Unemployment Rate, United States, 1950-2020**



*Source: Federal Reserve Economic Data (FRED), 2020*

**Exhibit 8** shows that inflation has fallen below 2% and is currently near zero despite the Federal Reserve maintaining interest rates at .25%, near its historic low.

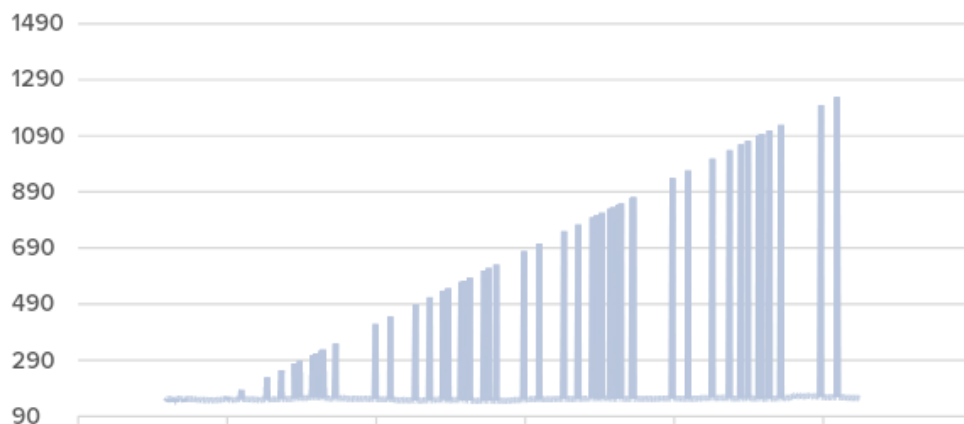
**Exhibit 8. Inflation Rate, United States, 1950-2020**



*Source: Federal Reserve Economic Data (FRED), 2020*

Through the recession, the U.S. Dollar has largely maintained its strength against a basket of major currencies. This is in large part due to the Dollar's status as a reserve currency. The 2020 spike seen in **Exhibit 9** shows that investors have invested in U.S. Treasury securities as a safe haven during the recession, keeping the currency strong.

**Exhibit 9. US Dollar Strength Index, 2016-2020**



*Source: Federal Reserve Economic Data (FRED), 2020*

Overall trade volumes are down since the pandemic began, with exports of goods and services having fallen by 33% from their 2019 peak to their April low and imports down 24% over the same span. **Exhibit 10** shows that like unemployment, trade



volume has partially reverted to pre-pandemic levels since their April floor. Exports and Imports are still 21% and 12% below their 2019 peaks, respectively.

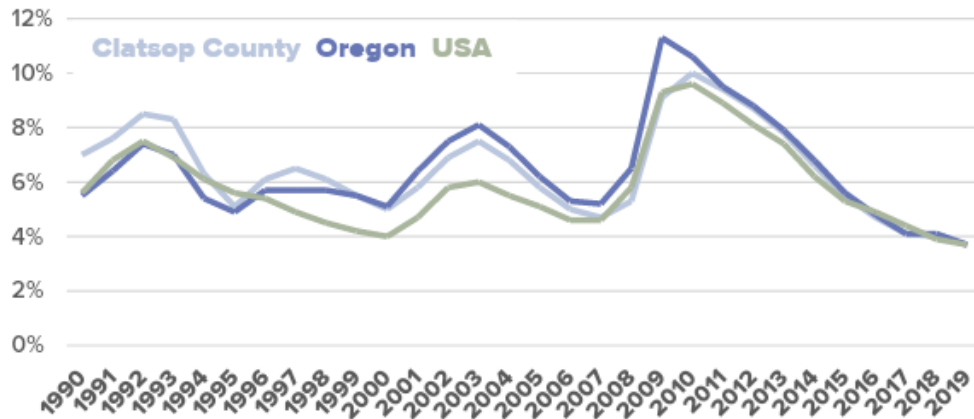
**Exhibit 10. Trade Volume, United States, 2019-2020**



Source: Bureau of Economic Analysis, 2020

**Exhibit 11** shows that the national unemployment rate was consistently lower than in Clatsop County and Oregon as a whole from the mid-1990s until the Great Recession, when Clatsop started to track very closely to the national rate. The Oregon unemployment rate spiked above the national and Clatsop County rates in 2009, and then all three unemployment rates declined steadily through the 2010s and converged at about 4% in 2019. Rates have increased since then, but annual 2020 data is not yet available.

**Exhibit 11. Clatsop, Oregon, and National Unemployment Rate, 1990-2019**



Source: Bureau of Labor Statistics, 2020

State, regional, and local unemployment rates have risen in 2020 because of the COVID-19 pandemic and the multiple measures taken against it at the state and county

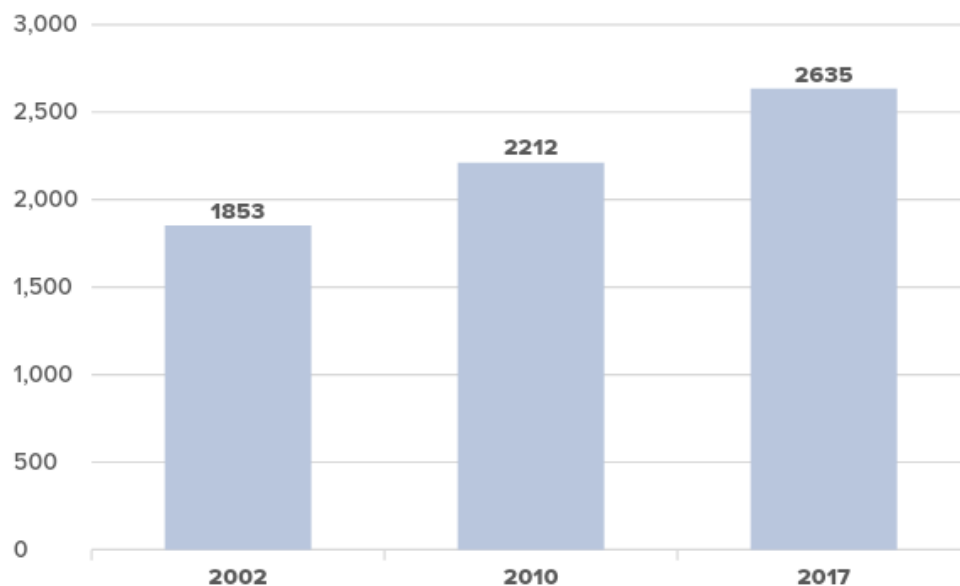
levels. On March 23, Governor Kate Brown declared a statewide stay at home order, which Clatsop County remained under until entering Phase 1 reopening on May 15<sup>th</sup>. Phase 1 allowed for restaurants and bars, barber shops, salons, spas, tattoo parlors, and gyms to reopen provided mask wearing and social distancing were enforced. Clatsop County entered Phase 2 reopening on June 6<sup>th</sup>, which allowed for sports facilities, theaters, and churches to reopen and removed the remote office work requirement. Phase 2 also allowed hotels, campgrounds, and short-term vacation rentals to reopen at 60% capacity. It permitted gatherings of up to 50 people indoors and 100 people outdoors. Travel Astoria created a page on its website with a video promoting area outdoor attractions and instructions on businesses' operating status and what to expect through the summer. Travel Astoria still sought visitors but also tried to educate people coming to the County on local safety rules. They also reported that all lodging in Astoria and Warrenton was operating at 100% capacity as of July 23<sup>rd</sup>.

After a spring and summer of relatively low case numbers, cases began rising in late October and November. Oregon entered a "Two-Week Statewide Freeze" on November 18<sup>th</sup>. This limits social gatherings to six people and caps faith-based organization gatherings at 25 people indoors and 50 people outdoors. It requires offices to close, restaurants to operate take-out and delivery only, and limits grocery stores and retail to 75% capacity. Gyms, indoor recreational facilities, zoos, venues that host events, and other similar businesses have been forced to close. Further restrictions are possible in the coming weeks and months.

## Local Economic Trends

Employment has been steadily increasing in Warrenton, and the City added nearly as many jobs (423) as it added residents (609) between 2010 and 2017. Job growth from 2010 to 2017 also outpaced job growth in the previous eight years (total new jobs) while nearly equaling it in percentage terms (**Exhibit 12**).

**Exhibit 12. Total Employment, City of Warrenton, 2002-2017**



*Source: LEHD OnTheMap, 2017 (accessed 2020)*

The City's top industries are Retail and Manufacturing. Accommodation and Food Services and Educational Services are also major drivers of employment, as shown in **Exhibit 13**. Educational Services and Retail have grown rapidly, with the two sectors combined accounting for about 64% of the decade's new jobs.

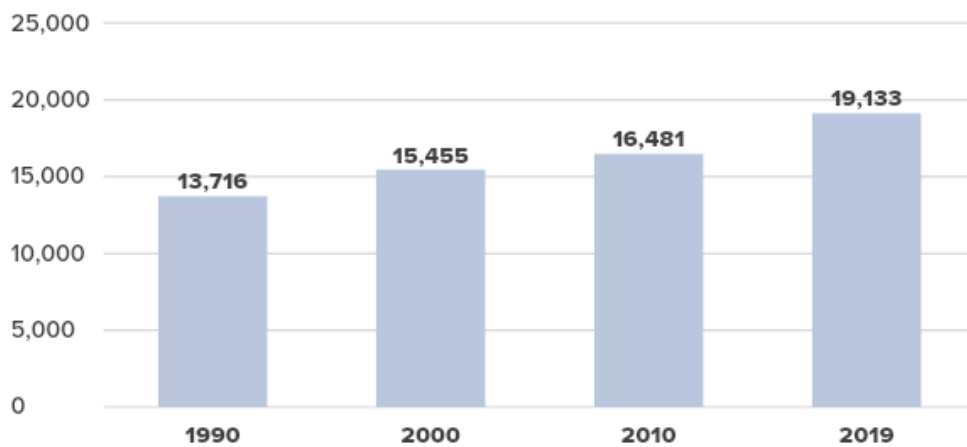
**Exhibit 13. Employment by Industry, City of Warrenton, 2002-2017**



Source: LEHD OnTheMap, 2020

Clatsop County’s job base has also grown steadily over time, but Warrenton’s employment growth has outpaced Clatsop County’s in the past decade.

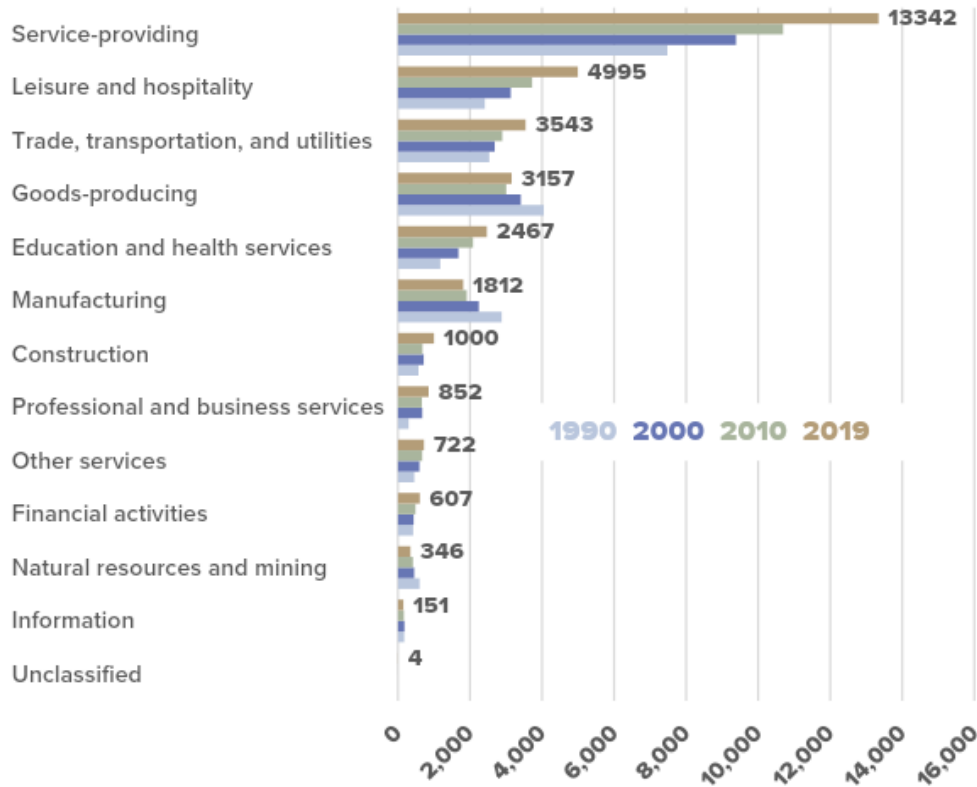
**Exhibit 14. Total Employment, Clatsop County, 1990-2019**



Source: Bureau of Labor Statistics, 2020

Employment growth in Clatsop County bears some significant differences with Warrenton. As seen in **Exhibit 15**, Services and Leisure and Hospitality are the two largest growth-drivers. Conversely, employment in Goods-Producing, Manufacturing and Natural Resources-related sectors have been steadily declining since 1990.

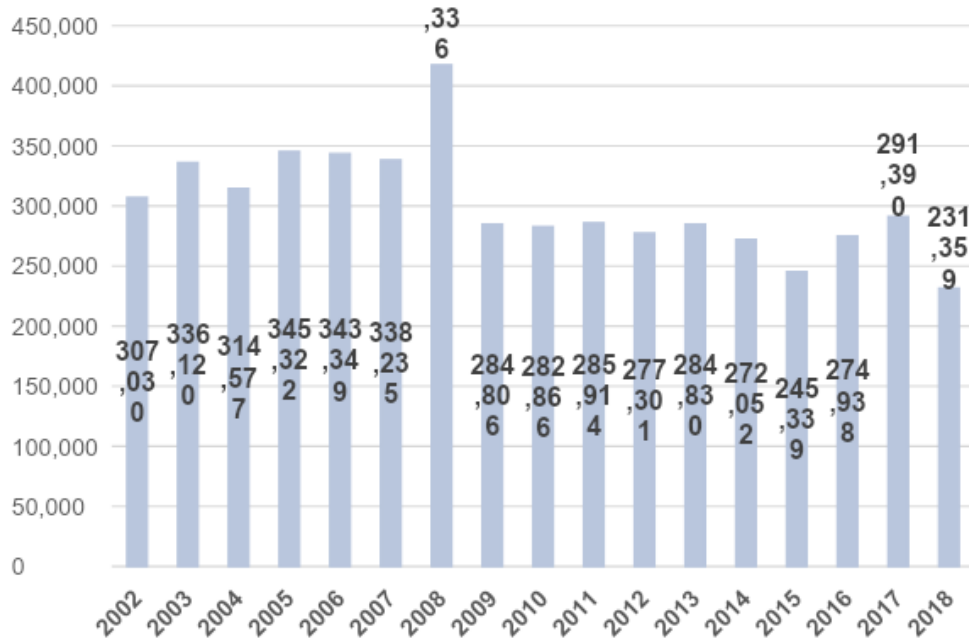
**Exhibit 15. Private Employment by Sector, Clatsop County, 1990-2019**



Source: Bureau of Labor Statistics, 2020

Resource-related industries, including in forestry and commercial fishing, have traditionally been important industry sectors for northwest Oregon. The Clatsop County timber harvest has been slowly declining since its peak of 417,336 thousand board feet in 2008 as seen in **Exhibit 16**. The latest reported harvest was 231,359. The harvest will likely decline to some extent in 2020 due to the COVID-19 pandemic, but timber may have been less impacted than other industries due to the relative persistence of construction activity through the year.

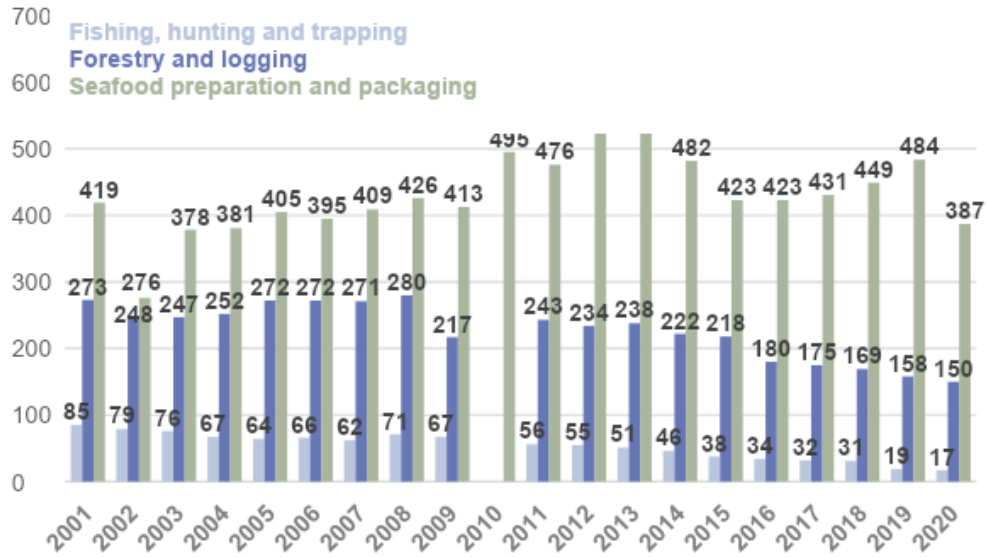
**Exhibit 16. Timber Harvest, Clatsop County, 2002-2018**



Source: University of Montana, 2020

Employment levels in Oregon’s resource related industries appear to be diverging, with **Exhibit 17** showing seafood preparation oscillating but generally higher in the past decade than the 2000s while forestry and logging and fishing, hunting and trapping both declining steadily. Overall resource related employment has fallen nearly 25% from 877 in 2013 to 661 in 2019. Only 554 jobs were recorded in 2020, but it should be noted that the data only covers the first two quarters of 2020 and is in the midst of the pandemic.

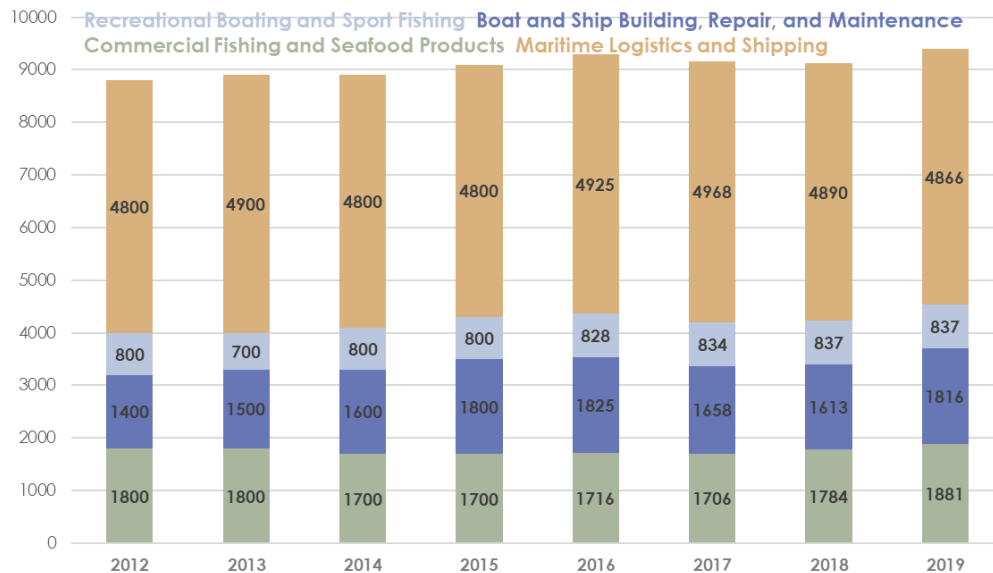
**Exhibit 17. Historical Employment in Resource Related Industries, Oregon, 2001-2020**



Source: Bureau of Labor Statistics, 2020

Maritime related employment has been slowly growing since 2012. All four major sub-industries grew slightly, with boat and ship building, repair, and maintenance growing the fastest at 30% over the 8-year period as seen in **Exhibit 18**. The industry overall grew from 8,800 to 9,400 jobs or 7%.

**Exhibit 18. Maritime Related Employment by Sector, 2015-2019**



Source: Bureau of Labor Statistics, 2020

## *Local Employment Forecast*

A local employment forecast is a required component of an Economic Opportunities Analysis. This section summarizes the forecast methodology and outputs.

### **Methodology**

Employment forecasts for Warrenton through 2040 involved a multistage approach, leveraging updated baseline employment data by industry, population projections, and forecasts for the broader Northwest Oregon region. The latest data by industry for Warrenton, Oregon is for 2017 and published by the U.S. Census Bureau's *Longitudinal Employer-Household Dynamics (LEHD)* data series, available through the Census Bureau's OnTheMap webtool. These employment figures by industry were estimated for 2019 by applying the Clatsop County countywide covered employment growth rates from 2017 to 2019 by matching industry available through the *Quarterly Census of Employment and Wages (QCEW)* series, published by the U.S. Bureau of Labor Statistics.

Forecast growth rates through 2029 were determined from existing employment forecasts by matching each industry to the same or nearest industry in the baseline. These growth rates came from two sources: 1) State of Oregon Employment Department's *Northwest Oregon Industry Employment Projections 2019-2029*; and 2) population projections for Warrenton included in the most recent Warrenton comprehensive plan, for 2027. Regional employment growth rates were applied to the non-consumer-based industries, such manufacturing, the belief being that industry growth among these industries in Warrenton should not meaningfully diverge from industry growth rates in the region overall. For so-called "non-basic" industries, i.e., industries that depend on local consumer spending, instead the imputed Warrenton population growth rate was applied. This was based on the assumption that, because these industries—such as retail—rely on household spending, they should grow at or near the same rate as population. The imputed compound annual growth rate for the Warrenton population was then applied for two more years to arrive at 2029 employment estimates for these industries.

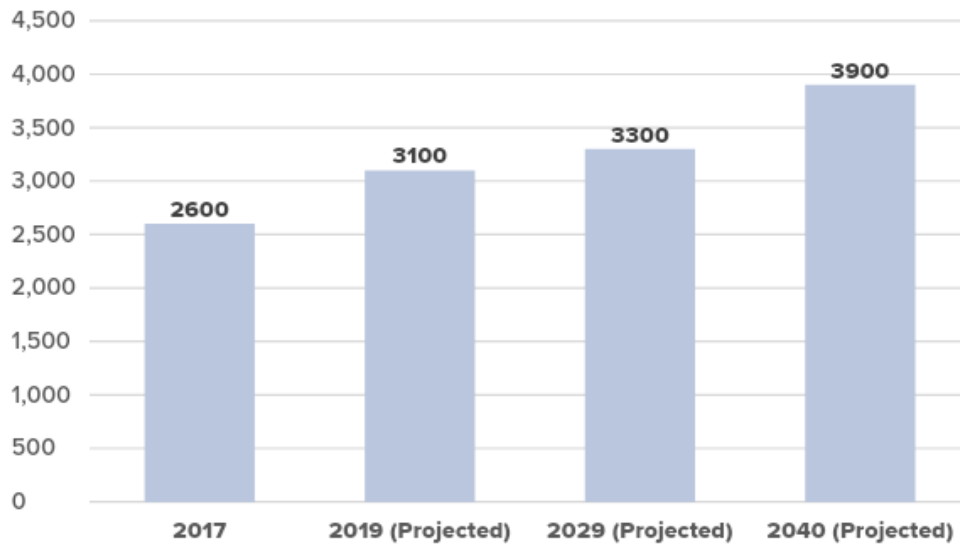
Further projections through 2040 were based on the same growth rates extended from 2029 to 2040. These estimates thus represent a scenario whereby growth does not change between the first and second decade into the future.

### **Forecast Details**

Warrenton has seen steady job growth from a low base over time, and **Exhibit 16** points toward this trend continuing over the long term. It should be noted that COVID-19 related economic impacts are ongoing and difficult to fully assess as they occur. Whatever the full extent of the damage, the region's economy will eventually return to growth, and pre-COVID trends may reassert themselves.



**Exhibit 16. Warrenton Projected Employment Through 2040**



Source: LEHD OnTheMap, 2020; Oregon Employment Department, 2020; Community Attributes, Inc., 2020

Warrenton’s location near Astoria and recent planning initiatives such as at Chelsea Gardens are likely to affect how the community grows going forward. With Astoria becoming supply-limited, second home buyers from outside the region may increasingly look to Warrenton.<sup>1</sup> They could become a significant demand driver for local businesses, but housing prices could rise faster than wages if large numbers of second home buyers begin looking to Warrenton. The Chelsea Gardens neighborhood’s use of varying housing typologies and sizes in a relatively dense, mixed use setting may allow housing that meets the price requirements of both second home and local buyers.<sup>2</sup> It will likely also support retail growth downtown and in the neighborhood itself.

Warrenton’s population growth will likely support concomitant growth in retail, and **Exhibit 17** demonstrates how that reality should allow retail to outperform its projected regional growth rate. Warrenton’s other industries are more dependent on regional conditions than local ones, and so they will probably grow similarly to the rest of northwest Oregon. This may cause retail trade to expand its position as the City’s leading employer by 2040.

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<sup>1</sup> The Daily Astorian, “Population Growth Slows with Economy: Jobs, Housing Costs are Factors.” December 24, 2019. [Population growth slows with economy: Jobs, Housing Costs are Factors](#)

<sup>2</sup> The Daily Astorian, “Warrenton Approves Chelsea Gardens Neighborhood: Project Rebranded from Spur 104.” February 12, 2020. [Warrenton Approves Chelsea Gardens Neighborhood: Project Rebranded from Spur 104](#)

## Exhibit 17. Projected Periodic and Cumulative Employment Growth by Industry Sector, City of Warrenton, 2019-2040

Industry Sector	2017	2019	2029	2040	CAGR, '19-'29	CAGR, '29-'40	Net New Jobs '19-'40
Accommodation and Food Services	284	294	318	345	0.8%	0.8%	51
Administration & Support, Waste Management...	132	137	140	143	0.2%	0.2%	6
Agriculture, Forestry, Fishing and Hunting	4	4	4	5	0.4%	0.4%	0
Arts, Entertainment, and Recreation	21	22	26	32	1.8%	1.8%	10
Construction	140	145	164	187	1.2%	1.2%	42
Educational Services	274	284	310	342	0.9%	0.9%	58
Finance and Insurance	33	34	36	38	0.5%	0.5%	4
Health Care and Social Assistance	155	161	176	193	0.9%	0.9%	33
Information	14	15	15	15	0.0%	0.0%	0
Management of Companies and Enterprises	0	0	0	0	0.0%	0.0%	0
Manufacturing	495	513	521	530	0.2%	0.2%	17
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	0	0.0%	0.0%	0
Other Services (excluding Public Administration)	117	121	125	129	0.3%	0.3%	8
Professional, Scientific, and Technical Services	56	58	64	72	1.0%	1.0%	14
Public Administration	94	97	102	107	0.4%	0.4%	10
Real Estate and Rental and Leasing	18	19	21	23	1.0%	1.0%	4
Retail Trade	1,035	1,073	1,283	1,561	1.8%	1.8%	488
Transportation and Warehousing	87	90	92	94	0.2%	0.2%	4
Utilities	4	4	4	4	0.2%	0.2%	0
Wholesale Trade	22	23	23	24	0.3%	0.3%	1
<b>Total</b>	<b>2,990</b>	<b>3,100</b>	<b>3,420</b>	<b>3,840</b>	<b>1.0%</b>	<b>1.1%</b>	<b>740</b>

Source: LEHD OnTheMap, 2020; Oregon Employment Department, 2020; Community Attributes Inc., 2020

### Key Trends and Forecasts Findings

The data points to several trends going forward, but it is important to first note that the COVID-19 pandemic will likely have significant impacts in the short and perhaps medium term. Some of Warrenton's top industries like Retail, Accommodation and Food Services, and Educational Services have been significantly impacted nationally by shutdowns and lost business. While Oregon has weathered the pandemic better than many states, those industries are still likely to contract this year, and it will take some time for them to recover.

Beyond the pandemic, the regional economy is projected to grow, but at a modest rate, while Warrenton's population is projected to grow at a steady clip. This divergence between local population growth and regional economic performance means that local industries that are population dependent, such as Retail, are likely to outperform industries tied more closely to the regional economy, such as manufacturing. Retail is therefore likely to extend its lead in jobs significantly and possibly become the predominant source of local employment.

Even though retail is likely to add more jobs than other sectors, current major jobs providers like manufacturing and construction are expected to remain viable and grow slowly. Warrenton's economy should continue to see some diversity in its job base going forward.



## SUPPLY AND DEMAND OF EMPLOYMENT LAND

Employment lands in Warrenton consist of parcels located within six different commercial, industrial and mixed-use zoning categories, and impacted by various constraints such as wetlands, flood zones, and steep slopes. This section of the report surveys these lands to quantify the supply of vacant, partially vacant, and redevelopable parcels (or portions of parcels) that could reasonably accommodate future economic and spatial growth in the City of Warrenton for the 20-year planning time horizon and attempts to quantify the impact of various constraints.

### Land Supply Methods and Analysis

Any analysis of buildable lands requires an estimate of the supply of land to meet expected growth. This EOA focuses only on employment lands, and therefore provides an estimate of the supply of land available to house employment-generating uses. To prepare this estimate, CAI assessed the City of Warrenton's zoning code to identify the subset of zones that allow for commercial and industrial enterprises and other employment-generating uses. Of the City's 16 zoning categories (**Exhibits 18 and 19**), six were selected based on their allowable uses and other factors as those that could accommodate "employment" uses. Non-employment zones, such as residential or conservation and habitat zones, were excluded. This selection process is summarized in **Exhibit 18**.

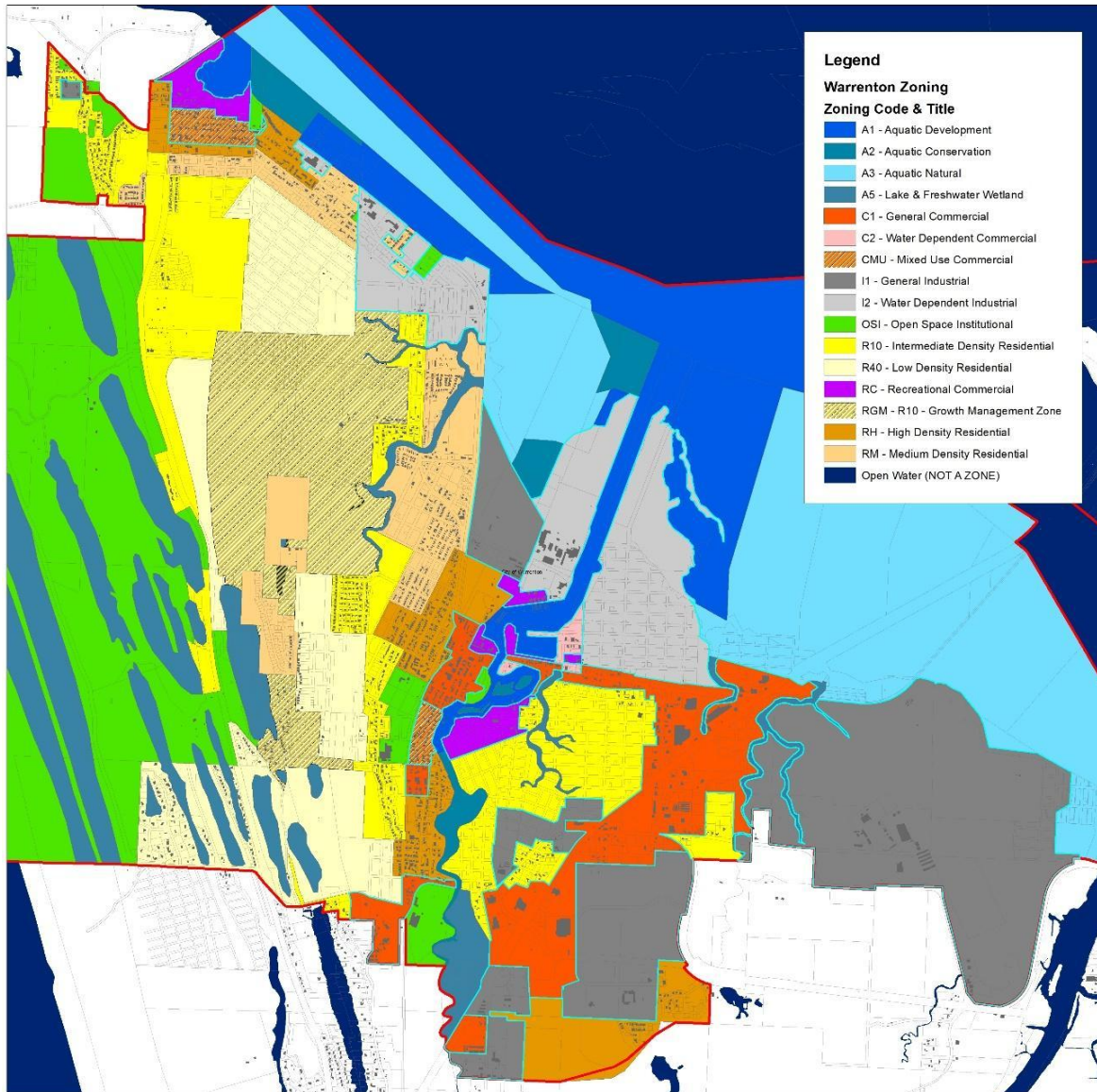
**Exhibit 18. Warrenton Employment Zone Selection, 2020**

<b>Zone Code</b>	<b>Zoning Category</b>	<b>Acres</b>
A1	A1 - Aquatic Development	987.2
A2	A2 - Aquatic Conservation	160.6
A3	A3 - Aquatic Natural	1,725.6
A5	A5 - Lake & Freshwater Wetland	1,031.6
C1	C1 - General Commercial	552.2
C2	C2 - Water Dependent Commercial	20.6
CMU	CMU - Mixed Use Commercial	55.4
I1	I1 - General Industrial	1,275.1
I2	I2 - Water Dependent Industrial	570.2
OSI	OSI - Open Space Institutional	1,746.3
R10	R10 - Intermediate Density Residential	960.8
R40	R40 - Low Density Residential	709.5
RC	RC - Recreational Commercial	102.2
RGM	RGM - R10 - Growth Management Zone	614.9
RH	RH - High Density Residential	376.8
RM	RM - Medium Density Residential	417.5



<b>Type</b>	<b>Selected "Employment" Zones</b>	<b>Zoned Acres</b>
<b>Mixed Use Zones</b>	CMU - Mixed Use Commercial	55.4
<b>Commercial Zones</b>	C1 - General Commercial	552.2
	C2 - Water Dependent Commercial	20.6
	RC - Recreational Commercial	102.2
<b>Industrial Zones</b>	I1 - General Industrial	1,275.1
	I2 - Water Dependent Industrial	570.2
		<b>2,575.6</b>

Exhibit 19. Map of City of Warrenton Zoning Districts, 2020



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

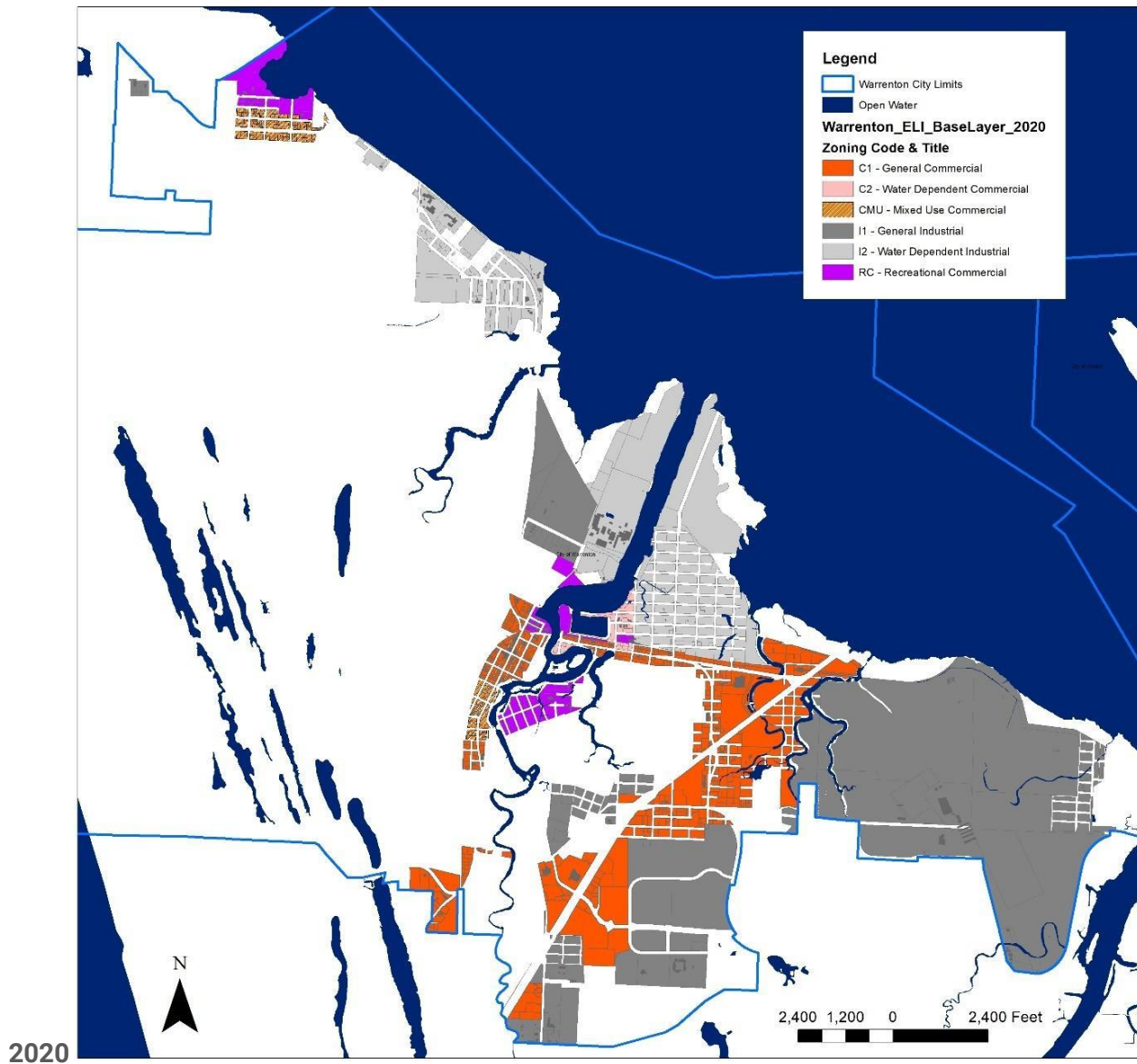
*Employment Zones*

The six selected “employment” zones include the: General Commercial, Water Dependent Commercial, and Recreational Commercial zones; the General Industrial and Water Dependent Industrial zones; and the Mixed-Use Commercial Zone.

Industrial employment lands are located predominantly along the Columbia riverfront, and along the southern border of the City; while commercial and mixed-use commercial zones are found in central Warrenton along the Skipanon River waterway, and in Hammond. The map and table in **Exhibits 20 and 21**,

respectively, illustrate and summarize all parcels comprising these employment lands, including both built and unbuilt or potentially redevelopable parcels.

**Exhibit 20. Map of All (Built and Unbuilt) Employment Land Parcels by Zone, City of Warrenton,**



Source: Clatsop County, 2020; Community Attributes, Inc., 2020



**Exhibit 21. Summary of All Employment Land Parcels by Zone, City of Warrenton, 2020**

<b>Warrenton Zoning Category</b>	<b>Square Feet</b>	<b>Acres</b>	<b>Number of Parcels / Portions</b>
I1 - General Industrial	51,439,015	1,180.9	180
I2 - Water Dependent Industrial	19,891,931	456.7	217
C1 - General Commercial	18,155,211	416.8	671
RC - Recreational Commercial	4,406,478	101.2	110
CMU - Mixed Use Commercial	1,485,464	34.1	211
C2 - Water Dependent Commercial	581,907	13.4	44
<b>All Employment Zones</b>	<b>95,960,005</b>	<b>2,202.9</b>	<b>1,433</b>

*Source: Clatsop County, 2020; Community Attributes, Inc., 2020*

*Gross Buildable Land Supply*

Of the employment lands identified in **Exhibit 20**, many parcels have already been developed, or are otherwise encumbered by critical areas, such that they cannot support additional employment. Other parcels are either vacant, partially vacant, or potentially redevelopable.

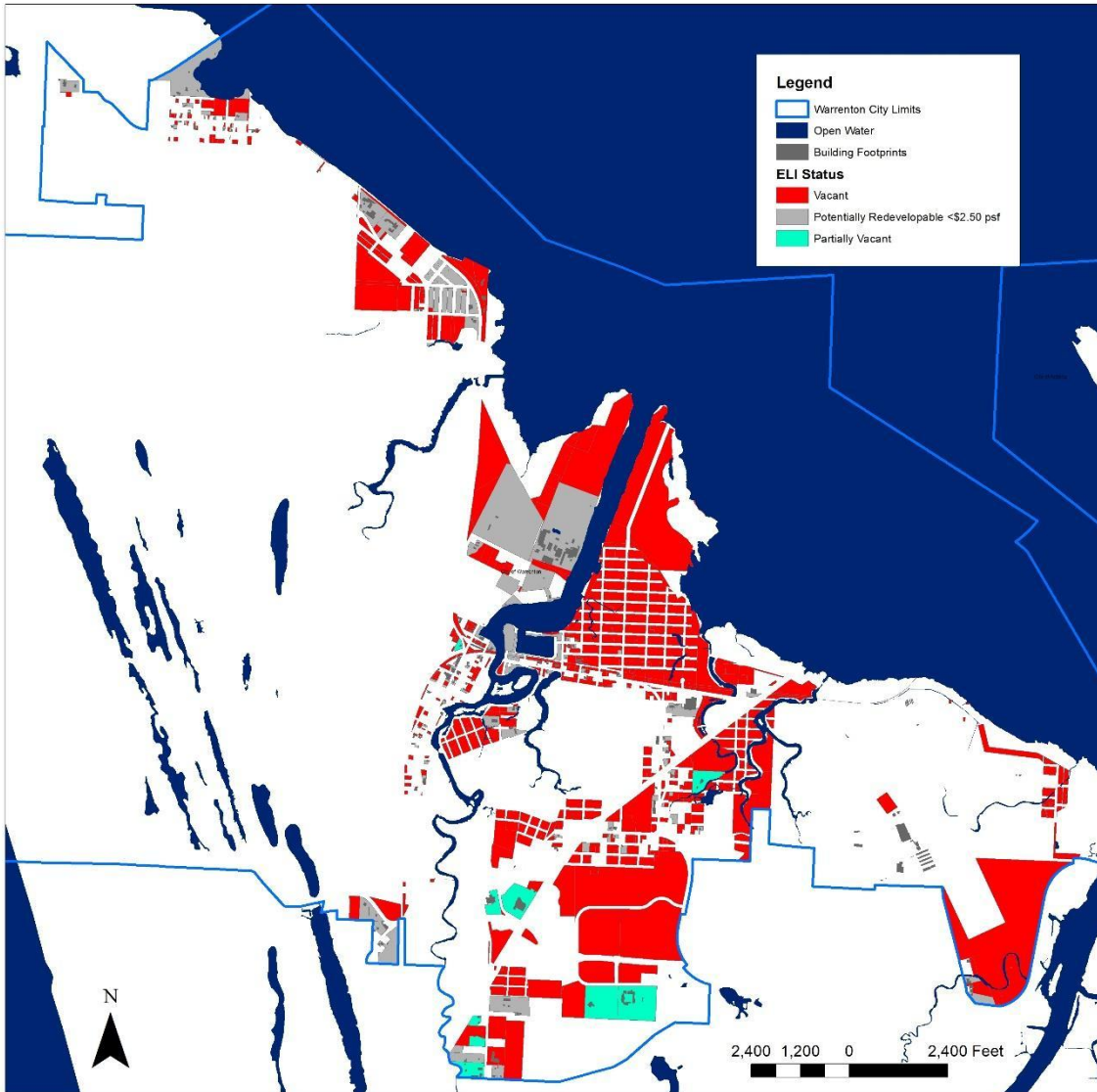
Using parcel-based data from the Clatsop County Assessor, CAI identified these vacant, partially vacant, and redevelopable employment lands from the six zones selected for the employment land inventory. The different categories were defined as such:

- **Vacant** lands are completely or almost completely unbuilt. Vacant lands were defined as parcels with very little or no improvement value per the Clatsop County assessor and are identified within the data by selecting parcels with \$.001 or less Real Market Improvement Value per square foot of land.
- **Partially Vacant** lands are identified on parcels that, while built, still contain significant unbuilt portions of land that could be further developed or subdivided and developed. These were manually identified parcels using a current building footprints layer, and checking against satellite imagery.
- **Potentially Redevelopable** lands are defined as parcels with limited improvements in terms of building value per square foot of land and are identified within the data by selecting parcels with \$.001 to \$2.50 Real Market Improvement Value per square foot of land.

Rights-of-way, parks, condominiums, and parcel remnants were removed the employment lands inventory, as were lands comprising the active use areas of the Astoria Regional Airport. The parcels resulting from this tiering and analysis are summarized and mapped in **Exhibits 22 and 23**.



**Exhibit 22. Buildable Employment Lands Inventory by Type, City of Warrenton, 2020**



Source: Clatsop County, 2020; Community Attributes, Inc., 2021

**Exhibit 23 Buildable Employment Lands Inventory by Zoning Category, City of Warrenton, 2020**

Source: Clatsop County, 2020; Community Attributes, Inc., 2021



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The resulting parcels, in aggregate, were additionally segmented by size to further characterize the supply of buildable employment lands in Warrenton. **Exhibit 24** illustrates the total number of vacant, partially vacant, and potentially redevelopable parcels segmented by size and current City of Warrenton zoning designation. Most of the City’s medium-large and large buildable employment land sites are found in the industrial zones. While sub-one-acre sites can be found in every commercial and industrial zone in the City, and 1-5 acre sites can be found in all zones but CMU, Warrenton has only 11 large (20 acre +) sites and these are located in the I1, I2, and RC zones.

**Exhibit 24 Buildable Employment Lands by Parcel Size, City of Warrenton, 2020**

	Parcel Size				Total
	<1 Acre	1-5 Acres	5-20 Acres	>20 Acres	
C1 - General Commercial	310	40	12		362
C2 - Water Dependent	26	5			31
CMU - Mixed Use Commercial	63				63
I1 - General Industrial	68	36	15	6	125
I2 - Water Dependent Industrial	93	72	12	3	180
RC - Recreational Commercial	58	18	1	2	79
<b>Total</b>	<b>618</b>	<b>171</b>	<b>40</b>	<b>11</b>	<b>840</b>

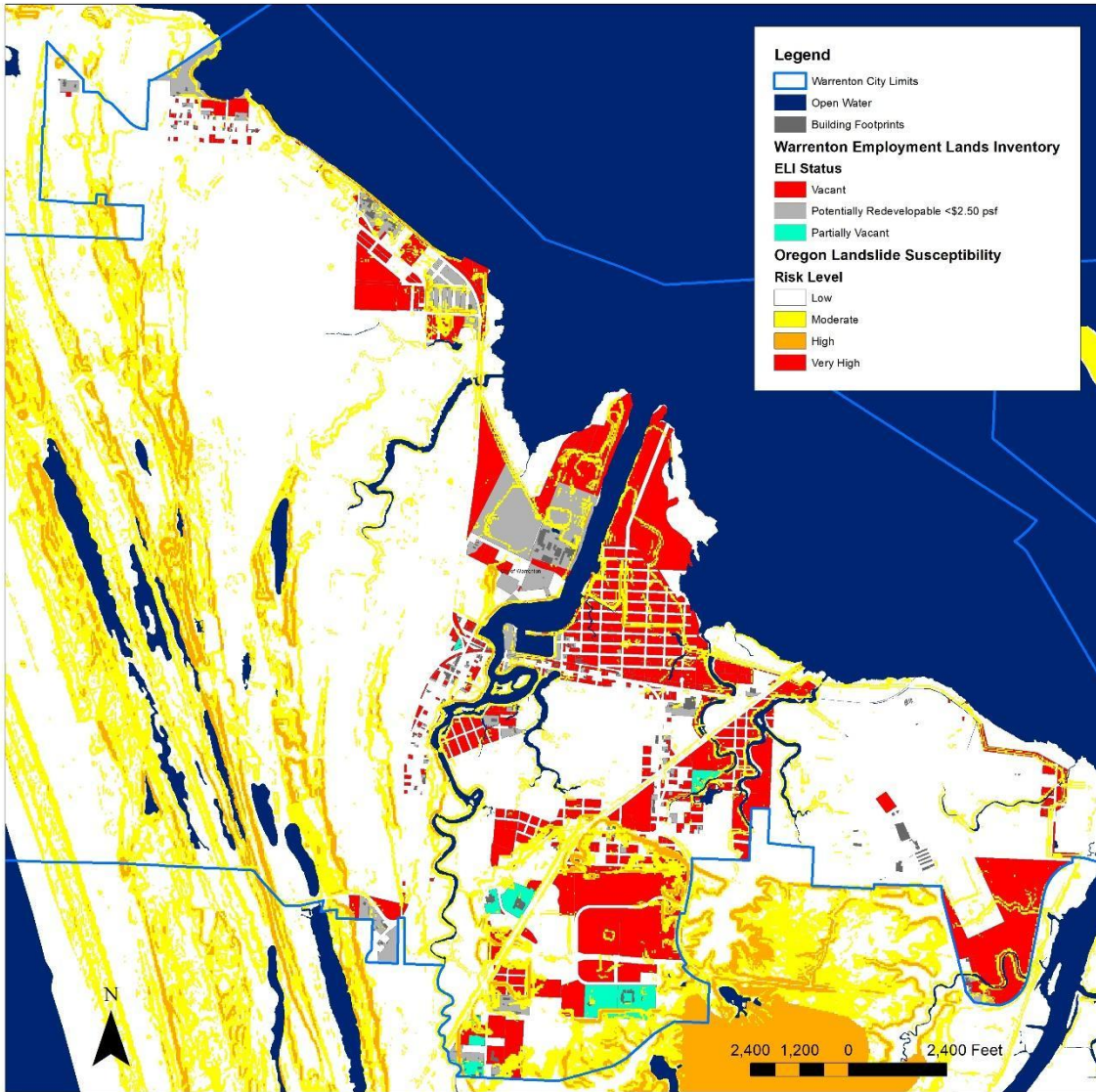
Source: Clatsop County, 2020; Community Attributes, Inc., 2021

### *Deductions from Buildable Employment Lands*

Using geographic information systems (GIS) a calculated “gross supply” figure (in terms of number of parcels, and parcel acres) of Vacant, Partially Vacant, and Potentially Redevelopable employment lands was converted to a “net supply” figure by deducting all or portions of land area that may not be buildable.

Deductions were made for critical areas including wetlands, steep slopes, and landslide prone areas. As it happened, the City of Warrenton contained no significant steep slope or landslide susceptibility encumbrances of the inventoried buildable employment lands (**Exhibit 25**), so only wetland deductions were made.

**Exhibit 25. Buildable Employment Lands Inventory and Landslide Susceptibility, City of Warrenton, 2020**



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

In the City of Warrenton, inventoried wetlands are categorized as either locally significant, or non-locally significant wetlands. While for the most part new development is not permitted on locally significant wetlands (exceptions are possible with a City of Warrenton Hardship Variance (see Section 16.156.080)), development is permitted, with conditions, on non-locally significant wetlands. To develop such areas, the following are required:

1. A State of Oregon Wetland Removal-Fill Authorization.
2. Written verification from the Warrenton Community Development Director, or designee, that the affected wetland area is classified as “non-significant”

per the City of Warrenton Locally Significant Wetland Map dated October 17, 1997.

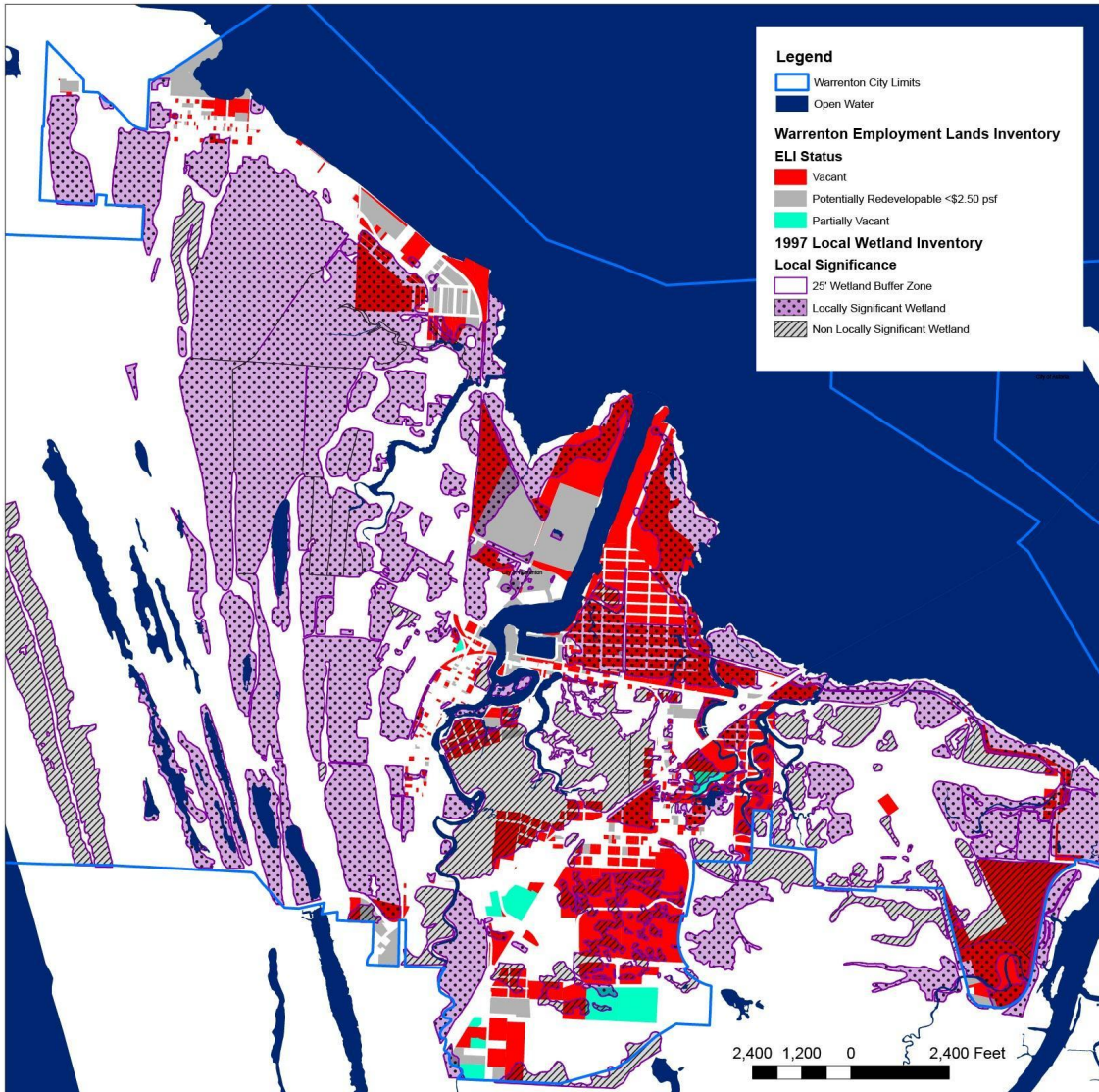
In addition, development within a 25' buffer around any wetland is also subject to:

1. A delineation of the wetland boundary, approved by the Oregon Division of State Lands.
2. A to-scale drawing that clearly delineates the wetland boundary, the proposed setback to the wetland area (if any), and existing trees and vegetation in the mapped wetland area.

For the purposes of this analysis, the additional expense imposed on a developer due to the encumbrances on development within non-locally significant wetlands was approximated by applying a 25% reduction to gross buildable parcel area lying within them, as calculated using GIS-based spatial analysis. Wetland buffers, developable with a wetland delineation only, were not reduced. **Exhibit 26** illustrates where the buildable employment lands overlap with wetlands and wetland buffers.



**Exhibit 26. Buildable Employment Lands Inventory and Wetland Status, City of Warrenton, 2020**



Source: Clatsop County, 2020; Community Attributes, Inc., 2020

Once all applicable wetlands-related deductions were made, an additional deduction of 17.5% (in line with County averages of 15%-20%) of the remaining parcel area was applied to account for the development of future public facilities and rights-of-way that would be required for new development.

*Net Land Supply by Zone*

After deductions, a net land supply is expressed in acres and represents an estimate of the amount of land within each set of zones that can accommodate additional employment through new, greenfield development or redevelopment of lower-intensity or lower-value uses. A summary of net land supply for each zone,

including an overview of the deductions applied to gross land supply to arrive at the final figure, is provided in **Exhibit 27**.

**Exhibit 27. Gross & Net Buildable Employment Lands by Employment Zone, City of Warrenton,**

1 Zoning Category			Tier 1	Tier 2	Tier 3	Total
			Vacant	Partially	Potentially	Vacant + Partially
			Lands***	Vacant	Redevelopable	Vacant + Potentially
				Lands***	Lands***	Redevelopable Lands
<b>CMU - Mixed Use Commercial</b>						
Total Zone Area (Acres)	55.39	Total Parcel Area (Acres)	6.89	0.00	2.45	9.34
Rights-of-Way / Parks / Condos / Slivers (Acres)**	21.29	a. Portion in Locally-Significant Wetlands****	2.09	0.00	0.00	2.09
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	34.10	b. Portion in Non Locally-Significant Wetlands	0.00	0.00	0.00	0.00
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	0.23	0.00	0.00	0.23
		d. Portion Unencumbered / No Wetland or Buffer	4.57	0.00	2.45	7.02
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	4.80	0.00	2.45	7.25
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	0.84	0.00	0.43	1.27
		Total Net Buildable Parcel Area (Acres)	3.96	0.00	2.02	5.98
		Percent of Total Net Parcel Area in Zone (Acres)	12%	0%	6%	18%
		Number of Net Buildable Parcels (or portions if split-zoned)	47	0	16	63
<b>2 Zoning Category</b>						
			Tier 1	Tier 2	Tier 3	Total
			Vacant	Partially	Potentially	Vacant + Partially
			Lands***	Vacant	Redevelopable	Vacant + Potentially
				Lands***	Lands***	Redevelopable Lands
<b>C1 - General Commercial</b>						
Total Zone Area (Acres)	552.16	Total Parcel Area (Acres)	202.48	20.01	29.98	252.48
Rights-of-Way / Parks / Condos / Slivers (Acres)**	135.37	a. Portion in Locally-Significant Wetlands****	63.74	0.47	0.36	64.57
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	416.79	b. Portion in Non Locally-Significant Wetlands	22.30	2.57	3.50	28.37
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	13.06	0.51	0.10	13.67
		d. Portion Unencumbered / No Wetland or Buffer	103.38	16.46	26.02	145.87
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	133.17	18.90	28.75	180.81
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	23.30	3.31	5.03	31.64
		Total Net Buildable Parcel Area (Acres)	109.86	15.59	23.72	149.17
		Percent of Total Net Parcel Area in Zone (Acres)	26%	4%	6%	36%
		Number of Net Buildable Parcels (or portions if split-zoned)	309	6	47	362
<b>3 Zoning Category</b>						
			Tier 1	Tier 2	Tier 3	Total
			Vacant	Partially	Potentially	Vacant + Partially
			Lands***	Vacant	Redevelopable	Vacant + Potentially
				Lands***	Lands***	Redevelopable Lands
<b>C2 - Water Dependent Commercial</b>						
Total Zone Area (Acres)	20.56	Total Parcel Area (Acres)	8.71	0.00	3.99	12.70
Rights-of-Way / Parks / Condos / Slivers (Acres)**	7.20	a. Portion in Locally-Significant Wetlands****	2.70	0.00	0.00	2.70
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	13.36	b. Portion in Non Locally-Significant Wetlands	0.00	0.00	0.00	0.00
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	0.50	0.00	0.01	0.51
		d. Portion Unencumbered / No Wetland or Buffer	5.51	0.00	3.98	9.49
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	6.01	0.00	3.99	10.00
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	1.05	0.00	0.70	1.75
		Total Net Buildable Parcel Area (Acres)	4.96	0.00	3.30	8.25
		Percent of Total Net Parcel Area in Zone (Acres)	37%	0%	25%	62%
		Number of Net Buildable Parcels (or portions if split-zoned)	24	0	7	31

2020

**4 Zoning Category**

**RC - Recreational Commercial**

		<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Total</b>	
		Vacant Lands***	Partially Vacant Lands***	Potentially Redevelopable Lands***	Vacant + Partially Vacant + Potentially Redevelopable Lands	
Total Zone Area (Acres)	102.24	Total Parcel Area (Acres)	33.40	0.00	62.52	95.93
Rights-of-Way / Parks / Condos / Slivers (Acres)**	1.08	a. Portion in Locally-Significant Wetlands****	1.12	0.00	2.50	3.62
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	101.16	b. Portion in Non Locally-Significant Wetlands	16.56	0.00	5.20	21.76
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	1.65	0.00	1.06	2.71
		d. Portion Unencumbered / No Wetland or Buffer	14.07	0.00	53.76	67.84
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	28.14	0.00	58.72	86.87
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	4.93	0.00	10.28	15.20
		Total Net Buildable Parcel Area (Acres)	23.22	0.00	48.45	<b>71.66</b>
		Percent of Total Net Parcel Area in Zone (Acres)	23%	0%	48%	71%
		Number of Net Buildable Parcels (or portions if split-zoned)	64	0	15	79

**5 Zoning Category**

**I1 - General Industrial**

		<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Total</b>	
		Vacant Lands***	Partially Vacant Lands***	Potentially Redevelopable Lands***	Vacant + Partially Vacant + Potentially Redevelopable Lands	
Total Zone Area (Acres)(See NOTE)	683.05	Total Parcel Area (Acres)	432.02	34.37	76.53	542.92
Rights-of-Way / Parks / Condos / Slivers (Acres)**	94.17	a. Portion in Locally-Significant Wetlands****	89.74	2.25	21.26	113.25
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	588.88	b. Portion in Non Locally-Significant Wetlands	154.82	1.15	18.84	174.81
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	47.17	1.15	3.37	51.69
		d. Portion Unencumbered / No Wetland or Buffer	140.29	29.82	33.06	203.17
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	303.57	31.83	50.56	385.96
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	53.13	5.57	8.85	67.54
		Total Net Buildable Parcel Area (Acres)	250.45	26.26	41.71	<b>318.42</b>
		Percent of Total Net Parcel Area in Zone (Acres)	43%	4%	7%	54%
		Number of Net Buildable Parcels (or portions if split-zoned)	111	3	11	125

NOTE: The area zoned General Industrial comprising the Astoria Regional Airport has been removed from this figure.

**6 Zoning Category**

**I2 - Water Dependent Industrial**

		<b>Tier 1</b>	<b>Tier 2</b>	<b>Tier 3</b>	<b>Total</b>	
		Vacant Lands***	Partially Vacant Lands***	Potentially Redevelopable Lands***	Vacant + Partially Vacant + Potentially Redevelopable Lands	
Total Zone Area (Acres)	570.21	Total Parcel Area (Acres)	355.54	0.00	90.99	446.53
Rights-of-Way / Parks / Condos / Slivers (Acres)**	113.55	a. Portion in Locally-Significant Wetlands****	185.25	0.00	1.90	187.15
Total Parcel Area, Exclusive of R.O.W., Parks, Condos, Slivers (Acres)	456.66	b. Portion in Non Locally-Significant Wetlands	3.39	0.00	0.00	3.39
		c. Portion in Wetland Buffer Areas (25' around all wetlands)	11.27	0.00	1.37	12.64
		d. Portion Unencumbered / No Wetland or Buffer	155.63	0.00	87.72	243.35
		e. Portion in Steep Slopes and Slide Areas	0.00	0.00	0.00	0.00
		Total Gross Developable Area (d. + (b.-25%) + c.)	169.44	0.00	89.09	258.53
		Less Future Public Facilities & Infrastructure Set-Aside (17.5%)	29.65	0.00	15.59	45.24
		Total Net Buildable Parcel Area (Acres)	139.79	0.00	73.50	<b>213.29</b>
		Percent of Total Net Parcel Area in Zone (Acres)	31%	0%	16%	47%
		Number of Net Buildable Parcels (or portions if split-zoned)	167	0	13	180

**Total Parcel Area Exclusive of R.O.W,  
Parks, Condos, Slivers & Airport (Acres) 1,610.94**

**Total Net Supply 766.77**  
**Total Net Supply as Percentage of Total Parcel Area 48%**

\* See Methodology for Collapsed Zone definitions.  
 \*\* Rights-of-Way include roads, highways, etc. as delineated in the source data.  
 \*\*\* See Methodology for definitions of "Vacant", "Partially Vacant", and "Potentially Redevelopable" lands.  
 \*\*\*\* Not Developable. See Methodology for detailed explanation of Critical Deductions.

Source: Clatsop County, 2020; Community Attributes, Inc., 2020

## Land Demand Methods and Analysis

Translating a growth forecast into demand for employment land requires an understanding of how much square footage can be built on any given parcel and an understanding of how many square feet are required to house each employee. These variables are expressed below in a series of equations, each of which is explained to clarify the process of calculating demand for employment land.

$$(new\ employment\ by\ zone) \times (square\ feet\ per\ employee) = (built\ square\ feet\ demanded\ by\ zone)$$

New employment is given in the forecast. **Exhibit 28** illustrates the allocation of new jobs from each industry sector to an aggregate zone category used in the land supply analysis. Because mixed-use zones are designed to capture a broad array of uses, and because the City does not have a significant amount of developable mixed-use-zoned land, it is assumed that the majority of all jobs will be accommodated on either commercial or industrial lands.

**Exhibit 28. Allocation of Forecasted Jobs to Zone Categories**

Industry Sector	2019	2040	Net New Jobs '19-'40	Zone Category
Accommodation and Food Services	294	345	51	Commercial
Administration & Support, Waste Management...	137	143	6	Commercial
Agriculture, Forestry, Fishing and Hunting	4	5	0	Industrial
Arts, Entertainment, and Recreation	22	32	10	Commercial
Construction	145	187	42	Industrial
Educational Services	284	342	58	Commercial
Finance and Insurance	34	38	4	Commercial
Health Care and Social Assistance	161	193	33	Commercial
Information	15	15	0	Commercial
Management of Companies and Enterprises	0	0	0	Commercial
Manufacturing	513	530	17	Industrial
Mining, Quarrying, and Oil and Gas Extraction	0	0	0	Industrial
Other Services (excluding Public Administration)	121	129	8	Commercial
Professional, Scientific, and Technical Services	58	72	14	Commercial
Public Administration	97	107	10	Commercial
Real Estate and Rental and Leasing	19	23	4	Commercial
Retail Trade	1,073	1,561	488	Commercial
Transportation and Warehousing	90	94	4	Industrial
Utilities	4	4	0	Industrial
Wholesale Trade	23	24	1	Commercial
<b>Total</b>	<b>3,100</b>	<b>3,840</b>	<b>740</b>	

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Community Attributes, Inc., 2020

The number of built square feet per employee varies greatly across industry sectors and geographies. For example, office uses in major metropolitan areas are seeing



reductions in the number of square feet needed per employee due to changes in office design and employee preference; an assumption for the square footage needed per office employee in downtown Portland may range from 200-300 square feet, while smaller or rural communities, where high-rise, technology-centered offices and tenants are less common, may require a higher and more traditional number of square feet. Other commercial uses, such as retail, generally require a more moderate 500-700 square feet per employee, while some industries, like wholesale trade, may need more than 1,000 square feet per employee. Because of this broad range, and because Warrenton's employment forecast shows significant increases in retail jobs, the assumption used in this study is 500 square feet per employee as an average across all commercial uses.

Multiplying new employment in each industry by the square footage required to house an average employee across the industries in each zone category yields the number of building square feet needed to accommodate the forecasted employment growth.

$$(built\ square\ feet\ demanded\ by\ zone) / (FAR) = (land\ square\ feet\ demanded\ by\ zone)$$

To obtain an estimate of how much square footage can be built on any given parcel, a representative floor-to-area ratio (FAR) is applied to each zone category. FAR is the ratio of total built square footage to total land square footage, and is expressed as a decimal. For the purposes of this analysis, broadly representative assumptions are used for FAR, informed by a literature review and past buildable lands experience. This study estimates commercial FAR at .25, with a lower FAR for industrial development, and a higher FAR for mixed-use (which, if present, may be more likely to feature two- or three-story buildings as a means to integrate the different uses).

Dividing the built square feet demanded by the FAR yields the number of land square feet needed to accommodate the forecasted employment growth.

$$(land\ square\ feet\ demanded\ by\ zone) / 43,560 = (acres\ demanded\ by\ zone)$$

There are 43,560 square feet in each acre. Dividing the land square feet demanded by zone by 43,560 converts the land demand estimate into acres needed to accommodate the forecasted employment growth in each zone category. **Exhibit 29** provides a summary of land demand, based on forecasted employment growth, by the general commercial and industrial zone categories used in the land supply analysis.

### Exhibit 29. Employment Land Demand Summary

Zone Category	Net New Jobs '19-'40	Assumed SF per Job	Assumed FAR	Land Demand (acres)
Commercial	686	500	0.25	31.5
Industrial	63	1,500	0.15	14.5
Mixed-Use	0	500	0.35	0

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Community Attributes, Inc., 2020

### Reconciling Land Supply With Demand

In total, the foregoing analyses indicates indicate a supply of **767 acres** of vacant, partially vacant, or redevelopable employment land spread across 840 parcels in Warrenton to accommodate future employment growth for the 20-year planning time horizon. This represents about 48% of the total current land area in Warrenton's six employment-supporting zones.

The total projected demand for all types of employment land for the same period totals only **46 acres**. These analyses indicate that the City of Warrenton has more than enough land – a total surplus of **649 acres** – to meet its forecast growth and would have enough even if growth were to significantly outpace current forecasts. **Exhibit 30** compares this demand with supply by commercial and industrial zone categories, indicating the surpluses for each.

### Exhibit 30. Comparison of Employment Land Demand with Supply

Zone Category	Net New Jobs '19-'40	Assumed SF per Job	Assumed FAR	Land Demand (acres)	Land Supply (acres)	Surplus (Shortage)
Commercial	686	500	0.25	31.5	157.4	125.9
Industrial	63	1,500	0.15	14.5	531.7	517.2
Mixed-Use	0	500	0.35	0	6.0	6.0

Source: U.S. Census Bureau's Longitudinal Employer-Household Dynamics (LEHD), 2020; Community Attributes, Inc., 2020

While it would appear that Warrenton has more than sufficient supply in terms of raw land acreage to accommodate forecasted growth, wetlands and infrastructure provision represent significant challenges to real-world development of these lands. Given the additional regulatory complexity around development in non-significant wetland areas and wetland buffers (including oversight by multiple federal and state agencies such as the Army Corps of Engineers and the Oregon Department of State Lands (DSL)), the City of Warrenton would do well to consider specific policies or regulatory changes in the future to address these constraints and other barriers to development.

## *Site Size Considerations*

In addition to wetlands, infrastructure and other constraints, site size and configuration are also important factors to consider when assessing the suitability of Warrenton’s employment land supply for projected demand for the 20-year planning period.

In order to model the segmentation of demand for Warrenton’s employment land by site size, a job density figure was first calculated for each zone category (commercial and industrial) based on existing employment and developed parcel statistics for Warrenton as of 2019 (**Exhibit 31**).

**Exhibit 31. Job Density by Zone Category, City of Warrenton, 2019**

Zone Category	Total Jobs (2019)	Total Developed Parcel Area per Category, 2019 (Ac)*	2019 Job Density (Jobs per Developed Acre)
Commercial (& CMU)	8,275	195.0	42.4
Industrial	94	56.1	1.7

*\* Total developed parcel area is exclusive of rights-of-way, parks, condominiums, and parcel remnants.*

*Source: U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD), 2020; Clatsop County Assessor, 2019; Community Attributes, Inc., 2020*

In **Exhibit 32**, this job density figure by category was combined with a measure of the average size of developed sites by zone to estimate the number of new sites needed at that average size for each zone. Forecast employment was apportioned by zone based on land supply available for each. As an example, the average size of developed sites in Warrenton’s C1 General Commercial Zone was .61 acres in 2019. To accommodate a growth of 554 jobs in that zone at an average commercial job density of 42.4 jobs per acre, Warrenton would need around 21 sites of that size.

**Exhibit 32. Existing Average Site Size & Projected New Sites Needed**

Existing Zone	Average Size of Developed Sites (Ac)	Net Employment Land Supply (%)*	New Employment by Zone*	2019 Job Density (Jobs per Developed Ac)	Number of New Sites Needed
<b>Commercial</b>					
C1 - General Commercial	0.61	63%	554	42.4	21
C2 - Water Dependent Commercial	0.22	4%	31		3
CMU - Mixed Use Commercial	0.18	3%	22		3
RC - Recreational Commercial	0.51	30%	266		12
<b>Industrial</b>					
I1 - General Industrial	0.77	60%	2	1.7	2
I2 - Water Dependent Industrial	1.66	40%	2		1

\* Percent figure refers to percent of total commercial or industrial net employment land inventory acreage for each zone. See Exhibit 27.

\*\* Apportioned by zone according to proportions of net employment land inventory supply available to accommodate remaining growth for the period 2019-2040.

Source: U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD), 2020; Clatsop County Assessor, 2019; Community Attributes, Inc., 2020

The average size of developed sites ranges from .18 acres for the CMU Commercial Mixed-Use zone up to .61 for the General Commercial zone, and from .77 acres for I1 General Industrial sites up to 1.66 acres for I2 Water Dependent sites. In total, the exercise estimates a demand of almost 40 parcels under one acre in size for Warrenton’s commercial zones, compared with a supply of almost 457 (see **Exhibit 24** in the Land Supply section) commercially-zoned parcels of that size. For industrial lands, two three-quarter acre sites and one 1.66 acre site could be easily accommodated given the supply of 68 and 72 sites of those sizes in Warrenton’s land supply, respectively (**Exhibit 24**).

Average parcel sizes are, of course, based on a range of developed parcel sizes and this too can be illustrative in considering the size of sites likely to be needed for future growth. **Exhibit 33** illustrates demand by a range of sizes based on the actual distribution (histogram) of currently developed site sizes. For commercially-zoned (including CMU) lands in Warrenton in 2019, developed site sizes ranged from .04 to 17.3 acres. For industrially-zoned lands, developed site sizes ranged from .03 to 4.7 acres. If the aggregate demand of 39 commercial sites and 3 industrial sites were mapped to the current distribution of site sizes, the results would approximate those in **Exhibit 33** – again with a significant surplus of each site size in supply.

**Exhibit 33. Land Demand by Current Developed Site Distribution, City of Warrenton, 2019**

Zone Category	Range of Site Sizes				Total
	<1 Acre	1-5 Acres	5-20 Acres	>20 Acres	
Commercial Demand	36	2	1	0	39
Commercial Supply	457	63	13	2	535
<b>Surplus (Shortage)</b>	421	61	12	2	496
Industrial Demand	2	1	0	0	3
Industrial Supply	161	108	27	9	305
<b>Surplus (Shortage)</b>	159	107	27	9	302

Source: U.S. Census Bureau’s Longitudinal Employer-Household Dynamics (LEHD), 2020; Clatsop County Assessor, 2019; Community Attributes, Inc., 2020

### Commercial Zones Discussion

Demand for commercial land is forecast to total 31.5 acres through 2040. That is a small percentage of all vacant and redevelopable commercial land in Warrenton and

suggests that Warrenton has more than 204 acres of surplus potentially buildable commercial land available (plus some mixed-use land that could accommodate commercial uses) should commercial employment increase faster than the forecast suggests. One consideration is the availability of water-dependent commercial land; if a significant portion of the commercial demand requires water access, then it may exceed the number of water-dependent acres available, even if there are other non-water-dependent commercial lands available.

- **Commercial Mixed-Use Zone** includes about 55 acres of parcel area. Of that sum, 21 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 34 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 63 parcels totaling approximately 6 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **General Commercial Zone** includes about 552 acres of parcel area. Of that sum, 135 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 417 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 362 parcels totaling approximately 149 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **Water Dependent Commercial Zone** includes about 21 acres of parcel area. Of that sum, 7 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 13 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 31 parcels totaling approximately 8.25 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **Recreational Commercial Zone** includes about 102 acres of parcel area. Of that sum, 1 acre is excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 101 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 79 parcels totaling approximately 72 acres is buildable – either vacant, partially vacant, or potentially redevelopable.

### *Industrial Zones Discussion*

Demand for industrial land is anticipated to total 14.5 acres through 2040. That is a small percentage of all vacant and redevelopable industrial land in Warrenton and suggests that Warrenton has more than 532 acres of surplus potentially buildable industrial land available should industrial employment increase faster than the forecast suggests. As with the commercial categories, a consideration is the availability of water-dependent industrial land; if a significant portion of the industrial demand requires water access, then it may exceed the number of water-dependent acres available, even if there are other non-water-dependent industrial lands available.

- **General Industrial Zone** includes about 1683 acres of parcel area. Of that sum, 94 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 589 acres of total parcel area (the presently active Astoria Regional Airport parcels were also removed from this analysis). After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 125 parcels totaling approximately 318 acres is buildable – either vacant, partially vacant, or potentially redevelopable.
- **Water Dependent Industrial Zone** includes about 570 acres of parcel area. Of that sum, 114 acres are excluded from gross land supply due to rights of way, parks and other parcel limitations, resulting in 456 acres of total parcel area. After deductions for critical areas and future public facilities (described in Methods section, above), a net supply of 180 parcels totaling approximately 213 acres is buildable – either vacant, partially vacant, or potentially redevelopable.

### *Land Supply and Demand Summary*

**Warrenton’s available lands span a range of site sizes.** For commercial uses, most of the employment forecasted is in retail or accommodation and food services. Warrenton has expressed a desire to focus growth in these sectors on smaller-footprint, non-big box retail in downtown. To that end, there are no fewer than 19 parcels of less than one acre and zoned for commercial use in downtown Warrenton alone. Larger retail development can be accommodated as well, as Warrenton has several contiguous redevelopable commercial parcels of three to five acres, which could be assembled for larger projects. Only 14.5 acres of commercial land are projected to be needed to meet demand, and Warrenton has multiple industrial sites of less than five acres, five to 10 acres, and more than 10 acres, many of which are contiguous and could be assembled to accommodate larger projects.

## COMMUNITY ECONOMIC DEVELOPMENT POTENTIAL

Initial stakeholder engagement – including advisory committee meetings, stakeholder interviews, and four industry focus group meetings – conducted in the first months of 2021 generated a broad array of insights and ideas around the direction and types of economic growth that may be possible for the City of Warrenton.

The following major themes derive from a synthesis of the foregoing data-driven analysis of economic opportunities, as well as from these rich discussions with area stakeholders, residents, officials, and businesses.

### Infrastructure is both a challenge and an opportunity.

Water, water, everywhere. Parts of Warrenton are undevelopable or present challenges due to the extensive presence of wetlands and flood zones and related cost burdens associated with mitigation and / or new infrastructure provision. At the same time, wetlands confer incalculable benefits to the city and its economy via the provision of valuable ecosystem services and as eco-tourism and recreation assets. In addition, proximity to maritime industry infrastructure, access to supplies of pristine freshwater, and related economic assets and anchors in the shipping, fishing, tourism and other industries represent tremendous, underutilized potential for sustainable economic growth in legacy and emerging industries.

### Creative solutions to revenue can drive unique growth.

Tax revenues for the City of Warrenton are not sustainable. Significant growth may be difficult to achieve through new development alone. Warrenton cannot build its way out of a fiscally constrained tax structure (1.6 tax rate) However, creative development solutions such as licensing, payment in lieu of taxes, and public-private partnerships could yield both new sources of revenue, as well as result in unique, creative economic assets to further differentiate the City's offerings from those of its neighbors in Clatsop County.

### Development should provide for visitors while remaining focused on residents.

We heard time and again that while tourism, hospitality, and entertainment are key and valued pieces of the local economy and represent important avenues of growth, it is imperative that economic development in Warrenton also remain focused on local residents and businesses and what they value most about their communities. This may also include a shift away from big-box retail growth in favor of opportunities in other industries with broader benefits to local residents.

## Local workforce development and retention is key.

Local industries, including commercial fishing and processing, logging and timber, retail, and tourism / hospitality all speak of the need to better transition and retain increasingly skilled workers from local educational institutions into needed roles in their sectors – and to find ways to retain them. Strengthening partnerships among Career Technical Education programs and Clatsop Community College is a key opportunity for the region to be economically competitive.

Apart from strengthening the linkages between schools or training and industry, housing is a key part of the puzzle for greater Warrenton.

## Local natural resources provide quality of life *and* economic sustenance.

While half of Warrenton’s economy is still “fish and trees,” these same resources are also at the source of the region’s tremendous and unique quality of life. As such, they must be both closely managed for sustainability, and effectively leveraged to attract and retain new and expanded economic opportunities in the form of skilled workers, residents, new companies, entrepreneurs, and private investment.



### Section 3.320 Commercial Lands

(1) It is the City's policy to promote convenient and attractive commercial areas that, along with other commercial facilities in the County, provide an adequate level of trade and services for local citizens, other County residents and tourists. Commercial enterprises may be permitted in mixed use designations, commercial zones with access to multi-modal transportation options, and to support marine-based economies.

(a) The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- (i) Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities;
- (ii) Potential for aquaculture;
- (iii) Protected areas subject to scour which would require little dredging for use as marinas;
- (iv) Potential for recreational utilization of coastal waters or riparian resources.

(b) The purpose of the Recreational - Commercial zone is to provide for water-dependent and water-related development along certain shorelands in Warrenton near the Hammond Marina and the Skipanon River marinas. Water-dependent recreational and tourist-related commercial development have the highest priority in the Recreational-Commercial zone. Other uses may be allowed so long as they do not preempt water-dependent uses. For example, Hammond's includes RC and C-2 zoned lands to support the City of Warrenton's Marina and the neighborhood commercial along the "Main Street."

(c) The purpose of the General Commercial Zone is to allow a broad range of commercial and mixed uses providing products and services and housing in the downtown area, the Hammond business district, and along the Highway 101 corridor.

(d) The purpose of the Mixed Use Commercial Zone is to strengthen certain established residential areas having frontage on

state highways as transition areas between commercial centers and outlying residential areas as well as housing above commercial storefronts. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot.

(e) The purpose of the Urban Recreation/Resort Zone is to control development on certain shoreland areas designated Other Urban Shorelands in the Comprehensive Plan. This zone is appropriate for large tracts of land suitable for development of golf courses and other uses listed in the zone.

(2) Precautions will be taken to minimize traffic congestion associated with nearby commercial uses, particularly on U.S. Highway 101, South Main Avenue, East Harbor Drive, Neptune Drive and Marlin Avenue. Groupings of businesses, common access points and other appropriate techniques will be encouraged. Sufficient parking on either jointly-used lots or individual business sites will be required for new commercial developments.

(3) A new regional shopping center or large regional stores are a permitted use in the General Commercial district near U.S. Highway 101 or East Harbor Drive, if the development will enhance market choices available to consumers and improve the local economy through retail diversity and attraction of new businesses. Adequate attention must also be given to the size, shape and location of the site; the organization of the shopping center facilities; access points, on-site traffic circulation; parking and loading space; and landscaping and sign installation.

(4) If the City determines that more land is needed in the General Commercial district, consideration will be given to including an area west of S.E. Marlin Avenue, north of U.S. Highway 101, east of the right-of-way for S.E. King Avenue and South of the right-of-way for S.E. Seventh Street.

(5) The City supports the efforts to develop a regional shopping district adjacent to U.S. Highway 101. The City finds that such a development would strengthen the local economy, attract new businesses to Warrenton and increase the diversity of retail commercial uses available to Clatsop County residents.

### **Section 3.330 Industrial Lands**

(1) It is the City's policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry,

increase and diversify the local tax base and insure a stable economy. Industrial development shall take place in the following areas:

(a) The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, trans-shipment and limited bulk storage in support of these traded sector businesses. General Industrial areas are near or adjacent to arterial transportation corridors where freight access supports industrial development.

(b) Water-Dependent Industrial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

(i) deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities;

(ii) potential for aquaculture;

(iii) protected areas subject to scour which would require little dredging for use as marinas;

(iv) potential for recreational utilization of coastal waters or riparian resources.

Uses of Water-Dependent Industrial Shorelands areas shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

(2) Appropriate industrial, commercial and other uses are allowed to occur in the Aquatic Development Zone (A-1). Waters in these locations may be used more intensively than those in a Conservation or Natural zone. Marinas, port facilities, aquaculture and other water-dependent development facilities are the primary uses which are permitted with standards or allowed as a conditional use. Piers, secured floats, dredging and filling are acceptable when adequately justified.

(3) Some industrial uses may also be allowed in other types of zones, primarily commercial districts. For example, boat building and seafood processing are permitted with suitable conditions in a Marine Commercial Zone. Fermentation type businesses may locate in General Commercial areas.

(4) Any industrial development exempt from taxation under ORS 307.120, Chapter 705, Oregon Laws 1979, or similar statutes as now or may hereinafter be enacted shall not be allowed unless specifically authorized. Any applicant must prove that no need for additional public services will directly or indirectly result from the industrial development which will cause a burden on or tax shift to other local taxpayers. Payments or other considerations to affected local public agencies may be made by applicant or others in lieu of taxes to offset any revenue deficit. For example, if a large health care institution located a new facility at the Clatsop Business Park this would be subject to a PILOT type program to offset the loss of tax revenue.

## ARTICLE 9 ECONOMY

### SECTION 9.100 FINDINGS

Statewide Planning Goal 9 is intended to identify existing and emerging economic opportunities within the Warrenton Urban Growth Boundary (UGB). This work includes a buildable lands inventory and an Economic Opportunities Analysis consistent with the rules and requirements of Oregon Land Use Planning Goal 9 (Economy), OAR 660-009-0015, and the “Industrial and Other Employment Lands Analysis Guidebook.” **A goal is to establish a clear economic development direction for Warrenton that is consistent with local, regional, and state market trends and planning policies. To this end, the City was awarded a grant from the Department of Land Conservation & Development in 2020 to update its Comprehensive Plan Economic Element. The Economic Opportunities Analysis was completed in 2021 and verified the City has an adequate supply of commercial and industrial lands. It also provided an opportunity for policymakers and stakeholders to review economic development policies, strategies, and potential implementation measures to support a more diverse economic future that is resilient to global market fluctuations.**

The following steps have been taken to ensure that the City of Warrenton meets these objectives:

- Identify employment opportunities and trends for the next 20 years.
- Ensure an adequate supply of land within the City’s urban growth boundary (UGB) to meet 20-year employment needs.
- Identify long-term (20-year) land needs for additional employment, considering the following factors:
  - Projected 20-year employment forecasts, considering population projections, current mix of employment, projected future industry trends and other factors.
  - Factors that determine land needs for specific types of employment uses.
  - Locational factors related to different types of businesses and employment areas.
  - Identify amount of land in each zoning designation needed to accommodate projected employment.
- Conduct an inventory of “buildable” land within the City’s UGB that is zoned to allow for employment development.
- Compare the supply of land in different employment zones to the estimated need for employment in each zone to ensure that there is enough land within the City’s UGB and that it is zoned appropriately to meet long term employment needs.

## **SECTION 9.200 GOAL**

- (1) Retain, strengthen and expand the City's economic development activities to ensure that adequate land, capital, infrastructure, and services are available to meet the needs for jobs and industry.
- (2) Promote cooperative economic development partnerships.
- (3) Strengthen and enhance a strong commercial core in the traditional downtown, Hammond, as well as the commercial corridor along Highway 101.

## **SECTION 9.300 POLICIES**

### **Section 9.310 City Economy**

- (1) Ensure sufficient land is zoned for business development, expanding public facilities and services, carrying out various economic growth projects, obtaining adequate funding for activities to achieve economic gains, and undertaking other appropriate economic development actions.
- (2) Encourage and support local industrial development in order to diversify beyond the City's three predominant industrial sectors (wood processing, seafood processing, and commercial fishing), while maintaining strong support for these sectors. These traded sectors could include metal fabrication, fermentation, and small scale consumer product manufacturing.
- (3) Work closely with individuals and organizations to increase desired industrial, general commercial and tourist commercial activities in Warrenton. Tourist-oriented establishments shall be encouraged to locate in Warrenton and Hammond to support a thriving and healthy downtown core.
- (4) Encourage employers to expand their operations and aid them in doing what is necessary to maintain an economic base for employment within the City.
- (5) Work with the local business community and community partners to strengthen the downtown commercial area as an important tourist and commercial center.
- (6) Maintain an adequate supply of vacant commercial, industrial and waterfront development property to provide for the economic growth of the community.
- (7) Work with economic development organizations, such as Clatsop

**Economic Development Resources (CEDR)** and other related non-profits and agencies and to strengthen Warrenton's economy.

(8) Encourage residents, businesses and civic organizations to shop locally.

(9) Encourage successful home-based businesses through sensible regulations that protect neighborhoods while encouraging cottage industries.

(10) Ensure public facilities and services are available to serve existing and prospective new businesses.

(11) Work with the Port of Astoria, community groups, and local businesses to identify and implement effective economic development strategies to support the airport business park and other Port owned property.

(12) Maintain and enhance all public infrastructure to create a pleasant and convenient business environment (from signage and pocket parks to sidewalks and parking lots).

(13) Concentrate/encourage small business and infill development in the core and not on the edges of the community.

(14) Ensure zoning allows for higher density, mixed-use development in the commercial core.

(15) Continue to protect the remaining historic resources such as downtown buildings to maintain local character and attract visitors.

### **Section 9.320 Strategies**

(1) Sufficient space shall be zoned for business growth and development activities and, to the extent practical, the capacity of streets and public facilities and services will be expanded to meet their needs. Expansion of water and sewer system capacity and the efficient use of the present capacity will be particularly critical for some establishments, such as fish processing firms.

(2) The City will encourage the development of the area between East Harbor Drive, Marlin Avenue and US Highway 101 as a regional shopping center complex.

(3) Undertake activities to provide, protect, and enhance scenic and recreational attractions in the area. The City Commission will choose a committee or organization to help evaluate, initiate and carry out appropriate tourist-oriented projects.

(4) A group will be appointed by the City Commission to assist in selecting economic development projects for the COL-PAC sponsored federal Economic Development Administration (EDA) funding list. It should also investigate other potential sources of non-local funds for these projects.

(5) Fees from business licenses and/or transient lodging taxes should be used primarily to benefit the local economy, including helping to pay for tourist-oriented projects and support **implementation of an economic development strategy**.

(6) The City will cooperate with the Port of Astoria to improve road access, utility service levels and other infrastructure to help develop the airport industrial park **and maintain a viable and competitive master plan**.

(7) **The City will support a collaborative effort by Clatsop County to master plan and develop a new light industrial park on County owned land. Any strategy developed by the County should be aligned with City economic development policies and strategies.**

(8) Prepare and keep updated a current inventory of available buildings and land with complete data, including price, features, utilities, infrastructure, maps, photos or contact information. If selected properties are known to soon be vacant, include those in the review.

(9) Determine which properties are ready for occupancy and which need renovation or complete site prep and development. Evaluate the condition, property owner tenure, price competitiveness and other factors to assess true market readiness.

(10) Select and target the top five properties for tenants and property improvements. Work with property owners on an action plan for improvement and/or to sell the property. Identify incentives for new private investment using available urban renewal tools and financing.

(11) The City will work through **CEDR** to achieve many regional economic objectives beneficial to the City and County as a whole, such as:

(a) Increasing the emphasis on production of lumber and **value added** wood products in the County instead of log exports;



- (b) Expanding fish hatchery, research and development, and habitat restoration programs in the Columbia River Estuary area;
- (c) Relieving the shortage of moorage spaces, particularly moorages for commercial fishing boats;
- (d) Improving the understanding of, and commitment to, the sustained yield concept, a concept which, when applied, means that resources (forestry, fishing or others) will not be overused for short-term gains;
- (e) Increasing the number of tourists that visit Clatsop County during the off-season, including development of motels and tourist-oriented shopping facilities;
- (f) Provide and support more training opportunities for people who want to learn skills needed for local economic activities, including Warrenton High School's Career Technical Education program; and
- (g) Expanding existing business operations and encouraging other firms to locate in the area.

(12) Enhance urban design of the downtown core, while still recognizing the city's historic character through the provision of street furnishings, planters, wayfinding and directional signage, paving and other features.

(13) **Continue a strong partnership with Spruce Up Warrenton** to revitalize the downtown and attract more private investment and visitors.

(14) **Develop an economic development strategy with a five year action plan based on the results of the EOA and to grow and expand specific traded sector industries.**

(15) **In general, the City will strive to support traded sector industries (export-based economy) that facilitate skill advancement and career ladder opportunities for local youth and residents as well as circulate resources back to the local community through supply chain opportunities.**

## **Chapter 16.40 GENERAL COMMERCIAL (C-1) DISTRICT\***

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\* **CodeAlert:** This topic has been affected by Ordinance No. [1 249](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

### **1 6.40.010 Purpose.**

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The purpose of the General Commercial Zone is to allow a broad range of commercial uses providing products and services in the Warrenton downtown area, the Hammond business district and marina, and along the Highway 101 corridor.

### **16.40.020 Permitted Uses.**

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The following uses and their accessory uses are permitted in the C-1 zone if the uses conform to the standards in Sections through 16.40.060, Chapters 16.124, 16.212 and other applicable Development Code standards, and other City laws:

- A. Only the following uses and their accessory uses are permitted along Highway 101, SE Marlin, SE Ensign Drive, SE Discovery Lane, and SE Dolphin Avenues and shall comply with the above noted sections as well as Chapter 16.132:
1. Personal and business service establishments such as barber or beauty shop, clothes cleaning, funeral home **and pet grooming**.
  2. Professional, financial, business and medical offices.
  3. Retail business establishments.
  4. Amusement enterprises such as theater or bowling alley.
  5. Technical, professional, vocational and business schools.
  6. Membership organizations such as unions, lodge hall, club or fraternal buildings.
  7. Eating and drinking establishment.
  8. Hotel, motel or other tourist accommodation, including bed and breakfast.
  9. Automobile sales, and/or service and parts establishment.
  10. Boat and marine equipment sales, service or repair facilities.
  11. Building material sales yard.
  12. Government buildings and uses.
  13. Transportation facilities and improvements subject to the standards of Section 16.20.040.
  14. Dredge material disposal (DMD) subject to Section 16.40.050 (site 27S located within this area zoned C-1) and Chapter 16.104.
  15. Community garden(s) (see definitions).
  16. Hospital, medical offices, sanitarium, rest home, nursing or convalescent home.
  17. Congregate care or assisted living facility.

18. Public utilities, including pipelines, cables, and utility crossings but not structures.
19. Medical marijuana dispensaries and recreational marijuana retail outlets licensed by the State of Oregon and subject to Section 16.40.060.I.

20. Commercial uses with second floor residential use(s) [apartment(s)] or on the same lot with existing single family detached built prior to April 2, 1997.

21. Homestay lodging subject to the standards in Chapter 8.24.

22. Vacation rental dwelling subject to the safety regulations in Section 8.24.030.

23. Similar uses as those stated above.

B. For all other C-1 zoned areas within the City limits of Warrenton, the following uses and their accessory uses are permitted and shall comply with the above noted sections:

1. Personal and business service establishments such as barber or beauty shop, clothes cleaning or funeral home, **and pet grooming.**

2. Professional, financial, business and medical offices.

3. Retail business establishments.

4. Amusement enterprises such as theater or bowling alley.

5. Technical, professional, vocational and business schools.

6. Membership organizations such as unions, lodge hall, club or fraternal buildings.

7. Eating and drinking establishment, **including food carts and food pods.**

8. Hotel, motel or other tourist accommodation, including bed and breakfast.

9. Automobile sales, service or repair establishment.

10. Boat and marine equipment sales, service or repair facilities.

11. Building material sales yard.

12. Residential home.

13. Residential (care) facility.

14. Home occupations (must comply with paragraph 19 of this subsection).

15. Child care center.

16. Government buildings and uses.

17. Public utilities, including structures, pipelines, cables, and utility crossings.

18. Hospital, medical offices, sanitarium, rest home, nursing or convalescent home.

19. Congregate care or assisted living facility.

20. Single-family residences existing prior to April 2, 1997 may be repaired, remodeled, expanded, or replaced if damaged.

21. Transportation facilities and improvements subject to the standards of Section 16.20.040.

22. Community garden(s) (see definitions).

23. Commercial uses with second floor residential use(s) [apartment(s)] or on the same lot with existing single-family detached built prior to April 2, 1997.

24. Homestay lodging subject to the standards in Chapter 8.24.

25. Vacation rental dwelling subject to the safety regulations in Section 8.24.030.

**26. Fermentation enterprises, such as breweries and distillers, shall include a taproom.**

27. Similar uses as those stated in this section. (Ord. 1248 § 2, 2021; Ord. 1234 § 1, 2020; Ord. 1196-A § 1, 2015; Ord. 1186-A § 1, 2014; Ord. 1177-A § 2, 2013)

#### **16.40.030 Conditional Uses.**

shall comply with Sections 16.40.040 through 16.40.060 and Chapters 16.124 (Landscaping) and 16.212 (Site Design

Review):

A. Only the following uses and their accessory uses are permitted along Highway 101, SE Marlin and SW Dolphin Avenues, and shall comply with the above noted sections and Chapter 16.132:

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Processing uses such as bottling plants, bakeries and commercial laundries.
3. Research and development establishments, **laboratories, and similar facilities.**
4. Wholesale storage and distribution facilities, including cold storage.
5. RV Park.
6. New drive-through/drive-up facility or substantially improved as defined by 25% of assessed value.
7. Similar uses as those stated in this section.

B. The following uses and their accessory uses are permitted in all other C-1 zoned areas within the City limits of Warrenton:

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Building contractor shops, including plumbing, electrical and HVAC.
3. Fuel oil distributor.
4. Processing uses such as bottling plants, bakeries, **coffee roasters**, and commercial laundries.
5. Research and development establishments, **laboratories, and similar uses.**
6. Wholesale storage and distribution facilities, including cold storage.
7. Veterinary clinic, kennels.
8. Tool and equipment rental.
9. Mini-warehouses or similar storage uses, subject to the requirements in Section 16.116.030(G).
10. Church, synagogue, or other place of worship.
- ~~11. Commercial uses with 2nd floor residential use(s) [apartment(s)].~~
12. RV Park.
13. Multifamily housing development subject to the development and other applicable standards of Chapter 16.36, Section 16.124.070 generally and Section 16.124.070(C)(1) specifically, and Chapter 16.188.
- 14. Cottage manufacturing that occurs in tenant spaces or structures that are less than 2,000 SF.**
15. Similar uses to those listed in this section. (Ord. 1242 § 1, 2020; Ord. 1225 § 3, 2019; Ord. 1211-A § 1, 2017)

#### **16.40.40 040 Development Standards.**

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The following development standards are applicable in the C-1 zone:

A. Density Provisions.

1. Minimum lot size, commercial uses: none.
2. Minimum lot width, commercial uses: none.
3. Minimum lot depth, commercial uses: none.
4. Maximum building height: 45 feet.
5. Commercial uses, maximum lot coverage: none.

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.

- C. Landscaping requirements shall comply with Chapter 16.124 of the Development Code.

#### **16.40.50 050 Design Standards.**

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The following design standards are applicable in the C-1 zone:

- 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.
  - 1. The Community Development Director may allow a greater front yard setback when the applicant proposes extending an adjacent sidewalk or plaza for public use, or some other pedestrian amenity is proposed between the building and public right-of-way, subject to Site Design Review approval. (Ord. 1225 § 3, 2019)

#### **16.40.60 060 Other Applicable Standards.**

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- 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.
- G. RV parks shall comply with Chapter 16.176 and all applicable State and Federal laws and regulations.
- H. Prior to undertaking disposal, the dredging project proponent shall consult with the Army Corps and Oregon DSL to determine if the disposal site contains wetlands that are regulated under permit programs administered by those agencies. If the site contains regulated wetlands, the dredging project proponent shall either alter the disposal site boundaries to avoid the wetlands and leave an acceptable protective buffer, or obtain the necessary Corps and DSL permits to fill the wetlands.
- I. State licensed medical marijuana dispensaries and recreational marijuana retail outlets shall be located only east of Highway 101 and at least 1,000 feet from any public or private school, church, public park, or child care center, and operate exclusively as a single building occupant or with other licensed medical marijuana dispensaries or recreational marijuana retail outlets. (Ord. 1196-A § 2, 2015)



## **Chapter 16.44 COMMERCIAL MIXED USE (C-MU) DISTRICT**

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### **16.44.10 010 Purpose and Applicability.**

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A. **Purpose.** A City goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The district is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot. This chapter provides standards for the orderly improvement of mixed-use commercial areas based on the following policies:

1. Use land and urban services efficiently;
2. Support a mixture of land uses to encourage walking as an alternative to driving, and provide more employment and housing options; and
3. Allow certain commercial uses amongst existing residential uses that are compatible with, and add interest to, the established residential character of the area.

B. The Commercial Mixed-Use District applies to the following area: those properties bounded by 4th and 9th Streets along S. Main Avenue (Fort Stevens Highway/State Highway 104) extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River's A-2 (Aquatic Conservation) Zoning District.

### **16.44.20 020 Permitted Uses.**

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The following uses and their accessory uses are permitted in the C-MU district if the Community Development Director determines that the uses conform to the standards in Sections 16.44.040 and 16.44.050, applicable Development Code standards, and other City laws. All new sewer and water connections for a proposed development shall comply with all City regulations:

A. **Residential.**

1. Single-family detached dwelling with covered parking in accordance with Chapter 16.180 on lots not having direct frontage on, or taking direct access from, a State highway.
2. Duplex, townhome, triplex, multifamily and rowhouse with garage (attached or detached) in accordance with Chapter 16.180 and subject to standards of Chapter 16.184.
3. Daycare center.
4. Home occupation, shall comply with Section 16.44.020(A)(5).
5. Single-family residences existing prior to April 2, 1997 may be repaired, remodeled, expanded, or replaced if damaged so long as building permits are obtained within 12 months of the date of discontinuance.
6. Homestay lodging subject to the standards in Chapter 8.24.
7. Accessory dwelling subject to standards of Section 16.180.040.
8. Similar uses as those listed in this section.

B. **Public and Institutional.**

1. Church, synagogue, or other place of worship.
2. Clubs, lodges, similar uses.
3. Government buildings and uses.
4. Libraries, museums, community centers, and similar uses.

5. Public parking lots and garages, subject to design standards in Chapter 16.128.
6. Public utilities, including structures, pipelines, cables, and utility crossings.
7. Transportation facilities and improvements subject to the standards of Section 16.20.040.
8. Community garden(s) **and public parks**.
9. Similar uses as those listed in this section.

C. Commercial.

1. Personal and business service establishments such as a barber or beauty shop, clothes cleaning or a funeral home.
2. Professional, financial, business and medical offices. Drive-through facilities are not permitted within the C-MU district.
3. Retail business establishments and processing uses (e.g., bakery) of goods sold on site.
4. Amusement enterprises such as a theater or bowling alley.
5. Technical, professional, vocational and business schools.
6. Eating and drinking establishments. Drive-through facilities are not permitted within the C-MU district.
7. Hotel, motel or other tourist accommodation, including bed and breakfast.
8. **Fermentation enterprises, such as breweries and distillers, shall have a taproom.**
9. **Multiple (or mixed) uses on the same lot or parcel.**
10. **Multiple (or mixed) uses on adjoining lots or parcels.**
11. Similar uses as those listed in this section. (Ord. 1248 § 2, 2021; Ord. 1186-A § 2, 2014)

**16.44.30 030 Conditional Uses.**

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The uses listed under Section 16.44.020 and their accessory uses may be permitted in the C-MU district when approved under Chapter 16.220, Conditional Use Permits:

- A. Cabinet, carpenter, woodworking or sheet metal shops, fully enclosed in a building.
- B. Building contractor shops, including plumbing, electrical and HVAC.
- C. **Cottage manufacturing that occurs in tenant spaces or structures that are less than 2,000 SF.**
- D. Research and development establishments, **laboratories, and similar facilities.**
- ~~E. Drive-through/drive-up facility.~~
- G. Vacation rental dwelling subject to the safety regulations in Section 8.24.030.
- H. Similar uses as those listed in this section. (Ord. 1248 § 2, 2021; Ord. 1225 § 4, 2019)

**16.44.40 040 Development Standards.**

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The following development standards are applicable in the C-MU district:

- A. Density Provisions.
  1. Minimum lot size, commercial uses: none.
  2. Minimum lot size, residential uses: same as in Section 16.36.040.
  3. Minimum lot size, multiple-use commercial and residential developments (commercial and residential uses on the same lot): same as in Section 16.36.040.
  4. Minimum lot width, commercial uses: none.
  5. Minimum lot width at the front building line, residential uses: same as in Section 16.36.040.

6. Minimum lot depth, commercial uses: none.
7. Minimum lot depth, residential uses: same as in Section 16.36.040.

8. Maximum building height: commercial, 45 feet; residential, 40 feet.
9. Lot coverage—Commercial uses and multiple uses: There is no maximum lot coverage requirement, except that compliance with other sections of this Code may preclude full (100%) lot coverage for some land uses.
10. Lot coverage—Residential uses: Not more than 55% of the lot area shall be covered by buildings, except as may be permitted by conditional use or variance.

**B. Setback Requirements (Residential and Multiple Uses).**

1. Minimum front yard setback: 15 feet. (residential); none (multiple uses)
2. Minimum side yard setback: eight feet.
3. Minimum corner lot street side yard setback: eight feet.
4. Minimum rear yard setback: 15 feet except accessory structures that meet the criteria of Section 16.280.020 may extend to within five feet of a rear property line.
5. Maximum front yard setback: 10 feet for multiple uses adjacent to existing or planned transit stops.
  - a. The Community Development Director may allow a greater front yard setback when the applicant proposes extending an adjacent sidewalk or plaza for public use, or some other pedestrian amenity is proposed between the building and public right-of-way, subject to Site Design approval.

**C. Setback Requirements (Commercial Uses).**

1. Minimum front yard setback: none.
2. Minimum side yard setback: 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.
3. Minimum rear yard setback: 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.
4. Maximum front yard setback: 10 feet for commercial uses adjacent to existing or planned transit stops.
  - a. The Community Development Director may allow a greater front yard setback when the applicant proposes extending an adjacent sidewalk or plaza for public use, or some other pedestrian amenity is proposed between the building and public right-of-way, subject to Site Design approval. (Ord. 1225 § 4, 2019)

**16.44.50 050 Other Applicable Standards.**

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- A. A mixed-use commercial district shall be located no closer than one-quarter mile from another mixed-use commercial district.
- B. Mixed-use commercial uses shall have frontage onto a state highway.
- C. Outside sales and service areas must be approved by the Warrenton Planning Commission if not enclosed by suitable vegetation, fencing or walls.
- D. Outside storage areas will be enclosed by suitable vegetation, fencing or walls, in conformance with Chapter 16.124.
- E. All uses will comply with access and parking standards in Chapter 16.128 except as may be permitted by conditional use or variance.

F. All uses will comply with standards in Chapter 16.144.

G. All development shall comply with the wetland and riparian area protection standards of Chapter 16.156.

H. All other applicable Development Code requirements will also be satisfied; and all new sewer and water connections for a proposed development shall comply with all City regulations.

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**Chapter 16.60 GENERAL INDUSTRIAL (I-1) DISTRICT\***

\* **CodeAlert:** This topic has been affected by Ordinance No. [1 249](#). To view amendments and newly added provisions, please refer to the [CodeAlert Amendment List](#).

**16.60.10 010 Purpose.**

The purpose of the General Industrial Zone is to provide sites **for employment related industries such as** light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, transshipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

** 16.60.020 Permitted Uses.**

The following uses and activities and their accessory uses and activities are permitted in the I-1 zone if the Community Development Director determines that the uses conform to the standards of Section 16.60.040, applicable Development Code standards, and other City regulations:

- A. Production, processing, assembling, packaging or treatment of such products as food **and beverage** products, pharmaceutical, hardware and machine products. **Retail of products made on site is permitted as an accessory use.**
- B. Production, processing, assembling, packaging or treatment of articles and products from previously-prepared or semi-finished materials, such as paper, wood, rubber, plastics, fibers and sheet metal.
- C. Research and development laboratories and similar uses.
- D. Printing facilities.
- E. Public utility facilities such as power stations, sewage and water treatment plants.
- F. Storage and distribution services and facilities (i.e., truck terminals, warehouses and storage buildings and yards, contractor's establishments, lumber yards and sales) or similar uses.
- G. Vehicle repair (welding, painting and service, and parts facilities).
- H. Airport support structures: hangars, weather stations, fuel terminals and storage buildings, etc.
- ~~I. Mini-warehouses or similar storage uses.~~
- J. Contractor shop or equipment storage yard for storage and rental of equipment commonly used by a contractor.
- K. Cabinet, carpenter, woodworking, metal **fabrication** shops or similar establishments.
- L. Professional, financial, medical, or business offices.
- M. Public utilities, including structures, pipelines, cables, and utility crossings.
- ~~N. Government buildings and uses.~~
- O. Passive restoration.
- P. Government buildings and uses.
- Q. ~~Transportation facilities and improvements subject to the standards of Section 16.20.040.~~



- R. Dredge material disposal (DMD) subject to Section 16.60.040 (site 20S), and Chapter 16.104.
- S. Community garden(s) (see definitions).
- T. Recreational marijuana production, recreational marijuana processing, or recreational marijuana wholesale activities, subject to Section 16.60.040.N
- U.

V. Food and/or beverage trucks or carts.

W. Similar uses to those listed in this section. (Ord. 1605-A § 1, 2016; Ord. 1196-A § 3, 2015; Ord. 1186-A § 5, 2014)

### **16.60.030 Conditional Uses.**

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The following uses and activities and their accessory uses and activities may be permitted in the I-1 zone when approved under Chapter 16.220, and subject to the provisions in Section 16.60.040, Development Standards:

- A. Heavy fabrication of finished or semi-finished products from raw materials.
- B. Airport runway extensions or relocations.
- C. One caretaker unit for each primary industrial use on a lot or parcel subject to the following conditions:
  - 1. The unit shall be served with public water and sanitary sewerage disposal, in conformance with City engineering and public works requirements.
  - 2. The unit shall meet all applicable fire, safety, and building code requirements.
  - 3. The unit shall be located no closer than 10 feet to any property line.
- D. New hospital, community college, or similar campus type facilities subject to institutional master plan standards in Section 16.224.**
- E. New mini warehouse or similar storage facilities.**
- F. Similar uses as those listed in this section.

### **16.60.40 040 Development Standards.**

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The following standards are applicable in the I-1 zone:

- A. Air Quality. The air quality standards set by the Department of Environmental Quality shall be the guiding standards in this zone, except that open burning is prohibited in any case.
- B. Noise. As may be permitted under all applicable laws and regulations.
- C. Storage. All materials, including wastes, shall be stored and maintained in a manner that will not attract or aid the propagation of insects or rodents or other animals or birds, or otherwise create a health hazard or nuisance.
- D. Fencing. Will be allowed inside a boundary planting screen and where it is necessary to protect property of the use concerned or to protect the public from a dangerous condition. Proposed fence locations and design shall be subject to City review.
- E. Buffer. Where this zone adjoins another non-industrial zone there shall be a buffer area at least 10 feet wide to provide a dense evergreen landscape buffer which attains a mature height of eight feet, or such other screening measures as may be prescribed by the City in the event differences in elevation or other circumstances should defeat the purpose of this requirement.
- F. Vibration. No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
- G. Airport Interference. No use shall create electrical or lighting interference with the operations of the Port of Astoria Airport.
- H. Setbacks. The minimum front, side and rear yard setbacks shall be 10 feet. When across a street from a non-industrial zone, the setback from the property line shall be 10 feet. When a property abuts a non-industrial zone, the setback shall be as follows:

- 1. 50 feet for buildings and other structures more than 10 feet in height;

- 2. 30 feet for buildings and structures more than six feet high but not more than 10 feet high; and

- 3. 10 feet for structures no more than six feet high (except fences no more than six feet high may be on

the property line).

- I. All development shall comply with the wetland and riparian area protection standards of Chapter 16.156.
- J. B uilding Height. The maximum building height shall be 45 feet, except that it may be lower under either of the following circumstances:

1. Within 100 feet of a non-industrial zone, where the maximum building height shall be the same as the maximum building height in that zone.
  2. Within the Airport Hazard Overlay Zone, where the maximum building height is described by the Airport Hazard Overlay Zone.
- K. All other applicable Code requirements shall be satisfied.
- L. All new sewer and water connections for a proposed development shall comply with all City regulations.
- M. Prior to undertaking disposal, the dredging project proponent shall consult with the Army Corps and Oregon DSL to determine if the disposal site contains wetlands that are regulated under permit programs administered by those agencies. If the site contains regulated wetlands, the dredging project proponent shall either alter the disposal site boundaries to avoid the wetlands and leave an acceptable protective buffer, or obtain the necessary Corps and DSL permits to fill the wetlands.
- N. Recreational marijuana production, recreational marijuana processing, and recreational marijuana wholesale activities shall be located only east of Highway 101 and at least 1,000 feet from any public or private school, church, public park or child care center, and shall exclusively as a single building occupant or with other licensed medical marijuana dispensaries or recreational marijuana retail outlets. (Ord. 1196-A § 4, 2015)

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