



AGENDA

WARRENTON PLANNING COMMISSION
Regular Meeting | June 9, 2022 | 6:00pm
Warrenton City Hall Commission Chambers | 225 S Main Avenue, Warrenton, OR 97146

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

<https://us02web.zoom.us/j/89594092173?pwd=VG5sMFFTVExqTWI1dXVXSTBFbWw2UT09>

Meeting ID: 895 9409 2173 | **Passcode:** 612659 | **Dial in number:** 253-215-8782

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ATTENDANCE

3. APPROVAL OF MINUTES

- A. Planning Commission Minutes – 5.10.22

4. PUBLIC COMMENT

At this time, anyone wishing to address the Planning Commission concerning items of interest may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public Comments may also be submitted by email to the Secretary, at rsprengeler@ci.warrenton.or.us, no later than 5:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

5. PUBLIC HEARING

- A. Variance Application V-22-1 – Jeff and Jennifer Canessa (Latitude 46 Apartments)
- B. Variance Application V-22-2 - Jason Palmberg (Jetty Street Apartments)
- C. Variance Application V-22-3 – Rally Time LLC (Street Improvement)

6. BUSINESS ITEMS

7. DISCUSSION ITEMS

8. GOOD OF THE ORDER

9. ADJOURNMENT

Next Meeting: July 14, 2022

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
 Warrenton Planning Commission
 May 12, 2022
 6:00 p.m.
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, OR 97146

Vice Chair Hayward called the meeting to order at 6:01 p.m. and asked Commissioner Bridgens to lead the public in the Pledge of Allegiance.

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

Commissioners Absent: Chair Paul Mitchell and Kevin Swanson

Staff Present: Consultant Kevin Cronin (Zoom) and Deputy City Recorder Rebecca Sprengeler

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 4.14.22

Commissioner Bridgens made the motion to approve the minutes of the April 14th Planning Commission meeting. Motion was seconded and passed unanimously.

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

PUBLIC COMMENT ON NON-AGENDA ITEMS – None

PUBLIC HEARINGS – None

BUSINESS ITEMS

Kevin Cronin (Zoom) noted the lag time of Ordinance 1249 (affecting marijuana businesses) appearing in Muni Code. He also noted a correction to have food carts as a conditional use in the CMU zone. There was brief discussion about the news article in the packet. Discussion followed about the motion made at the last meeting regarding marijuana uses. Mr. Cronin noted his proposal is to be consistent with Ordinance 1249 and any desired policy changes should be stated in the record. Discussion followed. Commissioner Yuill would like to make marijuana manufacturing a conditional use on top of Ordinance 1249 especially for the I-1 zone. Commissioner Gaebel was willing to withdraw her motion from the last meeting. Discussion continued.

Commissioner Hayward made the motion to grant Lylla’s request to withdraw her motion. Motion was seconded and passed unanimously.

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

There was brief discussion about the conditional use review process allowing public input.

Commissioner Gaebel made the motion to make marijuana manufacturing consistent with Ordinance No. 1249 that the Warrenton City Commission just approved. Commissioner Yuill requested that conditional use be included on top of the ordinance.

Commissioner Gaebel made the motion to make marijuana manufacturing a conditional use, consistent with Ordinance No. 1249 just passed by the Warrenton City Commission. Motion was seconded and passed unanimously. Commissioner Gaebel restated the motion for clarification. Discussion followed about marijuana manufacturing vs. retail sales. It was noted conditional use review provides opportunity for public comment.

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

Commissioner Yuill made the motion to approve changes to the Comprehensive Plan Amendments CP-22-1 & Development Code Revisions DCR-22-1 to (WMC) 16.40 General Commercial Zone (C-1), 16.44 Mixed Use Commercial (CMU), & 16.60 General Industrial (I-1) and to make the correction for the food carts to conditional use in the Commercial Mixed Use. Motion was seconded and passed unanimously.

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

DISCUSSION – None

GOOD OF THE ORDER – None

Commissioner Yuill – Noted ground was broken on the Trillium House and a ceremony will be in June.

Commissioner Gaebel – Asked about the arrival of the new Planning Director. He will be starting in July. There was brief discussion about pending projects. It was noted the next meeting will be June 9th.

Commissioner Bridges made the motion to adjourn. Motion was seconded and passed unanimously.

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

There being no further business, Vice Chair Hayward adjourned the meeting at 6:28 p.m.

APPROVED:

ATTEST:

Paul Mitchell, Chair

Rebecca Sprengeler, Secretary



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

MEMORANDUM

TO: The Warrenton Planning Commission
 FROM: Rebecca Sprengeler, Secretary
 DATE: June 9th, 2022
 SUBJ: Variance Application V-22-1 Canessa (Latitude 46 Apartments)

BACKGROUND:

A variance application has been submitted to the Planning Department by Jeff and Jennifer Canessa (V-22-1) to request overhead powerlines instead of underground lines for a future apartment complex on taxlots: 81027BA3800 and 81027BA3900. Due to a delay, staff are recommending the hearing be opened and continued to the next meeting.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE:

Public Notice letters were sent to affected property owners on May 20th, 2022 and published in The Columbia Press on May 27th, 2022.

CONCLUSIONS AND RECOMMENDATION

Staff respectfully requests the Planning Commission open the hearing and continue it to the July 14th, 2022, meeting.

Recommended Motion:

Action: Open the public hearing for V-22-1.

"I move to continue the hearing for variance application V-22-1 to the July 14th, 2022 Planning Commission meeting."



City of Warrenton

Planning Department

225 S Main Avenue ■ P.O. Box 250 ■ Warrenton, OR 97146

Phone: 503.861.0920 Fax: 503.861.2351

MEMORANDUM

TO: The Warrenton Planning Commission
 FROM: Rebecca Sprengeler, Secretary
 DATE: June 9th, 2022
 SUBJ: Variance Application V-22-2 Palmberg (Jetty Street Apartments)

BACKGROUND:

A variance application has been submitted to the Planning Department by Jason Palmberg to request overhead powerlines instead of underground lines for a future apartment complex on taxlots: 81027BA2400, 81027BA2600, 81027BA4000, 81027BA4100, and 81027BA4200. Due to a delay, staff are recommending the hearing be opened and continued to the next meeting.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE:

Public Notice letters were sent to affected property owners on May 20th, 2022 and published in The Columbia Press on May 27th, 2022.

CONCLUSIONS AND RECOMMENDATION

Staff respectfully requests the Planning Commission open the hearing and continue it to the July 14th, 2022, meeting.

Recommended Motion:

Action: Open the public hearing for V-22-2.

"I move to continue the hearing for variance application V-22-2 to the July 14th, 2022 Planning Commission meeting."



May 31, 2022

To: Warrenton Planning Commission
 From: Mike Morgan, Interim Community Development Director
 Re: Rally Time LLC Street Improvement Variance V 22-3

Eryn Cary on behalf of Rally Time LLC has applied for a variance to construct a five unit cluster cottage development at 719 S. Main Street without improving the adjacent SE 7th Street right of way as a half street. The development is on a lot of 13,503 square feet. Each dwelling will occupy a lot of 2,700 square feet. Access to the property is from South Main, where a curb cut served a single family house that was demolished. Landscaping will cover 20% of the site. Each dwelling will have two parking spaces. Site plans and other supporting materials are attached as part of the application.

Application was submitted May 1, 2022 and deemed complete May 9. We sent notice of the public hearing to adjacent property owners May 27, and published notice in The Columbia Press May 27. We received comments from the City Engineer and Fire Chief, which are attached.

The application is governed by the following municipal code sections:

WMC 16.136.020 Transportation Standards, sub-paragraph M, Cul-de-Sacs
 WMC 16.208.050 Type III Procedure (Quasi-Judicial)
 WMC 16.272 Variances

FINDINGS

The following criteria are from WMC 16.272.020. For each criterion I have presented the applicant's response followed by staff findings.

A. The hardship was not created by the person requesting the variance;

Applicant response: The project is intended to be an "relatively affordable" cluster of 5 houses with a square footage of 1200 s.f. or less. The projected cost of the units would be under \$300,000. A requirement to pave the half street on SE 7th would make this impossible, since it would add a cost of \$320,614 to the project. There is an existing ODOT approved access off of S. Main which would be utilized to access the five units.

Staff finding: The SE 7th Street right of way has never been used as access to the property (the lot was formerly occupied by a single family residence). It is currently used as the driveway for a dwelling to the west (689 S. Main) and parking for the adjacent Methodist Church at 679 S. Main. The right of way ends at the middle school track and would not likely be extended in the near future. Although it is a city requirement, the construction of a half street would be a significant expense which may make the project infeasible. The applicant did not create the hardship and this criterion is satisfied.

B. The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied;

Applicant response: There will be a negative impact on the project financially and may not allow the project to be developed.

Staff finding: The development of affordable housing, both for rent and home ownership, is a priority of the City. Not requiring the half street development of SE 7th Street will save the project over \$320,000, enabling the developer to offer the units for sale at a price substantially below the median sales price of new housing in Warrenton.

This criterion is met.

- C. The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts that would typically occur with development in the subject zone;

Applicant response: The development of SE 7th will be injurious to the neighborhood in that it will disrupt the access to the residence to the northwest and remove the landscaping of that residence. The variance will prevent physical impacts.

Staff finding: Staff concurs with the applicant's response. Additionally, the construction of the new street would have no benefit inasmuch as the SE 7th ends at the school property and would not be needed until the school is relocated and the land is redeveloped. This criterion is satisfied.

- D. The request is not in conflict with the Comprehensive Plan;

Applicant response: We are requesting to build a city street in a location where there is already a designated city street (right-of-way). There should not be a conflict with the comprehensive plan.

Staff finding: The comprehensive plan designates the subject property as Urban Development (Other Shorelands) and it is zoned CMU Commercial Mixed Use. The cottage cluster concept was developed in order to encourage smaller houses on smaller properties. The subject property is also close to the original City center and is suited to homeowners who can walk or bicycle to services or amenities. Therefore the proposal is consistent with the comprehensive plan. This criterion is satisfied.

- E. The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction; and

Applicant response: The request is consistent with the Development Code.

Staff finding: The proposed development is consistent with the Development Code in terms of zoning, density, building height and other requirements. The project already has access onto SE Main and would not utilize the access onto SE 7th if it were constructed. The density is permitted by the CMU zone and meets the policy of the CMU zone to "Use land and urban services efficiently". This criterion is satisfied.

- F. Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied.

Applicant response: There is a ditch that runs parallel between the property and 7th street the entire property line. The cottages will not use 7th street as an access point.

Staff finding: Staff concurs with the applicant's response. This criterion is satisfied.

CONCLUSIONS AND RECOMMENDATION

Based on the findings and analysis above, staff concludes that the application meet all of the six variance criteria and should be granted.

Recommended motion:

Based on the findings and conclusions of the May 4, 2017 staff report, I move to approve Variance 22-3 submitted by Eryn Cary to not improve SE 7th Street and allow primary access to the cottage cluster off of S. Main., subject to the following conditions:

1. *Prior to starting construction, the applicant shall secure approval of the construction plans by the City Engineer as well as secure a right-of-way permit to perform construction in the city right-of-way.*



Public Works Department

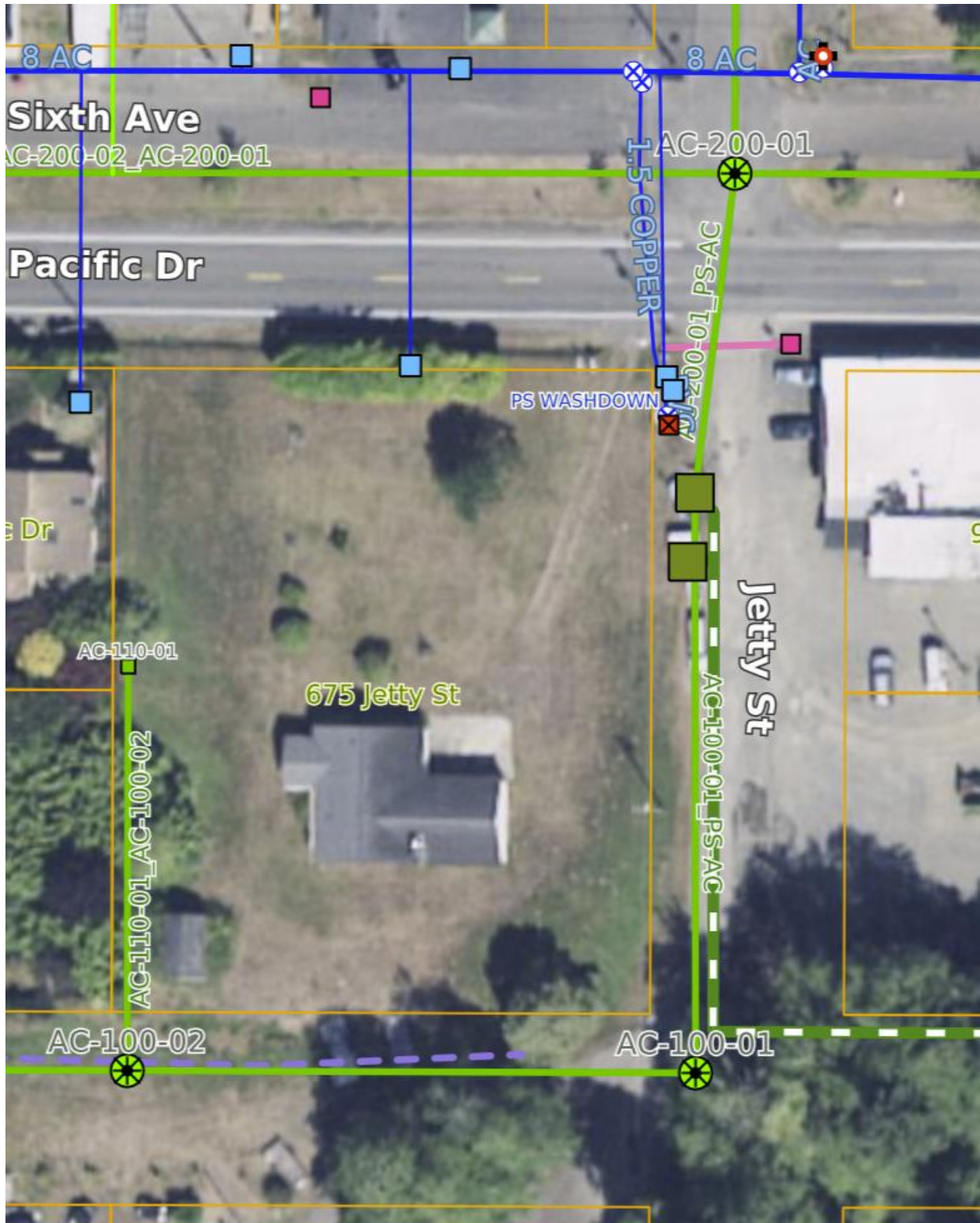
Pre-Application Memorandum

To: Mike Morgan, Interim City Planner
From: Collin Stelzig, Public Works Director
Cc: Trisha Hayrynen, Engineering Technician
Date: April 28, 2022
Re: PRE-22-14 – 675 Jetty St Tax lot 81008BA01300

Public Works understands that the applicant is proposing to build an apartment complex with two buildings on tax lot 81008BA01300 with address 675 Jetty St. This tax lot has ROW on three sides of the lot and is currently served by a driveway from Pacific Ave and is connected to city utility services. With this information, staff at public works has provided the following items that will need to be addressed in your design documents, however this is not an exhaustive list, care should be taken to implement required City codes and standards:

1. The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet the standards set forth in the development code. Below is a link to the Development Code <http://qcode.us/codes/warrenton/view.php?topic=16&frames=on>
2. The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet the standards set forth in the development code. Below is a link to the Title 13 of our Code: <http://qcode.us/codes/warrenton/view.php?topic=13&frames=on>
3. The developer is required to follow the Engineering Standards & Design Criteria Manual. Please provide documentation showing how the development meets the standards set forth in this manual. This manual can be found at the <http://www.ci.warrenton.or.us/publicworks/page/engineering-specifications-design-guide>
4. All private or public easements, existing or proposed shall be shown on plans. Recorded copies of easements may be requested by the city.
5. Sewer is available. Developer to confirm if the current service lateral is the correct diameter needed. The existing sewer lateral should be TV'd to determine the quality, size, and location of the existing line. In addition, all sources of extraneous flows (Inflow and Infiltration) shall be repaired. The existing sewer lateral is required to be capped at the main if it will not be used for this development.

6. Please work with the Fire Chief to determine appropriate Fire hydrant spacing and locations for this development. It appears that one or more fire hydrants will need to be constructed to provide adequate fire protection. In addition, a watermain extension will be require on Jetty Street.
7. Development team will determine what public water improvements are needed to provide adequate domestic water and fire flows to this development. The improvements will be designed in such a way as to ensure these added flows will not negatively impact the existing water system. A water model or calculations will be developed by the development team and reviewed by the City appointed consultant. The developer may use the City appointed consultant to prepare the necessary water model.
8. Sidewalks shall be a minimum of 5 feet wide along local streets, 6 feet wide along Pacific Drive, and meet ODOT standards.
9. Half street improvements will be necessary on Jetty St. This roadway will be considered a local road with a final minimum required width of 36 feet. This work may require substantial changes to an existing sanitary sewer pump station and/or coordination with the existing commercial business at 996 Pacific Drive. A hammer head or cul-de-sac may also be required to allow for fire department and refuse collection vehicles turnaround.
10. WMC 16.136.020 Transportation Standards requires all adjacent ROWs be built to the current standards. This would include Seventh Ave to the south of this property. This code section also has provisions for allowing a guarantee of future street improvements if certain conditions exist.
11. Street lights are required for all new developments. Show proposed street light locations and submit plan to Pacific Power & Light for circuit design.
12. The City has design standards for refuse enclosures that include the required turning radius and access standard.
13. A stormwater report is required for this development. The stormwater report shall detail pre and post stormwater conditions and a downstream analysis, including the adjacent ROWs and flows from existing stormwater systems. The stormwater management system shall be designed by a Registered Professional Engineer capable of meeting the requirements in the current version of the ODOT Hydraulics Manual.
14. All on-site driveways, parking areas, aisles and turn-a-rounds shall have on-site collection of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facility plans shall be prepared by a qualified engineer and constructed in accordance with City standards. Stormwater report shall detail pre and post stormwater conditions, including the adjacent ROWs and flows from existing storm systems.
15. Prior to approval of construction plans the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to benefited properties pursuant to the City's regulations in effect at the time of such improvement.





Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 (503) 861-2494 Fax 503/861-2351
225 S. Main Warrenton, Or 97146-0250

MEMORANDUM

To: Van Wilfinger, Building Official
Randy Stemper, Project Manager
Date: May 12, 2022
From: Brian Alsbury, Fire Chief
Re: **Stemper 719 S. Main**

ACCESS:

Driveway appears to meet the Warrenton Fire Departments needs for access. Fire Dept. is requesting that the curb on the north side of project be painted RED and posted “fire lane no parking”. Fire Dept is satisfied with the building site plan as is.

WATER SUPPLY:

Warrenton Fire Department is requesting that a hydrant flow test be performed to determine that water flows are adequate for the proposed five small (tiny home) residence. Hydrant(s) are located within 250 feet from proposed project.

* Please see a list of Vendors that have performed flow tests in the City of Warrenton. Warrenton Fire or the City of Warrenton have no preferred vendors, below is a list of vendors that can provide service.

Red Hawk Fire Protection

3801 NW Fruit Valley Rd Suite D, Vancouver, WA 98660
[\(360\) 984-3712](tel:3609843712)

Wyatt Fire Protection

9095 SW Burnham St, Tigard, OR 97223
[\(503\) 684-2928](tel:5036842928)

Delta Fire, Inc

14795 SW 72nd Ave, Portland, OR 97224
[\(503\) 620-4020](tel:5036204020)

Viking Fire Protection

3245 NW Front Ave, Portland, OR 97210
[\(503\) 227-1171](tel:5032271171)

Basic Fire Protection

8135 NE MLK Jr. Blvd, Portland, OR 97211
[\(503\) 285 0713](tel:(503)2850713)

ADDRESS:

Building will be required to have address number visible from the street with opposing/contrasting number. i.e., black numbers with white background, no smaller than 4" in height.

- 2. Prior to starting construction, the applicant shall secure appropriate permits from the Oregon Department of Transportation for the road access.*

Attachments

Application from Rally Time LLC

“Making a difference through excellence of service”

CITY OF WARRENTON

PLANNING AND BUILDING DEPARTMENT

Telephone: 503-861-0920

Received 5/9/22 B

VARIANCE APPLICATION

To be accompanied by a Site Plan, copy of property deed and Letter of Authorization, if applicable.

OFFICE USE ONLY
FILE # V-22-3 FEE \$1,250
ZONING DISTRICT CMU
Receipt: 08893255

The Variance application process is a method for assuring compliance with the City of Warrenton Comprehensive Plan and Development Code, and to ensure wise utilization of natural resources, and the proper integration of land uses utilizing appropriate landscaping or screening measures. Please answer the questions as completely as possible.

Legal Description of the Subject Property: Township 8N, Range 10W, Section (s) 21DC, Tax Lot (s) 2900

Property street address : 719 S Main Ave

I/we, the undersigned applicant(s) or authorized agent, affirm by my/our signature(s) that the information contained in the foregoing application and associated submissions is true and correct.

APPLICANT:

Printed Name: Rally Time LLC

Signature: [Signature] Date: 5/9/22

Address: 91856 Hwy 104 Phone: 503-440-0059

City/State/Zip: Warrenton, OR 97103 Fax:

PROPERTY OWNER (if different from Applicant):

Printed Name:

Signature: Date:

Address: Phone:

City/State/Zip: Fax:

Application 2018 Variance October

This application will not be officially accepted until department staff has determined that the application is completed, the site plan map requirements are met, and a copy of the deed is included.

Application
2018

Variance
October

NARRATIVE: Please describe the variance request:

See attachment

Standard	Required	Proposed
Front Yard Setback	15 ft	15 ft
Rear Yard Setback	15 ft	15 ft
Side Yard Setback	8 ft	8 ft
Lot Dimension	2,500 sqft	13,503.60 sqft (2,700.72 per house lot)
Height	40 ft	26 ft
Landscaping	20%	20%
Parking	2 spaces	2 parking spaces per house

Variance

Application

October

2018

SIX VARIANCE CRITERIA

1.

The hardship was not created by the person requesting the variance. Please explain.

The city code would require a half street improvement on 7th street. We are asking for a variance to not improve 7th street due to the street not being used by the proposed development.

2.

The request is necessary to make reasonable use of the property. There will be an unreasonable economic impact upon the person requesting the variance if the request is denied.

If the request for variance on half street improvements were denied that would lead to consequential negative impacts that would leave the vacant property nearly undevelopable for any project.

3.

The request will not substantially be injurious to the neighborhood in which the property is located. The variance will not result in physical impacts, such as visual, noise, traffic or increased potential for drainage, erosion and landslide hazards, beyond those impacts that would typically occur with development in the subject zone.

An approval of the request for variance is most beneficial for the neighboring properties. If the variance was denied it would negatively impact the neighbors located directly to the North of the property. The half street improvements would lead to the destruction of a neighboring residence's fence and landscaping including established trees, flower beds and yard. The church would also lose parking for their congregation. The road improvement is not necessary for the project, so it would be unfortunate to cause such a nuisance for the neighbors.

4.

The request is not in conflict with the Comprehensive Plan. Please explain.

The request is not in conflict with the comprehensive plan. According to the plan there is an overall need for more housing, specifically a continued need for relatively low cost housing. The development is a cottage cluster style. By the variance being approved the project costs would be significantly lower, allowing for a lower selling price, helping the community.

5.

The request is not in conflict with the Development Code. No variance may be granted which will result in a use not permitted in the applicable zone or which will increase the allowable residential density in any zone with the exception of individual lot size reduction. Please explain.

The variance doesn't result in a non permitted use or increase in density. The properties zoning of CMU allows for cottage cluster use and the project follows the density requirements.

6.

Physical circumstance(s) related to the property involved preclude conformance with the standard to be varied. Please explain.

The property sits on the corner of 7th street and main street. There is a ditch that runs parallel between the property and 7th street the entire property line. The five cottages will not use 7th street as an access point. There will be a road from Main Street within the property lines that leads to each cottage. Since the property will not use 7th street as an access to the development, this would create an unnecessary hardship for the property.

Application
2018

Variance
October

Cashier: Mhitchman

City of Warrenton
225 S. Main Avenue
P.O. Box 250
Warrenton, OR 97146

~~~~~  
Customer Receipt

Rcpt No: 08893255  
Customer No: 118625  
Name: CARY, ERYN  
Address: 91856 HWY 104  
WARRENTON, OR 97146

Date: 05/19/2022  
Time: 01:41 PM

Accounts Paid:  
CR 1,250.00

PLAN  
PLANNING FEES - V-22-.3 1,250.00

~~~~~  
Amount Paid: 1,250.00
Check Amount: 0.00
Check No:
Cash Paid: 0.00

Thank you for your payment.
~~~~~

General Ledger Accounts:  
001-000-341300  
PLANNING FEES - V-22-.3 1,250.00

Rally Time LLC  
91856 Hwy 104  
Warrenton, OR 97146

May 1, 2022

City of Warrenton Planning Commission,

We have purchased the vacant land at 719 S Main Ave and would like to develop five cottage style houses on the property. The property is zoned CMU and cottage clusters are an outright use. Our goal is to help with the housing shortage in our community while also selling the cottages at a more affordable price point for families in Warrenton.

Prior to moving forward with the project and purchasing the land we had a pre-application meeting with city staff to go over the proposed project. While at the meeting it came to our attention that in order to build these houses we would be required by the city to do a half street improvement on 7th street along the entire property line. We are requesting a variance to not do the half street improvement on 7th. This costly requirement would greatly increase the price that each cottage could be sold at. This is an unnecessary improvement as we won't be using the street as an access for this project. Additionally, it will have a negative impact on the surrounding properties to the North. The church would lose a large portion of parking for their congregation with the road being improved. Behind the church and directly Northwest of 7th street is a single family residence that would be most affected by the street improvements. If the street was improved to the requirements it would require most of the yard to be demolished along with the fence and established trees. We understand that technically the property's yard is in the 7th street ROW, however it doesn't make sense to cause heartache to the neighbor when this project doesn't need the road improved.

As highlighted in this letter the half road improvement requirement makes this project very difficult to develop on this already vacant land. Any development on 719 S Main, would be required to do a half street improvement, an investment estimated at \$150-200,000. This requirement leaves this vacant land nearly undevelopable for anyone proposing a project at this location. Our community is facing a massive housing shortage and it would be extremely unfortunate to have a project that provides five families a home to not move forward due to an unnecessary road improvement.

Sincerely,

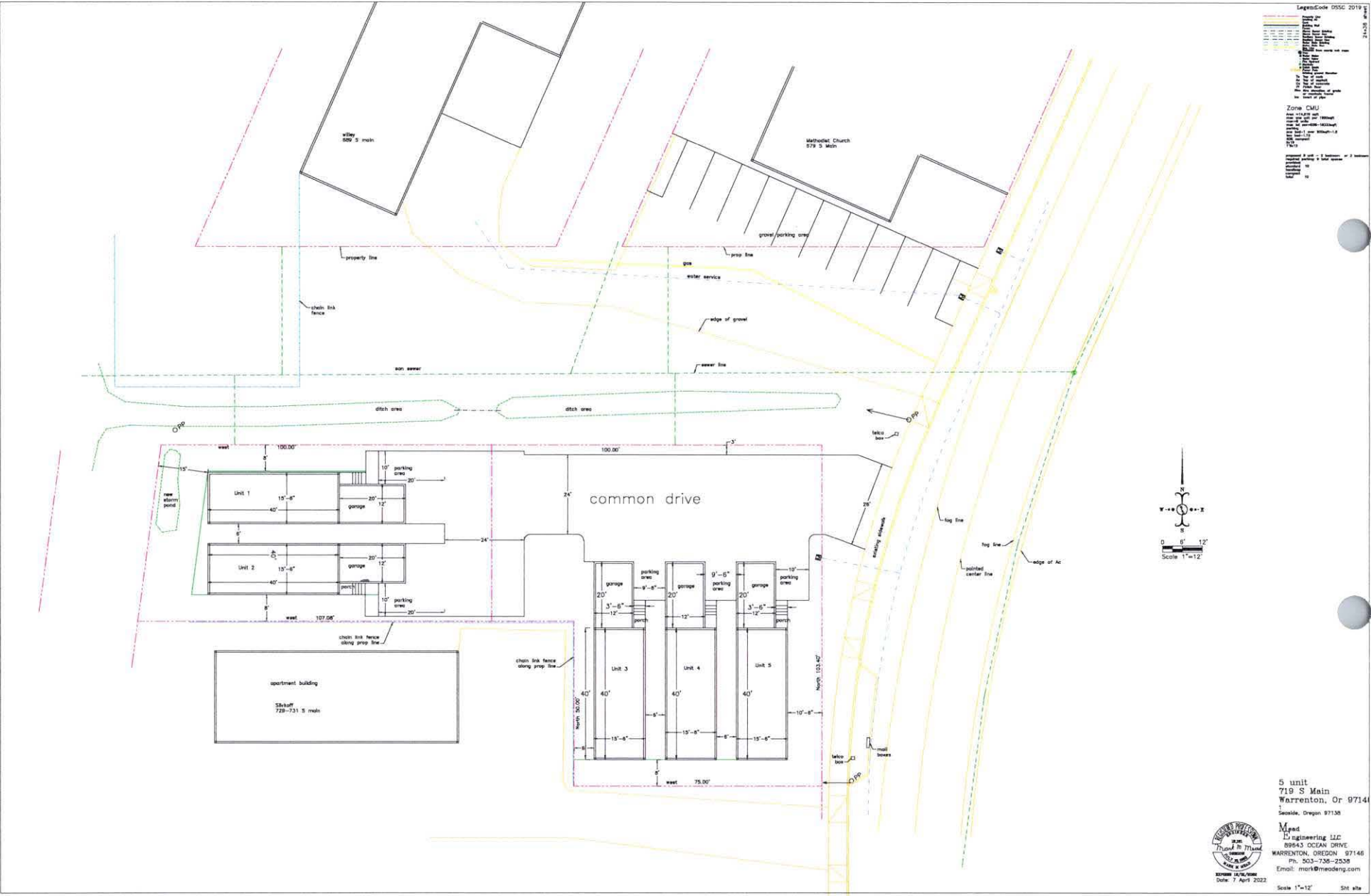


Eryn Cary

Legend Code 095C 2019

|    |               |
|----|---------------|
| 1  | Proposed      |
| 2  | Existing      |
| 3  | Utility       |
| 4  | Property Line |
| 5  | Setback       |
| 6  | Right of Way  |
| 7  | Other         |
| 8  | Other         |
| 9  | Other         |
| 10 | Other         |
| 11 | Other         |
| 12 | Other         |
| 13 | Other         |
| 14 | Other         |
| 15 | Other         |
| 16 | Other         |
| 17 | Other         |
| 18 | Other         |
| 19 | Other         |
| 20 | Other         |

Zone CMU  
 1. 15' Front  
 2. 15' Side  
 3. 15' Rear  
 4. 15' Corner  
 5. 15' Street  
 6. 15' Alley  
 7. 15' Other



5 unit  
 719 S Main  
 Warrenton, Or 97146  
 Scasale, Oregon 97130

**Mead Engineering LLC**  
 6964 S OCEAN DRIVE  
 WARRENTON, OREGON 97146  
 Ph. 503-736-2538  
 Email: mark@meadeng.com

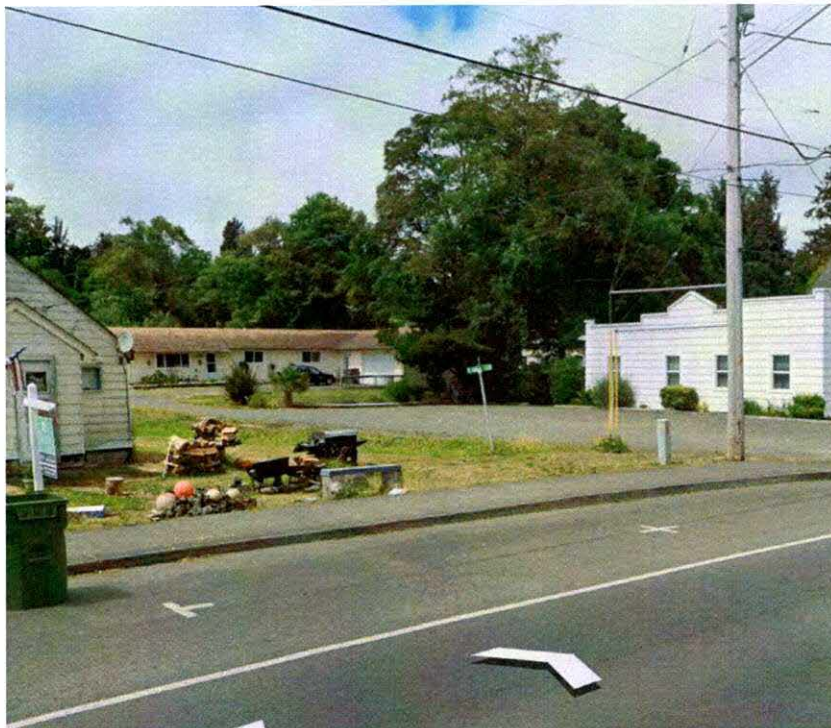
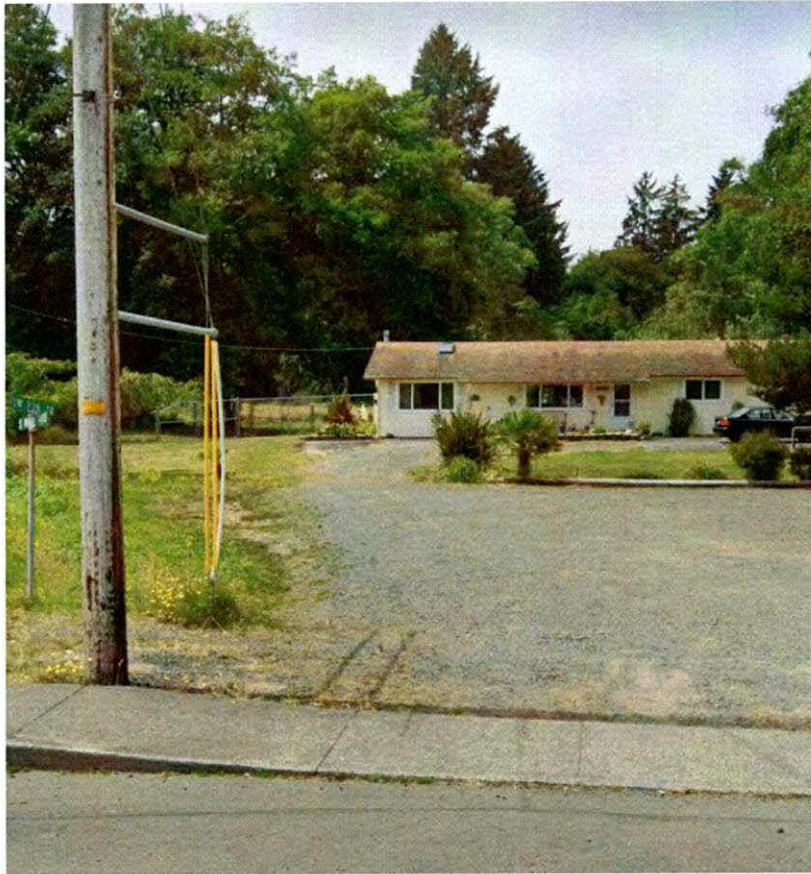
DATE: 7 April 2022  
 Scale 1"=12' Sht 4/6



Aerial photo showing where the 7th street road would be located in relation to the neighbors to the North. 719 S Main Street property line is highlighted in blue.



Location of 7th street half street improvement.



Rally Time LLC  
91856 Hwy 104  
Warrenton, OR 97146

May 23, 2022

City of Warrenton Planning Commission,

The half street improvement has a negative impact on 719 S Main Street and the future homeowners on the property. In the pre-application meeting memorandum from April 28, 2022 the requirements for the half street improvements are outlined in part 2 2-4. If the variance is denied and the half street improvement has to be constructed it would cost \$320,614.86.

The unnecessary expense of the half street improvement would directly fall onto the future homeowners. The street improvement alone would increase the monthly mortgage drastically. For a 30 year mortgage it would increase by \$390 monthly, \$462 for a 20 year, and \$506 for a 15 year. These cost increases would be for each of the five cottages per month. If less than five cottages are approved, then the mortgage costs would increase further. Therefore, it is crucial that this variance is approved because, in our current housing shortage there shouldn't be an unnecessary financial strain on these future homeowners for a half street improvement that isn't needed.



1050 Olney Ave. | Astoria, OR 97103  
 Phone: 503-338-3878 | Fax: 503-325-3119  
 OR CCB # 147632 | WA L&I # BIGRIE'955DW  
 www.bigrivercompanies.com

Contact: Tony Ewing  
 Email: tewing@bigrivercompanies.com

Quote To: Mike Sarin Job Name: 7th Street Budget

Phone: Date Quoted:  
 Email: Date of Plans:

| ITEM | DESCRIPTION                     | QUANTITY | UNIT | UNIT PRICE | AMOUNT              |
|------|---------------------------------|----------|------|------------|---------------------|
| 1    | MOBILIZATION                    | 1.00     | LS   | 14,156.73  | 14,156.73           |
|      | <b>Erosion Control</b>          |          |      |            |                     |
| 2    | SILT FENCE                      | 500.00   | LF   | 3.50       | 1,750.00            |
| 3    | CONSTRUCTION ENTRANCE           | 1.00     | LS   | 2,575.85   | 2,575.85            |
| 4    | CB INSERTS                      | 4.00     | EA   | 87.42      | 349.68              |
|      | <b>Erosion Control Subtotal</b> |          |      |            | <b>\$4,675.53</b>   |
|      | <b>Sitework</b>                 |          |      |            |                     |
| 5    | CLEARING AND GRUBBING           | 1.00     | LS   | 3,904.82   | 3,904.82            |
| 6    | DEMO EXISTING SIDEWALKS         | 1.00     | LS   | 935.97     | 935.97              |
| 7    | EX FOR ROAD SUBGRADE            | 9,500.00 | SF   | 0.96       | 9,120.00            |
| 8    | ROCK ROAD SUBGRADE 12" SECTION  | 700.00   | TN   | 42.29      | 29,603.00           |
| 9    | CURB PREP                       | 230.00   | LF   | 4.28       | 984.40              |
| 10   | SIDEWALK PREP                   | 1,330.00 | SF   | 3.39       | 4,508.70            |
| 11   | AC PAVING                       | 220.00   | TN   | 160.47     | 35,303.40           |
| 12   | INSTALL CURBS                   | 230.00   | LF   | 33.20      | 7,636.00            |
| 13   | INSTALL SIDEWALKS               | 910.00   | SF   | 8.85       | 8,053.50            |
| 14   | INSTALL DRIVEWAYS               | 420.00   | SF   | 11.07      | 4,649.40            |
| 15   | ADA RAMPS                       | 2.00     | EA   | 3,320.11   | 6,640.22            |
|      | <b>Sitework Subtotal</b>        |          |      |            | <b>\$111,339.41</b> |
|      | <b>Storm</b>                    |          |      |            |                     |
| 16   | 12" STORM MAIN                  | 325.00   | LF   | 98.90      | 32,142.50           |
| 17   | CATCH BASINS                    | 3.00     | EA   | 3,142.44   | 9,427.32            |
| 18   | FILTER TREATMENT CATCH BASINS   | 1.00     | EA   | 22,228.05  | 22,228.05           |
|      | <b>Storm Subtotal</b>           |          |      |            | <b>\$63,797.87</b>  |
|      | <b>Water</b>                    |          |      |            |                     |
| 19   | 8" WATERLINE CONNECTION         | 1.00     | EA   | 11,841.92  | 11,841.92           |
| 20   | 8" WATER MAIN                   | 230.00   | LF   | 104.88     | 24,122.40           |
| 21   | FIRE HYDRANT                    | 1.00     | EA   | 8,938.86   | 8,938.86            |
| 22   | WATER SERVICES                  | 4.00     | EA   | 3,323.07   | 13,292.28           |
|      | <b>Water Subtotal</b>           |          |      |            | <b>\$58,195.46</b>  |



| ITEM                       | DESCRIPTION                                     | QUANTITY | UNIT | UNIT PRICE | AMOUNT              |
|----------------------------|-------------------------------------------------|----------|------|------------|---------------------|
| <b>Electrical</b>          |                                                 |          |      |            |                     |
| 23                         | CONDUIT FOR UNDER GROUND POWER<br>BETWEEN POLES | 250.00   | LF   | 38.85      | 9,712.50            |
| 24                         | CONDUIT FOR STREET LIGHTS                       | 230.00   | LF   | 38.85      | 8,935.50            |
| 25                         | STREET LIGHTS                                   | 3.00     | EA   | 11,067.04  | 33,201.12           |
| 26                         | PLUG FOR PPL COST TO LOWER POWER                | 1.00     | LS   | 16,600.56  | 16,600.56           |
| <b>Electrical Subtotal</b> |                                                 |          |      |            | <b>\$68,449.68</b>  |
| <b>GRAND TOTAL</b>         |                                                 |          |      |            | <b>\$320,614.68</b> |

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**719 S Main Street Warrenton and ~~2657 N Highway 101 Seaside~~**

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KEARNS Richard A &lt;Richard.A.KEARNS@odot.oregon.gov&gt;

Tue, May 24, 2022 at 10:15 AM

To: Abigale Goodman &lt;abigalestemper@gmail.com&gt;, WILLIAMS Virginia L &lt;Virginia.L.WILLIAMS@odot.oregon.gov&gt;

Abigale

Below is the response I got from ODOT'S Access Engineer;

For the Warrenton one my response: New application required; expect support with closure of the existing approach. The on-street parking needs to be completely removed between 7<sup>th</sup> and the mailboxes. I believe our ADA standards will require a single parallel curb ramp to be designed in between the new approach and 7<sup>th</sup> since 7<sup>th</sup> is a public street. It will need a site specific detail, see RD920 for guidance. <https://www.oregon.gov/ODOT/Engineering/202201/RD920.pdf>

~~For the Seaside one my response: No coordination with ODOT necessary, per our development review guidelines a traffic study would not be warranted.~~

Richard Kearns

D1 Permits

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**From:** Abigale Goodman <abigalestemper@gmail.com>**Sent:** Monday, May 23, 2022 11:38 AM**To:** KEARNS Richard A <Richard.A.KEARNS@odot.oregon.gov>**Subject:** Re: 719 S Main Street Warrenton and 2657 N Highway 101 Seaside

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Okay, thank you.



## Notice of Type III Public Hearing

May 20<sup>th</sup>, 2022

To: Adjacent Property Owners and Interested Parties:

A public hearing is scheduled before the Warrenton Planning Commission at 6:00 p.m. on June 9<sup>th</sup>, 2022, at the Warrenton City Hall, 225 S Main Avenue.

**SUBJECT:** A variance application (V-22-3) submitted by Eryn Cary on behalf of Rally Time LLC, to not do a half street improvement on 7<sup>th</sup> Avenue as required by a pre-application meeting with City staff. The subject property is located at 719 S Main Avenue, Warrenton, and is also identified as Taxlot 81021DC02900.

**APPLICABLE CRITERIA:** This application will be reviewed under the procedures, standards and criteria in Warrenton Municipal Code (WMC) 16.208.050 Type III Procedure (Quasi-Judicial); 16.272.020 [Variance] Criteria; and 16.136.020 Transportation Standards

**HOW TO PARTICIPATE:** Those wishing to testify on this request may attend the public hearing and submit a comment card at the meeting or submit written materials before 4:00 p.m. on the day of the hearing. Written comments may be submitted to Rebecca Sprengeler, Deputy City Recorder, P.O. Box 250, Warrenton Oregon, 97146; or email [rsprengeler@ci.warrenton.or.us](mailto:rsprengeler@ci.warrenton.or.us).

At the public hearing, the Planning Commission chair will open the public hearing and describe the general conduct and procedure: A staff report will be given, followed by a statement from the applicant, public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request.

Failure to raise an issue in person, or by or by letter at the hearing, or failure to provide statements of evidence sufficient to afford the decision makers an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and copies shall be provided at a reasonable cost. A copy of the City's staff report and recommendation to the hearing body shall be available for review at least seven days before the hearing, and a copy shall be provided at a reasonable cost.

**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLER:** The Warrenton Development Code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

**MORE INFORMATION:** Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact Rebecca Sprengeler at 503-861-2233 x102 or via email at [rsprengeler@ci.warrenton.or.us](mailto:rsprengeler@ci.warrenton.or.us).

| OWNER_LINE                          | Owner Line 1           | Owner Line 2            | STREET_ADD             | CITY STATE ZIP_CODE      |
|-------------------------------------|------------------------|-------------------------|------------------------|--------------------------|
| Warrenton School Dist #30           |                        |                         |                        | ,                        |
| Warrenton School Dist #30           |                        |                         | 820 SW Cedar Ave       | Warrenton, OR 97146-9745 |
| Driggers Eugene Andrew              |                        |                         | 612 S Main Ave         | Warrenton, OR 97146      |
| Larremore Doris                     |                        |                         | 1108 Irving Ave        | Astoria, OR 97103-4036   |
| Larremore Doris                     |                        |                         | 1108 Irving Ave        | Astoria, OR 97103-4036   |
| Mullins Vernon                      | Mullins Carol          |                         | PO Box 642             | Warrenton, OR 97146      |
| Kelso Gee Christina M               | Gee Wilburn Marion     |                         | 661 S Main Ave         | Warrenton, OR 97146      |
| Methodist Church Of Warrenton       |                        |                         |                        | Warrenton, OR 97146      |
| Willey James F                      | Rosebrook Marilyn M    |                         | PO Box 1162            | Warrenton, OR 97146-1162 |
| Willey James F                      | Rosebrook Marilyn M    |                         | PO Box 1162            | Warrenton, OR 97146-1162 |
| Kelso Gee Christina M               | Gee Wilburn Marion     |                         | 661 S Main Ave         | Warrenton, OR 97146      |
| Warrenton City Of                   |                        |                         | PO Box 250             | Warrenton, OR 97146-0250 |
| Moss Dalan L/Heather L              |                        |                         | PO Box 935             | Warrenton, OR 97146-0935 |
| Scott Rita K                        |                        |                         | PO Box 873             | Warrenton, OR 97146-0873 |
| Slivkoff Mary & John E Trust        | Slivkoff Mary Margaret | Slivkoff John E         | 1398 Olney Ave         | Astoria, OR 97103        |
| Slivkoff Michael J                  |                        |                         | 741 S Main St          | Warrenton, OR 97146      |
| Rally Time LLC                      |                        |                         | 91856 Highway 104      | Warrenton, OR 97146      |
| Slivkoff Mary & John E Trust        | Slivkoff Mary Trustee  | Slivkoff John E Trustee | 1398 Olney Ave         | Astoria, OR 97103        |
| Slivkoff Michael J                  |                        |                         | 741 S Main Ave         | Warrenton, OR 97146-9535 |
| Searle Roger L                      |                        |                         | PO Box 124             | Warrenton, OR 97146-0124 |
| Caruana Dorrie A                    |                        |                         | 818 Commercial St #100 | Astoria, OR 97103        |
| Engebretson James A/Roberta J Trust | Engebretson Roberta J  |                         | PO Box 937             | Warrenton, OR 97146-0937 |
| Stocker Agnes M                     | Alexander Valerie      |                         | 718 S Main Ave         | Warrenton, OR 97146      |

v-22-3  
 Stemper / Rally Time  
 208' addresses  
 mailed:  
 v-22-3

City of Warrenton  
PO Box 250  
Warrenton, OR 97146

PORTLAND OR 972

20 MAY 2022 PM 2 L



RECEIVED

MAY 31 2022

CITY OF WARRENTON  
CITY RECORDERS OFFICE

Methodist Church of Warrenton  
679 S. Main Ave  
Warrenton, OR 97146

NMR

NIXIE 971 CE 1 @105/24/22

RETURN TO SENDER  
UNCLAIMED  
UNABLE TO FORWARD

97146-9900

BC: 027 \*0449-10193-20-41



## NOTICE OF PUBLIC HEARING

The Warrenton Planning Commission will conduct a public hearing at 6:00 PM, June 9, 2022, at the Warrenton City Hall Commission Chambers to consider the following:

V-22-1, a variance application submitted by Jeff and Jennifer Canessa (L46, LLC – Latitude 46 Apartments), to allow the overhead lines in Jetty Avenue to remain in place and to avoid the hardship and risk of placing the high-voltage power lines underground in the residential area. The subject property is located at 1335 SE Jetty Avenue, Warrenton, and is also identified as taxlots 81027BA3800, and 81027BA3900. Applicable criteria and standards specific to this request are contained in Warrenton Municipal Code (WMC) 16.208.050 Type III Procedure (Quasi-Judicial); 16.272.020 [Variance] Criteria; and 16.136.060 [Design Standards] Utilities.

V-22-2, a variance application submitted by Jason Palmberg (Jetty Street Apts.), to allow the overhead lines in Jetty Avenue to remain in place and to avoid the hardship and risk of placing the high-voltage power lines underground in the residential area. The subject property is located at 1285 SE Jetty Avenue, Warrenton, and is also identified as taxlots 81027BA2400, 81027BA2600, 81027BA4000, 81027BA4100, and 81027BA4200. Applicable criteria and standards specific to this request are contained in Warrenton Municipal Code (WMC) 16.208.050 Type III Procedure (Quasi-Judicial); 16.272.020 [Variance] Criteria; and 16.136.060 [Design Standards] Utilities.

V-22-3, a variance application submitted by Eryn Cary on behalf of Rally Time LLC, to not do a half street improvement on 7th Avenue as required by a pre-application meeting with City staff. The subject property is located at 719 S Main Avenue, Warrenton, and is also identified as Taxlot 81021DC02900. Applicable criteria and standards specific to this request are contained in Warrenton Municipal Code (WMC) 16.208.050 Type III Procedure (Quasi-Judicial); 16.272.020 [Variance] Criteria; and 16.136.020 Transportation Standards.

Those wishing to testify on this request may attend the public hearing and sign a card to speak to the Planning Commission, or submit written materials, which must be received no later than 4:00 P.M. on the day of the hearing. Written comments may be submitted to Rebecca Sprengeler, Deputy City Recorder, P.O. Box 250, Warrenton Oregon, 97146-0250; or emailed [rsprengeler@ci.warrenton.or.us](mailto:rsprengeler@ci.warrenton.or.us).

At the public hearing, the Planning Commission chair will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, public testimony, discussion among the commissioners, and a decision on, or a continuation of, the request.

Failure to raise an issue in person, or by or by letter at the hearing, or failure to provide statements of evidence sufficient to afford the decision makers an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the State Land Use Board of Appeals.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards can be reviewed at Warrenton City Hall at no cost and copies shall be provided at a reasonable cost. A copy of the City's staff report and recommendation to the hearing body shall be available for review at least seven days before the hearing, and a copy shall be provided at a reasonable cost.

Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact Rebecca Sprengeler at 503-861-2233 x102 or via email at [rsprengeler@ci.warrenton.or.us](mailto:rsprengeler@ci.warrenton.or.us).

Published Columbia Press: May 27, 2022

**Hallie Homolac**

---

**From:** Trisha Hayrynen  
**Sent:** Thursday, June 9, 2022 3:48 PM  
**To:** Mike Morgan  
**Cc:** Hallie Homolac; Richard (Collin) Stelzig  
**Subject:** Rally Time LLC Street Improvement Variance 22-3  
**Attachments:** SW 7th St School Property.pdf; PreApplication Comments - PRE-21-10 719 S Main Ave.pdf; PreApplication Comments - PRE-21-20 719 S Main Ave.pdf; planning\_commission\_packet\_SW7thSt.pdf; menna property utility site plan\_.pdf

**Importance:** High

Hello Mike,

Public Works has reviewed your staff report on the variance request 22-3 from Rally Time LLC. Public Works is not in agreement with the variance request for the reasons stated below. Please also note that in your staff report the street is labeled as SE 7<sup>th</sup> St, but it is actually SW 7<sup>th</sup> St.

- There have been two previous pre-application meetings and memos (see attached) that also state the code requirement for street improvements along SW 7<sup>th</sup> St for this property development. Both projects didn't move forward.
- This project has not been sent through site design review, it has only had a pre-application meeting. Adding 5 homes as a cottage cluster with creating multiple lots shall be reviewed in accordance with Chapter 16.216 Subdivision. (please see attached site plan that was provided during the pre-application meeting)
- We are always willing to work with developers to discuss solutions that will provide similar transportation development. The developer is not proposing any alternative solutions other than not developing the street.
- SW 7<sup>th</sup> St r/w is not recommended to be vacated due to the sewer main underground as well as other franchise utilities. This r/w travels into and through the School track area and could be a future access into this developable piece of property. The school will move to Dolphin Ave campus, eventually. Please see attached image.
- The development code purpose is to ensure that developments provide safe and efficient access and circulation, for pedestrians and vehicles. There may be other solutions that haven't been looked at yet, that may still ensure this purpose is met.

Thank you,

**Trisha Hayrynen**

Engineering Technician

Office : 503-861-0912

Fax : 503-861-9661

P.O. Box 250 | 45 SW 2<sup>nd</sup> St.

Warrenton OR, 97146

[ci.warrenton.or.us](http://ci.warrenton.or.us) | [facebook.com](https://www.facebook.com)





## Public Works Department

### Pre-Application Memorandum

To: Will Caplinger, Interim Community Development Director

From: Collin Stelzig, Public Works Director

Cc:

Date: April 29, 2021

Re: PRE-21-10 – 719 S Main Ave Tax Lot 81028DC02900

---

Public Works understands that the applicant is proposing to adjust the underlying lot lines in tax 81028DC02900 with address 719 S Main Ave to configure three separate tax lots. This tax lot has a single-family residential structure and currently is served by a driveway from S Main Ave and is connected to city utility services. With this information, staff at public works has provided the following items that will need to be addressed in your design documents:

1. The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Development Code <http://qcode.us/codes/warrenton/view.php?topic=16&frames=on>
2. The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Title 13 of our Code: <http://qcode.us/codes/warrenton/view.php?topic=13&frames=on>
3. The developer is required to follow the Engineering Standards & Design Criteria Manual. Please provide documentation showing how the development meets the standards set forth in this manual. This manual can be found at the <http://www.ci.warrenton.or.us/publicworks/page/engineering-specifications-design-guide>
4. All private or public easements, existing or proposed shall be shown on plans. Recorded copies of easements may be requested by the city.
5. Each structure shall have its own water meter and sewer service.
6. Sewer services for commercial properties shall be a minimum of 6" diameter. The existing sewer lateral should be TV'd to determine the quality, size, and location of the existing line. In addition, all sources of extraneous flows (Inflow and Infiltration) shall be repaired.
7. Sewer service may be extended from SW 7<sup>th</sup> Street sewer main through proposed lot #1 with an easement, to serve proposed lot #3.

8. The proposed lot #2 is more than 100' from the water main. A water main extension will be required on SW 7<sup>th</sup> St, connected at S Main Ave.
9. The water meter will be placed within the ROW near the property line. Private service lines aren't allowed to be ran through the public ROW.
10. All commercial property shall have a backflow device at the water meter for premise isolation.
11. Please work with the Fire Chief to determine appropriate Fire hydrant spacing for this development. Developer team is responsible for determining if fire flows are available at this location. This can include hydrant testing and/or water modeling.
12. Driveways over 150' from center line of existing cross street must meet private road standards.
13. Half street improvements will be necessary on SW 7<sup>th</sup> Street. This roadway will be considered a local road with a minimum required width of 36 feet. A hammer head or cul-de-sac may be required to allow for turnaround for fire department and refuse collection vehicles.
14. Sidewalks shall be a minimum of 5 feet wide and meet ODOT standards. Sidewalk-in-lieu payment may be allowed instead of sidewalks along SW 7<sup>th</sup> Street.
15. Street lights are required for all new developments. Show proposed street light locations and submit plan to Pacific Power & Light for circuit design.
16. Driveway apron shall conform to ODOT standard drawings.
17. All on-site driveways, parking areas, aisles and turn-a-rounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facility plans shall be prepared by a qualified person and constructed in accordance with City standards.
18. This development shall not cause additional stormwater to runoff onto neighboring properties. Appropriate management of increased stormwater runoff from impervious areas is required. Development will be required to connect into existing stormwater systems.
19. Prior to approval of construction plans the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to benefited properties pursuant to the City's regulations in effect at the time of such improvement.







## Public Works Department

### Pre-Application Memorandum

To: Scott Hazelton, Community Development Director

From: Collin Stelzig, Public Works Director

Cc:

Date: November 30, 2021

Re: PRE-21-20 – 719 S Main Ave Tax Lot 81028DC02900

---

Public Works understands that the applicant is proposing to build two four-plexes on tax lot 81028DC02900 with address 719 S Main Ave. This tax lot has a single-family residential structure and currently is served by a driveway from S Main Ave and is connected to city utility services. With this information, staff at public works has provided the following items that will need to be addressed in your design documents:

1. The developer is required to follow the City of Warrenton Development Standards. These standards can be found in Title 16 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Development Code <http://qcode.us/codes/warrenton/view.php?topic=16&frames=on>
2. The developer must follow the City's Water and Sewer Regulations. These regulations are included under Title 13 of the Warrenton Municipal Code. Please provide documentation showing how this development will meet that standards set forth in the development code. Below is a link to the Title 13 of our Code: <http://qcode.us/codes/warrenton/view.php?topic=13&frames=on>
3. The developer is required to follow the Engineering Standards & Design Criteria Manual. Please provide documentation showing how the development meets the standards set forth in this manual. This manual can be found at the <http://www.ci.warrenton.or.us/publicworks/page/engineering-specifications-design-guide>
4. All private or public easements, existing or proposed shall be shown on plans. Recorded copies of easements may be requested by the city.
5. Each structure shall have its own water meter and sewer service.
6. Sewer services appear to be available on SW 7<sup>th</sup> St. Developer to confirm they are the correct diameter needed. The existing sewer laterals should be TV'd to determine the quality, size, and location of the existing line. In addition, all sources of extraneous flows (Inflow and Infiltration) shall be repaired.

7. Please work with the Fire Chief to determine appropriate Fire hydrant spacing for this development. Developer team is responsible for determining if fire flows are available at this location. This can include hydrant testing and/or water modeling.
8. A refuse enclosure is required for four-plexes. Garbage trucks will not be allowed to back-up onto S Main Ave.
9. Sidewalks shall be a minimum of 5 feet wide and meet ODOT standards. Sidewalk-in-lieu payment may be allowed instead of sidewalks along SW 7<sup>th</sup> Street.
10. Street lights are required for all new developments. Show proposed street light locations and submit plan to Pacific Power & Light for circuit design.
11. Driveway apron shall conform to ODOT standard drawings.
12. Driveway access shall be coordinated with ODOT.
13. All on-site driveways, parking areas, aisles and turn-a-rounds shall have on-site collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facility plans shall be prepared by a qualified person and constructed in accordance with City standards. A detailed approved stormwater report must be submitted with stormwater and grading plans.
14. Prior to approval of construction plans the developer will waive any and all rights to remonstrate against the formation of a Local Improvement District (LID) for the purpose of making sanitary sewer, storm sewer, water or street improvements that benefit the property and assessing the cost to benefited properties pursuant to the City's regulations in effect at the time of such improvement.
15. Half street improvements will be necessary on SW 7th Street. This roadway will be considered a local road with a final minimum required width of 36 feet. A hammer head or cul-de-sac may be required to allow for turnaround for fire department and refuse collection vehicles.



June 5, 2012

ADDED

We do Not Want the City to Make  
a street for 7<sup>th</sup> St and take over  
parking. The members of the Warrenton  
United Methodist Church.

Sherry R. Holdeman

Steven Manesis

Candy Hendrickson

Violet B. Manley

Jene Davis

Anne Stark

Liz Ryan

David H. Wane

Hette Blaw

Georgy Heroy



**City of Warrenton Planning Commission - Type III Quasi-Judicial Hearing**

**June 9, 2022**

Variance Application V-22-3 Rally Time LLC for exception to 7<sup>th</sup> Street Improvements

**APPROVE**

Name

Mailing Address

1.

Randy Seung

2.

Irene Davis

3.

Lil Ryn

4.

5.

6.

7.

8.

9.

10.

**City of Warrenton Planning Commission - Type III Quasi-Judicial Hearing**

***June 9, 2022***

Variance Application V-22-3 Rally Time LLC for exception to 7<sup>th</sup> Street Improvements

**OPPOSE**

**Name**

**Mailing Address**

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

7. \_\_\_\_\_

8. \_\_\_\_\_

9. \_\_\_\_\_

10. \_\_\_\_\_