



AGENDA

WARRENTON PLANNING COMMISSION
Regular Meeting | November 10, 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. OATH OF OFFICE – Karin Hopper

4. NOMINATION OF CHAIR-ELECT FOR 2023

5. APPROVAL OF MINUTES

- A. Planning Commission Regular Minutes – 10.13.22

6. 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, rsprengeler@ci.warrenton.or.us, no later than 4:00 p.m. the day of the meeting. The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter.

7. PUBLIC HEARING

- A. Conditional Use Permit (CUP-22-1) at 1015-1025 Fourth Avenue
- B. Continued: Buoy 10 Landing Subdivision (SUB-22-2) on tax lot 81009BC01100

8. BUSINESS ITEMS

- A. Psilocybin Moratorium - Ordinance 1259
- B. Street Renaming: E 19th Street

9. DISCUSSION ITEMS

- A. LCDC Goal 2 Exception Process for Erosion Mitigation on Oceanfront Roads and Highways

10. GOOD OF THE ORDER

11. ADJOURNMENT

Next Regular Meeting: December 8, 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
 October 13, 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 6:00 p.m. and lead the public in the Pledge of Allegiance.

Commissioners Present: Chris Hayward, Ken Yuill, Christine Bridgens, and Lylla Gaebel (Online)

Excused: Mike Moha and Kevin Swanson

Staff Present: Planning Director Jay Blake, Engineering Technician Trisha Hayrynen, and Planning Technician Rebecca Sprengeler

ELECTION OF OFFICERS

Vice Chair Hayward noted Paul Mitchell resigned from the Planning Commission to accept a position on the City Commission.

Commissioner Gaebel made the motion to accept Paul Mitchell's resignation from the Planning Commission. Motion was seconded and passed unanimously.

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

Commissioner Gaebel made the motion to appoint Chris Hayward as the Chair of the Planning Commission for the remainder of 2022. Motion was seconded and passed unanimously.

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

Commissioner Yuill made the motion to appoint Christine Bridgens as the Vice Chair for the remainder of the year. Motion was seconded and passed unanimously.

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

There was brief discussion about the mayor's chair training and the need to choose a chair-elect for 2023 by October to attend the training. The Planning Commission roster was reviewed for term-end dates. Karin Hopper will replace Paul Mitchell's remaining term and will attend the next meeting. Chair Hayward felt with light attendance and a new person, it would be better to wait until the November meeting.

APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes – 9.8.22

Commissioner Yuill made the motion to approve the minutes as written. Motion was seconded and passed unanimously.

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

PUBLIC COMMENT ON NON-AGENDA ITEMS

Rick Newton commented on the difficulty of building in Warrenton versus other communities and hopes for solutions. He also noted increased fuel sales and stable business licenses.

PUBLIC HEARINGS

Planning Director Jay Blake noted the applicant has requested the hearing on Buoy 10 Landing Subdivision application SUB-22-2 on taxlot 81009BC01100 be continued to next month's meeting. The neighbors that contacted the Planning Department were informed.

Commissioner Yuill made the motion to continue the hearing until November 10th. Motion was seconded and passed unanimously.

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

BUSINESS ITEMS – None

DISCUSSION ITEMS

Mr. Blake has been working with the legal staff to draft a psilocybin moratorium ordinance to be adopted after the November election to create a two-year moratorium. The next full general election will be in 2024 to vote on a city-wide referendum for a permanent ban. Brief discussion followed about the need to research the effects.

Planning Technician Rebecca Sprengeler discussed Zoom regulations for testimony and discussion on Zoom. Legal staff provided feedback on questions from the last meeting. The city website has been updated to outline procedures for how to participate in meetings by Zoom and in person. One of the issues with virtual attendance has been hearing. Staff are expecting a quote for new sound equipment this month. Legal noted allowing commissioners to attend virtually could create a quorum more often than hindering a quorum due to accessibility or geographic reasons. Chair Hayward feels it is critical that the technology is adequate. Commission Yuill encouraged those that are not physically able to attend to use Zoom but would prefer capable members to attend in person. Commissioner Gaebel asked what the law says about the legality for anyone to attend by Zoom for any reason. Staff will reach out for clarification. Commissioner Bridgens feels it is respectful to be in-person when possible.

Commissioner Yuill asked about the election of the chair for next year, noting a conflict with the Planning Commission by-laws. Mr. Blake will reach out to legal. Brief discussion followed about the training. Chair Hayward asked if the mayor could share the slides for self-paced training instead.

MINUTES

Warrenton Planning Commission

Regular Meeting – 10.13.22

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Warrenton Planning Commission

November 10, 2022

GOOD OF THE ORDER

Mr. Blake noted a handout on incorporating nature into subdivisions. He suggested transferring development rights from land that may be challenging to develop and preserving the natural space to create a sense of community for passive nature in development. The Fort Point Planned Unit Development will be coming back soon, and this concept could be incorporated. He also shared about upcoming code changes in the following areas: dirt moving, flood plains reviews, home occupations, and industrial development standards. He also feels downtown development criteria may need to be different than the same zone in other areas. Chair Hayward noted a related Comprehensive Plan study in 2000 that may not have been codified. Mr. Blake will bring examples from comparable cities for these discussions.

Commissioner Bridgens asked if Fire and Police will be involved in development reviews. Mr. Blake stated both departments attend development review meetings.

Chair Hayward asked about the new commissioner. Mr. Blake noted Ms. Hopper lives in the historic Fort Stevens neighborhood, sits on the Urban Renewal Advisory Board, and has a lot of energy.

Mr. Blake also noted a new code enforcement survey on the city website for people to submit concerns about code enforcement violations.

There being no further business, Chair Hayward adjourned the meeting at 6:40 p.m.

APPROVED:

ATTEST:

Chris Hayward, Vice Chair

Rebecca Sprengeler, Secretary



City of Warrenton

Planning Department

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

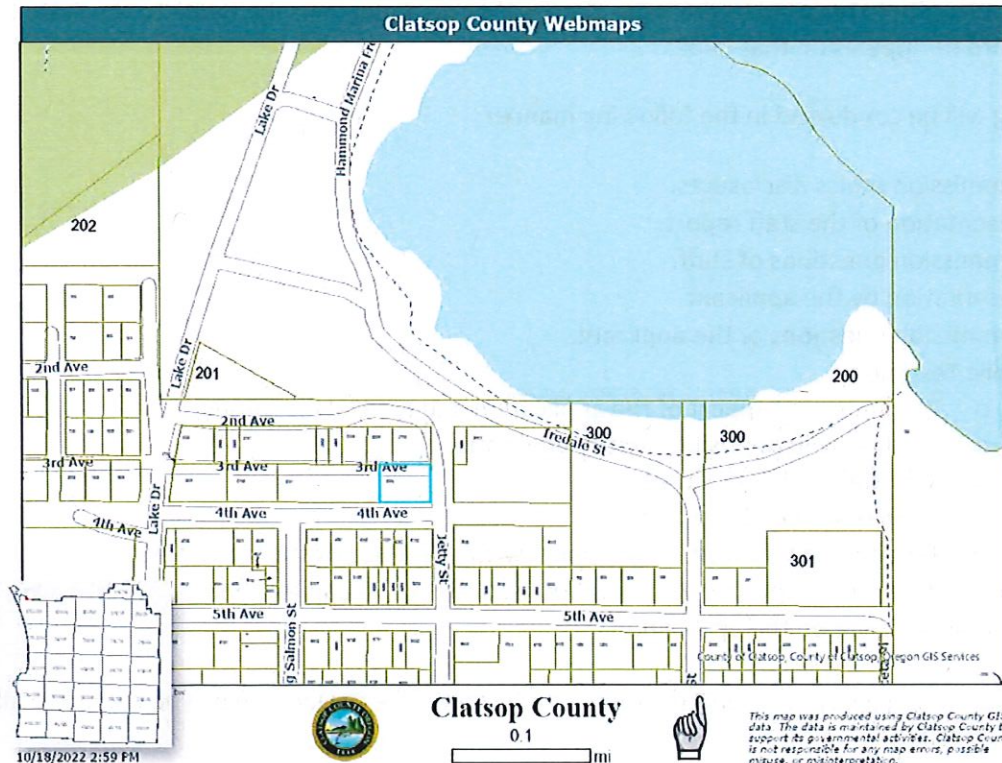
Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton Planning Commission
 FROM: Rebecca Sprengeler, Planning Technician *Rebecca*
 DATE: November 10, 2022
 SUBJ: Conditional Use Permit CUP-22-1: Vacation Rental in a Duplex
 at 1015-1025 Fourth Avenue in Hammond

BACKGROUND:

Joe and Leesa Revis would like to make half of their duplex at 1015-1025 Forth Avenue in Hammond a short-term vacation rental. The property is located on taxlot 81005CD03300. The property is zoned RECREATIONAL-COMMERCIAL (R-C) DISTRICT. The R-C zone conditionally allows Vacation Rentals. The Revis' have submitted a Conditional Use permit application for review and consideration by the Planning Commission. If approved, the Revis' would then submit a Vacation Rental permit application for further review and approval at a staff level.



The site is adjacent to current development of the Jetty View Townhomes to the West, single family homes to the South, an RV park to the East and the Hammond Marina to the North. There are three other duplexes on Fourth Street with a similar design. The Revis' pulled permits to remodel their Duplex from 2020-2021.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE:

Applicable Warrenton Municipal Code (WMC) chapters include:

[16.220 CONDITIONAL USE PERMITS](#)
[16.208.050 Type III Procedure \(Quasi-Judicial\)](#)

The application was deemed complete on October 17, 2022. Public Notice letters were mailed to affected property owners 20 days before the hearing on Friday, November 21st and published in The Astorian at least 10 days before the hearing on Saturday, October 29th.

The public hearing will be conducted under the procedures in WMC 16.208.050. At the commencement of the hearing, the hearings body shall state to those in attendance:

- The applicable criteria to the application
- Testimony and evidence shall concern the approval criteria described in the staff report, or other criteria in the Comprehensive Plan or land use regulations which the person testifying believes to apply to the decision
- That failure to raise an issue with sufficient detail to give the hearings body and the parties an opportunity to respond to the issue, means that no appeal may be made to the State Land Use Board of Appeals on that issue.

The hearing will be conducted in the following manner:

- Commission ethics disclosures.
- Presentation of the staff report.
- Commission questions of staff.
- Presentation by the applicant.
- Commission questions of the applicant.
- Public Testimony:
 - Testimony in support of the application and neutral testimony.
 - Testimony in opposition to the application.
 - Rebuttal by the applicant.
 - Close of public testimony.
- Deliberation among Commission members with questions of staff as necessary.
- Motion to approve, approve with conditions, or deny the application.
- Commission vote on the application.

Following the Planning Commission's decision, an official Notice of Decision will be mailed to all participating parties.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS:

Only the applicable standards are addressed below. Portions that do not apply have been omitted.

Vacation Rental Dwelling. A single-family dwelling or accessory dwelling that is nonowner occupied and is rented for terms of less than 30 days; reference Resolution No. 2588 (2021).

STAFF FINDING: The definition of a vacation rental dwelling only applies to single family dwellings that are non-owner occupied. A duplex is an attached single-family dwelling. Staff finds that while this does not meet the definition, it meets the intent of the code.

Chapter 16.220 CONDITIONAL USE PERMITS

16.220.030 Review Criteria.

A. Before a conditional use is approved findings will be made that the use will comply with the following standards:

1. *Applicable policies of the Comprehensive Plan.*

Applicant Response: Short term rental is allowed in our zoning with conditional use.

STAFF FINDING: The Warrenton Municipal Code has regulations for short-term rentals that have been reviewed by the State for compliance with the Comprehensive Plan. Future review of the WMC for compliance with the short-term rental safety regulations will result in compliance with the Comprehensive Plan. Criterion will be met by conditions of approval.

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

Applicant Response: No adjustments are needed to the existing building. Surrounding properties should not be affected by short term stays. The property borders short term stay RV trailer park on one side and the marina on the other.

STAFF FINDING: The applicant is proposing no changes to the current structure and property. The operating characteristics of a short-term rental would be similar to those of other uses permitted in the RC Recreational Commercial zone such as hotels. Staff finds that the proposed use will be compatible with and have minimal impact on the surrounding properties. Criterion is met.

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

Applicant Response: Yes, there should be no additional traffic generated. It will most likely be less traffic than long term rental use as most days will not be rented.

STAFF FINDING: The use will not generate excessive traffic compared to other permitted uses in the RC Recreational Commercial zone such as hotels and transportation facilities. Criterion is met.

4. Public facilities and services are adequate to accommodate the proposed use.

Applicant Response: Yes, there are no physical changes made to accommodate more than a single family, it is already a single family unit.

STAFF FINDING: Criterion is met.

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

Applicant Response: Site's physical characteristics will not be adjusted, altered, no structures built

STAFF FINDING: Site conditions will be inspected for compliance with applicable health and safety criteria during a separate Vacation Rental review process. Criterion will be met by conditions of approval.

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

Applicant Response: Yes, the area and site is already set up to accommodate the proposed use. Building, parking, landscaping already exist, no adjustments to the setbacks or buffers needed.

STAFF FINDING: Multiple off-street parking spaces are provided. The applicant will be required to provide one off-street parking space per guest bedroom during the review of the Vacation Rental permit. Criterion will be met by conditions of approval.

CONCLUSIONS AND RECOMMENDATION

The applicant has requested to conditionally allow a vacation rental in the east half of their duplex. Staff finds that this use is in compliance with the applicable WMC criteria for a Conditional Use permit and recommends approval subject to the following conditions of approval.

Conditions of Approval:

1. Submit a complete application for a Vacation Rental within 30 days of the final Notice of Decision date for CUP-22-1.

2. Comply with short term rental safety standards in WMC 8.24.030 prior to approval of a Vacation Rental permit.

Recommended Motion:

"I move to approve Conditional Use permit application CUP-22-1 to allow a vacation rental at 1025 Fifth Avenue based on the findings of fact in the staff report dated November 10, 2022, conditions of approval, submittals from the applicant, testimony, and discussion."

Or other action as deemed appropriate by the Planning Commission.

ATTACHMENTS:

1. Application
2. Site Plan
3. Completeness Letter
4. Public Notices

City of Warrenton
Planning and Building Department
PO Box 250
Warrenton, Oregon 97146
503-861-0920

OFFICE USE ONLY
FILE # CUP-22-1 FEE \$ 1,000
ZONING DISTRICT RC
RECEIPT # 08906935
DATE RECEIVED 10/4/22

Conditional Use Application

I. Property

Address: 1025 4th Ave Hammond Cross Street Jetty ST

Assessor's Parcel No.: Twp 8N, Rng10W, Section Tax Lot

II. Applicant

Applicant: Joe + Leesa Revis Phone: 360-261-0569

Mailing Address: 1015 4th Ave Hammond OR 97121

E-Mail Address: joe.revis@icloud.com

Applicant's Signature: [Signature] Date 10-3-22

III. Owner

Owner: Same as above Phone:

Mailing Address:

E-mail Address:

Owner's Signature: [Signature] 10-3-22

IV. Describe the Proposed Use

To rent half of our duplex
unit 1025 as a short term rental while living in
unit 1015 ourselves.

Six Conditional Use Criteria-Provide Written Responses to Each One-Section 16.220

1. The proposed use is in conformance with the Comprehensive Plan.

Short term rental is allowed in our zoning with conditional use

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

No adjustments are needed to existing building. Surrounding properties should not be affected by short term stays. The property borders short term stay RV trailer park on one side and the marina on the other.

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

Yes, there should be no additional traffic generated. It will most likely be less traffic than long term rental use as most days will not be rented.

4. Public facilities and services are adequate to accommodate the proposed use.

Yes, there are no physical changes made to accommodate more than a single family, it is already a single family unit.

5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

Site's physical characteristics will not be adjusted, altered, and no structures built.

6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

Yes the area and site is already set up to accommodate the proposed use. Building, parking, landscaping already exist, no adjustments to the setbacks or buffers needed.

This application will not be officially accepted until department staff has determined that the application is completely filled out and the site plan requirements have been completed and a copy of the deed.



North

Scale = 1/16 in
Joe and Leesa Revis
1015 4th Ave
Hammond, OR 97121
360-261-0569

133 1/3'

25'

Existing parking

BACK DOOR

SIDE DOOR

1015

25'

45'

1025

FRONT DOOR

Existing parking

PATIO
FRONT DOOR

35'

Existing parking

Jetty Street

4th Ave



October 17, 2022

Joe and Leesa Revis
1015 Fourth Avenue
Hammond, OR 97121

Re: Completeness of Conditional Use Permit Application CUP-22-1

Joe and Leesa,

Thank you for your submittal of the Conditional Use Permit for a vacation rental in the 1025 side of your duplex at 1015-1025 Fourth Avenue in Hammond.

Warrenton Municipal Code chapter 16.208.070 requires completeness review of land use applications after acceptance. The required form was signed and submitted by the property owner with a site plan and the associated fee on October 4th. The applicant was requested to submit a Vacation Rental application for concurrent review with the Conditional Use permit. The applicant has requested the reviews not be done concurrently. The Conditional Use permit application has been reviewed and deemed complete. If approved, the next step will be filing a Vacation Rental application with the Planning Department.

Please note that as the City conducts its review of the Development Code there may be need to request additional information or data. The Planning Commission is tentatively scheduled to review the request at a public hearing on November 10th, 2022. A public hearing notice will be mailed to surrounding property owners within 200 feet of the subject property at least 20 days before the hearing and posted in the newspaper at least 10 days before the hearing. A staff report will be provided to you and made available to the public no later than 7 days before the hearing.

Please feel free to reach out to me if you have any questions by phone 503-861-0920 x120 or email rsprengeler@ci.warrenton.or.us. I look forward to working with you on your project.

Rebecca Sprengeler
Planning Technician
City of Warrenton



NOTICE OF PUBLIC HEARING
Conditional Use Permit CUP-22-1

MAILED: October 21, 2022

APPLICANT: Leesa & Joe Revis

SUBJECT OF REVIEW: Conditional Use permit application to allow a Vacation Rental in a duplex located on taxlot 81005CD03300 also known as 1015-1025 Forth Avenue in Hammond. The property i

APPLICABLE CRITERIA: **WMC 16.220** CONDITIONAL USE PERMITS
WMC 16.208.050 Type III Procedure (Quasi-Judicial)

APPLICATION DATE: October 4, 2022
COMPLETENESS DATE: October 17, 2022
120-DAY DEADLINE: February 14, 2023

HEARING DATE: November 10, 2022, at 6:00 p.m.
Warrenton City Hall, 225 S Main Avenue Warrenton, OR 97146

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.

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 by the Warrenton Planning Department no later than 6:00 P.M. on the day of the hearing. Written comments may be mailed to Planning Technician Rebecca Sprengeler P.O. Box 250, Warrenton Oregon, 97146; or emailed to rsprengeler@ci.warrenton.or.us.

At the public hearing, the Planning Commission chairperson 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, followed by 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 the Planning Director with additional questions at 503-861-0920 x 103 or cityplanner@ci.warrenton.or.us.

OWNER_LINE	Owner Line 1	Owner Line 2	STREET_ADD	CITY STATE ZIP_CODE	
Barela Geoff	Barela Pam		PO Box 1032	Warrenton, OR 97146	81005CD04205
Bates Anthony Wayne			1025 5th Ave	Warrenton, OR 97121	81005CD04203
Beechan Samantha	Beechan Matthew		995 5th Ave	Hammond, OR 97121	81005CD03700
Dederich Suzette			1055 5th Ave	Hammond, OR 97121	81005CD04200
Froembling Les	Froembling Diana		31111 8th Ave E	Roy, WA 98580	81005CD04300
Hammond Town Of Nka	Warrenton City Of Fka			—	81005CD03401
Jetty Street LLC			9879 Buena Vista Rd	Independence, OR 97351	81005CD03500
Larsen Andrew A			11593 SE Aquila St	Happy Valley, OR 97086	81005CD02200
Larsen Andrew A			11593 SE Aquila St	Happy Valley, OR 97086	81005CD02100
Lawson Joseph J	Lawson Kelly		1075 5th Ave	Hammond, OR 97121	81005CD05103
Leitch Paul			PO Box 566	Warrenton, OR 97146	810050000281
Nguyen Cuong M	Ngo Kim Tuan		9220 SE Hunters Bluff Ave	Happy Valley, OR 97086	81005CD03400
Olson Ben E	Olson Tamara E		2025 Maple St	Seaside, OR 97138-7737	81005CD04201
Olson Ben E	Olson Tamara E		2025 Maple St	Seaside, OR 97138-7737	81005CD04202
Olson Shayna A			1060 3rd Ave	Hammond, OR 97121	81005CD02300
Patch Harold David	Patch Kathryn Rose		175 Mariner St	Hammond, OR 97121	81005CD04100
Quinnat LLC			11219 NW 4th Ct	Vancouver, WA 98685-4136	81005CD02701
Quinnat LLC			11219 NW 4th Ct	Vancouver, WA 98685-4136	81005CD02500
Quinnat LLC			11219 NW 4th Ct	Vancouver, WA 98685-4136	81005CD02400
Quinnat LLC			11219 NW 4th Ct	Vancouver, WA 98685-4136	81005CD03301
Rempfer Miranda Jo			1035 5th Ave	Hammond, OR 97121	81005CD04204
Revis Joe	Revis Leesa		1015 5th Ave	Hammond, OR 97121	81005CD03300
Rodriguez Family Trust	Rodriguez William Jr Trustee		507 Louisiana St	Fairfield, CA 94533	81005CD04400
Rodriguez Family Trust	Rodriguez William		507 Louisiana St	Fairfield, CA 94533	81005CD04401
Swenson Glen Kenny			PO Box 39	Hammond, OR 97121	81005CD05200
Warrenton City of				—	810050000200
Warrenton City of				—	810050000200
Willis Leah Mae	Willis Bryan D		1065 5th Ave	Hammond, OR 97121	81005CD05100

Cashier: nhaines

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

~~~~~  
Customer Receipt

Rcpt No: 08906935

Date: 10/04/2022

Time: 11:01 AM

Customer No: 118967

Name: REVIS, LEESA & JOE

Address: 1015 FOURTH AVE

HAMMOND, OR 97146

Accounts Paid:

CR

1,000.00

PLAN

PLANNING FEES - CUP-22-1

1,000.00

~~~~~  
Amount Paid: 1,000.00

Check Amount: 1,000.00

Check No:

Cash Paid: 0.00

Thank you for your payment.

~~~~~  
General Ledger Accounts:

001-000-341300

PLANNING FEES - CUP-22-1

1,000.00



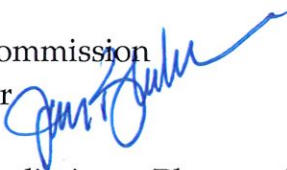
# City of Warrenton

## Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

## STAFF REPORT

TO: The Warrenton Planning Commission  
 FROM: Jay Blake, Planning Director   
 DATE: November 10, 2022  
 SUBJ: SUB 22-02: Buoy 10 Land Preliminary Plat  
 Nathan Johnson, Sunrise Homes, Inc.  
 Tax Parcel: 81009BC01100

The October staff review memo for the Buoy 10 Landing Subdivision has been amended to reflect additional information submitted by the applicant and for further clarification on several findings of fact. Changes are italicized, bolded, and *blue* for reference.

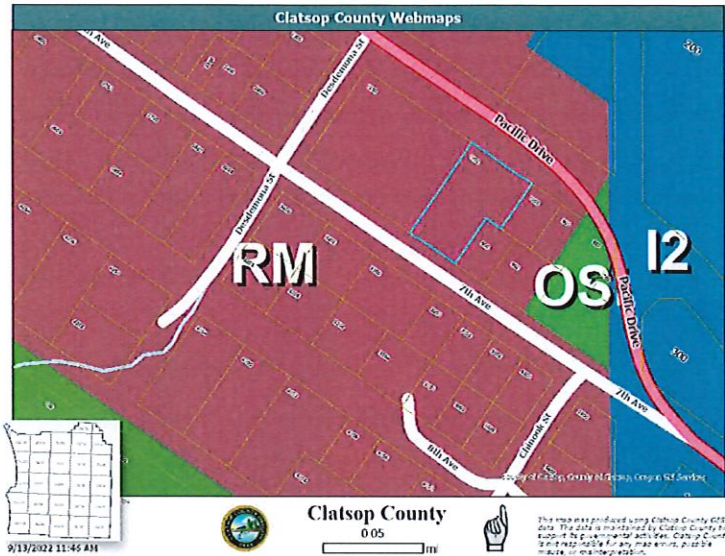
### BACKGROUND:

#### *1. General Findings of Fact Related to the Application:*

- The application for preliminary plat approval for Buoy 10 Landing was submitted on September 1, 2022 and deemed a complete application on September 13, 2022.
- *At the October 13, 2022 meeting, the Planning Commission tabled their review as requested by the applicant.*
- Since the proposal includes the creation of more than three (3) lots, it is being reviewed as a Type III procedure.
- The application is a replat of approximately 0.50 acres (Lots 8, 9, 10, 11, 26, 27, and 28 in Block 29 of "New Astoria". It is also identified as Tax Lot 81009BC01100.
- The existing dwelling, is to be demolished allowing for the development of seven attached single-family residences. Four of the dwellings will have frontage on

Pacific Drive (ODOT) and three sites will access off of Seventh Avenue (City of Warrenton).

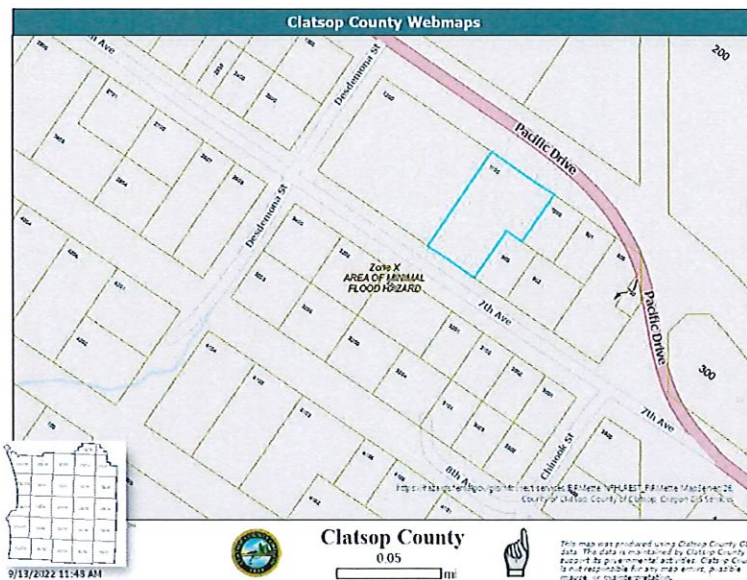
- The subject property is zoned R-M, Medium Density Residential.



- The structures will have either a common wall or a breezeway roof will attach the buildings.; breezeways will enhance access the rear yards.
- The development will be served by municipal sanitary sewer and water. City water and sanitary sewer lines will be extended from 7<sup>th</sup> Avenue to serve all seven lots, with easements provided in proposed Lots 5 and 7 for the utilities serving Lots 1 through 4.



- No new public facilities or public roads are proposed by the applicant.
- Access to Lots 1-4 will be by a one-way shared drive within the Hwy 104 right-of-way at the suggestion of Scott Nelson, ODOT Region 2 Access Management Engineer. Access to Lots 5-7 will be directly from 7<sup>th</sup> Avenue.
- The site is not located within the 100-year flood zone.



## *2. Findings of Fact related to the W.M.C.*

The application was reviewed against the standards and criteria found in the Warrenton Municipal Code

### *Chapter 16.32 MEDIUM DENSITY RESIDENTIAL (R-M) DISTRICT*

#### *16.32.020 Permitted Uses.*

- Duplex, townhome, and triplex are permitted as an outright use in the R-M Zoning District.

#### *16.32.040 Development Standards.*

- The lots range in area from 2,925 to 3,660 square feet; lot widths range from 29.25 to 36.66 feet; lot depths are all 100 feet. All lots meet the minimums for duplex lot standards.
- Sheet 4 includes a table depicting each lot area, building footprint areas for all seven lots, and lot coverage for each lot.
- All lots are below the 40 percent lot coverage standard.
- All buildings will be 28 feet tall.
- The proposed structures meet required front yard, rear yard, and side yard setback requirements. Zero lot lines are allowed internally for attached single family structures.

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

- No public park dedication is proposed or required by the project.
- No significant vegetation was identified on the preliminary plat.
- The proposal meets the minimum landscaped area requirement for residential development (20 percent).

- Design of final landscaping plans will be reviewed at the time of site design review and building permit review. Approval of the preliminary plat cannot be predicated on approved landscaping plans.
- The applicant submitted the following comments regarding proposed landscaping:

Applicant response: Because of the narrow widths of the lots and the area dedicated to driveways, the opportunity for landscaping is limited. Conceptual landscaping will focus on lawns in the rear yards and side yards of the end buildings. Around the structures will be plantings of evergreen and deciduous shrubs underlaid by bark dust. Where appropriate small boulders surrounded by bark dust.

#### *16.128.030 Vehicle Parking Standards.*

- The proposal includes a single car garage and driveway parking space for each unit. The proposal meets these criteria.

### *Chapter 16.140 STORMWATER AND SURFACE WATER MANAGEMENT*

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

- The applicant submitted preliminary stormwater plans for managing run-off from the buildings that will be conveyed to infiltration trenches. The engineering review has some concerns with the long-term maintenance of the system. This will be further addressed in the Engineering comments.
- Additional study may be needed to address run-off from driveways and aprons. The applicant proposes to send runoff to the respective rights-of-way to disperse overland and infiltrate as it has historically. Some off-site work may be needed to ensure that no negative impacts to surrounding properties occur.

#### *16.140.020 Developments Must Drain Properly.*

- No detention or retention facilities are proposed. No provisions are proposed to channel stormwater to sanitary sewer lines. There are no drainage systems on surrounding properties and streets with which to coordinate and connect.

#### *16.140.030 Surface Water Management.*

- No source of upstream runoff exists to be affected by the proposed development. Further study on the impacts on road right-of-way drainage may be necessary.

#### *16.140.040 Erosion and Sediment Control.*

- Since the proposal does not impact more than one acre, a DEQ 1200-C permit is not required.
- Erosion Control Plans will be reviewed during the site design review process. The applicant should design erosion control measure to meet the requirements of the WMC.
- The applicant submitted the following comments:

Sheet 5 illustrates the preliminary erosion control plan, which consists primarily of a temporary silt fence along the eastern property line from Hwy 104 to 7<sup>th</sup> Avenue. Upon completion of grading, the disturbed areas will be stabilized until building construction is completed on each lot and permanent landscaping is installed. A final erosion control plan will be prepared and submitted with the grading permit application after preliminary plat approval. This standard is satisfied.

#### *16.140.050 Stormwater System Design.*

- Initial engineering comments address the need to include all impervious coverage in stormwater management plans, including driveways and sidewalks. This should be addressed prior to final plat approval.
- Additional comments about stormwater planning are included in the engineering comments that were provided to the applicant.

#### *16.152.060 Grading Permit Requirements.*

- The applicant will obtain all necessary grading permits as part of the site design review process.

*16.180.030 Garage Standards.*

- Each unit will have an adequately sized attached garage and an off-street parking space. The building plans will be reviewed at the time of site design review and will meet all applicable building code requirements.

**Chapter 16.184 SINGLE-FAMILY ATTACHED, DUPLEX, AND TRIPLEX DESIGN STANDARDS**

*16.184.030 Design Standards.*

- The proposed development will meet the Building Mass Supplemental Standard – maximum of eight units or 200 feet in width. The cumulative building length is approximately 113 feet.
- All sites gain access directly from a public or street. The shared driveway along Pacific Drive meets the intent of this section of the code.
- The site design review process will ensure compliance with garage width limits. The proposed buildings will be 26 feet wide with 13-foot-wide garages.
- Access to Lots 1-4 is proposed to be via a 12-foot one-way shared drive within the Hwy 104 right-of-way with traffic limited to east to west movements. This design should be approved by ODOT and meet driveway separation requirements.
- Lots 5 and 6 will share a driveway from 7<sup>th</sup> Avenue; Lot 7 will have an individual driveway.
- A homeowner's association or equivalent agreement will be prepared and submitted to the city for preliminary review prior to recording the final plat. This agreement will establish shared responsibility for maintenance of common areas, such as but not limited to, the shared drive from Hwy 104 and breezeway covers.

*16.216.040 Preliminary Plat Submission Requirements.*

- Planning Department staff reviewed the submittals and determined that the submittal was complete for preliminary plat review. This does not mean that no



additional items can be requested by the Planning Commission in order to make adequate findings of fact. The Commission can require additional information prior to final plat consideration.

- The applicant is proposing no additional public improvements. However, sidewalks/paths, stormwater, or road improvements can be required as part of the final approvals.
- Private utility easements for Lots 1-4 are shown on the plat drawings. Additional details will need to be address in the covenants for the homeowner's association.
- No area is proposed to be dedicated to the public or preserved as open space.
- Proposed improvements are limited to private utilities. Stormwater issues are addressed in other sections of this review
- No streams, shorelines, wetlands or other water courses exist on or adjacent to the site.
- The property is outside of the regulated floodplain.

### ***3. Findings related to Engineering Design:***

A.M. Engineering reviewed the application submittals and responded by letter on September 28, 2022. Copies of the comments will be provided to the developer. The following are summary findings from that correspondence:

- All final plans need to meet the requirements of the Warrenton Municipal Development Code and Engineering design standards.
- Engineering recommends that sidewalks be installed along both Pacific Drive (ODOT) and Seventh Avenue (City). *Pacific Drive is a Major Collector and Seventh Avenue is a Minor Collector according* to the Transportation System Plan. The applicant is proposing a sidewalk in-lieu payment.
- The applicant shall confirm shared driveway design approval with ODOT. The driveways should also meet size and separation requirements.
- Stormwater plans should address all run-off including driveways, this may require additional design and improvements adjacent or in public right-of-way. *The applicant has stated that they will design stormwater improvements to take surface water flow from a portion of Seventh Avenue and driveways.*

- The site plan should include the location of a fire hydrant located within 250 feet of the buildings as required by the Fire Code. The applicant shall confirm that adequate flows exist to meet fire flow needs. *(See the additional comments from Fire Chief Brian Alsbury below).*
- *The Warrenton Fire Chief, Brian Alsbury has reviewed the proposal and measured the distances from three nearby fire hydrants. He concluded that no new fire hydrants are needed. He concluded that the location of existing hydrants and the sprinkling of the structures will provide adequate fire protection. A copy of his correspondence is in the file.*
- The applicant should construct half street improvements on Seventh Avenue. This should be done in conjunction with planned water system improvements.
- *Further investigation into the planned improvements to the waterline in Seventh Avenue indicate that it is included in the city's long range capital improvements plan. No dates for the improvement have been set.*
- The applicants should verify the presence or absence of hydric soils on the site and make necessary modification to stormwater and building designs.
- Street lights should be incorporated into final design plans.

#### ***4. Criteria for Approval:***

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

1. *The proposed preliminary plat complies with all of the applicable Development Code sections and other applicable City ordinances and regulations. At a minimum, the provisions of this chapter, and the applicable sections of Division 2 (Land Use Districts) and Division 3 (Design Standards) shall apply. Where a variance is necessary to receive preliminary plat approval, the application shall also comply with the relevant sections of Chapter 16.272, Variances.*

- The proposed replat and preliminary plat design is consistent with permitted use identified in the RM Medium Density Residential zoning district.
- No variances are required based on the current submittals. Additional information may be needed to determine if all design criteria are met. For example, driveway separations, shared driveway plans, and final stormwater improvements. *These are reviewed as part of the site design review process.*

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

- The proposal meets the housing density standards of the Development Code.

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

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

d. *The proposed streets, roads, sidewalks, bicycle lanes, pathways, utilities, and surface water management facilities meet City design standards and are laid out so as to conform or transition to the plats of subdivisions and maps of major partitions already approved for adjoining property as to width, general direction and in all other respects. A statement that all proposed public improvements will be built to City construction standards and proposed dedications are identified on the preliminary plat; and*

- No new streets, roads, sidewalks, bicycle lanes or pathways are proposed; Sidewalk payment in-lieu is proposed. The Planning Commission should determine if this meets the criteria. The Planning Commission can require the construction of sidewalks or approve a payment in-lieu of sidewalks for all or part of the required improvements.
- All lots within the Buoy 10 Landing development will be accessed from an existing city street and state highway.
- Water and sewer service to all of the lots will be extended from existing utility facilities. *Fire hydrant locations have been confirmed by the Warrenton Fire Department. The structures will have residential fire suppression systems.*

- Surface water management facilities are proposed to address run off from buildings. Additional work may be required to address run-off from all impervious surfaces.

*e. All proposed private common areas and improvements are identified on the preliminary plat.*

- Common areas are limited to the common driveway within the Pacific Avenue (Hwy 104) right-of-way, and the shared driveway for Lots 5 and 6, and the private easements for water and sanitary sewer services for Lots 1-4 through Lots 5 and 7, which are identified on the preliminary plat.
- An appropriate homeowner's association and CC&Rs should be submitted to the city for review and approval prior to final plat submission.
- The area between Pacific Drive (ODOT 104) and the shared driveway should be designed to reduce parking and traffic through the area.
- Maintenance of the common driveways and area between the shared drive and Pacific Drive should be addressed in the CC&Rs.

*f. **Block and Lot Standards.** All lots shall comply with the lot area, setback (existing structures), and dimensional requirements of the applicable land use district (Division 2), and the standards of Figure 16.120.020.J, Street Connectivity and Formation of Blocks. Each lot shall conform to the standards of Chapter 16.120, Access and Circulation. Landscape or other screening may be required to maintain privacy for abutting uses. Applies only in commercial and industrial zoning districts.*

- The existing structure on the subject property is to be demolished. Lot areas and dimensions are labeled in the drawing set or provided in a table. All lots meet the area and dimension requirements of the RM zoning district.
- Lots 1-4 will be accessed via private driveway within the Pacific Avenue right-of-way and will be maintained by the abutting property owners. Lots 5-7 will be accessed directly from 7<sup>th</sup> Avenue, with Lots 5 and 6 sharing a driveway.
- Staff believes that the maintenance of the area adjacent to the Pacific Drive common driveway should be addressed and maintained so as to not allow for

uncontrolled parking or driving. This can be done with curbs, landscaping and sidewalk/path design.

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

- All sides of the proposed structures will be within 150 feet of the rights-of-way of Pacific Avenue and 7<sup>th</sup> Avenue.

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

- Maintenance agreements for the common driveways serving Lots 1-4 and Lots 5 and 6 also will be recorded with the final plat.

## **5. ATTACHMENTS:**

- Buoy 10 Landing Subdivision Plat Drawings
  - Coversheet
  - Existing conditions
  - Preliminary Plat (Replat)
  - Site and Utility Plan
  - Grading Plan
- Subdivision Application
- Preliminary Stormwater Report
- Buoy 10 Landing Impact Study
- Initial ODOT Correspondence and Shared Driveway Design
- Copies of Communication From Neighboring Property Owners

## 6. Procedures and Recommendations:

*Application Submitted on September 1, 2022 - Complete*

*Application deemed complete on September 13, 2022 - Complete*

*Application reviewed by the Warrenton Development Review Committee (Staff) on September 14<sup>th</sup> – Complete.*

*Notification of Hearing Sent out on September 22, 2022 - Complete*

*October 13, 2022: The Warrenton Planning Commission meets to review the proposal as a Type III Review. **The Planning Commission tabled the request and rescheduled the review for November 10, 2022.***

November 10, 2022, the Warrenton Planning Commission continues its review and conducts a public hearing pursuant to the Type III Development Review procedures found in the Warrenton Municipal Code.

1. Chair should announce the public hearing for the review using the procedure statement provided.
2. The Chair will request staff to summarize the review of the proposal.
3. The applicant may respond to issues, conditions or comments from staff.
4. The Chair can request public comments from the audience and then remote attenders (zoom)
5. The Chair will close the public hearing and direct discussion amongst the Planning Commissioners.
6. The Chair can request a motion related to the application. The motion should make reference to the staff findings of fact on the project, the application and related submittals, and any additional information presented by the applicant and comments received as part of the public hearing.
7. Once the motion is made and seconded, the Commission may further debate any conditions of approval.
8. Final action on the motion is taken.
9. Notification of Decision is sent out to all participating parties.

## Action

Approval Option:

*The Warrenton Planning Commission hereby approves the request of Nathan Johnson, Sunrise Homes, LLC for the Buoy 10 Landing Preliminary Plat application creating seven attached residential lots. This action is based on the following items:*

- *The findings of fact found in the Staff Memo dated October 13, 2022 and amended memo dated November 10, 2022*
- *The submittals from the applicant.*
- *The public and applicant comments made at the public hearing*
- *Said approval is subject to the conditions of approval below (or as modified by the Planning Commission).*

## Staff Suggested Conditions of Approval

The following are suggested conditions of approval that the Planning Commission may amend add, or remove. Changes shall be clear and measurable to ensure that both the City and applicant understand the conditions of approval.

1. The applicant shall complete ODOT review and approval for the share access driveway onto Pacific Drive. Copy of said approval shall be submitted to the City. (Section 16.120)
2. *The applicant will request recommendations from ODOT on Sidewalks or bike paths along Pacific Drive and will make recommended improvements or make a payment in-lieu for sidewalks along Pacific Drive.*
3. The applicant will develop and submit final engineering plans related to grading, sewer and water utility connections, streetlights, and stormwater management that meet the intent of the city development code and engineering standards. (Section 16.140).
4. The applicant should agree to make road, sidewalk, and drainage improvements to and adjacent to Seventh Avenue or sign a non-remonstrance agreement for future improvements along Seventh Avenue.
5. The applicant shall submit final plat documents for approval within two (2) years of the final *notification of decision* of the preliminary plat (Section 16.216.030.). Said documents shall be consistent with ORS platting requirements.
6. The applicant will develop final building plans for submittal to the Development Review Committee *as required by the Warrenton Municipal Code Section 16.212.*
7. The applicant will pay all connection and required SDC charges related to the development.

Table Option:

*The Warrenton Planning Commission hereby moves to table the request of Nathan Johnson and Sunrise Homes for preliminary plat application creating seven (7) residential lots until the November 10, 2022 Planning Commission meeting. The action is taken to afford staff, or the applicant additional time to provide necessary information to the Planning Commission so that it can effectively complete the review of the request.*

### **Staff Recommendation:**

*Staff received several letters of concern from surrounding property owners. The concerns center on the overall density of the project, traffic concerns, parking concerns, and stormwater management. Copies of the letters and emails are included in the packet. In considering the application, the Planning Commission is limited to the criteria in the Warrenton Development Code, Chapter 16.216.050. These items are found in section 4 of this memo.*

Based on the findings of fact included in the staff memo, submittals from the applicant, and criteria for approval found in the Warrenton Municipal Code, Section 16.216.050, staff recommends approval of the proposed Buoy 10 Landing Subdivision preliminary plat subject to conditions of approval listed above or amended by the Planning Commission.



**BUOY 10 LANDING SUBDIVISION  
FOR TAXLOT 81009BC01100  
PRELIMINARY SUBDIVISION PLANS  
354 PACIFIC DRIVE, WARRENTON OR, 97121**



SHEET INDEX

- 1 – COVER SHEET
- 2 – EXISTING CONDITIONS AND DEMO PLAN
- 3 – PRELIMINARY PLAT (REPLAT)
- 4 – COMPOSITE SITE & UTILITY PLAN
- 5 – GRADING AND ESC PLAN

**VICINITY MAP**  
SCALE: 1" = 1000'

**SITE MAP**  
SCALE: 1" = 400'

**OWNER:**  
NATHAN JOHNSON  
SUNRISE HOMES LLC  
89125 STELLAR IANE  
WARRENTON, OREGON 97146  
(503) 440-5516

**ENGINEER:**  
ERIK HOOVESTOL, PE  
FIRWOOD DESIGN GROUP, LLC  
359 E. HISTORIC COLUMBIA RIVER DRIVE  
TROUTDALE, OREGON 97060  
(503) 668-3737

**SURVEYOR:**  
KRAIG MATTHEW BLIM, PLS  
S&F LAND SERVICES  
901 NW CARLON AVE, SUITE 3  
BEND, OREGON 97703  
(541) 797-0954



EXPIRES: 06/30/23  
SIGNATURE DATE:

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|-------|-----|----------|
| DATE: | NO. | REVISION |
|       |     |          |
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| DRAWN:              | DESIGNED:          | CHECKED: |
| SCALE: AS SHOWN     | DATE: AUG 25, 2022 |          |
| PROJECT NO. E21-060 |                    |          |



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 • FAX: (503) 668-3788

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

**COVER SHEET**  
BUOY 10 LANDING SUBDIVISION  
354 PACIFIC DRIVE, WARRENTON, OR 97146

1  
5

# TOPOGRAPHIC SURVEY

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

### LEGEND:

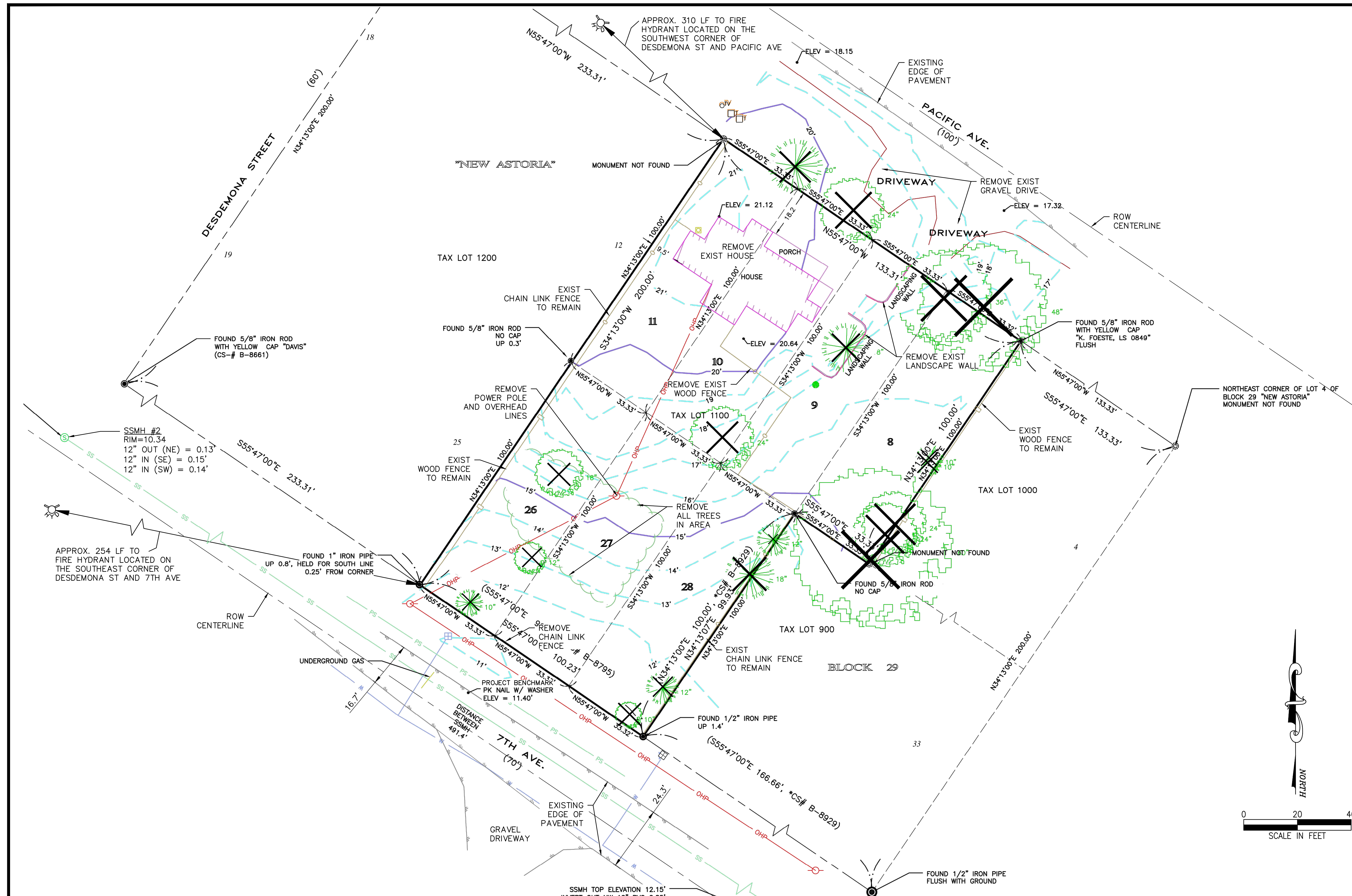
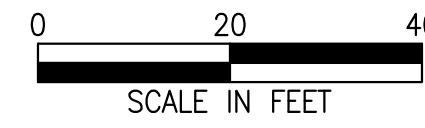
|  |                                         |
|--|-----------------------------------------|
|  | LOT/PARCEL LINE                         |
|  | BOUNDARY LINE                           |
|  | MAJOR CONTOUR                           |
|  | MINOR CONTOUR                           |
|  | CENTERLINE OF HIGHWAY                   |
|  | EDGE OF PAVEMENT                        |
|  | TREE LINE                               |
|  | 6" WOODEN FENCE                         |
|  | EDGE OF GRAVEL                          |
|  | 4" CHAINLINK FENCE                      |
|  | SANITARY SEWER—PRESSURE                 |
|  | SANITARY SEWER                          |
|  | OHP OVERHEAD POWER                      |
|  | UNDERGROUND WATERLINE                   |
|  | RIGHT OF WAY                            |
|  | WATER VALVE                             |
|  | WATER METER                             |
|  | GAS METER                               |
|  | CATV RISER                              |
|  | TELEPHONE RISER                         |
|  | SANITARY SEWER MANHOLE                  |
|  | FOUND MONUMENT                          |
|  | CALCULATED POSITION, NO MONUMENTS FOUND |
|  | POWER POLE                              |
|  | TREE — CONIFER                          |
|  | TREE — DECIDUOUS                        |

### NOTES:

- FIELD WORK WAS COMPLETED ON NOVEMBER 23, 2021
- THE PURPOSE OF THIS SURVEY IS TO GRAPHICALLY DEPICT THE EXISTING CONDITIONS, CONTOURS AND IMPROVEMENTS OF THE SUBJECT PROPERTY. DUE TO NATURE OF VEGETATION AND OVERGROWTH, GROUND CONTOURS MAY BE INACCURATE. IN SOME LOCATIONS, SOME FEATURES MAY NOT HAVE BEEN LOCATED DUE TO VISIBILITY RESTRICTIONS.

### VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON THE OREGON REAL TIME NETWORK. BENCHMARK SET AS A PK NAIL WITH WASHER ELEVATION = 11.40'. AS SHOWN.



**S&F Land Services**  
 PORTLAND, VANCOUVER, BEND, SEASIDE  
 901 NW CARLON AVE, SUITE 3  
 BEND, OR 97703  
 (541) 797-0954  
 WWW.SFLANDS.COM      EMAIL: INFO@SFLANDS.COM

| DATE         | JOB NO.      | FIELD | DRAWN | CHECKED |
|--------------|--------------|-------|-------|---------|
| DEC. 1, 2021 | 2021-G457-01 | JPW   | KMB   |         |

SURVEY FOR:  
**SUNRISE HOMES, LLC**  
 PARCELS 8,9,10,11,26,27,28 IN BLOCK 29  
 "NEW ASTORIA"-1892, BOOK 1, PAGE 70  
 NW 1/4 SECTION 9,  
 T8N, R10W, W.M.  
 CLATSOP COUNTY

REGISTERED PROFESSIONAL  
 LAND SURVEYOR  
 SEPTEMBER 11, 2018  
 KRAIG MATTHEW BLUM  
 92784  
 EXPIRES: 12/31/2021

REGISTERED PROFESSIONAL  
 ENGINEER  
 74682PE  
**PRELIMINARY**  
 OREGON  
 JULY 13, 2006  
 ERIN L. HOOVES OJ  
 EXPIRES: 06/30/23  
 SIGNATURE DATE:

|                 |                    |          |
|-----------------|--------------------|----------|
| DRAWN:          | DESIGNED:          | CHECKED: |
| SCALE: AS SHOWN | DATE: AUG 25, 2022 |          |
| DATE:           | NO.                | REVISION |

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| PROJECT NO. E21-060 |
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**FIRWOOD DESIGN GROUP**  
 359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
 TROUTDALE, OREGON 97060  
 BUS: (503) 668-3737    FAX: (503) 668-3788

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

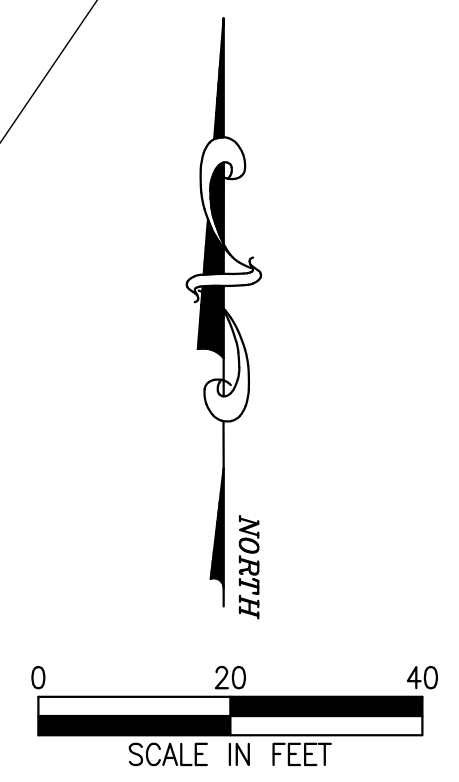
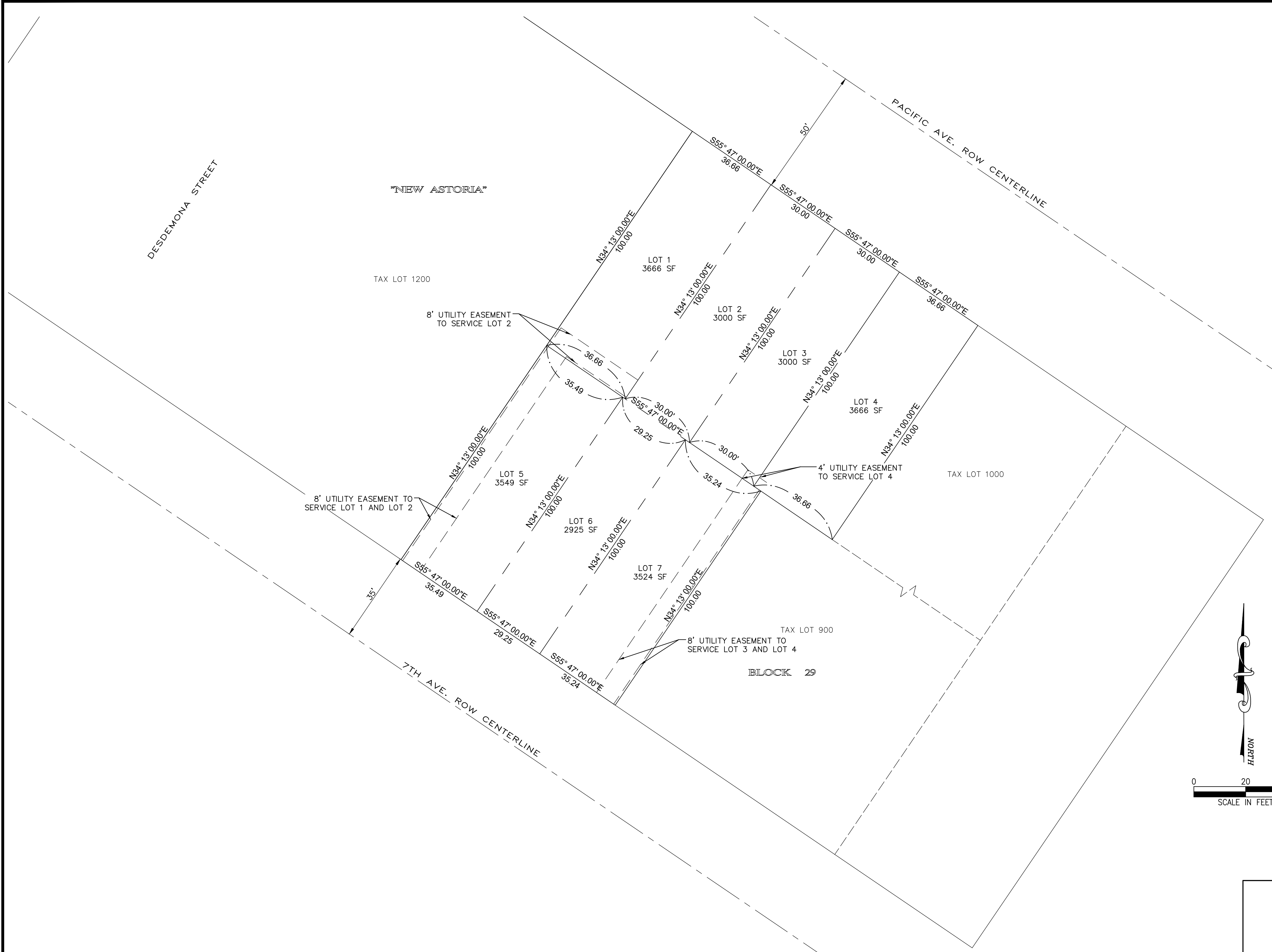
EXISTING CONDITIONS AND DEMO PLAN  
 BUOY 10 LANDING SUBDIVISION  
 354 PACIFIC DRIVE, WARRENTON, OR 97146

2  
 5

**PRELIMINARY PLAT  
FOR  
BUOY 10 LANDING SUBDIVISION  
A REPLAT OF**

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

EXISTING ZONING:  
R-M (MEDIUM DENSITY RESIDENTIAL)



**S&F Land Services**  
 PORTLAND, VANCOUVER, BEND, SEASIDE  
 901 NW CARLON AVE, SUITE 3  
 BEND, OR 97703  
 (541) 797-0954  
 WWW.SFLANDS.COM      EMAIL: INFO@SFLANDS.COM

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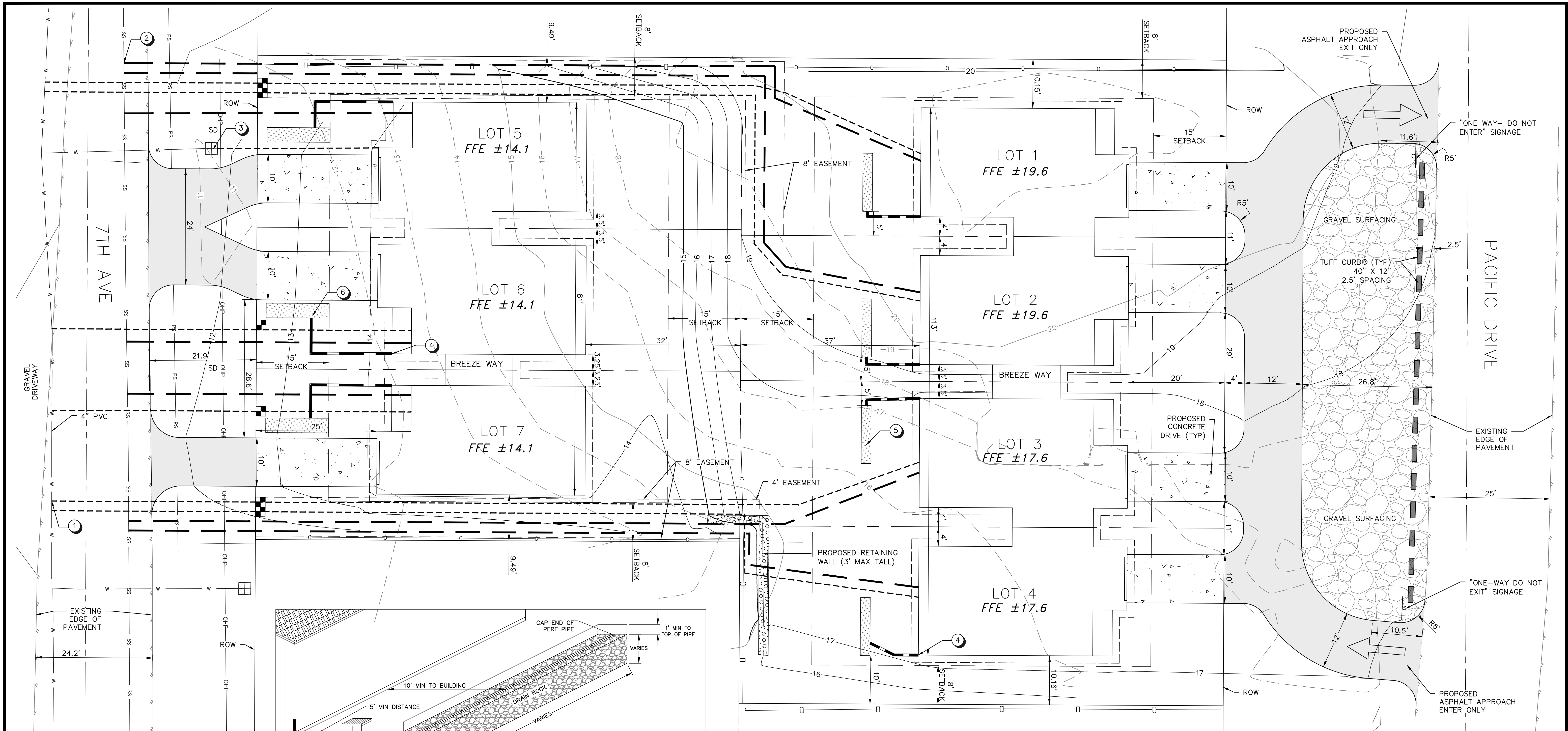
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| PROJECT NO. E21-060 |                    |          |

**FIRWOOD**  
 DESIGN GROUP  
 359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
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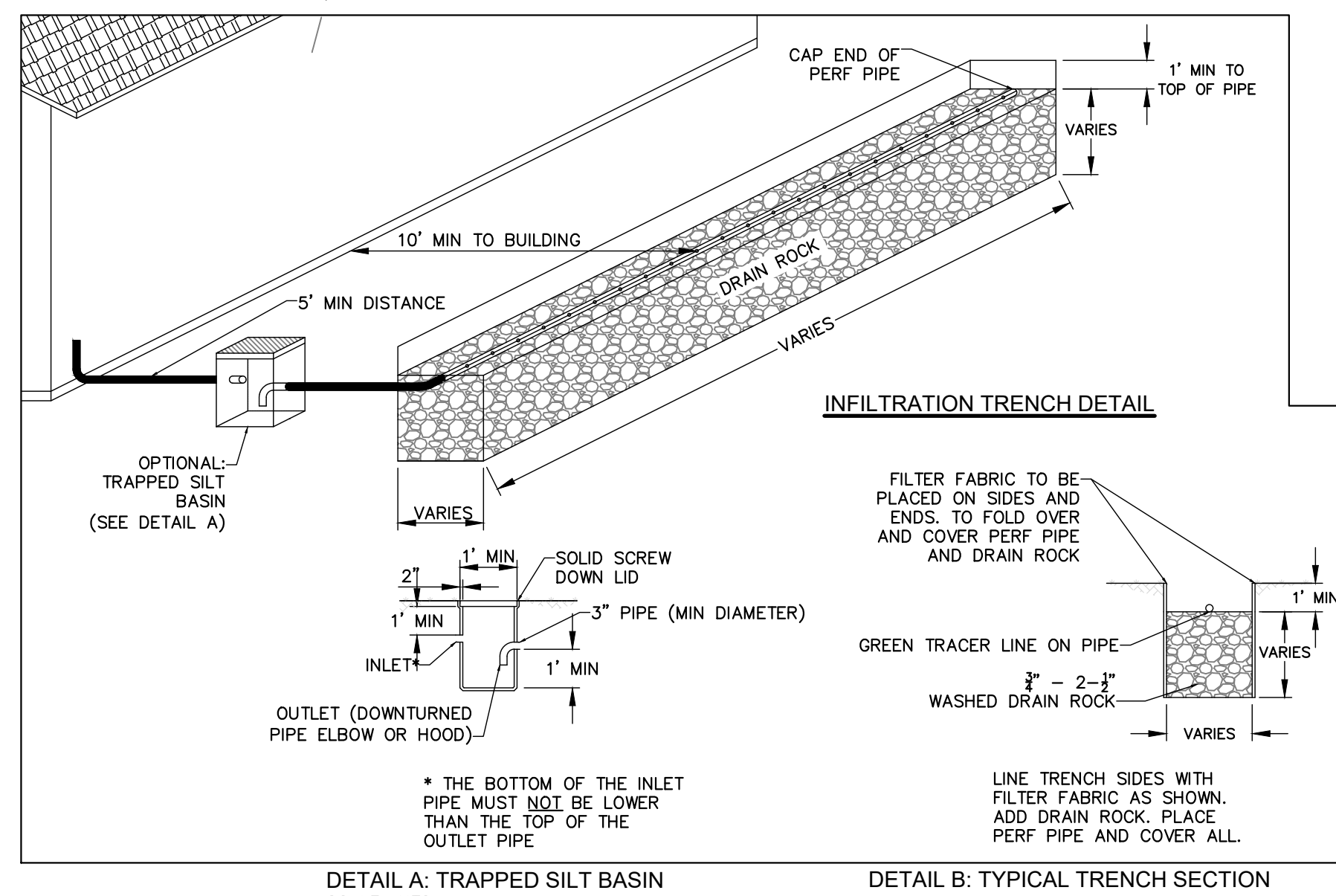
**SUNRISE HOMES LLC**  
 P.O. BOX 727  
 WARRENTON, OR 97146

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

3  
5



| LOT # | LOT AREA (SF) | BUILDING FOOTPRINT (SF) | PERCENT COVERAGE |
|-------|---------------|-------------------------|------------------|
| 1     | 3666          | 1006                    | 27%              |
| 2     | 3000          | 1055                    | 35%              |
| 3     | 3000          | 1055                    | 35%              |
| 4     | 3666          | 1006                    | 27%              |
| 5     | 3549          | 997                     | 28%              |
| 6     | 2925          | 1042                    | 29%              |
| 7     | 3524          | 984                     | 28%              |



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

**LEGEND**

|  |                           |  |                         |
|--|---------------------------|--|-------------------------|
|  | PROPOSED BUILDING         |  | PROPOSED AC PAVEMENT    |
|  | PROPOSED ROOFLINE         |  | PROPOSED CONCRETE       |
|  | PROPOSED WATERLINE        |  | PROPOSED GRAVEL         |
|  | PROPOSED WATER METER      |  | PROPOSED RETAINING WALL |
|  | PROPOSED STORM DRAIN PIPE |  | PROPOSED MAJOR CONTOUR  |
|  | PROPOSED SANITARY LATERAL |  | PROPOSED MINOR CONTOUR  |
|  | PROPOSED UTILITY EASEMENT |  |                         |

0 10 20  
SCALE IN FEET

PROPOSED APPROACH EXIT ONLY

"ONE WAY- DO NOT ENTER" SIGNAGE

PROPOSED APPROACH ENTER ONLY

"ONE-WAY DO NOT EXIT" SIGNAGE

EXISTING EDGE OF PAVEMENT

PROPOSED CONCRETE DRIVE (TYP)

PROPOSED RETAINING WALL (3' MAX TALL)

PROPOSED STORM DRAIN PIPE

PROPOSED WATER METER

PROPOSED WATERLINE

PROPOSED ROOFLINE

PROPOSED BUILDING

PROPOSED AC PAVEMENT

PROPOSED CONCRETE

PROPOSED GRAVEL

PROPOSED RETAINING WALL

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

SCALE IN FEET

REGISTERED PROFESSIONAL ENGINEER  
74682PE  
PRELIMINARY  
OREGON  
JULY 13, 2008  
ERIC L. HOOVES O.E.

EXPIRES: 06/30/23  
SIGNATURE DATE:

| DATE: | NO. | REVISION |
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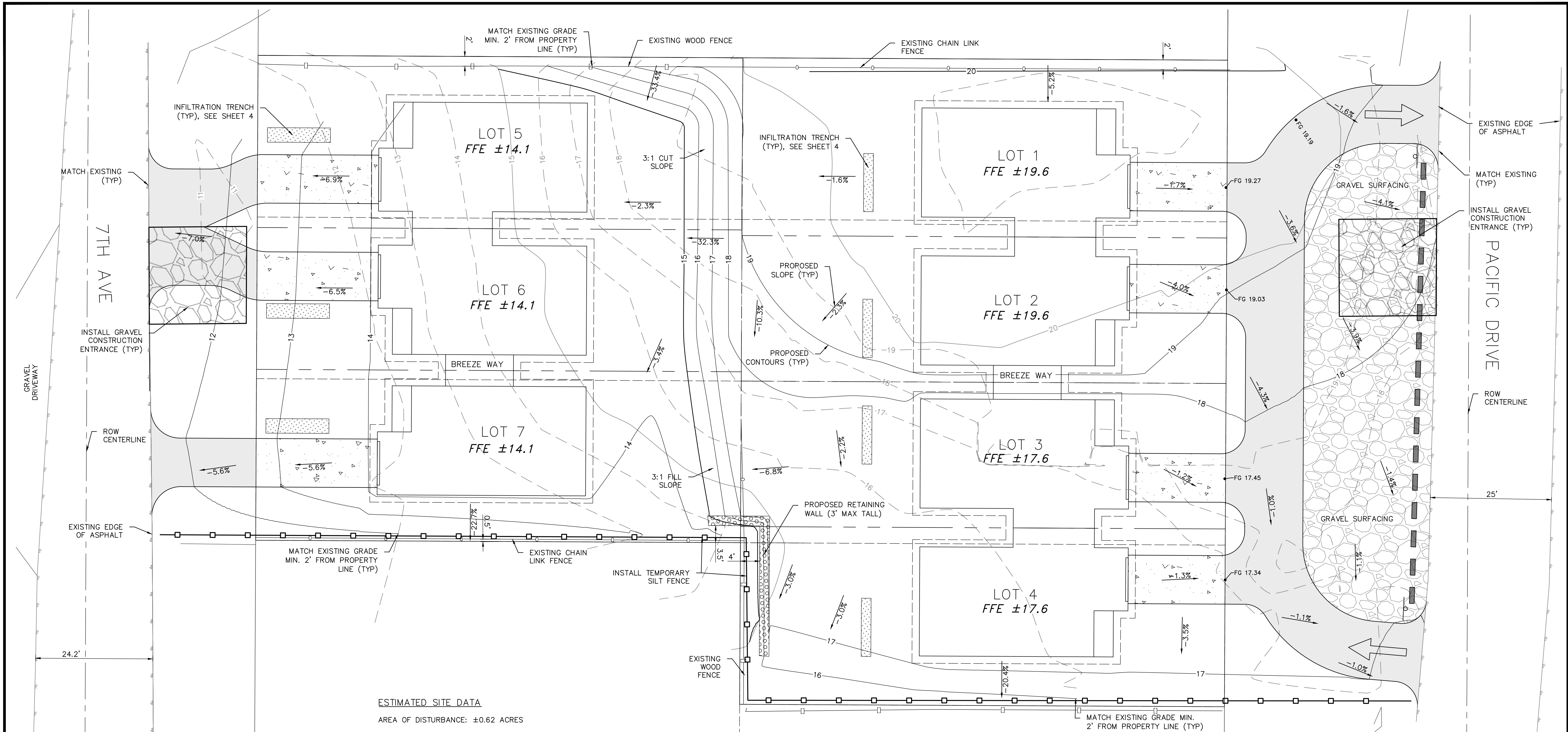
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| DRAWN:              | DESIGNED:          | CHECKED: |
| SCALE: AS SHOWN     | DATE: AUG 25, 2022 |          |
| PROJECT NO. E21-060 |                    |          |

**FIRWOOD**  
DESIGN GROUP

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 • FAX: (503) 668-3788

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

COMPOSITE SITE & UTILITY PLAN  
BUOY 10 LANDING SUBDIVISION  
354 PACIFIC DRIVE, WARRENTON, OR 97146



**ESTIMATED SITE DATA**

AREA OF DISTURBANCE: ±0.62 ACRES  
 NEW ASPHALT DRIVEWAY: 2,860 SF  
 NEW CONCRETE DRIVEWAY: 1,650 SF  
 NEW ROOF AREA: 8,415 SF

PROPOSED FINISH GRADE TO EXISTING GRADE:  
 CUT: 610 CY  
 FILL: 535 CY

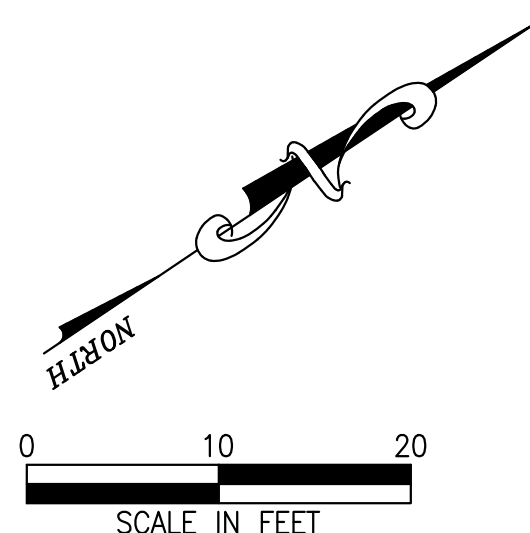
ENGINEER'S ESTIMATE IS APPROXIMATE AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR TAKEOFFS USED IN BIDDING AND ACTUAL QUANTITIES OF IMPORTED/EXPORTED MATERIAL AS NEEDED FOR CONSTRUCTION.

**GRADING NOTES:**

- NO GRADING ACTIVITY OR RELATED DISTURBANCE SHALL OCCUR WITHIN 2' OF PROPERTY LINES TO MEET CITY OF WARRENTON DEVELOPMENT CODE SETBACK REQUIREMENTS.
- CUT SLOPES TO BE MAX 2:1 IN ALL AREAS. THE TOP OF THE CUT SLOPE SHALL BE SETBACK FROM THE NEAREST PROPERTY LINE AT A MINIMUM DISTANCE OF ONE HALF THE HEIGHT OF THE SLOPE OR 2', WHICHEVER IS GREATER.
- FILL SLOPES TO BE MAX 2:1 IN ALL AREAS. THE TOE OF ALL FILL SLOPES SHALL BE SETBACK FROM THE NEAREST PROPERTY LINE AT A MINIMUM DISTANCE OF ONE HALF THE HEIGHT OF THE SLOPE OR 2', WHICHEVER IS GREATER.

**LEGEND**

- 10 ——— PROPOSED MAJOR CONTOUR
- 11 ——— PROPOSED MINOR CONTOUR
- 10 - - - EXISTING MAJOR CONTOUR
- 11 - - - EXISTING MINOR CONTOUR



|       |     |          |
|-------|-----|----------|
| DATE: | NO. | REVISION |
|       |     |          |

|                     |                    |          |
|---------------------|--------------------|----------|
| DRAWN:              | DESIGNED:          | CHECKED: |
| SCALE: AS SHOWN     | DATE: AUG 25, 2022 |          |
| PROJECT NO. E21-060 |                    |          |



359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
 TROUTDALE, OREGON 97060  
 BUS: (503) 668-3737 • FAX: (503) 668-3788

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

GRADING AND ESC PLAN  
 BUOY 10 LANDING SUBDIVISION  
 354 PACIFIC DRIVE, WARRENTON, OR 97146

5  
 5



EXPIRES: 06/30/23  
 SIGNATURE DATE:

**CITY OF WARRENTON  
PLANNING AND BUILDING DEPARTMENT**

**SUBDIVISION APPLICATION**

(To be accompanied by a Tentative Map, and copy of property deed, Letter of Authorization, if applicable.)

|                       |           |
|-----------------------|-----------|
| OFFICE USE ONLY       |           |
| FILE # _____          | FEE _____ |
| ZONING DISTRICT _____ |           |
| RECEIPT # _____       |           |
| DATE RECEIVED _____   |           |

Legal Description of the Subject Property:

|          |       |         |         |
|----------|-------|---------|---------|
| Township | Range | Section | Tax Lot |
| _____    | _____ | _____   | _____   |

Street address of the property: \_\_\_\_\_

**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: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

**PROPERTY OWNER (if different from Applicant)**

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

Is this a Planned Unit Development (PUD)?    No \_\_\_\_\_ Yes \_\_\_\_\_

**IS THIS A "PHASED DEVELOPMENT"?**    Yes \_\_\_\_\_ No \_\_\_\_\_

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a. Overall development plan, including phase or unit sequence.

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b. Projected Timetable for sequence of development

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c. Development plans for any common elements or facilities.

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d. If the proposed subdivision has an unknown impact upon adjacent lands or land within the general vicinity, the Planning Commission may require a potential street development pattern for adjoining lands to be submitted together with the tentative plan as part of the phased development plan for the subject subdivision.

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e. Show compliance with the Comprehensive Plan and applicable sections of the Development Code.

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f. Schedule of improvements and completion.

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g. Overall transportation and traffic pattern.

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## PRELIMINARY SUBDIVISION PLAT REQUIREMENTS

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A "preliminary subdivision plat" shall be submitted with the following information depicted:

1. Proposed name of the subdivision;
2. Names, addresses, and phone numbers of property owner(s) (including mortgage holders if any), surveyor, and applicant if different from property owner, and assumed business name(s) filed or to be filed with the Corporation Commission by the applicant;
3. Proposed subdivision showing the parcel boundaries and dimensions, the area of each parcel, location of any and all easements (and what the easement is), right-of-way widths, existing roads;
4. Date of map preparation, north point, scale, property identification by township, range, section and tax lot numbers;
5. Location of all existing buildings, creeks, canals, ditches, any topographical features (ie., canyons, bluffs, wetlands, natural springs, floodplain);
6. Location, width, name, curve ratio, and approximate grade of all proposed right-of-ways;
7. Location of any existing features such as section lines, section corners, city and special district boundary lines, and survey monuments;
8. Existing sewer lines, water mains, culverts, and other underground and overhead utilities within and adjacent to the proposed subdivision together with pipe sizes, grades and locations;
9. Contour lines related to some established bench mark or other engineering acceptable datum;
10. Zoning of subject property, and adjacent tax lots to the proposed subdivision;
11. Location, names, width, typical improvements, cross sections, bridges, culverts, approximate grades, curve radii and centerline lengths and reserve strips of all proposed streets, and the relationship to all existing and projected streets;
12. Location, width and purpose of all proposed easements or right-of-ways, and relationship to all existing easements and right-of-ways;
13. Location of at least one temporary bench mark within the proposed subdivision boundary;
14. Location, approximate area and dimensions of each lot, and proposed lot and block numbers;
15. Location, approximate area and dimensions of any lot or area proposed for public use, the type of use proposed, and plans for improvements or development;
16. Proposed use, location, approximate area and dimensions of any lot intended for non-residential use;



- 17. Source, method, and preliminary plans for domestic and other water supplies, sewer lines, and all utilities;
- 18. Description and location of any proposed community facility;
- 19. Storm water and other drainage facility plans;
- 20. Proposed deed restrictions including access restrictions or protective covenants if such are proposed to be utilized for the proposed subdivision;

**ADDITIONAL SUBMITTALS**

- 21. Statement from each utility company proposed to serve the proposed subdivision stating that each company is able and willing to serve the proposed subdivision as set forth in the tentative plan, and the conditions and estimated costs of each service;
- 22. Proposed Fire protection system for the proposed subdivision and written approval thereof by the fire chief.
- 23. Statement from School District.

\*\*\*\*\*  
**REQUIREMENTS**  
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- 1. A vicinity map must be submitted showing the proposed subdivision in relationship to the adjacent properties, roadways, and ownership patterns. This map must include names of all existing roadways.
- 2. Who will supply the water? \_\_\_\_\_
- 3. Access will be taken from \_\_\_\_\_
- 4. What is the intended use of the parcels being created? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 5. What is the current use of the parcel? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- 6. Proposal is in compliance with the City of Warrenton’s Comprehensive Plan and Development Code.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Proposal does not conflict with acquired public access easements within or adjacent to the subdivision.

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8. All required public services and facilities are available and adequate or are proposed to be provided by the applicant.

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9. The subdivision contributes to orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, and special terrain features.

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10. The subdivision will not create an excessive demand on public facilities and services required to serve the development.

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11. The preliminary plat for the proposed subdivision meets the requirements of ORS 92.090.

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Return Application To: City of Warrenton  
Planning and Building Department  
PO Box 250  
225 SW Main Street  
Warrenton, Oregon 97146  
Phone: 503-861-0920  
Fax: 503-861-2351

# Preliminary Stormwater Report

Buoy 10 Landing Subdivision  
354 Pacific Drive, Warrenton, OR 97121

Owner:  
Sunrise Homes LLC  
PO Box 727  
Warrenton, OR 97146

*August 2022*

FDG Project No. E21-060

Prepared By:



359 E. Historic Columbia River Highway  
Troutdale, OR 97060  
503.668.3737- fax 503.668.3788

## OBJECTIVE

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The proposed 0.5-acre project site is located at 354 Pacific Drive in Warrenton, OR. The site has frontages on both Pacific Dr to the north and 7<sup>th</sup> Ave to the south. The site will be re-platted to create 7 new lots for attached townhomes, all between 2,900 and 3,700 sf in lot size. All existing structures and related features on site will be removed for the new development. Each lot will have their own 10' driveway, with lots 1-4 being accessed from Pacific Dr and lots 5-7 being accessed from 7<sup>th</sup> Ave. There are no existing stormwater conveyance or management facilities on site or in either right of way along the property frontage.

Stormwater runoff from the roofs of the new townhomes will be routed to an individual underground infiltration trench for each lot for full infiltration of the 100-year design storm. The remaining on-site impervious area (driveways and apron) will be graded to shed towards the respective adjacent ROW for stormwater to disperse overland and infiltrate as it has historically. No off-site point discharge of stormwater is proposed as part of this project.

## METHODOLOGY

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The Santa Barbara Urban Hydrograph Method (calculated using HydroCAD with SCS Type 1A rainfall distribution) was used to create the hydrographs (see appendix for calculations) and to estimate the peak flows for the 100-year design storm. A curve number (CN) value of 98 was assigned to the proposed impervious roof area. The infiltration rate for the site's soil was determined via on-site infiltration testing. The infiltration results and summary can be found in the appendix of this report. Two test pits were used, one near the proposed infiltration area for the north lots (1-4) and one near the proposed infiltration area for the south lots (5-7). Field infiltration rates were determined to be 72 in/hr and 15.3 in/hr, respectively. Additionally, the USDA Web Soil Survey for the site indicates sandy well-draining Group A soils that are feasible for infiltration. To model the storage volume of the proposed infiltration trenches, an assumed void space of the drain rock in the trenches was assumed at 40%.

## DESIGN PARAMETERS

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### **Design Infiltration Rate**

The minimum safety factor of 2 was applied to the field infiltration rate in test pit 1, resulting in a design infiltration rate of 7.65 in/hr for the trenches of lots 5-7. Additional safety factors can be applied for high groundwater or for non-sandy soils. However, neither of those are applicable to the infiltration design.

A safety factor of 3 was applied to the field infiltration rate in test pit 2, resulting in a design infiltration rate of 24 in/hr for the trenches of lots 1-4. An additional safety factor was applied in this case because the field infiltration rate is higher than generally accepted values for infiltration design.

### **Areas**

Proposed Impervious Building Roof Area (Lots 1-4) = 1,210 sf each

Proposed Impervious Building Roof Area (Lots 5-7) = 1,175 sf each

### **Precipitation**

The design uses the following 24-hour storm events per NOAA Atlas II maps:

- 100-year: 6.1 inches

### **Time of Concentration**

Used minimum time of concentration = 6 minutes

## **CALCULATIONS**

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### **Lots 1- 4 (North)**

The proposed infiltration trenches for each of lots 1-4 are is 2' wide, 1.5' deep, and 12' long and will receive stormwater runoff from the respective contributing building roof area (1,210 sf). The trench is sized to fully infiltrate up to the 100-year design storm. Stormwater from the proposed driveways will shed to the north and east and disperse into the vegetated areas of the right of way, matching existing drainage patterns.

### **Lots 5 - 7 (North)**

The proposed infiltration trenches for each of lots 5-7 are is 3' wide, 3' deep, and 13' long and will receive stormwater runoff from the respective contributing building roof area (1,175 sf). The trenches are sized to fully infiltrate up to the 100-year design storm. Stormwater from the proposed driveways will shed to the south and east and disperse into the vegetated areas of the right of way, matching existing drainage patterns.

See Appendices for more HydroCAD report. See preliminary utility and grading plans (Sheets 4 and 5) in the submitted land use plan set for detail on the stormwater facility layout, location, and specifications.

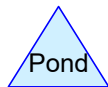
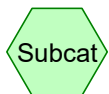
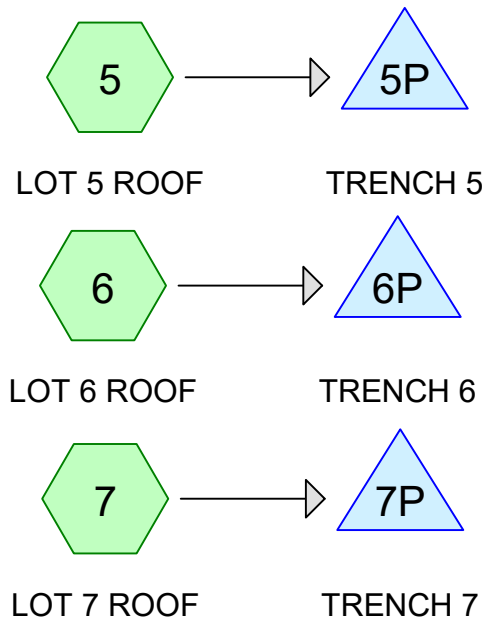
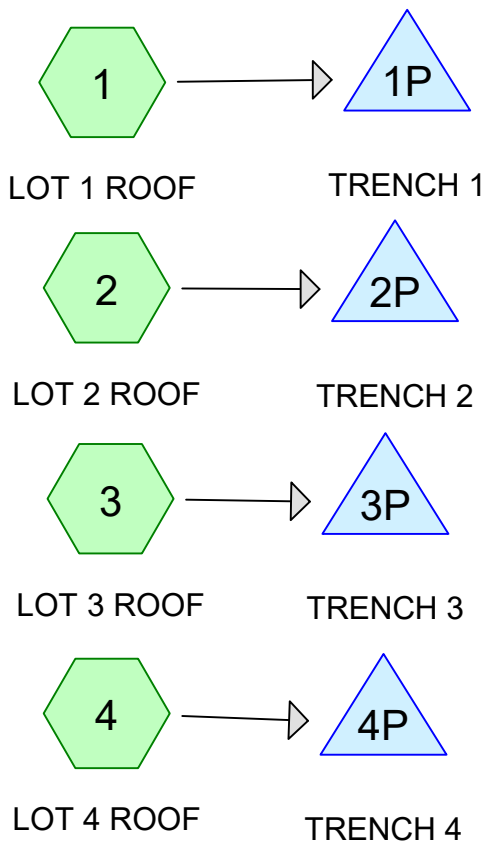
## **APPENDIX**

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- HydroCAD Report & Calculations
- Preliminary Site Evaluation, Infiltration Testing by Environmental Management Systems, Report # 22-0005

NORTH LOTS

SOUTH LOTS



**Routing Diagram for E21-060 Storm**  
Prepared by Firwood Design Group, Printed 8/12/2022  
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**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

Prepared by Firwood Design Group

Printed 8/12/2022

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Page 2

**Summary for Subcatchment 1: LOT 1 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 591 cf, Depth= 5.86"  
 Routed to Pond 1P : TRENCH 1

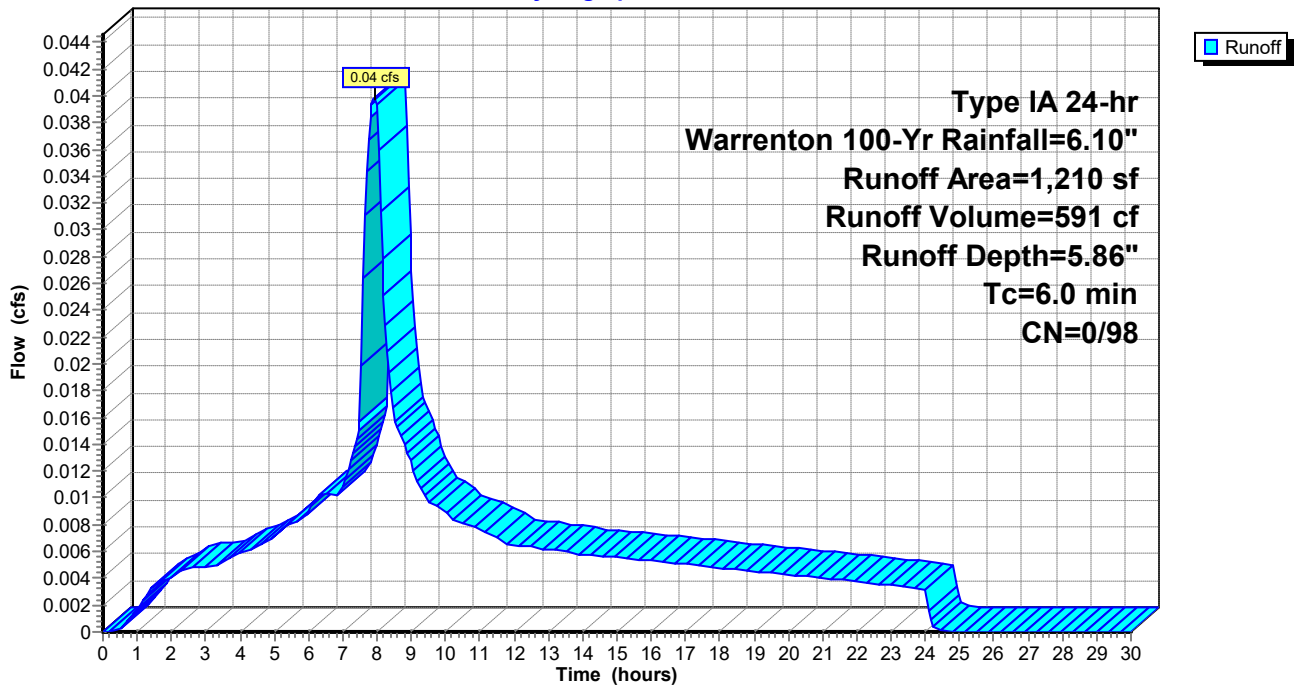
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| * 1,210   | 98 | Roof Area               |
| 1,210     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 1: LOT 1 ROOF**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

Prepared by Firwood Design Group

Printed 8/12/2022

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**Summary for Subcatchment 2: LOT 2 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 591 cf, Depth= 5.86"  
 Routed to Pond 2P : TRENCH 2

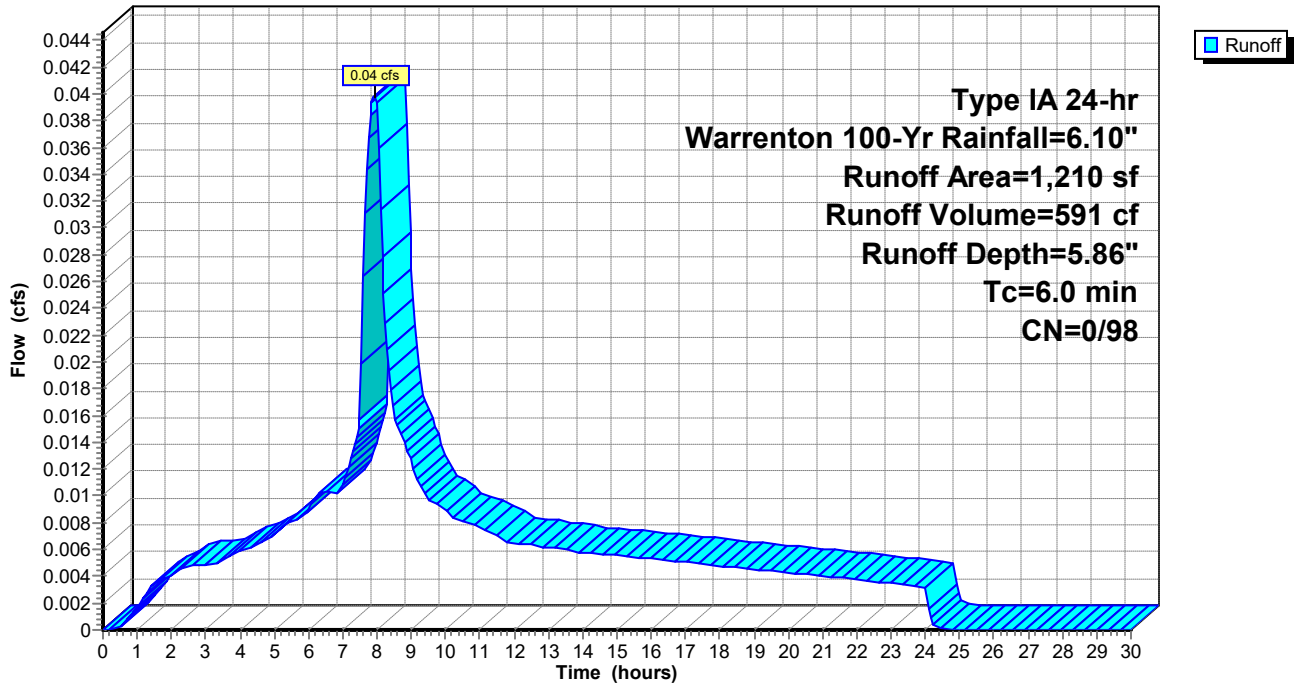
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| * 1,210   | 98 | Roof Area               |
| 1,210     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 2: LOT 2 ROOF**

Hydrograph





**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

Prepared by Firwood Design Group

Printed 8/12/2022

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**Summary for Subcatchment 3: LOT 3 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 591 cf, Depth= 5.86"  
 Routed to Pond 3P : TRENCH 3

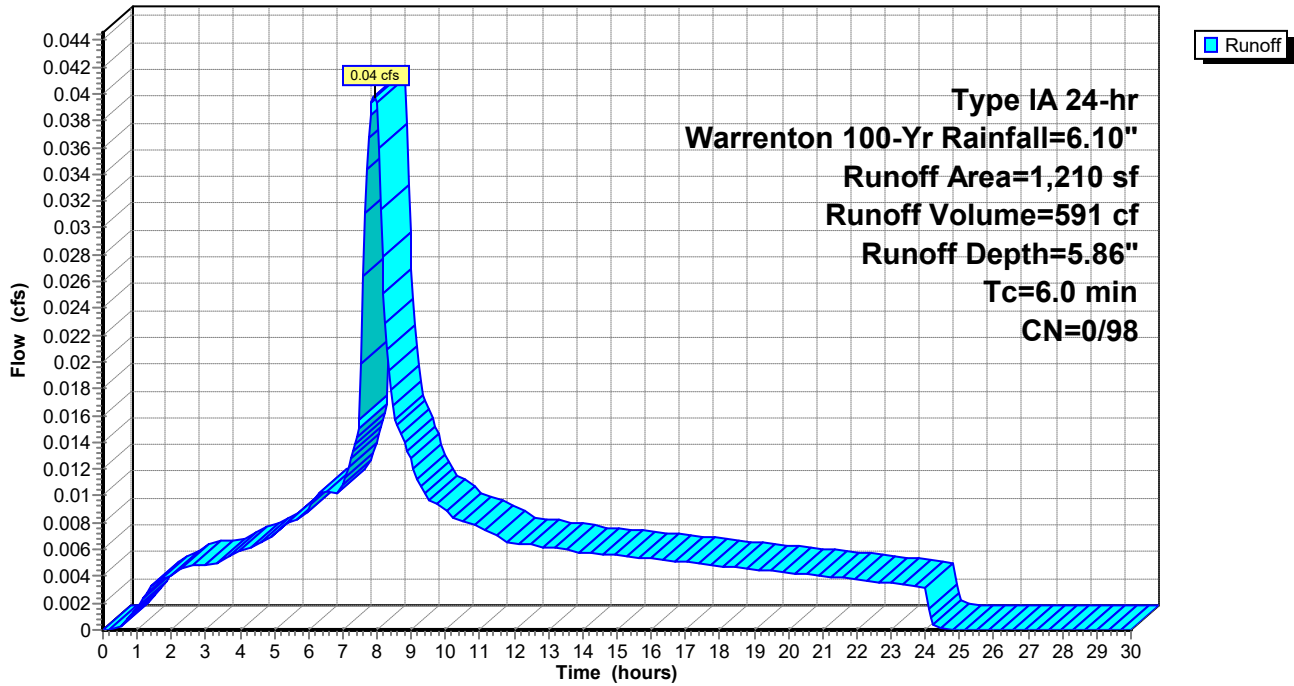
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| * 1,210   | 98 | Roof Area               |
| 1,210     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 3: LOT 3 ROOF**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

Prepared by Firwood Design Group

Printed 8/12/2022

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**Summary for Subcatchment 4: LOT 4 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 591 cf, Depth= 5.86"  
 Routed to Pond 4P : TRENCH 4

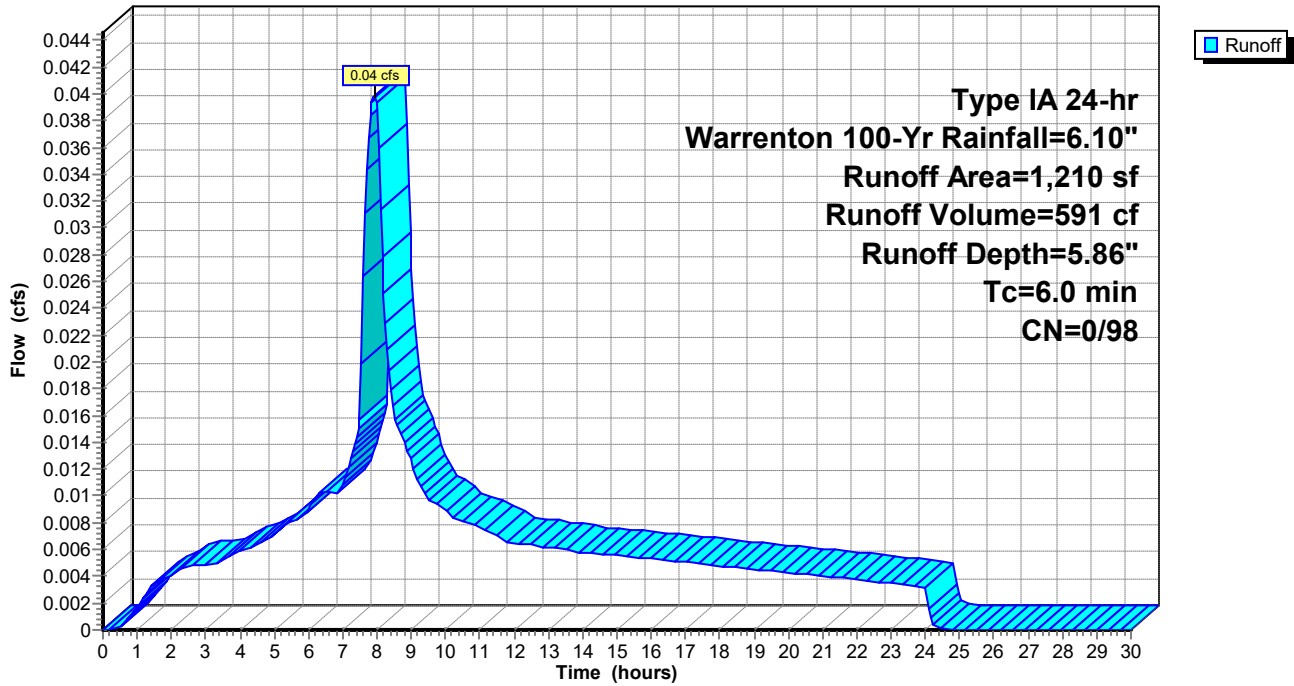
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| * 1,210   | 98 | Roof Area               |
| 1,210     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 4: LOT 4 ROOF**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Subcatchment 5: LOT 5 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 574 cf, Depth= 5.86"  
 Routed to Pond 5P : TRENCH 5

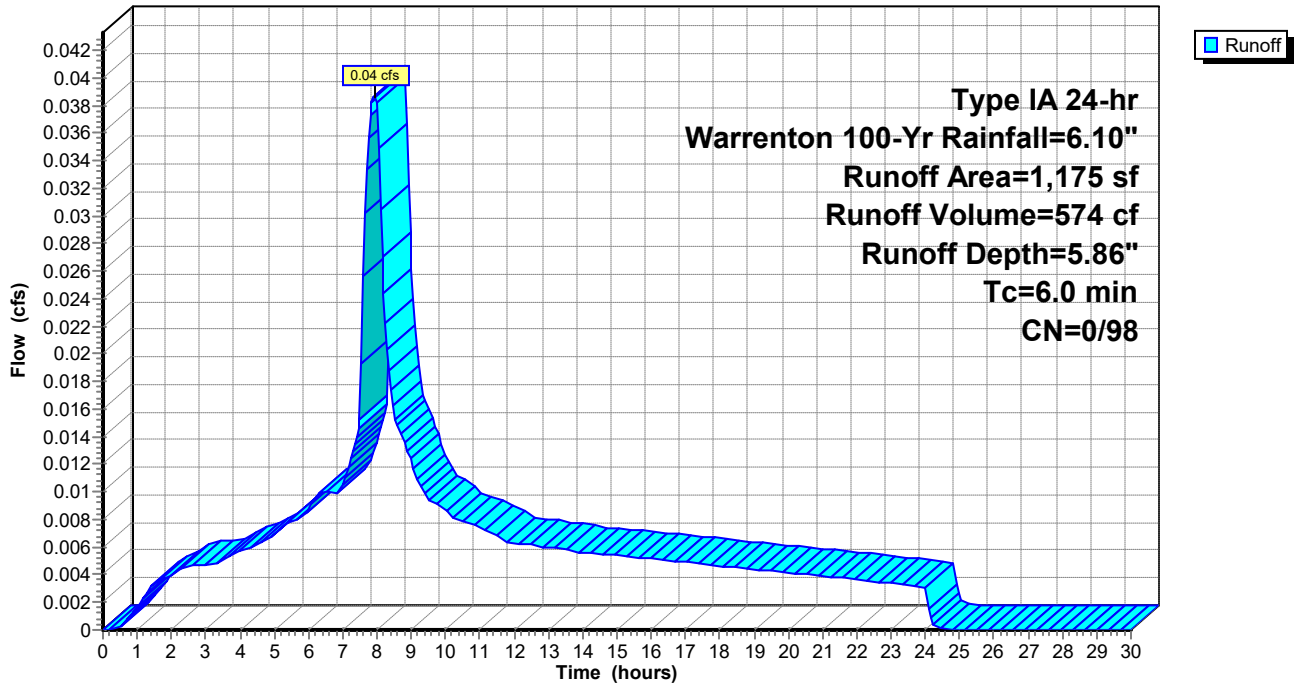
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| 1,175     | 98 | Roof Area               |
| 1,175     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 5: LOT 5 ROOF**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Subcatchment 6: LOT 6 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 574 cf, Depth= 5.86"  
 Routed to Pond 6P : TRENCH 6

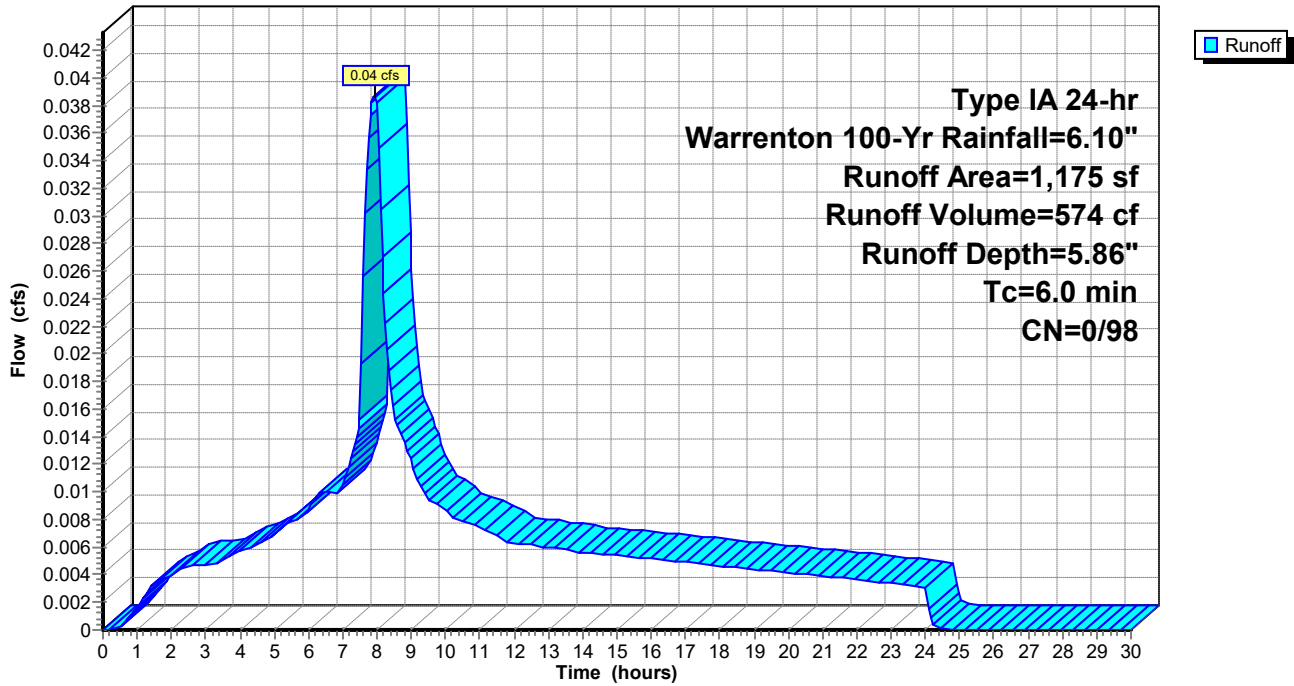
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| * 1,175   | 98 | Roof Area               |
| 1,175     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 6: LOT 6 ROOF**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Subcatchment 7: LOT 7 ROOF**

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 574 cf, Depth= 5.86"  
 Routed to Pond 7P : TRENCH 7

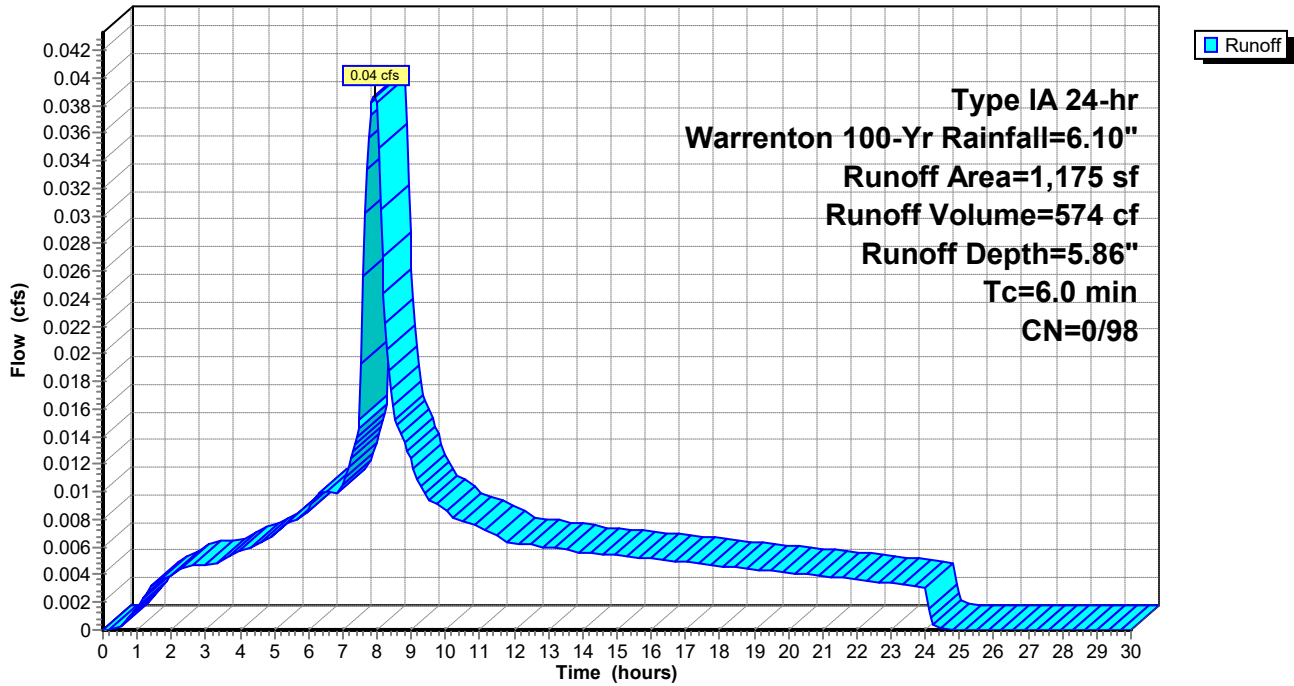
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| Area (sf) | CN | Description             |
|-----------|----|-------------------------|
| 1,175     | 98 | Roof Area               |
| 1,175     | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---------------|
| 6.0      |               |               |                   |                | Direct Entry, |

**Subcatchment 7: LOT 7 ROOF**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

Prepared by Firwood Design Group

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**Summary for Pond 1P: TRENCH 1**

Inflow Area = 1,210 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 591 cf  
 Outflow = 0.04 cfs @ 8.04 hrs, Volume= 591 cf, Atten= 8%, Lag= 7.5 min  
 Discarded = 0.04 cfs @ 8.04 hrs, Volume= 591 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 1.50' @ 8.04 hrs Surf.Area= 24 sf Storage= 14 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 1.1 min ( 654.4 - 653.2 )

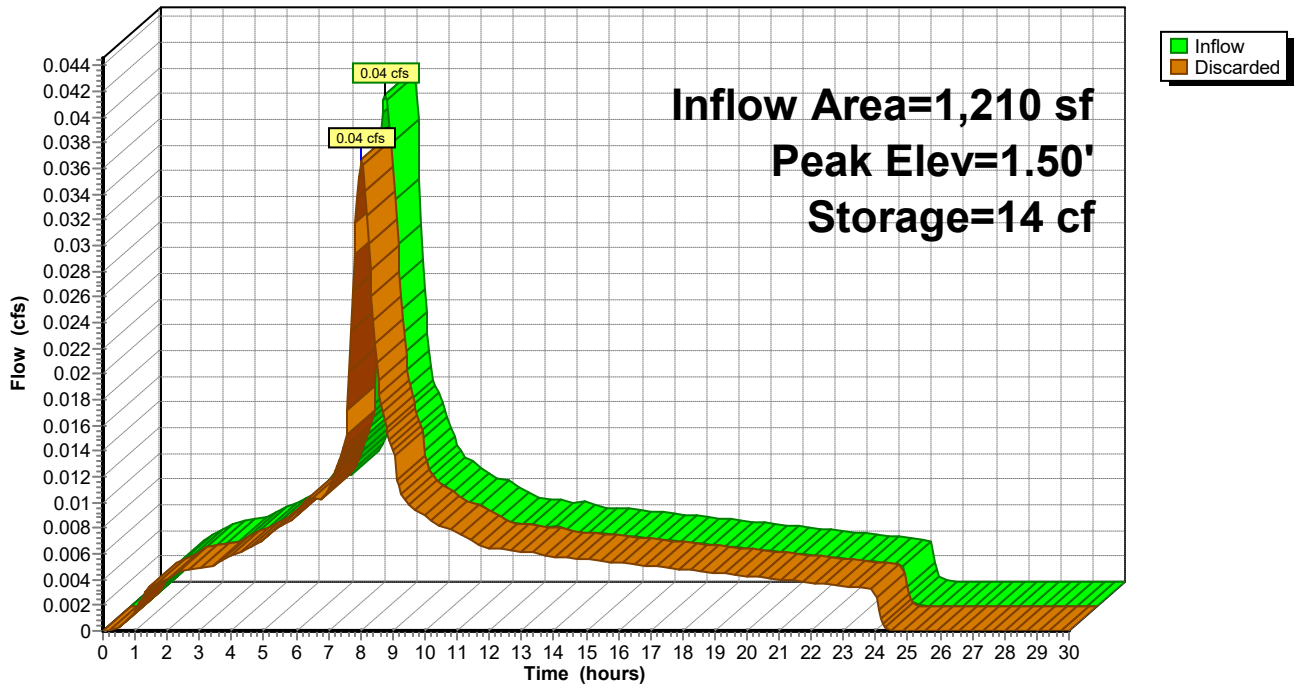
| Volume | Invert | Avail.Storage | Storage Description                                                       |
|--------|--------|---------------|---------------------------------------------------------------------------|
| #1     | 0.00'  | 14 cf         | <b>2.00'W x 12.00'L x 1.50'H Prismaoid</b><br>36 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                    |
|--------|-----------|--------|---------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>24.000 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.04 cfs @ 8.04 hrs HW=1.49' (Free Discharge)  
 ↳ **1=Exfiltration** (Exfiltration Controls 0.04 cfs)

**Pond 1P: TRENCH 1**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

Prepared by Firwood Design Group

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**Summary for Pond 2P: TRENCH 2**

Inflow Area = 1,210 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 591 cf  
 Outflow = 0.04 cfs @ 8.04 hrs, Volume= 591 cf, Atten= 8%, Lag= 7.5 min  
 Discarded = 0.04 cfs @ 8.04 hrs, Volume= 591 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 1.50' @ 8.04 hrs Surf.Area= 24 sf Storage= 14 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 1.1 min ( 654.4 - 653.2 )

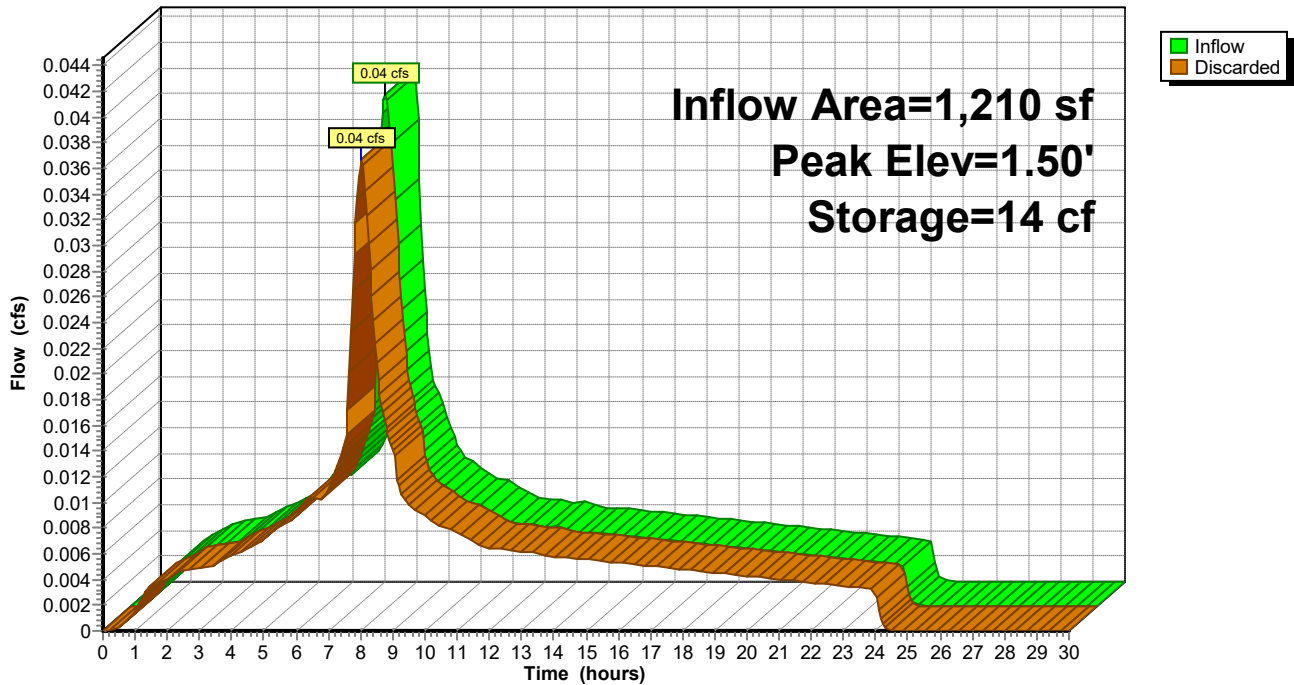
| Volume | Invert | Avail.Storage | Storage Description                                                       |
|--------|--------|---------------|---------------------------------------------------------------------------|
| #1     | 0.00'  | 14 cf         | <b>2.00'W x 12.00'L x 1.50'H Prismaoid</b><br>36 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                    |
|--------|-----------|--------|---------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>24.000 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.04 cfs @ 8.04 hrs HW=1.49' (Free Discharge)  
 ↑=Exfiltration (Exfiltration Controls 0.04 cfs)

**Pond 2P: TRENCH 2**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Pond 3P: TRENCH 3**

Inflow Area = 1,210 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 591 cf  
 Outflow = 0.04 cfs @ 8.04 hrs, Volume= 591 cf, Atten= 8%, Lag= 7.5 min  
 Discarded = 0.04 cfs @ 8.04 hrs, Volume= 591 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 1.50' @ 8.04 hrs Surf.Area= 24 sf Storage= 14 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 1.1 min ( 654.4 - 653.2 )

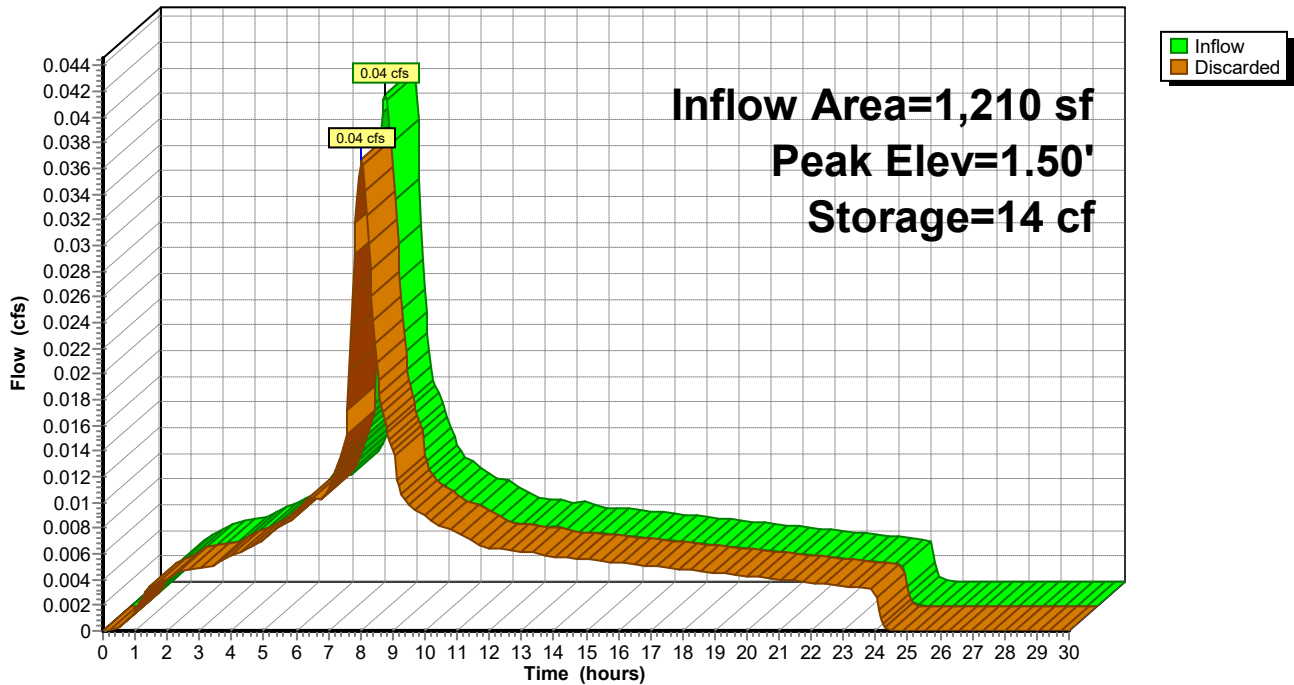
| Volume | Invert | Avail.Storage | Storage Description                                                       |
|--------|--------|---------------|---------------------------------------------------------------------------|
| #1     | 0.00'  | 14 cf         | <b>2.00'W x 12.00'L x 1.50'H Prismaoid</b><br>36 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                    |
|--------|-----------|--------|---------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>24.000 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.04 cfs @ 8.04 hrs HW=1.49' (Free Discharge)  
 ↳ **1=Exfiltration** (Exfiltration Controls 0.04 cfs)

**Pond 3P: TRENCH 3**

Hydrograph





**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Pond 4P: TRENCH 4**

Inflow Area = 1,210 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 591 cf  
 Outflow = 0.04 cfs @ 8.04 hrs, Volume= 591 cf, Atten= 8%, Lag= 7.5 min  
 Discarded = 0.04 cfs @ 8.04 hrs, Volume= 591 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs / 3  
 Peak Elev= 1.50' @ 8.04 hrs Surf.Area= 24 sf Storage= 14 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)  
 Center-of-Mass det. time= 1.1 min ( 654.4 - 653.2 )

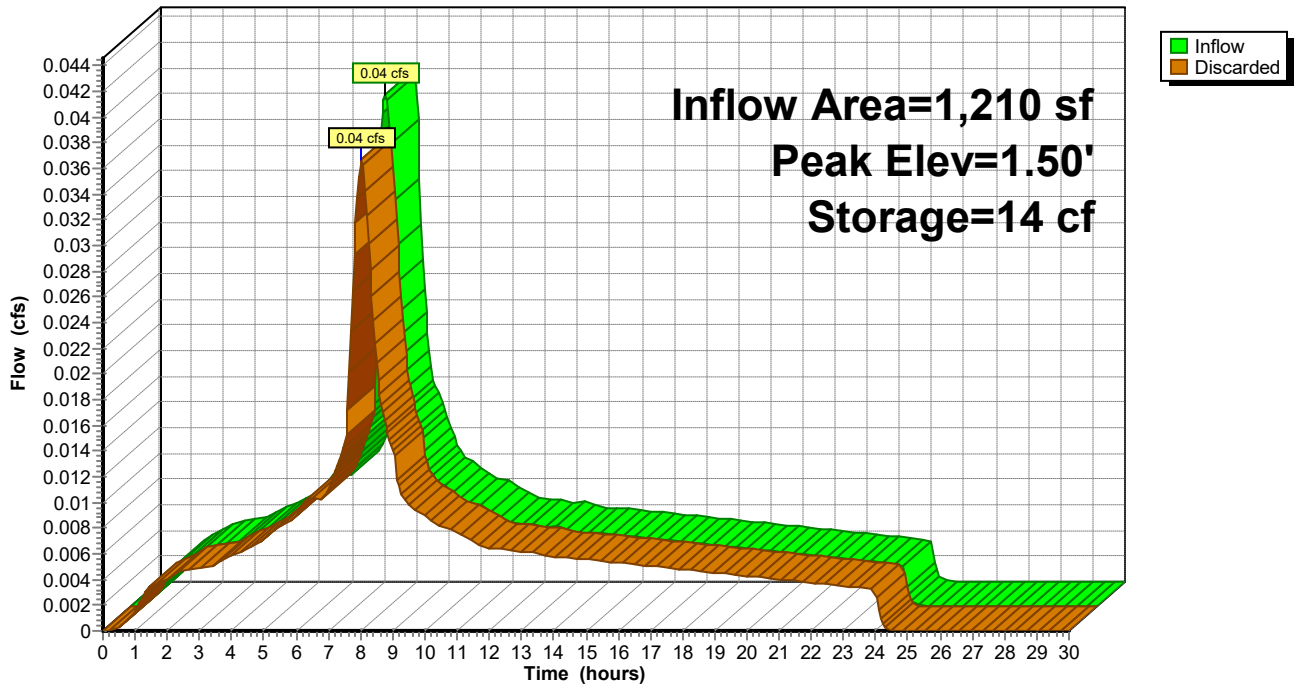
| Volume | Invert | Avail.Storage | Storage Description                                                       |
|--------|--------|---------------|---------------------------------------------------------------------------|
| #1     | 0.00'  | 14 cf         | <b>2.00'W x 12.00'L x 1.50'H Prismaoid</b><br>36 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                    |
|--------|-----------|--------|---------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>24.000 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.04 cfs @ 8.04 hrs HW=1.49' (Free Discharge)  
 ↳ **1=Exfiltration** (Exfiltration Controls 0.04 cfs)

**Pond 4P: TRENCH 4**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Pond 5P: TRENCH 5**

Inflow Area = 1,175 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 574 cf  
 Outflow = 0.02 cfs @ 8.21 hrs, Volume= 574 cf, Atten= 38%, Lag= 18.0 min  
 Discarded = 0.02 cfs @ 8.21 hrs, Volume= 574 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Peak Elev= 2.99' @ 8.21 hrs Surf.Area= 39 sf Storage= 47 cf

Plug-Flow detention time= 10.7 min calculated for 573 cf (100% of inflow)  
 Center-of-Mass det. time= 10.6 min ( 663.9 - 653.2 )

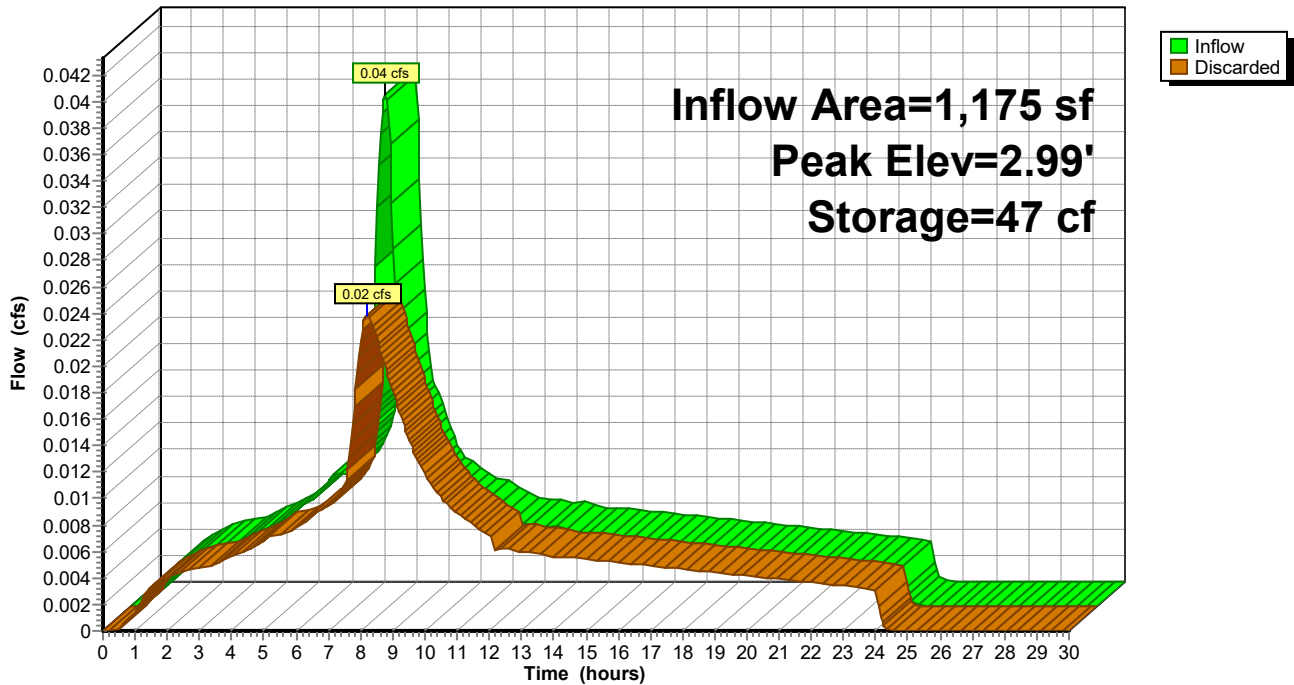
| Volume | Invert | Avail.Storage | Storage Description                                                        |
|--------|--------|---------------|----------------------------------------------------------------------------|
| #1     | 0.00'  | 47 cf         | <b>3.00'W x 13.00'L x 3.00'H Prismatic</b><br>117 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                   |
|--------|-----------|--------|--------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>7.650 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.02 cfs @ 8.21 hrs HW=2.99' (Free Discharge)  
 ↳ **1=Exfiltration** (Exfiltration Controls 0.02 cfs)

**Pond 5P: TRENCH 5**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Pond 6P: TRENCH 6**

Inflow Area = 1,175 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 574 cf  
 Outflow = 0.02 cfs @ 8.21 hrs, Volume= 574 cf, Atten= 38%, Lag= 18.0 min  
 Discarded = 0.02 cfs @ 8.21 hrs, Volume= 574 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Peak Elev= 2.99' @ 8.21 hrs Surf.Area= 39 sf Storage= 47 cf

Plug-Flow detention time= 10.7 min calculated for 573 cf (100% of inflow)  
 Center-of-Mass det. time= 10.6 min ( 663.9 - 653.2 )

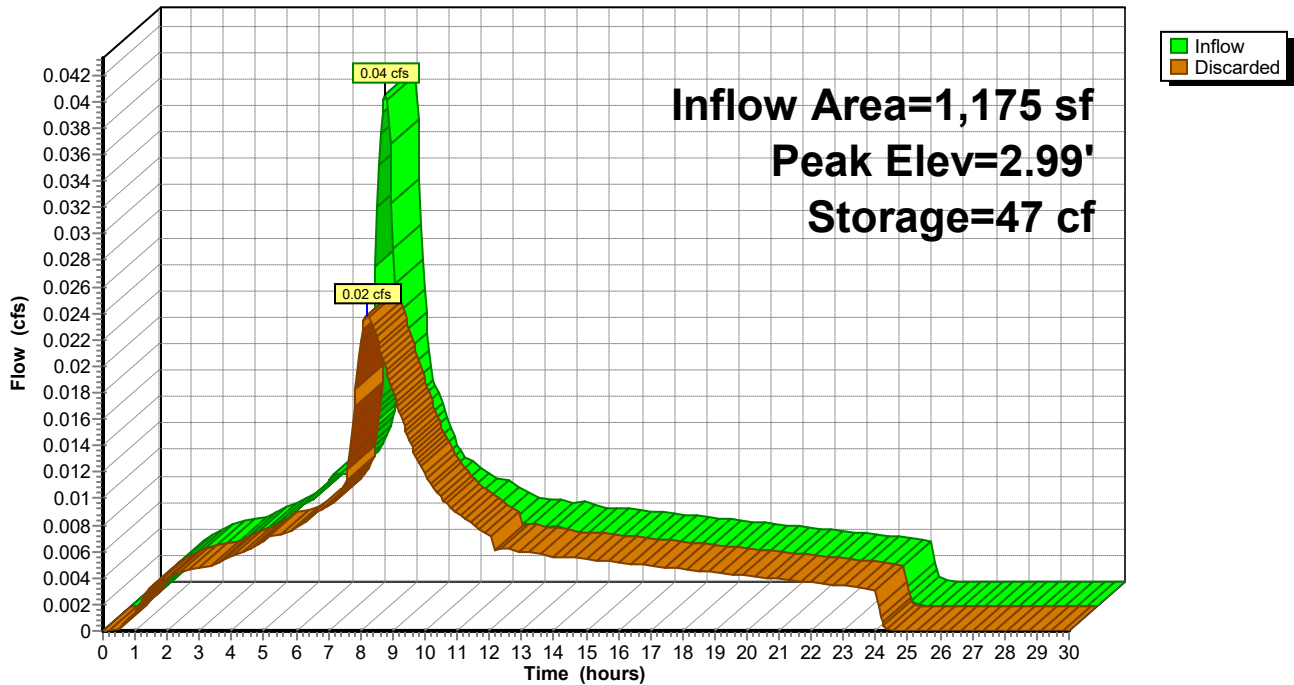
| Volume | Invert | Avail.Storage | Storage Description                                                        |
|--------|--------|---------------|----------------------------------------------------------------------------|
| #1     | 0.00'  | 47 cf         | <b>3.00'W x 13.00'L x 3.00'H Prismatic</b><br>117 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                   |
|--------|-----------|--------|--------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>7.650 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.02 cfs @ 8.21 hrs HW=2.99' (Free Discharge)  
 ↑=Exfiltration (Exfiltration Controls 0.02 cfs)

**Pond 6P: TRENCH 6**

Hydrograph



**E21-060 Storm**

Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

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**Summary for Pond 7P: TRENCH 7**

Inflow Area = 1,175 sf, 100.00% Impervious, Inflow Depth = 5.86" for Warrenton 100-Yr event  
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 574 cf  
 Outflow = 0.02 cfs @ 8.21 hrs, Volume= 574 cf, Atten= 38%, Lag= 18.0 min  
 Discarded = 0.02 cfs @ 8.21 hrs, Volume= 574 cf

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs  
 Peak Elev= 2.99' @ 8.21 hrs Surf.Area= 39 sf Storage= 47 cf

Plug-Flow detention time= 10.7 min calculated for 573 cf (100% of inflow)  
 Center-of-Mass det. time= 10.6 min ( 663.9 - 653.2 )

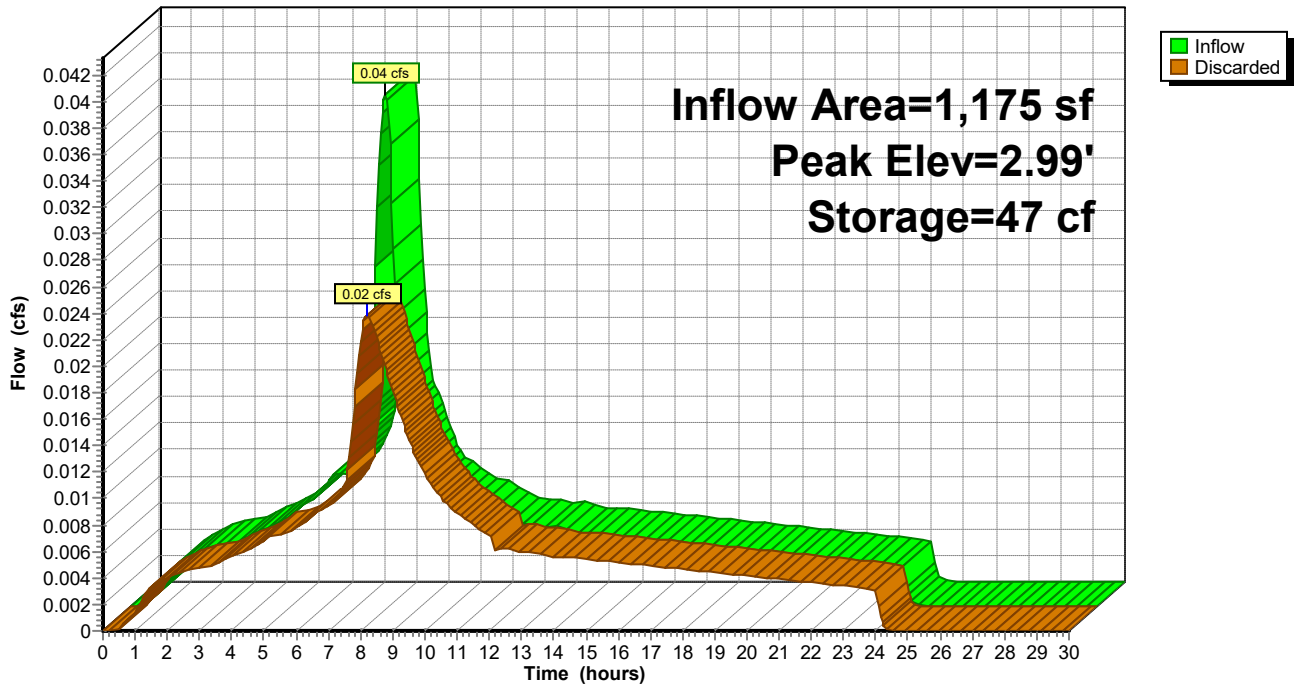
| Volume | Invert | Avail.Storage | Storage Description                                                        |
|--------|--------|---------------|----------------------------------------------------------------------------|
| #1     | 0.00'  | 47 cf         | <b>3.00'W x 13.00'L x 3.00'H Prismatic</b><br>117 cf Overall x 40.0% Voids |

| Device | Routing   | Invert | Outlet Devices                                   |
|--------|-----------|--------|--------------------------------------------------|
| #1     | Discarded | 0.00'  | <b>7.650 in/hr Exfiltration over Wetted area</b> |

**Discarded OutFlow** Max=0.02 cfs @ 8.21 hrs HW=2.99' (Free Discharge)  
 ↑=Exfiltration (Exfiltration Controls 0.02 cfs)

**Pond 7P: TRENCH 7**

Hydrograph





ENVIRONMENTAL  
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WA: 360-735-1109

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Suite B-112

Milwaukie, OR 97222

06 16 2022  
Report # 22-0005

Nathan Johnson  
89125 Stellar Lane  
Warrenton, OR 97146

REGARDING: Preliminary Site Evaluation,  
354 Pacific Dr. Hammond, OR 97121  
T: 8N R: 10W, Sec: 9, TL: 1100, Lots 1-7, 0.54 acres

Dear Mr. Johnson:

As requested, Environmental Management Systems Inc. (EMS) has performed the following services and provides this report for your use.

#### **PROJECT DESCRIPTION:**

The purpose of this report is to document the results of soil infiltration testing. The subject property is a series of 7 lots making up 0.54 acres. There is an existing home on the property, but the proposed development is creating 7 new townhomes across the property. On June 14<sup>th</sup>, 2022, EMS conducted two soil infiltration tests in the proposed stormwater infiltration area. This report describes existing site conditions, methods used, and results.

#### **SUMMARY:**

Three infiltration tests were conducted using the simple pit method: One test for the test pit 1 and two tests for the test pit 2 location. The test pits were dug to a total depth of 24". Soil in Test pit 1 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-24 inches below grade. Soil in Test pit 2 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-24 inches below grade. Test pit 1 yielded an infiltration rate of 15.3 inches per hour. Test pit 2 yielded an infiltration rate of 72 inches per hour.

#### **SITE CONDITIONS:**

##### **Existing Uses for the Property**

The site is currently developed with a single-family dwelling on the northern end of the site. The site is served by public water and sewer.

## Topography

The infiltration test for Test pit 1 was conducted at the toe of a slope adjacent to the property boundary approximately 150 feet southwest of the existing house (see attached map). The infiltration test for Test pit 2 was conducted at the convex point of the slope on site approximately 50 feet southeast of the existing house (see attached map).

## Soils

According to mapping by the Natural Resource Conservation Service (NRCS)<sup>1</sup> soil in the proposed development and infiltration area is 70C- Waldport fine sand, 3 to 15 percent slopes. The soil is listed as hydric.

For each the soil infiltration tests, one 18" by 18" test pit was dug to a depth of 24" and the soil profile was evaluated prior to conducting the test. Test pit 1: 0"-1" consisted of loamy sand and organic material. 1" – 24" consisted of sand. 20"-24" consisted of sand with prominent redoximorphic features (iron concentrations) indicating a seasonal water table. Test pit 2: 0"-1" consisted of loamy sand and organic material. 1"-24" consisted of sand with no redoximorphic features.

## Wetlands / Surface Water

No surface water was observed in the areas immediately surrounding the proposed development. No wetlands are mapped on the site by the National Wetland Inventory<sup>2</sup> (US Fish & Wildlife). Wetland vegetation was not observed in the vicinity of the infiltration test.

## METHODS:

Two 18" by 18" test pits (Test Pit 1 and Test Pit 2) were dug to a depth of 24" near the proposed infiltration facility. Water for the infiltration test was obtained from a spigot on the property. Weather during the test were sunny with no precipitation. The air temperature was approximately 65-70 degrees Fahrenheit. Precipitation data was acquired from a nearby weather station (Astoria 1.6 WSW, OR) per the Natural Resources Conservation Service (NRCS) WETS<sup>3</sup> table. The month of June received 3.39 inches of precipitation as of June 14<sup>th</sup>, 2022. The site area received approximately 0.35 inches of rain over the 2 days prior to conducting the test.

The Simple Pit Test was conducted one time for Test pit 1 and two times for Test pit 2, to obtain an average due to the rapid infiltration rate found on the first test. The test was prepared by filling the pit to a known depth (18" from the bottom). The water level in the pit was measured every 3 minutes until the water level reached 0".

## RESULTS:

Results of the infiltration tests are shown in Table 1 and Table 2, below.

---

<sup>1</sup> Natural Resource Conservation Service. Web Soil Survey.  
<https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

<sup>2</sup> US Fish & Wildlife Service. National Wetland Inventory.  
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>

<sup>3</sup>Natural Resource Conservation Service. WETS Climate Data Resources.  
<https://www.nrcs.usda.gov/wps/portal/wcc/home/climateSupport/wetlandsClimateTables>

**Table 1. Infiltration Test Results for Test Pit 1.**

| Test 1 | Time                | Measurement (inches) | Rate (inches per hour) |
|--------|---------------------|----------------------|------------------------|
|        | 13:48               | 18                   |                        |
|        | 13:51               | 15.69                | 66.2                   |
|        | 13:54               | 13.25                | 48.8                   |
|        | 13:57               | 11                   | 45.0                   |
|        | 14:00               | 9                    | 40.0                   |
|        | 14:03               | 8                    | 20.0                   |
|        | 14:06               | 7                    | 20.0                   |
|        | 14:09               | 6.06                 | 18.8                   |
|        | 14:12               | 5.12                 | 18.8                   |
|        | 14:15               | 4.31                 | 15.0                   |
|        | 14:18               | 3.56                 | 12.4                   |
|        | 14:21               | 2.94                 | 12.4                   |
|        | 14:24               | 2.38                 | 11.2                   |
|        | 14:27               | 1.82                 | 11.2                   |
|        | 14:30               | 1.32                 | 10.0                   |
|        | 14:33               | 0.82                 | 10.0                   |
|        | 14:36               | 0.39                 | 8.6                    |
|        | 14:39               | 0                    | 7.8                    |
|        | Infiltration Rate = |                      | 15.3                   |

**Table 2. Infiltration Test Results for Test Pit 2.**

| Test 1 | Time                | Measurement (inches) | Rate (inches per hour) |
|--------|---------------------|----------------------|------------------------|
|        | 14:45               | 18                   |                        |
|        | 14:48               | 11.93                | 121.4                  |
|        | 14:51               | 6.87                 | 101.2                  |
|        | 14:54               | 3.75                 | 62.4                   |
|        | 14:57               | 1.19                 | 51.2                   |
|        | 15:00               | 0                    | 23.8                   |
|        | Infiltration Rate = |                      | 72.0                   |
|        |                     |                      |                        |
| Test 2 | Time                | Measurement (inches) | Rate (inches per hour) |
|        | 15:02               | 18                   |                        |
|        | 15:05               | 11.44                | 131.2                  |
|        | 15:08               | 6.44                 | 100.0                  |
|        | 15:11               | 3.69                 | 55                     |
|        | 15:14               | 1.75                 | 38.8                   |
|        | 15:17               | 0                    | 35.0                   |
|        | Infiltration Rate = |                      | 72.0                   |
|        |                     |                      |                        |

**CONCLUSION:**

The infiltration rate for Test Pit 1 was 15.3 inches per hour. The average infiltration rate between the two tests for Test Pit 2 was 72.0 inches per hour. However, the infiltration for the first 6-9 minutes of each test was much more rapid than the remaining amount of time testing. It is recommended that the infiltrative surface of the stormwater facility be installed into native soil.

**LIMITATIONS:**

Findings and recommendations in this report are based infiltration testing performed in two locations. Subsurface conditions may vary across the site. If there are changes to the plan that involve infiltrating stormwater elsewhere onsite, additional testing may be required.

**DISCLOSURE:** The information and statements in this report are true and accurate to the best of our knowledge. Neither Environmental Management Systems, Inc., nor the undersigned have any economic interests in the project.

To carry out the above listed recommendations, an Agreement for Professional Services is enclosed. Thank you for your business, and we look forward to assisting you to achieve your development objectives. If you have any questions, please contact Gus McKinley or me at 503-353-9691.



Sincerely,

A handwritten signature in black ink, appearing to read "Gus McKinley", with a long horizontal flourish extending to the right.

Gus McKinley, BS, EHST,  
Biologist  
ENVIRONMENTAL MANAGEMENT SYSTEMS, Inc.

**Enclosed:**

Infiltration Test Google Aerial Map  
NRCS Soil Map



Figure 1. Infiltration Test Google Aerial Map.

Soil Map—Clatsop County, Oregon



| MAP LEGEND                    |                                                                                                                                                                                                                                                                                                               | MAP INFORMATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Area of Interest (AOI)</b> | Area of Interest (AOI)                                                                                                                                                                                                                                                                                        | Spoil Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> |
| <b>Soils</b>                  | Soil Map Unit Polygons<br>Soil Map Unit Lines<br>Soil Map Unit Points                                                                                                                                                                                                                                         | Stony Spot<br>Very Stony Spot<br>Wet Spot<br>Other<br>Special Line Features                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Special Point Features</b> | Blowout<br>Borrow Pit<br>Clay Spot<br>Closed Depression<br>Gravel Pit<br>Gravelly Spot<br>Landfill<br>Lava Flow<br>Marsh or swamp<br>Mine or Quarry<br>Miscellaneous Water<br>Perennial Water<br>Rock Outcrop<br>Saline Spot<br>Sandy Spot<br>Severely Eroded Spot<br>Sinkhole<br>Slide or Slip<br>Sodic Spot | <b>Water Features</b><br>Streams and Canals<br><b>Transportation</b><br>Rails<br>Interstate Highways<br>US Routes<br>Major Roads<br>Local Roads<br><b>Background</b><br>Aerial Photography                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|                               |                                                                                                                                                                                                                                                                                                               | <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service<br/>                     Web Soil Survey URL:<br/>                     Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Clatsop County, Oregon<br/>                     Survey Area Data: Version 20, Oct 27, 2021</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 5, 2004—Feb 12, 2017</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Map Unit Legend

| Map Unit Symbol                    | Map Unit Name                              | Acres in AOI | Percent of AOI |
|------------------------------------|--------------------------------------------|--------------|----------------|
| 70C                                | Waldport fine sand, 3 to 15 percent slopes | 0.6          | 100.0%         |
| <b>Totals for Area of Interest</b> |                                            | <b>0.6</b>   | <b>100.0%</b>  |

## Clatsop County, Oregon

### 70C—Waldport fine sand, 3 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 21dd  
*Elevation:* 0 to 500 feet  
*Mean annual precipitation:* 60 to 100 inches  
*Mean annual air temperature:* 48 to 54 degrees F  
*Frost-free period:* 180 to 260 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Waldport and similar soils:* 85 percent  
*Minor components:* 7 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Waldport

##### Setting

*Landform:* Dunes  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Mixed eolian sands

##### Typical profile

*H1 - 0 to 3 inches:* fine sand  
*H2 - 3 to 60 inches:* fine sand

##### Properties and qualities

*Slope:* 3 to 15 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 19.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water supply, 0 to 60 inches:* Low (about 3.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e  
*Hydrologic Soil Group:* A  
*Ecological site:* F004AB202OR - Dune Forest  
*Hydric soil rating:* No

#### Minor Components

##### Psammaquents

*Percent of map unit:* 7 percent  
*Landform:* Interdunes

*Hydric soil rating: Yes*

## **Data Source Information**

Soil Survey Area: Clatsop County, Oregon  
Survey Area Data: Version 20, Oct 27, 2021



August 31, 2022

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## Buoy 10 Landing Impact Study

### **Introduction:**

Per Warrenton Municipal Code, Section 16.208.050.B.2.e requirement for all Type III applications the applicant has prepared this impact study. Many of these items are also discussed in the project narrative responses also provided with this application.

The applicant is proposing a 7-unit housing development located in Warrenton OR. The property currently has a vacant single family home. The applicant is proposing 7 units, each with three bedrooms.

### **Transportation:**

Due to the small number of proposed units, this development should have no significant impact on the City's transportation system. The total trips per day that will be generated falls significantly below the amount that would trigger a Traffic Impact Study

The property has frontage on Pacific Drive, (ODOT Hwy 104) and City controlled 7<sup>th</sup> Avenue. Access will be provided by these two streets.

No bikeways are proposed. The existing roadways will provide bike access as on other local streets within the City.

Coordination with ODOT for the driveway accesses on Pacific Drive (Hwy 104) has been initiated. Scott Nelson, ODOT Region 2 Access Management Engineer, has provided initial comments and requested the common driveway towards the west side of the project frontage due to sight distance concerns from the curve in the roadway to the east. Scott also recommended the placement of the "Tuff Curb®" as shown on the plans. The plan allows for residents to not have to back out onto Pacific Drive. The gravel area between the driveways and existing roadway will also allow for maneuvering of larger such as moving vans, delivery trucks, fire trucks, or vehicles with trailers. Additional plan reviews by ODOT will be conducted during construction plan approval and permitting episodes.

Frontage improvements (curb and sidewalk) are not proposed and will be addressed by the City's "payment in lieu of" option.

.



### **Drainage System**

Negligible impacts to the City's drainage system are anticipated, primarily due to the relatively flat terrain the presence of very porous soils in this portion of town. There is not a public storm drain system in this area of the community. Both road frontages do not have a defined roadside ditch. Stormwater flows will generally follow existing drainage patterns, however, due to the porous nature of the soils, run-off is anticipated to be minimal.

The proposed drainage system is described in detail in the Preliminary Stormwater Report included in the application packet. In summary, the stormwater run-off from the building roofs will be infiltrated in infiltration trenches provided for each unit and run-off from adjoining surfaces will infiltrate on adjacent ground as is presently occurring.

### **Parks:**

The proposed development will have negligible impacts, positive or negative, to the City's parks. Given the current population of Warrenton is around 5700 people and this development will house an estimated 32 people (1.5 person per bedroom per HUD estimates) it could be expected that the City's parks would see around an estimated 0.56% increase in use. In terms of level of service (LOS), according to the 2020 Parks Master Plan Update the City has 41.6 acres of parklands, and a LOS of 7.63 (acres/1,000 people), the decrease in LOS from an additional 32 people would be a negligible 0.15 decrease resulting in an estimated LOS of 7.26. Per the Master Plan, the recommended LOS is 6.25 to 15.0. It should be noted that the parks Master Plan also considers anticipated growth such as provided by the Buoy 10 Landing project and also anticipated increase in tax revenues with increased population to help offset the impacts of increased costs for parklands with additional use.

### **Water System:**

No public water mains are proposed for this project. Per discussions with the City of Warrenton Fire Chief, additional fire hydrants will not be required.

The July 2018 Water Master Plan (WMP) by Murray Smith and Associates does not mention any system deficiencies in the Buoy 10 Landing vicinity. In terms of impact to the whole system, the estimated flow rates would increase by approximately 0.3%.

|                                                 | Item  | Units  |
|-------------------------------------------------|-------|--------|
| Number of Units                                 | 7     |        |
| Number of Bedrooms/Unit                         | 3     |        |
| People per Bedroom (per HUD)                    | 1.5   |        |
| Estimated Population                            | 32    |        |
|                                                 |       |        |
| Water Usage Per Capita (per 2018 WMP)           | 128   | gpcd   |
|                                                 |       |        |
| Buoy 10 Landing Average Day Flow Generation     | 4,096 | gpd    |
|                                                 | 0.004 | mgpcpd |
| System Wide Average Daily Demand (per 2018 WMP) | 1.2   | mgd    |
|                                                 |       |        |
| Percent Increase                                | 0.3%  |        |

gpcd = gallons per capita per day

mgpcd = millions of gallons per capita per day

mgd = millions of gallons per day

Standard 1-inch service lines with individual meters will serve each residence.

**Sanitary Sewer System:**

Anticipated flows from this development were estimated as follows.

|                                                                           | Item   | Units  |
|---------------------------------------------------------------------------|--------|--------|
| Number of units                                                           | 7      |        |
| Number of Bedrooms                                                        | 3      |        |
| People per Bedroom (per HUD)                                              | 1.5    |        |
| Estimated Population                                                      | 32     |        |
|                                                                           |        |        |
| Sewage Flow Rate Per Capita (per Section 4.1, Warrenton Design Standards) | 120    | (gpcd) |
|                                                                           |        |        |
| Buoy 10 Landing Average Flow Generation                                   | 3,780  | (gpd)  |
| Peaking Factor (range of 1.4-4 per DEQ OAR52 APP-A)                       | 4      |        |
|                                                                           |        |        |
| Peak Flow                                                                 | 15,120 | (gpd)  |
|                                                                           |        |        |
| Peak Flow                                                                 | 10.50  | gpm    |

The current capacity of the City’s wastewater treatment plant and resulting increases in flow due to this development are presented in the table below. Plant capacities are as reported in the September 2018 Plant Capacity Evaluation Update by Kennedy/Jenks Consultants.

|      | Parameter      | Plant Capacity (MGD) | Buoy 10 Landing Estimated Flows (MGD) | Percent Increase in Flows |
|------|----------------|----------------------|---------------------------------------|---------------------------|
| Flow | Max Day        | 2.3                  | 0.015                                 | 0.7%                      |
|      | Annual Average | 1.1                  | 0.004                                 | 0.3%                      |

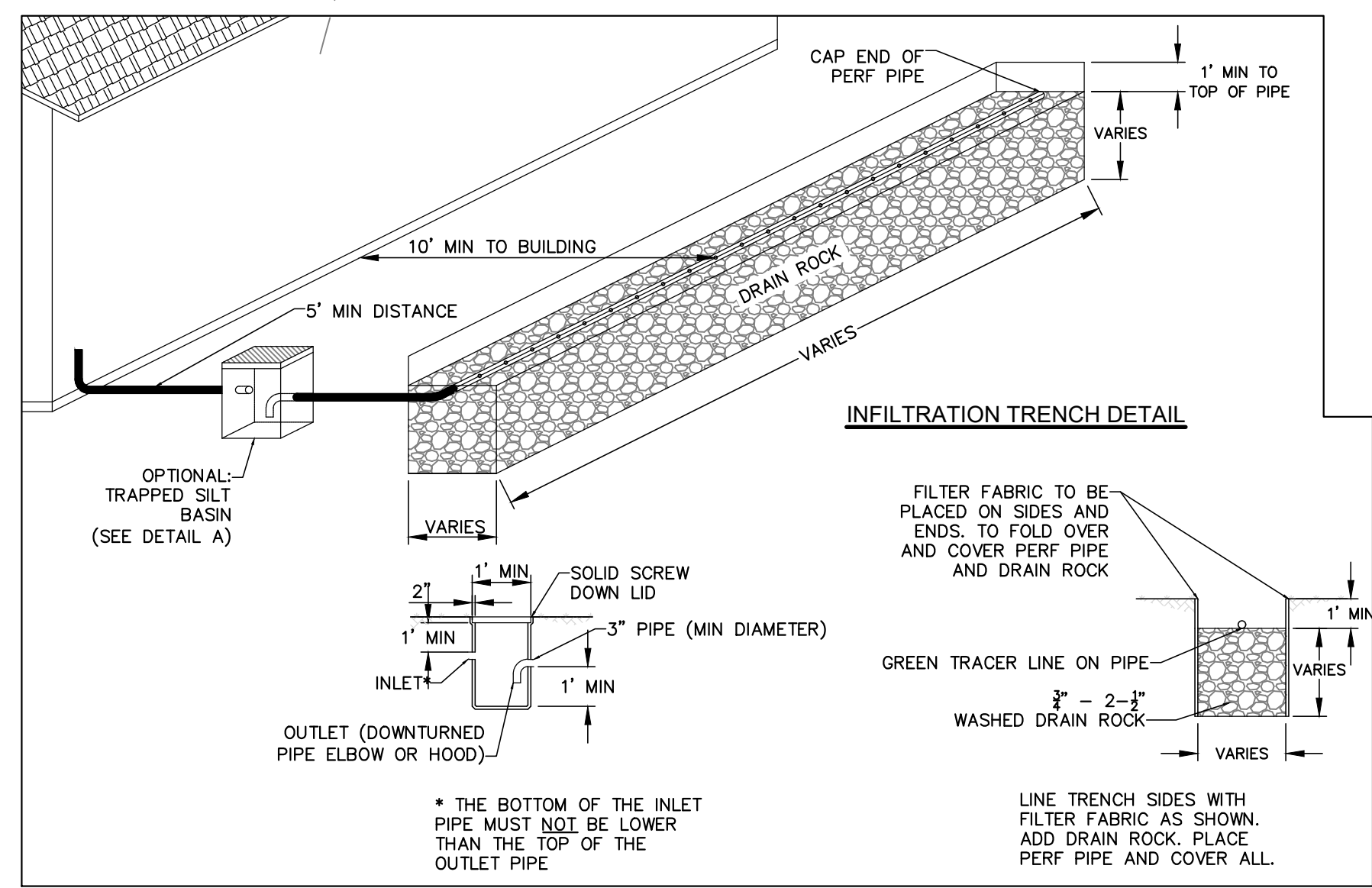
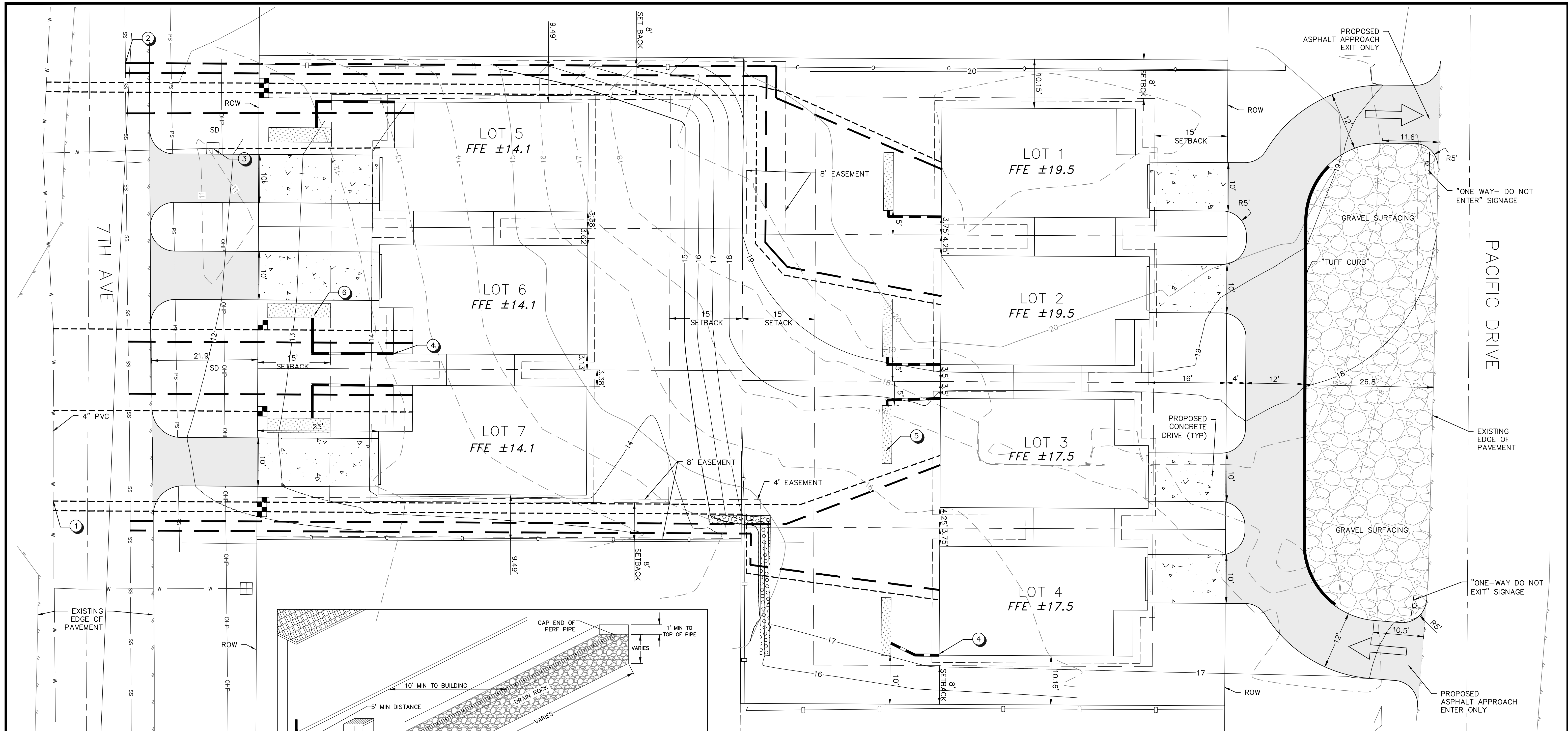
Sewage loadings (BOD and TSS) are not anticipated to be substantially different from typical residential sewage.

Each unit will be served by standard 4-inch sewer services connecting to the sewer main in 7<sup>th</sup> Avenue.

**Noise Impacts:**

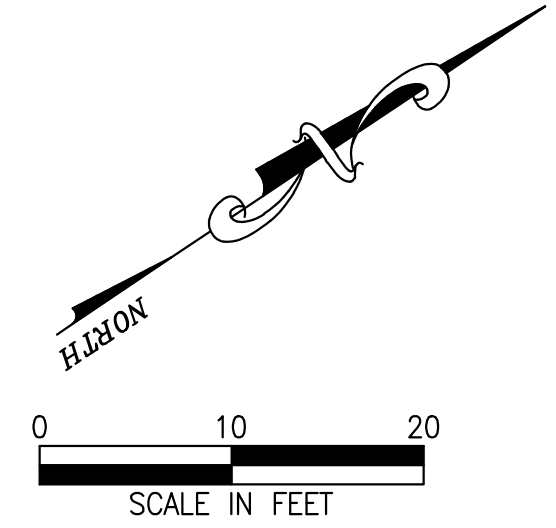
The noise impacts are assumed to be the same as for other similar developments in the City. Temporary impacts to noise in the vicinity will occur during construction.

(End Impact Study)



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

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



EXPIRES: 06/30/23  
SIGNATURE DATE:

|       |     |          |
|-------|-----|----------|
| DATE: | NO. | REVISION |
|       |     |          |

|                     |                |          |
|---------------------|----------------|----------|
| DRAWN:              | DESIGNED:      | CHECKED: |
| SCALE: AS SHOWN     | DATE: AUG 2022 |          |
| PROJECT NO. E21-060 |                |          |

**FIRWOOD**  
DESIGN GROUP

359 EAST HISTORIC COLUMBIA RIVER HIGHWAY  
TROUTDALE, OREGON 97060  
BUS: (503) 668-3737 • FAX: (503) 668-3788

NATHAN JOHNSON  
P.O. BOX 727  
WARRENTON, OR 97146

COMPOSITE SITE & UTILITY PLAN  
SUNRISE HOMES-7 LOT SUBDIVISION  
354 PACIFIC DRIVE, WARRENTON, OR 97146

## Rebecca Sprengeler

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**From:** Christine Cordes <christineparise@hotmail.com>  
**Sent:** Thursday, October 13, 2022 10:59 AM  
**To:** Rebecca Sprengeler  
**Cc:** lisalyons61@gmail.com; Scotty Cordes  
**Subject:** Public Comment: SUB 22-2 Buoy 10 Landing Subdivision; Public Hearing October 13, 2022  
**Attachments:** Buoy 10 Public Comments.pdf

Dear Rebecca,

Please see the attached public comments that we would like the planning commission to take into consideration in connection with its review of the above referenced application at tonight's hearing.

Please let me know if you have any questions or need anything further for these comments to be considered. If you wouldn't mind confirming receipt, that would be most appreciated.

Best,

Christine and Scott Cordes  
378 Pacific Dr.  
Hammond, OR 97121  
ph: (617) 480-7678

Lisa Lyons-Wark and Brandon Wark  
378 7<sup>th</sup> Ave  
Hammond, OR 97121  
ph: (503) 468-2831

To: The Warrenton Planning Commission

From: Christine Cordes and Scott Cordes (378 Pacific Dr)  
Lisa Lyons-Wark and Brandon Wark (378 7<sup>th</sup> Ave)

Date: October 13, 2022

Subject: Public Comment re: Buoy 10 Landing Preliminary Plat;  
Nathan Johnson, Sunrise Homes, Inc.; Tax Parcel: 81009BC01100

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The following public comments are respectfully submitted for the consideration of The Warrenton Planning Commission (the "*Commission*") in connection with the Commission's consideration of Application SUB 22-02: Buoy 10 Landing Preliminary Plat ("*Application*") for preliminary plat approval to create 7 lots (the "*Proposed Lots*") intended to be used to build 7 attached single family homes (the "*Plan*") on a little more than a 0.5 acre located at 354 Pacific Dr (the "*Property*").

Christine and Scott Cordes own the lot adjacent to the Property (378 Pacific Dr), sharing the east property line running from Pacific Dr to 7<sup>th</sup> Ave, which is presently used as a single-family residence with an attached accessory dwelling unit. Lisa and Brandon Wark own the lot diagonally across the street from the Property on 7<sup>th</sup> Ave (378 7<sup>th</sup> Ave), which is presently used as a single-family residence.

We are concerned that the Plan will adversely impact our community and our adjacent lots in a variety of ways as outlined in the following comments. As the Commission is aware, the community surrounding the Property is a quiet, residential community consisting of single-family homes, duplexes and triplexes. While the community currently includes multifamily housing and is zoned for medium density development, the existing multifamily homes are situated on larger lots containing adequate parking and aesthetically pleasing green space that is also necessary for adequate stormwater management. The community has small roads without sidewalks or streetlights that are usually congested only with resident elk and deer that roam the streets and an occasional child riding a scooter or chasing a stray cat. While the housing is somewhat varied, there is a look and feel to the community that is decidedly rural. While the applicant states in the Application that the Plan complies with at least the minimum technical design requirements of the development provisions of the Warrenton Municipal Code ("*Code*"), we do not feel that the Plan is consistent with the character of the community in any respect.

### ***Inadequate Space for Off-Street Parking***

One of the specific major concerns that we have as adjacent homeowners is the inadequacy of off-street parking involved in the Plan. According to the Plan, the Proposed Lots will be developed into seven 3-bedroom single-family homes where each home has two parking spaces; accordingly, the housing is intended to attract families and/or larger groups of adults with an assumed 2 vehicles per unit. In the aggregate, this means that we should assume that in a little over a 0.5 acre of space, there will be seven single-family homes, 14 vehicles and anywhere from 20 to 40 occupants (depending on whether 1 or 2 people occupy each of the 21 bedrooms). We suspect that this would about double the occupants and vehicles presently existing within 2-blocks of the Property. While we acknowledge that the parking spaces contained in the proposed Plan meet the minimum Development Code requirements, it is

beyond reason to believe that all 14 of these expected new vehicles at the Proposed Lots will be parked in the planned off-street parking spaces, which are very small relative to the types of vehicles common in our community. This is not Portland or Seattle and people don't drive the types of tiny vehicles that might fit in 272 square foot garages that also contain utilities and storage for the otherwise small 3-bedroom houses planned for the Proposed Lots. If some of these vehicles need to park on the street, they will be forced to park alongside our adjacent properties since the Plan leaves no room for on street parking given the density of the proposed development and the configuration of the driveways. We do not see any alternative for addressing this concern other than reducing the number of Proposed Lots and homes proposed for development.

### ***Traffic and Safety***

In addition to parking concerns, we also are concerned about the increased traffic that we can expect with this level of concentrated density. 7<sup>th</sup> Ave, in particular, is not wide enough for vehicles traveling in opposite directions to safely pass one another at the posted speed limit. If there are vehicles parked on the street, as we expect will be the case as noted above, 7<sup>th</sup> Ave will not be wide enough for vehicles traveling in opposite directions to pass at all, which may result in accidents and other congestion adversely impacting the residents of the community. This conclusion is supported by obvious conditions existing on the road that are readily apparent to anyone visiting the Property. Again, we do not see any way to address this other than by reducing the number of Proposed Lots and homes proposed for development.

### ***Stormwater Management***

We are also very concerned that since the Plan leaves very little room for green space, water runoff from the Proposed Lots will be significantly greater than it has been historically given the substantial increase in impervious surface area. Lisa and Brandon Wark experienced flooding at their property this past winter and had to sandbag their garage in order to avoid water intrusion and damage. Their neighbor to the rear of their lot also had to install sump pumps in his yard to control flooding. The Application indicates that "driveway/apron runoff will be directed to the respective rights-of-ways for dispersal and eventual infiltration as it has historically" and further goes on to suggest that the "runoff rate and flow from the driveways will not be substantially greater than the pre-development volume and/or rate."

We note that the Property consists mostly of green space with a small, dilapidated single-family home on the Pacific Dr side of the Property. Currently, most of the rain that falls, at times torrentially, drains into the sandy ground and vegetation, yet adjacent lots are still experiencing flooding. Developing the Property into predominantly impervious surface area will substantially increase the runoff and flow from the Proposed Lots and will lead to increased flooding on the adjacent lots, which are lower in elevation. Expecting that the runoff and flow will infiltrate "as it has historically" while changing the Property from predominantly sand and vegetation to a predominantly impervious surface is contradictory. The new runoff and flow from the Proposed Lots will unequivocally not be consistent with the historical runoff and flow so there is no reason to believe that historical infiltration will suffice; in fact, based on the recent flooding experienced by adjacent property owners, this is a real concern. We think this is clearly evident from a visual inspection of the Property and the surrounding community.



## ***Boundary Lines***

We are concerned that the lot line drawn in the survey submitted with the Application running between the Property and the lot at 378 Pacific Dr is inaccurate based on a survey done in 1987 that the Cordes' received when they acquired their lot at 378 Pacific Dr which puts the property line closer to the existing chain link fence. We are seeking professional review of the surveys to better understand this issue. We also think that the Application is unclear as to the location of the east property line on the 7<sup>th</sup> Ave side of the Property as the survey refers to an existing wood fence, however, there is no existing wood fence anywhere along this boundary line. More time is needed to adequately review the surveys and assess whether there is disagreement concerning the east boundary line of the Property.

\*\*\*\*\*

We note that the timeframe that we have had as a community to review the Application and provide evidence of the expected negative impacts has been too short to obtain professional assistance of any kind. Importantly, we have been unable to find counsel with availability to consult with us as all but one of the local law firms in the Astoria/Warrenton area (even as far as Seaside) are unable to consult with us due to conflicts arising out of having previously represented the applicant. The one local real estate attorney without a conflict is not available to consult until the middle of November. Accordingly, we have not been able to consult with counsel having expertise in this area but would appreciate adequate time to do so.

Finally, we want to make it clear that we do not oppose all development of the Property. We welcome development of the Property in a responsible manner that is in keeping with the character of the community. We think that responsible development consistent with the character of the community would be welcome by the community and we hope that the applicant and this Commission reconsider the Plan accordingly.

**From:** [City Planner](#)  
**To:** [Rebecca Sprengeler](#)  
**Subject:** FW: Bruce W. Allen concerns about SUB-22-2 Buoy 10 Landing Subdivision  
**Date:** Monday, October 31, 2022 1:43:00 PM

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From the City Planner email

-----Original Message-----

From: Bruce Allen <brucewayne544@yahoo.com>  
Sent: Monday, October 10, 2022 9:51 AM  
To: City Planner <cityplanner@ci.warrenton.or.us>  
Subject: Bruce W. Allen concerns about SUB-22-2 Buoy 10 Landing Subdivision

To whom it may concern,

Recently it was brought to attention about this plan (SUB-22-2 Buoy 10 Landing Subdivision) to build on what is currently 354 Pacific Drive by my neighbor. Was truly surprised that more of the neighborhood was not informed of this desired build project. As a homeowner at 784 Desdemona Street, I am concerned about this project. The proposed build area is quite a bit higher than many houses south of the building zone. During the fall and winter when we have a lot of rain there are many houses (mine included) that get hammered with large amounts of water from higher surrounding homes. Building in this designated area gives myself and other neighbors huge concerns about water flooding issues. When they flatten the build area it will definitely cause water issues with other properties that are lower and south of the planned build zone if it's not addressed in advance. Secondly, myself and my neighbors are concerned about the extreme number of units proposed on this tiny lot. Many of us are of the opinion that it will cause many parking and traffic issues.

Questions:

1. Is there a plan to address the water drain off from the new housing?
  - a. Sump pump
  
2. Is there a plan to address the traffic and parking?
  - a. Ensuring there's enough parking with the new build area.
  - b. No street parking on 7th Avenue.
  
3. Propose to the builder to down grade the number of units proposed.

I can ensure you that many neighborhood homeowners aren't total against utilizing this lot for new housing, but we are concerned considering the extreme number of units proposed. Most of us think this is going to cause a lot of traffic, parking, and water issues within the neighborhood.

Bruce W. Allen  
784 Desdemona Street  
Hammond, Oregon 97121





## City of Warrenton

### Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

# STAFF REPORT

TO: The Warrenton Planning Commission  
 FROM: Jay Blake, Planning Director *Jay Blake*  
 DATE: November 10, 2022  
 SUBJ: Draft Ordinance #1259 Moratorium on Psilocyben Manufacturing and Service Centers in the City of Warrenton

## BACKGROUND:

The State of Oregon voters approved Ballot Measure 109 in 2020 thereby legalizing psilocybin production facilities and distribution services. It authorized the issuance of Manufacturing, Laboratory, Facilitator, and Service Center licenses. It also provides a local government "opt-out" procedure where municipalities can prohibit the Manufacturing and Service Centers.

The city of Warrenton Planning Commission has reviewed the legal summaries from the Oregon League of Cities and discussed its potential impacts to the community. At the September and October meetings, the Planning commission reaffirmed their opposition to the production and distribution of psilocybin products in Warrenton. Because of the unknown impacts on residents and the community. The Planning Commission directed staff to prepare a moratorium ordinance for consideration.

Planning and Legal staff have prepared a draft Ordinance for you consideration. The Planning Commission should conduct a public hearing related to the ordinance, take public testimony, and make a recommendation for adoption to the City Commission.

The proposed Ordinance will effectively prohibit the issuance of licenses for psilocybin manufacturing and service centers in the city of Warrenton and refer the permanent moratorium to the city voters at the next regularly scheduled statewide election in November of 2024.

## CONCLUSIONS AND RECOMMENDATION

Since this is not an amendment to the Warrenton Development Code, Chapter 16 of the Municipal Code, a public hearing before the planning commission is not required. Public hearing at the first reading by the City Commission and a second reading will be scheduled.

The Planning Commission should consider going on record related to the proposed ordinance. Any discussion or comments will be brought forward to the City Commission.

**Recommended Motion:**

*I move that the Warrenton Planning Commission recommend approval of Ordinance 1259 Amending the Warrenton Municipal Code declaring a moratorium on psilocyben service centers and the manufacture of psilocyben products in the City of Warrenton.*

**Alternate Actions.**

The Warrenton Planning Commission may modify the draft ordinance to reflect any changes deemed necessary and recommend approval to the City Commission.

The Warrenton Planning Commission can table the item for further clarification or modification.

**Staff Recommends that the Planning Commission recommend approval of the draft ordinance 1259 to the City Commission.**

ORDINANCE NO. 1259

AN ORDINANCE DECLARING A BAN ON PSILOCYBIN SERVICE CENTERS AND THE MANUFACTURE OF PSILOCYBIN PRODUCTS IN THE CITY OF WARRENTON

WHEREAS, in November 2020, Oregon voters approved Ballot Measure 109, known as the Oregon Psilocybin Service Act (codified at ORS 475A), which allows for the manufacture, delivery and administration of psilocybin at licensed facilities; and

WHEREAS, ORS 475A.235 provides that the Oregon Health Authority will regulate the manufacturing, transportation, delivery, sale and purchase of psilocybin products and the provision of psilocybin services in the state; and

WHEREAS, the Oregon Health Authority (OHA) has initiated a rulemaking process to implement the state's psilocybin regulatory program and intends to begin accepting applications for psilocybin-related licenses on January 2, 2023; and

WHEREAS, the City of Warrenton is uncertain how the manufacture, delivery and administration of psilocybin at licensed psilocybin facilities will operate within the city; and

WHEREAS, ORS 475A.718 provides that a city commission may adopt an ordinance to be referred to the electors of the city at the next statewide general election prohibiting the establishment of state licensed psilocybin product manufacturers and/or psilocybin service centers in the area subject to the jurisdiction of the city; and

WHEREAS, ORS 475A.718 also provides that, after adopting such an ordinance, the City must provide the text of the ordinance to OHA, and that upon receiving notice of adoption of a prohibition ordinance, OHA shall discontinue licensing the prohibited facilities until the date of the next statewide general election on November 6, 2024 , and if voters do not approve the prohibition, OHA will not begin licensing of those facilities until the first business day of January following the election; and

WHEREAS, the Warrenton City Commission believes that prohibiting psilocybin product manufacturers and psilocybin service centers within the city's jurisdictional boundaries will allow the city to see how the industry will operate and the effects it will have in other areas of the state, and to evaluate whether and in what manner it could operate within the City, is in the best interest of the health, safety and welfare of the people of Warrenton; and

WHEREAS, the City Commission seeks to refer to the voters of Warrenton the question of whether to establish a ban on state-licensed psilocybin product manufacturers and psilocybin service centers within the city's jurisdictional boundaries at the next statewide general election, on November 5, 2024.

Now, therefore, THE CITY OF WARRENTON ORDAINS AS FOLLOWS:

Section 1. Prohibition. The establishment of psilocybin product manufacturers licensed under ORS 275A.290 and psilocybin service centers licensed under ORS 475A.305 is prohibited in the City of Warrenton.

Section 2. Referral. This ordinance is referred to the electors of the city of Warrenton for approval at the next statewide general election on November 6, 2024.

Section 3. Effective Date. This ordinance takes effect and becomes operative upon approval by a majority of voters at the November 6, 2024, election.

Section 4. Notice. The City Manager, or designee, is hereby directed to provide the text of this ordinance to the Oregon Health Authority in order that the Oregon Health Authority will discontinue licensing the prohibited facilities until the date of the next statewide general election on November 6, 2024, and thereafter as provided in ORS 475A.718.

First reading this \_\_\_\_ day of \_\_\_\_\_, 2022.

Second reading and passage by this Council this \_\_\_\_ day of \_\_\_\_\_, 2022.

Signed by the Mayor this \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Mayor Henry Balensiefer III

ATTEST:

SIGNED: \_\_\_\_\_

City Recorder, Dawne Shaw



## City of Warrenton

### Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

## STAFF REPORT

TO: The Warrenton Planning Commission  
 FROM: Jay Blake Planning Director *Jay Blake*  
 DATE: November 10, 2022  
 SUBJ: Addressing Street Name Proposal – SE 19<sup>th</sup> Street

### BACKGROUND:

In 2013, Clatsop County began developing the North Coast Business Park property which included the extension of SE Ensign Lane from the Costco retail area to an intersection with US 101 Business Road. The project also included the construction of a public road to serve future industrial, business park, and county services projects. The Roadway had three parts a northerly leg, westerly leg, and southerly leg. All three parts were named SE 19<sup>th</sup> Street.

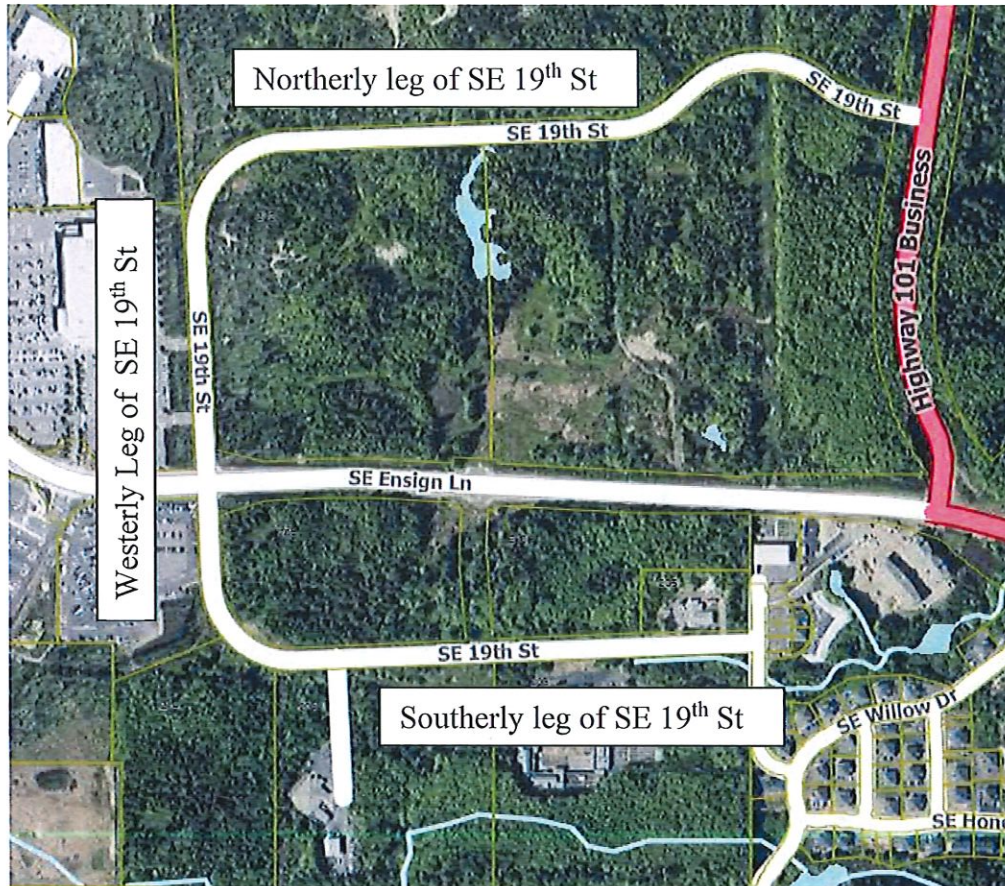
Section 12.24 of the Warrenton Municipal Code establishes a grid system for addressing and street naming to reduce confusion and afford the most logical street and addressing system for public safety. This area has a numerical east-west requirement with the prefix SE and Street suffix. North-south roadways should be named nautical themed names with SE prefix and Avenue suffix. With those requirements, both the northerly leg and westerly leg should be renamed to meet the grid requirements.

The northerly leg is in line with 16<sup>th</sup> Street SE and the Westerly leg is in line with an "I" nautical theme roadway.

Development has occurred on the southerly portion of the roadway including the County Sherriff's office, Expansion County Jail facilities, and the Clatsop Humane Society.

The undeveloped tracts between SE Ensign Lane and the southerly leg of SE 19<sup>th</sup> Street are owned by Big Beams LLC. And Columbia Memorial Hospital. The remaining lands owned by Clatsop County are being sold for development and remain undeveloped.





Staff recommends that the City of Warrenton rename the northerly leg SE 16<sup>th</sup> Street. Staff also suggested that the westerly leg be renamed SE Iredale Avenue as it is in line with another SE Iredale Avenue section in the city grid. But Clatsop County has encouraged using other “I” nautical names to reduce confusion with other Iredale roads in our area. See the attached memo from Assistant County Manager Monica Steele. Other suggestions could include SE Ironsides Avenue, or SE Intrepid Avenue (both names of US ships old and new).

All affected property owners were notified of the possible change.

### **PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE:**

The process through which a City can rename previously platted roadways is outlined in the following summary from our City legal Staff.

I recommend following process:

- The Planning Commission must find that the renaming is in the best interests of the City (and the area 6 miles outside the City limits) and make a recommendation to the City Commission.
- The City Commission holds a public hearing on the renaming. Notice of the hearing must be published in a newspaper of general circulation within the City and the six mile area around the City “within the week prior to the week within which the hearing is to be held.”
- Following the hearing, the City Commission can either (1) approve the recommended name change by ordinance, or (2) reject the recommendation by resolution.
- If the City Commission approves the renaming, certified copies of the ordinance must be filed with the county clerk/recorder, county assessor, and county surveyor.

## CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS:

### Chapter 12.24 Street Designation and Numbering

The Planning Commission should make the following findings related to this request:

1. The current street names for the northerly and westerly legs of SE 19<sup>th</sup> Street in Warrenton could lead to confusing addressing and potentially impact public safety and response times; and
2. Renaming the above-mentioned sections of this street would reduce confusion for the general public; and
3. The northerly leg of SE 19<sup>th</sup> Street should be renamed SE 16<sup>th</sup> Street so that it is in alignment with our grid system; and
4. The Westerly leg of SE 19<sup>th</sup> Street should be renamed SE \_\_\_\_\_ Avenue (Insert preferred “I” nautical name).

The Planning Commission therefore directs staff to prepare the necessary public hearing documents, provide required public notification and present our findings to the City Commission and the next appropriate City Commission meeting.

### ATTACHMENTS:

1. Listing of Affected Properties
2. Correspondence from Clatsop County

## Attachment 1

### Listing of Affected Properties

| <u>Parcel Number</u> | <u>Owner</u>   | <u>Status</u>                       |
|----------------------|----------------|-------------------------------------|
| 810270000211         | Clatsop County | Vacant                              |
| 810270000212         | Clatsop County | Vacant                              |
| 810270000213         | Clatsop County | Vacant                              |
| 810270000214         | Clatsop County | Vacant                              |
| 810270000209         | Big Beams, LLC | Vacant, has frontage on three sides |

### Other Adjacent Properties (Not Directly Impacted by Proposed Name Change)

| <u>Parcel Number</u> | <u>Owner</u>           | <u>Status</u>                                                     |
|----------------------|------------------------|-------------------------------------------------------------------|
| 81027C007300         | DBG Holdings           | Astoria Ford, has access from SE Ensign Lane                      |
| 81027C006800         | Costco Wholesale Corp. | Costco, has access from SE Ensign Lane and SE Discovery Lane      |
| 810270000210         | Columbia Mem. Hospital | Vacant, has access from SE Ensign Lane or SE 19 <sup>th</sup> St. |



# Clatsop County

800 Exchange St., Suite 410  
Astoria, OR 97103  
(503) 325-8611 phone  
(503) 338-3606 fax  
www.co.clatsop.or.us

October 10, 2022

Jay Blake, Planning Director  
City of Warrenton Planning Department  
225 S. Main Avenue  
P.O. Box 250  
Warrenton, OR 97146

**RE: PROPOSED STREET RENAMING**

Dear Mr. Blake:

Clatsop County has reviewed the street renaming proposal that will be presented to the City of Warrenton Planning Commission on November 10, 2022. Staff has the following comments regarding the proposed renaming:

1. Section 12.24.040(D)(1), Warrenton Municipal Code states: "Street names being a duplicate of an existing street in the City of Warrenton or in Clatsop County shall be avoided".
2. Section 12.24.040(D)(2), Warrenton Municipal Code states: "Similar sounding names such as Beach Avenue and Peach Avenue, Maywood Court and Maywood Lane shall be avoided".

Clatsop County staff have noted that there is an "Iredale Street" in Hammond, a "NE Iredale Avenue" in northeast Warrenton and a "Peter Iredale Road" in Fort Stevens. "NW Peter Iredale Road" is located between Burma Road and Ridge Road. The similarity between the proposed "SE Iredale Avenue" and these three existing street names may cause confusion when the general public is attempting to access online maps to locate specific properties or attractions. The proposed street renaming also does not take into consideration the two "Peter Iredale" parking lots in Fort Stevens. Furthermore, given that NE Iredale Avenue does not appear to align with the proposed SE Iredale Avenue, this may further confuse both the public and first responders.

Clatsop County would strongly encourage that the renaming of SE 19<sup>th</sup> Street to "SE Iredale Avenue" be reconsidered.

Thank you for the opportunity to review and comment on this proposed change. Please feel free to contact me with any questions you may have.

Sincerely,

Monica Steele  
Assistant County Manager



**Oregon**  
Kate Brown, Governor

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October 20, 2022

TO: County and City Planning Directors

FROM: Meg Reed, Coastal Policy Specialist  
Lisa Phipps, Coastal Program Manager

RE: Adopted New Goal Exception Criteria to Administrative Rules for the Goal 2 Exception Process, OAR 660-004-0022, for Shoreline Protection of Public, Ocean Fronting Roads



Enclosed are the amendments to the Goal 2 administrative rules (OAR 660-004-0022) adopted by the Land Conservation and Development Commission (LCDC) at its September 22-23, 2022 meeting. The amended rules were filed with the Oregon Secretary of State and became effective on October 21, 2022. The summary below is provided for your information.

#### **BACKGROUND**

The new rule addition creates a clear path for public roads and highways along the oceanfront to seek a local land use goal exception to use structural shoreline armoring to mitigate coastal erosion. It offers defined guidance on justifying a goal exception that balances public needs with the important values and ecosystem services of the public beach. The new goal exception process requires a feasibility assessment, public benefit justification, and mitigation of shoreline armoring impacts.

Structural shoreline protection, or shoreline armoring, is the placement of structural material on the coastline with the intention of minimizing the risk of coastal erosion to development. On the Oregon coast, this mostly takes the form of riprap revetments or seawalls. Currently, under Statewide Planning Goal 18, only certain types of development that existed as of January 1, 1977 are eligible to apply for shoreline armoring permits. 'Development' is defined as houses, commercial and industrial buildings, and vacant but improved subdivision lots. Under the current goal language, roads (such as Highway 101) are not eligible for shoreline armoring, even those that were developed prior to 1977. Some sections of State Highway 101 and other city and county roads are oceanfront and vulnerable to the hazards of coastal erosion. While there may be options for roads to be removed or re-routed in some areas, in other areas this option may be extremely costly; may impact sensitive habitats; and/or may be infeasible because of the mountainous and landslide-prone coastal terrain. In some cases, use of shoreline armoring for public road protection may provide the greatest public benefit. The new rule addition provides a direct option for these such roads through a local government goal exception process.

**OAR 660-004-0022 – SUMMARY OF RULE ADDITION**

The new rule is an addition to OAR 660-004-0022, Reasons Necessary to Justify an Exception Under Goal 2, Part II(c). This new specific reason exception applies only to public, ocean-fronting roads that were developed as of January 1, 1977, to retain the intention of Statewide Planning Goal 18. Below are the key highlights and justifications for the proposed rule language, developed through a public process:

| <i>Topic</i>                                                                                                                                                                                                                                      | <i>Reasoning</i>                                                                                                                                                                                                                                                                                                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A definition is given for public roads and highways, as well as what types of roads are eligible for this exception, and which are not. Only public bodies that own, operate, or maintain the public roadway may apply for this exception.</b> | This is seeking to prevent private property that is not eligible for shoreline armoring under Goal 18 from using this exception. This also helps to justify the public benefit.                                                                                                                                                                                                                                             |
| <b>Justification that shoreline armoring will provide a significant public benefit.</b>                                                                                                                                                           | If the exception is going to allow more shoreline armoring on the Oregon coast, which will have long term impacts on beaches, there needs to be a clear reason to justify this addition, such as protecting an essential lifeline transportation route.                                                                                                                                                                     |
| <b>Feasibility Assessment – evaluation of alternatives to shoreline armoring that do not require a goal exception and why they will not work. Rule language gives several alternatives to evaluate at a minimum.</b>                              | Requires the applicant to evaluate other potential options besides hard armoring, such as relocating the road, or vegetative plantings to mitigate the erosion. This assessment should answer the question, “Is a goal exception for shoreline armoring the only option in this instance?”                                                                                                                                  |
| <b>Demonstration of how the proposed addition of shoreline armoring for road protection will minimize its impacts on the public beach and adjacent properties.</b>                                                                                | If shoreline armoring is the only option, this analysis asks the applicant to show how the negative impacts of that armoring will be minimized, especially to public access of the beach and to adjacent property, and how the design of the structure accounts for the impacts of sea level rise.                                                                                                                          |
| <b>Avoid or mitigate the long-term and recurring costs to the public of the addition of shoreline armoring.</b>                                                                                                                                   | This language is borrowed and modified from the wetland mitigation program within the Department of State Lands. The intent of this provision is to protect beach habitat and beach access from the impacts of additional armoring. The applicant is required to look at how the proposed project can, in this order: avoid, minimize, rectify, reduce, or compensate for the impacts of the additional shoreline armoring. |
| <b>Assessment of how the exception requirements of OAR 660-004-0020 are met.</b>                                                                                                                                                                  | This serves as a reminder that the applicant also must follow the other exception criteria laid out in OAR 660-004-0020, which includes the four standards for a goal exception described in Goal 2.                                                                                                                                                                                                                        |

**PUBLIC NOTICE AND OUTREACH**

Staff at the Oregon Department of Land Conservation and Development received guidance on the development of new rules through a volunteer rulemaking advisory committee (RAC), recruited through an open process. Advisory committee members met a total of four times to draft rule language. Each meeting was livestreamed on YouTube and recordings were made available on the rulemaking webpage after each meeting. A summary of topics discussed and links for more information about each meeting can be found on the DLCD rulemaking webpage: <https://www.oregon.gov/lcd/LAR/Pages/OFPRP.aspx>. Written public comments were received throughout the rulemaking process. A public hearing was held on the proposed rules in Newport on August 23, 2022. LCDC held a public hearing at its September 22-23, 2022 meeting and then adopted the final rule language. All written comments were submitted to the commission prior to their deliberation.

For further information about this rule adoption, please contact Meg Reed, Coastal Policy Specialist at 541-514-0091 or [meg.reed@dlcd.oregon.gov](mailto:meg.reed@dlcd.oregon.gov).