



AGENDA

WARRENTON PLANNING COMMISSION
Regular Meeting | December 8, 2022 | 6:00pm
Warrenton City Hall Commission Chambers | 225 S Main Avenue, Warrenton, OR 97146

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

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

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

1. CALL TO ORDER & PLEDGE OF ALLEGIANCE

2. ATTENDANCE

3. APPROVAL OF MINUTES

- A. Planning Commission Regular Minutes – 11.10.22

4. PUBLIC COMMENT

At this time, anyone wishing to address the Planning Commission concerning items of interest may do so. The person addressing the Planning Commission must complete a Public Comment Card and submit it to the Secretary prior to the meeting. All comments will be addressed to the whole Planning Commission and limited to 3 minutes per person. Public Comments may also be submitted by email to the Secretary, 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.

5. PUBLIC HEARING

- A. Continued: Buoy 10 Landing Subdivision (SUB-22-2) on tax lot 81009BC01100
- B. Belinskiy Side Yard Variance (V-22-4) at 1180 S Main, tax lot 81028AB00600
- C. L&D Race Tech Motorcycle Shop Site Design Review (SDR-22-2) on tax map 81022DD, Lots 06100, 06200, 06300, 06500, & 06501 – *Staff will be requesting continuance to January 12th*

6. BUSINESS ITEMS

7. DISCUSSION ITEMS

8. GOOD OF THE ORDER

9. ADJOURNMENT

Next Regular Meeting: January 12, 2023

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
 November 10, 2022
 6:00 p.m.
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, OR 97146

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

Commissioners Present: Kevin Swanson, Christine Bridgens, Mike Moha, Ken Yuill, Karin Hopper, and Lylla Gaebel (Online)

Excused: Chris Hayward

Staff Present: Planning Director Jay Blake and Planning Technician Rebecca Sprengeler

OATH OF OFFICE

Planning Technician Rebecca Sprengeler administered the oath of office for Planning Commissioner Position No. 6 to Karin Hopper.

NOMINATION OF CHAIR-ELECT FOR 2023

Planning Director Jay Blake discussed an update to the committees and boards handbook requiring selection of a chair elect for the next year. A vice chair elections will be in January.

Commissioner Yuill made the motion to nominate Chris Hayward for chair in 2023. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye;

APPROVAL OF MINUTES

- Planning Commission Meeting Minutes – 10.13.22

Commissioner Yuill made the motion to approve the minutes of the previous Planning Commission meeting. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye;

PUBLIC COMMENT ON NON-AGENDA ITEMS

Sammi Beechan shared concerns about the 444 Jetty Street development in Hammond.

PUBLIC HEARINGS

Vice Chair Bridgens opened the public hearing in the matter of Conditional Use Permit CUP-22-1 submitted by Joe and Leesa Revis for a Vacation Rental on property located at 1015-1025 Fourth Avenue. She read the public hearing script and asked if there were any conflicts of interest or ex parte contacts to disclose. All Commissioners answered no.

Ms. Sprengeler presented the staff report, noting the definition of a Vacation Rental does not include duplexes, but staff find that duplexes meet the intent of the code. She also noted the review standards were met or will be met by conditions of approval. The Vacation Rental application will be reviewed by staff if the Conditional Use permit is approved. She recommended approval subject to conditions of approval in the staff report. Mr. Blake added that the use is similar to other uses allowed in the RC zone. Parking requirements will be met.

Joe and Leesa Revis purchased the property in 2020 then remodeled. They would like to rent the 1025 unit short-term. Commissioner Yuill congratulated them on the improvements, noting past issues with the property. Vice Chair Bridgens asked about parking. Ms. Revis noted there are four off-street parking spaces; two are available for guests. There was brief discussion about parking during fishing season. The Revis will be onsite during rentals. Mr. Revis discussed traffic in the area. During public testimony, Ms. Beechan asked questions about short-term rental permits. Staff will follow up with information. Ms. Revis responded to Ms. Beechan's comments. Nathan Johnson commented in support of improvements.

Vice Chair Bridgens closed the hearing.

The Planning Commission agreed with staff that duplexes meet the intent of the code. It was noted past duplexes were not allowed as vacation rentals. Commissioner Swanson liked that the applicant would be onsite. Commissioner Hopper noted her experience with vacation rentals in Hammond. Commissioner Yuill thanked the applicants for working with staff.

Commissioner Swanson made the motion to approve the application CUP-22-1 at 1015-1025 Fourth Avenue in Hammond subject to the conditions in the staff report. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye; Gaebel– abstain

Vice Chair Bridgens opened the continued public hearing in the matter of Preliminary Plat Application SUB-22-2, submitted by Sunrise Homes, LLC on property located in Block 29, New Astoria 1892. The subject property is located at 354 Pacific Drive in Hammond, OR also identified as taxlot 81009BC01100. Commissioner Yuill worked with the applicant's engineer on the Trillium House project, but that should not affect his decision.

Mr. Blake reviewed the staff report and explained the review procedures for a preliminary plat versus a site design review. He reviewed the findings of fact, items to be addressed include stormwater runoff. Future improvements on Seventh are in the capital improvements program. Staff found that the developer meets the required criteria for the plat. The concerns of the

neighbors include density and parking. He noted comments received from surrounding property owners and an email from the Public Works Director. Staff found the application meets the criteria for a preliminary plat application and recommended approval subject to the conditions of approval in the staff report. Commissioner Swanson asked about sidewalk requirements. Mr. Blake explained sidewalks on Pacific would be under the authority of ODOT and Seventh sidewalks would be under the authority of the City. Commissioner Gaebel asked if recommendations could be made to ODOT. Mr. Blake confirmed. There was discussion about continuing the hearing until more details could be obtained. Discussion followed about applicable criteria and what could be required, recommended regarding design, and what would be reviewed and decided by staff. It was noted a traffic study would not be required. Discussion followed about access concerns from ODOT.

Skip Urling, planning consultant, discussed meeting the code standards. The project is a re-development of existing lots from an old subdivision. He noted the applicant intends to build sidewalks. They are working with ODOT on the shared driveway on Pacific. A bike lane would need to be worked out with ODOT. They feel the proposal meets the code's requirements and are comfortable with the conditions of approval recommended by staff. There was discussion about the change in elevations after construction shown on sheet five. Commissioner Moha asked about on-street parking on Pacific. Mr. Urling noted there is not a designated parking area, but there are no signs prohibiting parking.

Eric Hoovestol, engineer, discussed the driveway suggested by ODOT because of the limited sight distance on the corner of Pacific. He noted there is no storm drainage system in the area. Infiltration testing in July determined there was potentially shallow groundwater. Additional testing determined that soils are acceptable for infiltration provided the infiltration facilities are shallow. He emphasized that stormwater will be addressed with staff. Half-street improvements are yet to be determined. He recommended a condition of approval that frontage improvements on Seventh will be determined pending engineering design and feasibility. He noted additional impervious surfaces created by street improvements. There was concern about alternate ingress and egress if traffic is blocked on Seventh or Pacific. Mr. Hoovestol noted the boundary survey will be recorded with the County then the plat. The surveyor has confirmed the survey matched the existing surveys. He noted existing ponding on the E side of Seventh frontage. He continued discussing the stormwater and reassured the Planning Commission that the details of the final construction plans will be worked out with staff during the future review. Commissioner Yuill asked about the water table on the lot. Mr. Hoovestol said the soil scientist determined there is a seasonal high ground water table of around three feet below current grade. Commissioner Yuill asked about the effects on the stormwater facilities. They are considering shallow trenches or swales. Mr. Hoovestol discussed the benefits of a street improvement including a storm drainage system, but this would be beyond the proportionality of this project.

Nathan Johnson, applicant, thanked the Commission.

Lisa Lyons-Wark spoke in opposition to the project. She feels even units is too many. She was also concerned about flooding in the area, garages being too small, increased street parking, road width is not sufficient. She is concerned about a change in the aesthetics of the neighborhood.

Commissioner Yuill asked about stormwater control on her property. She noted their gutter system that drains onto the surface and her neighbor uses sump pumps.

Piper Lyons declined to speak.

Josh Thompson noted ground water on his property and Seventh during the rainy season. Mr. Thompson noted there is a city ditch on his property. He does not feel the city maintains it properly, making it ineffective.

Christine and Scott Cordes were concerned about the elevation difference between their lot and the development, stormwater, parking, removing beautiful trees, and the property line dispute. Commissioner Yuill asked if they have standing water on their property during the winter. Mr. Cordes noted some water in the driveway and in their yard that infiltrates quickly. Brief discussion continued about concerns about increased runoff. Mr. Cordes feels the garages and driveways are too small for a truck.

Sammi Beechan has concerns about another development in Hammond. She has concerns about the lots on Pacific losing access during a vehicle accident as well as pedestrian safety, visibility, and road width.

Travis and Tammi Caulder noted many of their concerns have already been addressed. They feel the project is not a good fit for the area. Mr. Caulder explained concerns about speeding from Pacific to Seventh. He is also concerned about available on-street parking. He is also concerned about the width of Seventh being able to serve fire truck access. He also noted concerns about flooding in their yard. Ms. Caulder is concerned about traffic safety around Seventh and Pacific.

Skip Urling offered rebuttal to the public testimony. The surveyor agrees with the survey from the other property owner and there is no data missing from the survey. The zoning approved by the City Commission determines the appropriateness of the housing type. He noted no information has been provided for the size of the garages, but they will be bigger than the city standards. He noted the Fire Chief did not have concerns about fire truck access on Seventh. They will not be allowed to create additional runoff than what currently exists. They will address the runoff from the driveways. He further explained the process for project review and approval of the project. Commissioner Swanson asked about addressing stormwater and traffic concerns. Mr. Urling responded they will need to design a stormwater system that does not create any more stormwater runoff than what currently exists.

Mr. Blake added that issues related to traffic are up to the Police Department and ODOT. He also noted the engineer will need to verify that no additional water runoff is being created. He explained that the engineering for stormwater will be addressed with staff and that the preliminary plat should only be considered against the applicable code for the plat.

Mr. Hoovestol added that if seventh is too narrow, it is not this developer's responsibility to fix the whole road. The construction drawings show feasibility, not final details. He explained the garage layout includes storage space. He asked about the location of the lot with sump pumps. It is on the Southwest side of Seventh. He noted most cities require stormwater conveyance for 10-

20-year storms while Warrenton requires for 100-year storms. He restated the desire for a condition of approval related to feasibility of engineering for frontage improvements on Seventh. Commissioner Swanson asked about exceeding the minimum standards. He noted they could add additional units and still meet the density requirements. Vice Chair Bridgens agreed that the engineering concerns are important but are beyond the scope of their review.

Vice Chair Bridgens closed the hearing.

Commissioner Moha asked about the number of allowable lots. Mr. Blake explained the Planning Commission can make a determination that the application for 7 lots is not feasible. He added that the site design review would be reviewed by staff because it is less than 9 units. Commissioner Yuill is concerned about the water table and the flooding. The infiltration was done June. He would like to have tests done in December/January during the rainy season. Commissioner Yuill suggested tabling the application for one month to have the water table monitored. Commissioner Gaebel noted Pacific floods constantly. Commissioner Hopper noted staff conditions of approval address the issues, the Planning Commission needs to determine the feasibility of seven lots. Mr. Blake confirmed the seven lots meet the code criteria, but the feasibility is another issue. Discussion followed about the need for public improvements on Seventh to address stormwater in the area. Commissioner Swanson asked about requiring a traffic study.

Vice Chair Bridgens called for a 5-minute recess. The meeting resumed at 8:59pm.

Mr. Blake discussed the traffic impact study requirements in WMC 16.256.030. The traffic impact study is not triggered by the number of lots being proposed. Ms. Gaebel would like information about the number of car wrecks on Seventh and Pacific. She would like to require sidewalks on Seventh and request sidewalks on Pacific. Commissioner Moha noted condition of approval #4, he would like to sign a non-remonstrance agreement for sidewalks on Seventh. Commissioner Yuill would like to table the item until December, for more information on traffic accidents in that area, and the water table monitoring. Commissioner Moha suggested this be a condition of approval for the water table monitoring to allow more time.

Vice Chair Bridgens reopened the hearing.

Mr. Hoovestol submitted the results of second infiltration test to the record. He reviewed the report and suggested making monitoring through the winter be a condition of approval. Discussion continued about concerns with the water table. Mr. Hoovestol feels not part of the land use decision and should be a condition of approval.

Vice Chair Bridgens closed public hearing.

Commissioners continued discussing water table monitoring through the winter to provide more data. Mr. Blake noted the 120-day deadline in January. Discussion continued about monitoring, traffic accidents, and a traffic impact study.

Commissioner Yuill made the motion to table tonight's meeting until the December meeting and at that time have the traffic accident count. Motion was seconded.

Commissioner Yuill would like a condition to have the water table monitored through the winter after they receive the traffic accident count. Commissioner Moha feels traffic is not relevant to the decision. Brief discussion continued. Mr. Blake suggested ODOT provide comments regarding safety on the Pacific curve to determine if the number of lots is a reasonable request. Vice Chair Bridgens requested the motion be restated.

Commissioner Yuill made the motion to table tonight's meeting until December meeting, so they can get data on the accidents in the area and more information from ODOT on what they feel is the Pacific Drive situation on the curve. Motion was seconded.

Commissioner Moha urged the Commission to reconsider making a decision tonight.

Motion passed with majority in favor.

Swanson – aye; Bridgens – aye; Moha – no; Yuill– aye; Hopper– no; Gaebel– aye

BUSINESS ITEMS

Mr. Blake presented draft Ordinance 1259 for a temporary 2-year moratorium on psilocybin until the 2024 regular election. He requested the Planning Commission make a recommendation to the City Commission to adopt the ordinance.

Commissioner Moha made the motion to approve Ordinance 1259. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye; Gaebel– aye

Mr. Blake presented another request for recommendation to the City Commission to rename sections of SE 19th. There are three legs. The North leg should be SE 16th. The North-South leg should have an "I" related nautical name. The County requested to not reuse Iredale but suggested Ironsides or Intrepid. The commissioners were in opposition to Ironsides. Mr. Blake noted the same feedback from staff.

Commissioner Gaebel made the motion to recommend to the City Commission that the Northly portion of SE 19th be renamed SE 16th Street and the "I" area be named Intrepid. Motion was seconded and passed unanimously.

Swanson – aye; Bridgens – aye; Moha – aye; Yuill– aye; Hopper– aye; Gaebel– aye

DISCUSSION ITEMS

Goal 2 Criteria Exception – The State of Oregon has loosened rules on coastal road repair to allow riprap.

GOOD OF THE ORDER

Mr. Blake provided information on the State of Oregon Department of Land Conservation and Development is refocusing review of comprehensive plans, so housing is a priority over industrial land.

There being no further business, Vice Chair Bridgens adjourned the meeting at 9:37 p.m.

APPROVED:

ATTEST:

Christine Bridgens, Vice Chair

Rebecca Sprengeler, Secretary

DRAFT



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: December 8, 2022 – Hearing Continuation
 SUBJ: SUB 22-02: Buoy 10 Land Preliminary Plat
 Nathan Johnson, Sunrise Homes, Inc.
 Tax Parcel: 81009BC01100

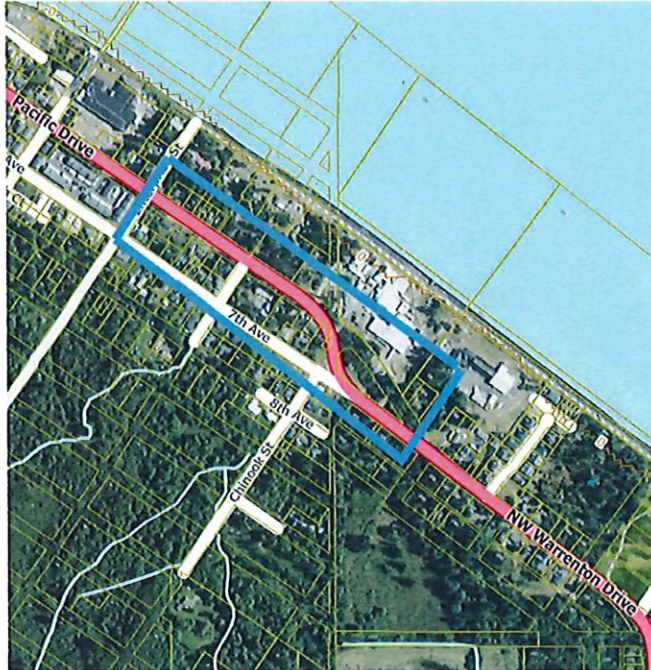
Additional Information:

The Warrenton Planning Commission opened and continued their consideration of a Preliminary Plat (Buoy 10 Landing) on property located between Pacific Drive (ODOT highway) and Seventh Avenue (Warrenton City Street). The Commission asked for additional information regarding traffic and safety, ODOT review of the shared driveway on Pacific Drive, and flooding photos submitted from the neighbors.

Copies of photos from the neighbors are attached or will be made available via email prior to the meeting. Videos do indicate areas along Seventh Avenue retain waters after significant rain events.

The applicant has received a letter of support from ODOT regarding the shared driveway. Copies will be distributed at the meeting or prior to the meeting via email.

Staff requested traffic and safety data from 2015 through 2022 for this area from the Warrenton Police Department. The area inside of the blue lines was reviewed.



The following are the records for the 300 Blk of 7th Ave.:

01/01/2022 to 11/22/2022

- None

01/01/2021 to 12/31/2021

- None

01/01/2020 to 12/31/2020

- None

01/01/2019 to 12/31/2019

- None

01/01/2018 to 12/31/2018

- None

01/01/2017 to 12/31/2017

- None

01/01/2016 to 12/31/2016

- None

01/01/2015 to 12/31/2015

- 0 - Fire dispatched on a crash
- 1 - Police dispatched on a crash
- 1 - Crash reports were taken by the Police

Here are the records for the 300 Blk of Pacific Dr.:

01/01/2022 to 11/22/2022

- None

01/01/2021 to 12/31/2021

- None

01/01/2020 to 12/31/2020

- 1 - Fire dispatched on a crash
- 1 - Police dispatched on a crash
- 1 - Crash reports were taken by the Police

01/01/2019 to 12/31/2019

- None

01/01/2018 to 12/31/2018

- None

01/01/2017 to 12/31/2017

- None

01/01/2016 to 12/31/2016

- None

01/01/2015 to 12/31/2015

- None

Action

GREEN represents additional information presented by the December 8, 2022 supplemental review memo.

BLUE represented additional items included in the November 10, 2022 review memo.

Please review the full staff review memo from the November 10, 2022 meeting (Attached). That document provides findings of fact related to the request for Preliminary Plat. That information, in conjunction with the new information should be considered in making any decision on the request

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*
- *The supplemental information presented by staff or the applicant at the December 8, 2022 Planning Commission meeting.*
- *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. ODOT has not established a preference on sidewalks. The Planning Commission should make a determination on whether sidewalks should be included on both Seventh Avenue and 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 that widen the roadway to allow for on street parking. Flexibility on final engineering designs should be allowed to improve stormwater drainage for Seventh Avenue. Final designs should be approved by the City Consulting Engineer.
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 January 13, 2023 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 effective 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.

Staff believes that the application meets the criteria for preliminary plat approval. This gives the developer an opportunity to move forward with final engineering plans for up to seven lots. The applicant must still show that it will not create additional run-off onto surrounding parcels or the roads. No building permits should be issued until the final plans utility and construction plans are approved.

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.




City of Warrenton

Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

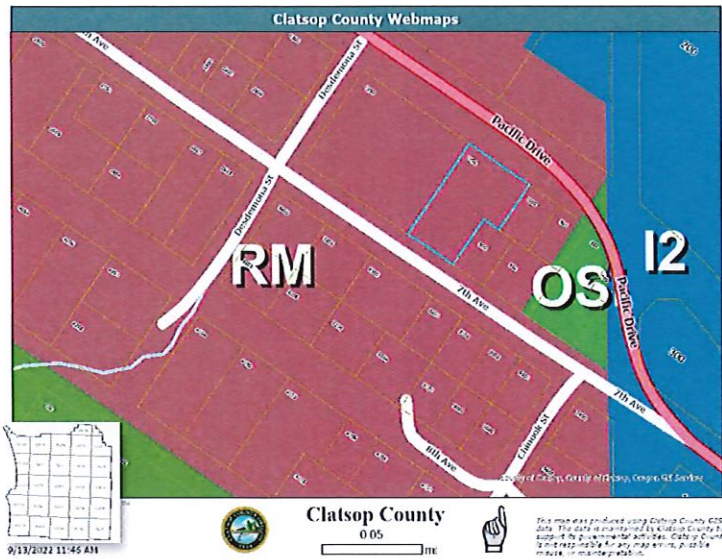
STAFF REPORT

TO: The Warrenton Planning Commission
FROM: Jay Blake, Planning Director 
DATE: October 13, 2022
SUBJ: SUB 22-02: Buoy 10 Land Preliminary Plat
Nathan Johnson, Sunrise Homes, Inc.
Tax Parcel: 81009BC01100

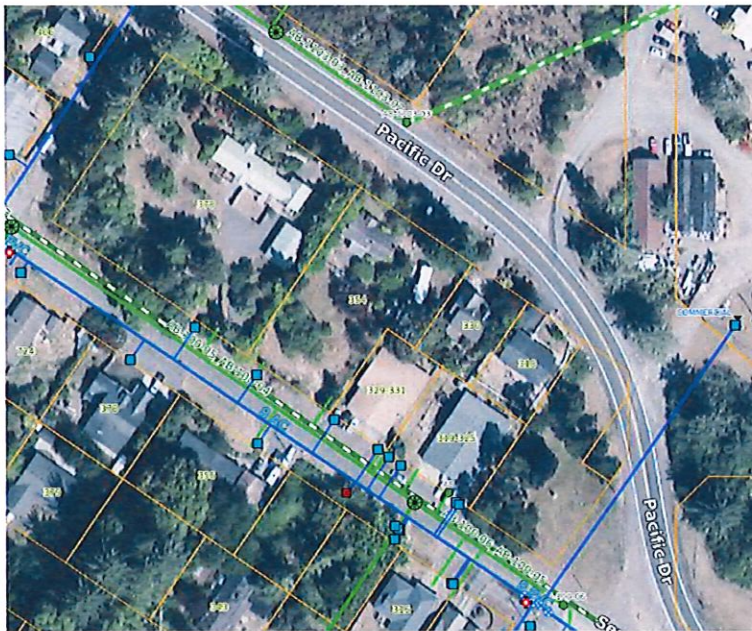
BACKGROUND:

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.
- 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.

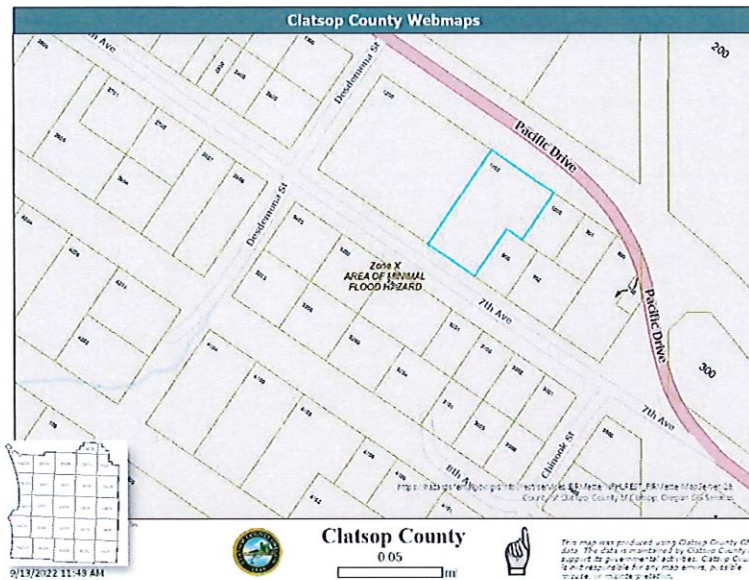


- The structures will have either a common wall or a breezeway roof will attach the buildings.; breezeways will enhance access the rear yards.
- The development will be served by municipal sanitary sewer and water. City water and sanitary sewer lines will be extended from 7th Avenue to serve all seven 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 7th 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 review 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 7th 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 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 7th 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). Both roadways are collector roads identified in the City 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 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.
- The applicant should construct half street improvements on Seventh Avenue. This should be done in conjunction with planned water system improvements.
- 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.
- 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 within 250 feet of the structures should be addressed in final engineering plans.
- 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 7th 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 7th Avenue. Fire hydrant distances or locations should be addressed in final plans.

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

Procedures:

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 14th – 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.

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*
- *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 develop and submit final engineering plans related to grading, sewer and water utility connections, and stormwater management that meet the intent of the city development code and engineering standards. (Section 16.140).
3. 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.
4. The applicant shall submit final plat documents for approval within two (2) years of the final approval of the preliminary plat (Section 16.216.030.). Said documents shall be consistent with ORS platting requirements.
5. The applicant will develop final building plans for submittal to the Development Review Committee as a Type II review for residential units between 5 and 9 units. (Sections 16.212.020 and 16.212.040)

6. 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:

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.



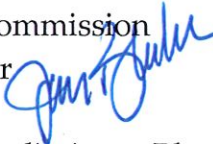
City of Warrenton

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.

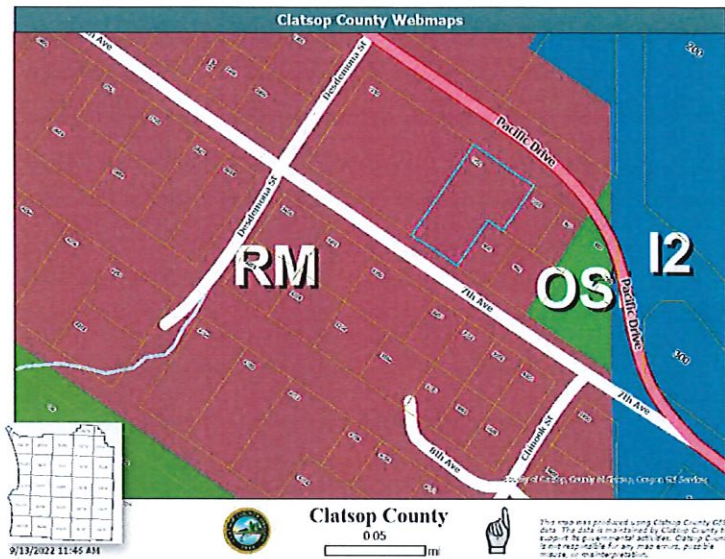
BACKGROUND:

1. General Findings of Fact Related to the Application:

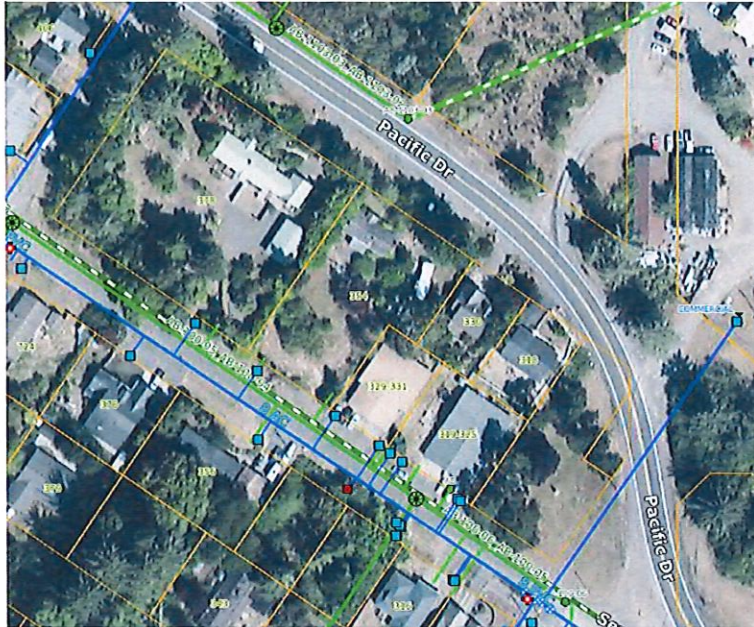
- The application for preliminary plat approval for Buoy 10 Landing was submitted on September 1, 2022 and deemed a complete application on September 13, 2022.
- *At the October 13, 2022 meeting, the Planning Commission tabled their review as requested by the applicant.*
- Since the proposal includes 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).

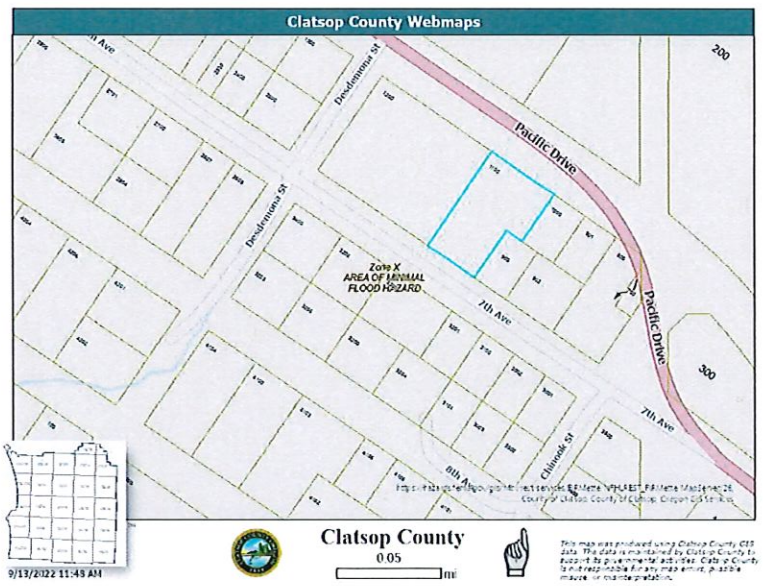
- The subject property is zoned R-M, Medium Density Residential.



- 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 7th 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 7th 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 7th 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 7th 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 7th 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 7th 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 14th – 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.

**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 _____

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

b. Projected Timetable for sequence of development

c. Development plans for any common elements or facilities.

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.

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

f. Schedule of improvements and completion.

g. Overall transportation and traffic pattern.

PRELIMINARY SUBDIVISION PLAT REQUIREMENTS

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

- 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.

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

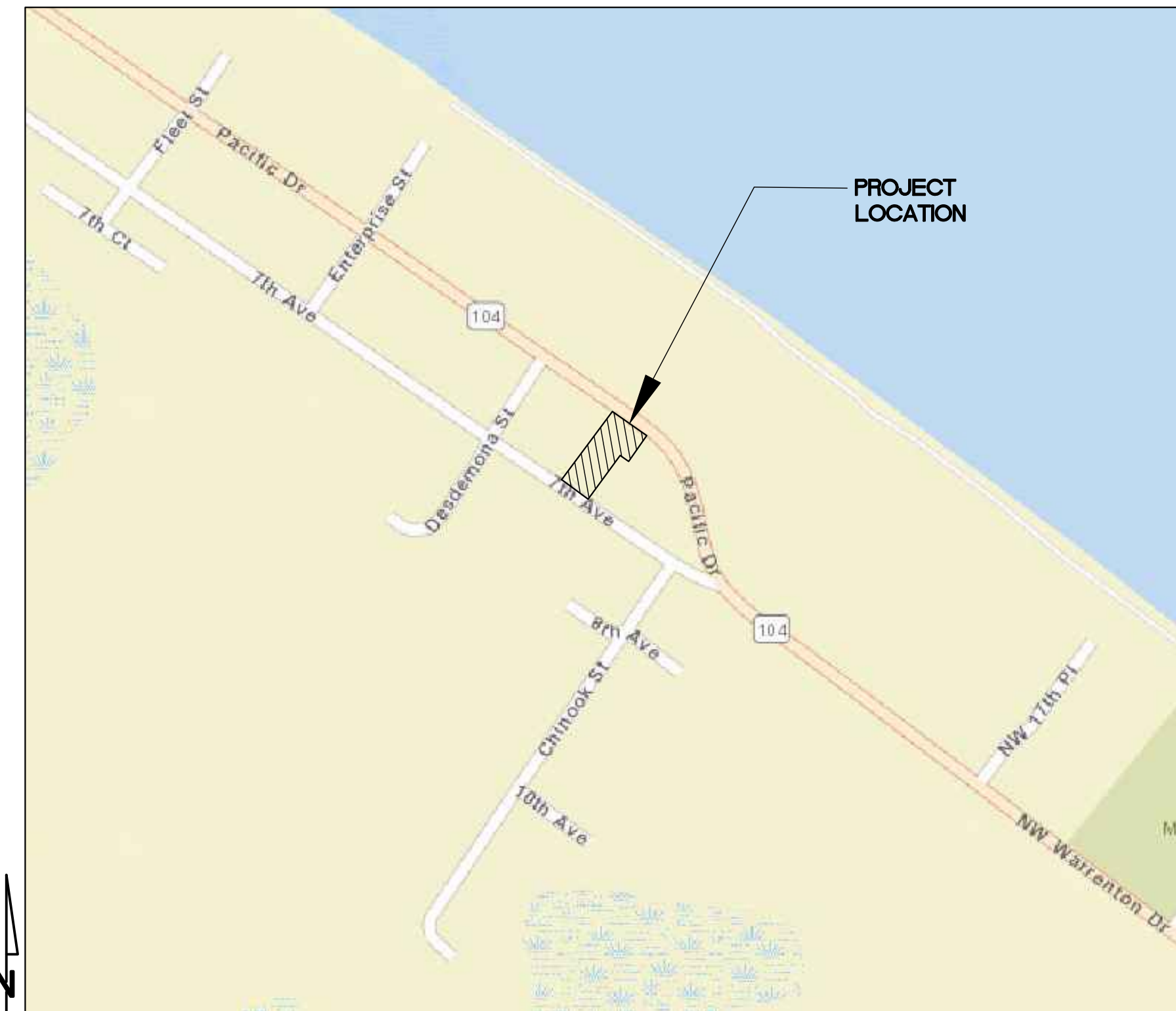
9. The subdivision contributes to orderly development and land use patterns in the area, and provides for the preservation of natural features and resources such as streams, lakes, natural vegetation, and special terrain features.

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

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

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

**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:

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



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:

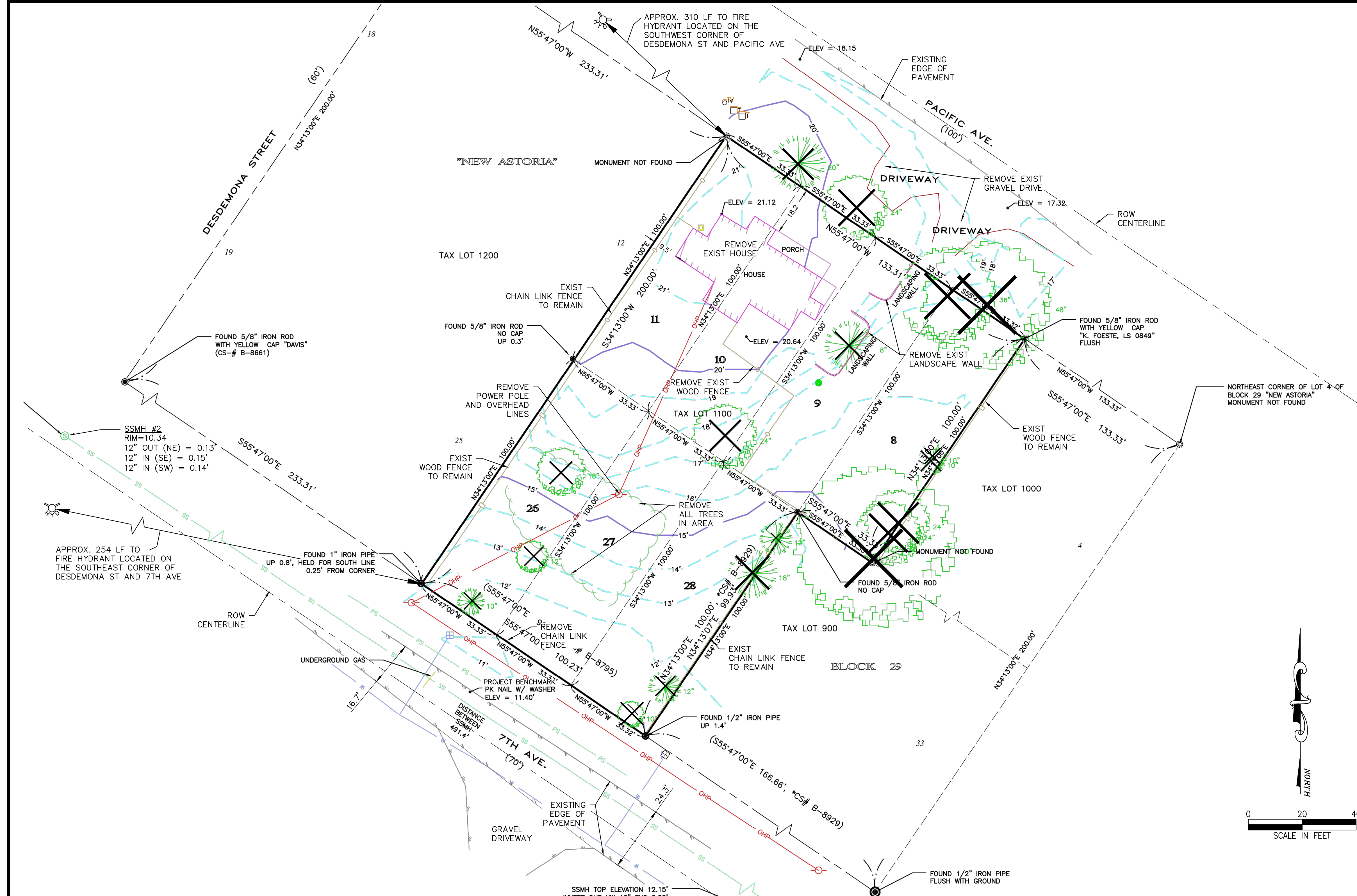
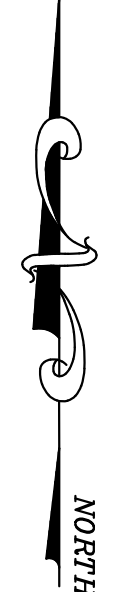
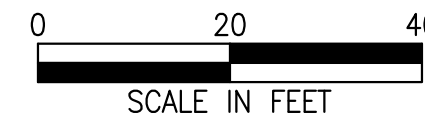
| | |
|--|---|
| | LOT/PARCEL LINE |
| | BOUNDARY LINE |
| | MAJOR CONTOUR |
| | MINOR CONTOUR |
| | CENTERLINE OF HIGHWAY |
| | EDGE OF PAVEMENT |
| | TREE LINE |
| | 6" WOODEN FENCE |
| | EDGE OF GRAVEL |
| | 4' CHAINLINK FENCE |
| | SANITARY SEWER-PRESSURE |
| | SANITARY SEWER |
| | OVERHEAD POWER |
| | 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: DEC. 1, 2021 | CHECKED: |
| JOB NO.: 2021-0457-01 | DRAWN: KMB |
| FIELD: JPW | |

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, 2008
 ERIN L. HOOVES
 EXPIRES: 06/30/23
 SIGNATURE DATE:

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

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

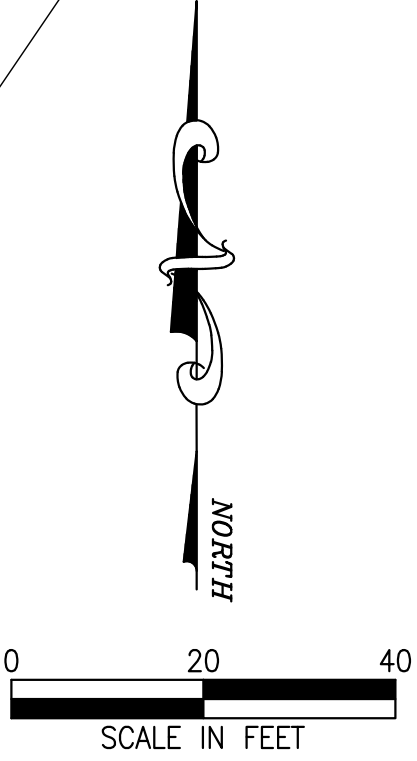
EXISTING CONDITIONS AND DEMO PLAN
 BUOY 10 LANDING SUBDIVISION
 354 PACIFIC DRIVE, WARRENTON, OR 97146

**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

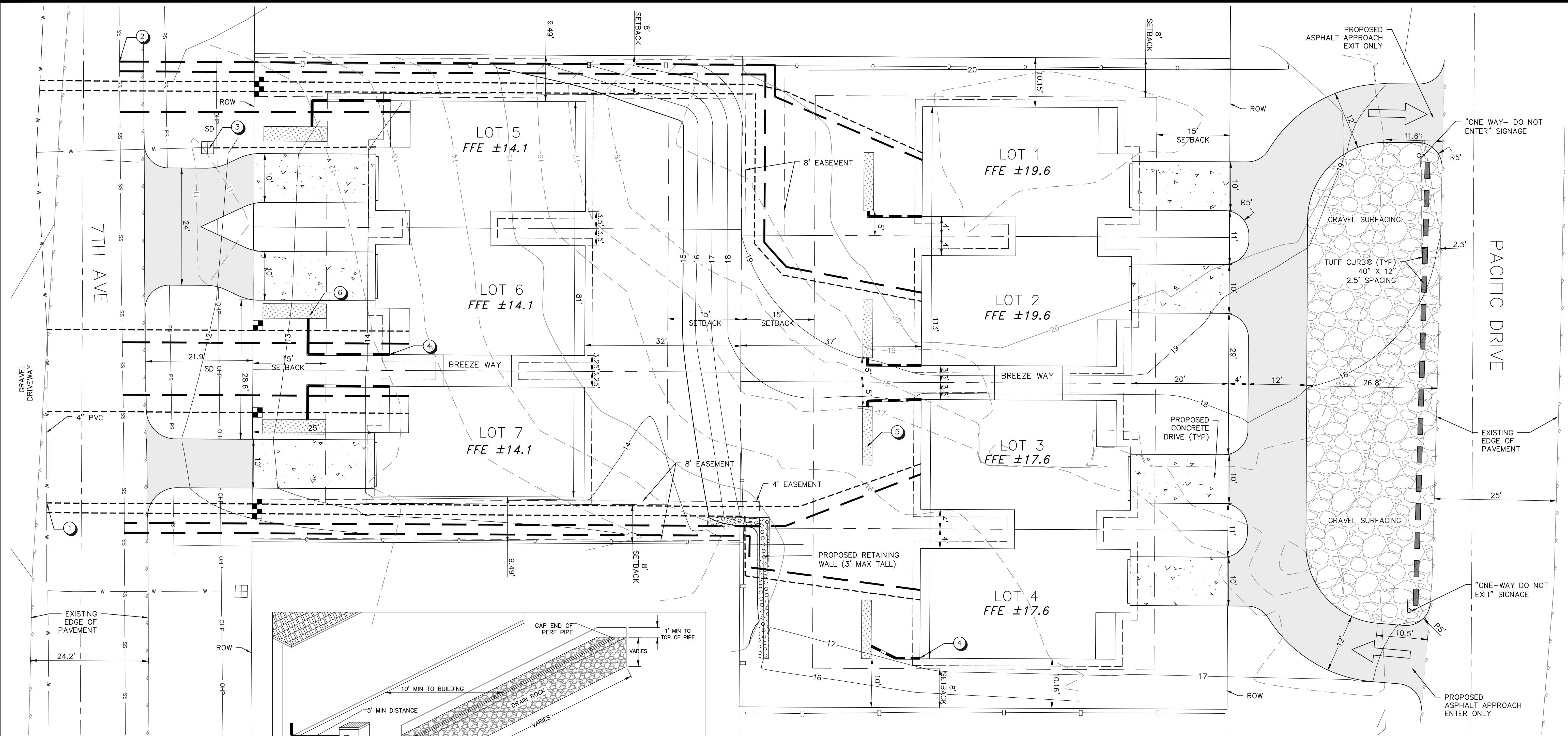
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| DATE: | NO. | REVISION |
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|---------------------|--------------------|----------|
| DRAWN: | DESIGNED: | CHECKED: |
| SCALE: AS SHOWN | DATE: AUG 25, 2022 | |
| PROJECT NO. E21-060 | | |

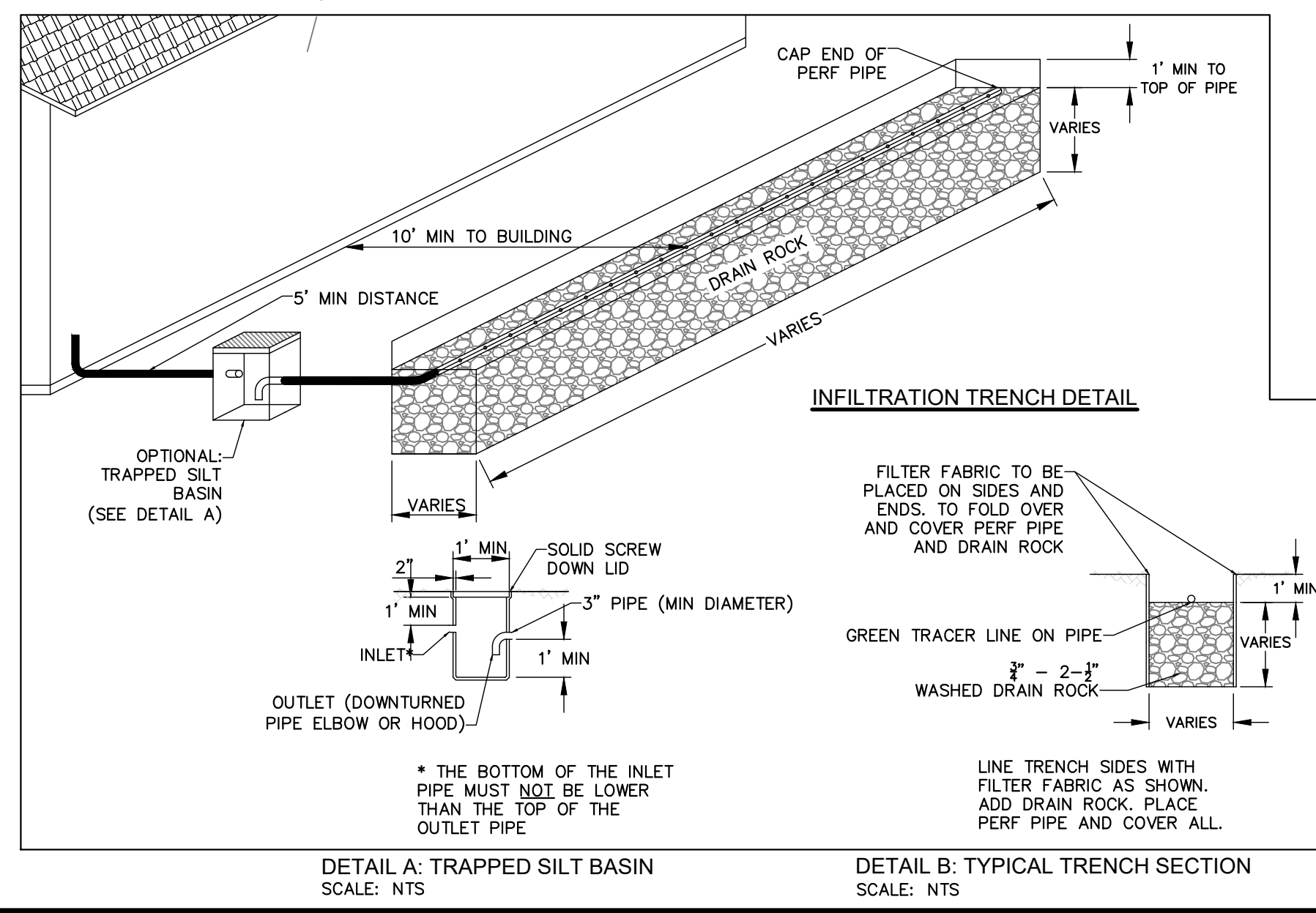
FIRWOOD
DESIGN GROUP
 359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 FAX: (503) 668-3788

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

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



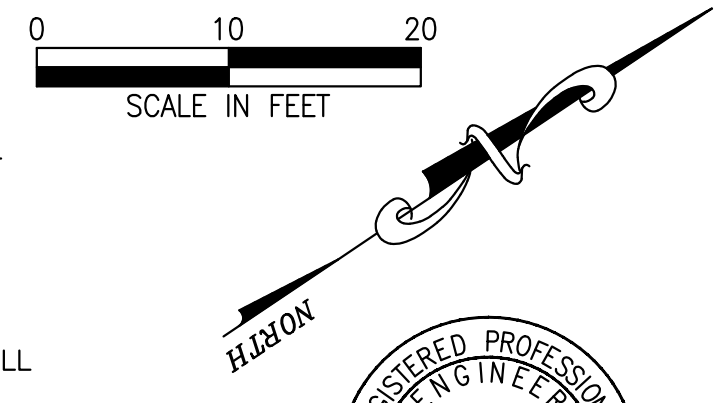
| LOT # | LOT AREA (SF) | BUILDING FOOTPRINT (SF) | PERCENT COVERAGE |
|-------|---------------|-------------------------|------------------|
| 1 | 3666 | 1006 | 27% |
| 2 | 3000 | 1055 | 35% |
| 3 | 3000 | 1055 | 35% |
| 4 | 3666 | 1006 | 27% |
| 5 | 3549 | 997 | 28% |
| 6 | 2925 | 1042 | 29% |
| 7 | 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 INFILTRATION TRENCH | | PROPOSED MINOR CONTOUR |
| | PROPOSED SANITARY LATERAL | | |
| | PROPOSED UTILITY EASEMENT | | |



EXPIRES: 06/30/23
SIGNATURE DATE:

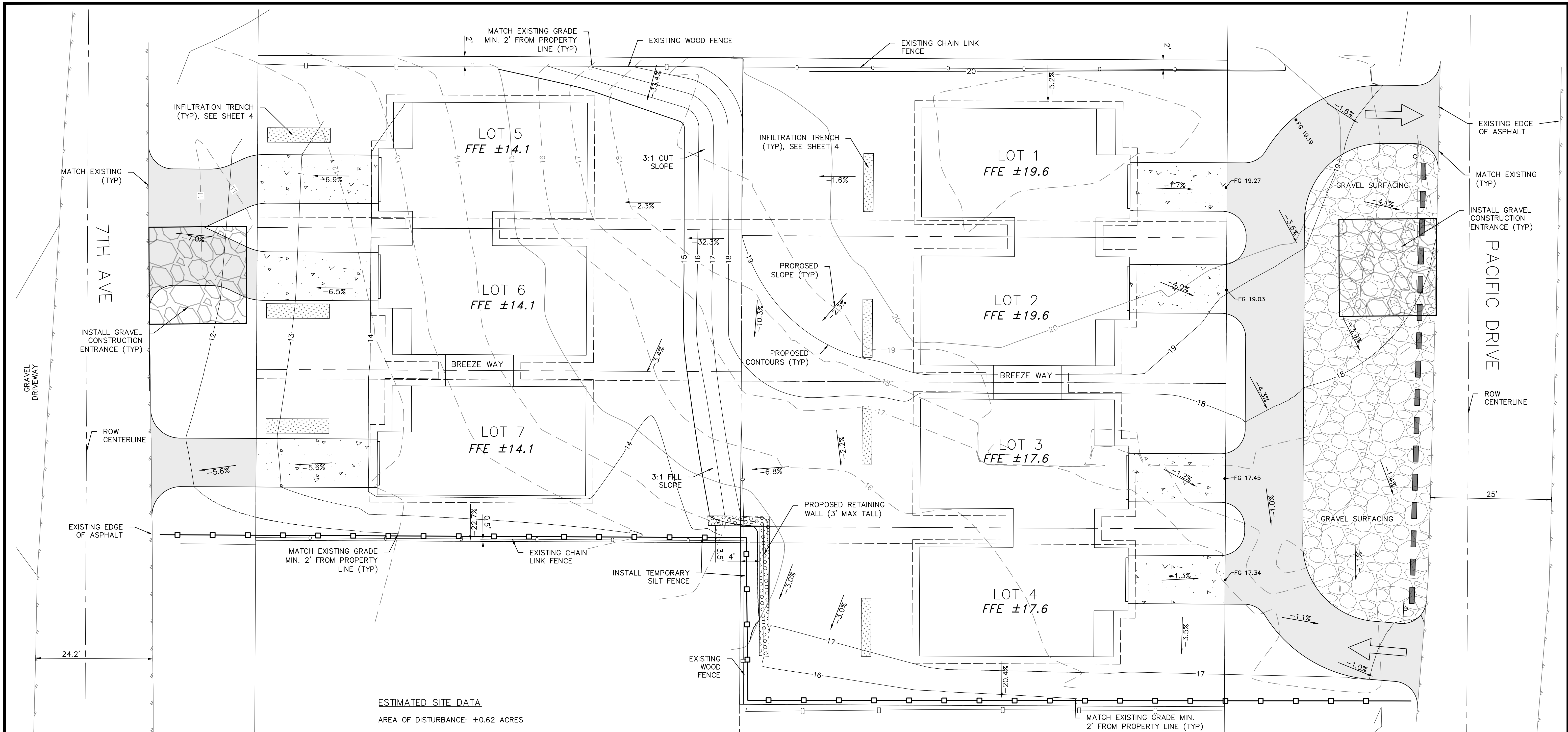
| DATE | NO. | REVISION |
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| DRAWN: | DESIGNED: | CHECKED: |
| SCALE: AS SHOWN | DATE: AUG 25, 2022 | |
| PROJECT NO. E21-060 | | |

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

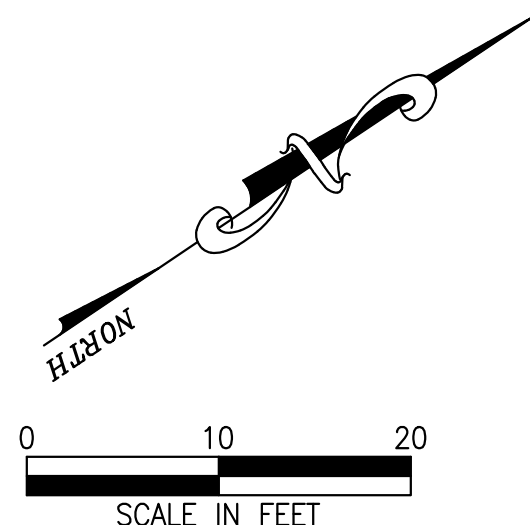
ENGINEER'S ESTIMATE IS APPROXIMATE AND PROVIDED FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR TAKEOFFS USED IN BIDDING AND ACTUAL QUANTITIES OF IMPORTED/EXPORTED MATERIAL AS NEEDED FOR CONSTRUCTION.

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



EXPIRES: 06/30/23
 SIGNATURE DATE:

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

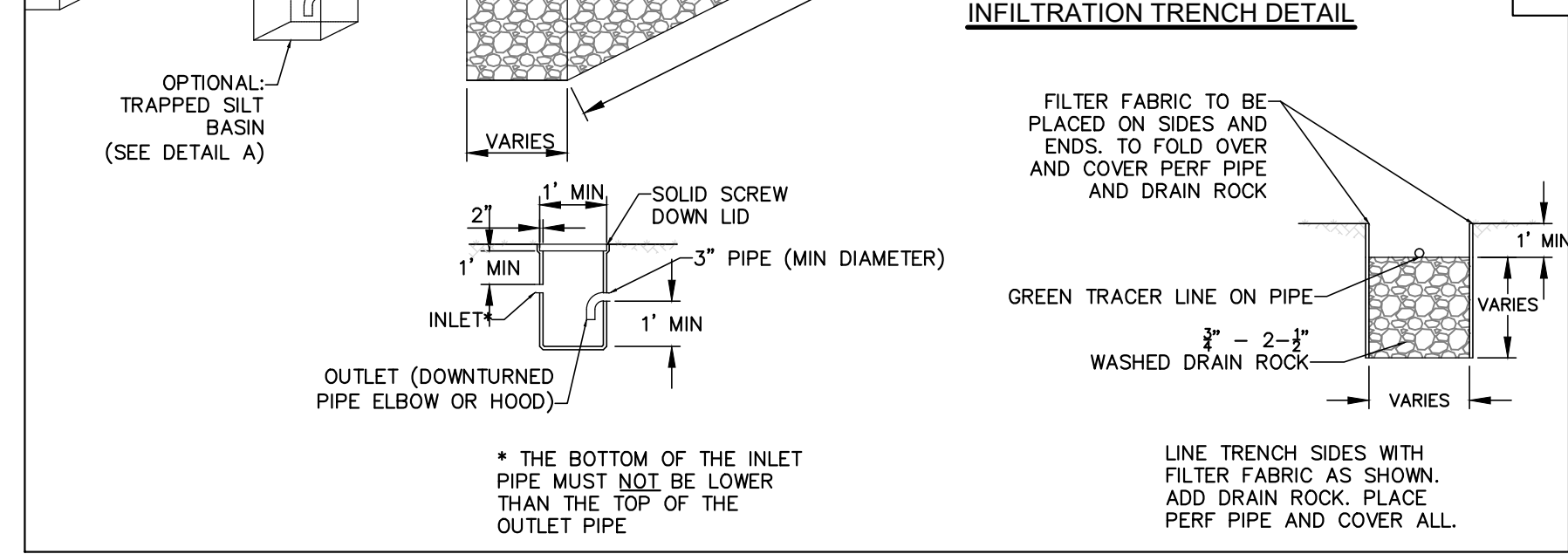
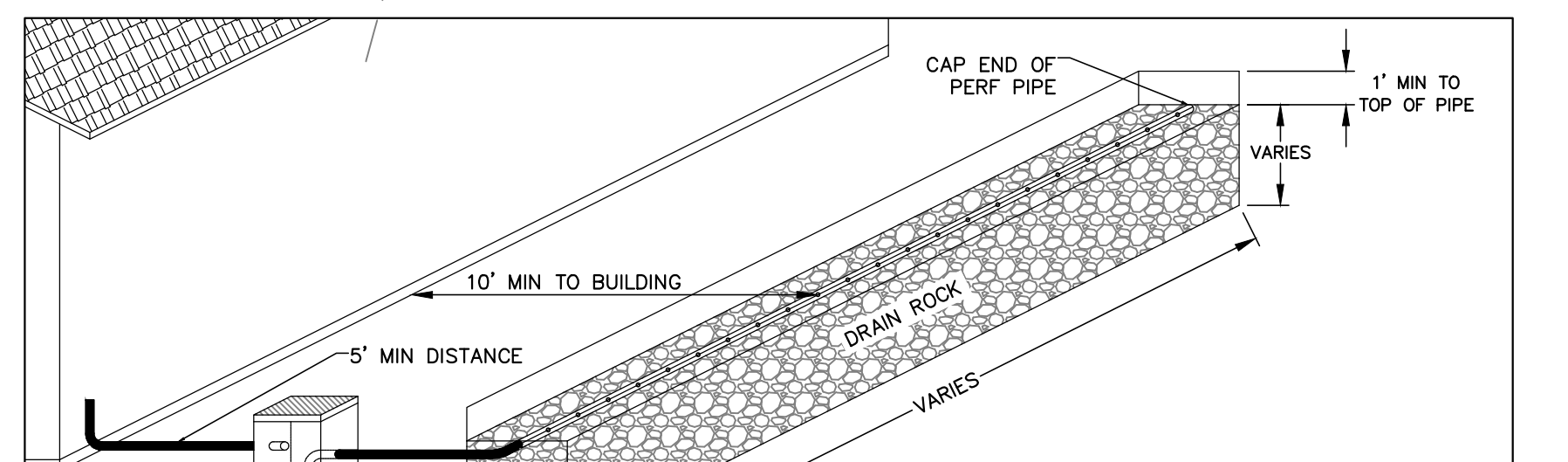
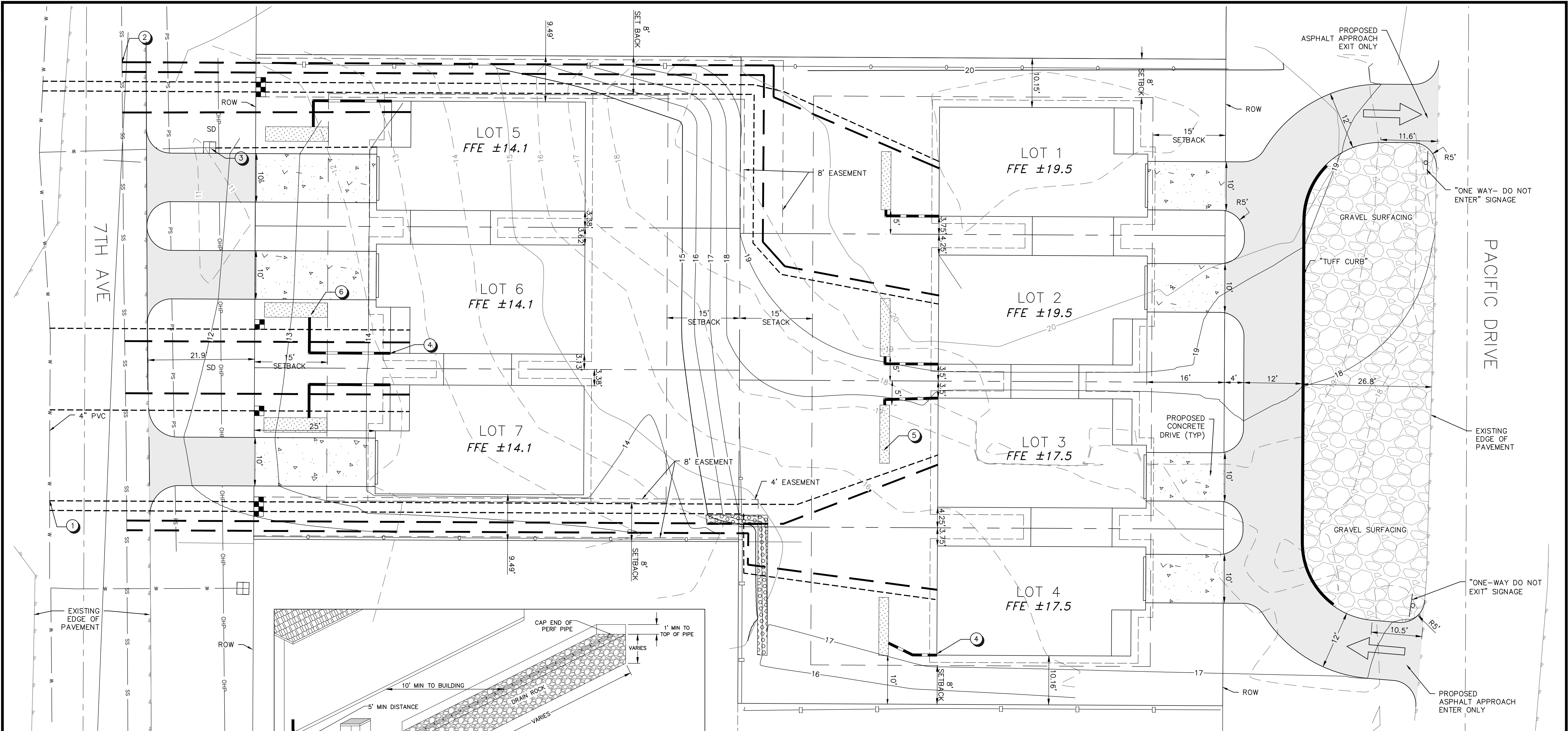


359 EAST HISTORIC COLUMBIA RIVER HIGHWAY
 TROUTDALE, OREGON 97060
 BUS: (503) 668-3737 • FAX: (503) 668-3788

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

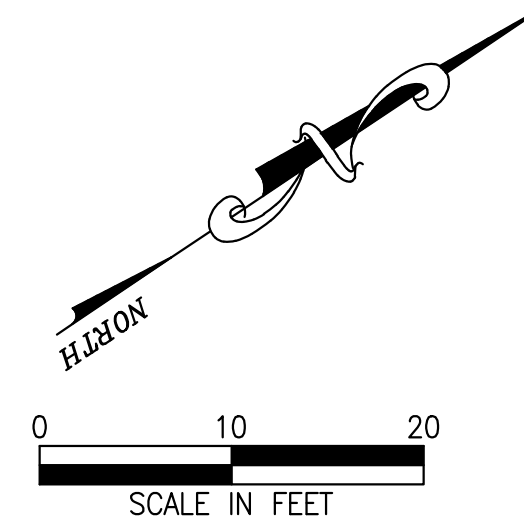
GRADING AND ESC PLAN
 BUOY 10 LANDING SUBDIVISION
 354 PACIFIC DRIVE, WARRENTON, OR 97146

5
 5



- KEY NOTES**
- ① CONNECT TO EXISTING 4" PVC WATER MAIN (TYPICAL)
 - ② CONNECT TO EXISTING SEWER (TYPICAL)
 - ③ CONNECT TO EXISTING SERVICE AND WATER METER
 - ④ CONNECT 4" STORM DRAIN PIPE TO BUILDING DOWNSPOUTS (TYPICAL)
 - ⑤ PROPOSED 12' LONG X 2' WIDE X 1.5' DEEP ROCK FILLED UNDERGROUND INFILTRATION TRENCHES FOR LOTS 1-4 (TYPICAL) SEE DETAIL THIS SHEET
 - ⑥ 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
 - 10 PROPOSED MAJOR CONTOUR
 - 11 PROPOSED MINOR CONTOUR



| | | |
|---------------------|----------------|----------|
| 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

EXPIRES: 06/30/23
SIGNATURE DATE:



August 31, 2022

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 7th 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 7th 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)

Rebecca Sprengeler

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 7th 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 7th Ave)

Date: October 13, 2022

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

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 7th 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 7th Ave (378 7th 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. 7th 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, 7th 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."

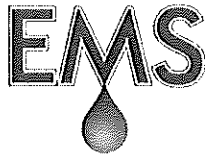
We note that the Property consists mostly of green space with a small, dilapidated single-family home on the Pacific Dr side of the Property. Currently, most of the rain that falls, at times torrentially, drains into the sandy ground and vegetation, yet adjacent lots are still experiencing flooding. 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 7th 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.



ENVIRONMENTAL
MANAGEMENT
SYSTEMS, INC.

OR: 503-353-9691

FAK: 503-353-9695

WA: 360-735-1109

www.envmgtsys.com

4080 SE International Way

Suite B-112

Milwaukie, OR 97222

10 26 2022
Report # 22-0005-02

Nathan Johnson
89125 Stellar Lane
Warrenton, OR 97146

REGARDING: **Infiltration Testing**
354 Pacific Dr. Hammond, OR 97121
T: 8N R: 10W, Sec: 9, TL: 1100, 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. On October 25th, 2022, EMS conducted three soil infiltration tests in the proposed stormwater infiltration areas. This report describes existing site conditions, methods used, and results.

Summary:

Six infiltration tests were conducted, with two tests being conducted for three separate test hole locations. The test holes were dug to a total depth of 30". Soil in Test hole 1 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-30 inches below grade. Soil in Test hole 2 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-30 inches below grade. Soil in test hole 3 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-30 inches below grade.

| | |
|-------------|---|
| Test Hole 1 | Average infiltration rate of 74.3 inches per hour. |
| Test Hole 2 | Average infiltration rate of 108.0 inches per hour. |
| Test Hole 3 | Average infiltration rate of 96.0 inches per hour. |

Soils:

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

Soil in Test hole 1 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-30 inches below grade. Soil in Test hole 2 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-30 inches below grade. Soil in test hole 3 consisted of organic material and loamy sand at 0-1 inches below grade and sand at 1-30 inches below grade.

Methods:

Three approximately 12" by 12" test holes were dug to a depth of 30" near the proposed infiltration facility. Water for the infiltration test was filled to 24" from the bottom of each test hole (6" below grade). Two infiltration tests were conducted for each test hole to obtain an average infiltration rate in inches per hour.

Weather during the tests was cloudy with precipitation. The air temperature was approximately 50 degrees Fahrenheit. Precipitation data was acquired from a nearby weather station (Astoria Airport) per the Natural Resources Conservation Service (NRCS) WETS table. The site area received approximately 0.89 inches of precipitation on October 25th, 2022. The month of October received 1.21 inches of precipitation as of October 24th, 2022. The site area received approximately 0.22 inches of precipitation over the 2 days prior to conducting the test.

Results:

Results of the infiltration tests are shown in Table 1-3 below.

Table 1. Infiltration Test Results for Test Hole 1.

| | | | |
|---------------------|---------------------|----------------------|------------------------|
| Test 1 | Time | Measurement (inches) | Rate (inches per hour) |
| | 11:22 | 24.00 | |
| | 11:25 | 14.75 | 185.0 |
| | 11:28 | 10.63 | 82.4 |
| | 11:31 | 7.06 | 71.4 |
| | 11:34 | 5.00 | 41.2 |
| | 11:37 | 3.25 | 35.0 |
| | 11:40 | 1.50 | 30.0 |
| | 11:43 | 0.00 | 30.0 |
| | Infiltration Rate = | | |
| Test 2 | Time | Measurement (inches) | Rate (inches per hour) |
| | 11:49 | 24.00 | |
| | 11:52 | 16.00 | 160.0 |
| | 11:55 | 10.75 | 105.0 |
| | 11:58 | 6.75 | 80.0 |
| | 12:01 | 3.50 | 70.0 |
| | 12:04 | 0.38 | 62.4 |
| | 12:07 | 0.00 | 7.6 |
| Infiltration Rate = | | | 80.0 |

Table 2. Infiltration Test Results for Test Hole 2.

| Test 1 | | |
|---------------------|----------------------|------------------------|
| Time | Measurement (inches) | Rate (inches per hour) |
| 11:54 | 24 | |
| 11:57 | 15.50 | 170.0 |
| 12:00 | 8.00 | 150.0 |
| 12:03 | 2.56 | 108.8 |
| 12:06 | 0.00 | 51.2 |
| Infiltration Rate = | | 120.0 |
| | | |
| Test 2 | | |
| Time | Measurement (inches) | Rate (inches per hour) |
| 12:12 | 24.00 | |
| 12:15 | 16.50 | 150.0 |
| 12:18 | 10.56 | 118.8 |
| 12:21 | 5.75 | 96.2 |
| 12:24 | 2.44 | 66.2 |
| 12:27 | 0.00 | 48.8 |
| Infiltration Rate = | | 96.0 |

Table 3. Infiltration Test Results for Test Hole 3.

| Test 1 | | |
|---------------------|----------------------|------------------------|
| Time | Measurement (inches) | Rate (inches per hour) |
| 12:39 | 24.00 | |
| 12:42 | 14.81 | 183.8 |
| 12:45 | 10.00 | 96.2 |
| 12:48 | 5.75 | 85.0 |
| 12:51 | 2.00 | 75.0 |
| 12:54 | 0.00 | 40.0 |
| Infiltration Rate = | | 96.0 |
| | | |
| Test 2 | | |
| Time | Measurement (inches) | Rate (inches per hour) |
| 12:58 | 24.00 | |
| 13:01 | 16.75 | 145.0 |
| 13:04 | 10.88 | 117.4 |
| 13:07 | 6.00 | 97.6 |
| 13:10 | 2.31 | 73.8 |
| 13:13 | 0.00 | 46.2 |
| Infiltration Rate = | | 96.0 |

CONCLUSIONS:

| Test Hole # | Average Infiltration Rate |
|--------------------|----------------------------------|
| 1 | 74.3 inches per hour |
| 2 | 108.0 inches per hour |
| 3 | 96.0 inches per hour |


An initial report (EMS Report #22-0005) was prepared based on preliminary infiltration testing conducted on June 14th, 2022, and is included in the appendix. In that report, it was noted that prominent redoximorphic features were indicating a possible seasonal water table around 20-24 inches below grade. Due to concerns of the possibility of a seasonal groundwater table and the ability of the soils to infiltrate stormwater run-off, an additional field investigation was conducted on October 25, 2022. The additional investigations included the three additional infiltration test holes above and their respective analyses. The information and conclusions included in this report supersedes that from the previous report. This report concludes that the initial site visit redoximorphic features at 20-24 inches were local to the test hole and were not indicative of the infiltration area. Of note during the October 25th field visit and testing, a 5-foot-deep test pit was excavated and observed. The soil profile contained prominent redoximorphic features at a depth of 36-39 inches below existing ground level. Based on the soil infiltration results above, the soil is well suited for infiltration if the facilities are located above 36 inches.

Limitations:

Findings and recommendations in this report are based infiltration testing performed in three 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.

Sincerely,



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

Enclosed:
Infiltration Test Location Map



Figure 1. Test Hole Location Map.

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

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 7th 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 7th 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

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

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

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.

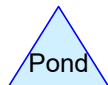
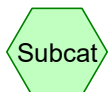
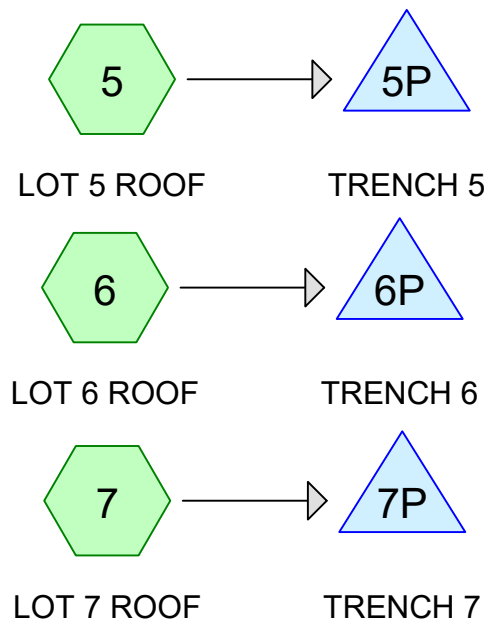
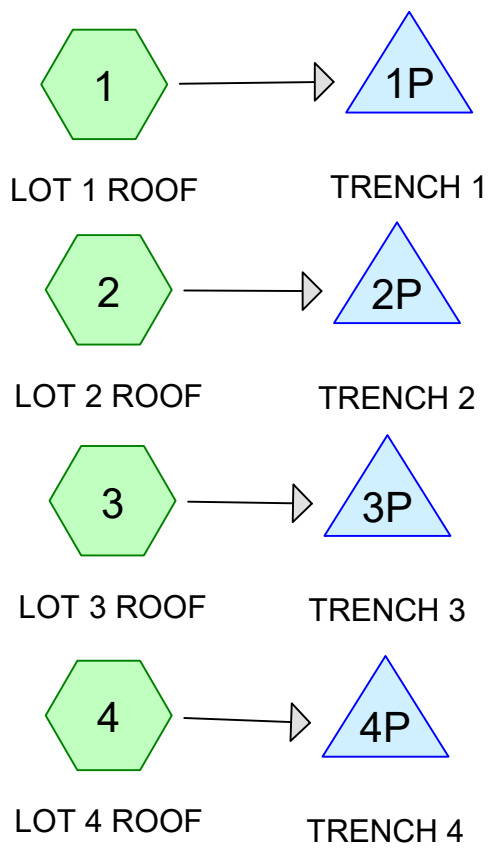
See Appendices for more HydroCAD report. See preliminary utility and grading plans (Sheets 4 and 5) in the submitted land use plan set for detail on the stormwater facility layout, location, and specifications.

APPENDIX

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

NORTH LOTS

SOUTH LOTS



E21-060 Storm

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

Prepared by Firwood Design Group

Printed 8/12/2022

HydroCAD® 10.10-7a s/n 04664 © 2021 HydroCAD Software Solutions LLC

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

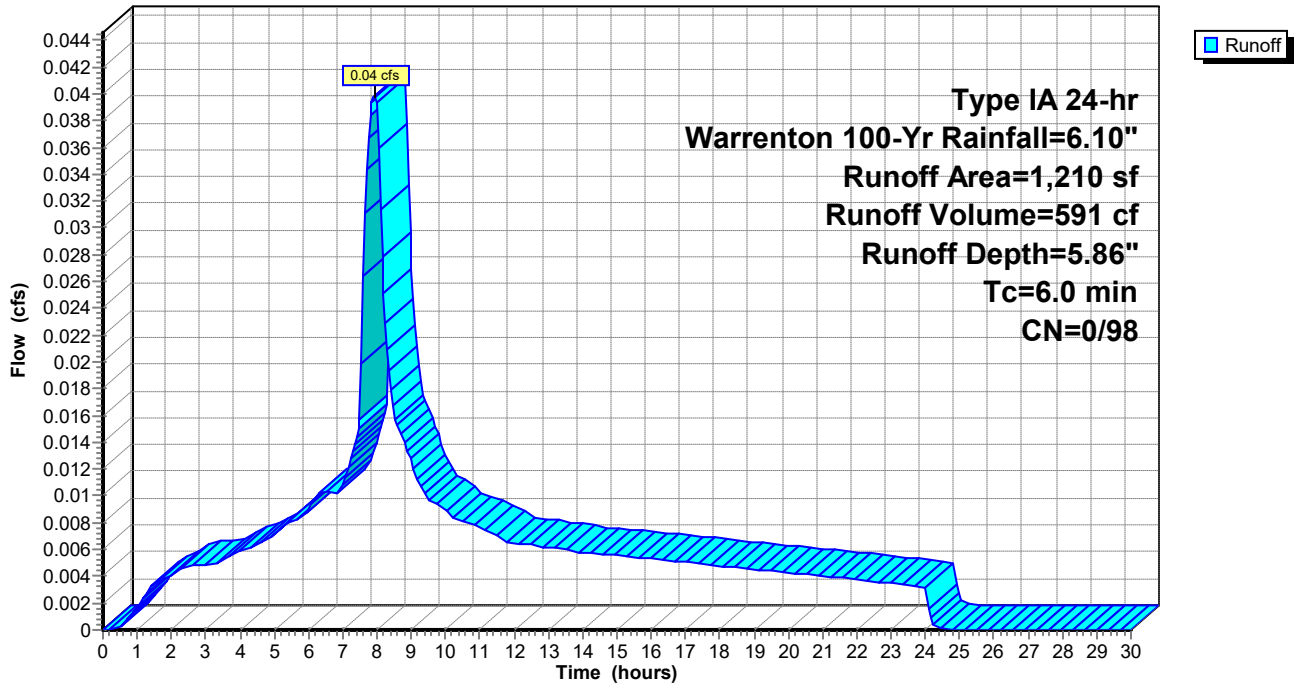
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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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Page 3

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

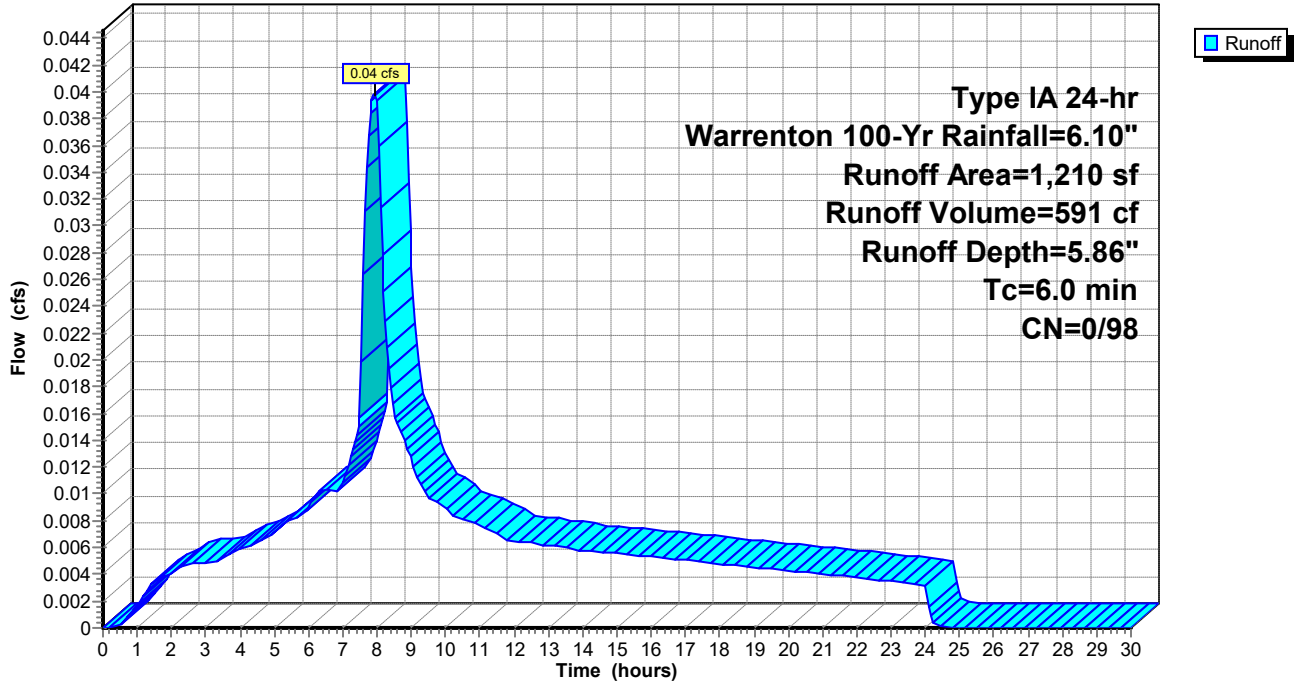
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Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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

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Page 4

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

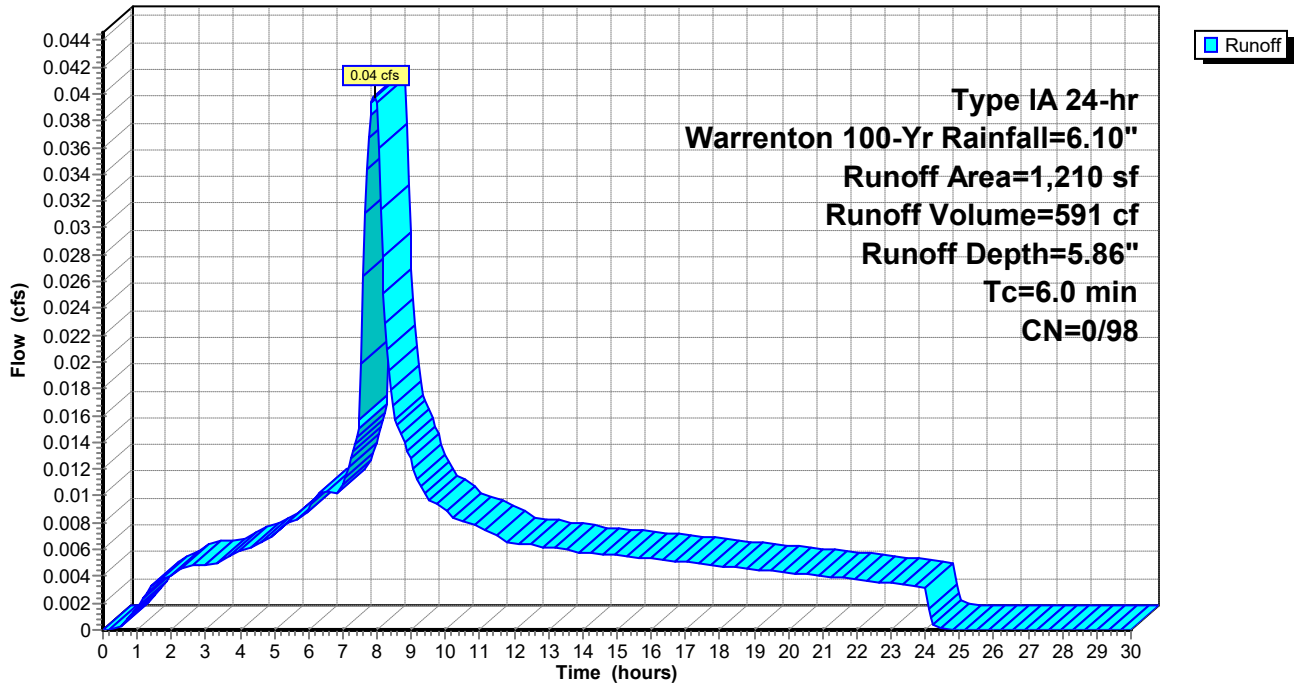
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Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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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Page 5

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

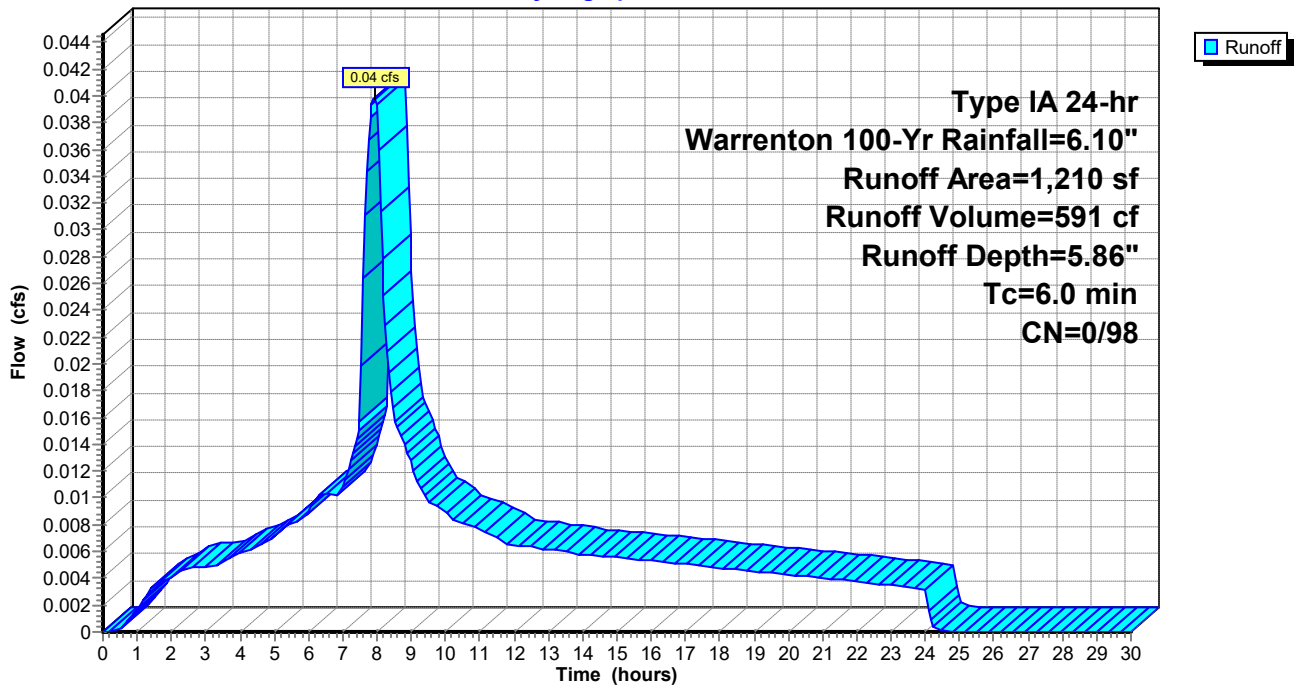
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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"

Prepared by Firwood Design Group

Printed 8/12/2022

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Page 6

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

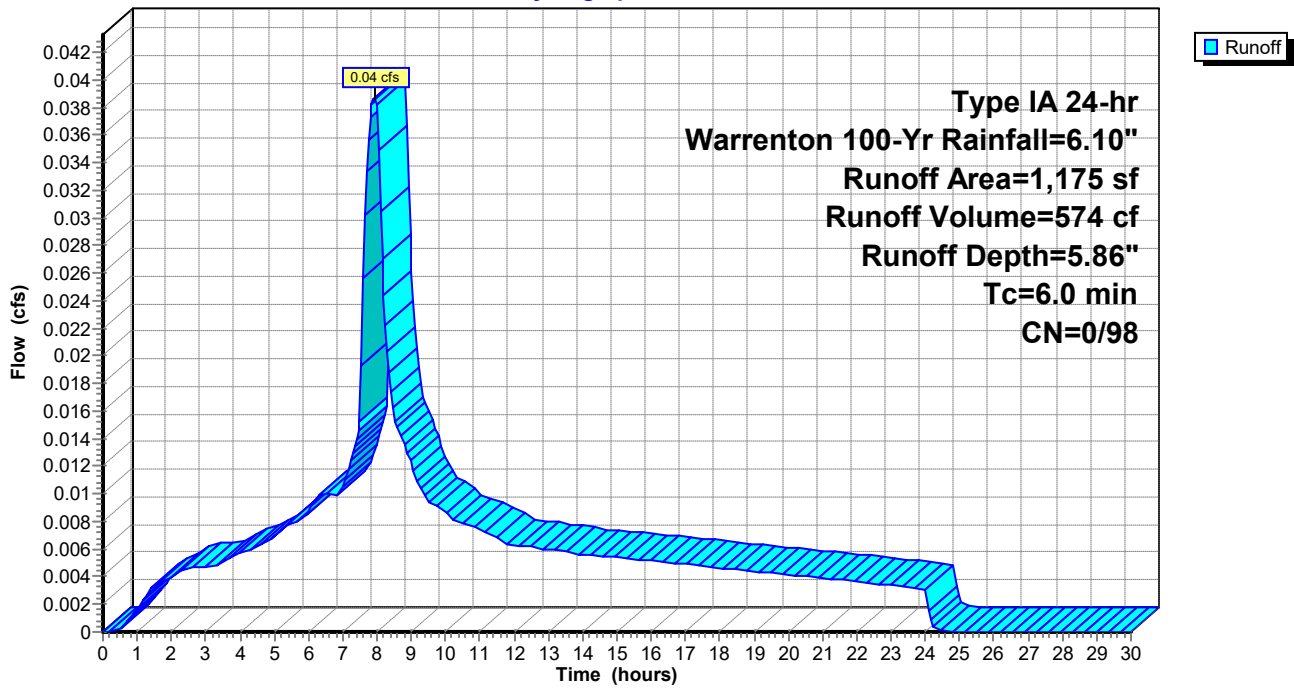
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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"

Prepared by Firwood Design Group

Printed 8/12/2022

HydroCAD® 10.10-7a s/n 04664 © 2021 HydroCAD Software Solutions LLC

Page 7

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

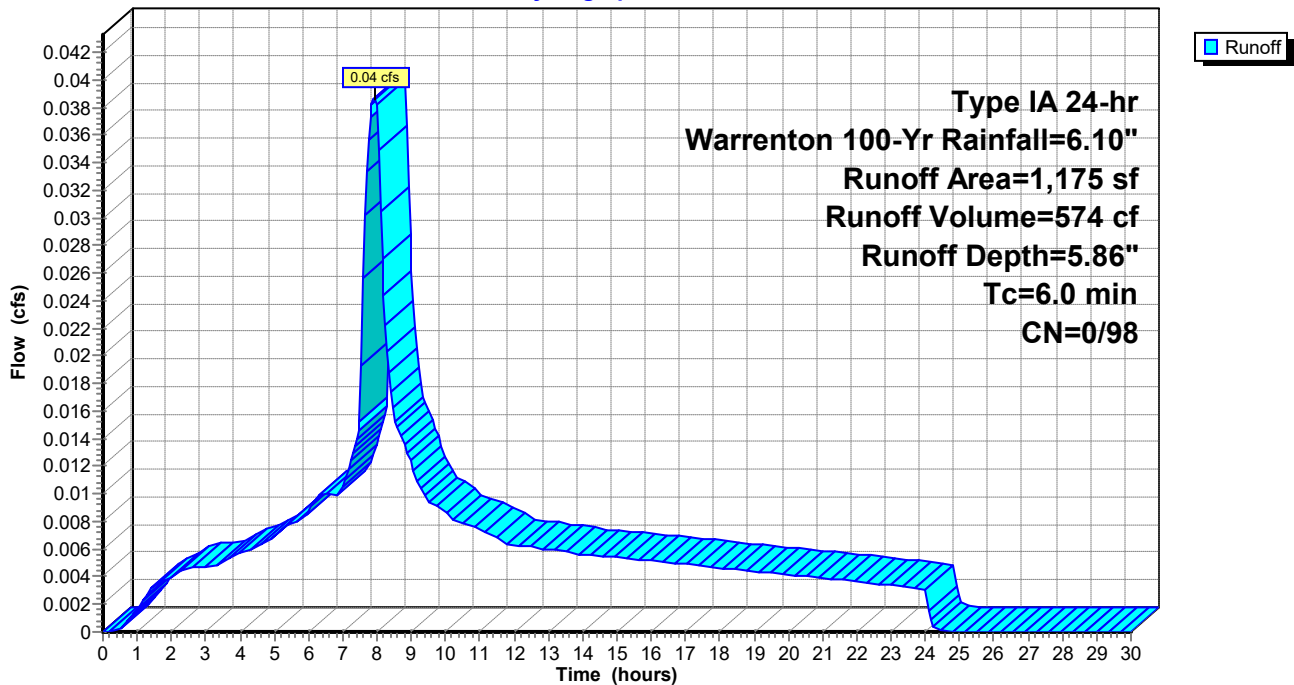
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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

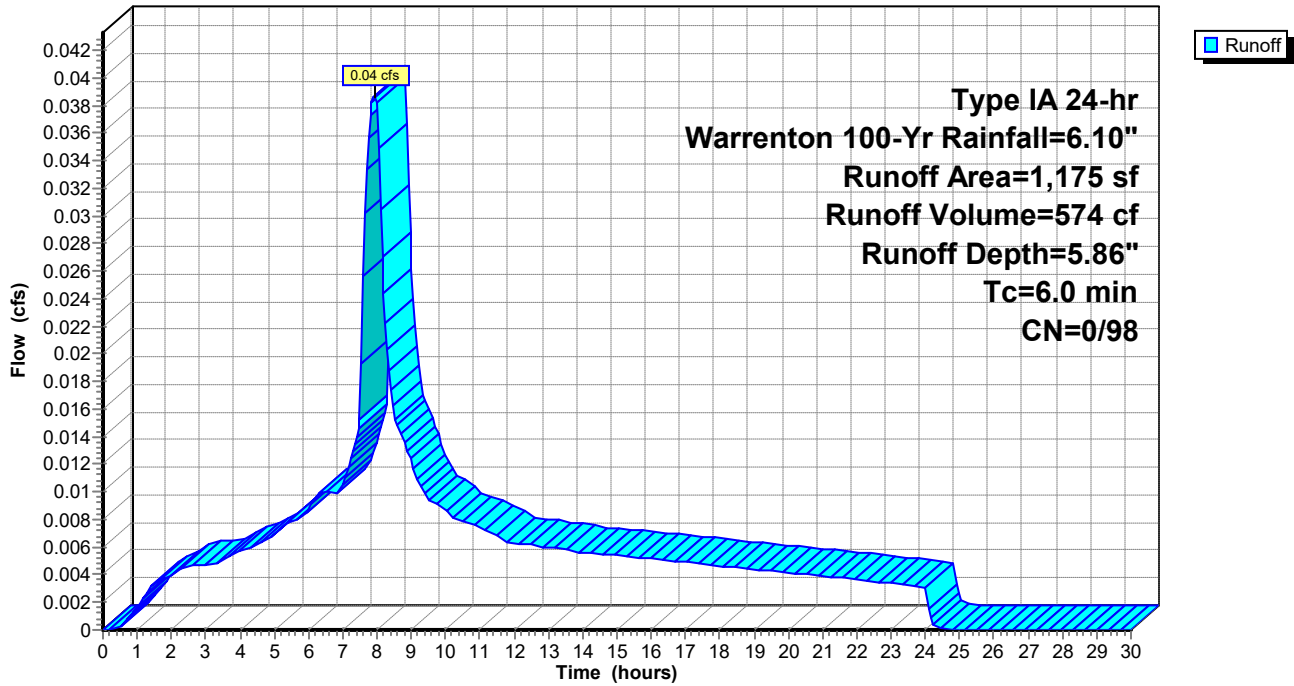
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type IA 24-hr Warrenton 100-Yr Rainfall=6.10"

| 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

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

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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)

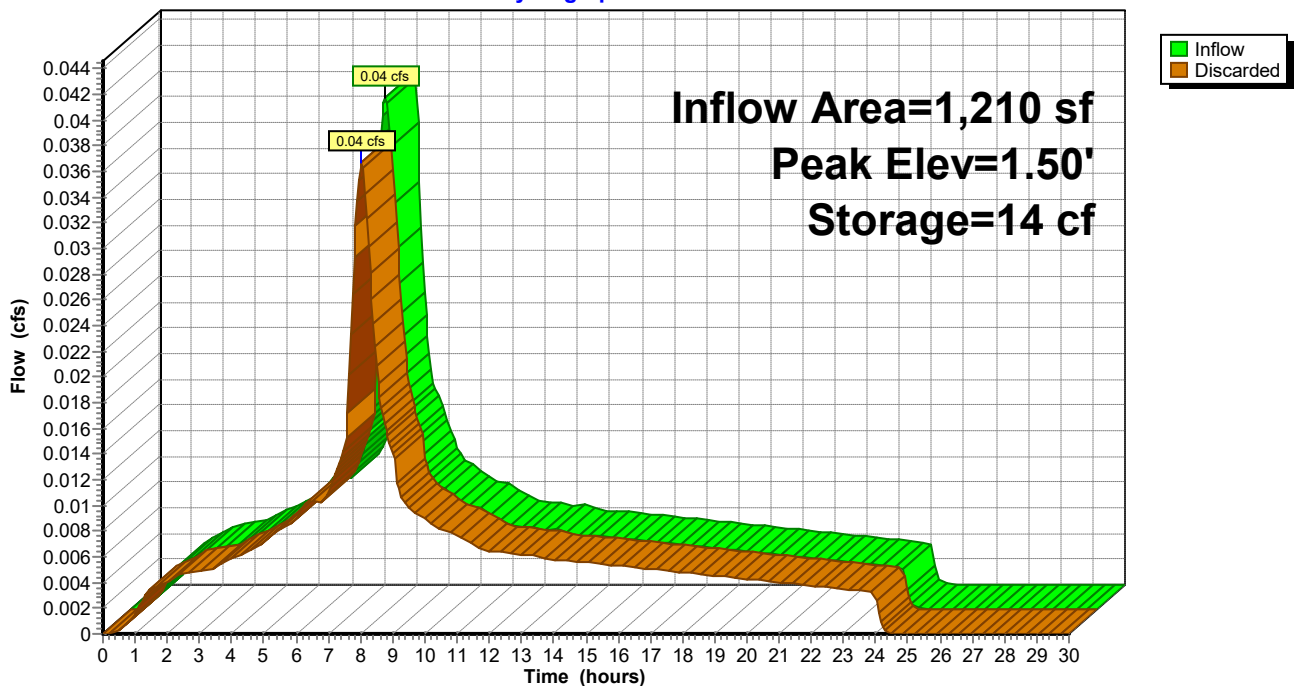
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|---|
| #1 | 0.00' | 14 cf | 2.00'W x 12.00'L x 1.50'H Prismaoid 36 cf Overall x 40.0% Voids |

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

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

Pond 1P: TRENCH 1

Hydrograph



E21-060 Storm

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

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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)

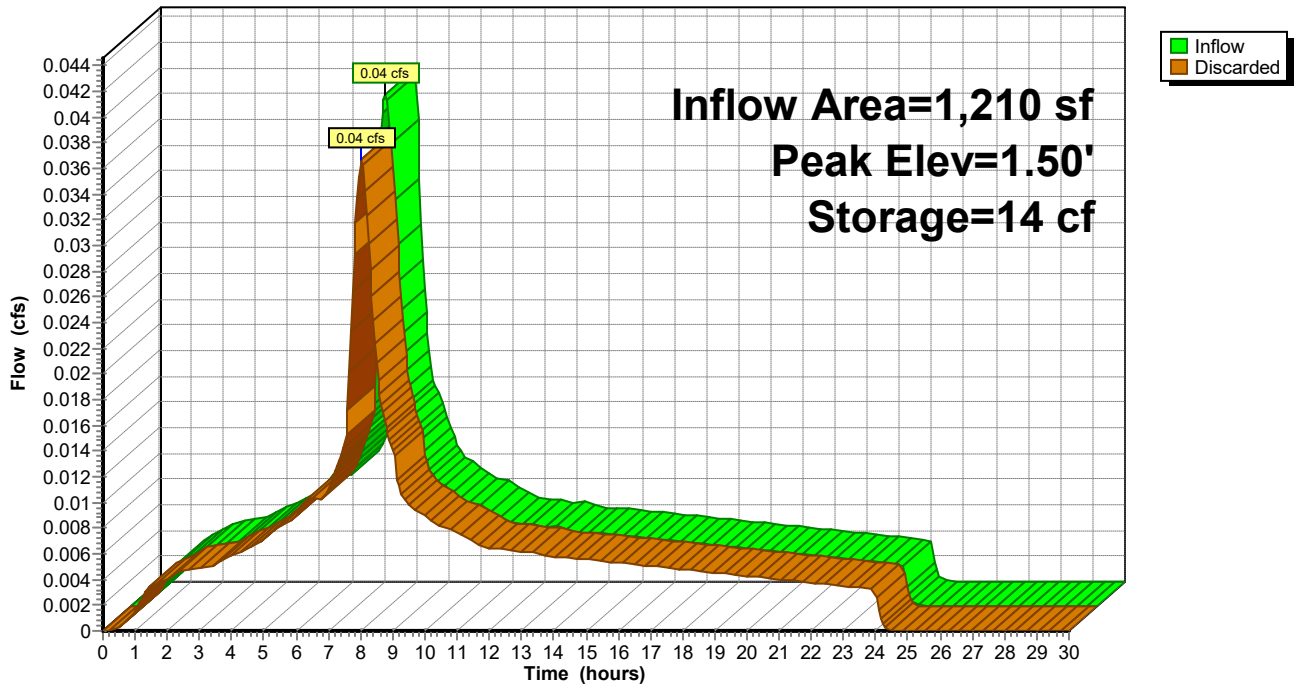
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|---|
| #1 | 0.00' | 14 cf | 2.00'W x 12.00'L x 1.50'H Prismaoid 36 cf Overall x 40.0% Voids |

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

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

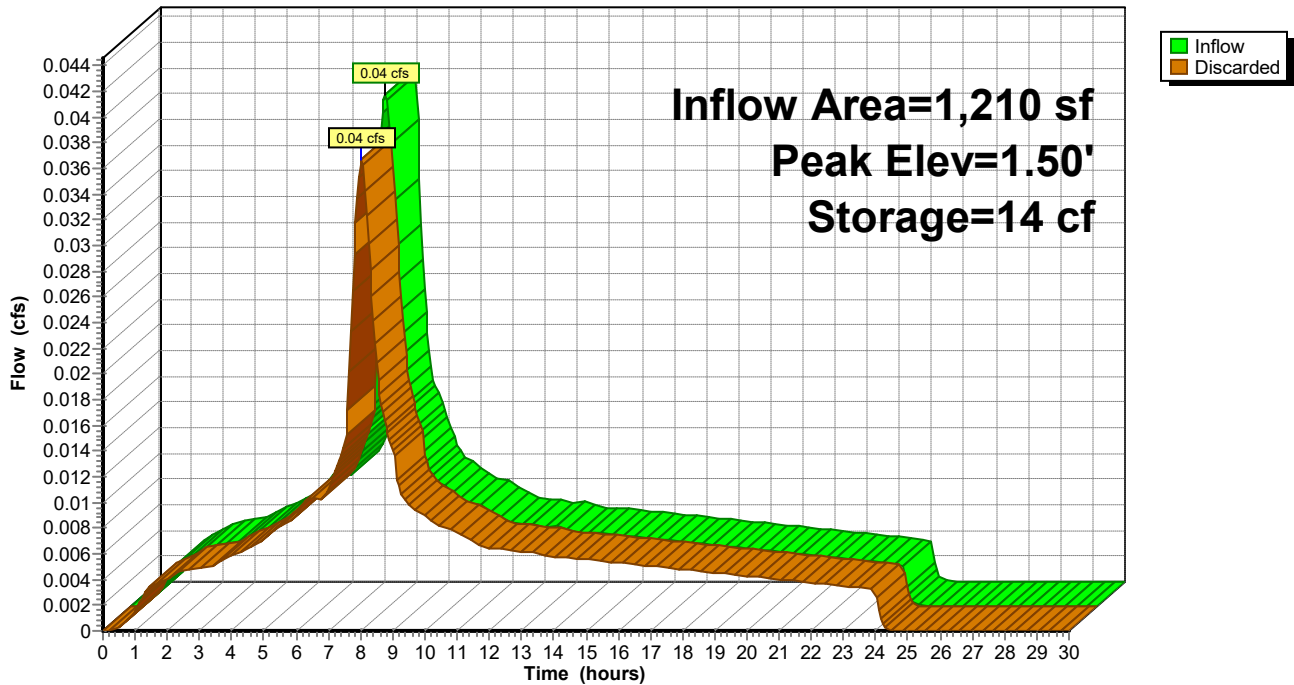
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|---|
| #1 | 0.00' | 14 cf | 2.00'W x 12.00'L x 1.50'H Prismaoid 36 cf Overall x 40.0% Voids |

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

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"

Prepared by Firwood Design Group

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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)

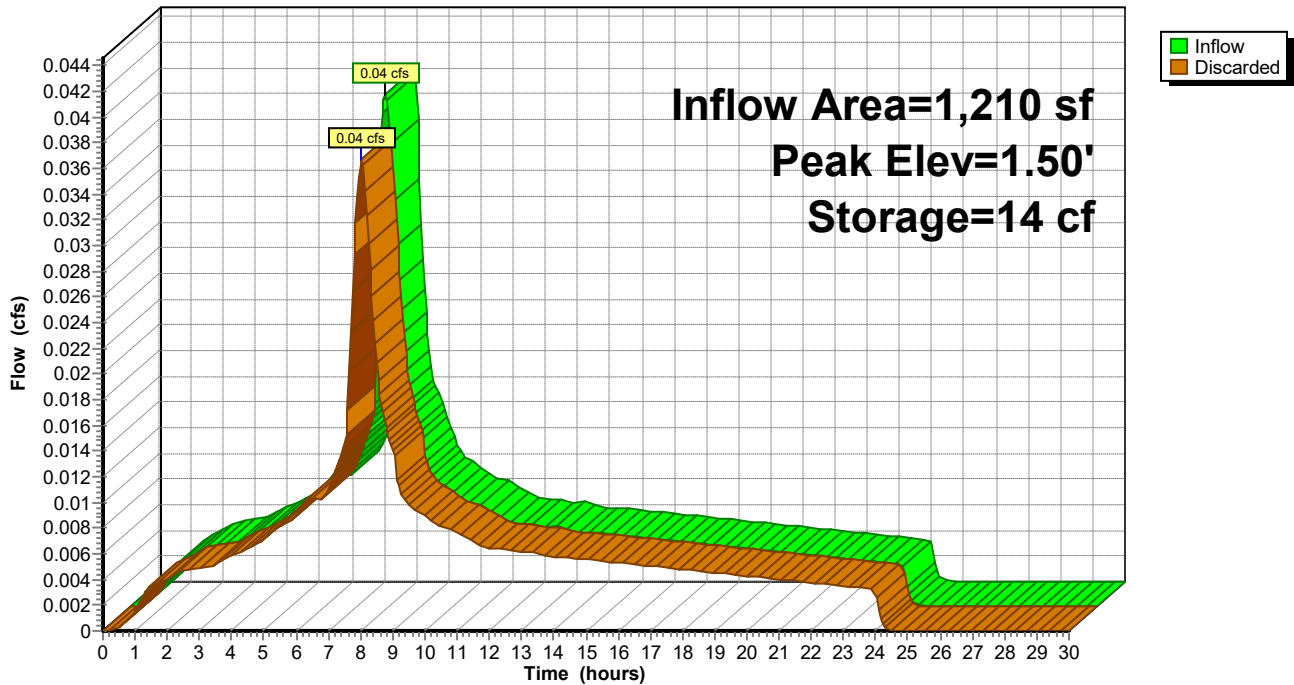
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|---|
| #1 | 0.00' | 14 cf | 2.00'W x 12.00'L x 1.50'H Prismaoid 36 cf Overall x 40.0% Voids |

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

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"

Prepared by Firwood Design Group

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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)

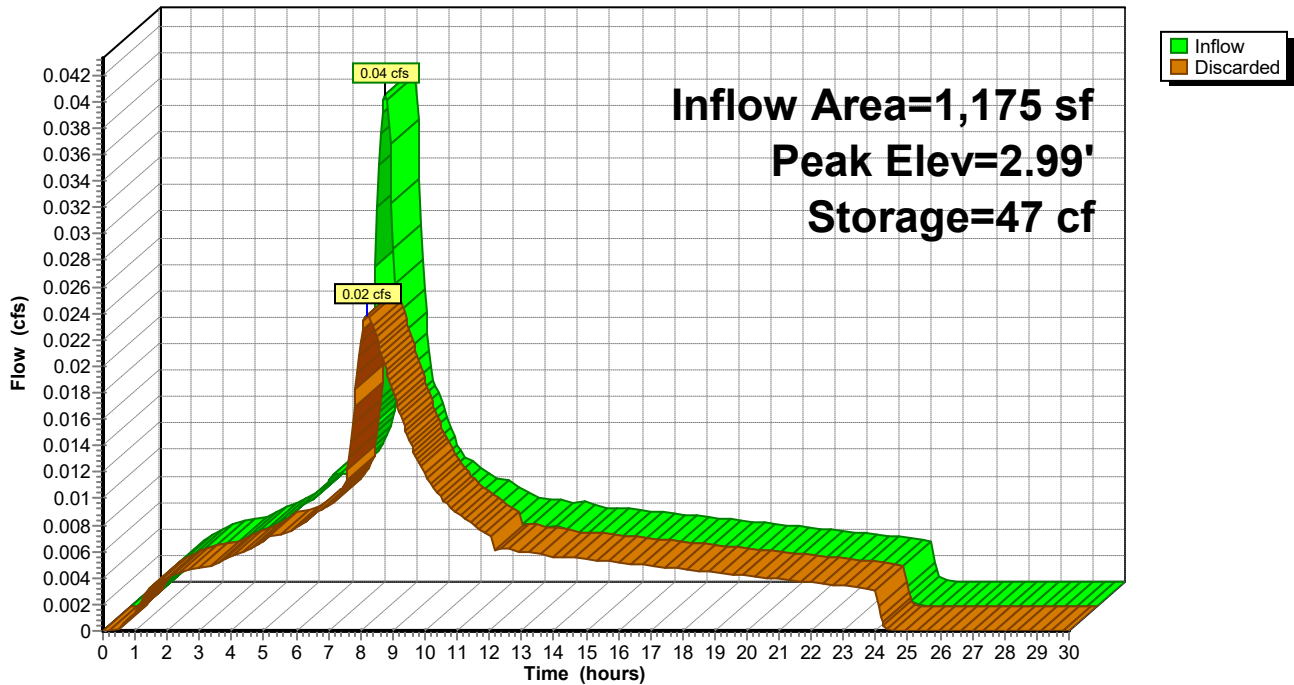
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|--|
| #1 | 0.00' | 47 cf | 3.00'W x 13.00'L x 3.00'H Prismatic 117 cf Overall x 40.0% Voids |

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

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)

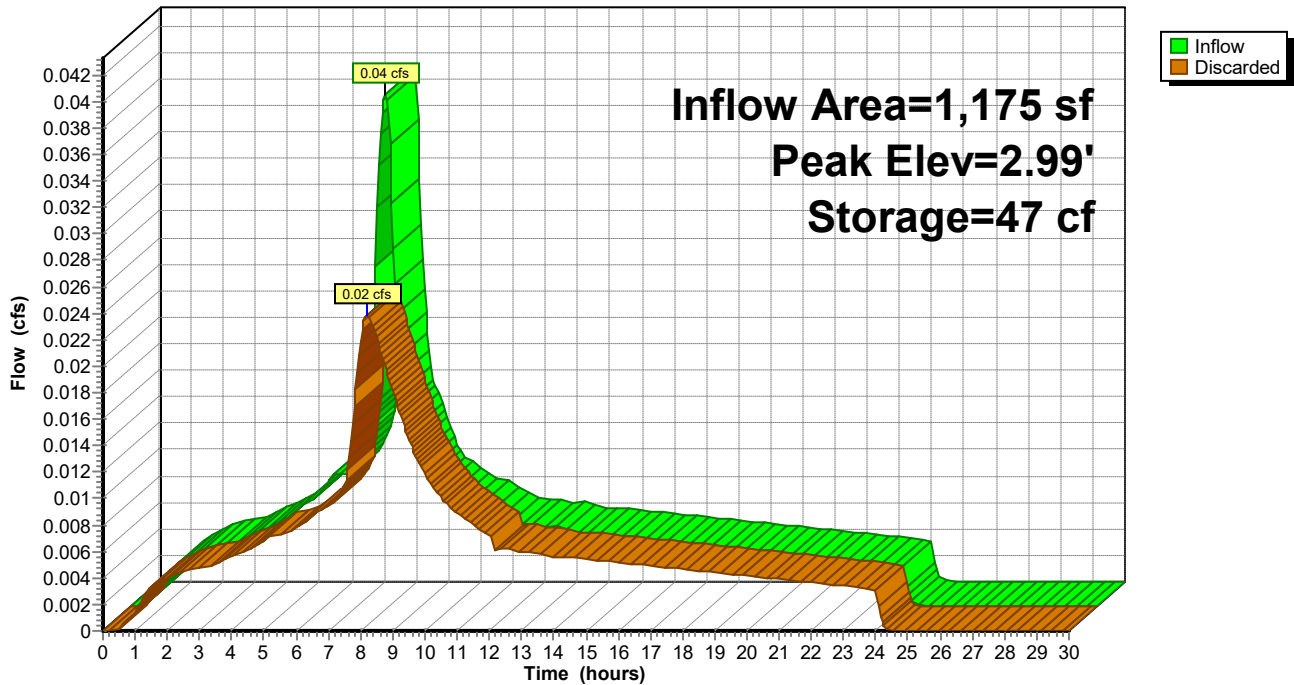
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|--|
| #1 | 0.00' | 47 cf | 3.00'W x 13.00'L x 3.00'H Prismatic 117 cf Overall x 40.0% Voids |

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

Discarded OutFlow Max=0.02 cfs @ 8.21 hrs HW=2.99' (Free Discharge)
 ←1=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)

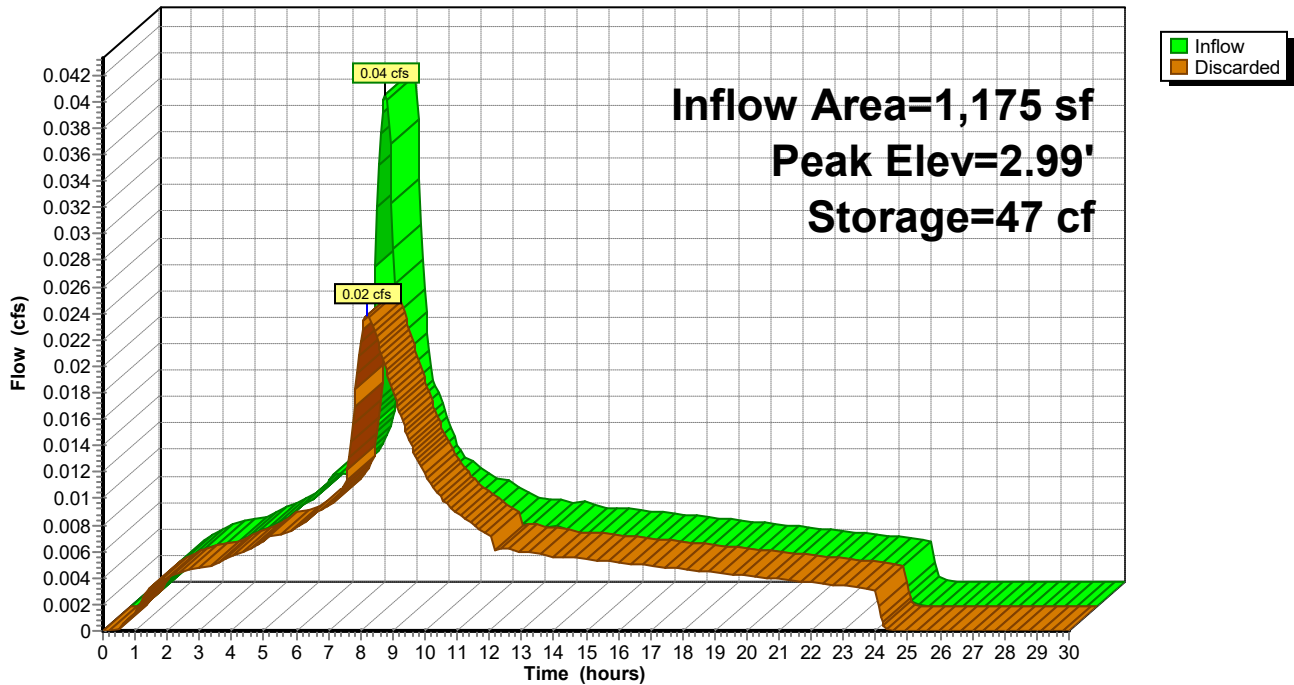
| Volume | Invert | Avail.Storage | Storage Description |
|--------|--------|---------------|--|
| #1 | 0.00' | 47 cf | 3.00'W x 13.00'L x 3.00'H Prismatic 117 cf Overall x 40.0% Voids |

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

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

Pond 7P: TRENCH 7

Hydrograph





ENVIRONMENTAL
MANAGEMENT
SYSTEMS, INC.

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FAX: 503-353-9695

WA: 360-735-1109

www.envmgtsys.com

4080 SE International Way

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 14th, 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)¹ 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 Inventory² (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) WETS³ table. The month of June received 3.39 inches of precipitation as of June 14th, 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.

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

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

³Natural 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 | |
|--|--|--|--|
| <p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p> | | <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p> | |
| | | <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> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: 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 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% |
| Totals for Area of Interest | | 0.6 | 100.0% |

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

Rebecca Sprengeler

From: Richard (Collin) Stelzig
Sent: Thursday, November 10, 2022 12:48 PM
To: Jay Blake
Cc: Trisha Hayrynen; Rebecca Sprengeler
Subject: Application SUB 22-02: Buoy 10 Land Preliminary Plat

Hello Jay,

If possible, please provide this email into the record of Application SUB 22-02: Buoy 10 Land Preliminary Plat.

Public Works has some of the same concerns noted in the communications from the Neighboring Property Owners. Public Works' September 28 review letter provides comments that if addressed sufficiently could alleviate many of our joint concerns.

In addition, the staff report states "The applicant should construct half street improvements on Seventh Avenue. This should be done in conjunction with planned water system improvements." Public works disagrees with this comment. The proposed waterline will not impact the half street improvements associated with this development. Our recommendation is to remove this condition and require half street improvements be design and constructed as part of this subdivision.

The staff report also states the following, "The applicant stated that they will design stormwater improvements to take surface water flow from a portion of Seventh Avenue and driveways." But, the conditions of approval state the following, "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." The stormwater improvements should be constructed prior to construction of the new homes. A non-remonstrance agreement would not guarantee that these improvements will ever be installed, let alone prior to construction of the homes and driveways. Our recommendation is to remove this condition and require half street improvements be design and constructed as part of the subdivision improvements.

Sincerely,

Collin Stelzig, PE

Public Works Director

Office : 503-861-0912

Fax : 503-861-9661

P.O. Box 250 | 45 SW 2nd Street

Warrenton OR, 97146

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



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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

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

Rebecca Sprengeler

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 7th 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 7th Ave)

Date: October 13, 2022

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

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 7th 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 7th Ave (378 7th 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. 7th 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, 7th 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 7th 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: [piper lyons](#)
To: [Rebecca Sprengeler](#)
Subject: Re: flood water on 7th
Date: Monday, November 14, 2022 1:57:30 PM
Attachments: [image001.png](#)

Hello, the video was taken this year on January 6th

On Mon, Nov 14, 2022 at 11:27 Rebecca Sprengeler <rsprengeler@ci.warrenton.or.us> wrote:

Good morning Lisa and Piper,

Thank you for sharing this video with us. Can you please tell me the date it was taken?

Thank you,

Rebecca Sprengeler

Planning Technician

Office : 503-861-0920 x120

Fax : 503-861-2351

P.O. Box 250 | [225 S Main Avenue](#)

[Warrenton OR, 97146](#)

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From: Jay Blake <jblake@ci.warrenton.or.us>
Sent: Monday, November 14, 2022 9:27 AM
To: Rebecca Sprengeler <rsprengeler@ci.warrenton.or.us>
Subject: Fw: flood water on 7th

Jay Blake

Planning Director

Office : 503-861-2233 x103

Cell: 971-286-0798

Fax : 503-861-2351

P.O. Box 250 | [225 S Main Avenue](#)

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From: piper lyons <thepiperlyons@gmail.com>
Sent: Thursday, November 10, 2022 9:17 PM
To: Jay Blake <jblake@ci.warrenton.or.us>
Subject: flood water on 7th

water in front of 378 7th ave, 378 pacific and the proposed subdivision



water in front of 378 7th ave, 378 pacific and the proposed subdivision

0:00:08

0:00:04





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
 DATE: December 8, 2022
 SUBJ: Variance Application V-22-4: Belinskiy Side Yard Setback at 1180 S Main

BACKGROUND:

Yelena Belinskiy has submitted a request for a variance to her North side yard setback at 1180 S Main Avenue (Taxlot 81028AB00600). The request is to vary from the required 8-foot setback by 2 feet to have a 6-foot setback (Attachment 2). This request is to vary more than 20% from the standard making it a Class 2 variance requiring review by the Planning Commission.

History:

Ms. Belinskiy purchased the property in 2021 and was issued building permits to remodel the existing single-family home and to address concerns with the integrity of the foundation. During this process, the City was unable to locate past permit records for an addition that was made on the rear of the existing house. This addition was constructed 2 feet into the side yard setback. This addition was removed during work under the structural permit to address concerns with the foundation. The structure cannot be reconstructed as a non-conforming use because the work was not originally permitted. The Belinskiys want to reconstruct the addition as it was before and were instructed to apply for a variance to the setback standard for consideration by the Planning Commission. The foundation footings for the West and South sides have been approved to pour, but the North and East footing have not been approved until the setback issue can be resolved.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE:

The application was received on October 31st and deemed complete on November 1st. Public notice was mailed to affected property owners 20 days before the hearing on November 18th. Notice was published in The Astorian at least 10 days before the hearing on November 26th.

Two public comments have been received as of the date of this memo from Ron and Marcy Vellutini (Attachment 1). Both comments approved of the variance but requested the containers on the 1180 S Main property be moved to allow the Vellutini's to build a fence at 1160 S Main.

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:

Applicable Warrenton Municipal Code (WMC) chapters for this application include:

[16.208.050 Type III Procedure \(Quasi-Judicial\).](#)

[Chapter 16.272 VARIANCES](#)

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

Chapter 16.272 VARIANCES

16.272.020 Criteria.

Variances to a quantitative requirement of this Code may be granted only if, on the basis of the written application, investigation, and evidence submitted by the applicant, findings of fact are made by the zoning administrator (for Class 1 applications) or Planning Commission (for Class 2 applications) that satisfy the criteria of subsections A through F of this section. Prior variances allowed in the neighborhood shall not be considered by the granting authority in reaching its decision. A determination of whether the standards set forth in this section are satisfied necessarily involves the balancing of competing and conflicting interests. Each request shall be considered on its own merits.

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

APPLICANT'S RESPONSE: This property was purchased with an older building featuring current outlines. Thus, our remodel, while using original structure outlines, encroaches into current setbacks prescribed by City of Warrenton.

STAFF FINDING: The home addition that encroaches on the setback was created by a previous property owner and was a preexisting condition to the purchase and remodel by the Belinskiys, however the site does have other space available for possible expansion to the East. Staff are concerned that this criterion is not fully met, and request findings be made by the Planning Commission.

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

APPLICANT'S RESPONSE: The purchase of this property allowed me to plan for certain living and entertaining, while using the space and property tax payments have been made with existing registered living area in mind. Any additional delays associated with redesign (plans, engineering, joists and trusses, review of said plans and additional construction) will add to the already mounting costs and delay planned use of the property even further.

STAFF FINDING: The lot is currently 6,459 sf, exceeding the minimum required lot size for a Single Family Detached Dwelling. The maximum building coverage for the lot cannot exceed 55% or 3,552 sf; the footprint of the current SFR covers 42% or 1495 sf of the lot; there is still buildable space available to the East and South of the property without encroaching on setbacks. Staff agrees that denial of the variance would create a further economic burden on the applicant. Staff are concerned that this criterion is not fully met, and request findings be made by the Planning Commission.

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

APPLICANT'S RESPONSE: The variance will not impact any visual, noise and/or traffic characteristics currently presented in the neighborhood. In fact, drainage and erosion control will be improved due to standard storm water management associated with installation of new foundations.

STAFF FINDING: Staff agree with the applicant's response. The affected neighbors at 1160 S Main provided comments in support of the request. This criterion is met.

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

APPLICANT'S RESPONSE: We are working within the confines of existing structure perimeter.

STAFF FINDING: The Warrenton Municipal Code has regulations for variance requests that have been reviewed by the State for compliance with the Comprehensive Plan. Compliance with the WMC will result in compliance with the Comprehensive Plan. This criterion will be met if the Planning Commission adopts findings of fact to approve the variance request.

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

APPLICANT'S RESPONSE: The property is currently zoned residential and our work does not propose any additional and/or different uses.

STAFF FINDING: There are no additional units being proposed affecting the density or reducing the lot size. The use of the lot remains the same and is permitted. This criterion is met.

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

APPLICANT'S RESPONSE: Original building perimeter (outline) does not conform to current setback standards. By conforming to existing building outline, the new foundation encroaches the same amount into standard setbacks.

STAFF FINDING: Expansion in a different direction on the site is not restricted by wetlands, hydric soils, flood zones, slopes, historic trees, waterways, or other physical characteristics of the site. This criterion is not met.

CONCLUSIONS AND RECOMMENDATION

Staff has reviewed the applicable criteria for the variance request and made *suggested* findings of fact. Several criteria have been met, but staff have concerns about the applicant's ability to meet criteria A, B, and F related to reasonable use of the property and physical site characteristics precluding conformance with the code. The Planning Commission will need to make findings of fact Planning Commission about whether the applicant can satisfy the criteria of subsections A through F. Staff have prepared language below for approval or denial based on the Planning Commission's findings.

Recommended Motion:

"I move to approve variance application V-22-4 based on the findings of fact in the staff report and determination by the Planning Commission that criteria A, B, and F are met"

"I move to deny variance application V-22-4"

ATTACHMENTS:

1. Application
2. Public Comments
3. Site Plan

CITY OF WARRENTON
PLANNING AND BUILDING DEPARTMENT
Telephone: 503-861-0920

VARIANCE APPLICATION

10/31/22

| | |
|--------------------|--------------|
| OFFICE USE ONLY | |
| FILE # V-22-4 | FEE \$ 1,250 |
| ZONING DISTRICT RH | |
| RECEIPT # 08909379 | |

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

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

Legal Description of the Subject Property: Township _____, Range _____, Section(s) _____
Tax Lot(s) 81028AB00600 _____

Property street address: 1180 S Main Avenue

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: YELENA BELINSKIY

Signature: YELENA BELINSKIY Digitally signed by YELENA BELINSKI
Date: 2022.10.25 20:55:32 -07'00' Date: 10/25/2022

Address: 1180 S MAIN AVENUE Phone: 360-513-4334

City/State/Zip: WARRENTON, OR 97146 Fax: _____

PROPERTY OWNER (if different from Applicant):

Printed Name: _____

Signature: _____ Date: _____

Address: _____ Phone: _____

City/State/Zip: _____ Fax: _____

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

NARRATIVE: Please describe the variance request:

IN DECEMBER OF 2020 I, YELENA, BECAME THE NEW OWNER OF THE PROPERTY
LOCATED AT 1180 S MAIN AVE WARRENTON, OR. FROM THE GET GO, I UNDERSTOOD
THAT THIS PROPERTY REQUIRED SOME WORK AND I HAD CONTRACTORS GET
STARTED ON IT RIGHT AWAY.

WE ARE PUTTING ALL NEW FOUNDATION UNDER THE ENTIRE STRUCTURE AND
UPDATING ELECTRICAL, PLUMBING AND HEATING/COOLING.

AS DRAWINGS WERE REVIEWED, A COMMENT WAS MADE THAT NEW FOUNDATION
UNDER EXISTING WALL OUTLINE WOULD ENCROACH ONTO STANDARD 8' SIDE
SETBACK PER CITY OF WARRENTON REQUIREMENTS.

I HERE BY SUBMITT THIS APPLICATION TO FILE FOR VARIANCE REQUEST, AS OUR
OUR WORK IS DONE WITHIN ORIGINAL BUILDING OUTLINE.

| Standard | Required | Proposed |
|--------------------|-----------------|-----------------|
| Front Yard Setback | | |
| Rear Yard Setback | | |
| Side Yard Setback | 8 | 6 |
| Lot Dimension | | |
| Height | | |
| Landscaping | | |
| Parking | | |
| | | |
| | | |

SIX VARIANCE CRITERIA

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

THIS PROPERTY WAS PURCHASED WITH AN OLDER BUILDING FEATURING CURRENT OUTLINES. THUS, OUR REMODEL, WHILE USING ORIGINAL STRUCTURE OUTLINES, ENCROACHES INTO CURRENT SETBACKS PERSCRIBED BY CITY OF WARRENTON.

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

THE PURCHASE OF THIS PROPERTY ALLOWED ME TO PLAN FOR CERTAIN LIVING AND ENTERTAINING, WHILE USING THE SPACE AND PROPERTY TAX PAYMENTS HAVE BEEN MADE WITH EXISTING REGISTERED LIVING AREA IN MIND. ANY ADDITIONAL DELAYS ASSOCIATED WITH REDESIGN (PLANS, ENGINEERING, JOISTS AND TRUSSES, REVIEW OF SAID PLANS AND ADDITIONAL CONSTRUCTION) WILL ADD TO THE ALREADY MOUNTING COSTS AND DELAY PLANNED USE OF THE PROPERTY EVEN FURTHER.

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

THE VARIANCE WILL NOT IMPACT ANY VISUAL, NOISE AND/OR TRAFFIC CHARACTERISTICS CURRENTLY PRESENT IN THE NEIGHBORHOOD. IN FACT, DRAINAGE AND EROSION CONTROL WILL BE IMPROVED DUE TO STANDARD STORM WATER MANAGEMENT ASSOCIATED WITH INSTALLATION OF NEW FOUNDATIONS.

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

WE ARE WORKING WITHIN THE CONFINES OF EXISTING STRUCTURE PERIMETER.

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

THE PROPERTY IS CURRENTLY ZONED RESIDENTIAL AND OUR WORK DOES NOT PROPOSE ANY ADDITIONAL AND/OR DIFFERENT USES.

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

ORIGINAL BUILDING PERIMETER (OUTLINE) DOES NOT CONFORM TO CURRENT SETBACK STANDARDS. BY CONFORMING TO EXISTING BUILDING OUTLINE, THE NEW FOUNDATION ENCROACHES THE SAME AMOUNT INTO STANDARD SETBACK.

**Return Application To: City of Warrenton
Planning and Building Department
PO Box 250, 225 S. Main Street
Warrenton, Oregon 97146**

Variance Application
October 2018

City of Warrenton

Variance Request Checklist

Variances are regulated by Section 16.272 of the Warrenton City Code. There are two types of variance requests:

Class 1 variances include minor variances that are small changes from the applicable Code requirements and which will have little or no effect on adjacent property or users. Administrative approval by the zoning administrator for Class 1 variances may be granted using a Type II procedure. Class 1 variances are limited to:

1. Location of structures in relation to required yards.
2. Variances from minimum lot width and depth.
3. Variances from other quantitative standards by 20% or less.

Class 2 variances include variances that are significant changes from the applicable Code requirements and have the potential for creating impacts on adjacent property or users. A Class 2 variance shall be granted by the Planning Commission using a Type III procedure. Class 2 variances include, but are not limited to:

1. Variances from quantitative standards by more than that allowed under a Class 1 variance.
2. Variances from other quantitative Code provisions except use restrictions.

Variance applications may be combined with other applications such as subdivisions, conditional use permits or site design review which may require additional items beyond this list. Applicants shall submit all of the following items along with the application form.

Proposed Site Plan. The site plan shall contain the following information:

- a. The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- b. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- c. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any

- d. The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- e. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- f. The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- g. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- h. Loading and service areas for waste disposal, loading and delivery, if any
- i. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- j. Location, type, and height of outdoor lighting.
- k. Locations, sizes, and types of signs (shall comply with Chapter 16.144).
- L. The Community Development Director may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- n. The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- o. Identification of slopes greater than 10%.
- p. Any areas identified as located in a designated floodplain and/or floodway, if any
- r. Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- s. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- t. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- u. North arrow, scale, names and addresses of all property owners.
- w. Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

X. Letter or narrative report documenting compliance with the applicable approval criteria contained in subsection C of this section.

From: [Marcy Vellutini](#)
To: [Rebecca Sprengeler](#)
Cc: sunsetcove@oregonsbest.com
Subject: 1180 S Main, Warrenton Oregon Variance V-22-OR
Date: Monday, November 21, 2022 2:23:19 PM

Regarding: Variance application by Yelena Belinsky for change of sideyard setback from 8 feet to 6 feet on the North side of the property at 1180 S Main (tax lot 81028AB00600)

We own the adjacent property located at 1160 S Main. We are not contesting the variance requested. It does not appear to cause a problem. We will not be able to attend the meeting and are in agreement that the variance should be granted.

If this email is not sufficient please let me know

Marcia Harper-Vellutini
Ronald A Vellutini

Ron & Marcy Vellutini
P.O. Box 697
Warrenton, Or 97146
sunsetcove@oregonsbest.com
(503) 440-0186 Marcy Cell

From: [sunsetcove](#)
To: [Rebecca Sprengeler](#)
Subject: Re: 1180 S Main, Warrenton Oregon Variance V-22-OR
Date: Monday, November 21, 2022 7:48:08 PM

It was much less of a problem than originally thought. I would appreciate them moving those huge containers as soon as possible so that I can put a fence up after they're done with their building.

Have a wonderful Thanksgiving
Marcy

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Rebecca Sprengeler <rsprengeler@ci.warrenton.or.us>
Date: 11/21/22 6:25 PM (GMT-08:00)
To: Marcy Vellutini <sunsetcove@oregonsbest.com>
Cc: sunsetcove@oregonsbest.com
Subject: Re: 1180 S Main, Warrenton Oregon Variance V-22-OR

Hi Marcy,

Thank you for your comments. I will provide them to the Planning Commission in their meeting packet.

Regards,

Rebecca Sprengeler
Planning Technician
503-861-0920 x120

From: Marcy Vellutini <sunsetcove@oregonsbest.com>
Sent: Monday, November 21, 2022 2:23:07 PM
To: Rebecca Sprengeler <rsprengeler@ci.warrenton.or.us>
Cc: sunsetcove@oregonsbest.com <sunsetcove@oregonsbest.com>
Subject: 1180 S Main, Warrenton Oregon Variance V-22-OR

Regarding: Variance application by Yelena Belinsky for change of sideyard setback from 8 feet to 6 feet on the North side of the property at 1180 S Main (tax lot 81028AB00600)

We own the adjacent property located at 1160 S Main. We are not contesting the variance requested. It does not appear to cause a problem. We will not be able to attend the meeting and are in agreement that the variance should be granted.

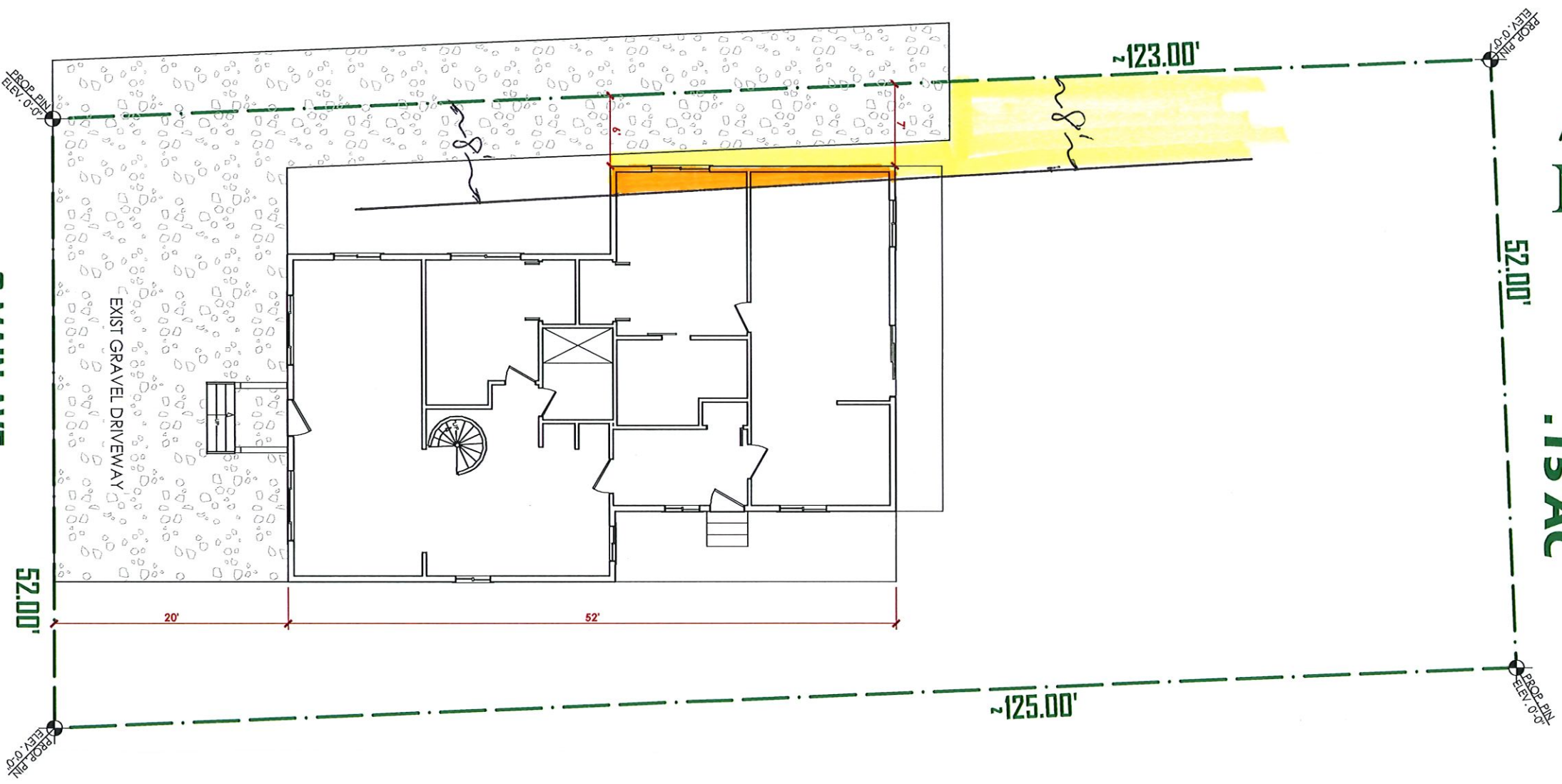
If this email is not sufficient please let me know

Marcia Harper-Vellutini
Ronald A Vellutini

Ron & Marcy Vellutini
P.O. Box 697
Warrenton, Or 97146
sunsetcove@oregonsbest.com
(503) 440-0186 Marcy Cell



LOT #600
.15 AC



S MAIN AVE

52.00'

20'

52'

~123.00'

52.00'

~125.00'

PROP. PIN
ELEV. 0.00'

PROP. PIN
ELEV. 0.00'

PROP. PIN
ELEV. 0.00'

PROP. PIN
ELEV. 0.00'

EXIST GRAVEL DRIVEWAY

SITE PLAN
1/8" = 1'-0"