



WORK SESSION

AGENDA

Warrenton Planning Commission

Thursday, July 14, 2022 | 5:30pm

**Warrenton City Hall Commission Chambers
225 S Main Avenue, Warrenton, OR 97146**

- 1. Call to Order**
- 2. Roll Call**
- 3. Urban Growth Boundary Amendment at the Hammond Marina**
- 4. Adjourn**

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City of Warrenton
Planning Commission Work Session
UGB Amendment | Hammond Marina “White Paper”
July 2022

The City of Warrenton has an extensive parks system that covers most parts of the city, including the neighborhood of Hammond. The Hammond Marina offers a public open space, campgrounds, boat launch for recreation, and easy access to the Columbia River. The Parks Master Plan, completed in 2020, describes the attributes and future plans for Seafarers Park, which is a distinct section of the marina property on the waterfront with parking for views of the river.

Recently, the Warrenton Police Department has seen a marked increase in criminal and nuisance activity at the marina including the campgrounds and the park. Unfortunately, these areas at the park are outside the Urban Growth Boundary, which was established when the City adopted its Comprehensive Plan in the 1980s. Enforcement falls to Clatsop County Sheriff's Office, which does not have a substation nearby and is not a priority among other competing enforcement issues with limited coverage.

Enclosed is a map of the area depicting the existing UGB and its relationship to the Hammond Marina. For the City to adequately enforce city codes, a UGB amendment is a solution to ensure the level of service matches the needs of the park and the users and visitors who enjoy it.

Based on a review of available online records, the City has not done a UGB amendment. A UGB amendment is an arduous process that requires a lot of research and findings to support an increase in the land added to the UGB. In this case, the City is asking for a public facility exception. There is a section of Oregon Administrative Rules (OAR) that allows cities to request an amendment to serve a particular need (water, sewer, park, etc.) in the community.

The amount of land that would be added is less than 25 acres and is already in city ownership. Tax Lot 200 is 63 acres but only a portion currently lies outside the UGB between Fort Stevens State Park and the existing Hammond Marina. The City will need to define the number of acres as part of its proposal.

There are many steps for policymakers to consider:

- First, the City needs to demonstrate a need. Does the Parks Master Plan identify the specific need? If not, an amendment may be needed.

- Once a nexus is created, the City can begin the process to amend the UGB by developing findings based on ORS and OAR. It is a Type 4 Legislative Amendment similar to a Comprehensive Plan Amendment.
- If the City Commission approves a UGB amendment, it then goes to the Clatsop County Commission for concurrence.

Proposed Timeline:

1. Consult City Attorney on options for avoiding UGB Amendment.
2. Consult DLCD on potential methods for UGB amendment.
3. Send formal notice to DLCD for proposed UGB Amendment.
4. Schedule a work session with the PC.
5. Develop a proposal and staff report for a hearing with the PC.
6. Schedule a public hearing with CC in Fall 2022.
7. Schedule a public hearing with the County Commission for concurrence Winter 2022.

