

*“Making a difference through excellence of service”*



## CITY OF WARRENTON

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Warrenton Planning Commission  
Agenda  
March 9, 2017

1. Attendance
2. Flag Salute
3. Election of Officers
4. Public Hearing—Consideration of a code amendment to allow multifamily developments as a conditional use in the C-1 General Commercial zoning district.

*Action Item*

5. Public Hearing—Appeal of administrative decision of a site design review application for tourist accommodations in Hammond—Marlin Larsen

*Action Item*

6. Approval of minutes of February 9, 2017.

*Action Item*

7. Other business.
8. Adjourn



## CITY OF WARRENTON

March 2, 2017

To: Warrenton Planning Commission

From: Skip Urling, Community Development Director

Re: Proposed Code Amendment to Warrenton Municipal Code (WMC) 16.40.030.B to add Multifamily Housing Development as a Conditional Use in the C-1 General Commercial Zoning District outside the Highway 101 corridor.

In an effort to increase the opportunity for the provision of housing in an increasingly tight market, staff proposes an amendment to the C-1 General Commercial zoning district to allow multifamily housing as a conditional use in all areas other than the C-1 territory along the Highway 101 corridor. The suggestion originally came from the development community. Included in the proposed ordinance with the addition of allowing multifamily housing as a conditional use is a reference that such applications meet the development standards spelled out expressly in the Residential High Density district code (WMC 16.36), or other pertaining code sections referred to therein.

Statutory 35-day notice to the Department of Land Conservation and Development was sent January 11, 2017 and The Columbia Press published notice of the planning commission public hearing February 24, 2017.

### FINDINGS

A. Conformance with applicable state statutes.

ORS 197 governs comprehensive land use planning in Oregon. In the mid-oughts, multifamily housing was permitted outright in the C-1 zone until the code was amended to remove them. Staff is not aware of any statute that would prevent multifamily development in the general commercial zone.

B. Conformance with statewide planning goals.

Nineteen statewide planning goals define the content of local government planning in Oregon. Most of these have no applicability to the proposal.

Goal 1, the citizen involvement goal, establishes a requirement for public participation and input in the planning process. The City's existing procedures for notice and hearing comply with goal 1. The proposed amendment does not alter this procedure.

Goal 2 reads as follows:

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Proposed text amendments are consistent with part 1 of goal 2, quoted above, because the amendments rely on the City's established policies and frameworks. These findings are sufficient to provide an adequate factual basis for the City's decision on this proposal. Part 2 of goal 2, dealing with exceptions to statewide planning goals, is not applicable to this proposal, because an exception is neither proposed nor required.

Goal 3, Agricultural Lands , is not applicable to the proposal because it affects only rural lands, not urban lands.

Goal 4, Forest Lands , is not applicable to the proposal because it affects only rural lands, not urban lands.

Goal 5 addresses Natural Resources, Scenic and Historic Areas, and Open Spaces :

To protect natural resources and conserve scenic and historic areas and open spaces.

A long list of natural resources is covered under goal 5, including non-estuarine wetlands. The amendment package does not change the City's goal 5 policies or implementation measures. Any goal 5 resources present on a commercially-zoned development site in Warrenton are subject to the same protection under the proposed amendments as they are currently. The proposed development code text amendments do not require analysis under the goal 5 administrative rules because the amendments do not affect a goal 5 resource.

Goal 6 is To maintain and improve the quality of the air, water and land resources of the state.

The amendment package does not alter the City's planning and implementation approach to goal 6. Various types of commercial uses are currently permitted in the General Commercial zoning district; this proposal would merely expand the list. It will not affect the city's efforts to continue to comply with Goal 6 of maintaining and improving these resources.

Goal 7, Areas Subject to Natural Disasters and Hazards, reads as follows: To protect people and property from natural hazards. The proposed text change will only allow multifamily development in the general commercial zoning district by conditional use. It will not increase

the risks presented by potential natural hazards. Development will be reviewed for the proposed use similarly to the review conducted for any currently permitted use.

Goal 8 addresses recreational needs. The proposed text amendments do not expand or hinder opportunities for recreational facilities in the General Commercial zone. Only commercial recreational uses are permitted in the C-1 district. The proposed amendment will not affect those opportunities except through market choice.

Goal 9 is Economic Development:

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The proposal is to allow multifamily development in the general commercial zoning district by conditional use permit only. The scrutiny provided by the conditional use permit review process will serve to evaluate such development proposals and the potential effects they would have on the opportunities otherwise presented by a particular site for economic activities as compared to the need for additional housing.

Goal 10, Housing, is To provide for the housing needs of citizens of the state. Goal 10 requires the City to provide an adequate supply of buildable land for its 20-year projected housing needs. The proposed development code text amendments will potentially provide additional housing opportunities if any development proposals can pass the conditional use permit test.

Goal 11 is primarily concerned with the provision of water and sewer services, though transportation facilities are also addressed here (but more comprehensively under goal 12). Proposed amendments do not address public facilities and services covered under goal 11; nor do the amendments change the way goal 11 is implemented in Warrenton. In cases where a potential development site comes up under the proposed amendments, and all requisite facilities are not available, it would be the developer's responsibility to provide the necessary improvements.

Goal 12 is the Transportation goal. The city's Transportation System Plan (TSP) is the principal instrument for implementing goal 12 in Warrenton. Compared to other allowed uses in the General Commercial zone, multifamily developments generate relatively fewer vehicle traffic volumes.

Goal 13 is the Energy goal. The proposed amendments do not change or hamper the City's goal 13 implementation measures. Any new multifamily development built in Warrenton will meet current code standards for energy conservation.

Goal 14 is Urbanization. It addresses urbanization, urban growth boundaries, unincorporated communities, and rural industrial areas. Proposed amendments deal with development in an existing urban area. The text amendment, and any subsequent multifamily development resulting from issuance of a conditional use permit will not change the City's compliance with goal 14 topics.

Goal 15 concerns the Willamette River Greenway, and is not applicable in Warrenton.

Goal 16 addresses Estuarine Resources. The City's General Commercial zone is not in an area covered by goal 16, nor would the proposed amendments allow any development in goal 16 waters. Goal 16 is not applicable to the proposal.

Goal 17, Coastal Shorelands, reads as follows:

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

Proposed text development code amendments do not change the coastal shoreland boundary in Warrenton, nor do they allow non-compliant uses in coastal shorelands areas. The proposed amendment will not affect any coastal shorelands.

Goal 18, Beaches and Dunes, reads as follows:

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Proposed text development code amendments do not change the extent of beach and dune areas in Warrenton, nor do they allow non-compliant uses in coastal beach or dune areas. There are no beach or dune areas zoned general commercial.

Goal 19 is Ocean Resources. There are no General Commercial zone areas in the goal 19 planning area.

**C. Conformance with the City's comprehensive plan.**

The comprehensive plan summary of future land needs concludes in Section 3.280 that “there is a need for additional multifamily units and some other types of units that are potentially more affordable to those with lower or moderate incomes...” It further concludes that “the housing market cannot be expected to meet the projected housing needs of Warrenton residents alone, particularly for people with very low incomes. A variety of strategies can be implemented by the City in partnership with non-profit and for profit developers and others to encourage the development of housing in price ranges and types that would be affordable to a wider range of residents. “Although not specifically identified in the strategies section, allowing multifamily development in the C-1 zone by conditional use is a strategy that would help fulfill the need identified in the conclusion quoted above. We find it notable that a policy in section 3.310 identifies” new single family attached, multifamily, and mixed use housing may be allowed in some of the city's commercial zones. Residential densities in these commercial zones may not exceed those in a High Density Residential district.”

Section 3.320 Commercial Lands discusses the various types of commercial zoning districts and their purposes, and discusses generally the forecast commercial developments along the highway corridor. There is no discussion of not allowing multifamily developments in the general commercial zone.

**D. Changed circumstances or further studies justifying the amendment.**

It is broadly acknowledged that there is a housing shortage across the spectrum of income levels along the north coast of Oregon. Various causes for this situation have been discussed, including an increase in service employment in the tourism industry, the proliferation of second homes which removes the units from the long-term housing market, and an increase in vacation homes which become income properties for the owners and also remove the units from the long-term rental market.

**CONCLUSIONS**

Allowing multifamily development in the general commercial zone as a conditional use would provide additional properties for the potential development of housing which would contribute to a solution to the current problem. A safeguard is built into the measure because of the additional scrutiny such applications receive during the development review process. Rather than merely evaluating the proposal's consistency with the applicable development standards, the application would have to meet the six conditional use review criteria: That the proposed use is in conformance with the Comprehensive Plan. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and

have a minimal impact on, surrounding properties. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated. Public facilities and services are adequate to accommodate the proposed use. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use. And, the site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.

The proposal is consistent with the applicable state planning goals, would help to fulfill the goals and policies of the city comprehensive plan, and help fill a growing need on the north coast. Staff believes the proposed amendment warrant approval.

**Suggested motion:**

I move to forward draft Ordinance No. 1121-A allowing multifamily developments a conditional use in the C-1 General Commercial zoning district to the City Commission for review and approval.

**Ordinance No. 1121-A**

**An Ordinance Amending Warrenton Municipal Code (WMC) 16.40.030 Conditional Uses to allow Multifamily housing development as a conditional use.**

The City of Warrenton ordains as follows:

**Section 1. WMC 16.040.030 is hereby amended as follows:**

16.40.030 Conditional Uses.

The following uses and their accessory use may be permitted in the C-1 zone when approved under Chapter 16.220 and shall comply with Sections 16.40.040 through 16.40.060 and Chapters 16.124 (Landscaping) and 16.212 (Site Design Review):

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

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Processing uses such as bottling plants, bakeries and commercial laundries.
3. Research and development establishments.
4. Wholesale storage and distribution facilities, including cold storage.
5. RV park.
6. Similar uses as those stated in this section.

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

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Building contractor shops, including plumbing, electrical and HVAC.
3. Fuel oil distributor.
4. Processing uses such as bottling plants, bakeries and commercial laundries.
5. Research and development establishments.
6. Wholesale storage and distribution facilities, including cold storage.
7. Veterinary clinic, kennels.
8. Tool and equipment rental.
9. Mini-warehouses or similar storage uses.
10. Church, synagogue, or other place of worship.
11. Commercial uses with 2nd floor residential use(s) [apartment(s)].



12. RV park.
13. Multifamily housing development subject to the development and other applicable standards of Chapter 16.36, Section 16.124.070 generally and 16.124.070.C.1 specifically, and Chapter 16.188.
14. Similar uses to those listed in this section.

**Section 2. Severability.** If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after the second reading.

**ADOPTED by the City of Warrenton, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.**

**First Reading: to be determined**  
**Second Reading: to be determined**

Approved:

\_\_\_\_\_  
Mark Kujala, Mayor

Attest:

\_\_\_\_\_  
Dawne Shaw, Deputy City Recorder



## CITY OF WARRENTON

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March 2, 2017

To: Warrenton Planning Commission

From: Skip Urling, Community Development Director

Re: Appeal—Hammond Harborview Resort Site Design Review Decision

Marlin Larsen has appealed the administrative decision to approve his application for site design review for transient tourist accommodations in Hammond. The appeal is attached, as is the application materials submitted. Pursuant to Warrenton Municipal Code 16.208.040.G.2.c, the Planning Commission is charged with hearing the appeal under a Type III Quasi-Judicial process.

The project includes tiny homes or park model travel trailers, yurts, and a tugboat. The decision included four conditions of approval: that an engineer certify that the site access driveway would support a fire truck, that the driveway be extended and an additional walkway be provided so that the tugboat could be reached with a 150-foot fire hose, and the driveway be signed no parking so that emergency vehicles would not be encumbered in an emergency event; a storm water plan be submitted to that the project would not exacerbate the severe ponding at the adjacent intersection during storm events; and that solid waste containers be relocated so that they also would not encumber emergency vehicles in the fire lane. The decision document is attached together with correspondence from the Fire Chief and City Engineer which formed the basis for the conditions of approval.

The appeal is attached. Staff believes the basis for the appeal is without merit. The conditions are based on the requirements of Warrenton Municipal Code 16.140 for the storm water plan; the fire code (see the Fire Chief's memorandum), and WMC 8.04 for the solid waste facility relocation.

Although he filed an appeal, Mr. Larsen has submitted drawings showing storm water ponds and drainage patterns on site. The drawing also shows the relocated solid waste facilities.

Enclosures

BEFORE THE PLANNING COMMISSION  
OF THE CITY OF WARRENTON

RE: APPLICATION MARLIN LARSEN )  
SITE DESIGN REVIEW HARBOR VIEW ) NOTICE OF APPEAL  
RESORT )  
\_\_\_\_\_ )

Marlin Larsen files his notice of appeal with the Planning Commission of the City of Warrenton pursuant to Warrenton City Code Section 16.208.040 G. as follows:

1.

The decision being appealed is a Type II Site Design Review approved by the Warrenton Community Development Director and dated January 10, 2017. A copy of this approval is attached hereto as Exhibit A.

2.

Appellant Marlin Larsen is the applicant.

3.

The appellant objects to the four conditions of approval imposed by the Community Development Director. Appellant contends that these conditions fail to provide objective criteria of approval, are not reasonably related to the proposed development, are not authorized by the Warrenton Municipal Code and / or demonstrate and represent an unreasonable exercise of discretion on the part of the Community Development Director.



## CITY OF WARRENTON

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January 10, 2017

Marlin Larsen  
1813 W. Harvard Avenue, Ste 431  
Roseburg OR 97471

Re: Site Design Review—Hammond Harborview Resort

You made application for site design review for a transient lodging developing consisting of three mini-homes ranging from 180 square feet to 270 square feet, three yurts each approximately 450 square feet, and a 14-foot by 42-foot tugboat. The subject property is located at the corner of Jetty Street and 4<sup>th</sup> Avenue in Hammond, is identified as Tax Lot 81005CD03500, and is zoned Commercial Mixed Use where tourist accommodations are a permitted use.

The proposal is subject to the following Warrenton Municipal Code requirements.

Chapter 16.44 Commercial Mixed Use District  
Chapter 16.120 Access and Circulation  
Chapter 16.124 Landscaping, Street Trees, Fences and Walls  
Chapter 16.128 Vehicle and Bicycle Parking  
Chapter 16.140 Stormwater and Surface Water management  
Chapter 16.144 Signs  
Section 16.208.40 Type II Administrative  
Chapter 16.212 Site Design Review

### FINDINGS

1. The subject property is zoned Commercial Mixed Use and tourist accommodations are permitted outright.
2. Access is proposed by an existing gravel driveway from Jetty Street within an access easement to the benefit of the subject property as well as the abutting properties to the south. The location satisfies WMC 16.120 Vehicle Access and Circulation. The city will accept the gravel surface, however, the applicant will need to provide documentation from a professional engineer that it will support a 60,000 pound fire truck.
3. The driveway presently does not satisfy the fire equipment access requirements for Yurt 4 and the tug boat. The Fire Chief will require a 90-foot diameter turnaround or

alternative hammerhead, together with an additional hard surface walkway to provide the maximum 150 foot fire hose access to the north side of the tug boat. The driveway shall also have signs installed stating "No Parking—Fire Lane." The signage must be approved by the City prior to installation. Please refer to the memoranda from the Fire Chief and City Engineer, attached.

4. The vehicle parking design is consistent with WMC 16.128. The city will accept casual bicycle parking at each accommodation unit.
5. The application states that the tiny lodges and yurts will convey runoff from the roofs to rain barrels for landscape irrigation, and that the rain barrels will have an overflow system which will direct overflow into rain gardens (infiltration basins) installed adjacent to each unit. The application further states that the site soils will be tested prior to installation of parking stalls and walkways to verify sufficient infiltration rates.

The city has received complaints concerning drainage issues on the adjacent Jetty Street which should not be exacerbated by runoff from this project. Accordingly, the applicant must perform the soils testing and prepare a drainage report by a professional engineer referencing the design manual used for guidance. Please refer to the memorandum from the city engineer, attached.

6. Even though the species were not identified, the landscaping plan showing five new trees to be planted together with the description in the application of grasses and wildflowers satisfies the requirements of WMC 16.124.
7. The solid waste bins will need to be relocated because the location as shown on the site plan is not accessible to the collection trucks. The bins will need to be outside of the driveway so that they do not interfere with emergency vehicle access should there be an incident and must be paved; the location must be approved by the Public Works Department.

#### **CONCLUSION AND DECISION**

Based on the materials submitted with the application and the findings above, I approve Site Design Review Application 16-5 subject to the following conditions:

1. Prior to issuance of building permits, the applicant shall provide documentation from a professional engineer that the access driveway is capable of supporting a 60,000 pound fire truck.

2. The driveway shall be extended with a turnaround acceptable to the fire chief such that the north sides of Yurt 4 and the tug boat can be reached with a 150 foot fire hose connected to the truck, and an additional walkway be installed east of the eastern parking pod. Additionally, signs shall be installed along the drive stating No Parking—Fire Lane; the signage plan shall be approved by the City Engineer.
3. A drainage report prepared by a professional engineer documenting the efficacy of the proposed drainage concept shall be submitted to and approved by the City Engineer prior to the issuance of building permits.
4. The solid wastes containers shall be relocated to a location approved by the Public Works Department and have their support mechanism paved.

Any appeal of this decision shall be pursuant to Warrenton Municipal Code 16.208.050 H. **The deadline for an appeal of this decision is 5:00 p.m., January 24, 2017.**

Notice of appeal. Any person with standing to appeal may appeal a Planning Commission Decision by filing a Notice of Appeal according to the following procedure:

1. Time for filing. A notice of appeal shall be filed with the Community Development Director within 14 days of the date the Notice of Decision was mailed. **A notice of appeal must be received in the Warrenton Planning Department by 5:00 p.m. January 24, 2017;**
2. Content of notice of appeal. The notice of appeal shall contain:
  - a. an identification of the decision being appealed, including the date of the decision;
  - b. a statement demonstrating the person filing the notice of appeal has standing to appeal;
  - c. a statement explaining the specific issues raised on appeal;
  - d. if the appellant is not the applicant, a statement demonstrating that the appeal issues were raised during the comment period; and
  - e. filing fee.
3. Scope of Appeal. The appeal of a Type III quasi-judicial decision shall be limited to the specific issues raised during the written comment period or at the public hearing, as provided under Subsection ii.D above, unless the City Commission allows additional evidence or testimony concerning any other relevant issue. The City Commission may allow such additional evidence if it determines that such evidence is necessary to resolve the case. Written or oral comments received during the comment period or public hearing will usually limit the scope of issues on appeal. Only in extraordinary circumstances should new issues be considered by the City Commission on appeal of a Type III Quasi-Judicial Decision.

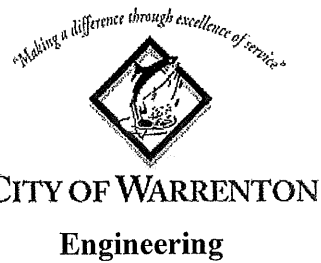
4. Appeal Procedures. Type III notice as provided in this section and hearing procedures as provided by Section 16.208.060 shall be used for all Type III quasi-judicial decision appeals.

Very truly yours,

A handwritten signature in black ink, appearing to read "Skip Urling". The signature is written in a cursive style with a large initial "S" and "U".

Skip Urling  
Community Development Director

Enclosures



## Planning Application Memorandum

To: Skip Urling, Community Development Director  
From: Collin Stelzig, City Engineer  
Cc: James Dunn, Public Works Director  
Date: December 29, 2016  
Re: Harborview Resort – Marlin Larsen – 81005CD03500

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Below are my comments concerning the proposed Harborview Resort. These comments are based on the Public Works Department – Engineering Specifications & Design Standards (ESDC)

### **Stormwater**

1. The City has received many complaints concerning drainage issues on Jetty Street. Per the ESDC's Drainage Design Criteria, a drainage report shall be prepared that shows how this development will not negatively impact adjacent drainages. This report shall be prepared by a licensed engineer and referenced the design manual used to prepare the report.

### **Water/Sewer**

1. All water and sewer connections shall be privately owned and maintained.
2. Water meter shall be installed outside of all travel paths.

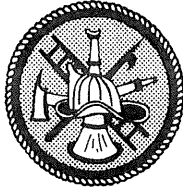
### **Transportation**

1. No parking will be allowed within the existing and proposed travel aisles.
2. No parking signage will need to be approved by the City prior to construction.

### **Solid Waste**

1. The location of the solid waste bins will need to be reviewed and approved by Public Works. The existing location does not work for our drivers.
2. The final location of the solid waste bins shall be paved.






# Warrenton Fire Department

P.O. Box 250 Warrenton, OR 97146-0250 503/861-2494 Fax 503/861-2351

## MEMORANDUM

**To:** Skip Urling, Community Development Director  
**Date:** December 28, 2016  
**From:** Tim Demers, Fire Chief   
**Re:** COLUMBIA HARBORVIEW LODGES review Hammond 12282016

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### ACCESS:

All points around the structure must be accessed within 150 feet. **The Unit 4 Yurt is questionable and the Unit 3 tug boat is outside of the 150 foot parameter.**

The Fire Department sees the driveway into the structures as a potential bottle neck in the event emergency vehicles need to access the site in an emergency. The 25 foot width using the easement onto the other three properties to the South is acceptable. **It will need to be signed no parking.**

**The drive access is over 150 feet long and a 90 foot turn around will be required. It will need to be signed no parking as well.**

**The waste recycling area will not be allowed into the access.**

Corner radiuses will be 45 feet or greater and approved prior by the Fire Department.

### WATER SUPPLY:

**A minimum fire flow of 1000 GPM will be required. The existing fire hydrant does not provide enough flow to meet the requirements according to our records. A reduction in flow of 50% may be allowed by installing a residential sprinkler system in each unit. A new fire hydrant may be required.**

If a hydrant is required, it shall be a Meuller 2500 Centurion with 2 each, 2.5 inch, and one each 4.5 inch discharge ports. Final fire hydrant locations shall be approved by the Fire Department.

**The access is on a dead end street, the Fire Hydrant must be within 200 feet of the apparatus position to fight the fire, in this case the Unit 4 yurt and the Unit 3 tug boat. An additional hydrant will likely be required.**

### ADDRESSING:

The building will be addressed with contrasting color letters placed on the building facing the Fire Department access. The Fire Department will approve the size, color and location of the address numbers. Numbering on the separate units will need to be arranged with Fire Department approval.

**MARLIN LARSEN**

**1030 Third Avenue, Hammond, OR 97121**

MAILING: 1813 W. Harvard Avenue, Suite 431

Roseburg, OR 97471

Phone: 541-953-8383

Email: [larsen@abct.com](mailto:larsen@abct.com)

April 29, 2016

City of Warrenton  
Attn: Skip Urling  
Planning Director  
225 S. Main Ave  
Warrenton, OR 97146

Dear Skip,

1. Architectural Elevations- I enclose the information from Pacific Yurts of Cottage Grove. Regarding the Park Models, the builders are like artists. There are no architectural drawings. I'll send pictures; the first unit is 27 ft long, 10ft wide and 13 ½ high. The other two tiny homes & plans are not yet built and finished, so the dimensions are not yet determined.
2. Project Narrative- Lists addressing various development Standards: Enclosed is Emily Brandt's narrative of Harborview. Addressing more details.
3. Hammond Marina, excerpts from the Marina Long Range Plan: (I selected some pages from the September 2005 full plan on the city's website.) Enclosed are those pages I selected to be referenced.
4. 2016 City Goals: Attached is a print out of the picture I took of the framed City goals on the wall for 2016.
5. Enclosed is an updated Harborview site plan with the dimensions and improved, more distinctive property lines.
6. Regarding drainage plan, my request here is to have parking on existing grass, just like the city has the Port of Warrenton/Hammond utilize. The fire chief has indicated he is OK with truck and fire vehicle access on the existing 20' wide gravel road on the existing easement on the south side of my 7 lots, on tax parcel #3500. Chief Tim Demers said it should be adequate for fire trucks weighing up to 60, 000 lb and their 150" hoses can adequately serve their units.

For further discussion and in response to your letter requesting additional information, I enclose the following:

This letter is to provide the remaining information for the HARBORVIEW RESORT site plan as per your request. I would appreciate if you email all correspondence to me, and copy it to [brandt@ieengineering.com](mailto:brandt@ieengineering.com). The first Park model named Sacagawea (means "bird woman" is 10 ft wide, 13 1/2 ft high, and 27 feet long. I'll enclose pictures. The second Park Model (we call "Chinook" is just getting finished, and it is 8 feet wide by 20 feet long, The third planned Park Model is not yet even started, and the dimensions are not determined, and are somewhat related to the metal trailer frame, etc. Approximately 10 ft wide by 24 ft long and 13 1/2 ft high is the current idea.

Enclosed is the additional and slightly revised site plan from Emily and the Engineer, adding provision for parking surface in a pervious material to retain the on-site drainage and water absorption by the sandy, dredge material pumped on my site many years ago. I regard it very important to retain the open, grassy meadow ambiance consistent and compatible with the Hammond Marina area managed by the City of Warrenton. The marina sign offers parking for \$5 and "OVERNIGHT" for \$30. Cars, pickups pulling boat trailers frequently exceed the asphalt parking. They are not only allowed to park on the grass, but in fact they are guided and directed by City/Port staff to park and camp on the grass. The only "improvement" is concrete blocks

painted yellow, as a guide for alignment for the tourist/fisher persons. I respectfully request similar consideration for HARBORVIEW Resort. It's clear the Commission has the authority to grant exceptions or to change the code, if necessary.

Over the past 10 years, there have been 4 development plans crafted and submitted for the 7 lots on parcel #3500. The City twice approved the Miller plan for 18 storage units with 6 second story apartments and with zero setbacks, on the basis of a Commercial development. Twice the neighbors appealed it to LUBA, and LUBA remanded it back to the city, citing deficiencies. Then Miller developed his third plan for 9 Town Homes, but ended up abandon as unable to be feasible and meet code requirements.

In contrast, my neighbors of 33 years are generally supportive of my plans, and supportive of my commitment to retain the grassy and natural aspect as much as possible. Many enjoy walks and walking their dogs to & around the Marina, and I in fact encourage and always welcome them onto my property. Fourteen signed notarized consent to abandon the 300 ft segment of Fourth Ave which was plotted in 1840 as part of Kindred Park, but never developed or utilized. It remains a grassy part of the landscape.

I thank you for your efforts to review and help me advance the Tourist Accommodation plans for HARBORVIEW RESORT!

Sincerely,



Marlin Larsen, Owner



CITY OF WARRENTON

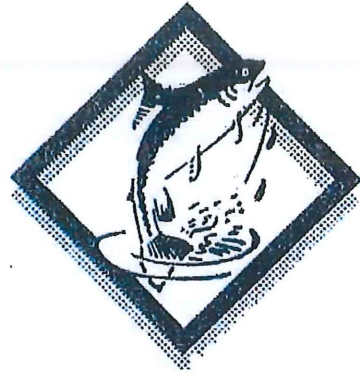
**2015 Goals**

**Continue to Pursue Levee Improvements, Levee Certification and  
Community Flood Insurance Interests**

**Continue Urban Renewal Agency Projects for Warrenton Downtown  
and Marina Improvement**

**Work to Maximize Business and Industrial Development**

**Focus on Remedies to Hammond Development Restraints**



# HAMMOND MARINA MASTER PLAN UPDATE

SEPTEMBER 2005

Prepared for:

City of Warrenton  
P.O. Box 250  
Warrenton, OR 97146

Prepared by:

**Hammond Marina Task Force**

Dick Hellberg     Mike Stein

Corky Adams     Ron Letwin

Chris Warner     Bill Johnson

Wayne Brown     Tom Shindler

Kathy Parkins     Amanda Whitely

Jeff Butler (City Manager)

FILED COPY  
4020 Everett  
Seaside, OR 97138  
Attn: Jeff Harrington, P.E.

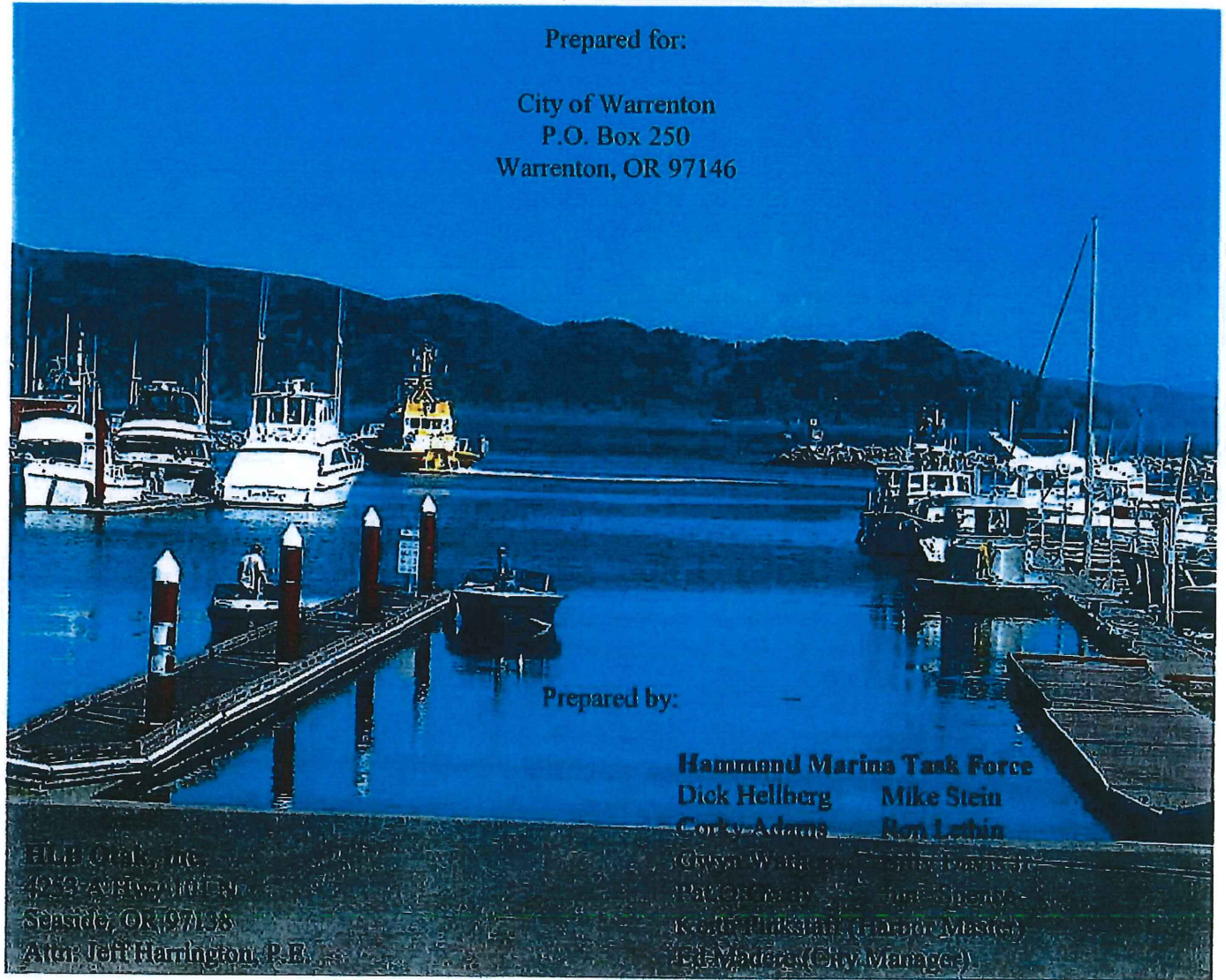


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## **HAMMOND MARINA Master Plan Update**

### **INTRODUCTION**

The Hammond Marina (basin) is located at the northwest corner of the City of Warrenton in what was once the Town of Hammond (now within the City of Warrenton), with a total City population of approximately 4,400. The basin is within Clatsop County on the south shore of the Columbia River in the northwest corner of Oregon (see Figure 1). The small embayment and adjacent lands are leased for recreational and commercial development to the City by the US Army Corp. of Engineers. The marina improvements are owned and operated by the City of Warrenton.

The primary purpose of this master plan update is to provide a current plan for improvement of the marina based on the most current information available. An original plan dated June 1991 was prepared by Leslie Simons and Handforth, Larson & Barrett, Inc. This updated plan has been prepared with the input of the Hammond Marina Task Force, made up of community members and City staff. It is the intention of the Task Force to use this document for the purpose of 1) pursuing funding for marina improvements, 2) compiling a plan that summarized the current community vision of the future of the marina, and 3) identifies the priorities for improvements that will revitalize the marina property to its full potential for the economic and recreational benefit of both the community and all of its visitors.

The plan is not intended to be the final specific facility design. It is based on existing data generated from aerial photography, as-built information and local knowledge. The information in this report is conceptual in nature and should not be used for final layout purposes. This plan is intended to show the direction of development and is not intended to be a construction document.

Special thanks are to be extended to all members of the task force and City staff including but not limited to Dick Hellberg, Corky Adams, Gwyn Wathen, Mike Stein, Ron Lethin, Billy Davis Jr., Pat O'Grady, June Spence, Keith Pinkstaff (Harbor Master) and Ed Madere (City Manager) for their assistance in completing this report and master plan.



Full development of the site will require extensive dredging to construct marina docks and accommodate deeper hulled vessels should they berth in the area. Historically, dredging spoils have been placed across Lake Drive in a designated disposal area. Partial removal of the previously placed spoils took place in 1992 when approximately 250,000 cubic yards of the spoils were used for the Fort Stevens Earthworks Project for maintenance work on the historic site. In-water disposal is preferred over use of this site. This site is considered a backup disposal area with most of its capacity still occupied by material from previous dredging.

#### **Fuel Dock and Bunkering Facilities**

The plan suggests a fixed pier with floating fueling dock, and operator's kiosk, supply storage, vending machines and relocation of the hoist for emergency repairs of small craft. It is important to determine the types of fuel to be supplied in the harbor as a part of a market study. A boom is needed to bund the fueling area to minimize danger of fire in the marina basin. This boom must allow a 100 foot clearance to the Bar Pilots barge. Fire protection should be extended to the fuel dock.

Tractor trailer maneuvering space is required for fuel delivery and sewage disposal. Waste disposal from marine closets is proposed to be accommodated by a holding tank on a trailer which would be replaced and have marina overlooks and activity areas around the peninsula leading to Seafarers Park.

South of the ramp the wharf "village" complex begins the boardwalk which then continues around the south edge of the basin leading to the weather watch, fishing pier and beach.

#### **Marina Signage**

A comprehensive signage plan should be generated to create attractive and useful directions around the basin. An entry sign is needed to direct visitors to the harbor. The plan suggests an entry sign on the triangle between River and Lake Drive. This prominent location would direct incoming visitors to the basin coming from both the Seaside and Warrenton directions as it is easily visible from the corner of Pacific and Lake Drives.

#### **Multi Purpose Building**

There has been interest expressed by various civic groups to include local youth soccer groups and the Chamber of Commerce for a multipurpose building, the latter preferring a Hammond Marina location. Envisioned is a large open building that could accommodate soccer during the winter months along with other sporting and recreation events. The Chamber's interest would be the availability of a "weather proof" facility for events promoting the City of Warrenton generally and the Hammond Marina specifically.

Considerable study would be needed to determine the exact requirements and size of the multipurpose building. For planning purposes, a 30,000 square foot building (300 feet by 100 feet) could be considered. It would cost, at \$25 per square foot, approximately \$1,200,000 or \$60,000 a year for 20 years. The total size of the building would be limited by current building regulations. Parking for use of the facility could be accommodated by the proposed parking included in this plan.

#### **Utilities**

To support full development of the marina, various utility upgrades would be required. The most significant utility improvement would be upgrades to the water system to accommodate the required fire flows necessary prior to any substantial improvements to the basin. Past plans for upgrades have included an 8 inch water main and multiple fire hydrants to the basin. Modeling of the City water system would be necessary to determine if additional existing water mains to the area would need to be upgraded to supply the requires fire flows. This would require additional studies.

## **SUGGESTED ENHANCEMENTS FOR MARINA AND VICINITY**

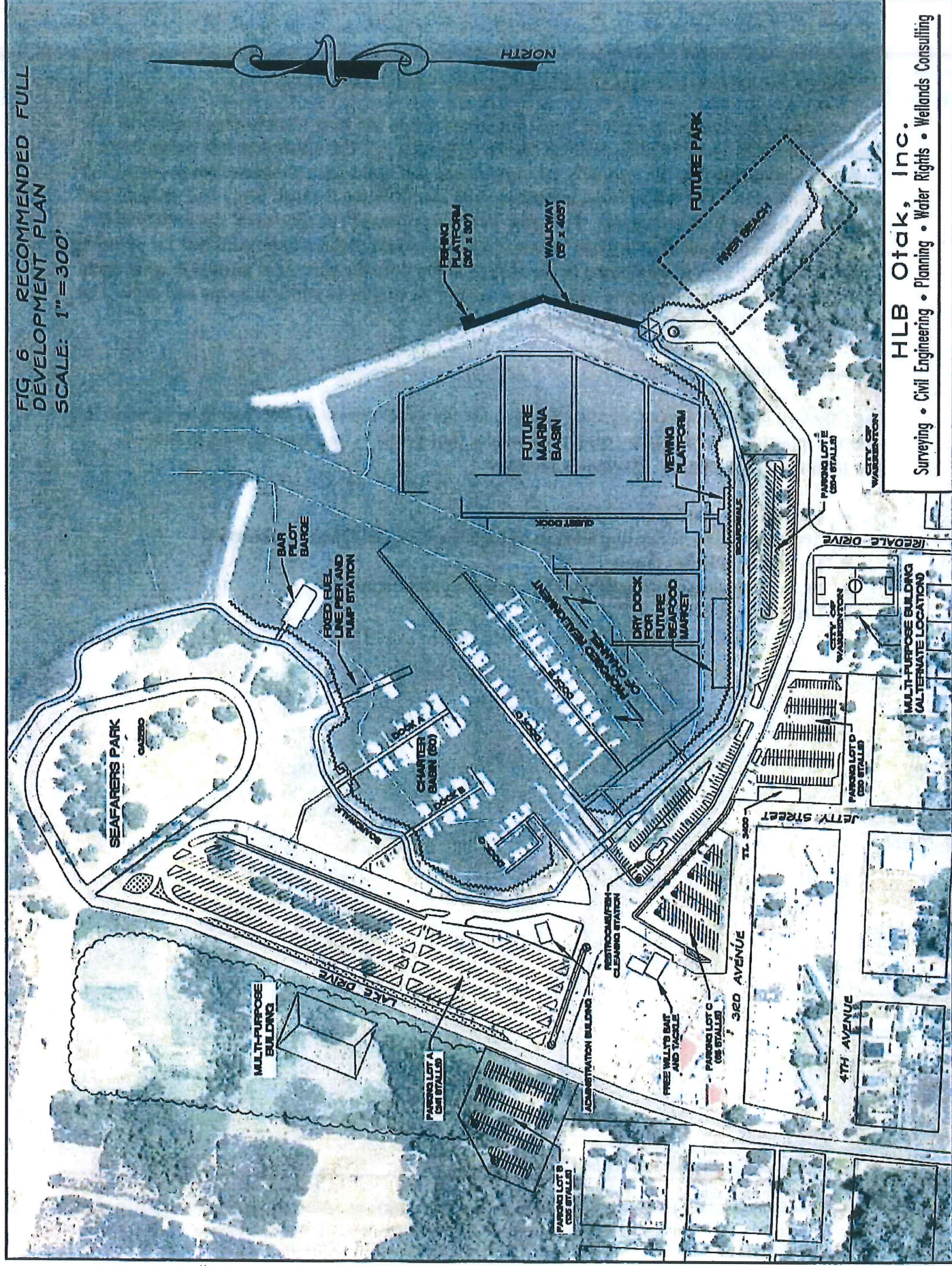
The needed enhancements consist of both immediate needs and long term improvements as identified in the Proposed Enhancements List in Appendix A. The enhancements range from minor improvements that are currently taking place to full build-out enhancements as identified in this master plan. The list includes enhancements identified by the task force and as identified in the 1991 Master Plan document. The table lists the proposed enhancement, the anticipated schedule and the estimated cost when known. All estimated costs are approximated for planning purposes and will need to be refined or developed at the time the particular project is considered for funding. Some enhancements will require additional studies to confirm scope and cost. The enhancements will occur as funding becomes available.

### **Sources of Funding**

The City will consider several funding sources for the development of the marina as noted in this report. Opportunities should be sought whenever they prove to be advantageous to the development of the marina. Examples include:

- Federal and State grants and loans,
- Services in lieu of funding such as though the National Guard or Reserve,
- Private foundation grants,
- Private development funds (public - private partnership), and
- Long term debt.

FIG. 6 RECOMMENDED FULL DEVELOPMENT PLAN SCALE: 1" = 300'



HLB Otak, Inc.  
Surveying • Civil Engineering • Planning • Water Rights • Wetlands Consulting

**City of Warrenton  
Hammond Marina Master Plan  
Proposed Enhancements List**

Proposed Enhancement	Anticipated Schedule	Estimated Cost
<i>General</i>		
Minor Marina Upgrades	Underway	\$26,300
Dredging at Existing Slips	Fall 2005/Winter 2006	\$100,000
Bank Stabilization and Additional Dredging	Fall 2006/Winter 2007	\$460,000
Marina In-water Reconstruction (same layout)	Future	\$3,000,000 (1)
<i>Full Marina Master Plan Build Out</i>		
Boardwalk (including Fishing Platform)	Future	N/A (Not Available)
Landscaping	Future	N/A
Main Circulation Road	Future	\$175,000 (4)
Lake Drive Improvements	Future	\$75,200 (2)
Jetty Street Improvements	Future	\$160,000 (4)
		<i>Gravel Road (3)</i>
Parking Lot A (5)	Future	\$269,00
Parking Lot B	Future	\$85,700
Parking Lot C (5)	Future	\$57,900
Parking Lot D	Future	\$89,200
Parking Lot E	Future	\$137,000
New Fueling Dock and Bunkering Facilities	Future	N/A
Marina Signage	Future	N/A
Multi Purpose Building	Future	N/A
Utilities – Water System	Future	N/A
Utilities – Sanitary Sewer	Future	N/A
Utilities – Natural Gas	Future	N/A
River Beach Park	Future	N/A
Remove Dredge Spoils at Disposal Site	Future	N/A

(1) Includes demolition, concrete floats, steel float piles, pile installation, electricity and mechanical.

(2) Includes 2 inches of aggregate and 3 inches of asphalt pavement over existing gravel road.

(3) Includes sod stripping and 12 inches of aggregate

(4) Includes sod stripping, 12 inches of aggregate and 3 inches of asphalt pavement

(5) Assumes new roadway structural section. Investigation may indicate that use of existing rock section reduces cost.



809 SE PINE STREET  
POST OFFICE BOX 1271  
ROSEBURG, OR 97470

(541) 673-0166  
FAX: (541) 440-9392

**Dear Mr. Urling,**

**Please find for your review the enclosed application for the proposed Hammond Harborview Resort commercial development. This application follows the requirements as detailed for a Type II Review in the Warrenton Municipal Code Chapter 16 for property zoned as CMU (commercial mixed-use).**

**Hammond Harborview Resort is a low impact designed tourist accommodation development which includes what is referred to in this application as tiny-lodges and yurts. All buildings are oriented north/south with the main entrances on the sides and backs of the units, therefore preserving the views towards the harbor to the north of the property. Existing trees and other vegetation on the site will be preserved during the construction of the parking areas, decks, and placement of the tiny-lodges and yurts. Minimal grading will be needed as part of this project due the small building footprints of these tourist accommodations and the proposed parking lot paving materials.**

**The tiny-lodges and yurts range in size from 180-300sq.ft. and address all building requirements as outlined in 16.116.030 Section C. Please refer to the enclosed proposed site plan for provisions such as building and yard setbacks, lot area and dimensions, lot coverage, and building orientation. Enclosed architectural drawings illustrate building heights and architectural features. Additionally, the enclosed conceptual landscape plan illustrates proposed locations and types of new landscape materials as required by 16.124.070. Any additional exhibits required by the Community Development Director will be made available upon request.**

**In addition to this letter please find a narrative below following each Site Design Review subsection. These answer in detail how Hammond Harborview Resort addresses each requirement.**

**Thank you for your time and consideration on this unique tourist accommodation proposal. If you have any questions during this process or need additional exhibits please contact the applicant or designer.**

**Sincerely,**

A handwritten signature in cursive script that reads "Emily Brandt".

**Emily Brandt**

Landscape Designer

i.e. Engineering, Inc.

[brandt@ieengineering.com](mailto:brandt@ieengineering.com)

541.670.7977

**16.212.040 Site Design Review.**

A. Application Review Procedure.

1. Site Design Review—Determination of Type II and Type III Applications.

Applications for site design review shall be subject to Type II or Type III review, based on the following criteria:

b. Commercial, industrial, public/semi-public, and institutional buildings (including building additions) with:

i. Up to 10,000 square feet of gross floor area and developing less than two acres of land shall be reviewed as a Type II application.

***The proposed development will be based on the criteria required of a Type II review.***

B. Application Submission Requirements. All of the following information (subsections (B)(1) through (7) of this section) is required for site design review application submittal:

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

a. The proposed development site, including boundaries, dimensions, and gross area.

***The proposed development site is located to the east of Jetty Street and to the north of 5<sup>th</sup> avenue. Please see attached site plan for vicinity map and site information.***

b. Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns.

***The proposed tourist accommodations have small footprints ranging from 180-300 sq. ft. therefore minimally impacting the existing site drainage. The proposed tiny lodges and yurts will convey runoff from the roofs to rain barrels for landscape irrigation. Rain barrels will collect runoff from the units and will have an overflow system which will direct overflow into rain gardens (infiltration basins) installed adjacent to each unit.***

***Pervious pavers with gravel fill will be installed in the parking areas and pathways which will allow stormwater to infiltrate into the surrounding existing soils. Soil testing on the site will be conducted before installation to verify existing soils have sufficient infiltration rates to accommodate pervious pavers as an alternative paving method for the parking areas and pathways.***

c. The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements.

***Please see attached site plan.***

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.

***Per 16.44.040 C, no setbacks are required for commercial development.***

e. The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access.

***Proposed vehicular and bicycle access to the site will be provided through the access easement on the south side of the property. Pedestrian access is proposed between the parking areas and tourist accommodations and complies with section 16.120.030 A and B. See attached site plan for locations of ADA compliant pedestrian paths.***

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.

***See site plan for locations, dimensions of parking, vehicle circulation areas and proposed paving materials. All of these requirements comply with section 16.120.020.***

g. Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.

***This proposal does not comply with all of the provisions of this section. It is requested that an exclusion be granted for external sidewalks along Jetty Street.***

***Proposed internal pathways comply with section 16.120 A and B. See attached site plan for locations.***

h. Loading and service areas for waste disposal, loading and delivery.

***Waste disposal areas are located on the west side of the property adjacent to the access drive. See attached site plan for location.***

i. Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

***Open spaces between around the tiny lodges and yurts will be available for outdoor recreation. Decks are proposed for each unit which include private outdoor seating. See site plan for location of recreation space and deck areas.***



j. Location, type, and height of outdoor lighting.

**Solar lighting will be installed along the pedestrian paths between the parking areas and the tourist accommodations. Additionally, each unit will have an exterior porch light which will conform to 16.116.030 E.**

k. Location of mail boxes, if known.

**N/A.**

l. Locations, sizes, and types of signs (shall comply with Chapter 16.144).

**All signs will conform to 16.144. Please see attached site plan for sign locations.**

m. 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.).

**To be determined by the Community Development Director.**

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.

**See attached site plan.**

o. Identification of slopes greater than 10%.

**The site is level with maximum 2-3% slopes.**

p. The location, condition (paved, gravel unimproved, etc.) and width of all public and private streets, drives, sidewalks, pathways, rights-of-way, and easements on the site and adjoining the site.

**See attached site plan.**

q. Any areas identified as located in a designated floodplain and/or floodway.

**The proposed site development is not located in a floodplain or floodway.**

r. Depict any wetland and riparian areas, streams and/or wildlife habitat areas.

**N/A.**

s. Site features such as pavement, areas having unique views, and drainage ways, canals and ditches.

**Existing and proposed pavement areas are identified on the proposed site plan. The entire site looks north towards the marina and these unique views will be preserved.**

t. Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.

**N/A.**

u. The location, size and type of trees and other vegetation on the property.

**Existing and proposed vegetation is identified on the proposed site plan.**

v. North arrow, scale, names and addresses of all property owners.

**See attached site plan.**

w. Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.

**See attached site plan.**

2. Architectural Drawings. Architectural drawings shall be submitted showing the following information from subparagraphs a through c of this paragraph 2, and shall comply with Division 3:

a. Building elevations with building height and width dimensions.

**See attached conceptual architectural plans.**

b. Building materials, color and type.

**See attached conceptual architectural plans.**

c. The name of the architect or designer.

**See attached conceptual architectural plans.**

3. Preliminary Grading Plan. A preliminary grading plan prepared by a registered engineer shall be required for developments which would result in the grading (cut or fill) of 1,000 cubic yards or greater. The preliminary grading plan shall show the location and extent to which grading will take place, indicating general changes to contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed. Surface water detention and treatment plans may also be required, in accordance with Chapter 16.140.

**The proposed site plan requires far less than 1,000 cubic yards of cut or fill.**

4. Landscape Plan. A landscape plan is required and shall comply with Chapter 16.124.

**All landscaping will comply with 16.124. See attached conceptual landscape plan.**

5. Proposed sign(s) shall be required in conformance with the City's Sign Code (Chapter 16.144).

**All signs will conform to 16.144. Please see attached site plan for sign locations.**

6. Copies of all existing and proposed restrictions or covenants.

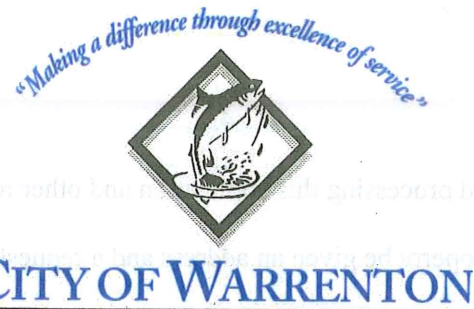
**No restrictions or covenants are proposed as part of this project.**

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

**Please see above letter and narrative.**

C. Review Criteria. The Community Development Director shall make written findings with respect to all of the following criteria when approving, approving with conditions, or denying an application:

1. The application is complete, as determined in accordance with Chapter 16.208 and subsection B of this section.
2. The application complies with all of the applicable provisions of the underlying land use district (Division 2), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.
3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 16.276, Nonconforming Uses and Development.
4. The application complies with the applicable design standards contained in Division 3. (Ord. 1175-A § 21, 2013)



January 10, 2017

Marlin Larsen  
1813 W. Harvard Avenue, Ste 431  
Roseburg OR 97471

Re: Site Design Review—Hammond Harborview Resort

You made application for site design review for a transient lodging developing consisting of three mini-homes ranging from 180 square feet to 270 square feet, three yurts each approximately 450 square feet, and a 14-foot by 42-foot tugboat. The subject property is located at the corner of Jetty Street and 4<sup>th</sup> Avenue in Hammond, is identified as Tax Lot 81005CD03500, and is zoned Commercial Mixed Use where tourist accommodations are a permitted use.

The proposal is subject to the following Warrenton Municipal Code requirements.

Chapter 16.44 Commercial Mixed Use District  
Chapter 16.120 Access and Circulation  
Chapter 16.124 Landscaping, Street Trees, Fences and Walls  
Chapter 16.128 Vehicle and Bicycle Parking  
Chapter 16.140 Stormwater and Surface Water management  
Chapter 16.144 Signs  
Section 16.208.40 Type II Administrative  
Chapter 16.212 Site Design Review

#### FINDINGS

1. The subject property is zoned Commercial Mixed Use and tourist accommodations are permitted outright.
2. Access is proposed by an existing gravel driveway from Jetty Street within an access easement to the benefit of the subject property as well as the abutting properties to the south. The location satisfies WMC 16.120 Vehicle Access and Circulation. The city will accept the gravel surface, however, the applicant will need to provide documentation from a professional engineer that it will support a 60,000 pound fire truck.
3. The driveway presently does not satisfy the fire equipment access requirements for Yurt 4 and the tug boat. The Fire Chief will require a 90-foot diameter turnaround or

Way back in 1985, Mr. Bell had complained to a priest that no one was doing anything for homeless pregnant women. The priest is a

finishing her GED while, also

with Good Counsel that her goal now is to get a job as

And especially at Christmastime, Good Counsel wants that troubled young pregnant

w

selor for women like

"So I can give back" woman who thinks she's all

m

"So I can give back"

always

nc

laim

always

pe

bu

sj.com.

## OPINION

A22 | Tuesday, December 20, 2016

THE WALL STREET JOURNAL

# Doomed to Stagnate?



GLOBAL VIEW  
By Bret Stephens

The World Bank, which does many things poorly, does one thing exceptionally well: It publishes an annual survey that scores and ranks countries according to the ease of doing business. Want to better understand the mess Greece is in? In 2006 it took an average of 151 days to enforce a contract in the Hellenic Republic. Today it takes 1,580. Want to measure Israel's progress? A decade ago, starting a business in the startup nation took about 34 days. Now it takes 12.

What about the United States? When President Obama took office in 2009, the U.S. ranked third in the overall index, just behind Singapore and New Zealand. It has since fallen to eighth place. Eight years ago, 40 days were needed to get a construction permit. Now it's 81. When President Bush left office, it took 300 days to enforce a contract. Today: 420. As for registering property, the cost has nearly quintupled since 2009, to 2.4% of property value from 0.5%.

Not all the numbers have moved in the wrong direction under Mr. Obama. It takes somewhat less time to pay taxes today, for instance. But the broader trend is clear, and it goes to the heart of the most important debate in—and about—America today. Are we doomed to the long-term

economic stagnation that afflicts Japan and Europe, regardless of who's president? Or can we grow again as we did in the 1980s and '90s?

The case for stagnation is macro. The labor force is no longer growing the way it used to. Innovation isn't giving us the same productivity gains as it did in the past. There's too much saving, not enough investment. Look at all the broad indicators, say the pessimists, and they all point south.

By contrast, the case for growth is micro. There's nothing "secular" about our low rate of growth, goes the argument: It's just the result of the never-ending accretion of ever more costly and time-consuming regulations, all of which could, in theory, be overturned at a stroke. These regulations go largely unnoticed by coastal elites because we're mostly in the business of producing and manipulating words—as politicians, lawyers, bureaucrats, academics, consultants, pundits and so on. But regulations (and those who profit from them) are the bane of anyone who produces or delivers things: jet engines, burgers, pool supplies, you name it.

Words-makers have the benefit of the First Amendment, that great guard against speech regulation, to keep the government at arm's-length from their work. Things-makers do not. It's one of the reasons our worlds seem politically so far apart.

In recent months I've tried to get a better sense of the

things-making world by asking executives in different industries to share their sense of what it's like to do business in America today. They talk about Sarbanes-Oxley—its punishing auditing requirements. Or Dodd-Frank—the Compliance Blob it has created within banks. Or the Affordable Care Act—the employer mandate, the increased age of dependent "children," the obscure little taxes for things like the "Patient Centered Outcomes Research Institute."

Eight years ago it took 40 days to get a construction permit. Now it's 81.

Then there's the rest of the iceberg.

Did you know that a company that is a contractor or subcontractor with the government must, according to recent Labor Department regulations, establish a goal of having 7% of its workforce be disabled? Did you know that, to achieve this goal, "Contractors must conduct an annual utilization analysis and assessment of problem areas, and establish specific action-oriented programs to address any identified problems." (My emphases.)

Did you know that the Occupational Safety and Health Administration recently banned blanket policies on post-accident drug testing because they may be discriminatory?

Did you know that OSHA's decision to adopt the U.N.'s 2003 Globally Harmonized System of Classification and Labeling of Chemicals required a relabeling and reclassification effort that cost affected companies an estimated \$2.1 billion in compliance?

Did you know that a driver who makes a delivery within Seattle's city limits must earn a minimum of \$15 an hour, irrespective of whether his company has a branch in the city? Did you know that San Francisco's Fair Chance Ordinance forbids employers from asking about convictions or arrests on a job application?

The list goes on endlessly. When those of us in the words-making world use the term "overregulation," we are mostly putting a name to a concept we rarely experience consciously. On the things-making of life, regulations are experienced every day as a mix of tedium and torment—a drag on profits, time and what used to be the joy of making money in America.

The Mercatus Center at George Mason University recently estimated that regulations have knocked 0.8% off of annual GDP growth since 1980, for a cumulative total of \$4 trillion in lost domestic product. Economists trying to explain the puzzle of faltering growth might begin with that estimate. So, too, might those of us in the words-making world, puzzled by the anger out there, seeking to better understand what just happened in American politics.

Write bstephens@wsj.com.

**Hammond Harborview**

1030 Third Avenue, Hammond, OR 97121

MAILING: 1813 W. Harvard Avenue, Suite 431

Roseburg, OR 97471

Phone: 541-953-8383

Email: [larsen@abct.com](mailto:larsen@abct.com)

July 08, 2015

City of Warrenton

Planning Dept.

225 S. Main Ave

Warrenton, OR 97146

559 days to January 18, 2017

RE: Request for approval: development of a Tiny Home Hotel in Hammond

To Whom It May Concern:

I own 19 lots in Hammond near Jetty St and between 3rd & 5th Avenue. I have been working on this project since last summer. These lots are zoned CMU and RC and I enclose a 2 page proposed project description plus three copies of site maps illustrating this concept.

I want to make it clear I do not propose an RV park, which I understand would be involved if I planned 2 or more Park Model "Tiny Homes" per parcel. Rather, I propose to develop the Hammond Harborview Hotel on 8 of my lots, or parcels, with one park model on each parcel size 33 1/3 by 100 feet, or 3,333 sq ft each.

better described as: RECREATIONAL PARK

I have tried to plan these as a Permitted Use under 16.44.020 of the Chapter 16.44 Warrenton Municipal Code. I have contacted the State of Oregon DMV section regarding meeting their code and licensing requirements. There is a shortage of available lodging in the Hammond & Warrenton area and I want to work with the City to develop this recreational lodging facility. I invite you to Google CARAVAN HOTEL PORTLAND for a similar successful use of the "Park Model" or Tiny Homes approach to overnight lodging accommodations. A review of their rates & schedule shows they are nearly 100% booked...for over 2 months in advance! Hammond is certainly different than Portland, but also has a quaint, coastal & river getaway environment that can invite special appeal to the 1.5 million Portland residents! Your favorable consideration and suggestions are most welcome!

Sincerely for Hammond Harborview,

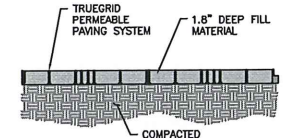
Marlin Larsen, Owner

# COLUMBIA HARBORVIEW MINI LODGES PROPOSED SITE PLAN

30-04 KINDRED PARK SUBDIVISION  
TOWNSHIP 8  
RANGE 10  
SECTION 8  
LOT #9

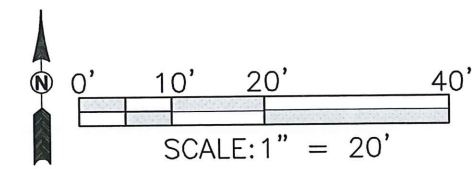
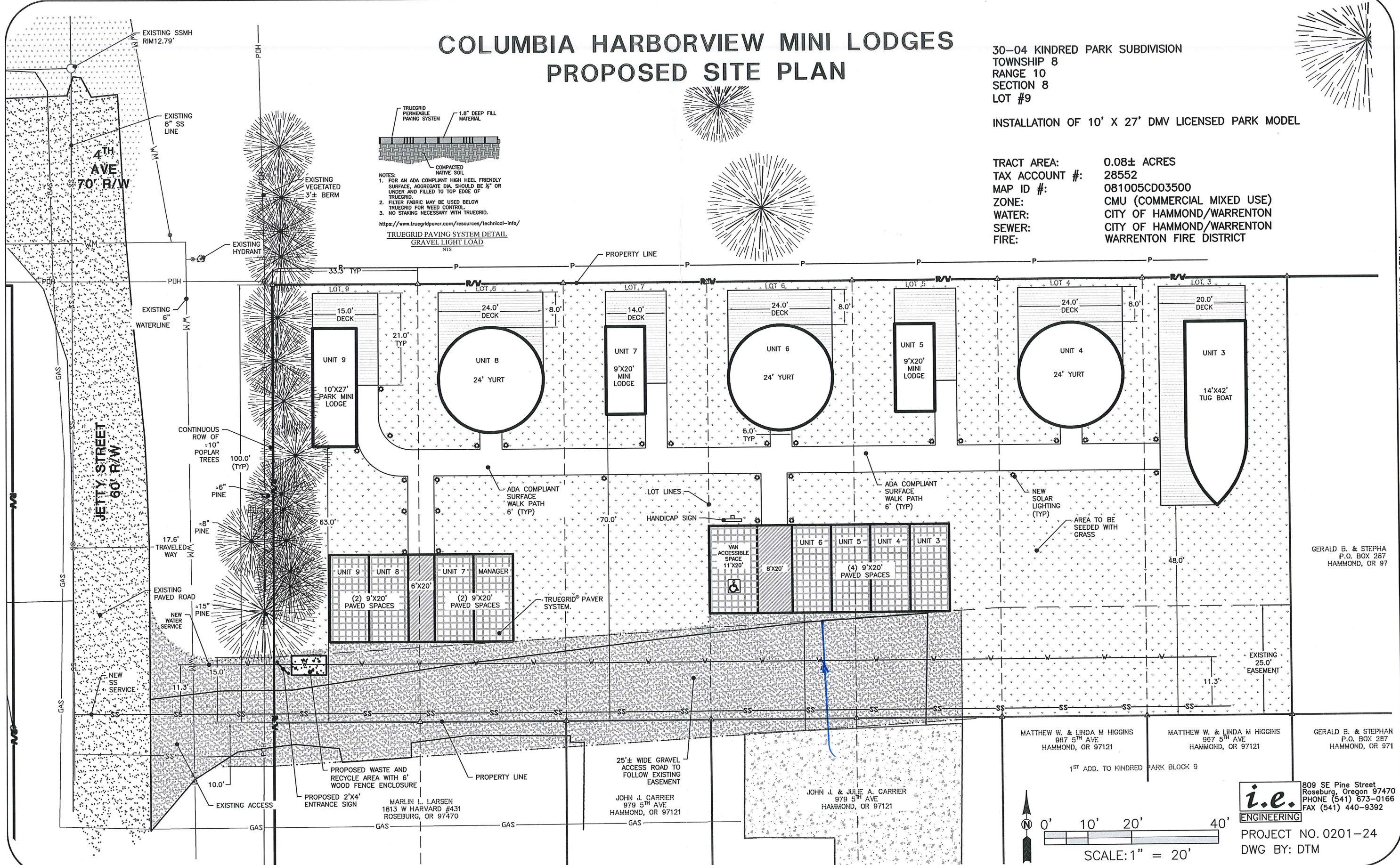
INSTALLATION OF 10' X 27' DMV LICENSED PARK MODEL

TRACT AREA: 0.08± ACRES  
TAX ACCOUNT #: 28552  
MAP ID #: 081005CD03500  
ZONE: CMU (COMMERCIAL MIXED USE)  
WATER: CITY OF HAMMOND/WARRENTON  
SEWER: CITY OF HAMMOND/WARRENTON  
FIRE: WARRENTON FIRE DISTRICT



NOTES:  
1. FOR AN ADA COMPLIANT HIGH HEEL FRIENDLY SURFACE, AGGREGATE DIA. SHOULD BE 1/2\"/>

<https://www.truegridpaver.com/resources/technical-info/>  
TRUEGRID PAVING SYSTEM DETAIL  
GRAVEL LIGHT LOAD  
NIS



**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

PROJECT NO. 0201-24  
DWG BY: DTM

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May 12, 2016  
EmilyB

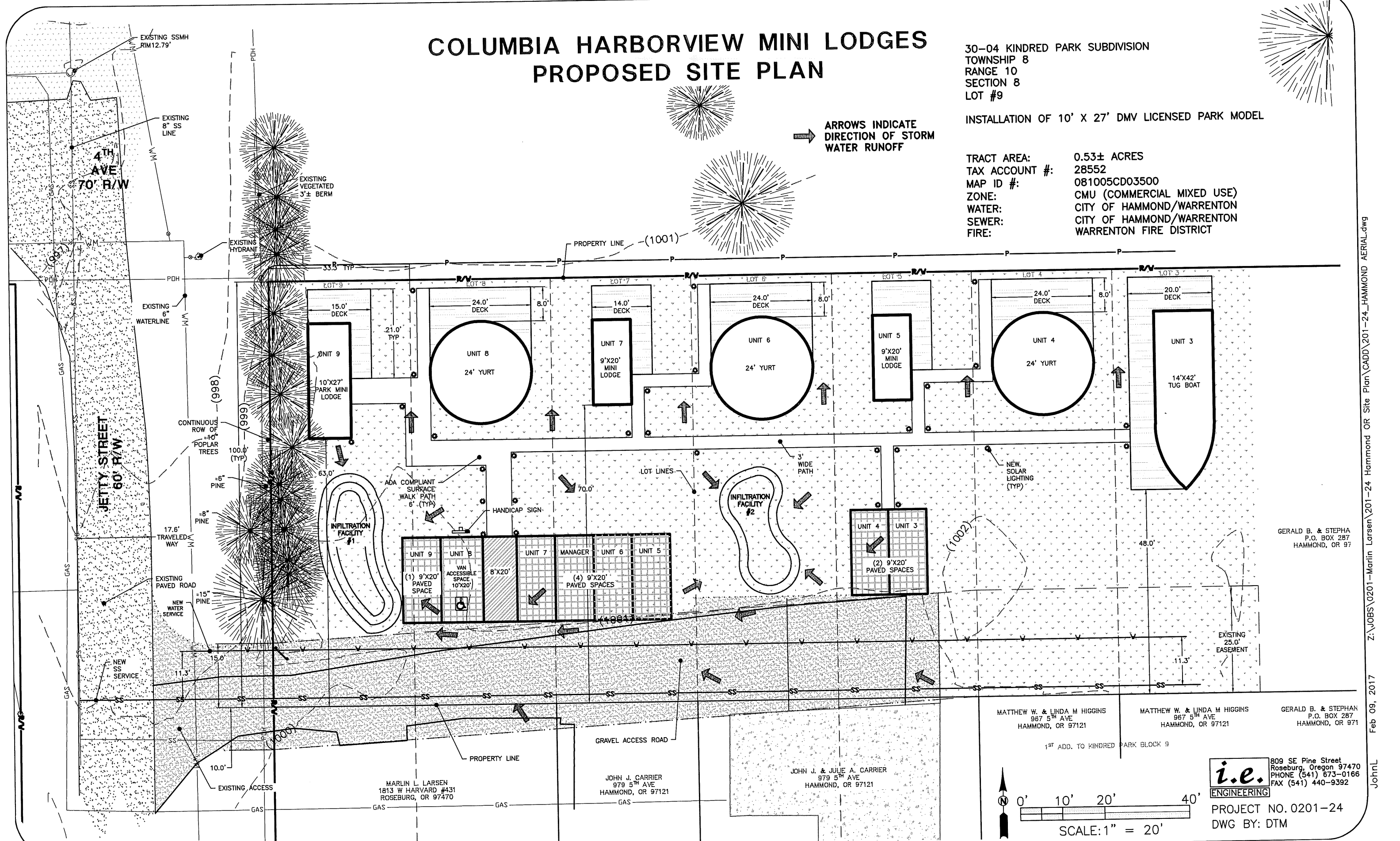
# COLUMBIA HARBORVIEW MINI LODGES PROPOSED SITE PLAN

30-04 KINDRED PARK SUBDIVISION  
TOWNSHIP 8  
RANGE 10  
SECTION 8  
LOT #9

INSTALLATION OF 10' X 27' DMV LICENSED PARK MODEL

TRACT AREA: 0.53± ACRES  
TAX ACCOUNT #: 28552  
MAP ID #: 081005CD03500  
ZONE: CMU (COMMERCIAL MIXED USE)  
WATER: CITY OF HAMMOND/WARRENTON  
SEWER: CITY OF HAMMOND/WARRENTON  
FIRE: WARRENTON FIRE DISTRICT

ARROWS INDICATE  
DIRECTION OF STORM  
WATER RUNOFF



GERALD B. & STEPHA  
P.O. BOX 287  
HAMMOND, OR 97

MATTHEW W. & LINDA M HIGGINS  
987 5<sup>TH</sup> AVE  
HAMMOND, OR 97121

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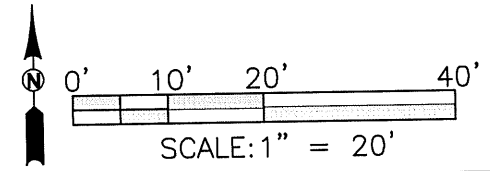
GERALD B. & STEPHAN  
P.O. BOX 287  
HAMMOND, OR 971

1<sup>ST</sup> ADD. TO KINDRED PARK BLOCK 9

MARLIN L. LARSEN  
1813 W HARVARD #431  
ROSEBURG, OR 97470

JOHN J. CARRIER  
979 5<sup>TH</sup> AVE  
HAMMOND, OR 97121

JOHN J. & JULIE A. CARRIER  
979 5<sup>TH</sup> AVE  
HAMMOND, OR 97121



**i.e.**  
ENGINEERING  
809 SE Pine Street  
Roseburg, Oregon 97470  
PHONE (541) 673-0166  
FAX (541) 440-9392

PROJECT NO. 0201-24  
DWG BY: DTM

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Feb 09, 2017  
JohnL

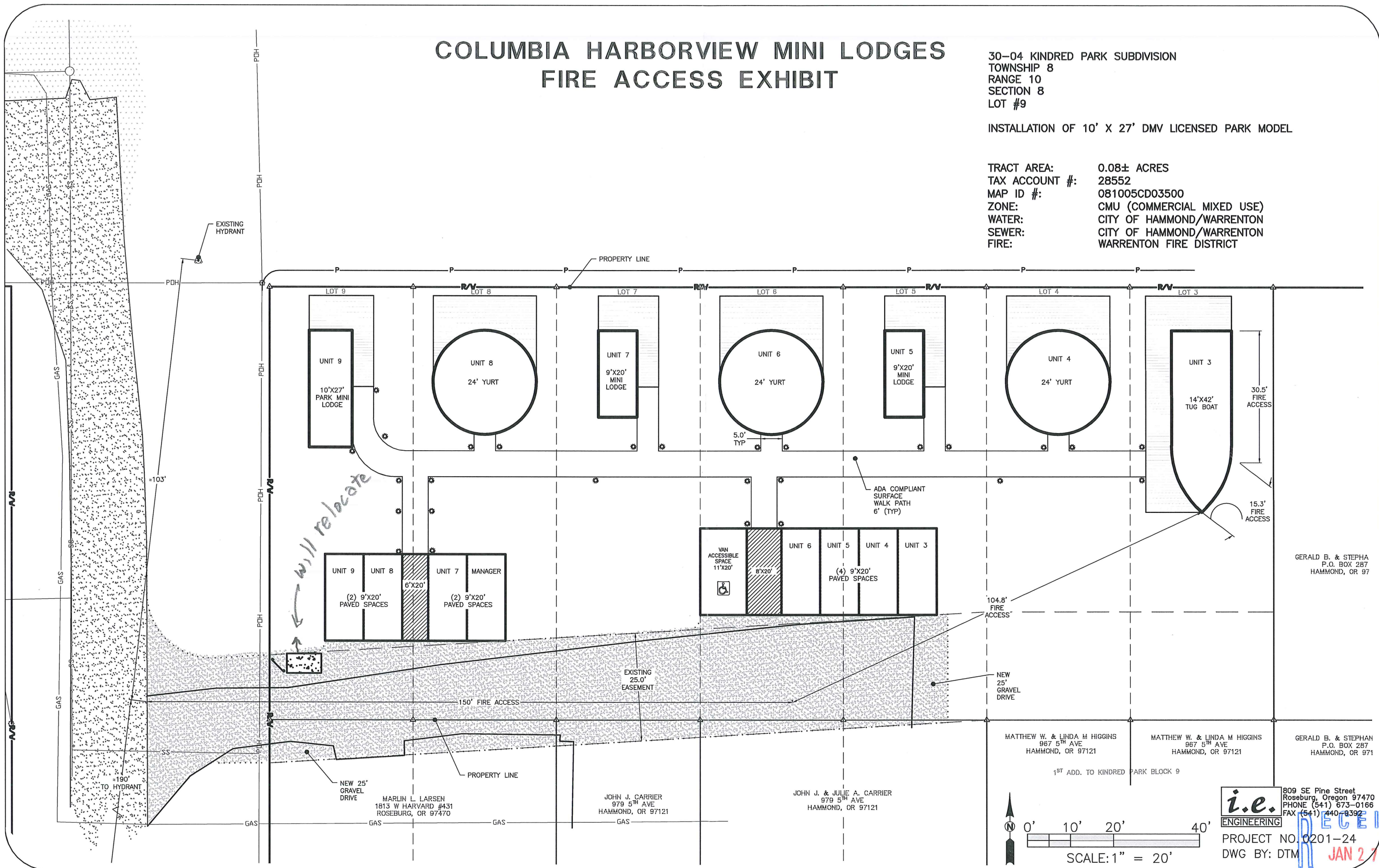


# COLUMBIA HARBORVIEW MINI LODGES FIRE ACCESS EXHIBIT

30-04 KINDRED PARK SUBDIVISION  
TOWNSHIP 8  
RANGE 10  
SECTION 8  
LOT #9

INSTALLATION OF 10' X 27' DMV LICENSED PARK MODEL

TRACT AREA: 0.08± ACRES  
TAX ACCOUNT #: 28552  
MAP ID #: 081005CD03500  
ZONE: CMU (COMMERCIAL MIXED USE)  
WATER: CITY OF HAMMOND/WARRENTON  
SEWER: CITY OF HAMMOND/WARRENTON  
FIRE: WARRENTON FIRE DISTRICT



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PROJECT NO. 0201-24  
DWG BY: DTM

RECEIVED

JAN 27 2017

BY: CITY OF WARRENTON

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May 09, 2016  
Drafter

*"Making a difference through excellence of service"*



## CITY OF WARRENTON

March 2, 2017

To: Warrenton Planning Commission

From: Skip Urling, Community Development Director

Re: Proposed Code Amendment to Warrenton Municipal Code (WMC) 16.40.030.B to add Multifamily Housing Development as a Conditional Use in the C-1 General Commercial Zoning District outside the Highway 101 corridor.

In an effort to increase the opportunity for the provision of housing in an increasingly tight market, staff proposes an amendment to the C-1 General Commercial zoning district to allow multifamily housing as a conditional use in all areas other than the C-1 territory along the Highway 101 corridor. The suggestion originally came from the development community. Included in the proposed ordinance with the addition of allowing multifamily housing as a conditional use is a reference that such applications meet the development standards spelled out expressly in the Residential High Density district code (WMC 16.36), or other pertaining code sections referred to therein.

Statutory 35-day notice to the Department of Land Conservation and Development was sent January 11, 2017 and The Columbia Press published notice of the planning commission public hearing February 24, 2017.

### FINDINGS

A. Conformance with applicable state statutes.

ORS 197 governs comprehensive land use planning in Oregon. In the mid-oughts, multifamily housing was permitted outright in the C-1 zone until the code was amended to remove them. Staff is not aware of any statute that would prevent multifamily development in the general commercial zone.

B. Conformance with statewide planning goals.

Nineteen statewide planning goals define the content of local government planning in Oregon. Most of these have no applicability to the proposal.

Goal 1, the citizen involvement goal, establishes a requirement for public participation and input in the planning process. The City's existing procedures for notice and hearing comply with goal 1. The proposed amendment does not alter this procedure.

Goal 2 reads as follows:

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Proposed text amendments are consistent with part 1 of goal 2, quoted above, because the amendments rely on the City's established policies and frameworks. These findings are sufficient to provide an adequate factual basis for the City's decision on this proposal. Part 2 of goal 2, dealing with exceptions to statewide planning goals, is not applicable to this proposal, because an exception is neither proposed nor required.

Goal 3, Agricultural Lands , is not applicable to the proposal because it affects only rural lands, not urban lands.

Goal 4, Forest Lands , is not applicable to the proposal because it affects only rural lands, not urban lands.

Goal 5 addresses Natural Resources, Scenic and Historic Areas, and Open Spaces :

To protect natural resources and conserve scenic and historic areas and open spaces.

A long list of natural resources is covered under goal 5, including non-estuarine wetlands. The amendment package does not change the City's goal 5 policies or implementation measures. Any goal 5 resources present on a commercially-zoned development site in Warrenton are subject to the same protection under the proposed amendments as they are currently. The proposed development code text amendments do not require analysis under the goal 5 administrative rules because the amendments do not affect a goal 5 resource.

Goal 6 is To maintain and improve the quality of the air, water and land resources of the state.

The amendment package does not alter the City's planning and implementation approach to goal 6. Various types of commercial uses are currently permitted in the General Commercial zoning district; this proposal would merely expand the list. It will not affect the city's efforts to continue to comply with Goal 6 of maintaining and improving these resources.

Goal 7, Areas Subject to Natural Disasters and Hazards, reads as follows: To protect people and property from natural hazards. The proposed text change will only allow multifamily development in the general commercial zoning district by conditional use. It will not increase

the risks presented by potential natural hazards. Development will be reviewed for the proposed use similarly to the review conducted for any currently permitted use.

Goal 8 addresses recreational needs. The proposed text amendments do not expand or hinder opportunities for recreational facilities in the General Commercial zone. Only commercial recreational uses are permitted in the C-1 district. The proposed amendment will not affect those opportunities except through market choice.

Goal 9 is Economic Development:

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The proposal is to allow multifamily development in the general commercial zoning district by conditional use permit only. The scrutiny provided by the conditional use permit review process will serve to evaluate such development proposals and the potential effects they would have on the opportunities otherwise presented by a particular site for economic activities as compared to the need for additional housing.

Goal 10, Housing, is To provide for the housing needs of citizens of the state. Goal 10 requires the City to provide an adequate supply of buildable land for its 20-year projected housing needs. The proposed development code text amendments will potentially provide additional housing opportunities if any development proposals can pass the conditional use permit test.

Goal 11 is primarily concerned with the provision of water and sewer services, though transportation facilities are also addressed here (but more comprehensively under goal 12). Proposed amendments do not address public facilities and services covered under goal 11; nor do the amendments change the way goal 11 is implemented in Warrenton. In cases where a potential development site comes up under the proposed amendments, and all requisite facilities are not available, it would be the developer's responsibility to provide the necessary improvements.

Goal 12 is the Transportation goal. The city's Transportation System Plan (TSP) is the principal instrument for implementing goal 12 in Warrenton. Compared to other allowed uses in the General Commercial zone, multifamily developments generate relatively fewer vehicle traffic volumes.

Goal 13 is the Energy goal. The proposed amendments do not change or hamper the City's goal 13 implementation measures. Any new multifamily development built in Warrenton will meet current code standards for energy conservation.

Goal 14 is Urbanization. It addresses urbanization, urban growth boundaries, unincorporated communities, and rural industrial areas. Proposed amendments deal with development in an existing urban area. The text amendment, and any subsequent multifamily development resulting from issuance of a conditional use permit will not change the City's compliance with goal 14 topics.

Goal 15 concerns the Willamette River Greenway, and is not applicable in Warrenton.

Goal 16 addresses Estuarine Resources. The City's General Commercial zone is not in an area covered by goal 16, nor would the proposed amendments allow any development in goal 16 waters. Goal 16 is not applicable to the proposal.

Goal 17, Coastal Shorelands, reads as follows:

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal waters; and To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

Proposed text development code amendments do not change the coastal shoreland boundary in Warrenton, nor do they allow non-compliant uses in coastal shorelands areas. The proposed amendment will not affect any coastal shorelands.

Goal 18, Beaches and Dunes, reads as follows:

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

Proposed text development code amendments do not change the extent of beach and dune areas in Warrenton, nor do they allow non-compliant uses in coastal beach or dune areas. There are no beach or dune areas zoned general commercial.

Goal 19 is Ocean Resources. There are no General Commercial zone areas in the goal 19 planning area.

**C. Conformance with the City's comprehensive plan.**

The comprehensive plan summary of future land needs concludes in Section 3.280 that “there is a need for additional multifamily units and some other types of units that are potentially more affordable to those with lower or moderate incomes...” It further concludes that “the housing market cannot be expected to meet the projected housing needs of Warrenton residents alone, particularly for people with very low incomes. A variety of strategies can be implemented by the City in partnership with non-profit and for profit developers and others to encourage the development of housing in price ranges and types that would be affordable to a wider range of residents. “Although not specifically identified in the strategies section, allowing multifamily development in the C-1 zone by conditional use is a strategy that would help fulfill the need identified in the conclusion quoted above. We find it notable that a policy in section 3.310 identifies” new single family attached, multifamily, and mixed use housing may be allowed in some of the city's commercial zones. Residential densities in these commercial zones may not exceed those in a High Density Residential district.”

Section 3.320 Commercial Lands discusses the various types of commercial zoning districts and their purposes, and discusses generally the forecast commercial developments along the highway corridor. There is no discussion of not allowing multifamily developments in the general commercial zone.

**D. Changed circumstances or further studies justifying the amendment.**

It is broadly acknowledged that there is a housing shortage across the spectrum of income levels along the north coast of Oregon. Various causes for this situation have been discussed, including an increase in service employment in the tourism industry, the proliferation of second homes which removes the units from the long-term housing market, and an increase in vacation homes which become income properties for the owners and also remove the units from the long-term rental market.

**CONCLUSIONS**

Allowing multifamily development in the general commercial zone as a conditional use would provide additional properties for the potential development of housing which would contribute to a solution to the current problem. A safeguard is built into the measure because of the additional scrutiny such applications receive during the development review process. Rather than merely evaluating the proposal's consistency with the applicable development standards, the application would have to meet the six conditional use review criteria: That the proposed use is in conformance with the Comprehensive Plan. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and

have a minimal impact on, surrounding properties. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated. Public facilities and services are adequate to accommodate the proposed use. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use. And, the site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.

The proposal is consistent with the applicable state planning goals, would help to fulfill the goals and policies of the city comprehensive plan, and help fill a growing need on the north coast. Staff believes the proposed amendment warrant approval.

**Suggested motion:**

I move to forward draft Ordinance No. 1121-A allowing multifamily developments a conditional use in the C-1 General Commercial zoning district to the City Commission for review and approval.

**Ordinance No. 1121-A**

**An Ordinance Amending Warrenton Municipal Code (WMC) 16.40.030 Conditional Uses to allow Multifamily housing development as a conditional use.**

The City of Warrenton ordains as follows:

**Section 1. WMC 16.040.030 is hereby amended as follows:**

16.40.030 Conditional Uses.

The following uses and their accessory use may be permitted in the C-1 zone when approved under Chapter 16.220 and shall comply with Sections 16.40.040 through 16.40.060 and Chapters 16.124 (Landscaping) and 16.212 (Site Design Review):

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

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Processing uses such as bottling plants, bakeries and commercial laundries.
3. Research and development establishments.
4. Wholesale storage and distribution facilities, including cold storage.
5. RV park.
6. Similar uses as those stated in this section.

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

1. Cabinet, carpenter, woodworking or sheet metal shops.
2. Building contractor shops, including plumbing, electrical and HVAC.
3. Fuel oil distributor.
4. Processing uses such as bottling plants, bakeries and commercial laundries.
5. Research and development establishments.
6. Wholesale storage and distribution facilities, including cold storage.
7. Veterinary clinic, kennels.
8. Tool and equipment rental.
9. Mini-warehouses or similar storage uses.
10. Church, synagogue, or other place of worship.
11. Commercial uses with 2nd floor residential use(s) [apartment(s)].



- 12. RV park.
- 13. Multifamily housing development subject to the development and other applicable standards of Chapter 16.36, Section 16.124.070 generally and 16.124.070.C.1 specifically, and Chapter 16.188.
- 14. Similar uses to those listed in this section.

**Section 2. Severability.** If any section sentence, clause or phase of this ordinance is ruled invalid by a court of competent jurisdiction, the remaining portion of this ordinance shall remain valid and in full force and effect.

**Section 3. Effective Date.** This ordinance shall be effective 30 days after the second reading.

**ADOPTED by the City of Warrenton, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 2017.**

**First Reading: to be determined**  
**Second Reading: to be determined**

Approved:

\_\_\_\_\_  
Mark Kujala, Mayor

Attest:

\_\_\_\_\_  
Dawne Shaw, Deputy City Recorder



## CITY OF WARRENTON

### MINUTES

Warrenton Planning Commission  
Regular Meeting, February 9, 2017

#### Waterfront Trails Landing Preliminary Plat SUB 16-2 Lang Marine Services Conditional Use Permit 17-1

**Commissioners Present:** Chair Chris Hayward, Commissioners Mike Moha, Ken Yuill, Ryan Lampi, Vince Williams. Vice-chair Paul Mitchell and Commissioner Christine Bridgens had excused absences.

**Staff Present:** Community Planning Director Skip Urling; Building Clerk Janice Weese

#### Pledge of Allegiance

**Approval of Minutes:** Commissioner Mike Moha motioned to approve the December 8<sup>th</sup> 2016 minutes. Commissioner Vince Williams seconded. The motion passed unanimously.

**Subject of Review:** Ben Johnson's application for a preliminary plat approval for a seven lot subdivision on 1.55 acres located on North Main Avenue.

#### Public Hearing Open

**Disclosure by the Commissioners:** Commissioners answered no to all questions or conflicts.

**Staff Report:** Lots will range from 7,105 to approximately 9,285 square feet with the goal to build duplexes which are permitted in the RM Medium Density Residential zoning district. The drawings indicate that they meet the various standards for public improvements. Recommends approval with two additional conditions added to the five already recommended. 6. Signs be posted along the wetland boundary along the perimeter of the property warning that this is a wetland and cannot be disturbed. 7. Should the developer prefer to go to a private road, that there be a private road maintenance agreement recorded.

#### Applicant or Representative Testimony:

Ben Johnson  
89125 Stellar Lane  
Warrenton, OR 97146

Property is outside of wetlands. Land had been filled approximately 40 years ago. Simple plan. Will be filling in less than one acre.

Commissioner Ken Yuill asked how high he would be bringing the property up. Ben replied that it is around 9 ½ feet now and will be bringing it up to around 11 ½ feet.

Erik Hoovestol, P.E. Project Engineer  
359 E. Historic Hwy.  
Troutdale, OR 97060

Spoke with Colin regarding drainage. Colin, the city of Warrenton's engineer, wants them to check downstream to see if there is blockage. Ben offered to clean it out for the city. They are planning a chip seal improvement for the road. Doesn't affect their engineering. There are plans to widen the frontage road by four feet on Main Street.

Commissioner Ryan Lampi brought up that the existing flood elevations are twelve feet but property is not mapped in a flood zone. Current maps suggest a flood elevation of eight. Future flood elevations could be near thirteen if levies are not certified. Erik replied that they designed the grading plan so the finished floor would be out of the flood zone.

**Testimony in opposition:**

Brian Walker  
38447 Hwy 30  
Astoria, OR 97103

Been dealing with the city for fourteen years trying to build a home there. Has been denied because of the sewer problem. Doesn't think it is fair that the Johnson's get to come in and build duplexes. Pays \$7,000.00 dollars in property taxes pays for sewer and garbage every year and still can't build a house. Gave several options to the city like putting in a sump grinder or holding tank. Offered to put in a 1,000 gallon tank, but the city said he was too close to the water table. The ditch behind his place, that the city said he was too close to, was dug just recently. The ditch was not there when he lived on the property.

Jerry Black  
390 NW 7<sup>th</sup> Place  
Warrenton, OR 97146

They are on septic also. Originally they were told by the city that when the city recoups a little money, they could possibly tie in the back leg to the new lines that Ben and the city will be putting in. That would solve the problem if the city would allow that to happen.

Dixie Black  
370 NW 7<sup>th</sup> Place  
Warrenton, OR 97146

Also had asked the city how she could hook up her two houses to the sewer line. The drain field has failed and cannot afford to put in a sand filter, they do not have enough property. The city said that Mr. Johnson will be building right behind her and that she could hook up to the sewer through his building. They can put a holding tank and pump it into where his sewer is. Has no objection to Ben's building and proposal. Just wants confirmation from the city that they can hook up to the sewer.

**Rebuttal:**

Nate Johnson  
80856 Fort Clatsop Road  
Astoria, OR 97103

This will be a nice project. The community needs what they are doing. Multi-family is a good thing for Warrenton. Rental property that is affordable is hard to come by.

Erik Hoovestol, P.E. Project Engineer

Demonstrated on the grease board where 7<sup>th</sup> and Main Street are and where Ben's project is. Pointed where the gravity sewer is down Main Street. Thinks that the sewer problem that the home owners are having in that area are unrelated to the sewer issues of Ben's project. Ben's project is at the end of the gravity sewer line. Suggest talking to the city engineer.

**Public Hearing Closed**

**Discussion Among Commissioners**

Commissioner Lampi acknowledged the applicants development, but also is concerned about the sewer issues of the residents not being able to hook up to the sewer system.

Commissioner Williams said the sewer issues need to go through the city engineer and then go through city commission to change things or get a budget for it. There is a housing crisis here and thinks that Ben's project will enhance and will be good for the city.

Commissioner Yuill stated that there are still a lot of conditions that the city engineer need to sign off on, but feels comfortable with it. When they do the chip sealing on the road, that might be a good time to do improvements to the sewer system.

**Motion by Commissioners:**

Commissioner Ryan Lampi motioned to approve the Preliminary Plat SUB 16-2 for a seven lot subdivision on 1.55 acres located on North Main Avenue with the seven conditions of approval stated in the staff report. Commissioner Vince Williams seconded. The motion passed unanimously.

**Subject of Review:** Conditional Use Permit 17-1 Lang - Marine Services Business

**Disclosure by Commissioners:** Commissioners answered no to all questions or conflicts.

**Staff Report:** This application is to convert an existing warehouse on the corner of Fifth and Jetty in Hammond, into an indoor boat storage and rinse – wash facility. This is a building that has been neglected for awhile a few blocks from the Hammond Marina. There will be no expansion of the footprint. Will be some internal remodeling improvement due to the change of occupancy. Zoning is commercial mixed use. Activity will occur mostly during fishing season. It is consistent with the comprehensive plan and will blend in with the neighborhood and not generate excess traffic. Recommends approval with two conditions.

**Applicant or Representative Testimony:**

Dick Lang  
P.O. Box 909  
Astoria, OR 97103

The building is forty feet by ninety four feet. Fourteen feet by forty feet of the building that faces Jetty Street is almost completed for office and storage space. Will have two services to offer; a long term boat storage and a paid per use drive through boat rinse station. Will be installing a lock box for the fire department to have access to the building. Have completed the hydrant flow test. The fence will be replaced with a similar chain link fence. Will be adding a second gate for easy access in and out and also a second door to the warehouse. Has a man gate on the west side, but will be adding one to the east side for fire department and emergency access. Inside the warehouse he will be adding two layers of sheetrock to the south and east wall to achieve a one hour fire rating. Miscellaneous plumbing will also be done. Upstairs will be a conference room and storage area. Stairs will be removed and new ones put in. Installing an alarm system with remote monitoring. Will be substantial repairs to the roof, gutters and siding. The roof will be painted red and the siding green. There will be approximately ten boats per year that will go through the rinse and storage process into the warehouse.

Wants to assure his neighbor that his business will not affect their property. The rinse station will be around the corner with a stationary hoop with the sound of spraying water and will not be noisy. The busy times will be around noon to four p.m. but that could vary with the tides and time of the year. The busiest will be the last three weeks ending Labor Day. His business is a water rinse; not a wash with detergents or solvents.

**Testimony in opposition:**

Matt Vineyard  
P.O. Box 98  
Hammond, OR 97121

Does not necessarily oppose the project. Was concerned about his wastewater plan until Mr. Lang explained it. Is concerned with the boat traffic since Fifth Street is a very narrow street also the noise the business might generate. He is looking forward to the warehouse being fixed up because it is dilapidated. Appreciates the way it is laid out.

**Applicant Rebuttal:** Wants to have a smooth operation with minimal obstruction to the traffic. There will be some during fishing season but will do his best to minimize it. Mr. Lang demonstrated on the grease board how the traffic will enter and exit. They will leave the jetty and turn right on Fifth for a block. If they stay to the side, there will be room for traffic to go through. Is willing to spend the first few times that they are open to make sure the traffic flow is smooth. Will be putting signs up to direct and also what is not allowed on the property.

**Public Hearing Closed**

**Discussion Among Commissioners**

Commissioner Williams thinks the project will be an enhancement for the area and complimented Mr. Lang on his presentation.  
Commissioner Yuill spoke up and said Mr. Lang is a man of his word and his work is always good.

**Motion by Commissioners:** Commissioner Ken Yuill motioned to approve the Conditional Use Permit CUP17-1 subject to the conditions of the approval in the staff report.  
Commissioner Ryan Lampi seconded. The motion passed unanimously.

**Other Business:** Skip brought up the mini home that was being built on the owners property that was brought to the planning commission awhile back. Will monitor the situation and report back in a few months.

**New Business:** Skip mentioned that he had a preconference meeting with Dick Krueger who wants to build sixty apartments behind the Senior Center and Food Bank.

**Meeting Adjourned**

Attest and submitted by

\_\_\_\_\_  
Janice Weese, Building Clerk

Approved

\_\_\_\_\_  
Chris Hayward, Planning Commission Chair