

Public Submission for The City of Warrenton, Oregon

Planning Commission Meeting, April 13, 2023

City File No: V23-1 for Hardship Variance Application at property address 590 7th Avenue, Hammond, OR

By Lisa Halicki, 598 7th Court, Hammond, OR

Item 1:

Page 2 of the Delineation Report, Table 2 shows that the rainfall, 2 weeks prior to the study day, 1/6/23 was 8.81 inches. If you look at the preceding Table 1 you can see the total rainfall for the month of December was 11.54" and November was 12.39". So, 8.81" in 2 weeks really caught my attention. It seemed like a lot of rain compared to November & December totals.

ATTACHMENT A is a printout of NOAA Daily rainfall for the 2 weeks prior to the study. As you can see, in the first 4 days (Dec23-26) there was 5.40" of rain, followed by 2.93" during the next 5 days (Dec27-31), ending up with 0.48" over the last 5 days (Jan 1-5) leading up to the study day of January 6.

This explained to me why there wasn't any standing water in any of the photographs. The study was performed having followed 10 days with minimal rainfall. Even though there was this drier time prior to the study, 3 Sampling Points did demonstrate hydrology: SP1, SP3 & SP5.

Page 3 of the Delineation Report in the Wetland A Section, the Report states near the bottom of the first paragraph, "Standing water was observed up to approximately 4" deep in the wettest area in the north-middle of the feature at the time of the survey." This spot is not specifically marked in Figure 7, nor any photograph provided.

The point in mentioning this, is that if this is the only standing water located on the day of the survey, after 10 days of dryer weather, what might this property look like after a substantial or even average rainfall? Having lived next to this property for over 12 years the photos provided by the applicant and the surveyors only provide for 2 different days of viewing this property - both sets of photos done at dryer times.

The applicant's submitted photos appear to be taken at standing level. 2 are obscured by shadows and one is of the Pacific Power box (located on the Fleet St Right of Way/7th Court Easement). One thing to take note in this photo is the pavement/gravel in the forefront of the photo is bone dry. I'll refer to this photo later.

The surveyor's photos labeled Appendix D as ground level photos appear to be at kneeling level with some appearing at standing level. There is no photo of the 4" standing water mentioned on Page 3 of their report. I have similar photos to their PP3 & PP4, but from different angles.

This leads me to ATTACHMENT B - Photos that I took on 4/6 & ATTACHMENT C - NOAA Daily Precipitation Report with the 14 days of rainfall, preceding the photos I took. I included the day of the photos for a 15-day total because I took the photos at 5:30pm and it had been raining most of the day. I've included all of 4/6 rainfall even though the day was not over, and it did continue to rain all evening.

I was only able to access the property via the Fleet Street City Right of Way and the 7th Court Easement. You can see substantial standing water for both Wetlands A by Fleet Street and Wetlands B by the 7th Court in the SE corner of the property. I tried to angle the camera downward rather than from an eye level or kneeling level so you could better see the accumulation.

The total rainfall of the 14 days leading up to my photos is 4.27" – Less than half of what occurred during the same 14day period prior to the 1/6 study day. Why such a difference in standing water & saturation? Even if we add that day's full rainfall of 1.12" to the total, can that really explain such wide variance? Now you can see why I submit these Attachments.

I referred earlier to the applicant's photo of the corner of Fleet St & 7th Court. One of my photos is of the same intersection. I took it so you could see the standing water from the mentioned rainfall compared to a period of dryness. We don't know what date the applicant took the photos or how much, if any, rainfall preceded them.

I invite the Commission to walk this property and look down into the property after a period of rain. These are designated Wetlands and should be viewed after rain. Perhaps the owners will give you access to really assess the property under varying conditions. If not, you can enter the study area through the above mentioned right of way, easement and the driveway over the ditch in the 7th Avenue Right of Way without entering the property. It has been recently surveyed and there are stakes.

Item 2:

Please look closely at Figure 5: Local Wetlands Inventory Map (historical), Page 15 and Figure 7: Wetland and other waters delineation map (aerial base), Page 17. Has the wetlands area decreased that much over the years? Or does it have to do with the study done after that drier period?

Item 3:

In this section I would like to address some of the Applicant's responses to the Hardship Variance Criteria.

#3 The Site Plan is a bit confusing. There's a big area designated for the building, but no actual square footage mentioned on the Site Plan. I asked the planning department for clarification on 4/7 as to the requested footprint. The applicant states that "the proposed plan is to build a single-family unit similar to all neighboring parcels." The structure proposed in the drawing looks quite large. Much larger than anything within blocks of this lot. I was told the application requested 2550 sqft garage & a 2262 sqft 2 story home. What is the footprint of the house if it's two story? Approximately 1200 sq ft? That would be in keeping to some of the 2 story, single family homes in the area; however, there are no 2550 sq ft garages attached to or next to them. The applicant states that this is currently the only vacant lot in the immediate area. There is one right next to this lot, across Fleet St, Lot 3500.

#4 I understand that the request is for a "single family home" and the minimal variance is being requested. Does the applicant define "single family home" in this application to include a 2550 sqft garage? As an attached or detached unit? Is that why the application is for 78'x50' (3900sqft) structure(s)and 20'x20' (400sqft) patio? The Site Plan is too vague and needs greater detail.

Summary:

This property is like "Central Park" in New York City. You have this unique "Green Space" aka Wetlands, surrounded by completely mixed housing: On one side there is a large apartment complex; one side has a duplex at a much higher elevation; one side you have (2) one story small houses (1342 sq ft ea) and on the last side you have a vacant lot. There is nothing the same on any side of this lot. How do you build to "blend" with all those different structures? What is being proposed is nothing at all similar to the structures bordering it.

If you get a chance to walk around this property, take the Site Plan with you and try to visualize the structure(s) which this applicant is requesting and see how it will fit into the surrounding housing. If you go after a particularly wet period, ask yourself how the proposed structure(s) will impact the wetlands and the surrounding properties.

ATTACHMENT A

Climatological Data for Astoria Area, OR (ThreadEx) - January 2023

Date	Temperature				HDD	CDD	Precipitation
	Maximum	Minimum	Average	Departure			
2023-01-01	46	34	40.0	-3.1	25	0	0.01
2023-01-02	45	38	41.5	-1.7	23	0	0.02
2023-01-03	48	37	42.5	-0.7	22	0	0.09
2023-01-04	51	40	45.5	2.2	19	0	0.08
2023-01-05	54	47	50.5	7.2	14	0	0.28
2023-01-06	53	44	48.5	5.1	16	0	0.40
2023-01-07	49	42	45.5	2.0	19	0	0.38
2023-01-08	53	44	48.5	5.0	16	0	0.35
2023-01-09	54	43	48.5	4.9	16	0	0.20
2023-01-10	56	41	48.5	4.9	16	0	T
2023-01-11	52	46	49.0	5.3	16	0	0.64
2023-01-12	58	49	53.5	9.8	11	0	0.52
2023-01-13	55	48	51.5	7.7	13	0	0.50
2023-01-14	51	47	49.0	5.2	16	0	0.10
2023-01-15	50	46	48.0	4.2	17	0	0.54
2023-01-16	49	42	45.5	1.6	19	0	0.89
2023-01-17	49	44	46.5	2.6	18	0	0.13
2023-01-18	50	34	42.0	-1.9	23	0	0.98
2023-01-19	47	32	39.5	-4.5	25	0	0.05
2023-01-20	49	32	40.5	-3.5	24	0	0.00
2023-01-21	48	31	39.5	-4.5	25	0	0.26
2023-01-22	48	35	41.5	-2.5	23	0	0.01
2023-01-23	48	33	40.5	-3.5	24	0	T
2023-01-24	47	30	38.5	-5.5	26	0	0.00
2023-01-25	47	33	40.0	-4.0	25	0	0.00
2023-01-26	47	30	38.5	-5.5	26	0	0.01
2023-01-27	51	44	47.5	3.5	17	0	0.23
2023-01-28	48	37	42.5	-1.5	22	0	T
2023-01-29	42	26	34.0	-10.0	31	0	0.00
2023-01-30	42	24	33.0	-11.0	32	0	0.00
2023-01-31	44	28	36.0	-8.0	29	0	0.00
Sum	1531	1181	-	-	648	0	6.67
Average	49.4	38.1	43.7	0.0	-	-	-
Normal	49.4	38.1	43.7	-	659	0	10.59

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Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).

Max Temperature : midnight

Min Temperature : midnight

Precipitation : midnight

ATTACHMENT A

Climatological Data for Astoria Area, OR (ThreadEx) - December 2022

Date	Temperature				HDD	CDD	Precipitation
	Maximum	Minimum	Average	Departure			
2022-12-01	38	31	34.5	-9.8	30	0	0.19
2022-12-02	44	31	37.5	-6.6	27	0	0.09
2022-12-03	46	38	42.0	-2.0	23	0	T
2022-12-04	43	37	40.0	-3.8	25	0	0.16
2022-12-05	49	38	43.5	-0.2	21	0	0.03
2022-12-06	49	39	44.0	0.4	21	0	T
2022-12-07	48	40	44.0	0.5	21	0	0.02
2022-12-08	49	34	41.5	-1.9	23	0	0.50
2022-12-09	51	36	43.5	0.2	21	0	0.74
2022-12-10	51	43	47.0	3.8	18	0	0.47
2022-12-11	48	39	43.5	0.4	21	0	0.21
2022-12-12	48	37	42.5	-0.6	22	0	0.01
2022-12-13	45	37	41.0	-2.0	24	0	0.00
2022-12-14	47	32	39.5	-3.4	25	0	0.00
2022-12-15	48	30	39.0	-3.9	26	0	0.00
2022-12-16	47	29	38.0	-4.8	27	0	0.00
2022-12-17	41	27	34.0	-8.8	31	0	0.09
2022-12-18	45	35	40.0	-2.8	25	0	0.14
2022-12-19	42	36	39.0	-3.8	26	0	0.00
2022-12-20	50	36	43.0	0.2	22	0	0.44
2022-12-21	41	29	35.0	-7.8	30	0	0.00
2022-12-22	32	27	29.5	-13.3	35	0	0.12
2022-12-23	39	30	34.5	-8.3	30	0	1.01
2022-12-24	57	38	47.5	4.7	17	0	0.95
2022-12-25	59	45	52.0	9.2	13	0	1.32
2022-12-26	61	49	55.0	12.1	10	0	2.12
2022-12-27	58	44	51.0	8.1	14	0	0.71
2022-12-28	49	41	45.0	2.1	20	0	0.27
2022-12-29	53	43	48.0	5.0	17	0	1.35
2022-12-30	53	48	50.5	7.5	14	0	0.16
2022-12-31	51	36	43.5	0.4	21	0	0.44
Sum	1482	1135	-	-	700	0	11.54
Average	47.8	36.6	42.2	-1.0	-	-	-
Normal	48.7	37.6	43.2	-	677	0	10.68

5.40

2.93

<p>Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).</p> <p>Max Temperature : midnight</p> <p>Min Temperature : midnight</p> <p>Precipitation : midnight</p>
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ATTACHMENT C

Climatological Data for Astoria Area, OR (ThreadEx) - April 2023

Date	Temperature				HDD	CDD	Precipitation
	Maximum	Minimum	Average	Departure			
2023-04-01	48	39	43.5	-3.7	21	0	0.21
2023-04-02	47	35	41.0	-6.3	24	0	0.42
2023-04-03	50	36	43.0	-4.3	22	0	0.23
2023-04-04	49	35	42.0	-5.4	23	0	0.12
2023-04-05	49	32	40.5	-7.0	24	0	0.16
2023-04-06	55	46	50.5	2.9	14	0	1.12
2023-04-07	M	M	M	M	M	M	M
2023-04-08	M	M	M	M	M	M	M
2023-04-09	M	M	M	M	M	M	M
2023-04-10	M	M	M	M	M	M	M
2023-04-11	M	M	M	M	M	M	M
2023-04-12	M	M	M	M	M	M	M
2023-04-13	M	M	M	M	M	M	M
2023-04-14	M	M	M	M	M	M	M
2023-04-15	M	M	M	M	M	M	M
2023-04-16	M	M	M	M	M	M	M
2023-04-17	M	M	M	M	M	M	M
2023-04-18	M	M	M	M	M	M	M
2023-04-19	M	M	M	M	M	M	M
2023-04-20	M	M	M	M	M	M	M
2023-04-21	M	M	M	M	M	M	M
2023-04-22	M	M	M	M	M	M	M
2023-04-23	M	M	M	M	M	M	M
2023-04-24	M	M	M	M	M	M	M
2023-04-25	M	M	M	M	M	M	M
2023-04-26	M	M	M	M	M	M	M
2023-04-27	M	M	M	M	M	M	M
2023-04-28	M	M	M	M	M	M	M
2023-04-29	M	M	M	M	M	M	M
2023-04-30	M	M	M	M	M	M	M
Sum	298	223	-	-	128	0	2.26
Average	49.7	37.2	43.4	-4.0	-	-	-
Normal	54.4	40.4	47.4	-	106	0	1.34

Above Normals represent the month through 2023-04-06.

Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).
Max Temperature : midnight
Min Temperature : midnight
Precipitation : midnight

ATTACHMENT C

Climatological Data for Astoria Area, OR (ThreadEx) - March 2023

Date	Temperature				HDD	CDD	Precipitation
	Maximum	Minimum	Average	Departure			
2023-03-01	47	26	36.5	-8.3	28	0	0.03
2023-03-02	50	38	44.0	-0.9	21	0	0.49
2023-03-03	47	36	41.5	-3.4	23	0	0.85
2023-03-04	45	35	40.0	-5.0	25	0	0.73
2023-03-05	46	31	38.5	-6.6	26	0	T
2023-03-06	48	37	42.5	-2.7	22	0	0.06
2023-03-07	48	32	40.0	-5.3	25	0	0.37
2023-03-08	49	31	40.0	-5.4	25	0	0.02
2023-03-09	44	40	42.0	-3.4	23	0	0.17
2023-03-10	49	38	43.5	-2.0	21	0	0.21
2023-03-11	51	36	43.5	-2.1	21	0	0.07
2023-03-12	52	33	42.5	-3.2	22	0	0.60
2023-03-13	49	39	44.0	-1.8	21	0	0.88
2023-03-14	51	34	42.5	-3.4	22	0	0.04
2023-03-15	50	32	41.0	-5.0	24	0	0.05
2023-03-16	61	29	45.0	-1.0	20	0	0.00
2023-03-17	58	38	48.0	1.9	17	0	0.00
2023-03-18	65	37	51.0	4.8	14	0	0.00
2023-03-19	55	40	47.5	1.2	17	0	0.18
2023-03-20	53	44	48.5	2.2	16	0	0.08
2023-03-21	58	40	49.0	2.6	16	0	0.01
2023-03-22	58	35	46.5	0.0	18	0	0.02
2023-03-23	46	39	42.5	-4.1	22	0	0.47
2023-03-24	44	36	40.0	-6.6	25	0	0.69
2023-03-25	49	34	41.5	-5.2	23	0	0.50
2023-03-26	48	36	42.0	-4.8	23	0	0.38
2023-03-27	55	34	44.5	-2.3	20	0	T
2023-03-28	51	41	46.0	-0.9	19	0	0.22
2023-03-29	58	37	47.5	0.5	17	0	T
2023-03-30	49	38	43.5	-3.6	21	0	0.03
2023-03-31	48	42	45.0	-2.1	20	0	0.84
Sum	1582	1118	-	-	657	0	7.99
Average	51.0	36.1	43.5	-2.5	-	-	-
Normal	53.0	39.0	46.0	-	589	0	7.90

2.04
 1.09

Observations for each day cover the 24 hours ending at the time given below (Local Standard Time).

Max Temperature : midnight

Min Temperature : midnight

Precipitation : midnight

Rebecca Sprengeler

From: Lisa Halicki <lisapond@charter.net>
Sent: Monday, April 10, 2023 11:48 AM
To: Rebecca Sprengeler
Subject: 8 photos
Attachments: IMG_2173.MOV















Sent from my iPhone

Rebecca Sprengeler

From: Lisa Halicki <lisapond@charter.net>
Sent: Monday, April 10, 2023 12:00 PM
To: Rebecca Sprengeler
Subject: 1 more photo

Rebecca: I think I sent you a video of this corner. It probably won't download properly so I sent you this photo. You can use this to replace the other. Thank you Lisa



Sent from my iPhone