



City of Warrenton City Commission
Regular Meeting Agenda
Tuesday, January 27, 2026 – 6:00 PM
City Hall, 225 S. Main, Warrenton, OR 97146

The meeting will be broadcast via Zoom at the following link

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | **Passcode:** 12345 | **Dial-in Number:** 253-215-8782

Below are the methods to provide public comment and/or public testimony on a public hearing:

1. In-person: Complete a comment card and submit to the City Recorder prior to the start of the meeting.
2. Via Zoom: Register with the City Recorder, at cityrecorder@warrentonoregon.us no later than 3pm the day of the meeting. Please ensure that your zoom name matches the name registered to comment.
3. Written comments: Submit via e-mail to the City Recorder, at cityrecorder@warrentonoregon.us, no later than 3:00 p.m. the day of the meeting.

Public Comment: To provide public comment, participants should register prior to the meeting. All remarks will be addressed to the whole City Commission and limited to 3 minutes per person. The Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter. Once your public comment is submitted it becomes part of permanent public record.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Consent Calendar**
 - A. City Commission Minutes 2026.01.13
 - B. Service Animal Policy
 - C. WPD December 2025 Stats Report
 - D. 2025 WPD Year Stats Review
 - E. Budget Calendar
4. **Commissioner Reports**
5. **Public Comment**
6. **Public Hearings**
 - A. Public Hearing Development Code Revision to amend Chapter 16.152 Grading, Excavating, and Erosion Control Plans.
7. **Business Items**
 - A. Consideration to Place City of Warrenton Drinking Water Supply Fluoridation on the May Ballot
 - B. RZ-23-1 Hammond Rezone from General Industrial to RM or OSI 2nd reading
 - C. Second Reading and adoption of Ordinance No. 1301; Amending WMC Chapter 2.24 Urban Renewal Advisory Committee

- D. Resolution No. 2719 Approving and adopting increases to the 2025-2026 budget by increasing appropriations for unanticipated revenues from specific purpose grants
- E. Seafarers Park Erosion Stabilization — Request for Night Work and Road Closure

8. Discussion Items

- A. Fireworks Calls Around 4th of July

9. Good of the Order

10. Executive Session

11. Adjournment

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Hanna Bentley, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, January 13, 2026

1. City Commission meeting called to order at 6:05 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Mike Moha	X	
Paul Mitchell	X	
Henry A. Balensifer III, Mayor	X	

Staff Members Present	
City Manager Esther Moberg	City Recorder Hanna Bentley
Fire Chief Brian Alsbury	Acting Public Works Director Dale McDowell
Harbormaster Jessica McDonald	Police Chief Mathew Workman

3. Selection of Mayor Pro Tem

Per City Charter, the Mayor Pro Tem is selected by ballot, by the Commission at its first meeting each calendar year.

City Recorder Hanna Bentley collected the cast ballots and read them aloud:

		Poe	Sollaccio	Moha	Mitchell
Vote:	Poe				X
	Sollaccio				X
	Moha				X
	Mitchell				X
	Balensifer				X
Result:	By unanimous vote, Commissioner Mitchell was elected Mayor Pro Tem for the calendar year 2026.				

4. Consent Calendar

*Items on the Consent Calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the City Commission.

- A. City Commission Meeting Minutes 2025.12.09
- B. Fire Department Quarterly Report

- C. November 2025 Police Monthly Stats Report
- D. OLCC License Renewal Reviews

Motion:	Move to approve the consent calendar as presented.				
Moved:	Poe				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

5. Commissioner Reports

Commissioner Sollaccio provided an update on BOLI relating to childcare subsidies for people that work in the trades.

Commissioner Mitchell provided an update on Columbia-Pacific Economic Development District (Col-Pac).

City Manager Esther Moberg provided an update on Planning Director Recruitment.

Mayor Balensifer discussed the Oregonians for Floodplain Protection and Warrenton Parks Alliance meetings he attended.

6. Public Comment

7. Public Hearings

A. Appeal of SUB-25-1, V-25-1 (Neahring):

Mayor Balensifer re-opened the public hearing on the appeal of the Planning Commission’s decision on the Preliminary Plat for Subdivision SUB-25-1 and Variance V-25-1 for 81020AA00400 and 81020AA00738 along the East side of SW Kalmia Ave. Formalities followed. Mayor Balensifer asked if anyone had any conflicts of interest, bias or ex parte contact to report; Commissioner Moha noted that he does live in the neighborhood of the applicant and that he was involved in the application process when he was on the Planning Commission and that he feels he can make a decision without any bias and that he has visited the site. No other conflicts of interest or ex parte contact were reported. City Attorney Josh Soper (BEH Law) reviewed the staff report. He noted that staff is recommending the Commission deny the appeal. Mayor Balensifer asked if the property is in the navigation easement for the Port of Astoria and if the Port was notified; Moberg noted that they were not notified. The applicant, Adam Neahring provided brief comments on his application and noted the challenges of the property. Jeffrey Kleinman noted that he represents the appellant William Capliger and presented his case reviewing his letter he submitted for the record including the supplemental letter he submitted on January 6th.

Mayor Balensifer asked for public comments. No one spoke in support, opposition or neutral of the appeal. The applicant Adam Neahring provided a rebuttal to the appellants' comments. Mayor Balensifer closed the public testimony portion of the hearing.

There was brief discussion on the emergency access road. City Manager Esther Moberg noted that a condition of approval is that there are easement agreements in place for the fire lane that the Fire Chief and Public Works Director approve the fire lane access. Soper asked the commission to clarify that its intent is that all the conditions of approval are fulfilled before final plat; there was consensus of the commissions.

Motion:	Move based on the findings and conclusions in the October 13, 2025 Planning Commission decision, and the substitute supplemental findings included in the November 21, 2025 staff report, to deny the appeal and approve SUB-25-1 and V-25-1, subject to the conditions of approval in the October 13, 2025 Planning Commission decision.				
Moved:	Moha				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

B. RZ-23-1 Hammond Rezone from General Industrial to RM or OSI:

Mayor Balensifer opened the public hearing on RZ-23-1 Hammond Rezone from General Industrial to RM or OSI. Formalities followed. No conflicts of interest or ex parte contact were reported. City Manager Esther Moberg presented the staff report. Mayor Balensifer asked if there is going to be any type of protection for marine independent industrial activities; Moberg noted that as a condition of approval they could require the property owner to record on their title an understanding of industrial zone adjacent to their property and that the rezone change would not go into effect until they have been recorded. Senior Project Manager Scott Fregonese with 3J Consulting noted that he is representing all the applicants and reviewed the application. Mayor Balensifer asked for public comments. No one spoke in favor, opposition or neutral. There being no further comments, Mayor Balensifer closed public testimony. There was consensus to add a condition of approval that the property owner record to the title language acknowledging that the housing is adjacent to industrial zoning. There was brief discussion on language to be recorded with the title Moberg noted that legal would need to craft the language.

Motion:	Move to recommend the rezoning of the I2 water dependent industrial as described in RZ-25-1 with the recommendation to adopt the rezone and to amend the comprehensive plan as needed and add as a condition of approval to be completed prior to enactment of Ordinance No. 1300 the requirement to record on deeds protections for marine and industrial operations and activities in the area with specific language to be provided
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	by the city and then to conduct the first reading by title only of Ordinance No. 1300.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the first reading by title only, of Ordinance No. 1300; An Ordinance amending the City of Warrenton zoning map to reclassify zoning of tax lots Site A from Water Dependent Industrial to Open Space Institutional: Tax Lots 81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800, Site B from Water Dependent Industrial to Medium Density Residential : 81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700 and Site C from Water Dependent Industrial to Medium Density Residential: 81009BB00900, 81009BB01000.

8. Business Items

A. Consideration of Board, Committee, and Commission Appointments:

Motion:	Move to adopt Resolution No. 2713, authorizing appointments to fill positions on the Warrenton Budget Committee and setting terms of office.				
Moved:	Moha				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2714, setting terms of office on the Warrenton Community Center Advisory Board.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2715, authorizing appointments to fill positions on the Warrenton Planning Commission and setting terms of office.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2716, authorizing appointments to fill positions on the Warrenton Parks Advisory Board and setting terms of office.				
Moved:	Sollaccio				
Seconded:	Moha	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2717, authorizing appointments to fill positions on the Warrenton Community Library Board and setting terms of office.				
Moved:	Moha				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2718, authorizing appointments to fill positions on the Marinas Advisory Committee and setting terms of office.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			

	Balensifer	X			
Passed:	5/0				

B. Consideration of Ordinance No. 1301; Amending WMC Chapter 2.24 Urban Renewal Advisory Committee:

Mayor Balensifer reviewed the Ordinance noting it is a housekeeping measure to update the Warrenton Municipal Code to match the amendments made to the Warrenton Urban Renewal Advisory Committee bylaws.

Motion:	Move to conduct the first reading, by title only, of Ordinance No. 1301.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the first reading by title only, of Ordinance No. 1301; An Ordinance Amending Warrenton Municipal Code Chapter 2.24.010, Section A, and Amending Ordinance No. 1117-A, Sections 2 and 7.

C. Iredale Culvert Project - Phase II Change Order:

Acting Public Works Director Dale McDowell reviewed the change order. He noted that when the contract was approved there was no contingency approved.

Motion:	Move to approve change order number one for the Iredale Culvert project phase two to Big River Construction in the amount of \$1,678.17.				
Moved:	Sollaccio				
Seconded:	Moha	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

D. Expend Funds for Disposal of Contaminated Soil:

McDowell reviewed the staff report noting that this is for the dump fees on the contaminated soil. He noted that the soil is from the RP-2 project.

Motion:	Move to authorize expenditure funds not to exceed \$100,000 for disposal of impacted soil associated with the raw waterline RP2 project.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

9. Discussion Items – None

10. Good of the Order

Commissioner Sollaccio noted an upcoming Town Hall with Senator Merkley. She noted the Clatsop County Communities Active in Disaster (COAD) is looking for volunteers.

City Manager Esther Moberg noted that we are working on the request for qualifications for ditch maintenance.

Commissioner Mitchell asked about the condition of Officer Wirt; Chief Workman provided a brief update on the condition of Officer Wirt.

11. Executive Session – None

12. Adjournment

There being no further business, Mayor Balensifer adjourned the meeting at 7:34 pm.

Approved:

Attest:

Henry A. Balensifer III, Mayor

Hanna Bentley, City Recorder

CITY OF WARRENTON ANIMALS IN FACILITIES POLICY

The City of Warrenton welcomes service animals, as defined by the American with Disabilities Act (“ADA”), in City buildings. Under the ADA, service animals are dogs or, in some cases, miniature horses that have been trained to do work or perform tasks for people with qualified disabilities under the ADA. Pets, companion animals, emotional support animals, and therapy animals are not service animals and are not allowed in City buildings except as otherwise approved by the City at the City’s sole discretion. Pets, companion animals, emotional support animals, and therapy animals are not service animals and are not allowed in City buildings and vehicles except under the following circumstances:

- Animals approved by the City, at the City’s sole discretion, to participate in City-sponsored events.
 - Pets accompanying owners into City park restroom facilities.
 - Pets accompanying owners into the City’s marina building.
 - As the City may otherwise approve, at the City’s sole discretion.
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- A service animal must always be under control. A service animal must be harnessed, leashed, or tethered at all times unless the individual’s disability prevents the use of those devices or the devices interfere with the service animals safe and effective performance of tasks. In that case, the individual must maintain control of the service animal through voice, signal, or other effective controls.
 - Service animals, like other animals, may not be left tethered or unattended on City premises.
 - If a service animal becomes disruptive, City staff may ask the handler to remove the service animal from City premises. Disruptive behavior includes, but is not limited to, uncontrolled barking, threatening behavior, and urinating or defecating indoors. Where applicable, all service animals will be licensed, vaccinated, and have identification tags.

EMPLOYEE POLICY

The City of Warrenton welcomes service animals, as defined by the American with Disabilities Act (“ADA”) for employees who require service animals for qualified disabilities under the ADA. Under the ADA, service animals are dogs or, in some cases, miniature horses that have been trained to do work or perform tasks for people with qualified disabilities. City of Warrenton employees are not allowed to bring pets or other animals into City of Warrenton facilities including, but not limited to: All city buildings or structures, City-owned vehicles, the water tower and head gate, maintenance shop, bays, conference rooms, restrooms, copy rooms, reception areas, foyers, individual work spaces, and any other building, site or vehicle owned, controlled or operated by the City. City of Warrenton parks and green spaces are excluded from this definition only when the employee is not working for or performing any duties on behalf of the City of Warrenton.

In certain circumstances, the Organization may be willing to accommodate service or working animals for employees with known disabilities. At a minimum, the employee must agree to the conditions below, and present documentation from a health care provider attesting that a service or working animal is necessary for the employee to perform the essential functions of the employee's position. The Organization will then assess with the employee what accommodations may exist to help the employee perform the essential functions of his/her position, and whether allowing the employee to bring a service or working animal to work is the most effective accommodation available. Proof that the service animal can perform specific tasks or functions identified by the health care provider or employee may be required.

If the Organization approves an employee's use of a service or working animal during working hours and in Organization facilities, the following conditions apply:

- The animal must be under the direct or indirect physical control of the employee at all times. ("Direct physical control" means control by means of a leash or other restraining device held by the employee and leading to the service animal. "Indirect physical control" is cage, crate, or tied to an inanimate object such as a tree, post, building, handrail, etc.). An employee may not leave a pet or service animal left unattended outdoors or in a vehicle during working hours.
- The employee will care for the service animal in a responsible way that ensures the safety of those in the Organization facility, as well as the safety of the service animal.
- The service animal must be housebroken. The employee will ensure the service animal relieves itself outside in a location or locations designated by the Organization; will clean up after the service animal and dispose of the service animal's waste properly; and ensure that the service animal is clean, groomed, and in a healthy condition without fleas.
- Where applicable, the service animal will be licensed, vaccinated, and have identification tags.
- If the service animal creates a disturbance, poses a health or safety risk to the employee or others, or interrupts the work of the employee or others, it must be immediately removed from the Organization facility.
- For the safety of both humans and animals, service animals are prohibited from kitchens, workshops, labs or other areas housing potentially hazardous materials and machinery. All requests for service animals as a "reasonable accommodation" will be evaluated on a case-by-case basis, however.



WARRENTON POLICE DEPARTMENT MONTHLY REPORT



TO: The Warrenton City Commission
 FROM: Chief Mathew Workman
 DATE: January 27, 2025
 RE: December 2025 Stats Report

Upcoming Dates:

- 01/28 – 911 Subscriber Board
- 02/05 – Warrenton Muni Court
- 02/05 – WPD Training Day
- 02/19 – LEA Meeting
- 02/25-02/27 – CIS Conf.
- 02/25 – 911 Subscriber Board

Highlights Since the Last Report:

- 01/01 – Warrenton Muni Court
- 01/03 – Traffic Control for Spruce-Up
- 01/08 – WPD Training Day
- 01/14 to 01/16 – ELTS Conference
- 01/15 – LEA Meeting
- 01/28 – 911 Subscriber Board

Traffic Statistic Highlights:

- Two (2) DUI Arrests (2-Alcohol)
- Fourteen (14) Driving While Suspended Citations/Arrests
- One (1) Careless/Reckless Driving Citation
- Two (2) Speeding Citations
- Three (3) Traffic Control Device Citations
- Three (3) Following Too Close Citations
- Nineteen (19) Insurance Citations
- One (1) Interlock Device Citation
- Eight (8) Driver's License Citations
- One (1) License/Registration Citation
- Two Hundred thirty-Five (235) other Citations and Warnings
- Twenty-Two (22) Traffic Collision Investigations
- **Citation vs Warning: 289-Traffic Stops, 55-Citations, 234-Warnings; Warning 81% of the time.**

Overall Statistics:

December Statistics (% changes are compared to 2025)							
Category	2025	2024	%Chg	2023	%Chg	2022	%Chg
Calls for Service	740	648	14%	702	5%	721	3%
Incident Reports	195	218	-11%	232	-16%	207	-6%
Arrests/Citations	95	92	3%	126	-25%	116	-18%
Traffic Stops/Events	327	136	140%	202	62%	186	76%
DUI's	2	2	0%	5	-60%	0	200%
Traffic Crashes	22	15	47%	30	-27%	20	10%
Property Crimes	87	99	-12%	85	2%	81	7%
Person Crimes	93	63	48%	66	41%	59	58%
Drug/Narcotics Calls	3	4	-25%	7	-57%	5	-40%
Animal Calls	15	22	-32%	17	-12%	15	0%
Officer O.T.	76	141.8	-46%	97	-22%	110	-31%
Reserve Hours	0	0	0%	0	0%	0	0%

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Calls for Service	644	581	654	723	854	719	740	812	679	769
Incident Reports	205	190	224	237	255	200	205	226	201	212
Arrests/Citations	91	63	103	92	89	119	103	110	73	107
Traffic Stops/ Events	160	110	132	249	304	193	227	176	178	264
DUII's	8	3	2	1	1	2	0	1	1	1
Traffic Crashes	20	20	17	17	17	16	22	21	15	21
Property Crimes	76	56	90	67	119	97	91	110	104	87
Person Crimes	61	62	50	55	61	49	63	69	62	41
Drug/Narcotics Calls	4	1	2	3	4	8	6	9	2	4
Animal Calls	22	29	18	26	33	21	28	29	24	28
Officer O.T.	160.25	54.5	85.1	105.25	79.5	188.25	101	193	169.25	115.5
Reserve Hours	0	0	0	0	0	0	0	0	0	0

Category	Nov	Dec	2025 YTD	2025 Estimate	2024	2025 v 2024	2023	2024 v. 2023	2022	2025 v. 2022
Calls for Service	700	740	8615	8615	8458	2%	9084	-5%	8050	7%
Incident Reports	174	195	2524	2524	2618	-4%	2529	0%	2484	2%
Arrests/Citations	71	95	1116	1116	1317	-15%	1335	-16%	1602	-30%
Traffic Stops/ Events	199	327	2519	2519	2215	14%	2369	6%	1848	36%
DUII's	0	2	22	22	27	-19%	30	-27%	34	-35%
Traffic Crashes	25	22	233	233	209	11%	217	7%	168	39%
Property Crimes	71	87	1055	1055	1190	-11%	1127	-6%	1204	-12%
Person Crimes	142	93	808	808	786	3%	825	-2%	811	0%
Drug/Narcotics Calls	3	3	49	49	56	-13%	60	-18%	40	23%
Animal Calls	18	15	291	291	307	-5%	335	-13%	273	7%
Officer O.T.	61.25	76	1389	1389	1635.3	-15%	1572	-12%	2212.8	-37%
Reserve Hours	0	0	0	0	0	-100%	0	0%	0	0%

	Homeless Incidents	2025	2024	2023	2022
	Code 40 (Normal)	30	26	39	27
	Code 41 (Aggressive)	1	2	2	0
	December Monthly Total:	31	28	41	27
	YTD Total Homeless Incidents	461	480	467	373
	December Elk Incidents	2025	2024	2023	2022
	Interaction:	0	0	4	2
	Traffic Accidents:	1	0	0	0
	Traffic Complaints:	0	1	3	0
	December Monthly Total:	1	1	7	2
	YTD Total Elk Incidents	16	19	41	31

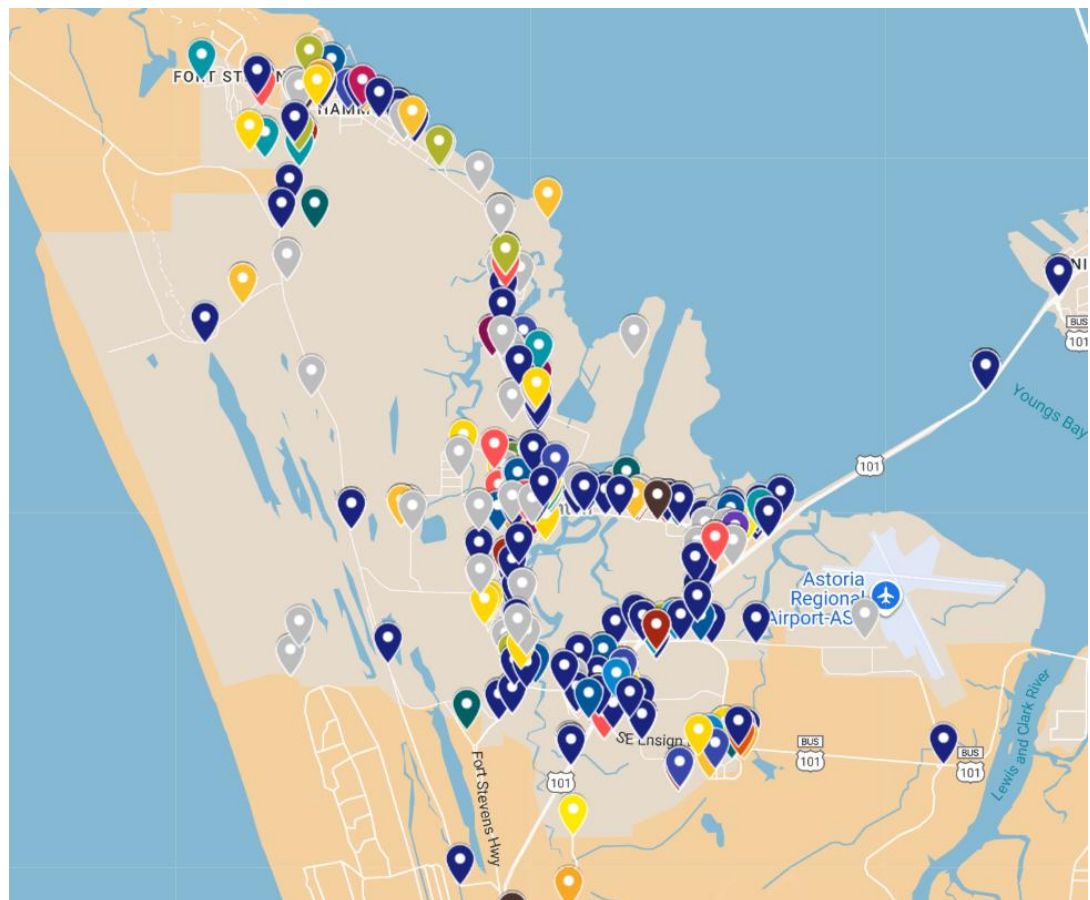
With the transition to our new Records Management System (RMS) and CAD System, we no longer have a connection with City Protect to provide a map showing where reports were taken. The new RMS does allow me to create custom reports with latitude/longitude locate data, so I was able to extrapolate the data into three Google maps showing Calls For Service (CFS), Traffic Stops, and Incident Reports.

The CFS map will have a different colored "Pin" for different Incident Code Types. Here is a key for the Code Types:

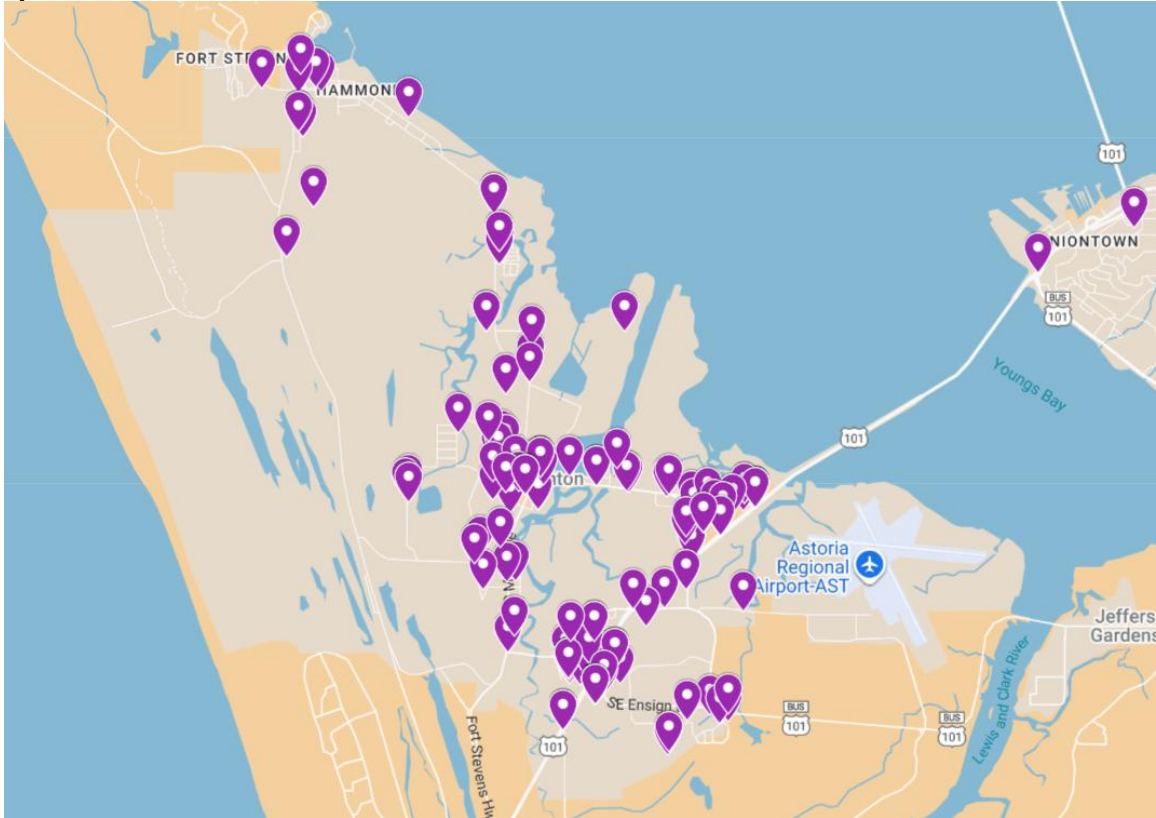
Code	Description	Code	Description	Code	Description
911H	911 HANG UP	PCIVIL	CIVIL	PRPL	LOST PROPERTY
ALMU	ALARM UNK	PCODE	CODE VIOLATIONS	PRUNAWAY	RUNAWAY
ASSIST	ASSIST TO OTHER AGENCY	PCONTACT	CONSENSUAL CONTACT	PSAR	SEARCH AND RESCUE
COVER1	POLICE CODE 1 RESPONSE	PCOURT	COURT ORDER SERVE	PSEX	SEX OFFENSE
COVER2	POLICE CODE 2 RESPONSE	PCRIME-OTH	CRIME-OTHER	PSHOOT	SHOOTING
COVER3	POLICE CODE 3 RESPONSE	PCURFEW	CURFEW VIOLATION	PSUB	SUBPOENA SERVICE
DEATH	OBVIOUS DEATH, FOUND BODY	PDEATHNTF	DEATH NOTIFICATION	PSUSC	SUSPICIOUS CIRCUMSTANCE
FI	FIELD INTERVIEW	PDHS	DHS REFERRAL	PSUSP	SUSPICIOUS PERSON
FIREWRKS	FIREWORKS	PDISORD	DISORDERLY	PSUSV	SUSPICIOUS VEHICLE
MVA	MOTOR VEHICLE ACCIDENT	PDIST	DISTURBANCE	PTHAZ	TRAFFIC HAZARD
MVAHR	HIT & RUN	PDRUGS	DRUGS	PTHEFT	LARCENY
MVAIJ	MOTOR VEHICLE ACCIDENT-INJURY	PDUI	DUI	PTOW	TOW INFO
MVAUNK	MVA UNK	PDUMP	PERSON DUMPING RUBBISH	PTRANSPORT	PRISONER TRANSPORT
OTH-ALL	OTHER-ALL	PFNDPER	FOUND PERSON	PTRES	TRESPASS
PABAN/JNK	ABANDON/JUNK	PFOLLOWUP	FOLLOW UP	PTRFC	TRAFFIC COMPLAINT
PABUSE	ABUSE	PFRAUD	FRAUD, FORGERY, ID THEFT	PTRSP NOTICE	TRESPASS NOTICE
PACTSHOOT	ACTIVE SHOOTER	PHARR	HARASSMENT	PTRUANT	TRUANT
PALMC	COMMERCIAL ALARM	PHOMICIDE	HOMICIDE	PUBASST	PUBLIC ASSISTANCE
PALMH	PANIC/DURESS/HOLD UPALARM	PHOSTAGE	HOSTAGE	PUBWKS	PUBLIC WORKS / UTILITIES
PALMP	PANIC ALARM AUDIBLE	PINDECENT	INDECENT	PUNWANT	UNWANTED PERSON
PALMR	RESIDENTIAL ALARM	PINFO	INFO	PURS	PURSUIT
PALMROB	ROBBERY ALARM	PKIDNAP	KIDNAPPING	PUUMV	STOLEN VEHICLE
PALMS	BURGLAR ALARM - SILENT	PLIQ	LIQUOR VIOLATION	PUUMVR	RECOVERED VEHICLE
PALMVEH	VEHICLE ALARM	PMESS	MESSAGE DELIVERY	PVANDAL	VANDALISM
PANIMAL	ANIMAL	PMISSP	MISSING PERSON	PVEHABND	ABANDONED VEH
PAREA	AREA CHECK	PNOISE	NOISE	PVESABN	ABANDONED VESSEL
PARK	PARKING	POPEN	UNSECURE-BLDG	PWILDLIFE	WILDLIFE VIOLATIONS
PASS	ASSAULT	PPROP	PROPERTY CRIME	PWLFR	WELFARE CHECK
PASSW	ASSAULT WITH WEAPON	PRDSTRUCK	ROAD STRUCK ANIMAL	PWPN	WEAPON VIOLATION
PATL	ATTEMPT TO LOCATE	PREPO	REPO	PWRRNT	WARRANT
PBOMB	BOMB THREAT OR INVESTIGATION	PROBBERY	ROBBERY	STDBY	POLICE, FIRE OR EMS
PBURG	BURGLARY	PROV	ORDER VIOLATION	SUIC	SUICIDAL SUBJECT
PCAMP	PROHIBITED CAMPING	PRPF	FOUND PROPERTY	TSTOP	TRAFFIC STOP

Calls For Service:

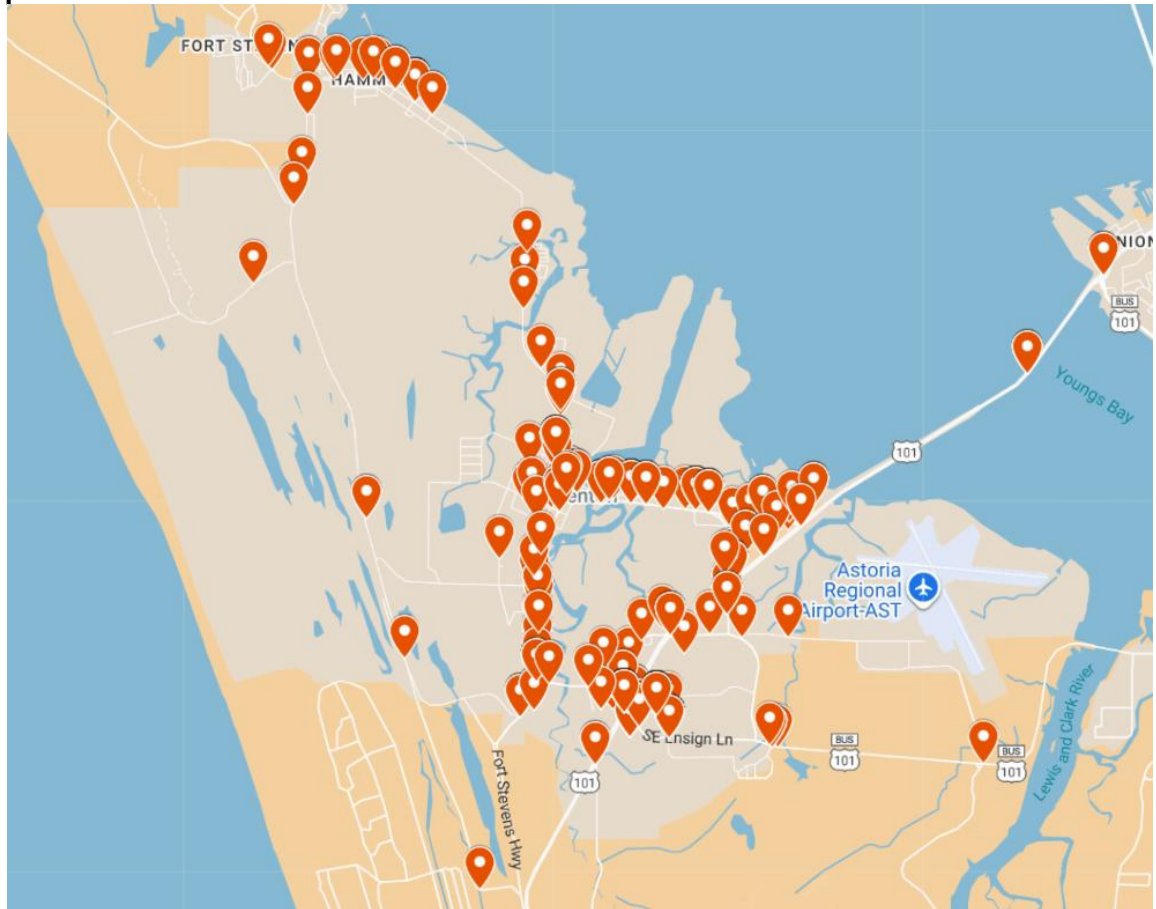
- TSTOP (320)
- PPROP (42)
- PCONTACT (39)
- PFOLLOWUP (35)
- PDIST (32)
- OTH-ALL (29)
- PSUSC (28)
- PTRFC (24)
- PTHAZ (19)
- PDHS (16)
- PWLFR (15)
- MVAHR (14)
- PANIMAL (14)
- PTRES (13)
- PCIVIL (12)
- ALMU (11)
- MEMS (10)
- MVAUNK (10)
- MVA (9)
- PAREA (9)
- Other / No value (128)



Incident Reports:



Traffic Stops:



2025

WPD STATISTICS REVIEW



Chief Mathew Workman

Chief of Police

January 27, 2026



WARRENTON POLICE DEPARTMENT

2025 STATISTICS REVIEW

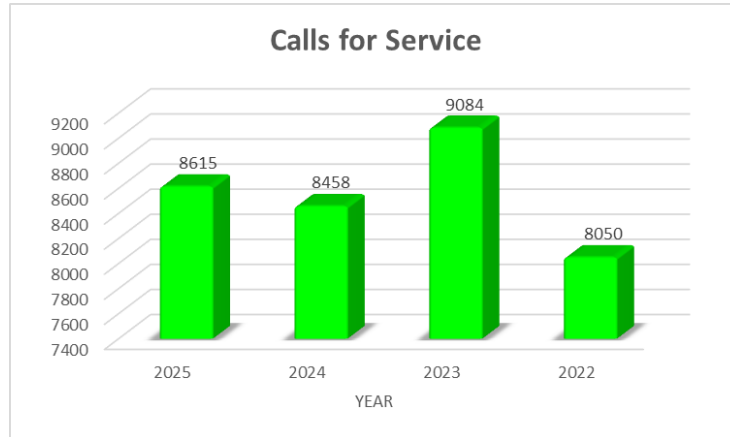
JANUARY 27, 2025



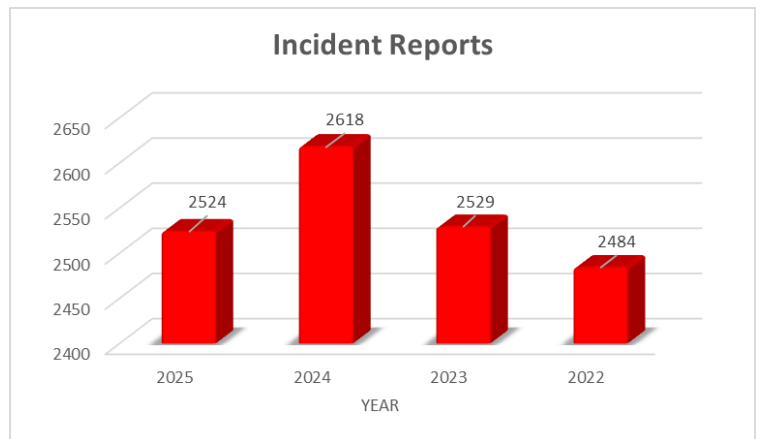
The following is a 4-year statistical comparison for the WPD (2022, 2023, 2024, & 2025).

Some statistics of note are as follows:

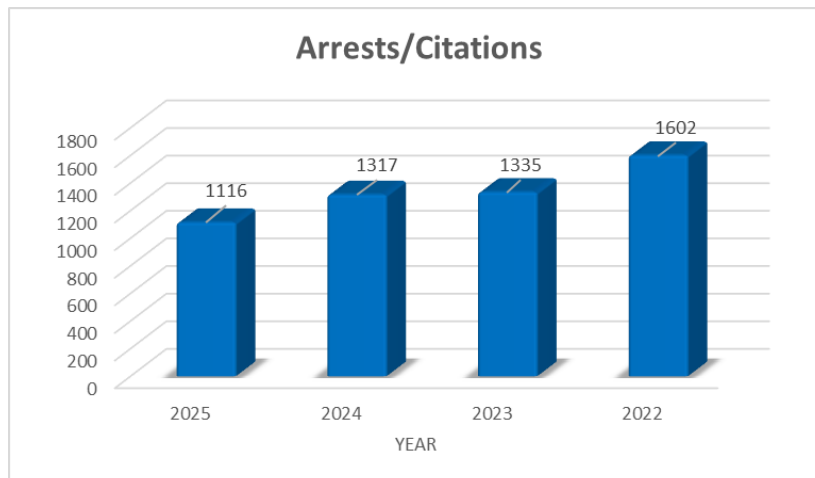
- **Overall Calls for service** were at 8,615, a 2% increase over 2024 (8,458).



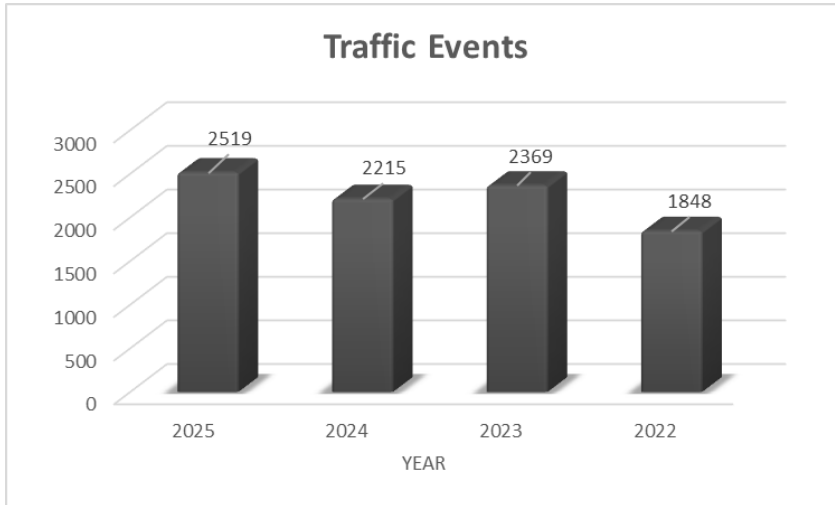
- **Incident reports** decreased 4% from 2,618 to 2,524.



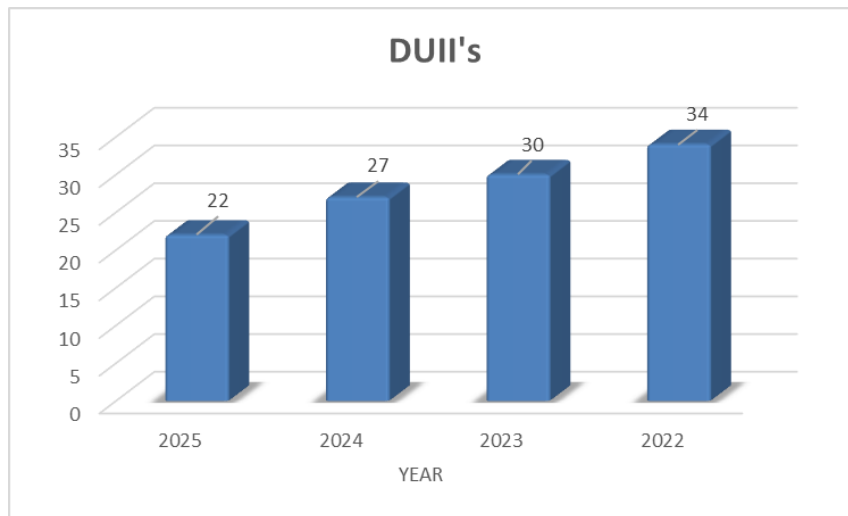
- **Arrests/Citations** showed a decrease of 15% from 1,317 to 1,116.



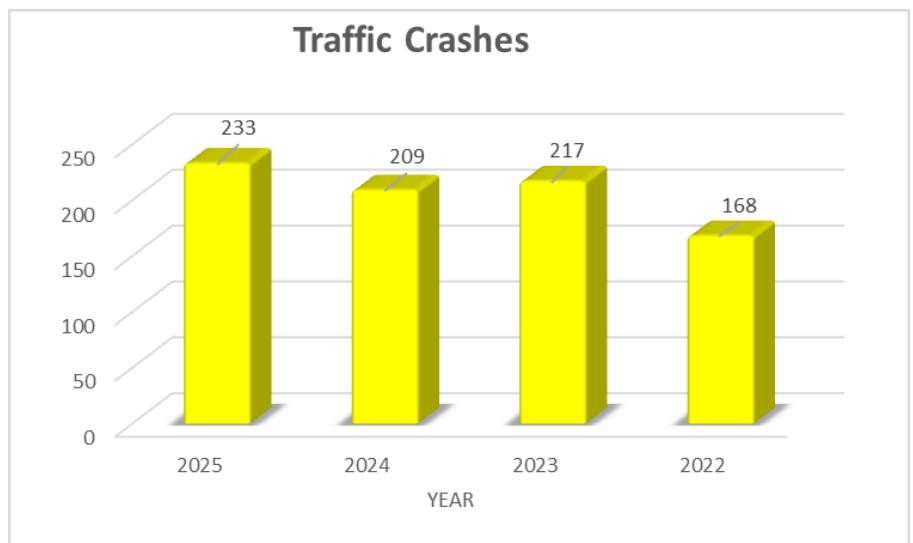
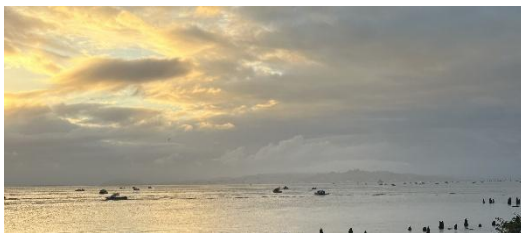
- **Traffic Events** increased from 2,215 to 2,519, up 14%.



- **DUII arrests** decreased by 19%, 27 to 22....



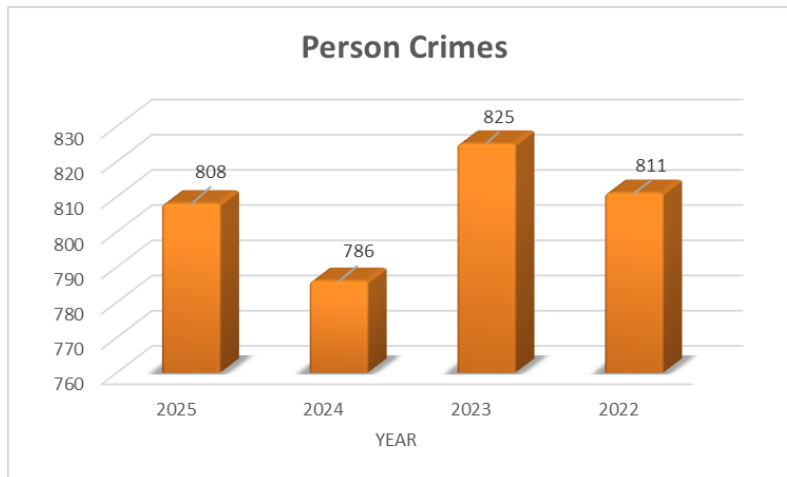
- **Traffic Crashes** increased by 11% from 209 to 233.



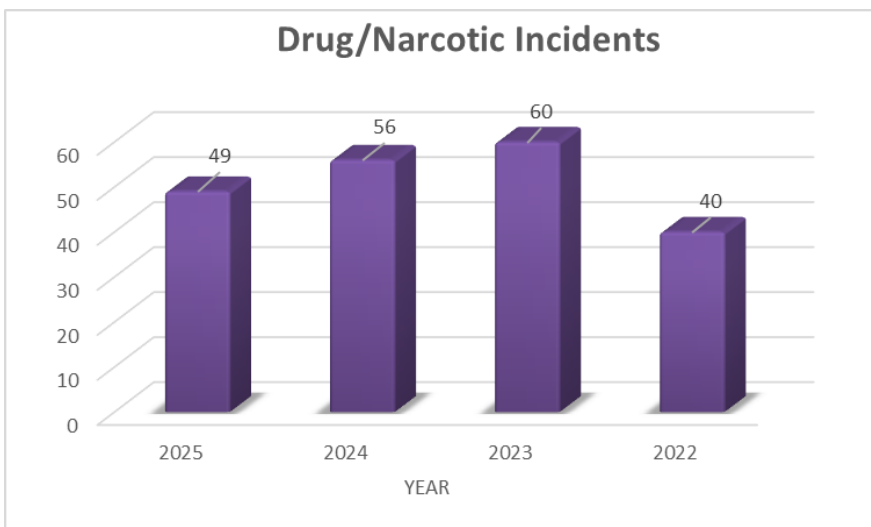
- **Property Crimes** decreased 11% from 1,190 to 1,055.



- **Person Crimes** increased over last year, showing a 3% rise from 786 to 808.



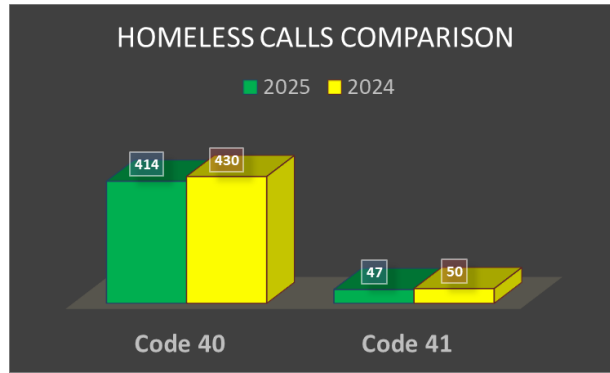
- **Drug/Narcotics Incidents** decreased from 56 to 49, down 13%...



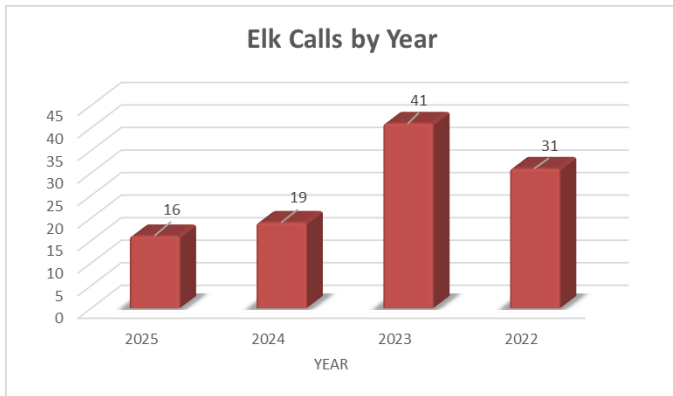
Overall statistics showed the following:

- **.29% increase** in 2025 compared to 2024
- **3.79% decrease** in 2025 compared to 2023
- **4.35% increase** in 2025 compared to 2022

Total Calls with the Homeless decreased in 2025 over 2024 by 4% (480 to 461). “Code 40” indicates a normal contact, and “Code 41” indicates an “aggressive” (verbally or physically) contact.



Calls involving Elk decreased in 2025 over 2024 by 16% (19 to 16).

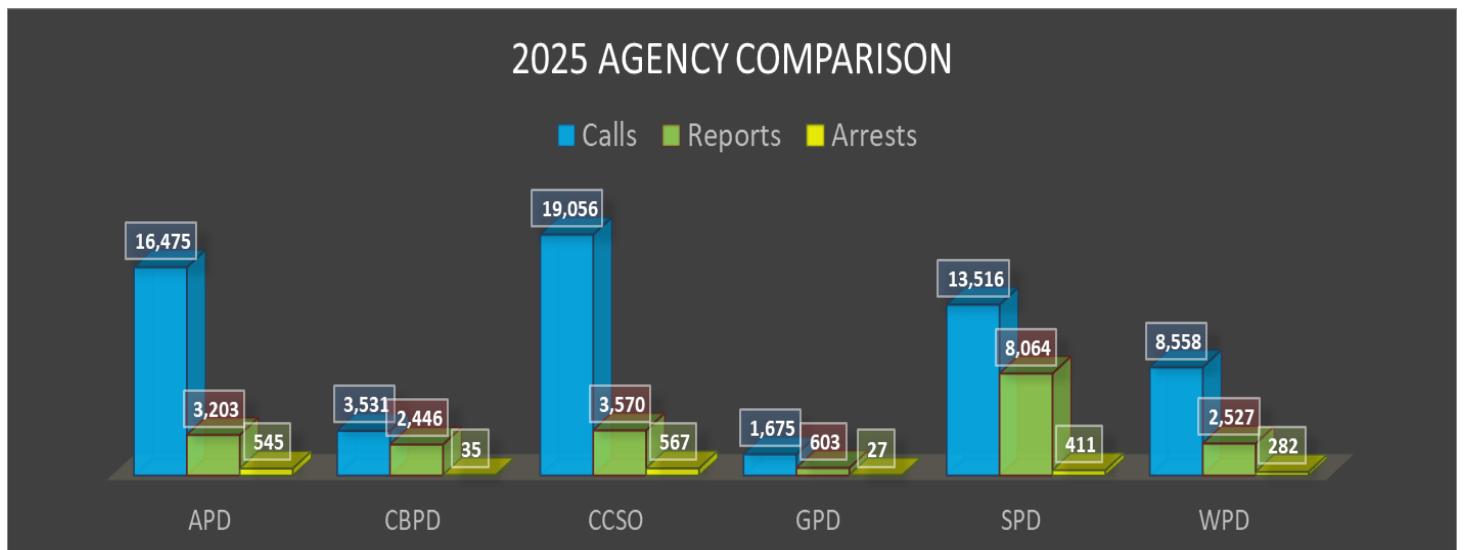


Agency Comparison:

Here is a brief agency comparison using the other law enforcement agencies in Clatsop County. I used a report built into the CAD system for total “Calls” and ran it for each agency. I then did a search of the Records Management System for issued “Report Numbers” for each agency to obtain the total number of “Reports.”

NOTE:

- Each agency may have a different method or procedure for taking a “report number” or what constitutes a “report”.
- “Arrests” were determined by counting all incidents that are coded with a “Disposition” of “A=Arrest”.
- Also, there is only one (1) Disposition allowed per incident; there may have been multiple arrests on an incident.



Year-In-Review with Photos:

The staff at the WPD participated in many events in addition to their regular duties. WPD Staff continue to be very active in our community and provide service to Warrenton's citizens and visitors.

Chief Workman



CITY OF WARRENTON
BUDGET CALENDAR
 FISCAL YEAR 2026 – 2027

<u>DATE</u>	<u>ACTION</u>
January 1, 2026 through February 16, 2026	Department Heads complete Capital Outlay/Improvements and major equipment requirements for 6 year period beginning July 1, 2026.
February 17 - 20, 2026	Department Heads meet with City Manager to review Capital Outlay/Improvement Program requests.
March 20, 2026	Finance Department distribute personnel services costs, overhead costs, and revenue/resource estimates, and debt service requirements to Department Heads.
March 30, 2026	Department Heads complete Fiscal Year 2026/2027 budget requests and submit to Finance Director.
April 6 – 10, 2026	Budget Officer meets with Department Heads and reviews budget requests.
April 8, 2026	Work session with Commission to review Capital Improvement Program (City Commission Chambers 5:00 - 7:00 p.m.)
April 6 - 17, 2026	Budget Officer prepares proposed budget and budget message.
April 28, 2026	Publish notice of May 16, 2026 Budget Committee convening meeting date/time and opportunity to receive citizen input (5 - 30 days required, at least 5 days required between first and second) in newspaper and on city website. Only need to publish in The Astorian once, 10-30 days prior to meeting, if also posted on our website.
May 5, 2026 (Tuesday)	Proposed budget complete. Distribute to Budget Committee along with a current year Revenue and Expense report.
May 16, 2026 (Saturday)	Budget Committee meeting (City Commission Chambers, 9:00 a.m.) Receive Proposed Fiscal Year 2026/2027 City of Warrenton Budget, Budget Message, and citizen input (ask questions and comment). Hold public hearing regarding possible uses of State Revenue Sharing funds. Receive Proposed Fiscal Year 2026/2027 Warrenton Urban Renewal Agency Budget, receive Budget Message and citizen input. Budget Committee approves tax rates and amounts of property taxes to be imposed.

CITY OF WARRENTON
BUDGET CALENDAR
FISCAL YEAR 2026 – 2027

<u>DATE</u>	<u>ACTION</u>
May 18, 2026 (Monday)	2 nd Budget Committee meeting 3:00p.m. (if needed)
May 22, 2026	Budget Officer to submit notice of budget hearing (LB-1) and public hearing notices to newspaper of record (The Astorian) for publishing. Hearings scheduled for June 9, 2026.
June 2, 2026	Publication date for budget summaries and public hearing notice in advance of City Commission public hearing (5 days in advance; 5 - 25 required).
June 9, 2026	City Commission conduct Public Hearings on Approved Fiscal Year 2026/2027 City of Warrenton and Warrenton Urban Renewal Agency Budgets as approved by Budget Committee (City Commission Chambers, 6:00 p.m.)
June 9, 2026	City Commission conduct Public Hearing on proposed uses of State Revenue Sharing funds (City Commission Chambers, 6:00 p.m.)
June 9, 2026	City Commission adopt Fiscal Year 2026/2027 City of Warrenton and Warrenton Urban Renewal Agency Budget, make appropriations by fund, impose taxes, and categorize taxes (City Commission Chambers, 6:00 p.m.) (must be accomplished prior to June 30, 2026).
June 9, 2026	City Commission adopt Capital Improvement Program, 2027-2032.
June 12 - 30, 2026	Prepare budget copies and distribute.
July 1, 2026	Budget Officer submit Fiscal Year 2026/2027 Levy and Appropriation Resolution to County Tax Assessor (must be accomplished prior to July 15, 2026).



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Esther Moberg, City Manager
Item Name: Public Hearing Development Code Revision to amend Chapter 16.152 Grading, Excavating, and Erosion Control Plans.

Summary:

This item has been reviewed and discussed since 2022 with a review by City Commission in a work session dated August 26th, 2025, and review by the Planning Commission on December 11, 2025 under DCR-25-3, this ordinance is finally brought forward upon recommendation of the Planning Commission to consider approval of Ordinance No. 1274, an ordinance amending chapter 16.152 of the Warrenton Municipal Code to regulate unauthorized grading and fill and make more clear the process for grading, excavating, and erosion control.

Recommendation/Suggested Motion:

I move to conduct the first reading by title only of Ordinance No. 1274, an ordinance amending chapter 16.152 of the Warrenton municipal code to modify regulations on grading excavating and erosion control plans.

Alternative:

Fiscal Impact:

Permits that take additional engineering may need further review in future regarding the true cost to the city and to the customer.

Attachments:

1. Ordinance 1274, Grading 16.152 Update



City of Warrenton

Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton City Commission
FROM: Esther Moberg, City Manager
DATE: 1/27/2026
SUBJ: Ordinance 1274 Amending Wording of WMC 16.152 Grading Excavation and Erosion Control Plans

BACKGROUND

As reviewed and recommended by the Planning Commission on December 11, 2025 as well as previously by the City Commission in the December 9th meeting (discussion items) as well as a work session by the City Commission in 2025, the following ordinance is the amended code WMC 16.152 Grading Excavation and Erosion Control Plans now brought forward for public hearing.

the intent of the amendment is as follows:

- 1) To make the code requirements more easily understandable
- 2) to make it clear when more extensive fill permits are required
- 3) to mitigate prior issues and anticipate future problems when improper grading/fill causes flooding into neighboring properties.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The proposed ordinance was reviewed by city legal staff in August 2023. Notice was provided to DLCD on November 13, 2025. Public hearing notice was published in The Astorian December 30, 2025. No public comments were received as of the date of this report. On December 11, 2025, The Planning Commission discussed and recommended Ordinance 1274 for approval to the City Commission.

WDC 16.208.060 Type IV Procedure (Legislative and Map Amendments)

- 16.208.060.F Decision-making considerations. The recommendation by the Planning Commission and the decision by the City Commission shall be based on consideration of the following factors:

1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197;

Staff Findings: Grading activities, particularly significant cuts and fills, have potential to create hazards to life and property, to cause erosion and sedimentation of water resources, to destabilize slopes, to impact public streets and infrastructure, and to degrade natural resources (including estuarine and coastal areas). Technical design, mitigation, inspection and financial assurance reduce these risks. Recent local experience, and the City's responsibility to regulate development within its jurisdiction, demonstrate the public need for clearer objective triggers for engineered grading, improved setback standards measured as horizontal distances perpendicular to site boundaries, explicit terracing and interceptor drain standards, professional inspection and completion reporting, and bonding where hazardous conditions may remain or work is incomplete.

The specific code provisions amended by Ordinance No. 1274 include (but are not limited to): definitions and thresholds for engineered grading; horizontal measurement of setback dimensions; top-of-cut and toe-of-fill setback formulas and minimums/maximums; Building Official authority to require additional setbacks and qualified-engineer investigations; terracing, swale/ditch paving and dimensions; subsurface drainage; interceptor drain design and thresholds; requirements for as-built grading plans and soils/geotechnical completion reports; provisions for professional inspection (civil, soils/geotechnical, engineering geologist) for engineered grading and as required for regular grading; and authority to require bonds or equivalent financial assurance to secure correction of hazardous or nonconforming work.

Compliance with Statewide Planning Goals:

Goal 1 — Citizen Involvement. Goal 1 requires opportunity for public involvement in all phases of the planning process and that adoption of plans and implementing ordinances occur after public notice and hearing. The City has made the proposed amendments available for public review, provided required public notice and opportunity to comment and participate, and has retained a written record of the proceedings. Therefore, the process by which Ordinance No. 1274 is being considered and adopted is consistent with Goal 1 and its guidelines (which call for public notice, continuity of information and a written record of policy rationale).

Goal 2 — Land Use Planning. Goal 2 requires that implementation ordinances be consistent with comprehensive plans and based on an adequate factual basis and that measures be coordinated with affected governmental units. Ordinance No. 1274 is a management implementation measure intended to carry out the City's comprehensive plan objectives regarding hazard reduction, resource protection, and orderly development. The record contains factual information showing grading-related hazards and the need for technical standards, and the ordinance provisions are consistent with the plan's policies and the factual record. The amendments therefore constitute implementation measures consistent with Goal 2.

Goal 5 — Natural Resources, Scenic and Historic Areas, and Open Spaces. Goal 5 calls for protection of natural resources and avoidance of actions that exceed environmental carrying capacity. The amended Chapter 16.152 increases requirements for engineered grading plans, erosion control, drainage design, setbacks, and professional oversight which reduce sedimentation and erosion and protect riparian, estuarine and other sensitive natural resources. The ordinance requires grading plans and mitigation measures to carry waters to approved disposal points and prevents erosive discharges through down-drains, riprap, and other devices, consistent with Goal 5's objective to protect natural areas from harmful land use effects.

Goal 6 — Air, Water and Land Resources Quality. Goal 6 requires protection and maintenance of resource quality. Ordinance No. 1274 requires site-specific drainage and erosion control design (terracing, paved swales, interceptor drains, subsurface drains), professional inspection, and completion reports certified by qualified engineers and soils/geotechnical engineers. Those measures minimize the release of sediments and pollutants and help assure grading operations preserve water and land quality consistent with the purposes and guidelines of Goal 6.

Goal 7 — Areas Subject to Natural Hazards. Goal 7 requires local measures to reduce risk to life and property from natural hazards. The ordinance establishes objective triggers for engineered grading (e.g., grading in mapped flood hazard areas, large cut/fill depths and volumes), requires geotechnical evaluation where hazards may exist, and authorizes the Building Official to require increased setbacks, retaining structures, drainage protections and bonds. These provisions reduce hazard exposure and satisfy Goal 7's mandate that local plans and implementing measures minimize risk from hazards.

Goal 11 — Public Facilities and Services. Goal 11 requires planning and provision of public facilities and services in a timely, orderly and efficient manner. The ordinance's drainage and terracing standards, requirements to direct waters to approved disposal points, and standards for building pad gradients ensure grading activities are coordinated with, and do not degrade, public infrastructure such as streets, rights-of-way, and public drainage systems. By requiring engineered designs and inspection where needed, the ordinance supports the orderly arrangement and protection of public facilities consistent with Goal 11 and its guidelines calling for coordinated facility planning and avoidance of actions that exceed resource carrying capacity.

Goal 12 — Transportation. Goal 12 requires system planning that minimizes environmental impacts and coordinates with land use. The grading standards (setbacks, terracing, interceptor drains, controls on runoff concentration, requirements for engineered plans where grading may impact adjacent improvements) minimize runoff and erosion that could damage transportation facilities, and encourage site design to work with natural contours. These provisions are consistent with Goal 12's direction to minimize adverse environmental effects and protect transportation facilities.

Goal 14 — Urbanization. Goal 14 requires orderly and efficient urbanization and that implementation measures support transition from rural to urban land use. The ordinance provides objective standards and triggers that apply within the City's jurisdiction and

urbanizable areas to ensure grading does not proceed without appropriate engineering, mitigation and assurance—thus protecting the capacity of urban facilities and services and ensuring efficient use of land. The amendments help maintain urban infrastructure integrity and public safety while allowing appropriate development within urban areas in accordance with Goal 14.

Goal 16 – Estuarine Resources. Goal 16 and applicable coastal/estuarine guidance (including related Goal 17/18 guidance for coastal areas and beaches/dunes) require that actions affecting estuarine and coastal shorelands minimize adverse impacts, sequence avoidance-minimization-rectification-compensatory mitigation, and ensure mitigation is implemented concurrent with impacts. The ordinance: (a) designates engineered grading where grading is within mapped flood hazard areas or subject to removal-fill permits; (b) requires engineered drainage and erosion control measures designed to prevent sediment delivery to water bodies; (c) requires as-built plans and soils/geotechnical completion reports certified by professionals; and (d) authorizes bonds to secure correction of hazardous or nonconforming work. These measures implement Goal 16’s intent to protect estuarine and coastal resources by ensuring technical review, onsite mitigation, and verification/assurance that grading impacts are avoided or minimized and that any necessary mitigation is implemented and secured.

Goal 18 — Beaches and Dunes. Where grading touches foredune, beachfront or dune systems, Goal 18’s guidelines call for site investigation reports prepared by the developer, posting of performance bonds, and reestablishment of vegetation and stabilization measures. Ordinance No. 1274’s requirements for engineered grading triggers, geotechnical and engineering geologist inspection, fill compaction reports, as-built plans, and bonds provide the procedural and technical tools called for by Goal 18’s implementation requirements and guidelines for sand/dune protection and stabilization planning.

Support for Management Implementation Measures and Use of Technical Standards. The Statewide Goals distinguish management implementation measures (such as ordinances and regulations) as appropriate mechanisms for implementing comprehensive plans. Ordinance No. 1274 is a management implementation measure that adopts technical standards for grading operations, inspection and reporting, and financial assurance. The Goals and Guidelines (Goal 2 and related sections) call for such measures to be coordinated with factual inventories and to be the means for carrying out plan policies. The record contains technical justification and factual support (inventory of hazards, potential for erosion and infrastructure impacts) for the adoption of the subject standards and procedures.

Findings Regarding Exceptions. No exception to any Statewide Goal is proposed or necessary for the adoption of Ordinance No. 1274. The ordinance tightens local implementing measures to better achieve statewide policy objectives; it does not propose uses or changes that would conflict with statewide goals or require an acknowledged exception.

Conclusion. Based upon the above, and on the administrative record before the City, staff finds that Ordinance No. 1274 (amendments to Chapter 16.152 — Grading) is consistent with the applicable Oregon Statewide Planning Goals and Guidelines. The amendments are reasonable, necessary, and proper implementation measures to protect public health, safety and welfare; to protect and maintain air, water and land quality; to reduce hazards; to coordinate grading with public facilities and transportation infrastructure; and to protect estuarine, coastal, and other natural resources.

Compliance with Applicable Oregon Administrative Rules:

Goal 5 Resource Protection — OAR Chapter 660, Division 16. Ordinance No. 1274 enhances protection of inventoried natural resources (e.g., wetlands, waters of the state, estuarine areas, riparian corridors) by:

- Requiring engineered grading plans and drainage facilities to avoid erosion and sediment delivery to water resources.
- Providing for professional inspections and bonding to ensure compliance, meeting OAR 660-016-0005 & 660-016-0010 standards for implementing measures to preserve resource sites and resolve conflicts through limiting uses where necessary.

The increased setbacks, terracing, interceptor drains, and non-erosive down-drain standards are specific resource protection mechanisms consistent with OAR 660-016-0010(3) (“limit conflicting uses”).

Public Facilities & Services — OAR Chapter 660, Division 11. The drainage and disposal provisions (16.152.130) coordinate grading with the City’s stormwater facilities, supporting Goal 11 compliance as interpreted in OAR 660-011.

- The ordinance ensures that major drainageways and storm sewer outfalls are protected from erosion per OAR 660-011-0005(7)(c).
- Grading standards provide site-specific drainage gradients, compatible outlet locations, and surface stabilization that align with public facility planning maps and service areas in OAR 660-011-0030.

Requiring engineered drainage plans and professional certification before completion ensures facility capacity and timing provisions remain consistent with OAR 660-011-0025 and OAR 660-011-0045, furthering a timely, orderly, and efficient arrangement of public facilities.

Post-Acknowledgment Plan and Code Amendments — OAR Chapter 660, Division 18. Ordinance No. 1274 is a “change to an acknowledged land use regulation” under OAR 660-018-0010(1)(a).

- The City has followed Division 18 procedures for notice, submittal, and adoption.

- The changes are not emergency changes under OAR 660-018-0022 and do not require a goal exception.
- The ordinance text, findings, and adoption process meet submission requirements in OAR 660-018-0040(3).

The revisions to slope setbacks, terracing, and drainage are technical amendments that implement the City's comprehensive plan policies and maintain Goal compliance, consistent with OAR 660-018-0020(4) for conformity to new rule requirements.

Estuarine Resource Management — OAR Chapter 660, Division 17. Engineered grading triggers for flood hazard areas and removal-fill permits implement the Estuarine Resources Goal 16 and OAR 660-017 guidance by:

- Limiting alteration impacts (OAR 660-017-0005(1)).
- Ensuring site investigations and engineered designs to avoid water quality degradation (OAR 660-017-0000(2)(a)–(b)).

State Agency Coordination (Permit Review) — OAR Chapter 660, Division 31.

Ordinance No. 1274's graded-site inspection and professional reporting requirements support compatibility determinations for Class A and Class B permits under OAR 660-031-0025 and 660-031-0026.

- Professional certifications assist state agencies in finding compliance with statewide planning goals.
- Bonding requirements (16.152.090) ensure corrective action potential, aligning with OAR 660-031-0030 authority to conditionally approve or deny permits based on compliance.

Ordinance No. 1274 is consistent with the applicable OARs because it:

- Implements acknowledged comprehensive plan policies in compliance with Goal 5, Goal 11, and Goal 16 administering rules.
- Follows all procedural requirements for notice, hearing, submittal, and adoption under OAR Chapter 660, Division 18.
- Provides clear, objective grading and drainage standards that resolve potential conflicts with inventoried resources (OAR 660-016).
- Assures public facility plan alignment by protecting stormwater and transportation infrastructure per OAR 660-011.
- Respects estuarine classification limits, protecting water quality and habitat per OAR 660-017.

16.208.060.F Decision-making considerations. The recommendation by the Planning Commission and the decision by the City Commission shall be based on consideration of the following factors:

2. Comments from any applicable federal or state agencies regarding applicable statutes or regulations;
3. Any applicable intergovernmental agreements; and

Staff Finding: As of this report, the City has received no federal or state agency comments regarding Ordinance No. 1274. Additionally, staff is not aware of existing intergovernmental agreements that are pertinent to Ordinance No. 1274.

16.208.060.F Decision-making considerations. The recommendation by the Planning Commission and the decision by the City Commission shall be based on consideration of the following factors:

4. Any applicable Comprehensive Plan policies and provisions of this Code that implement the Comprehensive Plan. Compliance with Chapter 16.232 shall be required for Comprehensive Plan amendments, and land use district map and text amendments.

Staff Findings: Ordinance No. 1274 complies with the applicable goals and policies of the Warrenton Comprehensive Plan in the following ways:

Legislative purpose and Plan consistency — health, safety, welfare, natural resources protection. Ordinance No. 1274 expressly identifies protection of public health, safety and general welfare and the prevention of adverse impacts to neighboring properties as core objectives. Those objectives are consistent with the Comprehensive Plan’s overall findings that natural hazards (e.g., flooding, compressible soils, erosion, steep slopes) and protection of natural resources are important to Warrenton and must be managed through development standards (Article 4, Section 4.100 Findings; Section 4.200 Goals (1)–(3)). The Ordinance’s more rigorous permit, engineered grading, drainage, setback and inspection provisions directly advance the Plan’s Goals to “protect, conserve ... and restore Warrenton’s land, water, and air resources” and to “reduce the hazard to human life and property” (Section 4.200), by requiring technical analysis and controls where grading may otherwise create hazards or resource impacts.

Use of soils and geotechnical expertise — conforms to Plan soils policy. The Comprehensive Plan requires use of “sound soils data and engineering principles” and allows the City to require on-site soil surveys, soils reports, and performance assurances where soils may create hazards (Section 4.300, Soils policy (1)–(3)). Ordinance No. 1274 increases emphasis on “engineered grading” and requires engineered grading plans, soils/geotechnical engineer involvement, field testing, and completion reports (Sections added/clarified: engineered grading designation and application requirements, inspection

duties, as-built and soils reports at completion). These code changes implement the Plan policy by ensuring developments with potential soils/erosion/flood hazards are evaluated and constructed with appropriate professional oversight and mitigation, reducing the risk of structural failure, erosion, and off-site impacts.

Grading exemptions carefully circumscribed — consistent with protecting natural resources and neighboring properties. The Ordinance refines exemptions (Section 16.152.040) to allow limited, low-impact, isolated grading when no hazard or impacts to neighbors or public property exist, while preserving the Building Official’s authority to require permits where hazards or impacts may occur and requiring erosion control even for exempted minor grading. This approach implements the Plan’s directive to avoid or minimize environmental damage by requiring a technical or administrative check before exempting activity from permit review (Article 4: protect natural features; Section 4.300 Soils policy). It balances reasonable homeowner activities with the Plan’s objective to protect wetlands, riparian corridors and estuarine resources by preventing unchecked grading that could harm those resources (Article 4; Policies implementing Goal 16/17 referenced in estuary mitigation policies).

Enhanced setbacks, slope, drainage, terracing and interceptor drain requirements — consistent with Plan objectives to minimize erosion, drainage impacts and protect adjacent property. The Ordinance strengthens and clarifies setback, slope, terracing, drainage and interceptor drain standards (Sections on setbacks, top of cut slope, toe of fill slope, terraces, interceptor drains, disposal) and provides the Building Official authority to require additional setbacks, engineering/geologic investigation and protective measures for adjacent developed properties. These provisions implement the Plan’s transportation and street design policies (Section 8.320 (2)(a)–(c)) that encourage site design to “relate to the natural contours of the site,” “minimize grading quantities,” and “avoid excess runoff concentrations and the need for storm sewers.” They also implement the Plan’s natural features policies (Section 4.200 and 4.300) by requiring measures (terraces, subsurface drainage, down-drains, riprap, paved interceptors) that reduce erosion, stabilize slopes, and direct runoff to safe outlets, thereby protecting water quality, reducing sediment delivery to estuarine areas, and reducing risk to neighboring property and transportation infrastructure.

Engineered grading designation and flood/estuary protections — consistent with Estuary/Mitigation policies and floodplain management in Plan. Ordinance No. 1274 designates certain grading activities (e.g., within a mapped flood hazard area, grading subject to removal-fill permits) as “engineered grading” requiring civil engineering plans and coordination with floodplain permits. That aligns with the Comprehensive Plan’s estuarine mitigation policies that require avoidance/minimization, compensatory mitigation for fills in estuarine areas, and careful review of fill/dredge activities to maintain estuary integrity (Mitigation and Restoration policies excerpt). By requiring engineered plans and coordination with applicable removal-fill and floodplain permitting, the City ensures grading in sensitive aquatic and shoreland areas is subject to technical scrutiny

and mitigation consistent with the Comprehensive Plan's Goal 16/17 implementation direction.

Professional inspection, reporting, completion requirements and bonds — consistent with the Plan's risk mitigation policies and requirement that developers assume responsibility for hazard-related costs. The Ordinance requires professional inspection by civil, soils/geotechnical, and engineering geology consultants for engineered grading or where the Building Official requires it for regular grading, requires submittal of as-built and soils/geotechnical completion reports, and authorizes bonds/cash/instrument-of-credit to assure correction of hazardous or nonconforming work (Sections 16.152.070, 16.152.150, 16.152.090). These measures implement the Comprehensive Plan policy that developers “assume responsibility for certain hazard-related costs” and the City may require reports, bonds, and other assurances where hazards exist (Section 4.300 Soils policy (1)–(2)). Professional oversight and bonding help ensure mitigation occurs concurrent with development and provide remedies where conditions change—consistent with Plan objectives to reduce hazards and protect adjacent properties and natural resources.

Provisions for mitigation sequencing and avoidance — compatible with Estuary mitigation sequencing and the Plan's commitment to avoidance/rectification. The Comprehensive Plan's estuarine mitigation policies emphasize a mitigation sequence: avoidance, minimization, rectification, reduction/elimination over time, and then compensatory mitigation where necessary (project design and compensatory mitigation actions). The Ordinance implements that sequencing in practice by (a) requiring the Building Official to identify engineered grading triggers (thus avoiding inappropriate exemptions), (b) requiring design-level plans and technical reports to analyze impacts and propose minimization/rectification measures, and (c) requiring completion reports and professional certification so mitigation measures are implemented and verified prior to final acceptance. These procedural and technical controls make avoidance and minimization more likely and ensure compensatory measures (where required by other permits) are founded on site-specific engineering data—consistent with the Plan's mitigation priorities.

Transportation and site design alignment — minimizes grading, preserves circulation and public facility objectives. The Comprehensive Plan's Transportation policies (Section 8.100 Findings; Section 8.200 Goal; Section 8.320 Street Design) call for new or relocated streets to be designed to relate to natural contours, minimize grading quantities, avoid excess runoff concentration, and reduce environmental/maintenance costs. The Ordinance's requirements for engineered grading, limits on large fills/cuts without engineered plans, stricter setback and drainage controls, and requirement to design drainage to approved outlets all support that policy approach by making it more likely that roadway and site designs will minimize cut/fill quantities, reduce stormwater impacts on streets and rights-of-way, and protect circulation infrastructure from erosion and instability.

Protection of water-dependent and industrial shorelands while enabling economic development consistent with Plan land-use goals. The Comprehensive Plan emphasizes protecting water-dependent and water-related uses and directing potentially intensive water-dependent industrial activities to appropriate shoreland/industrial zones while safeguarding estuary integrity (Sections on General Industrial, Water-Dependent Industrial Shoreland, Aquatic Development zone, and Article 9 Economic Goals/Policies). Ordinance No. 1274's clarified engineered grading thresholds for large grading volumes, grading in flood hazard areas, grading tied to removal-fill permits, and the requirement for engineered drainage and erosion controls ensure that industrial and water-dependent development in shoreland and aquatic zones can proceed subject to necessary safeguards that protect estuarine resources and downstream interests. The code changes thereby support the Plan's economic development policies (Section 9.200 Goals and 3.330 Industrial Lands) by allowing appropriate development while ensuring it does not preclude future higher priority water-dependent uses or damage the estuary.

Consistency with Plan's approach to mitigation site designation and long-term protection. The Comprehensive Plan calls for coordinated designation and protection of mitigation sites, ensuring mitigation is implemented concurrent with impacts and that mitigation sites are buffered and protected (Estuary Mitigation policies (4)–(12), (14)–(20)). Ordinance provisions that require engineered analyses, coordination with state/federal permitting and completion reports create the administrative and technical framework for ensuring graded sites subject to mitigation or restoration are designed, constructed and monitored in a manner consistent with how the Plan expects mitigation to be implemented and maintained. The Building Official's authority to require additional setbacks, engineering, and bonds supports the Plan requirement that mitigation sites and actions not endanger or obstruct adjacent properties and be appropriately buffered.

Administrative discretion, accountability, and predictability consistent with Plan tools. The Ordinance retains and clarifies the Building Official's ability to require engineered grading, investigations, and impose conditions (e.g., additional setbacks, retention structures, interceptor drains), while also setting clearer thresholds (e.g., grading depth/volume, grading in flood hazard areas, proximity to site boundaries, engineered grading triggers). This combines needed administrative discretion with objective triggers and technical requirements, consistent with the Comprehensive Plan's expectation that the City use ordinances and technical requirements to manage development impacts, require appropriate review and bonding, and ensure developers assume responsibility for hazard related mitigation (Section 4.300 Soils; Section 4.310 and related policies).

Procedural timing, verification and monitoring support the Plan's requirement that mitigation begin prior to or concurrent with impacts. The Plan's estuary mitigation policies require that mitigation actions "begin prior to or concurrent with the associated development action" (Policy (4)). Ordinance No. 1274's permit and inspection timing requirements, professional inspection at staged points during grading, and requirement for completion reports and as-built plans ensure mitigation and erosion-control actions

are implemented and physically verified during construction rather than deferred—supporting the Plan’s timing expectation for mitigation.

The ordinance is adopted as a necessary implementing measure that supports development capacity on buildable lands within the Urban Growth Boundary consistent with Comprehensive Plan projections (Section 3.200 and related land supply and economic development data). It safeguards infrastructure investment and ensures that development-related grading does not undermine the Comprehensive Plan’s economic and environmental objectives.

The amendments strengthen requirements for engineered grading, setbacks, drainage, professional inspection, reporting, bonds and mitigation and thus implement the Plan’s expressed objectives to protect natural features, reduce hazards, and encourage prudent site design and infrastructure practices.

CONCLUSIONS AND RECOMMENDATION

The amendments strengthen technical, procedural and enforcement measures that the Plan explicitly contemplates: using soils/geotechnical engineering, requiring mitigation and bonds where risks exist, minimizing grading and drainage impacts, protecting natural and estuarine resources, and ensuring development proceeds in a manner that protects public health, safety, and adjacent property. The ordinance provides the City with appropriate tools to implement Plan policies while allowing necessary economic and water-dependent development to proceed under meaningful environmental and engineering safeguards.

For the reasons above, the staff finds that the proposed amendments contained in Ordinance No. 1274 are consistent with and implement the applicable goals and policies of the Warrenton Comprehensive Plan. Staff recommend the Planning Commission recommend approval of Ordinance No. 1274 to the City Commission for final adoption.

RECOMMENDED MOTION

*“Based on the findings and conclusions of the **December 11, 2025** staff report, I move to recommend changes to the Development Code as described in DCR 25-3, draft an ordinance, and forward to the City Commission for a proposed public hearing with a recommendation to adopt.”*

ALTERNATIVE MOTION

None Recommended

ATTACHMENTS

None

Approved by City Manager: _____

Ordinance No. 1274

Introduced by All Commissioners

AN ORDINANCE AMENDING CHAPTER 16.152 OF THE WARRENTON MUNICIPAL CODE TO MODIFY REGULATIONS ON GRADING, EXCAVATING, AND EROSION CONTROL PLANS

WHEREAS, the City Commission recognizes that public health, safety, and general welfare necessitate the reasonable regulation of grading within Warrenton;

WHEREAS, the current City code has resulted in unintended adverse impacts on neighboring properties which these regulations are designed to address;

NOW, THEREFORE, the City of Warrenton ordains as follows: (Key: ~~new~~-deleted)

Section 1. Section 16.152 of the Warrenton Municipal Code is hereby amended as follows:

16.152.040 Exempted Work.

A grading permit is not required for the following:

- A. When approved by the ~~building official~~ **Building Official or their designee**, grading in an isolated, self-contained area if there is no danger **or potential impacts** to private or public property. **The Building Official or their designee may elect identify proposed minor grading applications as exempt if the applicant is able to convince the reviewer that there is no potential hazard or impacts to the neighbors or the general public (i.e., grading is not adjacent to any property lines, no habitat or vegetation impacts, no changes to existing drainage patterns, no increase in stormwater drainage volumes, no floodplain impacts, no natural resource impacts, or no additional impacts based on criteria as identified in the Engineered Grading or Regular Grading requirements). Erosion control measures shall still be utilized.**
- B. ~~An excavation below finished grade for basements and footings of a building, retaining wall, or other structure authorized by a valid building permit. This shall not any fill made with the material from such excavation or exempt any structure having unsupported height greater than five feet after completion of such structure.~~ **Agricultural grading related to farm practices as defined ORS 30.930.**
- C. ~~Cemetery graves.~~ **Homeowner landscaping activities such as tree/shrub plantings or removal, gardening, landscaping (placement of soil amendments, topsoil, bark or rock coverings) and other similar activities. Grading volumes for such landscaping activities shall be less than 10 cubic yards per year and less than 1-foot in depth/thickness.**
- D. ~~Refuse disposal sites controlled by other regulations.~~ **Cemetery graves.**
- E. ~~Excavations for wells, tunnels, or utilities.~~ **Refuse disposal sites controlled by other regulations; applicants shall follow all applicable Oregon Revised Statutes (ORS) requirements.**

- F. ~~Mining, quarrying, processing, stockpiling of rock, sand, gravel, aggregate, or clay where established and provided for by law, provided such operations do not affect the lateral support or increase the stresses in or pressure upon any adjacent or contiguous property.~~ **Excavations for wells, tunnels, or utilities; applicants shall follow all applicable Clatsop County and/or Oregon Revised Statutes (ORS) requirements.**
- G. Exploratory excavations under the direction of **geotechnical (soil)** engineers or engineering geologists.
- H. An excavation which: (1) is less than two feet in depth; or (2) which does not create a cut slope greater than five feet in height and steeper than one unit vertical in one and one-half units horizontal (66.7% slope).
- I. A fill less than one foot in depth and placed on natural terrain with a slope flatter than one unit vertical in five units horizontal (20% slope), or less than three feet in depth, not intended to support structures, that does not exceed 50 cubic yards on any one lot and does not obstruct a drainage course.

~~Exemption from the permit requirements of this chapter shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this chapter or any other chapter of this Code, or other laws or ordinances of the City of Warrenton.~~ **The Building Official or their designee reserves the right to redefine an exempt grading determination and require a grading permit if hazards or potential impacts to neighbors are identified in the future.**

16.152.050 Hazards.

Whenever the ~~building official~~ **Building Official or their designee** determines that any existing excavation or embankment or fill on private property has become a hazard to life and limb, or endangers property, or adversely affects the safety, use, or stability of a public way or drainage channel, the owner of the property upon which the excavation or fill is located, or other person or agent in control of said property, upon receipt in writing from the ~~building official~~ **Building Official or their designee**, shall within the time period specified therein eliminate such excavation or embankment to eliminate the hazard and to be in conformance with the requirements of this Code.

16.152.060 Grading Permit Requirements.

- A. ~~Permits Required. Except as exempted in Section 16.152.040, no person shall do any grading without first obtaining a grading permit from the building official. A separate permit shall be obtained for each site, and may cover both excavations and fills.~~ Application. To obtain a grading permit, the applicant shall file an application in writing to the City of Warrenton on a form furnished by the **Building Official or their designee**. Every such application shall contain:
 1. Identification and description of work to be covered by the permit for which the application is made, including estimated quantities of work involved **and identified erosion control measures**.
 2. Description of the land on which the proposed work is to be done by legal description, street address, assessor parcel number, or similar description that will readily identify and definitely locate the proposed building or work.
 3. Indication of the use or occupancy for which the proposed work is intended.

4. Plans, diagrams, computations, and specifications, and other data as required by this chapter. Plans and specifications shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in detail that it will conform to all provisions of this Code and relevant laws, ordinances, rules, and regulations of the City.
 5. Applicant's signature.
 6. Other data as required by the **Building Official or their designee.**
- B. ~~Application. To obtain a grading permit, the applicant shall file an application in writing to the City of Warrenton on a form furnished by the building official. Every such application shall contain:~~ **Engineered Grading. The following shall be designated as "engineered grading" and require an approved grading plan prepared by a civil engineer:**
1. ~~Identification and description of work to be covered by the permit for which the application is made, including estimated quantities of work involved.~~ **Grading activities with cumulative depths greater than one foot, over a five-year period.**
 2. ~~Description of the land on which the proposed work is to be done by legal description, street address, assessor parcel number, or similar description that will readily identify and definitely locate the proposed building or work.~~ **Grading activities within an Area of Special Flood Hazard as identified on the effective Flood Insurance Rate Maps (FIRMs). Such grading activities shall also be subject to a floodplain development permit.**
 3. ~~Indication of the use or occupancy for which the proposed work is intended.~~ **Grading activities subject to a removal-fill permit from the Oregon Department of State Lands.**
 4. ~~Plans, diagrams, computations, and specifications, and other data as required by this chapter. Plans and specifications shall be drawn to scale and shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in detail that it will conform to all provisions of this Code and relevant laws, ordinances, rules, and regulations of the City.~~ **Grading activities related to a plat or land partition application.**
 5. ~~Applicant's signature.~~ **Grading activities for public improvements.**
 6. ~~Other data as required by the building official.~~

Grading activities which are designated as engineered grading shall conform to the currently adopted Oregon Structural Specialty Code Appendix J, as may be amended.

- C. **Regular Grading Designation.** ~~Grading in excess of 5,000 cubic yards shall be permitted in accordance with activities which require a permit but do not fall into the approved grading plan prepared by a civil engineer, and shall be designated as "requirements of "engineered grading"~~ Grading involving less than

~~5,000 cubic yards~~ shall be designated as "regular grading" unless the permittee chooses to have the grading performed as engineered grading, or the ~~building official~~ **Building Official or their designee** determines that special conditions or unusual hazards exist, ~~in which case~~. **In such cases**, grading shall conform to the requirements of engineered grading.

- D. ~~Engineered Grading~~ **Application** Requirements. ~~As required by the currently adopted Oregon Structural Specialty Code Appendix J, as may be amended~~. Each application for a grading permit shall be accompanied by a plan ~~in~~ **of** sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner, and the name of the person who prepared the plan. The plan shall include the following information:
1. General vicinity of the proposed site.
 2. Limiting dimensions and depth of cut and fill.
 3. Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet of the proposed grading.
- E. ~~Regular Grading~~ Requirements. Each application for a grading permit shall be accompanied by a plan ~~in~~ **of** sufficient clarity to indicate the nature and extent of the work. The plans shall give the location of the work, the name of the owner, and the name of the person who prepared the plan. The plan shall include the following information:
1. ~~General vicinity of the proposed site~~.
 2. ~~Limiting dimensions and depth of cut and fill~~.
 3. ~~Location of any buildings or structures where work is to be performed, and the location of any buildings or structures within 15 feet of the proposed grading~~.

Issuance.

1. The application, plans, specifications, computations, and other data filed by an applicant for a grading permit shall be reviewed by the ~~building official~~. **Building Official or their designee**. Such plans may be reviewed by other City departments to verify compliance with any applicable laws of the City. The ~~building official~~ **The Building Official or their designee** may require that grading operations and project designs be modified if delays occur which incur weather generated problems not considered at the time the permit was issued. The provisions of UBC Section 106.4 are applicable to grading permits.
2. The ~~building official~~ **Building Official or their designee** may require professional inspection and testing by the soils **geotechnical** engineer. When the ~~building official~~ **Building Official or their designee** has cause to believe that geologic factors **hazards or geotechnical concerns** may be involved, the grading will be required to conform to engineered grading. **The Permittee shall be responsible for all fees associated with such professional services.**

16.152.070 Grading Inspection.

- A. General. Grading operations for which a permit is required shall be subject to inspection by the ~~building official~~. **Building Official or their designee**. Professional inspection of grading operations, **including erosion control measures**, shall be provided by the civil engineer, ~~soils~~ **geotechnical** engineer, and the engineering geologist retained to provide such services in accordance with this section for engineered grading and as required by the ~~building official for regular grading~~ **Building Official or their designee for regular grading. The Permittee shall be responsible for all fees associated with such professional services.**
- B. Civil Engineer. The civil engineer shall provide professional inspection within such engineer's area of technical specialty, which shall consist of observation and review as to the establishment of line, grade, and surface drainage of the development area. If revised plans are required during the ~~course of the work~~, they shall be prepared by the civil engineer.
- C. ~~Soils~~ **Geotechnical** Engineer. The ~~soils~~ **geotechnical** engineer shall provide professional inspection within such engineer's area of technical specialty, which shall include observation during grading and testing for required compaction. The ~~soils~~ **geotechnical** engineer **or its representative** shall provide sufficient observation during preparation of the natural ground and placement and compaction of the fill to verify that such work is being performed in accordance with the conditions of the approved plan and the appropriate requirements of this chapter. Revised recommendations relating to conditions differing from the approved ~~soils~~ **geotechnical** engineering and engineering geology reports shall be submitted to the permittee, ~~building official~~ **Building Official or their designee**, and the civil engineer.
- D. Engineering Geologist. The engineering geologist shall provide professional inspection within such engineer's area of technical specialty, which shall include professional inspection of the bedrock excavation to determine if conditions encountered are in conformance with the approved report. Revised recommendations relating to conditions differing from the approved engineering geology report shall be submitted to the ~~soils~~ **geotechnical** engineer.
- E. Permittee. The permittee shall be responsible for the work to be performed in accordance with the approved plans and specifications and in conformance with the provisions of this Code, and the permittee shall engage consultants, if required, to provide professional inspections on a timely basis. The permittee shall act as a coordinator between the consultants, the contractor, and the ~~building official~~. **Building Official or their designee**. In the event of changed conditions, the permittee shall be responsible for informing the ~~building official~~ **Building Official or their designee** of such change and shall provide revised plans for approval.
- F. Building Official. The ~~building official~~ **Building Official or their designee** shall inspect the project at the various stages of work requiring approval to determine that adequate control is being exercised by the professional consultants.
- G. Notification of Noncompliance. If, ~~in the course of~~ **while** fulfilling their respective duties under this chapter, the civil engineer, the ~~soils~~ **geotechnical** engineer, or the engineering geologist finds that the work is not being done in conformance with this

chapter or the approved grading plans, the discrepancies shall be reported immediately in writing to the permittee and the ~~building official~~ **Building Official or their designee**.

- H. Transfer of Responsibility. If the civil engineer, the ~~soils~~ **geotechnical** engineer, or the engineering geologist of record is changed during grading, the work shall be stopped until the replacement has agreed in writing to accept their responsibility within the area of technical competence for approval upon completion of the work. It shall be the duty of the permittee to notify the ~~building official~~ **Building Official or their designee** in writing of such change prior to the recommencement of such grading.

16.152.090 Bonds.

~~The building official~~ **The Building Official or their designee** may require bonds in such form and amounts as may be deemed necessary to assure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the ~~building official~~ **Building Official or their designee** in an amount equal to that which would be required in the surety bond.

16.152.110 Fills.

- A. General. Unless otherwise recommended in the approved ~~soils~~ **geotechnical** engineering report, ~~fills~~ **fill activities** shall conform to the provisions of this section. In the absence of an approved ~~soils~~ **geotechnical** engineering report, these provisions may be waived for minor fills not intended to support structures.
- B. Preparation of Ground. Fill slopes shall not be constructed on natural slopes steeper than one unit vertical in two units horizontal (50% slope). The ground surface shall be prepared to receive fill by removing vegetation, noncomplying fill, topsoil, and other unsuitable materials, scarifying to provide a bond with the new fill, and, where slopes are steeper than one unit vertical in five units horizontal (20% slope) and the height is greater than five feet, by benching into sound bedrock or other competent material as determined by the ~~soils~~ **geotechnical** engineer. The bench under the toe of a fill on a slope steeper than one unit vertical in five units horizontal (20% slope) shall be at least 10 feet wide. The area beyond the toe of the fill shall be sloped for sheet overflow or a paved drain shall be provided. When fill is to be placed over a cut, the bench under the toe of the fill shall be at least 10 feet wide but the cut shall be made before placing the fill and acceptance by the ~~soils~~ **geotechnical** engineer or engineering geologist or both as a suitable foundation for fill (**see; Figure 1 - Slope Calculation Matrix**).

Slope Ratio	Decimal Equivalent	Percentage Grade	Angle (degrees)
1:1	1.0	100.0%	45.00°
1:2	0.5	50.0%	26.57°
1:3	0.33	33.3%	18.43°
1:4	0.25	25.0%	14.04°
1:5	0.20	20.0%	11.31°
1:6	0.17	16.7%	9.46°

1:7	0.14	14.3%	8.13°
1:8	0.13	12.5%	7.13°
1:9	0.11	11.1%	6.34°
1:10	0.10	10.0%	5.71°

Figure 1 - Slope Calculation Matrix

- C. **Fill Material.** Detrimental amounts of organic material shall not be permitted in fills. Except as permitted by the ~~building official~~ **Building Official or their designee**, no rock or similar irreducible material with a maximum dimension of greater than 12 inches shall be buried or placed in fills. The ~~building official~~ **Building Official or their designee** may permit the placement of larger rock when the ~~soils engineer~~ properly devises a method of placement and continuously inspects its placement and approves the fill stability. The following conditions shall also apply: ~~(1) prior to issuance of a grading permit, potential rock disposal areas shall be delineated on the grading plan; (2) rock sizes greater than 12 inches in maximum dimension shall be 10 feet or more below grade, measured vertically; and~~
1. **Prior to issuance of a grading permit, potential rock disposal areas shall be delineated on the grading plan;**
 2. **Rock sizes greater than 12 inches in maximum dimension shall be 10 feet or more below grade, measured vertically;**
 3. **Rocks shall be placed so as to assure ensure filling of all voids with well-graded soil.**
- D. **Compaction.** All fills shall be compacted to a minimum of 90% of maximum density **or as directed by the geotechnical engineer of record for the project.**
- E. **Slope.** The slope of fill surfaces shall be no steeper than is safe for the intended use. Fill slopes shall be no steeper than one unit vertical in two units horizontal. **(see; Figure 1 - Slope Calculation Matrix).**
- F. **Fill Compaction Report.** **The engineer or its representative shall provide a copy of a fill compaction report to the Building Official or their designee.**

16.152.120 Setbacks.

- A. **General.** Cut and fill slopes shall be set back from site boundaries in accordance with this section. Setback dimensions shall be horizontal distances measured perpendicular to the site boundary.
- B. **Top of Cut Slope.** The top of cut slopes shall not be made nearer to a site boundary line than one-fifth the vertical height of cut with a minimum of two feet and a maximum of 10 feet. The setback may need to be increased for any required interceptor drains.
- C. **Toe of Fill Slope.** The toe of fill slope shall be made not nearer to the site boundary line than one half the height of the slope with a minimum of two feet and a maximum of 20 feet. Where a fill slope is to be located near the site boundary and the adjacent off-site property is developed, special precautions shall be incorporated in the work as the ~~building official~~ **Building Official or their designee** deems necessary to protect adjoining

property from damage as a result of such grading. These precautions may include, but are not limited, to (1) additional setbacks; (2) provisions for retaining or slough walls; (3) mechanical or chemical treatment of the fill slope surface to minimize erosion; and (4) provisions for the control of surface waters **the following:**

1. **Additional setbacks.**
 2. **Provisions for retaining walls.**
 3. **Mechanical or chemical treatment of the fill slope surface to minimize erosion.**
 4. **Provisions for the control of surface waters.**
- D. Modification of Slope Location. The ~~building official~~ **Building Official or their designee** may ~~approve~~ **require** additional setbacks. The ~~building official~~ **Building Official or their designee** may **also** require investigation and recommendation by a qualified engineer or engineering geologist to demonstrate that the intent of this section has been satisfied. **A report of such investigation shall be provided to the Building Official or their designee.**

16.152.130 Drainage and Terracing.

- A. General. Unless otherwise indicated on the approved grading plan, drainage facilities and terracing shall conform to the provisions of this section for cut or fill slopes steeper than one unit vertical in three units horizontal (33.3% slope; **see Figure 1 - Slope Calculation Matrix**).
- B. Terraces.
1. Terraces at least six feet in width shall be established at not more than 30-foot vertical intervals on all cut or fill slopes to control surface drainage and debris except that where only one terrace is required, it shall be a mid-height. For cut or fill slopes greater than 60 feet and up to 120 feet in vertical height, **at least** one terrace at approximately mid-height, shall be 12 feet in width. Terrace widths and spacing for cut and fill slopes greater than 120 feet in height shall be designed by a civil engineer and approved by the ~~building official~~ **Building Official or their designee**. Suitable access shall be provided to permit proper cleaning and maintenance.
 2. Swales or ditches or terraces shall have a minimum gradient of five percent and must be paved with reinforced concrete not less than three inches in thickness or and approved equal paving. They shall have a minimum depth at the deepest point of one foot and a minimum paved width of five feet.
 3. A single run of swale or ditch shall not collect runoff from a tributary **drainage area** exceeding 13,500 square feet (projected) without discharging into a down drain.
- C. Subsurface Drainage. Cut and fill slopes shall be provided with subsurface drainage as necessary for stability.
- D. Disposal.
1. All drainage facilities shall be designed to carry waters to the nearest practicable drainage way approved by the ~~building official~~ **Building Official** or other appropriate ~~jurisdiction as~~ **designee as** a safe place to deposit such waters.

Erosion of ground in the area of discharge shall be prevented by installation of non-erosive down-drains, **riprap**, or other devices.

2. Building pads shall have a drainage gradient of two percent toward approved drainage facilities unless waived by the ~~building official~~. **Building Official or their designee**. The gradient from the building pad may be one percent if all of the following conditions exist throughout the permit area: (a) no proposed fills are greater than 10 feet in maximum depth; (b) no proposed finish cut or fill slope faces a vertical height in excess of 10 feet; and (c) no existing slope faces, which have a slope face steeper than one unit vertical in 10 units horizontal, have a vertical height in excess of 10 feet.

- E. Interceptor Drains. Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above slopes toward the cut and has a drainage path greater than 40 feet measure horizontally. Interceptor drains shall be paved with a minimum of three inches of concrete or gunite and reinforced. They shall have a minimum depth of 12 inches and a minimum paved width of 30 inches measured horizontally across the drain. The slope of the drain shall be approved by the ~~building official~~. **Building Official or their designee**.

16.152.150 Completion of Work.

Upon completion of the rough grading work and at the completion of the work, the following reports and drawings and supplements thereto are required for engineered grading or when professional inspection is performed for regular grading, as applicable:

- A. An as-built grading plan prepared by the civil engineer retained to provide such services in accordance with Section 16.152.070 showing original ground surface elevations, as-graded ground surface elevations, lot drainage patterns, and the locations and elevations of surface drainage facilities and of the outlets of subsurface drains. As-constructed locations, elevations, and details of subsurface drains shall be shown as reported by the soils engineer. Civil engineers shall state that to the best of their knowledge the work within the specified area of responsibility was done in accordance with the final approved grading plan.
- B. A report prepared by a ~~soils~~ **geotechnical** engineer **or its representative** retained to provide such services in accordance with Section 16.152.070, including locations and elevations of field density tests, summaries of field and laboratory tests, other substantiating data, and comments on any changes made during grading and their effect on recommendations made in the approved soils engineering investigation report. ~~Soils~~ **Geotechnical** engineers shall submit a statement **to the Building Official or their designee** that, to the best of their knowledge, the work within their area of responsibilities is in accordance with the approved ~~soils~~ **geotechnical** engineering report and applicable provisions of this chapter.

Section 2. This Ordinance will take effect 30 days after its adoption by the Warrenton City Commission.

First Reading:

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon this day of 2026.

APPROVED

Henry A. Balensifer, Mayor

Attest:

Hanna Bentley, City Recorder



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Hanna Bentley, City Recorder
Item Name: Consideration to Place City of Warrenton Drinking Water Supply Fluoridation on the May Ballot

Summary:

On May 13, 2025, the City Commission held a public hearing regarding the fluoridation of drinking water. During the meeting, the commission voted to continue fluoridation until such time voters have decided in the earliest election (November 2025). On June 10, 2025, staff requested to postpone the ballot measure until the May 2026 election due to the high costs associated with putting it on the November ballot. The commission approved placing the ballot measure on the May ballot. If approved, the measure would require the City to continue to fluoridate its water supply. If rejected, the City would not be required to fluoridate its water supply.

Recommendation/Suggested Motion:

I move to adopt Resolution No. 2720 Authorizing an Election on May 19, 2026, in the City of Warrenton for the purpose of City of Warrenton Drinking Water Supply Fluoridation.

Alternative:

Fiscal Impact:

Cost to place item on the ballot to be determined by the County. Should a yes vote prevail, the city will continue to fluoridate the municipal drinking water. Should a no vote prevail, the city will stop purchasing and fluoridating the municipal drinking water.

Attachments:

1. Resolution No. 2720

RESOLUTION NO. 2720

Introduced by: All Commissioners

AUTHORIZING AN ELECTION ON MAY 19, 2026, IN THE CITY OF WARRENTON FOR
THE PURPOSE OF CITY OF WARRENTON DRINKING WATER SUPPLY
FLUORIDATION

The Warrenton City Commission resolves as follows:

SECTION 1. That an election be held on May 19, 2026, for the purpose of voting on City of Warrenton Drinking Water Supply Fluoridation.

SECTION 2. The ballot title, submitted directly to the people, shall be as follows:

Caption: City of Warrenton Drinking Water Supply Fluoridation

Question: Shall the City of Warrenton continue to fluoridate its drinking water supply?

Summary: Warrenton supplies drinking water to city residents and businesses, as well as customers outside of city limits, including the City of Gearhart as a wholesale customer. Warrenton currently adds fluoride to its drinking water supply.

This measure will determine whether Warrenton shall continue to fluoridate its drinking water supply. The measure is a referral of an ordinance initiated by the city commission to determine if voters want the city to continue to add fluoride to city drinking water.

If approved, the measure would require the City to continue to fluoridate its water supply. If rejected, the City would not be required to fluoridate its water supply.

SECTION 3: The City Elections Officer is hereby directed to give notice of said elections, as required by law.

SECTION 4: This resolution shall take effect immediately upon its passage.

ADOPTED by the City Commission of the City of Warrenton this 27th day of January 2026.

APPROVED

Henry A. Balensifer III, Mayor

ATTEST

Hanna Bentley, City Recorder



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Esther Moberg, City Manager
Item Name: RZ-23-1 Hammond Rezone from General Industrial to RM or OSI
2nd reading

Summary:

Second reading of the rezone in the Hammond area as presented at the last commission meeting. This is a rezone Site A (the Carruthers Park adjacent lots) be rezoned Open Space Institutional (OSI), and that Site B and C lots be rezoned to Medium Density Residential (RM). This change in zoning will not create a change in density for transportation impacts and will not impact greatly the total amount of I2 Water Dependent Industrial zoned parcels that are reserved given the city has over 570 acres zoned I2 which was nearly double which is required by state law.

Recommendation/Suggested Motion:

I move to approve the second reading, by title only of Ordinance No. 1300; AN ORDINANCE AMENDING THE CITY OF WARRENTON ZONING MAP TO RECLASSIFY ZONING OF TAX LOTS Site A from Water Dependent Industrial to Open Space Institutional: Tax Lots 81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800, Site B from Water Dependent Industrial to Medium Density Residential : 81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700 and Site C from Water Dependent Industrial to Medium Density Residential: 81009BB00900, 81009BB01000.

I move to adopt Ordinance No.1300 which shall be adopted once all property owners have recorded in their title deeds wording regarding the protection of industrial zones, such wording to be provided by staff.

Alternative:

Fiscal Impact:

It is believed this change will fiscally benefit the property owners, adding more development ability to their existing properties.

Attachments:

1. RZ-23-1 Staff Report (002)
2. RZ-23-1 24984-City of Warrenton-Rezone Application
3. Site A B C Map - Packet
4. 24984-City of Warrenton-Comp Plan Amendment and Rezone-Narrative
5. Ordinance No. 1300



City of Warrenton

Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

STAFF REPORT

TO: The Warrenton City Commission
FROM: Esther Moberg, City Manager
DATE: January 13, 2026
SUBJ: RZ-23-1 Hammond Rezone from General Industrial to Medium Density Residential (RM) or Open Space Institutional (OSI)

BACKGROUND

3J consulting has submitted on behalf of property owners in the Hammond area a recommendation that the following three site areas be rezoned to enable future residential housing development along Warrenton Drive. The subject properties are owned by multiple property owners, including the City of Warrenton property adjacent to Carruthers Park, and are identified as Site A: Tax Lots 81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800, Site B: 81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700 and Site C: 81009BB00900, 81009BB01000.

Upon review, 3J consulting is recommending that Site A (the Carruthers Park adjacent lots) be rezoned Open Space Institutional (OSI), and that Site B and C lots be rezoned to Medium Density Residential (RM). This change in zoning will not create a change in density for transportation impacts and will impact greatly the total amount of I2 Water Dependent Industrial zoned parcels that are reserved given the city has over 450 parcels zoned I2 which was nearly double which is required by state law.

PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

3J was hired on behalf of the property owners by the City of Warrenton to represent the applicants on October 24, 2024. The owners had all signed written agreements and paid their portion of the rezone process. Notice was provided to DLCD on October 23, 2025. Mailed Notices were sent to all tax lot owners within 200ft of the subject sites on November 21, 2025. Public hearing notice was published in The Astorian November 27, 2025. Planning Commission conducted a hearing on December 11, 2025, and recommended RZ-23-1 be put forth to the City Commission. Public comments were received via Planning Commission hearing on December 11, 2025. All comments

received were noted to be in favor or neutral. The City Commission will hear RZ-23-1 on January 13, 2026.

CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS

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

16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES
16.232 AMENDMENTS TO COMPREHENSIVE PLAN TEXT AND MAP, REZONE,
AND DEVELOPMENT CODE

Chapter 16.208 Administration of Land Use and Development Permits **16.208.060 Type IV Procedure (Legislative and Map Amendments).**

APPLICANT RESPONSE: Applicant is requesting to amend the zoning map and comprehensive plan map of several properties within the City of Warrenton.

STAFF FINDING: The applicant has demonstrated proposed development types and shown compliance with relevant approval standards of the City of Warrenton Development Code (Chapter 16) and the Warrenton Comprehensive plan. There is no known existing development in these zones that will not conform to the new base zone allowed uses and dimensional standards.

This Criteria is met.

Chapter 16.232 Amendments To Comprehensive Plan Text And Map, Rezone, And Development Code

16.232.030 Quasi-Judicial Amendments.

Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

1. Demonstration of compliance with all applicable Comprehensive Plan policies and map designations. Where this criterion cannot be met, a Comprehensive Plan amendment shall be a pre-requisite to approval.

APPLICANT RESPONSE: Report demonstrating compliance with all applicable Comprehensive plan policies and map designations. Recommendations fit within relevant criteria. The amount of water dependent shorelands acreage prior to the rezone is approximately 570 acres, with 456 acres “available for development” per the City’s EOA. The amount after the rezone is approximately 545 acres, with 421 acres “available for development. The projected need from the City’s EOA is 14.5 acres currently.

STAFF FINDING: This criterion is met.

2. Demonstration of compliance with all applicable standards and criteria of this Code, and other applicable implementing ordinances.

APPLICANT RESPONSE: None provided.

STAFF FINDING: Section 16.32.020 of the Warrenton Municipal Code

The purpose of the Medium Density Residential zone is to provide sites for residential, medium density development including single-family detached dwellings, modular homes, duplexes, townhomes, and triplexes as subject to Chapter 16.184. This is in keeping with prior rezoning in the area, and is considered a suitable use for this land, in keeping with State mandates and Local comprehensive plan development.

This rezoning permits property owners to use their land in a way that matches surrounding development. Prior rezoning in the area is in keeping with this same zoning. Given the need for more housing and the amount of land still held significantly in zone I2 beyond what is required by the state, **This criterion is met.**

CONCLUSIONS AND RECOMMENDATION

RECOMMENDED MOTION

"Based on the findings and conclusions of the January 13th staff report, I move to recommend the rezoning of the I2 water dependent industrial as described in RZ-25-1 with a recommendation to adopt the rezone and to amend the comprehensive plan as needed, and to conduct the first reading, by title only, of Ordinance No. 1300."

ATTACHMENTS

1. Ordinance No. 1300
2. Application
3. Maps



City Of Warrenton
Planning Department
Rezone (Zoning Map Amendment)
WMC 16.232

OFFICE USE	FEE \$2,000
	File# RZ - _____ - _____
	Date Received _____
	Receipt# _____

Amendments to the Warrenton Zoning Map may be necessary from time to time to reflect changing community conditions, needs, and desires, to correct mistakes, or to address changes in state law (i.e., ORS, OAR, and Statewide Planning Goals). A property owner or designated representative may initiate a request to amend the Warrenton Zoning Map by filing an application with the Planning Department in accordance with the requirements of WMC 16.208.060. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

Property

Address: _____
 Tax Lot (s): _____
 Zone: _____ Flood Zone: _____ Wetlands: _____

Applicant

Name (s): _____
 Phone: _____ E-Mail Address: _____
 Mailing Address: _____
 Applicant Signature(s): _____ Date: _____

Property Owner (if different from applicant)

Name (s): _____
 Phone: _____ E-mail Address: _____
 Mailing Address: _____
 Owner's Signature: _____ Date: _____

I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.

Description of Existing Conditions

1. Existing use of site: _____
2. Existing zoning of the subject property: _____
3. Proposed zoning of the subject property: _____
4. Existing zoning of the surrounding properties:
North: _____
East: _____
South: _____
West: _____

Rezone (Zoning Map Amendment) Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

1. Does the proposal conform to the applicable Oregon Revised Statutes? Yes____ No____

Please explain: _____

2. Does the proposal conform to the Statewide Planning Goals? Yes____ No____

Please explain: _____

3. Is there a change of circumstances or further studies justifying the amendment?

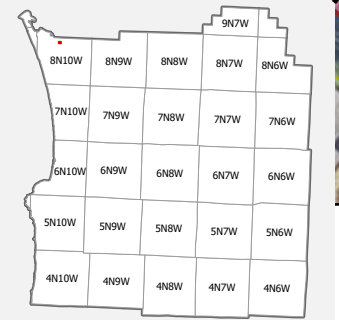
Please explain: _____

This application will not be officially accepted until department staff have determined that the application is filled out and signed, the application fee has been paid, and the submittal requirements have been met.

Clatsop County Webmaps

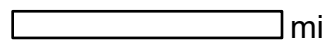


Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team,
County of Clatsop, County of Clatsop, Oregon GIS Services, Clatsop County



Clatsop County

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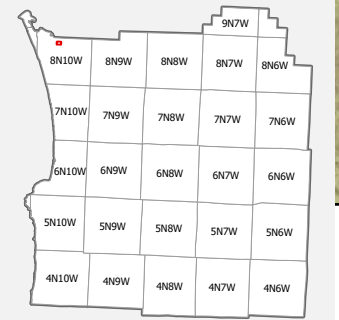


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Clatsop County Webmaps

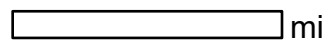


Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, County of Clatsop, County of Clatsop, Oregon GIS Services, Clatsop County



Clatsop County

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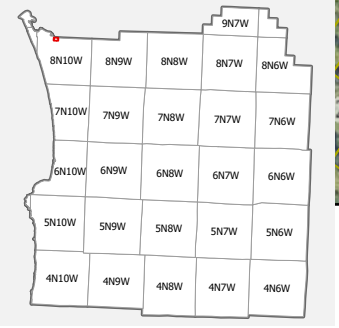


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Clatsop County Webmaps



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team,
County of Clatsop, County of Clatsop, Oregon GIS Services, Clatsop County

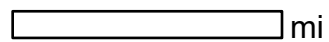


bw

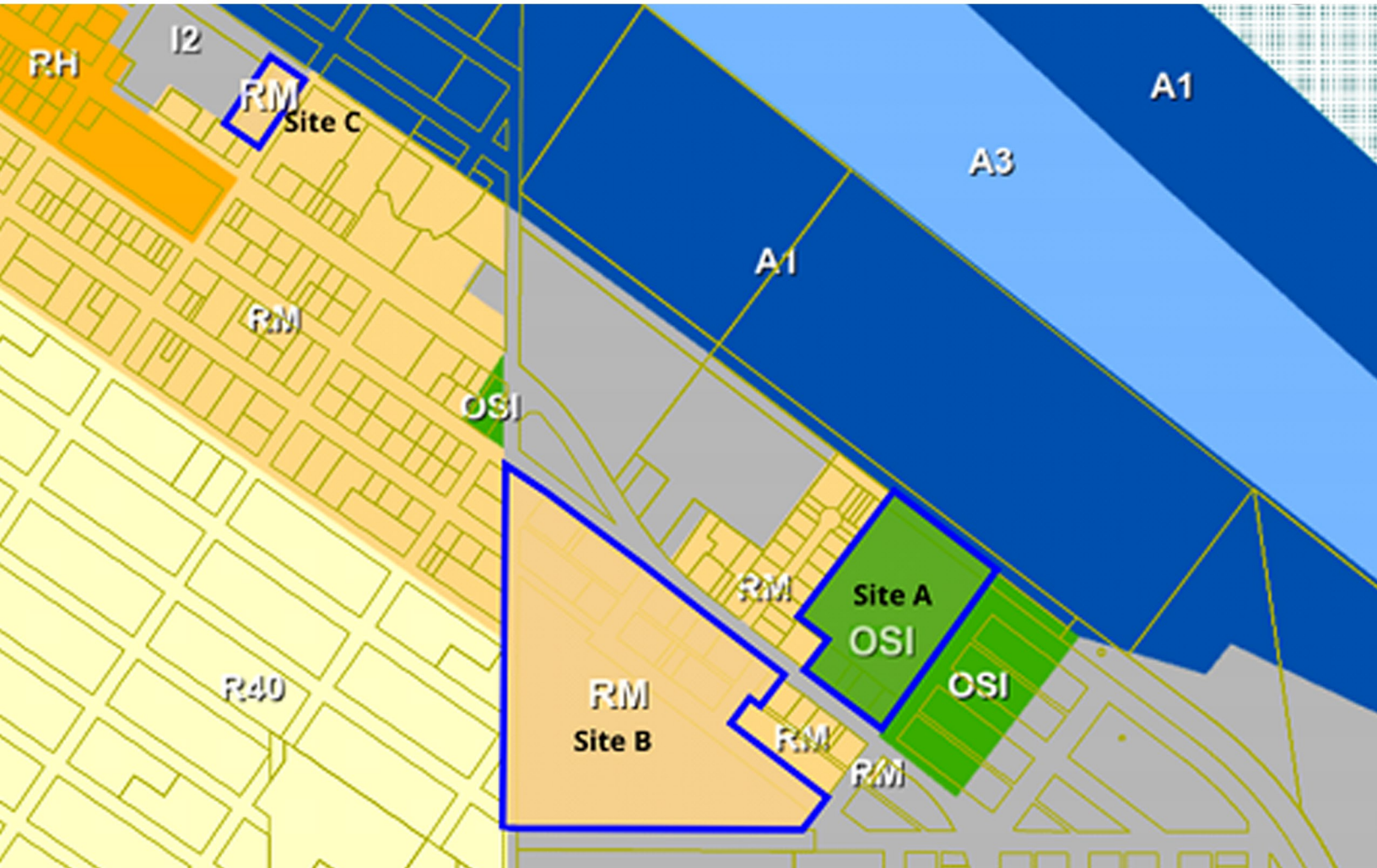


Clatsop County

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WARRENTON - ZONE CHANGE

WARRENTON, OR

APPLICANT'S REPRESENTATIVE

3J CONSULTING, INC.
9600 NW NIMBUS AVENUE, SUITE 100
BEAVERTON, OR 97008
CONTACT: SAM HUCK, AICP
PHONE: 971.253.4220

APPLICATION TYPE

TYPE IV - COMPREHENSIVE PLAN MAP AMENDMENT
TYPE IV - ZONE CHANGE

SUBMITTAL DATE

NOVEMBER 7, 2025

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Figure 4: Site A Proposed Zoning

Figure 5: Site B Existing Zoning

Figure 6: Site B Proposed Zoning

Figure 7: Site C Existing Zoning

Figure 8: Site C Proposed Zoning

GENERAL INFORMATION

Contact Applicant: **City of Warrenton**
 225 S Main Ave PO Box 250.
 Warrenton, OR 97146
 Contact: Esther Moberg
 Phone: 971.286.2017
 Email: emoberg@warrentonoregon.us

Applicant's Representative
 and Planning Consultant: **3J Consulting, Inc.**
 9600 SW Nimbus Avenue, Suite 100
 Beaverton, OR 97008
 Contact: Sam Huck, AICP
 Phone: 971.253.4220
 Email: sam.huck@3j-consulting.com

SITE A INFORMATION

Parcel Numbers:	81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800
Gross Site Area:	~ 7.5 acres
Current Comprehensive Plan Designation	Urban Development (ESWD)
Proposed Comprehensive Plan Designation	Conservation
Current Zoning Designation:	Water Dependent Industrial (I2)
Proposed Zoning Designation:	Open Space Institutional (OSI)
Existing Use:	Vacant
Surrounding Zoning:	The properties to the north are zoned Aquatic Development (A1). The properties to the south are zoned Water Dependent Industrial (I2) and Medium Density Residential (RM). The properties to the east are zoned Open Space Institutional (OSI). The properties to the west are zoned Medium Density Residential (RM).
Street Classification:	NW Warrenton Drive is classified as a Urban Major Collector.

SITE B INFORMATION

Parcel Numbers:	81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700
Gross Site Area:	~ 16.9 acres
Current Comprehensive Plan Designation	Urban Development (ESWD)
Proposed Comprehensive Plan Designation	Urban Development (Other Shorelands)
Current Zoning Designation:	Water Dependent Industrial (I2)
Proposed Zoning Designation:	Medium Density Residential (RM)
Existing Use:	Vacant
Surrounding Zoning:	The properties to the north are zoned Water Dependent Industrial (I2) and Medium Density Residential (RM). The properties to the south are zoned Water Dependent Industrial (I2). The properties to the east are zoned Water Dependent Industrial (I2) and Medium Density Residential (RM). The properties to the west are zoned Low Density Residential (R-40) and Medium Density Residential (RM).
Street Classification:	NW Warrenton Drive is classified as a Urban Major Collector.

SITE C INFORMATION

Parcel Numbers:	81009BB00900, 81009BB01000
Gross Site Area:	~ 0.9 acres
Current Comprehensive Plan Designation	Urban Development (ESWD)
Proposed Comprehensive Plan Designation	Urban Development (Other Shorelands)
Current Zoning Designation:	Water Dependent Industrial (I2)
Proposed Zoning Designation:	Medium Density Residential (RM)
Existing Use:	Vacant
Surrounding Zoning:	The properties to the north are zoned Aquatic Development (A1). The properties to the south are zoned Medium Density Residential (RM). The properties to the east are zoned Medium Density Residential (RM). The properties to the west are zoned Water Dependent Industrial (I2).
Street Classification:	Enterprise Street is classified as a Local Road.

INTRODUCTION

APPLICANT'S REQUEST

The Applicants propose to amend the zoning map and comprehensive plan map of several properties within the City of Warrenton and seek approval of a Zone Change application and Comprehensive Plan Map amendment. This narrative describes the proposed development and demonstrates compliance with the relevant approval standards of the City of Warrenton Title 16 Development Code and the Warrenton Comprehensive Plan.

Zone change applications and comprehensive plan map amendments are evaluated under the quasi-judicial amendments decision process. After an initial public hearing, the Planning Commission will provide a recommendation to the City Commission who will render the Type IV final decision after a second public hearing on the application is held.

SITE DESCRIPTION/SURROUNDING LAND USE

The subject properties are broken into three separate sites.

Site A is approximately 7.5 acres in size and is identified as tax lots 81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, and 81009BD02800. The site is located within the City of Warrenton and is currently zoned Water Dependent Industrial (I2). The site has generally flat topography and is currently in use as a City Park. Site A fronts and takes access from NW Warrenton Drive and surrounding properties are also located within the City of Warrenton. The properties to the north are zoned Aquatic Development (A1), the properties to the east are zoned Open Space Institutional (OSI), and the properties to the south and west are zoned Medium Density Residential (RM). The site is abutted by a park use to the east, and residential uses to the west.

Site B is approximately 16.9 acres in size and is identified as tax lots 81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, and 81009BD05700. The site is located within the City of Warrenton and is currently zoned Water Dependent Industrial (I2). The site has generally flat topography and is currently undeveloped/vacant. Site B fronts and takes access from NW Warrenton Drive, and all surrounding properties are located within the City of Warrenton. The properties surrounding Site B are zoned Medium Density Residential (RM), and Low Density Residential (R40). The site is abutted by other vacant land and residential uses.

Site C is approximately 0.9 acres in size and is identified as tax lots 81009BB00900, and 81009BB01000. The site is located within the City of Warrenton and is currently zoned Water Dependent Industrial (I2). The site has generally flat topography and is currently developed with residential uses. Site C fronts and takes access from Enterprise Street, and surrounding properties are located within the City of Warrenton. The properties surrounding Site C are zoned Water Dependent Industrial (I2) and Medium Density Residential (RM). The site is abutted by other residential uses.

The full list of properties and their owners are detailed in Table 1, below.

Parcel	Owner(s)	Approximate Acreage	Current Zone	Proposed Zone	Existing Comp Plan Designation	Proposed Comp Plan Designation
Site A						
81009BD03000	City of Warrenton	5.99	I-2	OSI	ESWD	Conservation
81009BD04100		0.36	I-2	OSI	ESWD	Conservation
81009BD04200		0.14	I-2	OSI	ESWD	Conservation
81009BD04300		0.29	I-2	OSI	ESWD	Conservation
81009BD04400		0.21	I-2	OSI	ESWD	Conservation
81009BD02800		0.56	I-2	OSI	ESWD	Conservation
Site B						
81009B001800	Stutzman James H Living Trust; Stutzman James H; Patricia Stutzman	0.07	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009B001801		0.47	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009B001802		0.67	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009B001900	Nichols, Jon	0.80	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05000	Williamson, Eric R; Valentine Kersten M	0.13	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05100		0.40	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05200		0.27	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05300	Whitmore Janet D; Whitmore Eric J; Smit Tiffany L	0.20	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05400		0.33	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05500		0.47	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05600		0.07	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05800	Ray Nora Georgiana Rev Trust; Ray Nora Georgiana;	0.53	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009B002601	Rubens Joseph F; Rubens Rebecca;	12.07	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009B001901	Brothen Cathleen J; Morris Colleen C	0.33	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BD05700	Burkleo Thomas O; Burkleo Delores D	0.13	I-2	RM	ESWD Shorelands	Other Urban Shorelands
Site C						
81009BB00900	Whitney Mark Clifford; Christina N	0.53	I-2	RM	ESWD Shorelands	Other Urban Shorelands
81009BB01000		0.41	I-2	RM	ESWD Shorelands	Other Urban Shorelands
Total		25.43				

Table 1, All Properties and Owner Information

BACKGROUND AND PROPOSAL

The City of Warrenton has been working with the property owners on each of the sites to gather interest and help facilitate a collective comprehensive plan map amendment and zone change proposal for each of the three sites. This application is being applied by ten separate land owners including the City of Warrenton. 3J Consulting, Inc. is acting as the collective Applicant's representative.

The proposal is to change the comprehensive plan map designation and zoning of the subject properties from their existing zoning to the proposed zoning, which is detailed in the description of each of the three Sites in Table 1. The following figures below demonstrate for illustrative purposes the existing zoning and the proposed zoning requested in this zone change application.

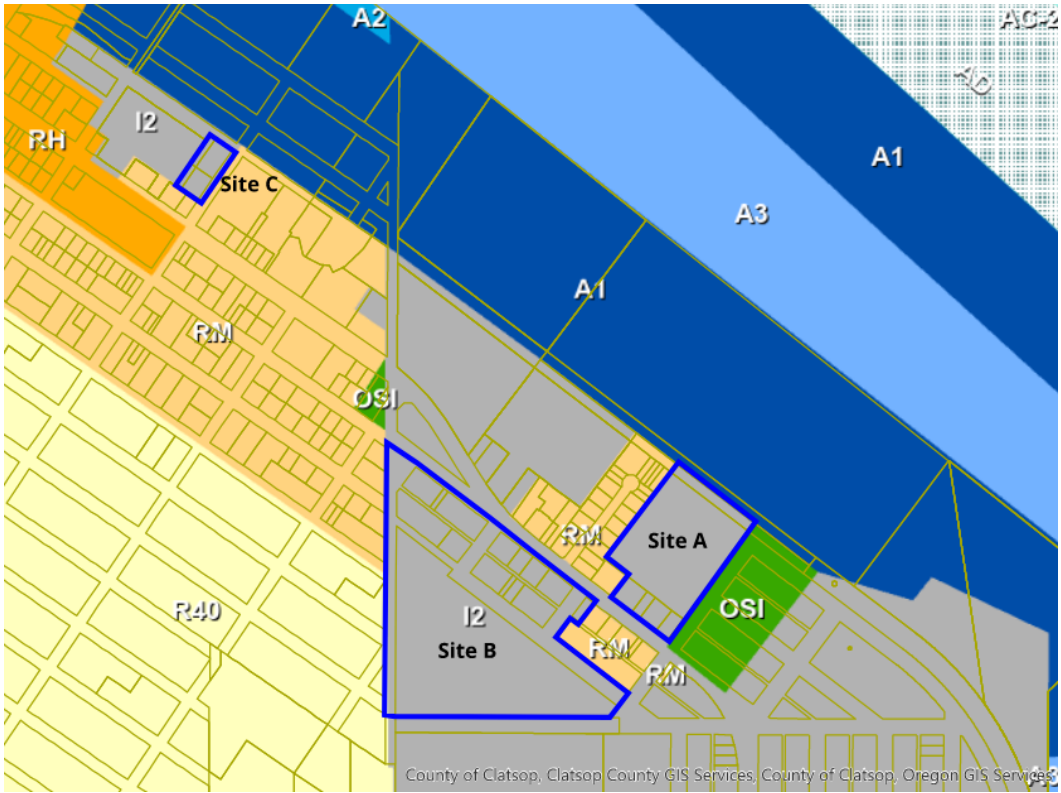


Figure 1. All Sites Existing Zoning

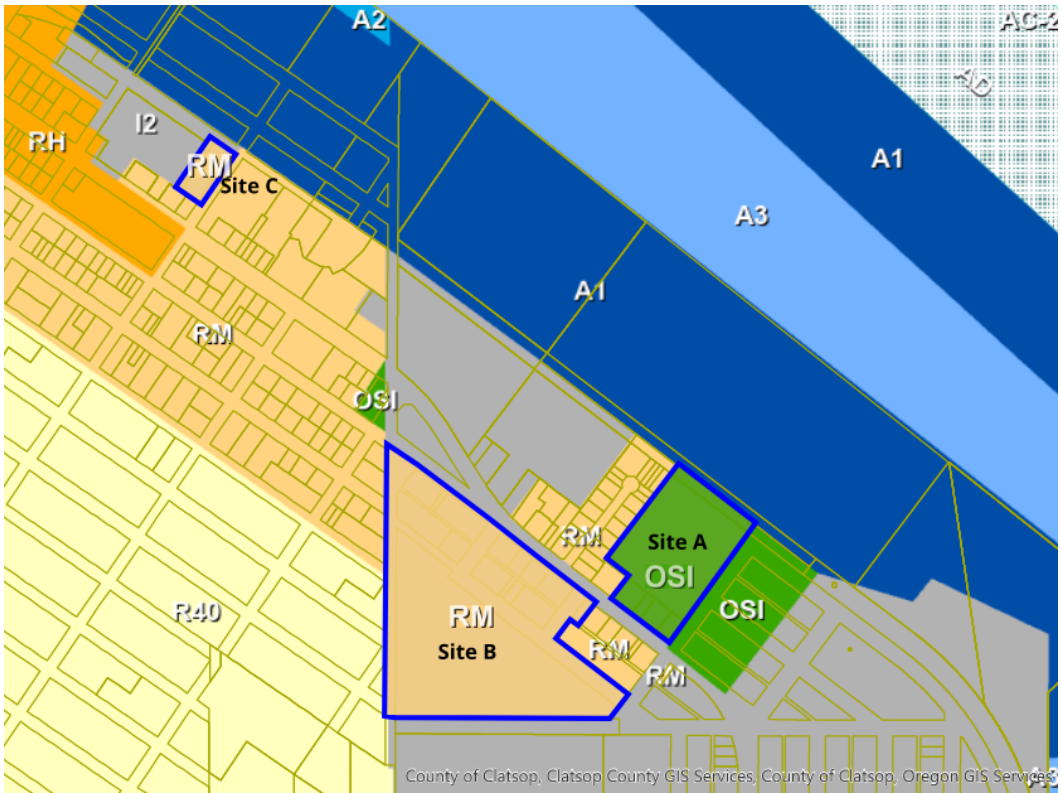


Figure 2. All Sites Proposed Zoning



Figure 3. Site A Existing Zoning



Figure 4. Site A Proposed Zoning

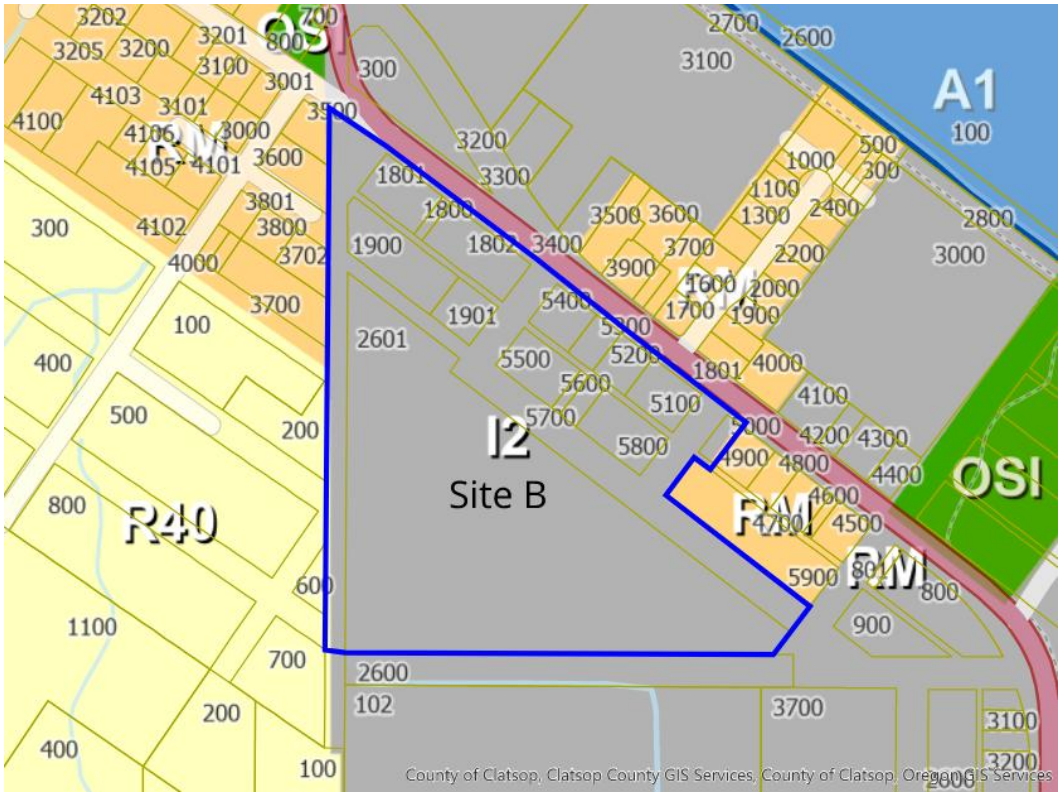


Figure 5. Site B Existing Zoning

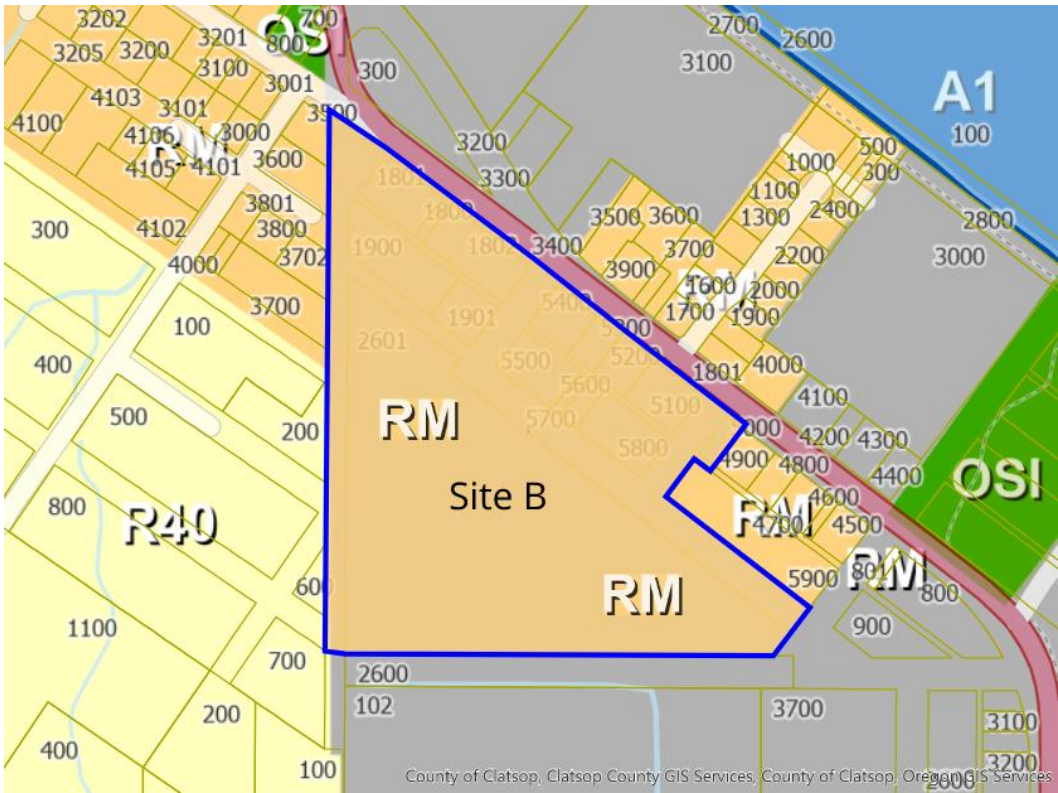


Figure 6. Site B Proposed Zoning

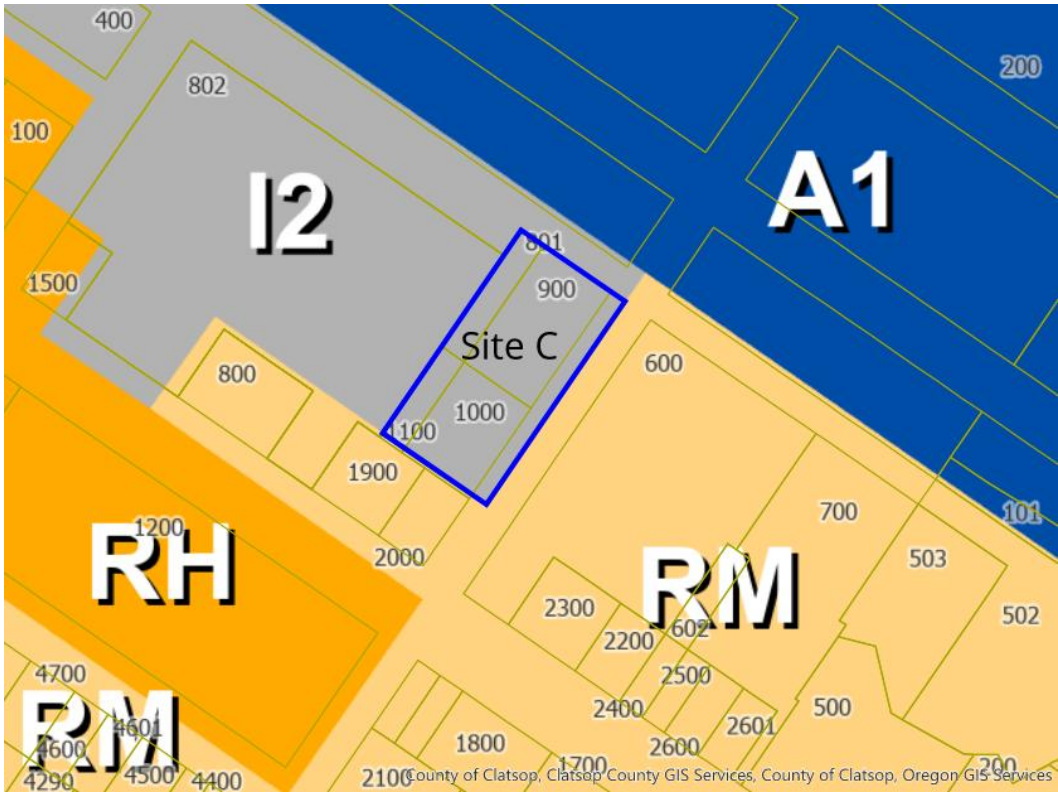


Figure 7. Site C Existing Zoning

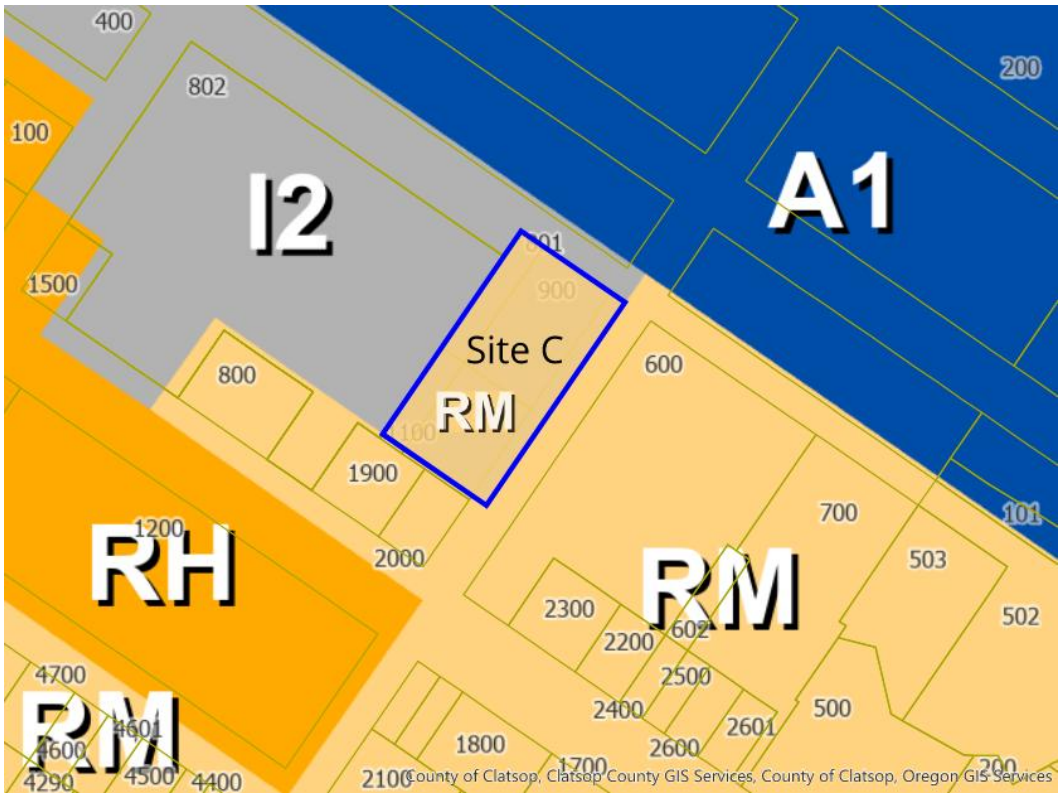


Figure 8. Site C Proposed Zoning

APPLICABLE CRITERIA

The following sections of the Warrenton Title 16 Development Code have been extracted as they have been deemed to be applicable to the proposal. Following each **bold** applicable criteria, the Applicant has provided a series of findings. The intent of providing code and detailed responses and findings is to document that the proposal has satisfied the approval criteria for a Comprehensive Plan Map amendment and Zone Change application.

Title 16. Development Code

Division 4. Applications and Review Procedures

Chapter 16.208. TYPES OF APPLICATIONS AND REVIEW PROCEDURES

§ 16.208.020 Description of Permit/Decision-Making Procedures.

All land use and development permit applications shall be decided by using the procedures contained in this chapter. General procedures for all permits are contained in Section 16.208.070. Specific procedures for certain types of permits are contained in Sections 16.208.020 through 16.208.060. The procedure "type" assigned to each permit governs the decision-making process for that permit. There are four types of permit/decision-making procedures: Type I, II, III, and IV. These procedures are described in subsections A through D of this section. In addition, Table 16.208.020 lists all of the City's land use and development applications and their required permit procedure(s).

[...]

D. Type IV Procedure (Legislative and Map Amendments). Type IV procedures apply to legislative matters and map amendments. Legislative matters involve the creation, revision, or large-scale implementation of public policy (e.g., adoption of land use regulations and Comprehensive Plan amendments which apply to entire districts). The Type IV procedure is also used for land use district map amendments and Comprehensive Plan map amendments. Type IV matters are considered initially by the Planning Commission with final decisions made by the City Commission.

Finding: The Applicant understands and acknowledges that this application is being processed under the Type IV procedure in accordance with Section 16.208.020. Although the Type IV procedure is generally used for legislative matters, this application includes site-specific quasi-judicial components (comprehensive plan map amendment and rezone), and based on the requirements of this code, will be processed under the Type IV procedure.

The Type IV process includes public hearings before both the Planning Commission and City Commission, with final approval by the City Commission. The Applicant understands and acknowledges this process. This standard is met.

§ 16.208.060. Type IV Procedure (Legislative and Map Amendments).

[code text omitted for brevity]

Finding: This section outlines the procedural requirements for Type IV applications, including submittal materials, public notice, hearing procedures, and decision-making standards. This narrative and the application package includes all materials required under Section 16.208.060(B), including maps, narrative findings, and payment of the required fee. The Applicant did not hold a pre-application conference, but as City staff was one of the Applicants, and has been in regular communication with the Applicant’s representative and planning consultant, a pre-application conference would not have changed the application substantially.

The City will provide notice and hold public hearings before both the Planning Commission and City Commission in accordance with Sections 16.208.060(C) and (D).

The Type IV procedures will be followed for the quasi-judicial map amendment and rezone affecting the 23 subject parcels. This standard is met.

Chapter 16.232. AMENDMENTS TO COMPREHENSIVE PLAN TEXT AND MAP, REZONE, AND DEVELOPMENT CODE

§ 16.232.020. Legislative Amendments.

Legislative amendments are policy decisions made by the City Commission. They are reviewed using the Type IV procedure in Section 16.208.060 and shall conform to Section 16.232.060, as applicable.

Finding: This proposal is for a quasi-judicial zoning and comprehensive plan map amendment. The provisions of §16.232.030 have been addressed, and the Type IV procedures will be followed in accordance with the Warrenton Development Code. Although Type IV is typically used for legislative actions, this application is site-specific, applicant-driven, and applies existing Comprehensive Plan policies rather than creating new policy.

The proposal conforms to the Comprehensive Plan by ensuring that the zoning map and Comprehensive Plan map designations are consistent with each other. Inclusion of all parcels within the amendment area avoids illogical zoning patterns, islands, or incompatible boundaries. This approach ensures coordinated and comprehensive decision-making consistent with Statewide Planning Goal 2.

This proposal has been reviewed under the applicable standards of §16.232.030, and the findings demonstrate that the amendment meets the intent and requirements of the Development Code and the Comprehensive Plan. Therefore, this application for a Comprehensive Plan amendment and rezone will be processed as a quasi-judicial amendment process and the criteria is addressed below.

§ 16.232.030. Quasi-Judicial Amendments.

A. Quasi-Judicial Amendments. Quasi-judicial amendments are those that involve the application of adopted policy to a specific development application or Code revision. Quasi-judicial map amendments shall follow the Type IV procedure, as governed by Section 16.208.060, using standards of approval in subsection B of this section. The approval authority shall be as follows:

- 1. The Planning Commission shall make a recommendation to the City Commission on an application for a land use district map change which does not involve a Comprehensive Plan map amendment. The City Commission shall decide such application; and**
- 2. The Planning Commission shall make a recommendation to the City Commission on an application for a Comprehensive Plan and/or map amendment. The City Commission shall decide such application; and**
- 3. The Planning Commission shall make a recommendation to the City Commission on a rezone application, which also involves a Comprehensive Plan map amendment. The City Commission shall decide both applications.**

Finding: The proposed rezone and Comprehensive Plan map amendment are considered quasi-judicial amendments and will apply to the 23 subject parcels. The City Commission will decide both quasi-judicial amendments following a recommendation from the Planning Commission, in accordance with §16.232.030(A)(3).

The requirements of §16.232.030(B) have been addressed below. The quasi-judicial map amendments are site-specific, applicant-driven, and applies existing Comprehensive Plan policies to a defined set of parcels. The proposal does not establish any new policy. All necessary submittal materials have been provided, including this narrative findings, and figures. The Type IV procedures outlined in §16.208.060 will be followed by the City for notice, hearings, and decision-making.

This application will be reviewed under the applicable standards of §16.232.030(B) below, and the findings demonstrate that the amendment meets the intent and requirements of the Development Code and the Comprehensive Plan. This standard is met.

B. Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:

- 1. Demonstration of compliance with all applicable Comprehensive Plan policies and map designations. Where this criterion cannot be met, a Comprehensive Plan amendment shall be a pre-requisite to approval.**

Finding: The proposed rezone and Comprehensive Plan map amendment apply to properties currently designated on the Warrenton Comprehensive Plan Map as Urban Development (ESWD – Especially Suited for Water-Dependent Shorelands). In the Warrenton Comprehensive Plan, this designation is implemented through the Marine Commercial Zone and the Water-Dependent Industrial Shorelands Zone, which does not include residential or conservation districts as suitable districts applied in that designation. Therefore, in accordance with §16.232.030(B)(1), a Comprehensive Plan map amendment is a pre-requisite for approval of the proposed rezone for Sites A, B, and C.

Article 3: Land and Water Use, Section 3.290 of the Comprehensive Plan outlines the goals of achieving an “efficient and well-integrated development patterns that meet the

needs of residents and property owners with a variety of incomes and housing needs, are compatible with natural features, and are consistent with the City's ability to provide adequate services."

In accordance with this Comprehensive Plan Goal, the proposed comprehensive plan redesignation and rezone will allow for a better integrated development pattern for Sites A, B, and C.

This application proposes to change the Comprehensive Plan Map designation for Site A, from Urban Development (ESWD – Especially Suited for Water-Dependent Shorelands), to the **Conservation** designation. From Section 2.310(5) of the Warrenton Comprehensive Plan (2011), Conservation designated areas are defined as:

"Land and water areas providing resource or ecosystem support functions, or with value for low intensity recreation or sustained yield resources (such as agriculture), or poorly-suited for development, should be designated for non-consumptive uses. Non-consumptive uses are those which can utilize resources on a sustained-yield basis, while minimally reducing opportunities for other uses of the area's resources. These areas are in the City's Aquatic Conservation Zone, and in the Open Space, Parks & Institutional Zone."

The Applicant finds that changing the comprehensive plan designation for the Site A parcels (81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800) from Urban Development (ESWD) to Conservation, will allow for zoning designation of said parcels to be changed to the Open Space and Institutional Zone (OSI) as part of this application.

Upon approval of this proposal, Site A will obtain the Conservation designation on the comprehensive plan map and be rezoned with OSI zoning. This zoning will appropriately designate the entire portion of Carruthers Memorial Park, which is consistent with the long term goals of the City for this park. Changing the zoning to OSI will meet the needs of residents in the area by aligning the zoning with the existing use of the parcels as a park, which will work to protect and retain the natural features of the park. The change in zoning will have no detrimental impact on the City's ability to provide adequate services, and will allow the City to keep providing the service of a park to the surrounding residents and property owners of a variety of incomes and needs.

This application proposes to change the Comprehensive Plan Map designation for Sites B, and C from Urban Development (ESWD – Especially Suited for Water-Dependent Shorelands), to **Urban Development (Other Shorelands)**. From Section 2.310(2)(b) of the Warrenton Comprehensive Plan (2011), Urban Development (Other Shorelands) are defined as:

"Other urban shorelands are more desirable for other uses or are suitable for a wider range of uses. They are located in one of the following zoning districts: High Density Residential, Medium Density Residential, Intermediate Density Residential, General Commercial, Recreation Commercial, Urban Recreation/Resort, or General Industrial."

The Applicant finds that changing the Site B and C parcels (81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100,

81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700, 81009BB00900, 81009BB01000) comprehensive plan designation to Urban Development (Other Shorelands, will allow for zoning designation of said parcels to be changed to the Medium Density Residential (RM) as part of this application. Changing the comprehensive plan designation will allow for more efficient and well-integrated development patterns, and allow for residential development next to existing residential development.

With the revised zoning proposed, Sites B and C will gain the opportunity to develop residential homes, which are not listed as a permitted or a conditional use in the exiting I2 zoning designation. Approving the rezone will align this area with surrounding existing residential uses which will support a more cohesive development pattern. Rezoning to RM will allow single-family detached, duplex, townhomes, and triplex residential homes as permitted uses, which will better meet the needs of residents with a variety of incomes and housing needs, while remaining compatible with the surrounding natural features.

The rezoning of all Sites A, B, and C will not negatively affect the amount of readily available Urban Development (ESWD) land, and will not bring the City's amount of Urban Development (ESWD) land below what is needed within the Urban Growth Boundary.

The 2019 Economic Opportunities Analysis (EOA) and Economic Development Strategy, "ALL-IN WARRENTON!", identifies approximately 570 acres within the Water-Dependent Industrial Zone. After accounting for future rights-of-way, parks, and other parcel limitations, 456 acres are available for development. Exhibit 29 of the EOA estimates that only 14.5 acres of Water-Dependent Industrial land will be needed to meet projected employment growth through 2040.

The proposed comprehensive plan map amendment and corresponding zone change would remove approximately 25 acres from the Water-Dependent Industrial inventory. Even with this amount of land removed, the City would retain a surplus of approximately 416.5 acres of industrially zoned land available for development, which substantially exceeds projected demand. Therefore, the proposed Comprehensive Plan map amendment and rezone remains consistent with the overall goals and policies of the Comprehensive Plan, including those that ensure adequate industrial land supply and efficient land use.

This standard is met.

2. Demonstration of compliance with all applicable standards and criteria of this Code, and other applicable implementing ordinances.

Finding: This narrative demonstrates compliance with all applicable standards and criteria of the Title 16 Development Code. This standard is met.

3. Evidence of change in the neighborhood, or community, or a mistake or inconsistency in the Comprehensive Plan or land use district map regarding the property which is the subject of the application; and the provisions of Section 16.232.060, as applicable.

Finding: There is evidence of change in the neighborhood, which is shown in the existing zoning map. Multiple properties around the subject properties have been rezoned out of the Water Dependent Industrial (I2) zoning designation, to either Medium Density Residential (RM) or Open Space Institutional (OSI). Amending the comprehensive plan map designation and rezoning the subject properties on Sites A, B, and C would better align with the surrounding properties existing zoning designations, and provide a more consistent zoning pattern for the area and existing land uses.

The Applicant has not identified any mistake or inconsistency in the comprehensive plan or land use district map regarding the properties for which is the subject of this application, but has provided evidence through Figures 3, 5, and 7 that there has been changes in the zoning designations of the immediate neighborhood and community surrounding the subject properties. The provisions of Section 16.232.060 have been addressed further in this narrative. This standard is met.

§ 16.232.040. Conditions of Approval.

A quasi-judicial decision may be for denial, approval, or approval with conditions. A legislative decision may be approved or denied.

Finding: The Applicant understands and acknowledges that the quasi-judicial decision for this application could be denied, approved, or approved with conditions.

§ 16.232.050. Record of Amendments.

The Community Development shall maintain a record of all amendments to the Comprehensive Plan text and/or map, rezones, and Development Code in a format convenient for public use.

Finding: The Applicant understands and acknowledges that the Community Development department will maintain a record of all amendments to the Comprehensive Plan map and amendments to the zoning map in accordance with this criteria.

§ 16.232.060. Transportation Planning Rule Compliance.

A. When a development application includes a proposed Comprehensive Plan amendment, rezone, or land use regulation change, the proposal shall demonstrate it is consistent with the adopted transportation system plan and the planned function, capacity, and performance standards of the impacted facility or facilities. The proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. See also Chapter 16.256, Traffic Impact Study. Where it is found that a proposed amendment would have a significant effect on a transportation facility, the City will work with the applicant and, where applicable, with the roadway authority to modify the request or mitigate the impacts in accordance with the TPR and applicable law.

1. **Change the functional classification of an existing or planned transportation facility. This would occur, for example, when a proposal causes future traffic to exceed the capacity of a "collector" street classification, requiring a change in the classification to an "arterial" street, as identified by the Transportation System Plan; or**
2. **Change the standards implementing a functional classification system; or**
3. **Allow types or levels of land use that would result in levels of travel or access that are inconsistent with the functional classification of a transportation facility; or**
4. **Reduce the level of service of the facility below the minimum acceptable level identified in the Transportation System Plan.**

Finding: The proposed Comprehensive Plan Map Amendment and Zone Change applications are subject to the Transportation Planning Rule (TPR). The proposal has been reviewed for consistency with the City's adopted Transportation System Plan (TSP) and the planned function, capacity, and performance standards of affected transportation facilities. As further supported by the following findings under Chapter 16.256 (Traffic Impact Study), the proposal does not significantly affect a transportation facility.

The Site is currently designated in the Warrenton Comprehensive Plan Map as Urban Development ESWD (Especially Suited for Water-Dependent Development Shorelands) and is zoned Water-Dependent Industrial (I2). The proposal would amend the Comprehensive Plan designation to Urban Development Other Shorelands and rezone a majority of the properties to Medium Density Residential (RM) and several properties Open Space Institutional (OSI), depending on location.

Access to Sites A and B is provided by NW Warrenton Drive (Fort Stevens Highway No. 104) and access to Site C is provided by Enterprise Street. NW Warrenton Drive is classified as an Urban Major Collector in the City's TSP and is also a State Highway (District Highway under the Oregon Highway Plan) and Low Volume Road (LVR) pavement route under ODOT classification. Enterprise Street is classified as a Local Road. Both facilities are intended to accommodate the types and levels of travel associated with residential and institutional land uses.

The proposed change from industrial to residential (RM) and institutional (OSI) zoning designations will result in lower overall vehicle trip generation and a shift away from the potential of truck and freight-related traffic to local passenger vehicle trips. As a result, the proposed amendment reduces overall traffic demand on the transportation system and does not create new or conflicting access patterns.

The proposal does not:

1. Change the functional classification of any transportation facility;
2. Change the standards implementing a functional classification system;
3. Allow types or levels of land use that would result in travel or access inconsistent with the functional classification of a transportation facility; or
4. Reduce the level of service of any facility below the minimum acceptable level identified in the TSP.

Because the proposed change is likely to reduce total potential vehicle trips and does not affect roadway classification, standards, or performance, the amendment does not significantly affect a transportation facility as defined in OAR 660-012-0060(1).

This standard is met.

B. Amendments to the Comprehensive Plan and land use standards which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:

- 1. Limiting allowed land uses to be consistent with the planned function of the transportation facility; or**
- 2. Amending the Transportation System Plan to ensure that existing, improved, or new transportation facilities are adequate to support the proposed land uses consistent with the requirement of the transportation planning rule; or**
- 3. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.**

Finding: As demonstrated in the above finding for 16.232.060.A, the proposal does not significantly affect a transportation facility, and will allow land uses that are consistent with the function, capacity, and level of service of the transportation facilities identified in the Transportation System Plan. Therefore, none of the above are required to be proposed with this application.

Chapter 16.256. TRAFFIC IMPACT STUDY

§ 16.256.030. When Required.

A traffic impact study will be required to be submitted to the City with a land use application, when the following conditions apply:

A. The development application involves a change in zoning or a plan amendment designation; or,

B. The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation Manual; and information and studies provided by the local reviewing jurisdiction and/or ODOT:

- 1. An increase in site traffic volume generation by 300 average daily trips (ADT) or more; or**
- 2. An increase in ADT hour volume of a particular movement to and from the state highway by 20% or more; or**
- 3. An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day; or**
- 4. The location of the access driveway does not meet minimum sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles queue or hesitate on the state highway, creating a safety hazard; or**

5. A change in internal traffic patterns that may cause safety problems, such as back up onto the highway or traffic crashes in the approach area.

Finding: The subject sites are currently zoned Water Dependent Industrial (I2) with a Comprehensive Plan designation of Urban Development (ESWD – Especially Suited for Water-Dependent Development Shorelands). The proposal would rezone portions of the site to Medium Density Residential (RM) and Open Space Institutional (OSI), with corresponding Comprehensive Plan designations of Urban Development (Other Shorelands) and Conservation. The sites A and B have frontage on NW Warrenton Drive (Fort Stevens Highway No. 104), classified as an Urban Major Collector, State Highway, District OHP Highway Classification, and Low Volume Road (LVR) Pavement Route, and Site C has frontage on Enterprise Street, classified as a Local Road.

The proposed map amendments will not directly result in any new development or changes to site access. Therefore, there will be no immediate impact on the transportation system and the proposal does not meet the definition of an application for development, as defined in Section 16.12.101 of the Warrenton Development Code.

The City Manager and Community Development Director have reviewed the proposal and determined that a Transportation Impact Study is not required at this time.

Future development of any of the sites will be reviewed for consistency with applicable transportation standards, and the Applicants understand that a TIS may be required if new development is expected to generate additional traffic that may affect the surrounding street network.

This criterion is therefore not applicable.

SUMMARY AND CONCLUSION

Based upon the materials submitted herein, the Applicant respectfully requests approval from the City of Warrenton Planning Commission and City Commission for this Comprehensive Plan map amendment and Zone Change and application.

ORDINANCE NO. 1300

INTRODUCED BY ALL COMMISSIONERS

AN ORDINANCE AMENDING THE CITY OF WARRENTON ZONING MAP TO RECLASSIFY ZONING OF TAX LOTS Site A from Water Dependent Industrial to Open Space Institutional: Tax Lots 81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800, Site B from Water Dependent Industrial to Medium Density Residential : 81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700 and Site C from Water Dependent Industrial to Medium Density Residential: 81009BB00900, 81009BB01000.

WHEREAS, 3J Consulting has applied on behalf of the property owners to rezone the listed properties along Warrenton Drive to allow for residential development; and

WHEREAS, the Warrenton Planning Commission conducted a public hearing on the proposal on December 11th, 2025 and forwarded a recommendation of approval to the City Commission based on the findings and conclusions of the December 11th, 2025 presentation by 3J which staff concurred with and public testimony; and

WHEREAS, the Warrenton City Commission conducted a public hearing on the recommendation on January 13th, 2026, and has determined that the recommendation is consistent with the Comprehensive Plan and meets the applicable criteria in the Warrenton Municipal Code based on the findings and conclusions of the December 11, 2025 presentation, public testimony, and the Planning Commission findings;

NOW THEREFORE, the City of Warrenton ordains as follows:

Section 1. The City of Warrenton Zoning Map is amended to reflect the rezone herein described as Exhibit 1 based on the findings and conclusions referenced above.

Section 2. This ordinance shall take full force and effect 30 days after its adoption by the Commission of the City of Warrenton.

First Reading:

Second Reading:

ADOPTED by the City Commission of the City of Warrenton, Oregon this _day of _,2026

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Hanna Bentley, City Recorder



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Hanna Bentley, City Recorder
Item Name: Second Reading and adoption of Ordinance No. 1301; Amending WMC Chapter 2.24 Urban Renewal Advisory Committee

Summary:

Brought forward for second reading and adoption: The Urban Renewal Agency, Warrenton Urban Renewal Advisory Committee (WURAC) and City Commission recently amended the Warrenton Urban Renewal Advisory Committee bylaws. This Ordinance is a housekeeping measure to update the Warrenton Municipal Code to match the amendments made to the bylaws.

Recommendation/Suggested Motion:

"I move to conduct the second reading, by title only, of Ordinance No. 1301; An Ordinance Amending Warrenton Municipal Code Chapter 2.24.010, Section A, and Amending Ordinance No. 1117-A, Sections 2 and 7."

I move to adopt Ordinance No. 1301; An Ordinance Amending Warrenton Municipal Code Chapter 2.24.010, Section A, and Amending Ordinance No. 1117-A, Sections 2 and 7."

Alternative:

None recommended

Fiscal Impact:

None

Attachments:

1. Ordinance No. 1301

Ordinance No. 1301
Introduced by All Commissioners

An Ordinance Amending Warrenton Municipal Code Chapter 2.24.010, Section A, and Amending Ordinance No. 1117-A, Sections 2 and 7.

Whereas, the City of Warrenton adopted the Warrenton Urban Renewal Plan in 2007, by Ordinance No. 1112-A; and

Whereas, the Urban Renewal Advisory Committee was established, and terms were set by Ordinance No. 1117-A(exhibit A), and are also outlined in the committee bylaws; and

Whereas, the current urban renewal district will sunset August 28, 2027; and

Whereas, on October 28, 2025, the Urban Renewal Agency unanimously voted to amend the committee bylaws to suspend term lengths and maintain the current roster through the sunset of the district, pending resignations or removals; and

Whereas the bylaws will also be updated to reflect the suspension of term limits.

Now, therefore, the City of Warrenton ordains as follows:

Section 1. Warrenton Municipal Code, Chapter 2.24.010 Urban Renewal Advisory Committee, Sections 2 and 7 is here by amended as follows: (Key: new, ~~remove~~)

Section 2: The Urban Renewal Advisory Committee shall consist of seven (7) members.

All members of the board ~~appointed thereafter~~ shall serve until the sunset of the Urban Renewal District.
~~a term of two (2) years.~~

~~Position Numbers 1, 2, & 3 shall expire on December 31, 2008.~~

~~Position Numbers 4, 5, 6, & 7 shall expire on December 31, 2009.~~

Section 7: ~~At its first meeting, the Committee shall elect a chair and a secretary to serve through December 2008. The Committee shall thereafter annually elect the chair and~~ vice chair ~~secretary~~ in December to serve one year terms .

Section 2. This ordinance becomes effective immediately after its adoption.

First Reading: January 13th, 2026

Second Reading: January 27th, 2026

ADOPTED by the City Commission of the City of Warrenton, Oregon this 27th day of January 2026.

APPROVED

Henry A. Balensifer, Mayor

Attest:

Hanna Bentley, City Recorder



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Jessica Barrett, Finance Director
Item Name: Resolution No. 2719 Approving and adopting increases to the 2025-2026 budget by increasing appropriations for unanticipated revenues from specific purpose grants

Summary:

Staff is presenting a budget adjustment for your approval to amend the current budget to allow for additional spending authority in the Grants Fund for the Police Department.

The City of Warrenton Police Department applied for and was awarded the High Visibility overtime Enforcement grant from ODOT Traffic Safety Office. The grant is used to pay overtime for impaired driving and seat belt enforcement. The City has received this grant for the past several years and while it was included in our budget, we were awarded \$500 more than expected. Additionally, the grant award period is October 2025-September 2026, crossing over two fiscal years. To allow for both the spending of additional grant revenue and the full grant amount awarded for this award year, a budget adjustment is needed.

Recommendation/Suggested Motion:

I move to approve Resolution No. 2719, approving and adopting increases to the 2025-2026 budget by increasing appropriations for unanticipated revenues from specific purpose grants for the fiscal year ending June 30, 2026.

Alternative:

Fiscal Impact:

Increase in grant revenue to allow additional overtime for DUII and seat belt enforcement.

Attachments:

1. Resolution No. 2719

RESOLUTION NO. 2719

Introduced by All Commissioners

**APPROVING AND ADOPTING INCREASES TO THE 2025-2026 BUDGET BY
INCREASING APPROPRIATIONS FOR UNANTICIPATED REVENUES FROM SPECIFIC
PURPOSE GRANTS**

Whereas, the City of Warrenton entered into an agreement with the Oregon Department of Transportation, Traffic Safety Office, to receive grant funds to be used for expenditures for impaired driving and seatbelt overtime enforcement and

Whereas, receipt of these additional funds will be recorded in the Grants Fund along with the associated expenditure of \$2,268, and

NOW THEREFORE, BE IT RESOLVED that the City Commission of the City of Warrenton hereby adopts the following 2025-2026 budget changes for revenues and expenses from specific purpose grants, which were unforeseen at the time of the preparation of the budget:

Grants Fund	Existing	Changes	Adjusted
Total Resources	\$ 92,896	2,268	\$ 95,164
Police Department	33,500	2,268	35,768
Fire Department	55,453		55,453
Total Expenditures	88,953	2,268	91,221

PASSED by the City Commission of the City of Warrenton this ____ day of _____, 2026

APPROVED by the Mayor of the City of Warrenton this ____ day of _____, 2026

This resolution is effective on January 27, 2026.

Mayor

ATTEST:

City Recorder



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Dale McDowel, Interim Public Works Director
Item Name: Seafarers Park Erosion Stabilization — Request for Night Work and Road Closure

Summary:

Authorization is requested for temporary night work and a full road closure during construction of the Seafarers Park Bank Stabilization Project. The construction contract for this project was awarded to Earthworx Excavation LLC by the City Commission on November 25, 2025. Night work is required to coordinate construction activities with tidal cycles, and a full road closure is necessary to safely perform repairs to the shoreline bank and adjacent viewpoint area.

There is no fixed start date at this time due to the remaining federal permitting process. Construction will commence immediately upon receipt of authorization from the U.S. Army Corps of Engineers. Once permitted, construction activities, including night work and a full road closure, may occur at any item between permit issuance and March 1, 2026, consistent with the in-water work window. All work will take place entirely on City of Warrenton property.

Recommendation/Suggested Motion:

I move to authorize Earthworx Excavation LLC to perform temporary night work and allow a full road closure as necessary to complete construction of the Seafarers Park Bank Stabilization Project.

Alternative:

Fiscal Impact:

There is no additional fiscal impact associated with the requested night work and road closure authorizations beyond the previously approved construction contract and project budget.

Attachments:

1. 20260121140453341



-  = ROAD CLOSED AHEAD
-  = BARRIERS*
-  = STOCKPILING
-  = DETOUR
-  = PEDESTRIAN TRAFFIC ONLY AHEAD
-  = PROJECT AREA

BARRICADE TO BE USED: 36" TRAFFIC CONES WITH HIGH-VISIBILITY COLORED CONE BARS ACROSS ROADWAY



City Commission Agenda Memo

Meeting Date: January 27, 2026
From: Mathew Workman, Police Chief
Item Name: Fireworks Calls Around 4th of July

Summary:

Each year, around the 4th of July, specifically on the 4th of July, the WPD and other law enforcement agencies in the state respond to many complaints about fireworks. The complaints run the gamut of reasons: doing it too early, doing it too late, doing it unsafely, doing it in the middle of the road, doing it on public property, using illegal fireworks, too bright, too loud, scaring pets, etc. This will be a discussion about the complaints we receive, the comments from citizens, the level of enforcement, and the possibility of doing community messaging prior to July 4th, so people can choose whether or not to invest in the purchase and use of fireworks within the city limits.

Recommendation/Suggested Motion:

Alternative:

Fiscal Impact:

Attachments:

None