



**City of Warrenton Planning Commission**  
**Regular Meeting Agenda**  
**Thursday, April 9, 2026 – 6:00 PM**  
**City Hall, 225 S. Main, Warrenton, OR 97146**

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

<https://us02web.zoom.us/j/89424483614?pwd=aQEMoaWvubiH6xmWNVHpQtix5LWVv8a.1>

**Meeting ID:** 894 2448 3614 | **Passcode:** 123456 | **Dial-in Number:** 253-215-8782

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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 Secretary prior to the start of the meeting.
2. Via Zoom: Register with the Secretary, at [planning@warrentonoregon.us](mailto:planning@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 Secretary, at [planning@warrentonoregon.us](mailto:planning@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 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.

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1. **Call to Order**
2. **Pledge of Allegiance**
3. **Approval of Minutes**
  - A. Planning Commission Regular Minutes - 03.12.2026
4. **Reports**
5. **Public Comment**
6. **Public Hearings**
  - A. **CUP-26-1 and SDR-26-2** development of one 4-plex and one 6-plex dwelling units
7. **Business Items**
8. **Discussion Items**
9. **Good of the Order**
10. **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 Planning Commission

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, March 12, 2026

Planning Commission meeting called to order at 6:00 pm and Pledge of Allegiance

### Attendance

Commission Members	Present	Excused
Tony Faletti	X	
Dan Heath	X	
Brooke Terry	X	
Carla Gonzalez	X	
David Burkhart	X	
Colin Atkinson	X	
Nicole Bian		X

Staff Members Present	
City Manager Esther Moberg	Planning Commission Secretary Judith Stich
Interim Planner Zach Pelz	

### Approval of Minutes

- A. Planning Commission Special Minutes and Planning Commission Regular Minutes  
03.12.2025

<b>Motion:</b>	I make a motion to approve the minutes				
<b>Moved:</b>	Burkhart				
<b>Seconded:</b>	Terry	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Terry	X			
	Gonzalez	X			
	Burkhart	X			
	Atkinson	X			
	Bian			X	
<b>Passed:</b>	6/0				

**Public Comment – None**

### Public Hearings

A. V-25-2

Chair Faletti opened the hearing. Interim Planner, Zach Pelz of AKS Engineering & Forestry, LLC, presented the staff report. Mr. Pelz went through the criteria for the variance and spoke to why staff recommended approval for this application. It was noted that the variance was requested because the setback on the property was not feasible due to site constraints. It was mentioned that the property owner to the south of the lot that would be affected had written a statement in support of the variance. There was only one clarification needed by the Planning Commission regarding the property's need for an easement.

The applicant was invited to speak and gave a short summary of their request. The only question for the applicant was whether the units would be rented. The applicant answered yes and that the units were already spoken for. There were no members of the public there to testify and Chair Faletti closed that portion of the meeting. Afterward, Chair Faletti and the commissioners deliberated amongst themselves, but there was not a lot that they had to say and so a motion was asked for.

<b>Motion:</b>	based on the findings and conclusions of the March 12 staff report, I move to approve V-25-2 subject to the conditions of approval included in the staff report				
<b>Moved:</b>	Atkinson				
<b>Seconded:</b>	Heath	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Terry	X			
	Gonzalez	X			
	Hayward	X			
	Atkinson	X			
	Bian			X	
<b>Passed:</b>	6/0				

B. CUP-26-1

Chair Faletti opened the hearing regarding a conditional use permit for four plex and six plex dwelling units. Mr. Pelz, when asked to present the staff report, spoke regarding the applicant's request to continue the hearing until the April 9, 2026, Planning Commission meeting.

<b>Motion:</b>	based on the applicant's request, I move to continue the hearing for SDR-26-2 and CUP-26-1 to April 9th at 6pm				
<b>Moved:</b>	Bian				
<b>Seconded:</b>	Atkinson	<b>Aye</b>	<b>Nays</b>	<b>Absent</b>	<b>Recused</b>
<b>Vote:</b>	Faletti	X			
	Heath	X			
	Terry	X			

	Gonzalez	X			
	Hayward	X			
	Atkinson	X			
	Bian			X	
<b>Passed:</b>	6/0				

**Business Items - None**

**Discussion Items - None**

**Good of the Order**

- A. Ms. Moberg gave an update to the Planning Director hiring process, speaking about the upcoming interviews and mentioned the awarding of a grant for the new wastewater treatment plant.
- B. Judith Stich mentioned the upcoming commissioner training.

**Adjournment**

There being no further business, Chair Faletti adjourned the meeting at 6:55 pm.

Approved:

Attest:

\_\_\_\_\_  
Tony Faletti, Chair

\_\_\_\_\_  
Judith Stich, Secretary



# City of Warrenton

## Planning Department

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

Phone: 503.861.0920 Fax: 503.861.2351

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## STAFF REPORT

TO: The Warrenton Planning Commission  
FROM: Garrett Phillips, AICP, Consulting Planner  
DATE: March 27<sup>th</sup>, 2026  
SUBJ: SDR-26-02 and CUP-26-01

### BACKGROUND

Elizabeth Castro applied for a Site Design Review Permit and Conditional Use Permit to establish a six plex and a four plex dwelling and associated site improvements on tax lot 81021AB07101, in the General Commercial C-1 Zone. The site is zoned for commercial use, provides for some residential uses as a conditional use, and is not in the following overlays: flood hazard, wetland and riparian, coastal shorelands, geologic hazard.

### PUBLIC PROCESS, PROCEDURES & PUBLIC NOTICE

The SDR application was submitted January 2<sup>nd</sup> and was deemed complete January 13, 2026. The CUP application was received on February 19<sup>th</sup> and deemed complete on February 19<sup>th</sup>. We sent notice of the March 12 public hearing for a Type 3 decision to adjacent property owners February 19<sup>th</sup> and published notice in The Astorian before March 1<sup>st</sup>, 2026. (Other notices were issued previously, in error, for a Type 2 decision).

On March 5<sup>th</sup>, 2026, the applicant requested in writing that the City continue the March 12<sup>th</sup> hearing to April 9<sup>th</sup> and provided an extension of the City's 120-day CUP and SDR decision deadlines to August 2<sup>nd</sup>, 2026, so that they could modify their plans to make them compliant with the WDC prior to the hearing. A revised site plan was provided March 26<sup>th</sup>,

On March 12, the Planning Commission opened the hearing, noted the applicant's request, and continued the hearing to April 9<sup>th</sup> at 6pm. Other testimony and facts were not reviewed on March 12. New public notices are not required for a continued hearing.

## REVIEW CRITERIA DIRECTLY APPLIED FROM OREGON STATUTE

### Clear and Objective Standards

The proposal includes residential development subject to [ORS 197A.400\(1\)](#) (~~formerly 197.307(4)~~), which requires local governments to apply only clear and objective standards, conditions and procedures regulating the development of housing.<sup>1</sup> Multiple City standards that would otherwise be applicable, are noted in the findings of this report as being not applicable based on ORS 197A.400(1).

### SB 1537 Mandatory Adjustments

On March 24<sup>th</sup>, the applicant requested an adjustment to the minimum parking requirement pursuant to SB 1537<sup>2</sup>, proposing one fewer parking spaces than required by WDC. The request meets the SB 1537 approval criteria as summarized in the following table, so granting the adjustment is mandatory. A variance is not required.

Compliance	SB 1537 Criteria
Yes	(a) The application is for a building permit or a quasi-judicial, limited or ministerial land use decision.
Yes	(b) The development is on lands zoned to allow for residential uses, including mixed-use residential uses.
Yes, 28 dwellings per acre	(c) Site information demonstrating that the development proposal, in total on the site, meets the minimum net residential densities of Section 55 (3)(a)(C), including: ... (iii) 6 units per net residential acre if sited in a city with a population of 2,500 or greater and less than 30,000...
Yes	(d) The development is both within an urban growth boundary and annexed to a city.
Yes	(e) Site information confirming that the development will create net new housing units that include: single-family, multifamily...
Yes, one adjustment	(f) The total requested adjustments do not exceed 10 distinct adjustments (note: each standard listed in the table below counts as one distinct adjustment, even if the application requests multiple components within that category).
Yes, a statement of how "A" applies was provided.	(g) A statement of how one of the following criteria apply: (A) The adjustment makes housing development feasible when it otherwise would not be due to cost or delay. (B)...

<sup>1</sup> ORS 197A.400(2) is not applicable because this is not a historic district or central city plan area. ORS 197A.400(3) is not applicable because the City has not adopted a clear and objective permit pathway for multi-family residential development in the C-1 zone. Under ORS 197A.400(4), the City may use conditions of approval in this decision.

<sup>2</sup> [SB 1537 Summary](#) and [SB 1537 Text](#)

## **CITY CODE PROVISIONS, APPLICANT RESPONSES, AND FINDINGS**

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

Division 2 Land Use Districts (C-1 Zone)  
Division 3 Site Design Standards  
Division 4 Applications and Review Procedures

### **DIVISION 4 ADMINISTRATION AND PROCEDURES**

#### **Chapter 16.204 TYPES OF APPLICATIONS AND REVIEW PROCEDURES**

##### **16.208.050 Type III Procedure (Administrative).**

**STAFF FINDING:** The applicant held a pre-application conference (PRE-25-12), and a pre-application report was dated August 22, 2025. The application was submitted with the required materials. The City provided the required notices as described in the introduction to this report. The Planning Commission Hearing was scheduled for March 12<sup>th</sup>, 2026, and continued to April 9<sup>th</sup>. This criterion is met.

#### **Chapter 16.212 SITE DESIGN REVIEW**

##### **16.212.020 Applicability & 16.212.040 Site Design Review Sections A and B**

**APPLICANT RESPONSE:** None

**STAFF FINDING:** The proposal constitutes development, so Site Design Review is required. The proposal is for 10 dwellings, so the City is following a Type III review procedure. This criterion is met.

##### **16.212.040 Site Design Review Section C Review Criteria.**

*1. The application is complete, as determined in accordance with Chapter 16.208 and subsection B of this section.*

**APPLICANT RESPONSE:** None

**STAFF FINDING:** The application was determined complete, as described in the introduction to this report. This criterion is met.

*2. The application complies with all of the applicable provisions of the underlying land use district (Division 2), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.*

**APPLICANT RESPONSE:** None

**STAFF FINDING:** Later findings in this report collectively establish that this criterion is met.

3. *The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 16.276, Nonconforming Uses and Development.*

**APPLICANT RESPONSE:** None.

**STAFF FINDING:** There are no existing uses or structures. This criterion is met.

4. *The application complies with the applicable design standards contained in Division 3.*

**APPLICANT RESPONSE:** None

**STAFF FINDING:** Later findings in this report collectively establish that this criterion is met.

### **Chapter 16.220 Conditional Use Permits**

#### **16.220.020 Authorization to Grant or Deny Conditional Uses, Section A**

A. A new, enlarged or otherwise altered development listed in this Code as a conditional use shall be approved or denied by the Planning Commission under the procedure in this chapter. The Planning Commission shall base its decision on whether the use complies with:

1. Applicable policies of the Comprehensive Plan.
2. Applicable Columbia River Estuary Aquatic and Shoreland Development Standards, Chapter 16.160.
3. For certain uses in Columbia River Estuary aquatic areas, whether the use or activity meets the resource capability and purpose of the zone in which it is proposed when such a determination is required in accordance with Chapter 16.164.
4. For certain activities in Columbia River Estuary aquatic areas, the findings of an impact assessment where required by Chapter 16.164.
5. Development standards of the applicable zone.
6. Basic conditional use standards of this section.
7. Appropriate conditional use standards of this section.

**STAFF FINDING:** ORS 197A.400(1) prohibits application of Criteria 1, 3, 4, 6 and 7, because those standards are not clear and objective. Criteria 2, 3, and 4 are not applicable because this application is not related to the Columbia River

Estuary aquatic and shoreland areas. Later findings in this report on Division 2 standards establish that criterion 5 is met.

**16.220.030 Review Criteria**

1. The proposed use is in conformance with the Comprehensive Plan.
2. The location, size, design and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on, surrounding properties.
3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.
4. Public facilities and services are adequate to accommodate the proposed use.
5. The site's physical characteristics, in terms of topography, soils and other pertinent considerations, are appropriate for the use.
6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for appropriate access points, on-site drives, public areas, loading areas, storage facilities, setbacks and buffers, utilities or other facilities which are required by City ordinances or desired by the applicant.
7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

**STAFF FINDING:** ORS 197A.400(1) prohibits application of these standards. The conditional use approval criteria rely on subjective terms such as *compatible, adequate, appropriate, excessive, minimal impact, desirability, suitable*. These criteria require the exercise of discretion and therefore are not applicable to this decision. The proposal is instead evaluated against all applicable clear and objective development standards, compliance with which requires approval. These criteria are met.

## **DIVISION 2 LAND USE DISTRICTS**

### **Chapter 16.40 GENERAL COMMERCIAL (C-1) DISTRICT**

#### **16.40.020 Permitted Uses 16.40.030 Conditional Uses**

**STAFF FINDING:** WDC 16.40.030 identifies multi-family housing as a conditional use in 1(B), which refers to areas zoned C-1 that do not abut US 101, SE Marlin, and SE Dolphin Avenues: “12. Multifamily housing development subject to the development and other applicable standards of Chapter 16.36, Section 16.124.070 generally and Section 16.124.070(C)(1) specifically, and Chapter 16.188.” Other findings in this report address the conditional use permit review criteria and the sections referenced in this finding. The criterion is met.

#### **16.40.040 Development Standards**

##### **A. Density Provisions.**

**STAFF FINDING:** The only standard in this section applicable to non-commercial uses is a 45-foot maximum building height. The application elevation drawings identify the building heights as 26 feet 7 inches and 36 feet 2 inches. The criterion is met.

##### **B. Setback Requirements.**

**STAFF FINDING:** The setback requirements in this section only apply to commercial uses. Findings related to WDC 16.124 are provided later in this report. The criterion is met.

#### **16.40.050 Design Standards**

**STAFF FINDING:** Based on the following facts, the proposal meets the criteria:

- A. The proposal is not commercial development, so this standard is not applicable.
- B. The proposal is not adjacent to US 101, so this standard is not applicable.
- C. Findings later in this report document compliance with WDC 16.144.040 regarding signs.
- D. Maximum front yard setback for commercial buildings in the C-1 zone along Fort Stevens Highway/State Highway 104 shall be 10 feet. The proposal is not commercial development, so this standard is not applicable.
- E. Maximum front yard setback for commercial buildings in the C-1 zone adjacent to existing or planned transit stops shall be 10 feet... The proposal is not commercial development, so this standard is not applicable.
- F. The following standards shall be met by all food cart placements... The proposal does not include food carts, so this standard is not applicable.

#### **16.40.060 Other Applicable Standards**

**STAFF FINDING:** Based on the following facts, the proposal meets the criteria:

A. Outside sales and service areas shall be approved by the Warrenton Planning Commission if not enclosed by suitable vegetation, fencing, or walls. Outside Sales and Service is not proposed, so this standard is not applicable.

B. Outside storage areas shall be enclosed by suitable vegetation, fencing, or walls, in conformance with Chapter 16.124. Findings are provided later in this report regarding the referenced section.

C. All uses shall comply with access and parking standards in Chapters 16.116 and 16.128, except as may be permitted by conditional use or variance. Findings are provided later in this report regarding the referenced section.

D. Signs shall comply with standards in Chapter 16.144. Findings are provided later in this report regarding the referenced section. This criterion is met.

E. All development shall comply with the wetland and riparian area protection standards of Chapter 16.156. The subject property does not include wetlands, riparian areas, or their buffers.

F. All other applicable Development Code requirements shall also be satisfied. This criterion is satisfied by a condition of approval.

G. RV parks shall comply with Chapter 16.176 and all applicable State and Federal laws and regulations. The proposal is not for an RV park. This criterion is not applicable.

H. Prior to undertaking disposal, the dredging project proponent shall consult with the Army Corps and Oregon DSL... This criterion is not applicable.

I. State licensed medical marijuana dispensaries... This criterion is not applicable.

## ***DIVISION 3 DESIGN STANDARDS***

### ***Chapter 16.120 ACCESS AND CIRCULATION***

#### ***16.120.020 Vehicular Access and Circulation.***

**STAFF FINDING:** The criteria in this section are met based on the following findings and facts:

A, B, & C: Permits for access to state highways shall be subject to review and approval by Oregon Department of Transportation (ODOT), except when ODOT has delegated this responsibility to the City or Clatsop County. In that case, the City or County shall determine whether access is granted based on its adopted standards.

**STAFF FINDING:** Standards A and B are introductory statements. Standard C requires ODOT approval of access and identifies that City standards are applicable when ODOT has delegated access authority to the City. ODOT has not delegated access authority to the City, therefore City vehicular access standards E through I of this section are not applicable. **A condition of approval requires the owner to provide ODOT's written approval of access prior to issuance of any City permits.**

D. Traffic Study Requirements. The City or other agency with access jurisdiction may require a traffic study

**STAFF FINDING:** This standard is not clear and objective and Standard C places this authority with ODOT, so this standard is not applicable.

E. Conditions of Approval. The City or other agency with access permit jurisdiction may require the closing..., to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas (other than driveways that serve single-family, two-family, or three-family dwellings) shall not permit backing onto a public street.

**STAFF FINDING:** This standard is not clear and objective and Standard C places this authority with ODOT, so this standard is not applicable.

F. Access Options. When vehicle access...

**STAFF FINDING:** Standard C places this authority with ODOT, so this standard is not applicable.

G. Access Spacing. Driveway accesses shall be separated...

**STAFF FINDING:** Standard C places this authority with ODOT, so this standard is not applicable.

H. Number of Access Points.

**STAFF FINDING:** Standard C places this authority with ODOT, so this standard is not applicable.

I. Shared Driveways.

**STAFF FINDING:** This standard is not clear and objective and Standard C places this authority with ODOT, so this standard is not applicable.

J. Street Connectivity and Formation of Blocks Required. In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:...

**STAFF FINDING:** This proposal is not a land division and is not a large site development, so this standard is not applicable.

K. Driveway Openings and Widths...

**STAFF FINDING:** This proposal is not a land division and is not a large site development, so this standard is not applicable. Standard C places this authority with ODOT, so this standard is not applicable.

L. Fire Access and Circulation. The City of Warrenton adopts the Uniform Fire Code, as amended, including administrative sections and all appendices and all the State of Oregon revisions. All development in the City of Warrenton is required to meet these minimum adopted standards.

**STAFF FINDING:** Exterior walls farthest from the public street are around 100' away from the street, so the fire apparatus access road requirements of this section are not applicable. This section also includes a standard about driveway and parking area circulation (#5) that is not clear and objective, so that standard is not applicable. The Warrenton Fire Department did not comment on this application prior to writing of this report. **A Conditional of Approval requires the owner to comply with Uniform Fire Code.**

M. Vertical Clearances. Driveways, private streets, aisles, turn-around areas and ramps shall have a minimum vertical clearance of 13 feet 6 inches for their entire length and width.

**STAFF FINDING:** Site plans do not include any objects or materials in the vertical clearance area. This criterion is met.

N. Vision Clearance. No signs, structures or vegetation in excess of three feet in height shall be placed in vision clearance areas, as shown in Figure 16.120.020.N.

**STAFF FINDING:** The referenced figure identifies a 15-foot vision clearance area. Site plans do not indicate any obstructions in the vision clearance areas. This criterion is met.

O. Construction. The following development and maintenance standards shall apply to all driveways, parking areas, and private streets in the City of Warrenton:

1. Surface Options. All driveways, parking areas, aisles, and turn-a-rounds in the City of Warrenton shall be paved with asphalt, concrete, or other comparable surfacing.

**STAFF FINDING:** The application states that driveways, parking areas and aisles will be paved with asphalt. The criterion is met.

2. Surface Water Management. All driveways, parking areas, aisles and turn-a-rounds shall have onsite collection or infiltration of surface waters to eliminate sheet flow of such waters onto public rights-of-way and abutting property. Surface water facility plans shall be prepared by a qualified person and constructed in conformance with City standards. Such plans shall attempt to follow the principle that water falling on a given site should be absorbed or retained on-site to the extent that the quantity and rate of water leaving the site after the development would not be significantly different than if the site had remained undeveloped.

**STAFF FINDING:** This standard is not clear and objective, so it is not applicable.

3. Driveway Aprons. When driveway approaches or "aprons" are required to connect driveways to the public right-of-way, they shall be paved with concrete surfacing and meet City construction standards.

**STAFF FINDING: A condition of approval requires that driveway aprons be paved with concrete and meet City construction standards.**

**16.120.030 Pedestrian Access and Circulation.**

**STAFF FINDING:** The criteria of this section are met based on the following facts and findings:

**A. Pedestrian Access and Circulation.**

**STAFF FINDING:** The introductory language of this subsection A, and subsections A1, A2, and A4 are not clear objective, so they are not applicable. A3 states "Connections Within Development. For all developments subject to site design review, pathways shall connect all building entrances to one another. In addition, pathways shall connect all parking areas, storage areas, recreational facilities and common areas (as applicable), and adjacent developments to the site, as applicable." The revised site plan submitted March 26<sup>th</sup> changed the

pathway configuration to make both building entrances connect with each other, trash receptacles, common open areas, and the proposed sidewalk. The criterion is met.

- B. Design and Construction. Pathways shall conform to all of the standards in paragraphs 1 through 5 of this subsection:

**STAFF FINDING:** See findings below for paragraphs 1 through 5 of this subsection:

1. Vehicle/Pathway Separation. Where pathways are parallel and adjacent to a driveway or street (public or private), they shall be raised six inches and curbed, or separated from the driveway/street by a five-foot minimum strip with bollards, a landscape berm, or other physical barrier. If a raised path is used, the ends of the raised portions must be equipped with curb ramps.

**STAFF FINDING:** Application materials specify 6-inch vertical separation. This criterion is met.

2. Housing/Pathway Separation. Pedestrian pathways shall be separated a minimum of five feet from all residential living areas on the ground floor, except at building entrances. Separation is measured as measured from the pathway edge to the closest dwelling unit. The separation area shall be landscaped in conformance with the provisions of Chapter 16.128. No pathway/building separation is required for commercial, industrial, public, or institutional uses.

**STAFF FINDING:** Application materials specify the minimum 5-foot pathway-building separation. This criterion is met.

3. Crosswalks. Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermoplastic striping or similar type of durable application.

**STAFF FINDING:** Pathways cross parking areas in proposed in March 26<sup>th</sup> Site plan revisions. This criterion is met with a condition of approval.

4. Pathway Surface. Pathway surfaces shall be concrete, asphalt, brick/masonry pavers, or other durable surface, at least six feet wide, and shall conform to ADA requirements. Multi-use paths (i.e., for bicycles and pedestrians) shall be the same materials, at least six feet wide. (See also Chapter 16.136, Public Facilities Standards, for public multi-use pathway standards.)

**STAFF FINDING:** Application materials specify concrete pathways. This criterion is met.

5. Accessible Routes. Pathways shall comply with the Americans with Disabilities Act, which requires accessible routes of travel.

**STAFF FINDING:** Application materials specify ADA compliance. This criterion is met.

### **16.124 LANDSCAPING, STREET TREES, FENCES AND WALLS**

#### ***16.124.010 through 16.124.060, and 16.124.080 Street Trees.***

**STAFF FINDING:** These criteria are met based on the following facts:

- 16.124.010 through 16.124.040 are not clear and objective,
- 16.124.050 Fences and Walls. There are no fences and walls.
- 16.124.060 Landscape Conservation. There is no significant vegetation.
- 16.124.070 New Landscaping is addressed in the section below.
- 16.124.080 Street Trees. These standards are not clear and objective.

#### ***16.124.070 New Landscaping***

**STAFF FINDING:** Several standards in this section are not clear and objective, so they are not applicable. The application includes a landscaping plan demonstrating compliance with the clear and objective requirements. This criterion is met.

- Minimum 15% of the site area landscaped – The site plan demonstrates this requirement is met just using landscaped areas surrounding the north building. Additional landscaped area is provided surrounding the south building.
- An area equal to 8% of parking and driveways landscaped, adjacent to parking and driveways. – 519 square feet is required and 795 square feet is proposed.
- One tree of caliper 1.5 inches per 5 parking spaces. – Four trees are required for 17 parking spaces, and four trees are specified on the site plan.
- Trash receptacles must be enclosed.- A six-foot fence is proposed to enclose the trash receptacles.

### **16.128 VEHICLE AND BICYCLE PARKING**

#### ***16.128.030 Vehicle Parking Standards***

**STAFF FINDING:** These criteria are met based on the following facts:

- All criteria in sub-section A are not clear and objective, except A(4) requiring that fractional spaces be rounded up, and A(5) referencing other WDC sections.
- The project includes a six-plex of two-bedroom units requiring 1.75 vehicle parking spaces per unit, for a total of 10.5 spaces required.
- The project includes a four-plex of two-bedroom units requiring 1.75 spaces per unit, for a total of 7 spaces required.

- The total number of vehicle parking spaces required is therefor 18. The site plan shows 17 spaces provided.
- The applicant requested an SB 1537 Mandatory Adjustment to the minimum parking requirements, to provide 17 spaces. The request meets the approval criteria of SB 1537.
- The criteria of sub-section B are not applicable because the applicant does not proposing shared parking, off-site parking or on-street parking.
- The criteria of sub-section C are met with the application including parking stalls meeting the dimensional standards of “Figure 16.128.030.C Parking Stall Dimensions” and “Figure 16.128.030.D Disabled Person Parking Requirements”.

#### ***16.128.040 Bicycle Parking Requirements***

**STAFF FINDING:** The criteria are met, with one short-term space and two long-term bicycle parking spaces provided adjacent to the building entrances.

#### **16.132. CLEAR VISION AREAS**

**STAFF FINDING:** This criterion is not applicable because the subject property is not at the intersection of two streets.

#### **16.136 PUBLIC FACILITIES STANDARDS**

##### **16.136.020 Transportation Standards**

**STAFF FINDING: This criterion is met** based on the following facts:

- The proposal is for new residential construction taking access from US 104, a state highway. There is at least 25 feet of property frontage on the public street.
- The proposal does not include street improvements but does include sidewalk improvements. **A condition of approval requires the owner to provide the City with ODOT’s written approval prior to obtaining building and grading permits, and the owner shall install their proposed sidewalks prior to issuance of certificate of occupancy.**

##### **16.136.030 Public Use Areas**

**STAFF FINDING:** The application does not propose public use areas, and the application is not for a subdivision, so these criteria are not applicable.

##### **16.136.040 Sanitary Sewer and Water Service Improvements**

**STAFF FINDING: The criteria are met** based on the following facts:

- The City Public Works Department did not comment on the application.
- There are water and sewer utilities under US 104.

- Final water and sewer connection approval is subject to public works approval of connection details based on a review of clear and objective public works design standards.
- **A condition of approval requires that permits for sewer and water improvements shall not be issued until the City-appointed engineer has approved all sanitary sewer and water plans in conformance with City standards.**
- Subsection C that provides City authority to require over-sizing of utility improvements is not applicable and not clear and objective.

#### **16.136.050 Storm Drainage Improvements & 16.136.060 Utilities**

**STAFF FINDING:** The standards in this section are not clear and objective.

#### **16.136.070 to 16.136.080**

**STAFF FINDING:** The standards are only applicable to land divisions, so are not applicable to this decision.

#### **16.140 STORMWATER AND SURFACE WATER MANAGEMENT**

**STAFF FINDING:** A condition of approval requires the owner to demonstrate compliance with WDC 16.140 prior to issuance of development permits.

#### **16.152 GRADING, EXCAVATING, AND EROSION CONTROL PLANS**

**STAFF FINDING:** A grading permit application and grading plans were not included in the SDR application materials reviewed in this report. **A condition of approval requires that the owner comply with all provisions of Chapter 16.152 Grading, Excavating, And Erosion Control Plans prior to obtaining any grading or construction permits and prior to commencing any work on site.**

#### **16.180 ACCESSORY STRUCTURE, ACCESSORY DWELLING, GARAGE, AND CARPORT DESIGN STANDARDS**

**STAFF FINDING:** Accessory structures are not proposed in the application.

#### **16.188 MULTIFAMILY HOUSING DESIGN STANDARDS**

##### **16.188.030 Design Standards**

A. Building Mass Supplemental Standard. The maximum width or length of a multiple-family building shall not exceed 200 feet (from end-wall to end-wall).

**STAFF FINDING:** The maximum length or width of the proposed buildings is 48 feet. The criterion is met.

B. Common Open Space Standard. Inclusive of required setback yards, a minimum of 20% of the site area shall be designated and permanently reserved as useable common open space in all multiple-family developments. The site area is defined as the lot or parcel on which the development is planned, after subtracting any required dedication of street right-of-way and other land for public purposes (e.g., public park or school grounds, etc.). Sensitive lands (e.g., wetlands, riparian areas, and riparian setback areas/corridors) and historic buildings or landmarks open to the public and designated by the Comprehensive Plan may be counted towards meeting common open space requirements.

**STAFF FINDING:** The site plan indicates that at least 20% of the site area will be common open space. The City of Warrenton SDR standards and SDR Modification standards ensure that future proposed changes to the site will be subject to review under this criterion, so this criterion is met.

C. Trash Receptacles. Trash receptacles shall be oriented away from adjacent residences and shall be screened with an evergreen hedge or solid fence or wall of not less than six feet.

**STAFF FINDING:** The term “away” is not clear and objective, so the orientation element of this standard is not applicable. The application proposes a six-foot-tall trash receptacle enclosure, so this criterion is met.

## **16.192 LARGE-SCALE DEVELOPMENTS**

### **16.192.010 Approval Process**

A. Large-Scale Development. A development which is: 1. ...2. A multifamily housing development or row house/townhouse (single-family attached) development which within two calendar years will have 10 or more dwelling units; or 3....., 4....

B. Review Type. 1. Type III: "1, 2, 3, or combined 1 and 4." 2. Type I: "4."

**STAFF FINDING:** The proposal includes 10 dwelling units, so it is a “Large Scale Development”. A Type 3 decision process is required.

### **16.192.020 General Provisions through 16.192.090 Additional Provisions**

**STAFF FINDING:** All of the standards in these sections require discretionary judgment to determine compliance, so they are not clear and objective and are not applicable to this decision.

### **16.201 TRANSIT ACCESS AND SUPPORTIVE IMPROVEMENTS**

**STAFF FINDING:** All of the standards in these sections require discretionary judgment to determine compliance, so they are not applicable to this decision.

## **CONCLUSIONS AND RECOMMENDATION**

The application, with recommended conditions of approval demonstrates compliance with the applicable approval criteria, so the SDR and CUP permits should be approved with the following conditions.

- Compliance with all other applicable Development Code requirements of the Warrenton Municipal Code, as required by WMC 16.40.060(F).
- Provision of written approval from the Oregon Department of Transportation authorizing access to the site from U.S. Highway 104 prior to issuance of any City permits.
- Where pathways cross a parking area, driveway, or street ("crosswalk"), they shall be clearly marked with contrasting paving materials, humps/raised crossings, or painted striping. An example of contrasting paving material is the use of a concrete crosswalk through an asphalt driveway. If painted striping is used, it shall consist of thermoplastic striping or similar type of durable application.
- Compliance with the Uniform Fire Code, as adopted by the City of Warrenton.
- Prior to the City issuing any permits, the applicant shall submit a site plan revision providing that a pathway connect the north building entrance to the proposed Main Street sidewalk, thereby providing a pathway connection between the building entrances via the proposed Main Street sidewalk. The certificate of occupancy shall not be issued until the approved pathways are provided.
- Paving of all driveways, parking areas, aisles, and turn-around areas with asphalt, concrete, or other comparable surfacing, in conformance with WMC 16.120.020(O)(1).
- Construction of driveway aprons connecting to the public right-of-way with concrete surfacing meeting City construction standards.
- Installation of proposed sidewalk improvements prior to issuance of a certificate of occupancy.
- Approval of sanitary sewer and water plans by the City-appointed engineer prior to issuance of permits for sewer and water improvements.

- Demonstration of compliance with WMC Chapter 16.140, Stormwater and Surface Water Management, prior to issuance of development permits.
- Compliance with Chapter 16.152, Grading, Excavating, and Erosion Control Plans, including submission and approval of grading plans, prior to obtaining any grading or construction permits and prior to commencement of site work.
- Compliance with WMC 16.144.040 regarding signs.

## **RECOMMENDED MOTION**

*“Based on the findings and conclusions of the March 25th staff report, I move to approve SDR 26-2 and CUP-26-1 subject to the conditions of approval included in the staff report.”*

## **ATTACHMENTS**

1. Application
2. Police Chief's Comments



**City Of Warrenton**  
**Planning Department**  
**Conditional Use Permit**  
**WMC 16.220**

<b>OFFICE USE</b>	FEE \$1,000
	File# CUP - _____ - _____
	Date Received _____
	Receipt# _____

The purpose of the conditional use process is to allow, when desirable, uses that would not be appropriate throughout a zoning district or without restrictions in that district, but would be beneficial to the City if their number, area, location, design, and relation to the surrounding property are controlled. A property owner or designated representative may initiate a request for a conditional use by filing an application with the Planning Department according to the requirements of Section 16.208.050. 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): *Elizabeth Carter* 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 Proposed Land Use**

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**Conditional Use Permit 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.

WMC 16.220.030

1. The proposed use is in conformance with the Comprehensive Plan.

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2. The location, size and design, and operating characteristics of the proposed use are such that the development will be compatible with, and have a minimal impact on surrounding properties.

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3. The use will not generate excessive traffic, when compared to traffic generated by uses permitted outright, and adjacent streets have the capacity to accommodate the traffic generated.

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4. Public facilities and services are adequate to accommodate the proposed use.

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5. The site's physical characteristics, in term of topography, soils and other pertinent considerations are, are appropriate for the use.

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6. The site has an adequate area to accommodate the proposed use. The site layout has been designed to provide for the building, parking, landscaping, driveway, on-site circulation, public areas, loading areas, storage facilities, setbacks, buffers, and utilities which are required by City ordinances.

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7. The use is appropriate at the proposed location. Several factors which should be considered in determining whether or not the use is appropriate include: accessibility for users (such as customers and employees); availability of similar existing uses; availability of other appropriately zoned sites; and the desirability of other suitably zoned sites for the intended use.

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### Submittal Checklist

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

- The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any
- The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- Loading and service areas for waste disposal, loading and delivery, if any
- Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.

- Location, type, and height of outdoor lighting.
- Locations, sizes, and types of signs (shall comply with Chapter 16.144).
- The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- Identification of slopes greater than 10%.
- Any areas identified as located in a designated floodplain and/or floodway, if any
- Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- North arrow, scale, names and addresses of all property owners.
- Name and address of applicant, project designer, engineer, architect, surveyor, and/or planner, if applicable.
- Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

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



**City Of Warrenton**  
**Planning Department**  
**Site Design Review**  
**WMC 16.212**

<b>OFFICE USE</b>	FEE See Fee Schedule
	File# SDR - _____ - _____
	Date Received _____
	Receipt# _____

Site design review shall be required for all new developments and modifications of existing developments, except for regular maintenance, repair and replacement of materials, parking resurfacing, and similar maintenance and repair shall be exempt. A property owner or designated representative may initiate a request for site design review by filing an application with the Planning Department. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

**Property**

Address: 40 N. MAIN AVE

Tax Lot (s): 81021AB07101

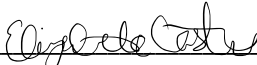
Zone: \_\_\_\_\_ Flood Zone: \_\_\_\_\_ Wetlands: \_\_\_\_\_

**Applicant**

Name (s): Elizabeth Castro

Phone: 503-440-4488 E-Mail Address: bandcnw@gmail.com

Mailing Address: 2103 SE Dolphon Ave, Warrenton OR 97146

Applicant Signature(s):  Date: 12/19/25

**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.*

**Project Description (Include Type of Business)**

New apartment complex consisting of (1) 6-plex and (1) 4-plex.

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**Site Design Permit Extension 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.

WMC 16.212.040

1. The application is complete, as determined in accordance with Chapter 16.208 and subsection B of this section.

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2. The application complies with all of the applicable provisions of the underlying land use district (Division 2), including building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other special standards as may be required for certain land uses.

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3. The applicant shall be required to upgrade any existing development that does not comply with the applicable land use district standards, in conformance with Chapter 16.276, Nonconforming Uses and Development.

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4. The application complies with the applicable design standards contained in Division 3.

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**Submittal Checklist**

Applicants shall submit all of the following items on a site plan along with the application form. The site plan shall contain the following information:

- The proposed development site, including boundaries, dimensions, and gross area drawn to scale.
- Natural land features identified which are proposed to be removed or modified by the development, including modifications to existing drainage patterns, if any.
- The location and dimensions of all proposed public and private streets, drives, rights-of-way, and easements, if any
- The location and dimensions of all existing and proposed structures, utilities, pavement and other improvements on the site. Setback dimensions for all existing and proposed buildings shall be provided on the site plan.
- The location and dimensions of entrances and exits to the site for vehicular, pedestrian, and bicycle access, if being modified by the application.
- The location and dimensions of all parking and vehicle circulation areas (show striping for parking stalls and wheel stops, as applicable), and proposed paving materials.
- Pedestrian and bicycle circulation areas, including sidewalks, internal pathways, pathway connections to adjacent properties, and any bicycle lanes or trails.
- Loading and service areas for waste disposal, loading and delivery, if any
- Outdoor recreation spaces, common areas, plazas, outdoor seating, street furniture, and similar improvements.
- Location, type, and height of outdoor lighting.
- Locations, sizes, and types of signs (shall comply with Chapter 16.144).
- The Planning Department may require studies or exhibits prepared by qualified professionals to address specific site features (e.g., traffic, noise, environmental features, site drainage, natural hazards, etc.).
- The applicant's entire tax lot and the surrounding property to a distance sufficient to determine the location of the development in the City, and the relationship between the proposed development site and adjacent property and development. The property boundaries, dimensions and gross area shall be identified.
- Identification of slopes greater than 10%.
- Any areas identified as located in a designated floodplain and/or floodway, if any
- Depict any wetland and riparian areas, streams and/or wildlife habitat areas, if any.
- Site features such as pavement, areas having unique views, and drainage ways, canals and ditches, if any.
- Any designated historic and cultural resources areas on the site and/or adjacent parcels or lots.
- North arrow, scale, names and addresses of all property owners.

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

■ Letter or narrative report documenting compliance with the applicable approval criteria including the conditional use criteria, zoning development standards, and applicable design standards. Please see the Planning Staff for applicable design standards.

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

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**Re: Continuance Request – 40 N. Main Street**

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**From** Brian Wisner <brian@wisnerengineering.com>

**Date** Thu 3/5/2026 16:13

**To** Garrett Phillips <gphillips@columbiaestuary.org>

**Cc** Judith Stich <jstich@warrentonoregon.us>; Elizabeth Castro <bandcnw@gmail.com>

Thanks for that Garrett,

We consent to extend the 120-day decision deadline to August 2nd 2026.

On Thu, Mar 5, 2026 at 3:49 PM Garrett Phillips <[gphillips@columbiaestuary.org](mailto:gphillips@columbiaestuary.org)> wrote:

Hi Brian,

Thanks for requesting hearing continuance and for your flexibility on the deadline. We are required to be specific. Can you confirm that the 120 day deadline is extended to August 2<sup>nd</sup> 2026? We are committed to having your hearing on April 9th, but need this flexibility for resolution of any appeals.

Thank you,  
Garrett Phillips

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**From:** Brian Wisner <[brian@wisnerengineering.com](mailto:brian@wisnerengineering.com)>

**Sent:** Thursday, March 5, 2026 6:24:18 PM

**To:** Judith Stich <[jstich@warrentonoregon.us](mailto:jstich@warrentonoregon.us)>

**Cc:** Garrett Phillips <[gphillips@columbiaestuary.org](mailto:gphillips@columbiaestuary.org)>; Elizabeth Castro <[bandcnw@gmail.com](mailto:bandcnw@gmail.com)>

**Subject:** Continuance Request – 40 N. Main Street

Hi Judith,

We'd like to request a continuance of the planning commission hearing for 40 N. Main Street to the second Thursday of April. We also consent to extend the 120-day decision deadline as needed to accommodate that date.

Please let me know if you need anything from me to get that on the agenda.

--

Thank you,

Brian Wisner, PE  
971-988-9342



--

Thank you,

Brian Wisner, PE  
971-988-9342

## MEMORANDUM

**TO:** City of Warrenton Planning Department  
**FROM:** Brian Wisner, PE  
**DATE:** March 24, 2026  
**RE:** SB 1537 Mandatory Adjustment – Parking Minimum  
SDR Application PRE-25-12 | 40 N Main St | Taxlot 81021AB07101

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Per Section 38 of SB 1537 (2024 Session), I am requesting a Mandatory Adjustment to the minimum off-street parking requirement for the above-referenced project. The request is to reduce the required parking from 18 spaces to 17 spaces.

### **Site Information**

Residential net density: 28.1 dwelling units per acre (10 units / 0.356 net acres). The combined site area is 15,481 SF (12,415 SF + 3,066 SF). No deductions for wetlands, riparian areas, or floodplain apply. The site is in Flood Zone X.

Percentage of floor area occupied by residential uses: 100%. All proposed buildings are residential.

### **Criterion (A): Feasibility Due to Cost or Delay**

The combined site is 15,481 SF. After accounting for building footprints, required setbacks, access, circulation, and landscaping, 18 parking spaces cannot physically fit on this site. The site plan as designed accommodates 17 spaces, and there is no feasible reconfiguration that yields an 18th stall without eliminating a dwelling unit or violating other code requirements.

Without this adjustment, the only path to resolve the one-space shortfall is a parking variance through WMC 16.272, requiring a public hearing, a parking analysis, and subject to denial. That process adds months to the project timeline and direct cost in fees and additional documentation. Denial would force a redesign and resubmittal. Either outcome puts project financing at risk and threatens to push the construction start past the building season.

The requested reduction from 18 to 17 spaces is a one-space adjustment that maintains adequate resident parking while avoiding the cost and delay that would otherwise make this project infeasible.

Please let me know if any additional information is needed ahead of the April hearing.



A TOPOGRAPHIC SURVEY OF THAT PROPERTY DESCRIBED IN INSTRUMENT # 202009913 CLATSOP COUNTY DEED RECORDS  
SITUATED IN THE NE 1/4 OF SECTION 21, T8N, R10W, W.M., CITY OF WARRENTON, CLATSOP COUNTY, OREGON

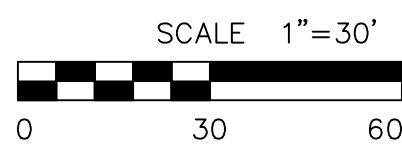
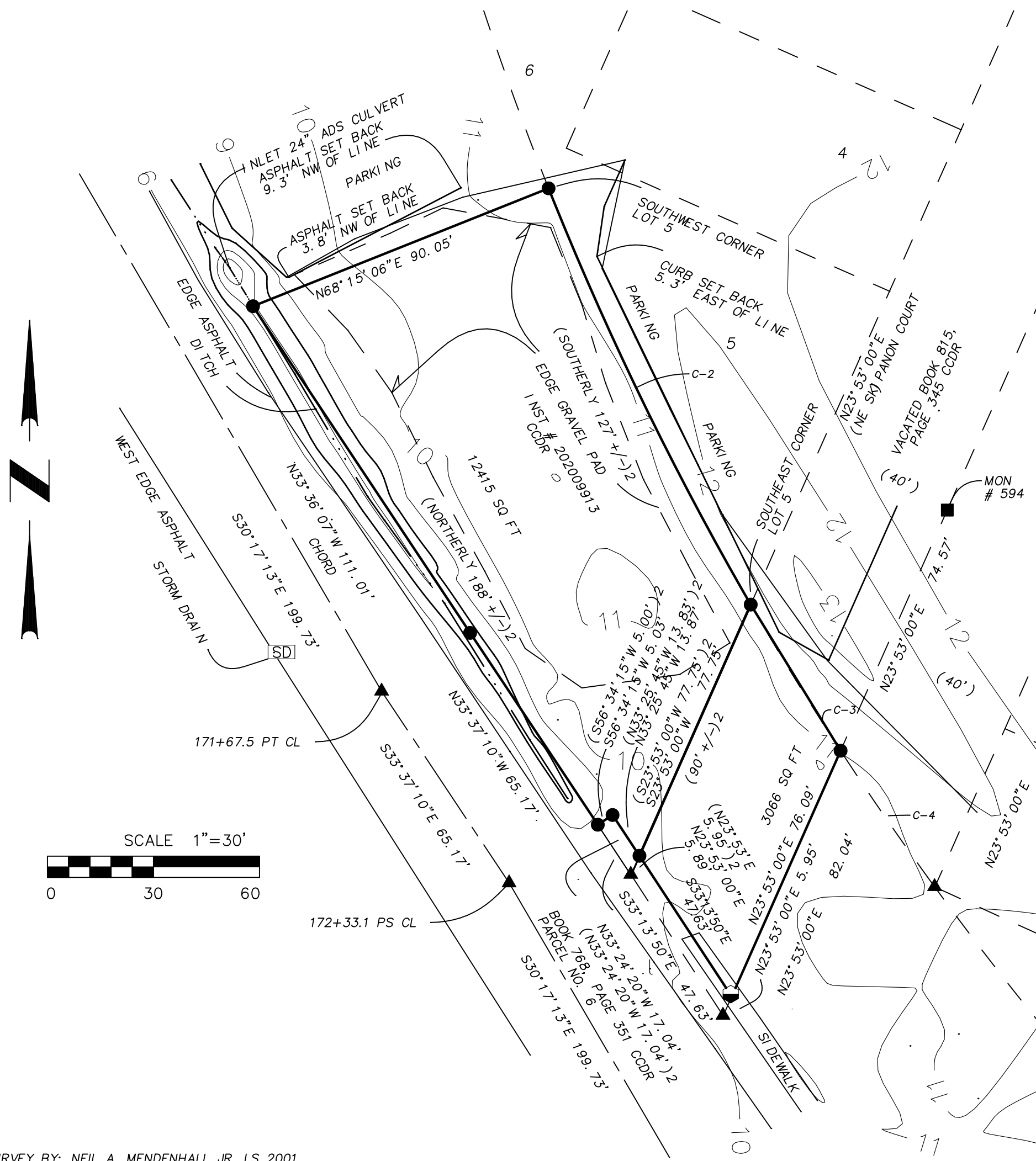
OCTOBER 24, 2022  
UPDATED AUGUST 5, 2025  
AFTER PAD CONSTRUCTION

SUPPLEMENTAL – TOPO MAP

SEE BOUNDARY SURVEY DATED MARCH 20, 2021 FOR BASIS OF BEARINGS AND CURVE AND LINE TABLES

1' CONTOUR INTERVAL  
ELEVATIONS ARE NAVD88 FROM PID SC0566  
BASE FLOOD ELEVATION FOR COLUMBIA RIVER  
PER FEMA FLOOD MAP 8/5/2025 = 8.0'

TOPO MAP



Symbol	Description
●	FOUND 5/8" REBAR WITH POC STAMPED "MENDENHALL LS 2001"
⊕	FOUND MAG NAIL WITH 1 1/2" BRASS WASHER STAMPED "MENDENHALL LS 2001"
■	OTHER FOUND MONUMENT – SEE MONUMENT NOTES
▲	CALCULATED POSITION ONLY
[SD]	STORM DRAIN GRATE
— · — · —	DITCH LINE
- - - - -	DEPRESSION
— — — — —	FORT STEVENS HIGHWAY CENTERLINE
- - - - -	LOT LINES

SURVEY BY: NEIL A. MENDENHALL JR, LS 2001  
dba MENDENHALL & ASSOC  
PO BOX 2025  
GEARHART, OR 97138  
(503) 738-6363  
MENDENHALL2025@GMAIL.COM  
file: dairy maid topo.pro

B & C PLUMBING  
DOLPHIN AVE  
WARRENTON, OREGON 97146  
(503) 440-4488 LIZ

EQUIPMENT:  
SOKKIA SET 530R  
TOTAL STATION  
CREW: NAM, ND—M,MM, DNM





















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Re: SDR-26-2

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From Garrett Freshour <gfreshour@warrentonoregon.us>  
Date Thu 1/15/2026 15:43  
To Judith Stich <jstich@warrentonoregon.us>

Need to know if any of the trade permits are going to be deferred submittals. If so, a deferred submittal agreement will need to be filled out and submitted to the building department. OSSC 107.3.4.1

Need fire sprinkler system submittal with hydraulic calculation for fire supply line and sprinkler system. OSSC 107.2.2

Need vertical/ horizontal fire assemblies on the plans. OSSC 107.2.1

Need structural details, calculations, foundation, floor joist and truss information. OSSC 107.2.1

Need details of which units will be accessible, what type, floor dimensions and other pertinent details. OSSC Table 1108.6.1.1

Need floor layouts. OSSC 107.2.1

### Garrett Freshour

Building Official  
Office : 971-286-2023  
P.O. Box 250 | 225 S. Main Ave.  
Warrenton OR, 97146  
[warrentonoregon.us](http://warrentonoregon.us) | [facebook.com](https://www.facebook.com)



---

**From:** Judith Stich <jstich@warrentonoregon.us>  
**Sent:** Thursday, January 15, 2026 10:39 AM  
**To:** Esther Moberg <emoberg@warrentonoregon.us>; Mathew Workman <mworkman@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Dale McDowell <dmcowell@warrentonoregon.us>; Brian Crouter <bcrouter@warrentonoregon.us>; Twyla Vittetoe <tvittetoe@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett \* DLCD <brett.estes@dlcd.oregon.gov>  
**Subject:** Re: SDR-26-2

It appears the link is not working correctly, please use the following:

[Applications Pending Approval - Warrenton OR](#)

### Judith Stich

Planning Technician  
[jstich@warrentonoregon.us](mailto:jstich@warrentonoregon.us)  
Office : 503.861.0920

Direct : 971.286.2025  
Fax : 503.861.2351  
P.O. Box 250 | 225 S Main  
Warrenton OR, 97146  
[warrentonoregon.us](http://warrentonoregon.us) | [facebook.com](https://www.facebook.com)



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**From:** Judith Stich

**Sent:** Thursday, January 15, 2026 10:18

**To:** Esther Moberg <[emoberg@warrentonoregon.us](mailto:emoberg@warrentonoregon.us)>; Mathew Workman <[mworkman@warrentonoregon.us](mailto:mworkman@warrentonoregon.us)>; Fire Chief <[firechief@warrentonoregon.us](mailto:firechief@warrentonoregon.us)>; Dale McDowell <[dmcowell@warrentonoregon.us](mailto:dmcowell@warrentonoregon.us)>; Brian Crouter <[bcrouter@warrentonoregon.us](mailto:bcrouter@warrentonoregon.us)>; Twyla Vittetoe <[tvittetoe@warrentonoregon.us](mailto:tvittetoe@warrentonoregon.us)>; Building Clerk <[building@warrentonoregon.us](mailto:building@warrentonoregon.us)>; ESTES Brett \* DLCD <[brett.estes@dlcd.oregon.gov](mailto:brett.estes@dlcd.oregon.gov)>  
**Subject:** SDR-26-2

Good Morning Everyone,

We have received a Site Design Review application to develop one 6-plex and one 4-plex on taxlot 81021AB07101. Public notices have been mailed, and the decision will be on or shortly thereafter Friday, February 6, 2026. The Planning Department is requesting that if you have any comments on this application, they be provided to us no later than noon on Monday, February 2, 2026.

The application files can be viewed online here: [Applications Pending Approval | City of Warrenton Oregon](#)



Best,

**Judith Stich**

Planning Technician

[jestich@warrentonoregon.us](mailto:jestich@warrentonoregon.us)

Office : 503.861.0920

Direct : 971.286.2025

Fax : 503.861.2351

P.O. Box 250 | 225 S Main

Warrenton OR, 97146

[warrentonoregon.us](http://warrentonoregon.us) | [facebook.com](https://www.facebook.com)



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Re: SDR-26-2

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From Mathew Workman <mworkman@warrentonoregon.us>

Date Sat 1/17/2026 09:42

To Judith Stich <jstich@warrentonoregon.us>; Esther Moberg <emoberg@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Dale McDowell <dmcowell@warrentonoregon.us>; Brian Crouter <bcrouter@warrentonoregon.us>; Twyla Vittetoe <tvittetoe@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett \* DLCD <brett.estes@dlcd.oregon.gov>

Judith,

The WPD has the following comments on this application:

- **Ingress and egress:** The driveway for this lot and project will be attached to Oregon State Highway 104. **The applicant needs to make sure they have approval from ODOT for this driveway and that it meets all of their standards and requirements.**
- **Driveway Safety:** From what I can gather from the plans and looking at an area map photo, it looks like the driveway will be far enough away from the SW Alder Ave. intersection to not be a traffic safety concern. **I would suggest the applicant put a stop sign on the property for drivers leaving the property as a reminder.** It is already the law that they stop when leaving private property and entering the roadway, but an extra reminder never hurts.
- **Lighting:** As always, I would suggest lots of exterior lighting on the buildings and in the parking lot for safety and crime prevention. The plan for the street light pole near the driveway is appreciated.
- **Cameras:** Again, I would suggest surveillance cameras on the buildings and parking lot for safety, crime prevention, and to aid in the investigation of any incidents at the location.

These are my comments at this time.

Chief Workman

Mathew J. Workman, Chief of Police  
Warrenton Police Department  
225 S. Main Ave. / P.O. Box 250  
Warrenton, OR 97146  
503-861-2235 (Office)  
503-861-2863 (Fax)  
503-791-9995 (Work Cell)  
Facebook: "Warrenton Police Department"  
X / Twitter: "WarrentonPD"  
<http://www.warrentonoregon.us/police>

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**From:** Judith Stich <jstich@warrentonoregon.us>

**Sent:** Thursday, January 15, 2026 10:39 AM

**To:** Esther Moberg <emoberg@warrentonoregon.us>; Mathew Workman <mworkman@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Dale McDowell <dmcowell@warrentonoregon.us>; Brian Crouter <bcrouter@warrentonoregon.us>; Twyla Vittetoe <tvittetoe@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett \* DLCD <brett.estes@dlcd.oregon.gov>

**Subject:** Re: SDR-26-2

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[Applications Pending Approval - Warrenton OR](#)

**Judith Stich**

Planning Technician

[jstich@warrentonoregon.us](mailto:jstich@warrentonoregon.us)

Office : 503.861.0920  
Direct : 971.286.2025  
Fax : 503.861.2351  
P.O. Box 250 | 225 S Main  
Warrenton OR, 97146  
[warrentonoregon.us](http://warrentonoregon.us) | [facebook.com](https://www.facebook.com)



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**From:** Judith Stich

**Sent:** Thursday, January 15, 2026 10:18

**To:** Esther Moberg <[emoberg@warrentonoregon.us](mailto:emoberg@warrentonoregon.us)>; Mathew Workman <[mworkman@warrentonoregon.us](mailto:mworkman@warrentonoregon.us)>; Fire Chief <[firechief@warrentonoregon.us](mailto:firechief@warrentonoregon.us)>; Dale McDowell <[dmcowell@warrentonoregon.us](mailto:dmcowell@warrentonoregon.us)>; Brian Crouter <[bcrouter@warrentonoregon.us](mailto:bcrouter@warrentonoregon.us)>; Twyla Vittetoe <[tvittetoe@warrentonoregon.us](mailto:tvittetoe@warrentonoregon.us)>; Building Clerk <[building@warrentonoregon.us](mailto:building@warrentonoregon.us)>; ESTES Brett \* DLCD <[brett.estes@dlcd.oregon.gov](mailto:brett.estes@dlcd.oregon.gov)>

**Subject:** SDR-26-2

Good Morning Everyone,

We have received a Site Design Review application to develop one 6-plex and one 4-plex on taxlot 81021AB07101. Public notices have been mailed, and the decision will be on or shortly thereafter Friday, February 6, 2026. The Planning Department is requesting that if you have any comments on this application, they be provided to us no later than noon on Monday, February 2, 2026.

The application files can be viewed online here: [Applications Pending Approval | City of Warrenton Oregon](#)



Best,

**Judith Stich**

Planning Technician

[jstich@warrentonoregon.us](mailto:jstich@warrentonoregon.us)

Office : 503.861.0920

Direct : 971.286.2025

Fax : 503.861.2351

P.O. Box 250 | 225 S Main

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RE: SDR-26-2

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**From** Esther Moberg <emoberg@warrentonoregon.us>  
**Date** Tue 1/20/2026 15:09  
**To** Judith Stich <jstich@warrentonoregon.us>

The city should not issue any approval until full access has been approved and verified by the city.

Esther Moberg  
City Manager  
City of Warrenton  
971-286-2017  
[emoberg@warrentonoregon.us](mailto:emoberg@warrentonoregon.us)  
[www.warrentonoregon.us](http://www.warrentonoregon.us)

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**From:** Brian Crouter <bcrouter@warrentonoregon.us>  
**Sent:** Tuesday, January 20, 2026 2:55 PM  
**To:** Judith Stich <jstich@warrentonoregon.us>  
**Cc:** Mathew Workman <mworkman@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Dale McDowell <dmcdowell@warrentonoregon.us>; Twyla Vittetoe <tvittetoe@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett \* DLCD <brett.estes@dlcd.oregon.gov>; Esther Moberg <emoberg@warrentonoregon.us>; Cindie Manion <cmansion@warrentonoregon.us>  
**Subject:** RE: SDR-26-2

I have looked at the preliminary site plan and have a few comments.

1. An engineered sewer main extension will be needed for this development's sewer needs.
2. It will also require a testable backflow device directly behind the water meter for this project.
3. A fire hydrant will be needed for your project, please verify with City of Warrenton Fire Chief for this requirement.
4. I looked over the location of the dumpster on the preliminary site plan, and I do not think that will work with the turning radiuses needed for the garbage trucks.
5. ODOT approval will be needed for this development's entrance.
6. Lighting will be required for the entrance, parking lot and for the refuge encloser.

Thanks,

**Brian Crouter**  
Project Coordinator  
Office : 503.861.0912  
Fax : 503.861.9661  
P.O. Box 250 | 45 SW 2<sup>nd</sup> Street  
Warrenton OR, 97146  
[warrentonoregon.us](http://warrentonoregon.us) | [facebook.com](https://www.facebook.com)



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**Sent:** Saturday, January 17, 2026 9:42 AM  
**To:** Judith Stich <jstich@warrentonoregon.us>; Esther Moberg <emoberg@warrentonoregon.us>; Fire Chief <firechief@warrentonoregon.us>; Dale McDowell <dmcdowell@warrentonoregon.us>; Brian Crouter <bcrouter@warrentonoregon.us>; Twyla Vittetoe <tvittetoe@warrentonoregon.us>; Building Clerk <building@warrentonoregon.us>; ESTES Brett \* DLCD <brett.estes@dlcd.oregon.gov>  
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## Judith Stich

Planning Technician

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