

WARRENTON URBAN RENEWAL DISTRICT PLAN
PART 1 OF 2

Prepared for:

City of Warrenton
P.O. Box 250
Warrenton, Oregon 97146-2351

June, 2007

Adopted by Ordinance No. _____ by the Warrenton Commission on June 28, 2007.

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A. STATEMENT OF PURPOSE

The City of Warrenton Urban Renewal Plan has been prepared to further encourage infill, rehabilitation and redevelopment that is consistent with the Comprehensive Plan and Zoning Regulations adopted by the Warrenton City Commission. The Renewal Plan is intended to guide the provision of infrastructure necessary for the orderly and proper improvement and redevelopment of the District. Through implementation of the Plan, economic development will be stimulated by the elimination of blighting conditions, provision of supporting public facilities, and general improvements in the overall appearance, condition, and function of the downtown, marina and the District in its entirety.

The Warrenton, Oregon Urban Renewal Plan presented in this document meets the requirements of Chapter 457 of the Oregon Revised Statutes. The Plan also complies with other federal, state and local laws pertaining to urban renewal plans.

B. DEFINITIONS

1. **Agency** means the Urban Renewal Agency of the City of Warrenton.
2. **Advisory Committee** means the Warrenton Urban Renewal Advisory Committee.
3. **Blighted Areas** are areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the health, safety or welfare of the community. Blight shall have the same meaning in this Plan as defined in ORS 457.010.
4. **Boundary** means the geographic and legal limits which encompass the Warrenton Urban Renewal Area.
5. **City** means the City of Warrenton, Oregon.
6. **City Commission** means the Warrenton City Commission.
7. **County** means Clatsop County, Oregon.

8. **Lot** means a unit of land that is created by a subdivision or platting of land and recorded in the land records of Clatsop County
9. **Public Improvement Plan** means drawings, development standards and/or objectives designed to guide the improvement of public facilities and services in the Warrenton Urban Renewal Area.
10. **ORS** means the Oregon Revised Statutes (State Law and, specifically, Chapter 457. thereof.
11. **Persons** means any individual, family, business, firm association, or corporate entity.
12. **Plan** means the Warrenton Urban Renewal Plan and Report consisting of the text and accompanying exhibits
13. **Project** means any work or undertaking carried out under ORS 457.170 in an urban renewal area.
14. **Projects or Activities** means the development or improvement projects described in Section III herein.
15. **Property Owner** means any individual who owns property within the Warrenton Urban Renewal Area.
16. **Renewal Area** means the Warrenton Urban Renewal Area.
17. **State** means the State of Oregon.
18. **Text** means the Warrenton Urban Renewal Plan and Report Text for the Warrenton Urban Renewal Area.
19. **Appropriate base materials** may include, but not be limited to, brick, pre-cast concrete pavers, textured concrete, etc.

C. GOALS AND OBJECTIVES OF THE URBAN RENEWAL PLAN

The primary goal of the Warrenton Urban Renewal Plan is to improve the economic health, condition, and appearance of the Warrenton Urban Renewal Area and to eliminate existing blight and blighting influences in order to strengthen the Warrenton economy. The following goals and objectives more specifically identify the purposes of the Warrenton Urban Renewal Plan but shall not preclude the ability of the Urban Renewal Agency to consider or develop other appropriate project improvements within the Warrenton Urban Renewal Area.

1. OVERALL OBJECTIVE FOR THE URBAN RENEWAL AREA

The Urban Renewal Plan should provide for a more attractive shopping, dining, living, working and recreating environment. The improvements to the streetscape and utilities, redevelopment of under utilized properties and new businesses and residences will provide for a variety of shopping and living opportunities, improved marina facilities, and a unique mixed-use central area. The adequate provision of utilities to the entire district will assure that the quality of ground water is preserved, sanitary waste is properly treated and storm water is managed in a manner that enhances downstream water quality.

2. GOALS AND OBJECTIVES FOR THE URBAN RENEWAL AREA

To accomplish this overall objective, the Warrenton Urban Renewal Plan establishes the following goals and objectives:

Goal 1. A shared “vision” of the Downtown and Marina as a unique mixed-use area for shopping, living, dining, civic activities and artistic endeavors.

- Utilize the 2001 Community Visioning Project as a basis for “branding” the downtown, marina and the City as a whole.
- Prepare Design Standards based on a “Brand” for the Downtown and the Marina.
- Implement specific projects in the downtown area that will complement business and building/land owner’s efforts to create an inviting and attractive shopping, living and dining experience.
- Develop “gateways” to the Downtown and the Marina on S. Main Avenue and E. Harbor St.

- Promote the improvement of downtown store-fronts by offering low interest loans and small grants as an incentive to building owners and businesses.

Goal 2. To Prepare Master Plans for the Downtown and Warrenton Marina.

- Prepare a master plan for the Downtown that will create a unique mixed-use area and community center.

Projects could include:

1. Pedestrian Friendly Streetscape Improvements and Parking
2. Acquisition and Redevelopment of vacant/under utilized properties.
3. Bike and Pedestrian Trails with Portals, Bike Trail-heads with directional signage, restrooms, rest areas, etc.
4. Tourist oriented Directional Signage
5. Underground/Reconfigure Electric Poles

- Prepare a Master Maintenance and Improvement Plan for the Warrenton Marina that will upgrade the quality and attractiveness of the facilities and serve as a magnet for other commercial activities.

Projects could include:

1. New Floats and Access Ramps
2. Parking and pedestrian pathways
3. Restrooms and Fish Cleaning Station
4. Acquire specific properties adjacent to the marina in order to redevelop lands with complementary uses.

Goal 3. A Utilization of the Urban Renewal District's programs and funds to facilitate the expansion of existing businesses and attract new businesses.

- Create a package of programs to assist business and building/land owners improve the appearance and economic value of their properties and businesses.

Goal 4. An Inventory of the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting and sewer and water services. Based on the inventory, prepare a Master Plan and Phasing Schedule to improve/mitigate the deficiencies.

- Complete streetscape improvements in the Downtown by 2010.

- Relocate the Public Works Yard from the downtown to a more suitable location and redevelop the site for commercial or medium density residential uses.
- Complete Marina improvements such as; floats, parking, lighting by 2012.
- Extend sanitary sewer services to the land area adjacent to South Main Avenue and south of the High School.
- Storm Water Drainage should be a very high priority infrastructure improvement in the downtown and other areas within the district.
- Expand the existing fire station or build a new one as the need is identified during the urban renewal planning period.

Goal 5. To maximize the Urban Renewal District tax increment revenues with state and federal grants and loans for specific project purposes.

- Obtain a state grant from the Oregon State Marine Board to prepare a Marina master plan
- Utilize TIF funds to leverage street improvements by ODOT on Main Avenue and E. Harbor Street.

Goal 6. To improve the quality of existing residences within the urban renewal district by offering a package of home improvement programs.

Objective A: Identify public infrastructure needs in the residential areas such as sidewalks, curb and gutter, lighting, street trees and signage and prepare a phased program for installation.

Objective B: Craft a low interest loan program to facilitate housing rehabilitation and improvement consistent with City code.

Objective C: Design and implement an Affordable Housing Program within the district. Habitat for Humanity should be consulted and involved in the program if possible.

Objective D: Facilitate the development of high density housing (apartments and condominiums) in the downtown with commercial uses on the main floor, if feasible. Incentives should be offered to encourage the development of low and moderate income units.

Objective E: A portion of the tax increment revenues in excess of those forecasted will be utilized to facilitate affordable housing and housing rehabilitation.

D. PLAN ADMINISTRATION

The City of Warrenton Urban Renewal Plan consists of the text and exhibits contained in this document and the attached Report. The Plan applies to the specific area outlined in Exhibit 1 and further described in Section II. The Plan has been prepared by the Warrenton Urban Renewal Advisory Committee for the Warrenton City Commission. The Urban Renewal Agency of Warrenton shall administer the Plan in accordance with ORS 457, the Oregon Constitution, and all other applicable laws and ordinances. All such applicable laws are made a part of this Plan by this reference.

E. EFFECTIVE PERIOD OF THE PLAN

The Plan will be completed in twenty years or 2027. If the projects in this Plan and any additional projects are completed earlier, and all indebtedness is paid, the renewal district shall be terminated.

II. GENERAL DESCRIPTION OF LAND USE PLAN

A. BOUNDARY

The City of Warrenton Urban Renewal District includes land with the City of Warrenton, only. (See Exhibit 1). A legal description of the District is included in Appendix 2.

The Renewal Area encompasses a total of 1.51 square miles (including existing public street rights of way and waterways) or 966 acres and includes 1107 tax lots.

The northern section of the Renewal Area is 4th and 5th Streets and the southern boundary is the City Limits. The western boundary is a combination of Alder and Elm Avenues, Whiskey Road and the boundary of Fort Stevens. The eastern boundary is a combination of several streets beginning in the south and including: North Coast Business Park Road, King Avenue, Highway 105, 12th Street, Ensign Avenue, 5th Street and Iredale Avenue connecting to 5th Street in the north east corner.

B. LAND USE PLAN, ZONING, AND DEVELOPMENT STANDARDS

The Land Use Plan for the District is based on the City of Warrenton Comprehensive Plan Map and Zoning Map. (See Exhibit 2). The proposed land uses within the Warrenton Urban Renewal District are consistent with the City's and County's Plan/Zoning Maps. The following table compares the acreage currently planned for each land use within the Urban Renewal Area not including public rights of way and waterways.

| Existing Zoning | Area (acres) |
|---|---------------|
| Low Density Residential (R40) | 20.25 |
| Intermediate Density Residential (R10) | 79.72 |
| High Density Residential (RH) | 97.78 |
| General Commercial (C1) | 119.03 |
| Marine Commercial (C2) | 13.52 |
| Mixed Use Commercial (CMU) | 11.16 |
| Recreation Commercial (RC) | 41.15 |
| General Industrial (I1) | 151.27 |
| Water Dependent Industrial Shorelands (I-2) | 16.46 |
| Open Space Institutional (OSI) | 47.91 |
| Aquatic Zones (A1, A2 and A-5) | 87.90 |
| Total: | 686.15 |

The use and development of the land within the Warrenton Urban Renewal District shall be governed by the City of Warrenton Comprehensive Plan and Zoning Ordinance.

The following text includes the purpose of the zoning districts as well as the uses permitted by the specific zoning district definitions. All of the Warrenton Urban Renewal Area is located within the City limits, and all of it is located within the City of Warrenton Urban Growth Boundary (UGB). The City of Warrenton has designated the land uses for the entire area within its UGB in its Comprehensive Plan.

The City of Warrenton Zoning Map commercial designations for the District are primarily General, Recreation and Mixed Use Commercial. The residential designations are primarily Intermediate Density and High Density Residential. The Warrenton High School and some General Industrial properties have also been included.

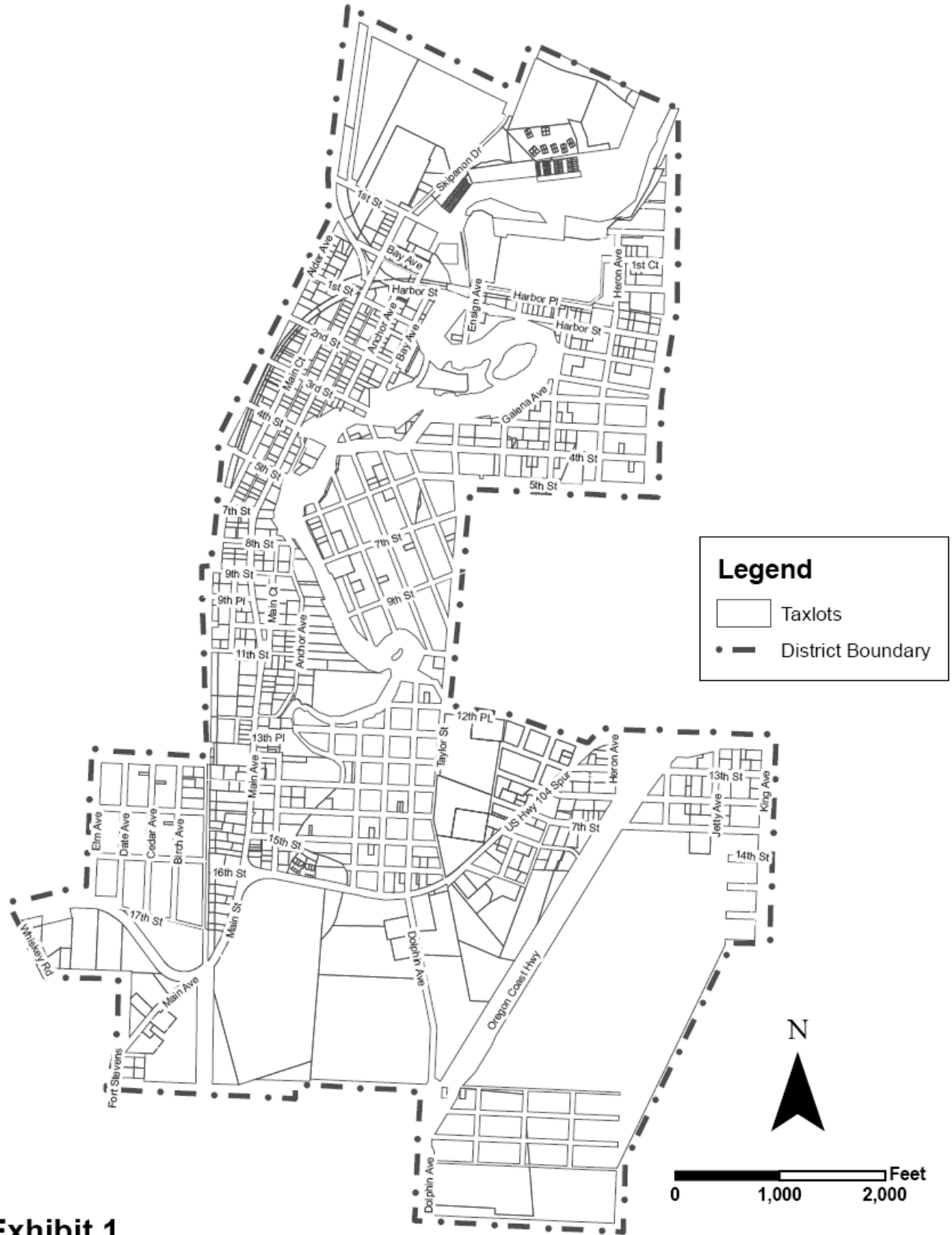


Exhibit 1
 City of Warrenton, OR
 Urban Renewal District Boundary

The Benkendorf Associates Corp.
 2701 N.W. Vaughn St., Suite 461
 Portland, OR 97210

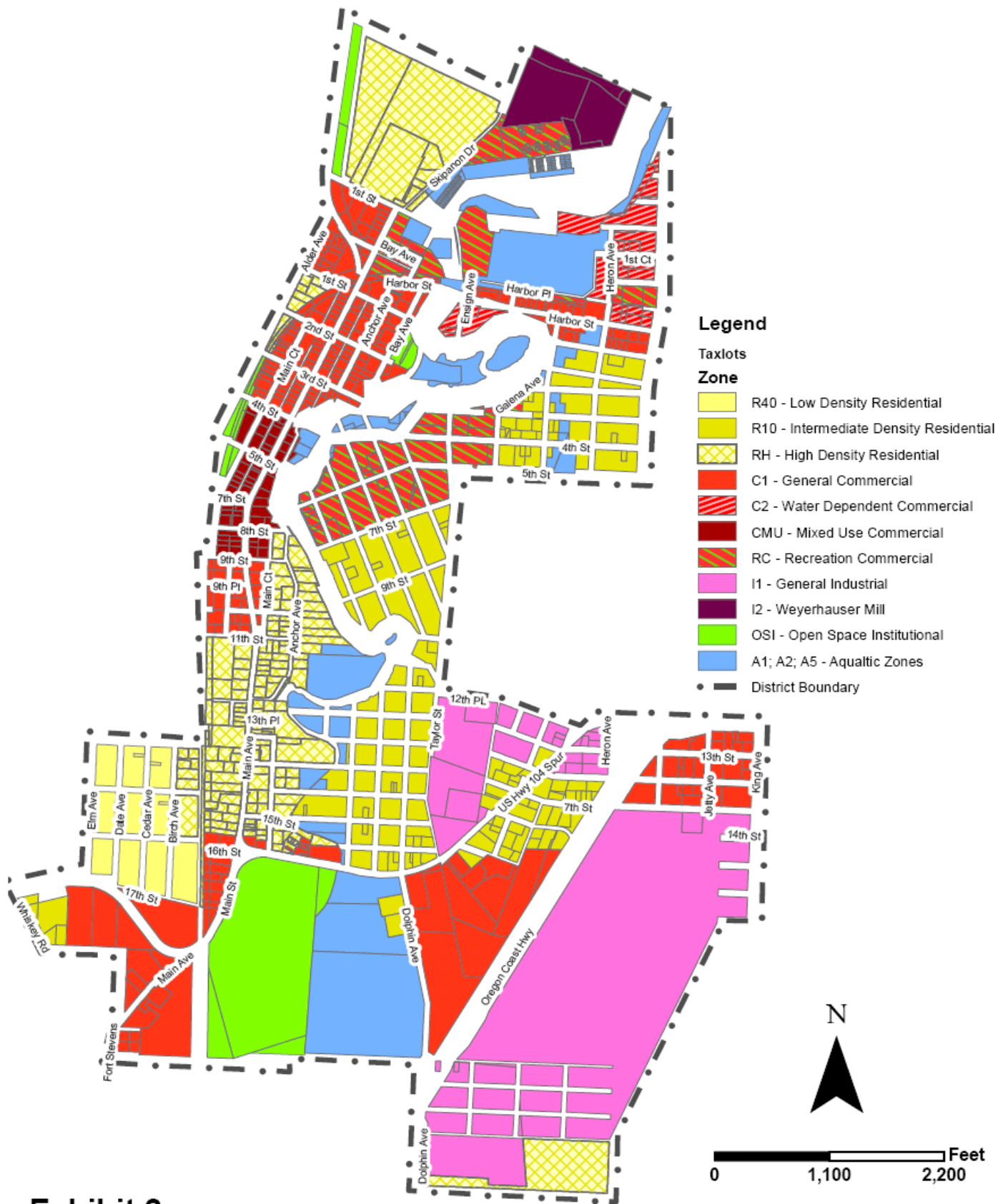


Exhibit 2

City of Warrenton, OR
Existing Zoning Districts

The Benkendorf Associates Corp.

2701 N.W. Vaughn St., Suite 461
Portland, OR 97210

C. CITY OF WARRENTON ZONING CODE

The City of Warrenton Zoning Code describes the purpose and permitted uses for each of the zoning designations within the Renewal Area as follows:

Chapter 2.1 – Low Density Residential (R-40) District

Sections:

2.1.100 Purpose

2.1.110 Permitted Land Uses

2.1.100 Purpose – The Low Density Residential Zone is intended for areas which are physically isolated from the developed portions of the City and for which extension of sewer and water services would be prohibitively expensive. Lands in this zone must be able to support development with on-site sewage disposal systems, and comply with all local, state and federal requirements. Agriculture, open space and residential uses will be permitted in this zone subject to wetlands, weak foundation soils, and active dune constraints.

2.1.110 Permitted Uses - The following uses and their accessory uses are permitted in the R-40 zone if the Planning Director determines that the uses conform to the standards in Section 2.1.130 through 2.1.140, applicable Zoning Ordinance standards, and other City laws:

- A. Single-family detached dwelling;
- B. Modular home.
- C. Manufactured home subject to the standards in Chapter 3.13.
- D. Residential home (Care Facility)
- E. Family day care center.
- F. Farming, grazing, truck gardening, orchards and production of nursery stock.
- G. A temporary dwelling for no more than six months while building a permanent residence.
- H. Accessory structure, no larger than 1,200 square feet, in conjunction with an existing residence on the same property, and subject to standards of Chapter 3.16.

Chapter 2.2-Intermediate Density Residential (R-10) District

Sections:

2.2.100 Purpose

2.2.110 Permitted Land Uses

2.2.100 Purpose – The purpose of the Intermediate Density Residential Zone is to provide areas within the City which have the capacity to accommodate single-family dwellings in conventional subdivisions or planned unit developments. These areas are intended for service by municipal utilities and urban type street systems, and, consequently, the residents must be willing to support the costs associated with this density of development. Certain public facilities and other non-residential uses are permitted when desirable conditions and safeguards are satisfied. This zone includes those areas in Hammond that were in Hammond’s Low Density Residential Zone(R-10).

2.2.110 Permitted Land Uses – The following uses and their accessory uses are permitted in the R-10 zone if the Planning Director determines that the uses conform to the standards in Section 2.2.130 through 2.2.140, applicable Zoning Ordinance standards, and other City laws:

- A. Single-family detached dwelling.
- B. Modular home.
- C. Manufactured home subject to standards in Chapter 3.13.
- D. Residential home (Care Facility).
- E. Family day care center.
- F. Cemetery.
- G. Farming, grazing, truck gardening, orchards and production of nursery stock.
- H. A temporary dwelling for no more than six months while building a permanent residence.

Chapter 2.4 – High Density Residential (R-H) District

Sections:

2.4.100 Purpose

2.4.110 Permitted Land Uses

2.4.100 Purpose – The High Density Residential zone is intended to encourage the development of duplexes and other multi-family dwellings. It provides for high density uses in locations close to the downtown area or other locations which have suitable streets, utilities and other characteristics. Certain non-residential uses are allowed if they will not detract from the character of this district. Land in the Hammond area that was in the Town’s R-H zone has been placed in the zone.

2.4.110 Permitted Land Uses – The following uses and their accessory uses are permitted in the R-H zone if the Planning Director determines that the uses conform to the standards in Sections 2.4.130 through 2.4.140, applicable Zoning Ordinance standards, and other City laws:

- A. Single-family detached dwelling.
- B. Single-family attached dwelling subject to standards of Chapter 3.17
- C. Modular housing.
- D. Manufactured housing.
- E. Duplex subject to standards of Chapter 3.17.
- F. Triplex subject to standards of Chapter 3.17.
- G. Multi-family housing development subject to standards of Chapter 3.18.
- H. Residential home (Care Facility).
 - I. Family day care center.
- J. A temporary dwelling for no more than six months while building a permanent residence.

Chapter 2.5 – General Commercial (C-1) District

Sections:

2.5.100 Purpose

2.5.110 Permitted Land Uses

2.5.100 Purpose – The purpose of the General commercial Zone is to allow a broad range of commercial uses providing products and services in the Warrenton downtown area, the Hammond business district and marina, and along the Highway 101 corridor.

2.5.110 Permitted Uses – the following uses and their accessory uses are permitted in the C-1 zone if the uses conform to the standards in Section 2.5.130, 2.5.140, 3.2, 4.2 and other applicable Development Code standards, and other City laws:

Personal and business service establishments such as barber or beauty shop, clothes cleaning, or funeral home;
 Professional, financial, business and medical offices;
 Retail business establishments;
 Amusement enterprises such as theater or bowling alley;
 Technical, professional, vocational and business schools;
 Membership organizations such as unions, lodge hall, club or fraternal buildings.
 Eating and drinking establishment;
 Hotel, motel or other tourist accommodation, including bed and breakfast;
 Automobile sales, service or repair establishment;

Chapter 2.7 – Marine Commercial (C-2) District

Sections:

2.7.100 Purpose

2.7.110 Permitted Land Uses

2.7.100 Purpose – The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities;
- B. Potential for aquaculture;
- C. Protected areas subject to scour which would require little dredging for use as marinas;
- D. Potential for recreational utilization of coastal waters or riparian resources.

2.7.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the C-2 zone if the Planning Director determines that the uses conform to the standards in Section 2.7.130, applicable Development Code Standards, and other City laws;

- A. Water-dependent commercial uses, including but not limited to:
 - 1. Marina or moorage facilities
 - 2. Boat building or repair
 - 3. Marine fuel storage and dispensing
 - 4. Marine equipment sales, repair or manufacture

Chapter 2.6 – Commercial Mixed Use (C-MU) District

Sections:

2.6.100 Purpose and Applicability

2.6.110 Permitted Land Uses

2.6.100 Purpose and Applicability

A. Purpose: A city goal is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allows residential and commercial uses to occur simultaneously on the same lot. This chapter provides standards for the orderly improvement of mixed-use commercial areas based on the following policies:

Use land and urban services efficiently:

Support a mixture of land uses to encourage walking as an alternative to driving, and provide more employment and housing options; and
Allow certain commercial uses amongst existing residential uses that are compatible with, and add interest to, the established residential character of the area;

B. The Commercial Mixed-Use District applies to the following area:

Those properties bounded by 4th and 9th Streets along S. Main Avenue (Ft. Stevens Hwy./State Hwy. 104) extending west to, and including, the easterly half of the old railroad right-of-way and extending east to the Skipanon River;s A-2 (Aquatic Conservation) zoning district.

2.6.110 Permitted Land Uses – The following uses and their accessory uses are permitted in the C-MU District if the Planning Director determines that the uses conform to the standards in Section 2.6.130 through 2.6.190, applicable Zoning Ordinance standards, and other City laws:

Residential

1. Single-family detached dwelling with covered parking in accordance with Chapter 3.16 on lots not having direct frontage on, or taking direct access from, a state highway.
2. Single-family attached housing with covered parking in accordance with Chapter 3.16 and subject to standards of Chapter 3.17.
3. Duplex with covered parking in accordance with Chapter 3.16 and subject to standards of Chapter 3.17.
4. Triplex with covered parking in accordance with Chapter 3.16 and subject to standards of Chapter 3.17.
5. Multi-family dwelling and multi-family housing development subject to standards of Chapter 3.18.
6. Family daycare and daycare center.
7. Home Occupation.
8. Single Family Residences existing prior to April 2, 1997 may be repaired, remodeled, expanded, or replaced if damaged so long as building permits are attained within 12 months of the date of discontinuance.

Public and Institutional

9. Church, synagogue, or other place of worship.
10. Clubs, lodges, similar uses.
11. Government buildings and uses.
12. Libraries, museums, community centers, and similar uses.
13. Public parking lots and garages, subject to design standards in Section 3.2.3(E).

14. Public and private utility structures.
15. Transportation facilities and improvements subject to the standards of Section 2.0.4.

Commercial

16. Personal and business service establishments such as a barber or beauty shop, clothes cleaning or a funeral home.
17. Professional, financial, business and medical offices. Drive-through facilities are not permitted within the C-MU District.
18. Retail business establishments and processing uses (e.g., bakery) of goods sold on site.
19. Amusement enterprises such as a theater or bowling alley.
20. Technical, professional, vocational and business schools.
21. Eating and drinking establishments. Drive-through facilities are not permitted within the C-MU District.
22. Hotel, motel or other tourist accommodation, including bed and breakfast.

Chapter 2.9 – Recreational Commercial (R-C) District

Sections:

2.9.100 Purpose

2.9.110 Permitted Land Uses

2.9.100 Purpose – The purpose of the Recreational – commercial zone is to provide for water-dependent and water-related development along certain shorelands in Warrenton near the Hammond Marina and the Skipanon River marinas. Water-dependent recreational and tourist-related commercial development have the highest priority in the Recreational-Commercial zone. Other uses may be allowed so long as they do not preempt water-dependent uses. Lands in the Town of Hammond’s C-2 zone are in this zone.

2.9.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the RC Zone if the Planning Director determines that the uses conform to the standards of Section 2.9.130, applicable Zoning Ordinance standards, and other City laws:

- A. Low-intensity water-dependent recreation.
- B. Navigational aids.
- C. Passive restoration measures.
- D. Maintenance and repair of existing structures and facilities,
- E. Temporary dike for emergency flood protection, limited to 60 days, subject to state and federal regulations.

- F. Hotel/conference center and associated facilities subject to the standards in Section 2.9.130
- G. Shoreline stabilization.
- H. Water-related recreational, commercial and industrial uses, subject to the standards in Section 2.9.130, including, but not limited to:
 - 1. Seafood market;
 - 2. Retail trade facilities used for the sale of products such as ice, bait, tackle, charts, groceries and gasoline;
 - 3. Cold storage facility;
 - 4. Warehousing and/or other storage areas for marine equipment;
 - 5. Charter fishing office;
 - 6. Sports fish cleaning establishment.
- I. Landfalls and access corridors for submerged cable, sewer line, water line or other pipeline crossing.
- J. Dredged material disposal.
- K. Excavation to create new water surface area.
- L. Beach nourishment at a designated site.
- M. Transportation facilities and improvements subject to the standards of Section 2.0.4.

Chapter 2.10 – General Industrial (I-1) District

Sections:

2.10.100 Purpose

2.10.110 Permitted Land Use

2.10.100 Purpose – The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, trans-shipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

2.10.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the I-1 Zone if the Planning Director determines that the uses conform to the standards of Section 2.10.130, applicable Zoning Ordinance standards, and other City laws:

- A. Production, processing, assembling, packaging or treatment of such products as food products, pharmaceutical, hardware and machine products.
- B. Production, processing, assembling, packaging or treatment of articles and products from previously-prepared or semi-finished materials, such as paper, wood, rubber, plastics, fibers and sheet metal.
- C. Research and development laboratories.
- D. Printing facilities.
- E. Public utility facilities such as power stations, sewage and water treatment plants.
- F. Storage and distribution services and facilities including truck terminals, warehouses and storage buildings and yards, contractor's establishments, lumber yards and sales or similar uses.
- G. Automobile and vehicle repair, welding and service part facilities.
- H. Airport support structures: hangars, weather stations, fuel terminals storage buildings, etc.

Chapter 2.11- Water Dependent Industrial Shorelands (I-2) District

Sections:

2.11.100 Purpose

2.11.110 Permitted Land Uses

2.11.100 Purpose – Water-Dependent Industrial Shoreland areas have unique characteristics that make them especially suited for water-dependent development. Characteristics that contribute to suitability for water-dependent development include:

- A. Deep water close to shore with supporting land transportation facilities suitable for ship and barge facilities;
- B. Potential for aquaculture;

- C. Protected areas subject to scour which would require little dredging for use as marinas
- D. Potential for recreational utilization of coastal waters or riparian resources.

Uses of Water-Dependent Industrial Shorelands areas shall maintain the integrity of the estuary and coastal waters. Water-dependent uses receive highest priority, followed by water-related uses. Uses which are not water-dependent or water-related are provided for, but only when they do not foreclose options for future higher priority uses and do not limit the potential for more intensive uses of the area.

2.11.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the I-2 zone if the Planning Director determines that the uses conform to the standards in Section 2.11.130, applicable Zoning Ordinance standards, and other City laws:

- A. The following water-dependent industrial or port uses:
 - 1. Industrial docks, piers, moorage facilities.
 - 2. Marine cargo transfer facilities.

Chapter 2.8 – Open Space and Institutional (OSI) District

Sections:

2.8.100 Purpose

2.8.110 Permitted Land Uses

2.8.100 Purpose – The purpose of the Open space & Institutional zone is to provide for development, use and management of parks, school grounds, golf courses, cemeteries and other relatively large tracts of publicly-used land. This zone includes those areas that were in Hammond's Recreation & Open Space Zone.

2.8.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the OSI Zone if the Planning Director determines that the uses conform to the standards of Section 2.8.130, applicable Development Code standards, and other City laws:

- A. Maintenance and repair of existing facilities.
- B. Uses and activities allowed under the applicable City-approved management plan for the facility.
- C. Replacement and repair of existing public recreational park facilities or construction of minor betterment and improvements to existing park facilities which do not cause an increase in overall visitor capacity or have significant land use impacts (e.g., shelter, restrooms, replacement or repair of existing roads and parking spaces).

- D. Outdoor recreation.
- E. Temporary uses subject to the provisions of Chapter 4.9.
- F. Government buildings and uses.
- G. Transportation facilities and improvements subject to the standards of Section 2.0.4.

Chapter 2.13 – Aquatic Development (A-1) District

Sections:

2.13.100 Purpose

2.10.110 Permitted Land Uses

2.13.100 Purpose – The purpose of the Aquatic Development Zone is to provide for navigation and other identified needs for public, commercial, and industrial water-dependent uses in the Columbia River Estuary. The objective of the Aquatic Development Zone is to ensure optimum utilization of appropriate aquatic areas by providing for intensive development. Such areas include deep-water adjacent to or near the shoreline, navigation channels, subtidal areas for in-water disposal of dredged material, areas of minimal biological significance needed for uses requiring alteration of the estuary, areas that are not in Aquatic Conservation or Aquatic Natural Zones, and areas for which an exception to Statewide Planning Goal 16, Estuarine Resources, has been adopted.

2.13.110 Permitted Land Uses - The following uses and activities and their accessory uses and activities are permitted in the A-1 Zone if the Planning Director determines that the uses conform to the standards in Section 2.13.130, applicable Development Code standards, and other City laws:

- A. Water-dependent commercial or industrial uses, including in-water log storage and industrial piers and wharves.
- B. Navigational structures.
- C. Water-dependent public recreational facilities; including boat ramps, docks, moorages and marinas for commercial and recreational marine craft.
- D. Shoreline stabilization.
- E. Flowlane disposal of dredged material.
- F. Pipelines, cables, and utility crossings.
- G. stormwater and treated waste water outfalls.
- F. Temporary dike for emergency flood protections limited to 60 days subject to state and federal requirements.

Chapter 2.14 – Aquatic Conservation (A-2) district

Sections:

2.14.100 Purpose

2.14.110 Permitted Land Uses

2.14.100 Purpose – The purpose of the Aquatic Conservation Zone is to conserve designated areas for long term uses of renewable resources that do not require major alterations of the estuary, except for the purpose of restoration. They are managed for the protection and conservation of the resources found in these areas. The Aquatic Conservation Zone includes areas needed for the maintenance and enhancement of biological productivity, recreational resources, aesthetic features and aquaculture. The Aquatic Conservation Zone includes areas that are smaller or of less biological importance than Aquatic Natural areas. Areas that are partially altered and adjacent to existing moderate intensity development which do not possess the resource characteristics of other aquatic areas are also included in the Zone.

2.14.110 Permitted Land Uses – The following uses and activities and their accessory uses and activities are permitted in the A-2 Zone if the Planning Director determines that the uses conform to the standards in Section 2.14.130, applicable Zoning Ordinance standards, and other City laws:

- A. Estuarine enhancement.
- B. Projects for the protection of habitat, nutrient, fish, wildlife and aesthetic resources.
- C. Shoreline stabilization.
- D. Boat ramps for public use where no dredge for fill is needed for navigational access.
- E. Maintenance and repair of existing structures or facilities.
- F. Bridge crossing support structures and dredging necessary for their installation and maintenance.
- G. Beach nourishment at sites designated in the Comprehensive Plan.
- H. Active restoration of fish habitat, wildlife habitat, or water quality.

Chapter 2.16 – Coastal Lake and Freshwater Wetlands (A-5) District

Sections:

- 2.16.100 Purpose**
- 2.16.110 Zone Boundaries**
- 2.16.120 Permitted Land Uses**

Purpose – The purpose of the Coastal Lake and Freshwater Wetland Zone is to assure the conservation of important shoreland and wetland biological habitats and conserve examples of different natural ecosystem types in the Clatsop

Plains to assure a diversity of species and ecological relations. Low intensity uses which do not result in major alterations are appropriate in this zone. Low to moderate intensity recreation is appropriate in coastal lakes. This zone includes coastal lakes, significant non-estuarine freshwater marshes and important upland biological habitat.

Zone Boundaries – The A-5 zone shall be designated on the City of Warrenton Comprehensive Plan/Zone Map, and shall conform to the 1"=400' photo-contour maps entitled Significant Shoreland and Wetland Biological Habitats on file at the City of Warrenton and hereby adopted by reference.

2.16.120 Permitted Land Uses – The following uses and their accessory uses are permitted in the A-5 Zone if the Planning Director determines that the uses conform to the standards in Section 2.16.140, applicable Zoning Ordinance Standards, and other City laws:

- A. Low intensity recreation
- B. Passive restoration
- C. Vegetative shoreline stabilization
- D. Bridges and access roads
- E. Individual docks limited to 500 square feet for recreational or fishing use and necessary piling.
- F. Submerged cable, sewer line, waterline or other pipeline.
- G. Maintenance and repair of existing structures.

III. OUTLINE OF PROJECTS AND REDEVELOPMENT ACTIVITIES

The following projects and activities will be undertaken by the Renewal Agency to achieve the objectives of the Plan. The actions of the Renewal Agency to achieve the objectives will be undertaken in accordance with applicable Federal, State, County, and City laws and policies. The projects and activities are set forth as follows.

A. GENERAL DEVELOPMENT

The intent of the Urban Renewal Plan is to conform with the Comprehensive Plan of the City of Warrenton and the Zoning Districts based on the Comprehensive Plan. (See Exhibit 2).

The Urban Renewal Agency has prepared the Warrenton Urban Renewal Plan that will guide the physical improvements necessary to stimulate redevelopment and revitalization of the District.

The proposed district is intended to focus its resources on the downtown, marina, streets and utilities and the residential areas within the District. Potential projects in the downtown will include pedestrian friendly streetscapes, storm water drainage improvements, off-street parking, undergrounding/reconfiguration of electric poles, directional signage and pedestrian and bike trails. Projects at the marina could include new floats and access ramps, parking and pedestrian pathways, restrooms and a new fish cleaning station. Housing programs will be designed to improve/rehabilitate the quality of existing residences. The proposed infrastructure improvements will assure that this part of the City is prepared for new development and the rehabilitation of existing properties.

The Renewal Agency will accomplish the renewal projects identified in the Plan by undertaking any land use, design, engineering, or architectural plans and studies that are necessary for contract purposes. The Agency will acquire all of the necessary permits to complete projects. The preliminary cost estimates in the Urban Renewal report include design and engineering fees as a part of total project costs.

The Renewal Agency reserves the right to expend the Urban Renewal District's revenues to implement or complete projects outside the district boundaries as may be necessary to complete projects within the district boundaries.

B. TYPES OF PROJECTS

To encourage rehabilitation and redevelopment of commercial and residential land and aid in the retention of existing business and attraction of new businesses, the Renewal Agency may improve or construct public facilities and utilities including but not limited to streets, sidewalks, restrooms, marina docks, parking areas and pedestrian amenities. Improvements may occur within public rights-of-way, easements, or on public property. The Renewal Agency will work with public and private utilities to make the necessary modifications and adjustments to implement the objectives of the plan.

C. RENEWAL PROJECTS

The following projects have been identified to achieve the objectives of the Urban Renewal Plan. There is an overall need to improve the infrastructure in all of these areas to facilitate the proposed and potential new development and to encourage rehabilitation and redevelopment of the downtown, marina and residential areas.

1. Gateway Improvements

- Design and construct gateways to the Downtown and the Marina on S. Main Avenue and E. Harbor Street.

2. Public Improvements

- Inventory the public improvement deficiencies in the district including: storm drainage, streets, sidewalks, lighting, storm and sanitary sewer and water services.
- Based on the inventory begin a phased schedule to correct the deficiencies with storm drainage improvements in the downtown requiring the highest priority.
- Improve the downtown image and attractiveness by landscaping, benches, waste receptacles, lighting, art and other aesthetically pleasing amenities.

3. Pedestrian/Bicycle Improvements

- Provide pedestrian friendly streetscape improvements in the downtown.
- Develop bike and pedestrian Trails with trailheads and restrooms, directional signage and rest areas

4. Business and Residential Rehabilitation Programs

- Establish and manage low interest loan and small grant programs for businesses and residents to improve their appearance and condition.

9. Property Acquisition

- Acquisition and assembly of key properties for redevelopment.

Projects are listed in detail by phase in the Urban Renewal Report.

D. ACQUISITION AND DISPOSITION OF REAL PROPERTY

1. ACQUISITION

As outlined in the above Renewal Project listing, the intention of the Urban Renewal Agency is to acquire key parcels of land in the Renewal Area.

Land Acquisition for Public Improvements and Facilities – The agency may acquire real property for public improvements and facilities authorized in the Plan by any legal means, including eminent domain, without amendment of the Plan.

Land Acquisition by willing conveyance and Private Redevelopment – The agency may acquire real property by willing conveyance or by any other means including eminent domain, for redevelopment by private parties only after adoption of a Minor Amendment of the Plan identifying the property. Such amendment shall include the anticipated disposition of the property, whether by retention or resale together with an estimated time schedule for such acquisition and disposition.

2. DISPOSITION

The Agency may make land in the redevelopment area available to private developers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed for the purposes specified in the Warrenton Urban Renewal Plan, and in accordance with applicable City zoning and code requirements. Real property may be conveyed by the Agency to the City or other public bodies without charge.

The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of the property for speculative purposes, and to ensure that development is carried out pursuant to the Warrenton Urban Renewal Plan.

The Warrenton Urban Renewal Plan conforms with the provisions and policies of the City of Warrenton Comprehensive Plan. The Urban Renewal Plan is consistent with specific goals and policies of the Comprehensive Plan which are noted in the following Section A.

The applicable policies are:

A. ARTICLE 3 - LAND AND WATER USE POLICIES

3.310 Residential Lands

(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:

(a) The High Density Residential zone is intended to encourage the development of duplexes and other multi-family dwellings. It provides for high density uses in locations close to the downtown area or other locations which have suitable streets, utilities and other characteristics. Certain non-residential uses are allowed if they will not detract from the character of this district. Land in the Hammond area that was in the Town's R-H zone has been placed in this zone.

(c) The purpose of the Intermediate Density Residential Zone is to provide areas within the City which have the capacity to accommodate single-family dwellings in conventional subdivisions or planned unit developments. These areas are intended for service by municipal utilities and urban type street systems, and, consequently, the residents must be willing to support the costs associated with this density of development. Certain public facilities and other non-residential uses are permitted when desirable conditions and safeguards are satisfied. This zone includes those areas in Hammond that were in Hammond's Low Density Residential Zone (R-10).

(6) New single family and multifamily housing may be allowed in some of the City's commercial zones. Residential densities in these commercial zones may not exceed those in a High-Density Residential district.

(9) The City supports the efforts of the Northwest Oregon Housing Association, U.S. Department of Agriculture and other organizations to make funds available

for rehabilitation or winterization of local housing. Consideration will be given to adopting a housing code to help insure that this and other housing is kept up to minimum standards.

3.320 Commercial Lands

(1) It is the City's policy to promote convenient and attractive commercial areas that, along with other commercial facilities in the County, provide an adequate level of trade and services for local citizens, other County residents and tourists. Commercial enterprises may be permitted in these three kinds of areas.

(a) The Marine Commercial Shorelands Zone is reserved for water-dependent developments and associated uses on shorelands adjoining certain portions of the Skipanon waterway. A mixture of water-dependent uses are allowed, including commercial service and storage, and recreation-oriented uses. Marine Commercial Shoreland areas have unique characteristics that make them especially suited for water-dependent development.

(c) The purpose of the General Commercial Zone is to allow a broad range of commercial use providing products and services in the downtown area, the Hammond business district, and along the highway 101 corridor.

(d) The purpose of the Mixed Use Commercial Zone is to strengthen certain established residential areas having frontage on state highways as transition areas between commercial centers and outlying residential areas. The District is intended to support this goal through elements of design and appropriate mixed-use development. Mixed-use development features design standards that allow residential and commercial uses to occur simultaneously on the same lot.

(5) The City supports the efforts to develop a regional shopping district adjacent to U.S. Highway 101. The City finds that such a development would strengthen the local economy, attract new businesses to Warrenton and increase the diversity of retail commercial uses available to Clatsop County residents.

3.330 Industrial Lands

(1) It is the City's policy to support the establishment of a variety of well-designed industrial facilities in appropriate locations in order to expand employment opportunities, make use of land best suited for industry, increase the local tax base and insure a stable economy. Industrial development shall take place in the following areas:

(a) The purpose of the General Industrial Zone is to provide sites for light, heavy, and airport-related industrial activities in the City of Warrenton. These areas are suitable for uses involving manufacturing, fabrication, processing, transshipment and bulk storage. General Industrial areas are near or adjacent to arterial transportation corridors.

(2) Appropriate industrial, commercial and other uses are allowed to occur in the Aquatic Development Zone (A-1). Waters in these locations may be used more intensively than those in a Conservation or Natural zone. Marinas, port facilities, aquaculture and other water-dependent development facilities are the primary uses which are permitted with standards or allowed as a conditional use. Piers, secured floats, dredging and filling are acceptable when adequately justified.

B. ARTICLE 4 - NATURAL FEATURES POLICIES

4.330 Drainage and Erosion

Runoff and water erosion shall be controlled by requiring sound management practices in new subdivisions and large-scale developments and by preparing and implementing a comprehensive storm drainage study.

C. ARTICLE 7 – COMMUNITY FACILITIES AND SERVICES POLICIES

7.310 Community Facilities and Services

It is the City's policy to help meet community needs by establishing a capital improvements program, using appropriate site acquisition methods, carefully selecting service activities and undertaking other desirable actions.

The City will continue to make necessary improvements to its community facilities and services as the need for such improvements dictate, and to the extent funding sources or mechanisms are available.

7.330 Fire, Police, Recreation and Solid Waste Management

Consideration will be given to: (a) enlarging the existing fire station; (b) eventually building a station in east Warrenton and providing sufficient equipment for the facility; and (c) supporting the installation of needed facilities at Fort Stevens State Park.

D. ARTICLE 8 – TRANSPORTATION POLICIES

8.320 Street Design

A review of the appropriate use of undeveloped public right-of-ways in Warrenton will be undertaken by the City to determine whether these should be vacated or the area in which they are located should be re-platted in order to improve the street layout or achieve other objectives of the Comprehensive Plan. Consideration will be given to the desirability of using undeveloped right-of-ways for bikeways, trails, and access to private lots, public property and waterfront areas.

8.340 Street and Parking Financing and Improvement

The City will help achieve the street system needed by equitably distributing improvement costs, establishing improvement priorities, and partially satisfying the demand for parking by constructing and suitably financing City parking lots in appropriate locations.

Consideration will be given to constructing City-financed or partially City-financed parking lots in the downtown area and other appropriate locations. Some of the spaces could be rented to establishments which need the spaces to satisfy off-street parking requirements. Several of the potential funding sources include business tax fees, revenue bonds and special assessments.

E. ARTICLE 9 – ECONOMY POLICIES

9.310 City Economy

(4) Tourist-oriented establishments shall be encouraged to locate in Warrenton. Efforts to increase tourism shall include activities undertaken to provide, protect and enhance scenic and recreational attractions in the area. The City Commission will choose a committee or organization to help evaluate, initiate and carry out appropriate tourist-oriented projects.

V. PROPERTY ACQUISITION AND RELOCATION PLAN

The establishment of the Warrenton Urban Renewal Plan provides the opportunity for property in the District to be acquired and redeveloped. In the future, if properties are identified for acquisition by the Urban Renewal Agency, the Plan will be amended to specifically indicate which properties will be acquired. Acquisition and redevelopment may result in the displacement of businesses and possibly residents. In the event of displacement, the Agency will establish a Relocation Policy which will call for the Agency's assistance to those residents and businesses displaced. Such assistance may include providing information regarding suitable locations, payments of moving expenses and other payments, as deemed necessary.

All relocation activities will be undertaken and payments made in accordance with the requirements specified in the Oregon Revised Statutes Chapter 281.

VI. METHODS OF FINANCING AND REDEVELOPMENT PROJECTS

A. GENERAL DESCRIPTION OF FINANCING METHODS

The Plan will be financed using a combination of revenue sources. These include:

- tax increment revenues, described in more detail below;
- advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- loans, grants, dedications or other contributions from private developers and property owners; and
- any other source, public or private.

Revenues obtained by the Agency will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. SELF LIQUIDATION OF COSTS OF PROJECTS

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The Agency will use such revenues for the repayment of indebtedness issued to finance urban renewal projects. The maximum amount of indebtedness that may be issued or incurred under the Plan is \$7,142,666. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency or the City of Warrenton in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. COMPLETION OF PROJECTS

The Agency will not issue debt unless it reasonably projects that repayment of all outstanding debt will occur no later than June 30, 2028. The Agency therefore anticipates terminating the imposition of urban renewal taxes in FY 2027/2028.

The Plan anticipates the possibility of both substantial and minor amendments becoming necessary in response to changes in economic conditions, land use, and other factors. In accordance with ORS 457.220, any substantial amendment to the Plan shall, before being carried out, be approved and recorded in the same manner as called for in the original plans adopted under the requirements of ORS 457.085.

For the purposes of the document, “**substantial amendment**” means:

- Adding land to the urban renewal area, except for an addition of land that totals not more than one (1) percent of the existing area of the Warrenton Urban Renewal Area.
- Extending the date after which no indebtedness shall be issued with respect to the plan or any project undertaken or to be undertaken under the Urban Renewal Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Urban Renewal Plan.
- Revisions in the Renewal Area boundaries.
- Additions of projects other than those specifically listed that exceed an estimated \$250,000 in project cost.
- Extending the term of the Urban Renewal Plan for the District.

Minor amendments to the Plan shall be approved by Resolution of the Urban Renewal Agency.

All amendments or changes in this Plan which are not Substantial Amendments as specified above shall be considered Minor Amendments

Presentation of any amendment to the Urban Renewal Agency or City Commission shall be accompanied by the recommendations of staff and/or the Warrenton Urban Renewal Advisory Committee.

Any amendments to planned uses which result from amendment of the underlying Comprehensive Plan designations or Zoning District standards will be considered minor amendments to the Renewal Plan. They are designated minor because the City’s process for Zoning District Code Text and Comprehensive Plan Map amendments requires analysis, public involvement and adoption by Ordinance in a Commission public hearing.

APPENDIX 1 – ORS REQUIREMENTS

The following matrix describes where in the Cheadle Lake Urban Renewal Plan the requirements of ORS 457.085 are satisfied.

| ORS Requirement | Applicable Urban Renewal Plan Sections |
|------------------------|---|
| 457.085(2)(a) | III |
| 457.085(2)(b) | I, III, VI |
| 457.085(2)(c) | I, Appendices |
| 457.085(2)(d) | IV |
| 457.085(2)(e) | II |
| 457.085(2)(f) | V |
| 457.085(2)(g) | III, V |
| 457.085(2)(h) | VII |

APPENDIX 2 – LEGAL DESCRIPTION