

Clatsop Tidings

A monthly review of County business



January 2010

Commissioners' Business Park Phase 2 planning effort kicks off at Jan. 27 meeting

Phase One of Clatsop County's development of its North Coast Business Park was highlighted with the grand opening of the new Costco outlet in November.

Now it's time to kick off Phase Two.

The Board of Commissioners holds a work session Jan. 27 to look ahead to the next step in the development of the 270-acre tract in Warrenton and revisit the 10-year-old master plan for the property.

The commissioners – who put the Phase Two project on their list of 2009 goals – will be asked to envision the types of development they believe are best suited to the site, to consider

whether to set aside land for possible future public facilities such as a new county jail, and to review land-use designations and other regulations covering the area.

Phase One of NCBP's development saw the sale of 75 acres of highway-front property to North Coast Retail LLC, an \$8.6 million deal finalized last spring. The Seattle-based development company brought in Costco as an anchor tenant and is actively soliciting additional businesses, both locals and national chains, for the rest of the property.

The county now will consider uses for the remaining developable land and decide whether the North Coast Business



A stormwater runoff pond built near the new Costco store.

Park master plan drawn up in 2000 still applies.

That plan, drawn up by David Evans and Associates, recommended selling the highway property for commercial development and using the pro-

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New name, focus for Health Department

The arrival of the New Year means changes for Clatsop County's health department.

Beginning Jan. 1 the office changed its name to the Public Health Department, part of a reorganization plan approved last month by the Board of Commissioners designed to re-focus the department's duties and increase effi-

ciency in how it delivers services.

The plan was the result of a comprehensive evaluation of the department that followed the departure of the former Health and Human Services director in September. The county administration studied the department's struc-

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Upcoming County Meetings

- Board of Commissioners—9 a.m. Jan. 13, Boyington Building
- Planning Commission—10 a.m. Jan. 12, Boyington Building
- Board of Commissioners—4 p.m. Jan. 27, Boyington Building

Times subject to change

“Neighbor to neighbor, serving Clatsop County with integrity, honesty and respect”

Business Park Phase 2 plan

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ceeds to develop the rest of the park for a variety of uses. The study also laid out a series of goals, including optimizing opportunities for family-wage jobs, supporting regional transportation planning and the City of Warrenton's land-use and environmental planning, and maximizing financial returns to the county through a combination of selling and leasing the property.

The North Coast Business Park property, once the proposed site of an aluminum plant, has been in the county's ownership since 1991. Since then it has become the home for the county animal shelter, North Coast Youth Correctional Facility and the Community Corrections Transition Center.

A large portion of the property is designated as wetlands and is off-limits to development. Counting that and already existing construction, plus land needed for roads and other infrastructure, the board of commissioners has up to 100 acres to work with for its Phase Two

plan.

Regardless of the type of development chosen for the site, the first step of Phase Two will involve construction of a new access street, Ensign Lane, bisecting the business park and linking Highway 101 at the new Costco/Home Depot intersection to Alternate Highway 101. North Coast Retail built the first section of the road to serve the Costco development; under its "grant of access" agreement with the Oregon Department of Transportation, Clatsop County is required to build the second section running east to Alternate 101.

The road's estimated \$2 million cost will come out of the \$8.6 million sale proceeds, which was placed in a County Industrial Revolving Account earmarked entirely for development costs in the business park.

The county is currently recruiting consultants to conduct a wetlands delineation for the road project, which must be completed by the end of 2013 under the ODOT agreement.

Health department reorganization

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ture and duties and determined that the large number of functions it handled presents a challenge for one director to oversee.

Under the new plan, the department's functions will be narrowed to focus solely on public health services: parent and child health programs, family planning, health information and referral, communicable disease prevention and control, and environmental health.

Contracts for services for mental health, developmental disability and substance abuse clients, formerly administered by the health depart-

ment, will be handled by the County Manager's Office. The county contracts with Lifeworks NW for substance abuse treatment programs, with Clatsop Behavioral Healthcare for mental health services, and with Columbia Community Mental Health Inc. for development disability services, all of which are funded with state dollars.

The plan also recommended that the county's Commission on Children and Families, which administers state and federal funds targeted for local programs and was also under HHS supervision, be transferred to the county Juvenile Department.



Commissioner Robert Mushen

Mushen invites county citizens to "Coffee with the Commissioner"

Robert Mushen, newly appointed commissioner for Clatsop County's District 5, is hosting twice-monthly "Coffee with the Commissioner" gatherings at his Cannon Beach residence.

The get-togethers are open to all county citizens, who are invited to share some coffee and discuss issues of county concern with Mushen – just bring your own mug.

The first gathering is scheduled for Tuesday, Jan. 12 beginning at 8:15 a.m. at 148 E. Van Buren, Cannon Beach. The Coffees will continue on alternate Tuesdays at the same time and place.

The gatherings will also include speakers sharing information on county issues and history. The presenter on Jan. 12 is Mark Thompson, counselor from Clatsop Community College's Small Business Development Center. On Jan. 26, the speaker is local historical interpreter Tom Wilson.