

Lewis & Clark, Olney Wallooskee Community Plan, 2040



LEWIS & CLARK, OLNEY-WALLOOSKEE COMMUNITY PLAN

Adopted July 23, 2022

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Commented [GH1]: Wahlooskawa
There was a processing area in the lower Wahlooskawa – may still be in County ownership. More research is needed. The river fed Youngs Bay and was a high-producing chum and coho fishery. Most of the village site was bulldozed when the County Fairgrounds were constructed. Braided water system. Work is being done to reconstitute some of the braiding, but it is less than 10% of what was there.

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Introduction

The Lewis and Clark, Youngs, and Wallooskee River Valleys are characterized by extensive areas of diked estuarine land used for grazing, with residential development found generally on the terraces above the low tideland flood areas. Up the various river valleys are lands ideally suited for timber production. Residential development has occurred along the various County roads with extensive development in the Miles Crossing/Jeffers Garden area. The cities of Astoria and Warrenton have historically provided the economic base for employment in the area.

The Clatsop County Comprehensive Plan for the Lewis and Clark, Youngs and Wallooskee River Valleys is in two parts: a County-wide Element and a Community Plan. The County-wide Element deals with state goals and programs of County-wide concerns such as the economy, housing and transportation. The Community Plan is an amplification of many of the County-wide policies which address specific concerns of the area. The Community Plan also addresses items not covered in the County-wide Element because of an item's uniqueness to this particular area.

Taken together, the Plans provide a guide for development - whether it be residential, commercial, industrial, or recreational. The intent of the Plan is NOT to stop or limit "rural" growth but rather to direct growth into appropriate locations while preserving the quality of life in the area. In looking at appropriate locations for various types of development, consideration was given to the preservation of resource lands (agricultural or forest lands), level of public facilities and services available, the land's carrying capacity, and the different needs for various uses within the planning area.

The Lewis & Clark, Olney-Wallooskee planning area is within the heart of Clatsop County geographically, stretching from Youngs Bay and the Astoria City Limits on the north and south from the Seaside Rural Planning area and almost to the Saddle Mountain State Park Natural Area. It contains more than 96,000 acres, or roughly 150 square miles, mostly of lush, extensively diked farmlands and productive forestlands. Fish-bearing streams and rivers flow throughout the planning area. It includes the Rural Community of Miles Crossing – Jeffers Gardens, the historic Old Youngs Bay Bridge and Lewis & Clark Bridge, the Lewis and Clark National Historic Park and Fort Clatsop, the verdant Youngs River and Lewis & Clark river valleys, basalt quarries, and a scenic section of Hwy 202. It is bounded to the west by the Clatsop Plains and Coast Range Foothills and to the east by the Northeast and Elsie-Jewell plan areas.

In 2003, the Miles Crossing – Jeffers Gardens area was designated as a Rural Community and new zoning districts were developed and applied to those areas (Ordinance 03-10).

According to the 2020 US Census, the Lewis & Clark, Olney-Wallooskee Planning Area was home to approximately 4,735 of Clatsop County's population of 41,072, or roughly 11.8% of the county's total population. For reference, the planning area's population in 1970 was 2,857 of the county's then 28,473, or about 10% of the county's total population at the time. The increase in the planning area's share of the county's total is less than 2% over the last 50 years. Some of the increase likely can be attributed to the development of the Miles Crossing Sanitary District.

Clatsop Chinook and other archeological sites exist in the Lewis and Clark, Olney Wallooskee Planning Area. As development occurs, there will be inadvertent discoveries of areas, particularly around bodies of water, where the Clatsop Chinook utilized sites for temporary fish or food-gathering camps.

Commented [GH2]: Clatsop Chinook or other archeological sites exist in the LCOW area. As development occurs, there will be inadvertent discoveries of areas, particularly around bodies of water, where the Clatsop Chinook utilized sites for temporary fish or food-gathering camps. Information regarding inadvertent discoveries of human remains, cairns, village sites and encampments should be reported to the Chinook Indian Nation and the State Historic Preservation Office.

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Commented [GH3]: Add information regarding size of planning area and general location map for the planning area.

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Information regarding inadvertent discoveries of human remains, cairns, village sites and encampments should be reported to the Chinook Indian Nation and the State Historic Preservation Office.

Wahlooskawa/Wallooska/Wallooskee/Walluski

The Clatsop Chinook people once had a fish processing area in the lower Wahlooskawa, now referred to locally and on maps as the Wallooskee River, according to Clatsop Chinook Elder Don Abing. The former processing site may still be in County ownership. More research is needed. The river fed Youngs Bay and was a high-producing chum and coho fishery, the result of the naturally braided water system of wetlands that fed into the Youngs River. Most of the village site was bulldozed when the Clatsop County Fairgrounds were constructed, Mr. Abing has stated, and work is being done to reconstitute some of the braiding, but the current braiding is less than 10% of what was there.

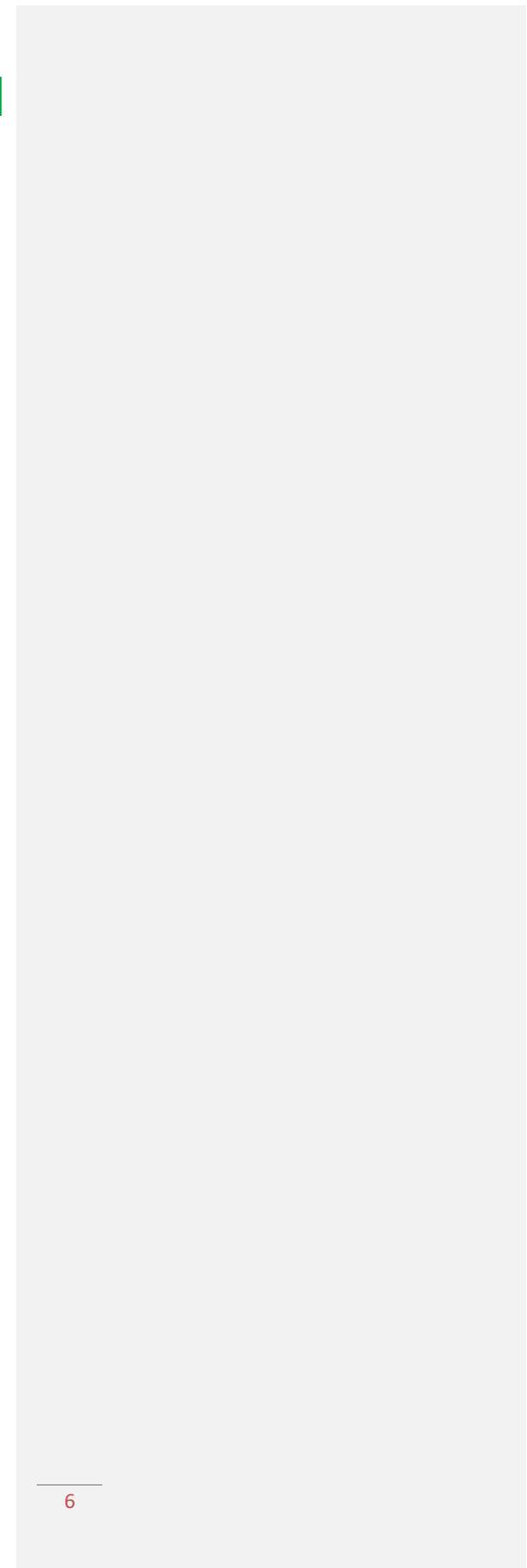
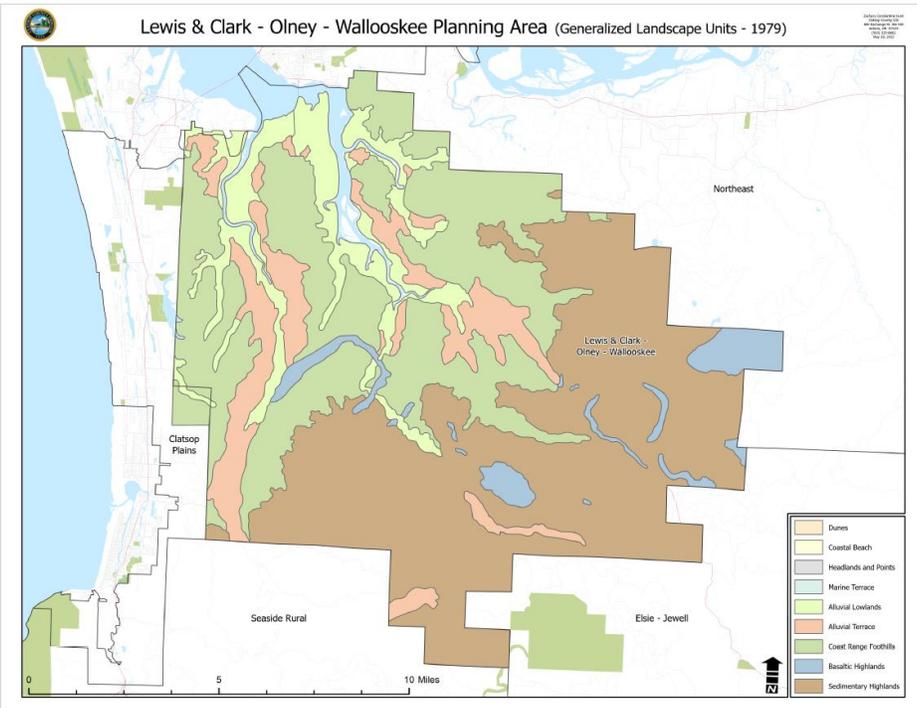
Note: According to Ryan Hume, writing for Coast Weekend, there are at least three spellings of Wallooskee. The National Geographic Society uses Wallooskee for the river that flows through the valley; however, Walluski is used by many locals and can be found used in the names of businesses and roads, a class of soil, the local fire and rescue department, and a former school in the area. The name is derived from the proper name of a Clatsop man, Wallooska, who, as the last remaining member of his family, sold the land in what is now known as the Walluski area in 1851 to the United States Government. (Ryan Hume, Coast Weekend, The Daily Astorian, August 21, 2018). Mr. Abing's addition of "Wahlooskawa" brings the total known spelling variantions to four.

Landscape Units

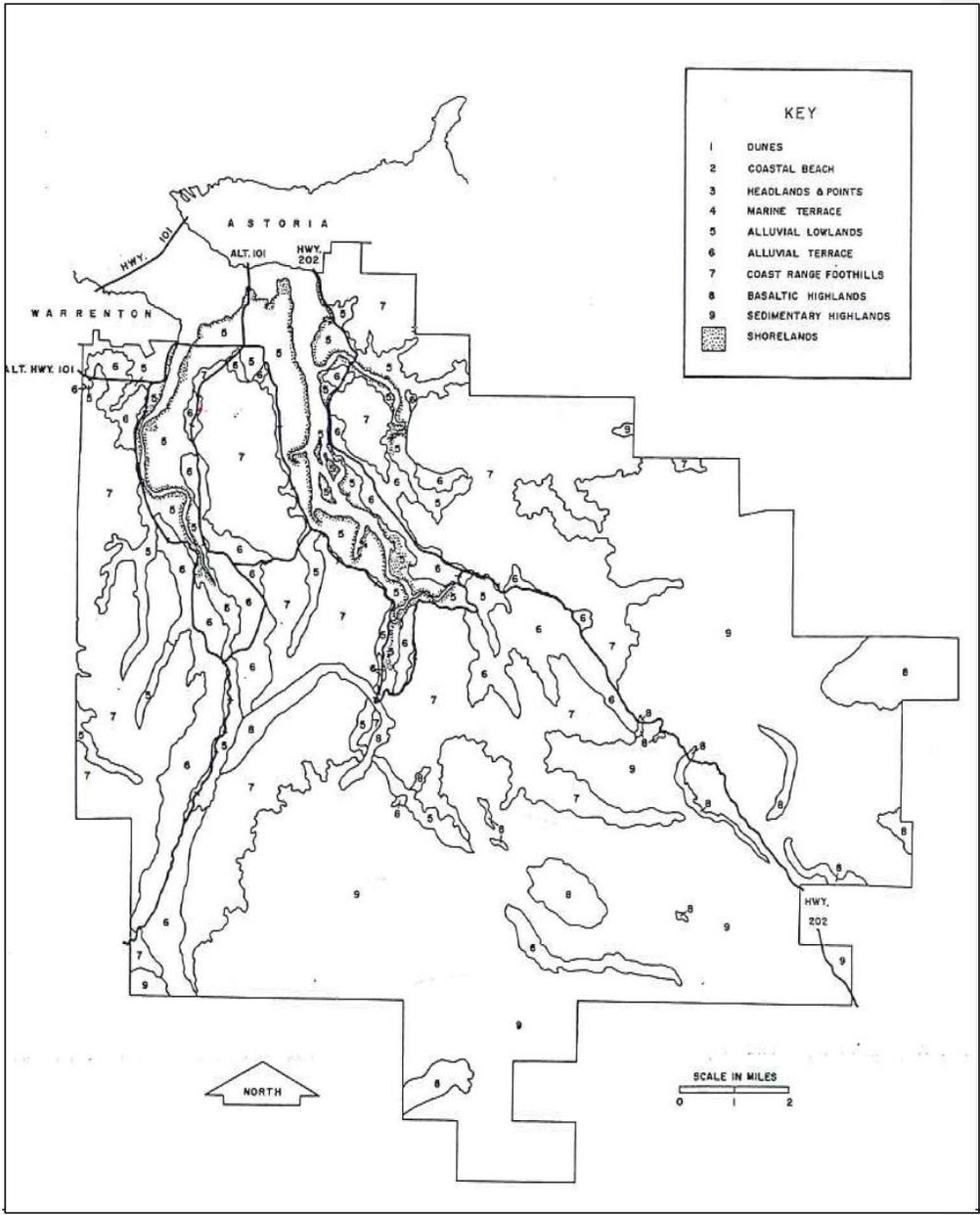
Introduction

The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitutes a natural process. The soils, hydrology, wildlife, vegetation, and land forms are inter-related as a functional unit. The landscape units provide a framework for development that is in part based on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the Lewis and Clark, Youngs and Wallooskee River Valley planning area are Shorelands, Alluvial Lowlands, Alluvial Terraces, Coastal Range Foothills, and Basaltic- Highlands. Figure 1- demonstrates the profiles of the landscape while Map 1, [below following page](#), shows their locations in the planning area.

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Further discussion on the landscape units' capacities and limitations can be found in the Lewis and Clark, Youngs River and Walluski River Valleys Environmental Plan (1973). The Environmental Plan contains four elements: landscape units, critical hazard areas, an open space program, and priority resources areas. Each element performs a specific purpose in incorporating environmental data and policies into the Community Plan Element. The policies in the Environmental Plan are the basis and background for the policies in this section and other sections of the Plan.

In order to adapt these landscape units for use as a management tool and to relate them to the Statewide Goals, the landscape units, Shorelands and Water Bodies, Estuary Wetlands and Freshwater Wetlands landscape units have been combined together as Estuary and Shorelands.

Estuary and Shorelands

Rivers, estuarine areas and their shorelands are contained within this landscape unit. The Lewis and Clark, Youngs, Wallooskee, Little Wallooskee, and the Klaskanine Rivers constitute the major bodies of water, and the major focal points of the planning area. Added to these major streams are innumerable smaller tributaries and sloughs.

Estuaries are the tidal mouths of the coastal rivers. They are the result of rising of the level of the sea and subsequent filling of the lower portions of the coastal valley by sediments. Large amounts of clay and silt deposits are carried into the estuary and mixed with sand.

The Columbia River Estuary Study Taskforce (CREST), a bi-state organization of the local governments of Oregon and Washington, completed a regional management program for the Columbia River estuary in 1979. The Youngs Bay-Astoria Management Plan was one of five planning area land and water use plans developed during the planning program. The Plan was based on an evaluation of many factors including potential shoreland hazards, biological productivity areas, areas needed for water-oriented development fisheries protection, and scenic resources. Within the Youngs Bay-Astoria Management Unit Plan are three subareas which are part of the Lewis and Clark, Youngs, and Wallooskee River Valleys planning area. For 2020-2021, at the request of Clatsop County Community Development, CREST developed an inventory of significant wetland and riparian resources in unincorporated Clatsop County, which captures Goal 5 and Goal 16 wetlands in all areas of the County and the Lewis & Clark, Olney-Wallooskee Planning Area extensively.

Coastal shorelands were also identified in the original CREST planning process. The extent of the Coastal Shorelands boundary included:

1. Lands which limit, control, or are directly affected by the hydraulic action of the coastal water body, including floodways;
2. Adjacent areas of geologic instability;
3. Natural or man-made riparian resources, especially vegetation necessary to stabilize the shoreline and to maintain water quality and temperature necessary for the maintenance of fish habitat and spawning areas;
4. Areas of significant shoreland and wetland biological habitats;
5. Areas necessary for water-dependent and water-related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities, and areas having characteristics suitable for aquaculture;

Commented [GH4]: <https://www.ohs.org/about-us/affiliates-and-partners/oregon-geographic-names-board/>

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6. Areas of exceptional aesthetic or scenic quality, where the quality is primarily derived from or related to the association with coastal water areas;
7. Coastal headlands

Although the CREST program identified coastal shorelands to extend from the upper edge of aquatic areas to the upper boundary between tideland soils and upland soils or 200 feet landward whichever was greater, the County removed all diked shorelands from the coastal shorelands boundary as they do not meet the requirements set out in the State Coastal Shorelands Goal (Goal 17).

The following definitions will help one better understand this portion of the Comprehensive Plan concerning the estuarine areas and their related coastal shorelands:

Definitions:

AQUATIC AREAS – Aquatic areas include the tidal waters, including subtidal areas and wetlands of the estuaries and non-tidal sloughs, streams, and wetlands within the shorelands area boundary. The lands underlying the waters are also included. The upper limit of aquatic areas is the upper limit of aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas.

SHORELAND AREAS – Estuary shorelands include forests, cliffs and steep topography diked farm and urban lands along the estuary and the tidal reaches of estuary tributaries; and shoreline areas suitable or already developed for water-dependent uses.

CREST developed an inventory of Estuary and Shoreland Resources, and Regional Policies for the Columbia River Estuary. The policies serve as the base policy statement for the County on development and other actions related to the estuary. In addition, the Estuary was divided into 5 planning areas, with each of the planning areas being broken into subareas.

Youngs Bay

Youngs Bay is one of the more biologically productive parts of the estuary. This subarea extends from the old U.S. Highway 101 bridge over the Youngs River and the Lewis and Clark River to the 30 foot contour in the Columbia River. It includes large fringing marshes and tide flats.

Because of numerous development proposals, Youngs Bay and the surrounding area is the most intensively studied bay of the estuary. The area has been considerably altered by human activity. The most important physical alterations have been included timber cutting in tributary watersheds with resulting sedimentation, the diking of tidal marshes and spruce swamps, the filling of shallow areas, and the alteration of the hydraulics of the bay by channels, fills and causeways. The strongest effects on the bay's hydraulics have been exerted by the Skipanon peninsulas, the fills at Smith Point (Port of Astoria piers) and the two causeways. The newer Highway 101 causeway, completed with the new bridge in 1964, in particular has caused a marked reduction in currents and wave action in the interior of Youngs Bay. There has been extensive shoaling. The bay on both sides of the causeway is used for feeding by great blue herons and a variety of ducks and scaups, and geese.

Commented [GH6]: Hydraulics have changed.

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Major limitations on development surrounding the bay include the impacts of each development, the cumulative effects of all developments, and limited land transportation west of Youngs Bay. Navigational access to the Youngs Bay shorelines is limited by fringing tidal marshes, shallow water and the high shoaling rate. Commercial use of the bay in the near future likely will be limited to recreational boating and commercial and recreational fishing. Youngs Bay is home to the county's Fisheries Project, a collaborative, non-commercial effort by the county government, fishing industry, and state and federal agencies to develop a new fishery of premium-quality salmon that does not interfere with wild salmon runs and can be harvested without adversely affecting endangered native stocks.

Commented [GH7]: Indigenous runs of salmon are nearly extinct. Future runs will likely be hatchery

Lewis and Clark River

The subarea includes the aquatic and shoreland areas above US Hwy 101 (alternate) bridge to the extent of tideland soils.

Important tidal marshes remain along the west bank near the mouth and adjacent to Fort Clatsop National Monument. Numerous small and fringing marshes remain. Dikes, freshwater marshes have not been fully inventoried. Bird use of the river and marshes for feeding and nesting is heavy, especially by Canada geese, falcons, hawks and bald eagles. The major human uses of the waters are fishing and recreational boating.

Commented [GH8]: Need to address this sentence based on previous revision

Significant issues in the subarea, as in the Youngs River subarea, were water-related issues such as the preservation of freshwater wetlands, old "sinker" logs in wetlands areas that went aground before the Clean Water Act of 1972 prohibited floating cut timber via large log rafts downriver, and maintenance of stream flows and water quality during summer minimum flow periods.

This subarea, as in the Youngs River subarea, borders hundreds of acres of farm land and many residences which are dependent upon an extensive dike and drainage system for protection from flooding. In some instances the only economically feasible source of material for dike maintenance is the river bottom sediments outside the dike. Lands behind are drained by a system of tide boxes. For the tide boxes to function effectively, the area outside the dike in front of the tide boxes must remain low enough so that water will move through the tide boxes and drain into the river at low tide. Because of substantial shoaling in some areas, tide box drainage is limited.

The County has taken an exception to a portion of the Estuarine Resources Goal (#16) to allow dredging for certain non-water dependent uses. The exception is needed to allow limited dredging as a source of material for dike maintenance (when other sources are not economically feasible) and for areas which have shoaled preventing proper land drainage. See Exception section of Clatsop County's Goal 2 Land Use Planning County-wide Element.

Youngs River

This subarea includes the aquatic and shoreland areas of Youngs River above the U.S. Highway 101 (alternate) bridge to the extent of the tideland soils. The largest remaining tidal marshes are Fry and Grant Islands and Cooperage Slough. Most areas that were historically marsh have been diked. Numerous small and fringing marshes remain. Diked, freshwater marshes have not been fully inventoried. Bird use of the river and marshes for feeding is heavy, though not as high as in Cathlamet Bay and other areas upriver. Nesting in the area is less heavy, as the area has been affected by spartina

Commented [GH9]: Area is heavily used for feeding (not moderate), but nesting has been affected by invasive spartina. White pelicans – important spiritual bird to Chinook Indian Nation (CIN). Returning osprey population. Growing bald eagle population.

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(cordgrass). Other bird species increasing in the area or migrating through are both brown pelicans and the less common white pelicans, osprey and bald eagles. The major human uses of water areas are fishing and recreational boating.

The Youngs River subarea contains significant natural values which should be protected. Except for extensive diking, people changed this environment to a lesser extent than other portions of the estuary. There is a substantial local and state investment in fisheries enhancement. The state operates a fish hatchery on the Klaskanine River and Clatsop County operates fish-rearing ponds on the South Fork of the Klaskanine River and a net pen site in Youngs Bay, as well as Tongue Point and Blind Slough.

Natural Resources

Forest Land

Ownership of the forest land has changed to a considerable degree during the past century. Heavy cutting and the depression brought much of the privately owned lands into County hands during the 1930s because of foreclosures. In 1973, the Oregon Board of Forestry formally dedicated 154,000 acres of forestland as the Clatsop State Forest. Another 200,000+ acres is owned and managed by private landowners, mostly large timber companies.

Originally purchased by the Crown Zellerbach Corporation, large tracts of timber were sold and resold over the decades, from Crown to Cavenham, to Hanson, to Willamette Industries, to Weyerhaeuser. The majority of the forest land in the planning area currently is in the ownership of L&C Tree Farms LLC, a foreign limited company of Lewis & Clark Timberlands GreenWood Resources, a global timberland investment and asset management company. L&C Tree Farms owns most of the timberland between the Clatsop Plains and the Lewis and Clark Valley. L&C Tree Farms also has vast holdings between the Lewis and Clark and the Youngs rivers. The Oregon State Forestry Department controls most of the timber land north of the Wallooskee River, while L&C Tree Farms has more acreage in the extreme eastern portion of the planning area.

Commented [GH10]: Add language that the county deeded the land to the state (before sentence beginning "In 1973").

Commented [GH11]: Clarify that this is for the entire county, not just the LCOW planning area.

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For information on Forest Lands see the Goal 4 and accompanying background materials.

Agricultural Land

There are areas of agricultural land in each of the three major river valleys in the planning area; the Lewis and Clark River agricultural land is found on both sides of the upper portions of the river, while in the lower portions, most of the agricultural land is on the east side of the river.

Most of the agricultural land in the Youngs River Valley is on the extreme left margin of the valley, with some additional land along the upper reaches of the stream. In the Wallooskee Valley, agricultural lands are limited due to the extensive areas in forest lands. There are, however, some agricultural lands along the northern side of the river.

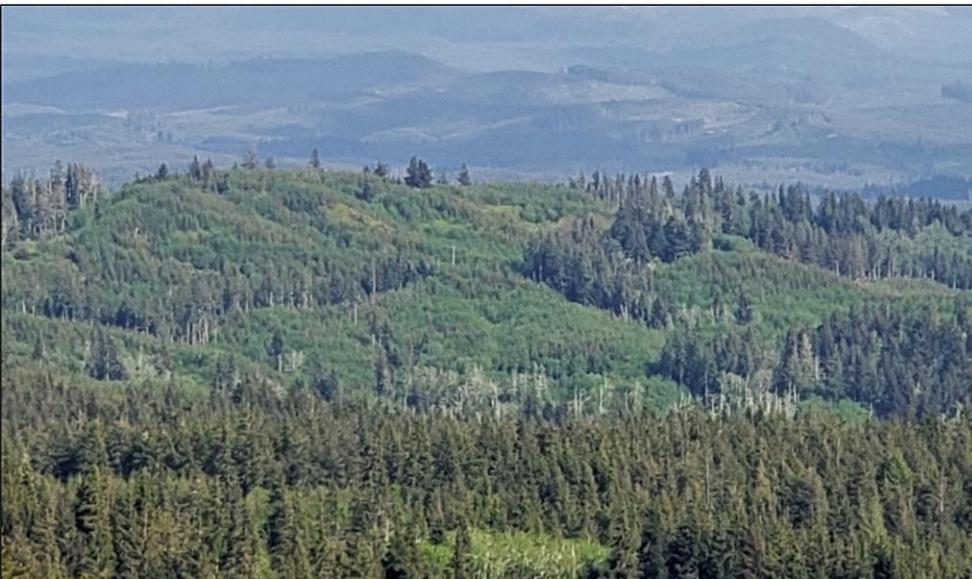
For more information on Agricultural Lands, see the Agricultural Lands Background Report and County-wide Element.

Water Resources

The streams within this planning area are an invaluable resource for the people in the region. These streams provide water for the residents of the area and water for irrigation and industry, as well as providing habitats for both fish and wildlife.

The three major streams in the planning area are the Lewis and Clark River, the Youngs River, and the Wallooskee River. These streams fluctuate considerably between January and August.

Timberlands in the Coast Range, April 2022.



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The Walluski Water District serves the area east of Youngs River, and the Willowdale Water District serves River Point, south to the Greenwood Cemetery and east to about a mile from the Wallooskee River Bridge. Other areas in the planning area are served by private wells and surface water.

Fish and Wildlife

Sensitive areas for fish in the Lewis and Clark, Youngs and Wallooskee River Valleys are rivers, streams, and estuaries. The Youngs, Lewis and Clark and Klaskanine rivers have been identified as anadromous fish spawning streams. Salmon and steelhead are anadromous fish, meaning they hatch in upland freshwater streams, migrate to sea to spend a major part of their life, and return to their freshwater upland stream to spawn a new generation of fish. Important to these streams is the maintenance of water quality and low turbidity levels. Fish hatcheries to augment the natural production of anadromous fish are located on the Klaskanine River and the South Fork Klaskanine River. Fish habitats in the Columbia River estuary have been addressed in the Shoreland Landscape Unit section.

Headwater areas are sensitive drainages that fish generally do not habituate, but where human activities can cause a direct impact on downstream water quality. The goal for these areas is to reduce erosion and turbidity. Headwater areas in the Lewis and Clark, Youngs, and Wallooskee River Valleys are located in areas planned for forest uses which thereby limits development. Strict adherence to the Forest Practices Act will help to maintain water quality in headwater areas.

Ruffed grouse, blue grouse, mountain quail, valley quail, and ring-necked pheasant are the most numerous and most hunted upland game birds in ODFW's Harvest Area 1, which includes Clatsop County. Maintaining a wide variety of vegetation is important, especially seed and fruit bearing plants. While they are a product of the forested areas, not a great deal is known about managing habitat to increase populations. None of the upland birds or animals within this planning area are considered endangered species at the present time.

With reference to big game, the Oregon Department of Fish and Wildlife classifies areas within the County as Major Big Game Range, Peripheral Big Game Range and Excluded Range. For a discussion of Big Game and other fish and wildlife resources, see the Open Space, Scenic and Historic Areas and Natural Resources, and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements. Only about 17,000 acres of the Lewis & Clark, Olney-Wallooskee Planning Area's more than 95,000 acres, or about 18%, are excluded from Major and Peripheral Big Game Range.

Also see the Open Space, Scenic and Historic Areas and Natural Resources, and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements for additional information and policies.

CRITICAL HAZARD AREAS

Longtime residents and property owners of the Lewis and Clark, Youngs and Walluski River Valleys are well aware of the rigors of their environment. It is commonly known that certain streams flood their banks at certain times of the year, that rivers and creeks eat away at their banks and farmland, and that one does not build a home or barn on a steep slope or low-lying area without special precautions. It is

Commented [GH12]: Add language regarding birds

Commented [GH13]: Removal of pilings in Youngs Bay to improve boater safety. Need to determine most appropriate location and refine the language.

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not by chance that most houses and other structure in the Lewis and Clark Valley are situated on the alluvial terrace up above the flood prone areas, and where high water table can cause no damage.

Even when a river stays within its banks, hazards may lie beneath the surface. Old, unused pilings, some of which are broken below the waterline depending upon tides, constitute a hazard to boaters in Youngs Bay, especially recreational boaters who may not be familiar with the area. Removal of these pilings would improve boater safety.

Flood Hazards

An extensive diking system in the Youngs and Lewis and Clark River areas generally protects the low-lying coastal floodplain from high tides and storm surges, though overtopping of low and/or poorly maintained dikes does occur on occasion. The most common flooding problem is caused during stormy Periods, when storm surges and high tides combine to close tidegates and cause runoff from heavy rains on the surrounding hills to be trapped behind the dikes.

The absence of cross dikes in many areas is also a matter of some concern. While breaking of a key dike is a remote possibility, such an occurrence in the Miles Crossing area could result in flooding of a large area of land, with portions developed for residential, commercial and industrial use.

Cross diking is expensive and time-consuming, usually spanning two or more years. Permits are necessary from the Oregon Department of State Lands and the US Army Corps of Engineers (Corps), and mitigation may be necessary for wetlands lost under a dike. New dikes must be certified by the Corps to qualify properties behind them for flood insurance.

Dike breaching for wetland restoration projects, many of which increase flood capacity in rural areas, also is expensive and time consuming. Breaching may be processed under a Corps process or through an Act of Congress. Examples of breaches which have improved flood capacity and restored habitat restoration include a cross dike and breach that restored wetland habitat for juvenile salmon and steelhead north of Fort Clatsop National Memorial (Otter Point, 2010-2016) and breaches for restoration activities along the Klaskanine (Fee/Simon, 2012-2014) and at the confluence of the Wallooskee and Youngs (Astoria Wetlands LLC/Cowlitz, 2015-2018) rivers.

Both processes require a geologic/dike design study by an engineer, which is then submitted to the Corps. The Corps evaluates the study, typically by doing its own study, an expense covered in the application fee. Due to the expense for the projects, applicants typically pursue funding from the Bonneville Power Administration, as was the case with the projects mentioned above.

Commented [GH14]: Update with DSL. Dan will say "NO". Creating new dikes or even removing existing dikes for restoration/mitigation is difficult.

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Youngs River Valley, looking south

Diking Districts

Five diking districts protect 6,293 acres behind earthen berms that hold back Youngs Bay and the Lewis and Clark, Youngs, Klaskanine, and Wallooskee rivers and protect against flooding. Of the five, two are active: Jeffers Garden #5 and Brown #11. One is known to be inactive: Lewis & Clark #8. The statuses of the other two, Youngs River #9 and Walluski #13, are considered unknown.

Lands behind the dikes mostly are used for farming and pastures, and the diking districts that are active levy taxes to maintain the dike structures. A number of homes and businesses, especially in the Miles Crossing and Jeffers Garden area, are within the Flood Hazard Overlay, which the dikes are meant to mitigate; however, a number of the structures have deteriorated and may no longer be able to provide protection in a catastrophic flood event. The Federal Emergency Management Administration (FEMA), in its Flood Insurance Study, Volume 1 of 2, of Clatsop County, Oregon, revised June 20, 2018, found dikes in all five districts are not high enough to completely prevent flooding. Extreme high water can overtop dikes during periods of heavy rain that coincide with very high tides, for example, and highwater levels in the bay and rivers may prevent drainage from diked areas. The condition of the dikes is ranked by the US Army Corps of Engineers. Flood hazard is covered more thoroughly in *Goal 7 Areas Subject to Natural Disasters and Hazards*.

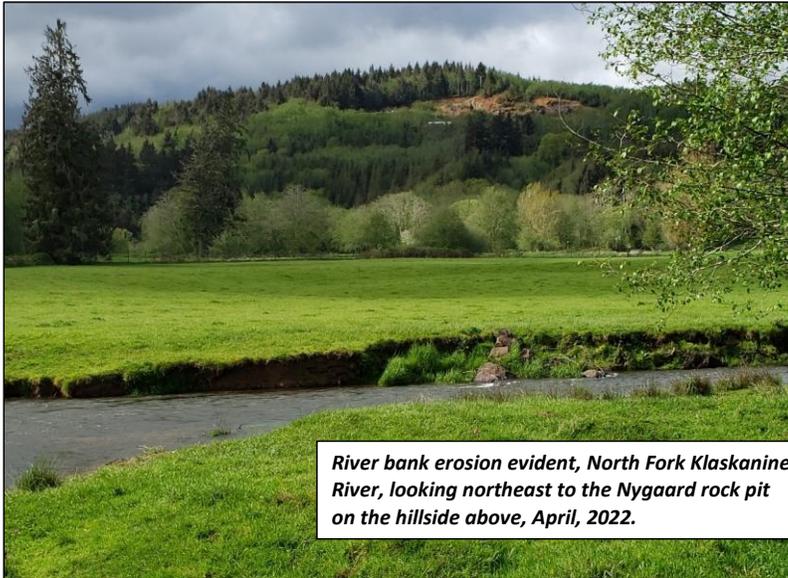
Shoreline Erosion

Commented [GH15]: Add language about tsunami impacts/inundation

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In most of the planning area, the natural shoreline has been altered by diking, riprapping, or both. Shoreline erosion is a natural process, most evident where rivers bend. Diking of these areas means

constant upkeep to prevent eventual breaching. The upper portions of the Youngs River have the severest shoreline erosion problem, while large portions of the Lewis and Clark River and smaller portions of the North Fork and Klaskanine



River bank erosion evident, North Fork Klaskanine River, looking northeast to the Nygaard rock pit on the hillside above, April, 2022.

Rivers have moderate erosion problems.

High Groundwater/Compressible Soil

Areas of high groundwater (where the water table lies underground and is the level at which the soil and gravel are completely saturated with water, often seasonal due to rain or drought) are found extensively throughout the Lewis and Clark, Youngs, and Wallooskee River Valleys. High groundwater is usually associated with the alluvial lowland landscape unit, but can also be found on alluvial terrace formations with "perched" water tables. A high water table is especially common in low-lying areas, or areas where the soil is not well drained.

Mass Movement

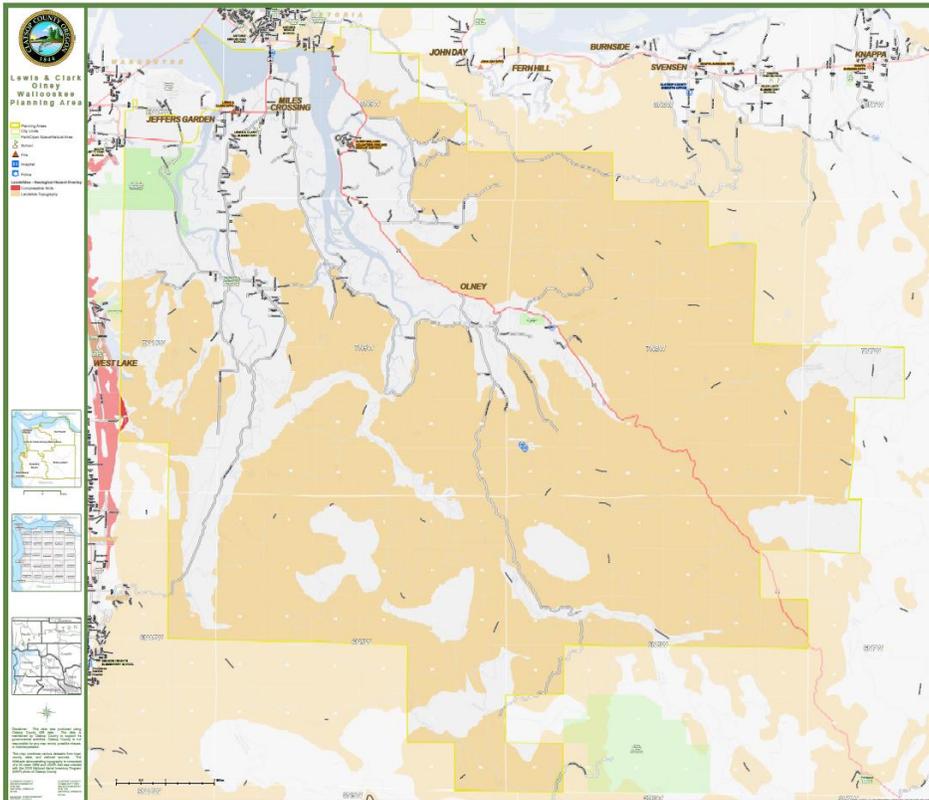
Most of the land area in the Lewis & Clark, Olney-Wallooskee Planning area, especially the Lewis and Clark and Youngs River basins, is considered "landslide topography". This is land that does not show evidence of recent landslides, such as scarps of faces, but is rounded with irregular drainage patterns. The particular combinations of geology, soils, slope and rainfall that occur here are the main reasons for this hazard.

The various types of hazards within this planning area are shown on Map #2, while policies for hazards are contained in the County-wide Element of the Comprehensive Plan, Goal 7.

Commented [GH16]: Identify any unique issues regarding earthquakes

Lewis & Clark, Olney Wallooskee Geologic Hazard Area:

Mass Movement, Landslide Topography



CULTURAL

Housing

The total number of housing units, according to the 2020 Census, is 2,007, of which 122 units were considered vacant and 1,885 were considered occupied.

The 2019 Clatsop County Housing Strategies report, a joint project of Clatsop County and its five incorporated cities, reviewed the local housing conditions countywide and identified opportunities and challenges. The report is covered in far greater depth in Goal 10; however, several elements are worth calling out in regard to the Lewis & Clark, Olney-Walloskee Planning Area:

- Some of the supply of future residential land suffers from a variety of constraints related to natural features and hazards, infrastructure challenges, or other issues.

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- Strategies should focus on adding the right type of supply, meaning home-buying opportunities at affordable price points, and more multi-family rental housing.
- Adding “missing middle” housing types such as townhomes, cottage clusters, and medium-density housing can help to meeting the needs of first-time homebuyers. This housing, if not located in the most sought after beach locations, should be less attractive to second-home buyers.
- Non-residential uses of housing units should be discouraged and/or controlled to the extent possible.
- Much of the estimated 27% of “vacant” housing is not available to local residents, resulting in a much lower effective vacancy rate for homes at affordable prices. The disconnect stems from the fact that much of the housing supply in Clatsop County is used for vacation housing, not permanent residences. This situation is more acute in the beach side communities in the south of the county, which displaces pressure for housing to other areas of the county, such as the Lewis & Clark, Olney-Wallooskee Planning Area.
- There is a substantial supply of buildable residential land in the unincorporated portions of Clatsop County, including within several unincorporated communities where urban-level zoning and community water and sewer systems are in place. However, many of these areas lack a full set of commercial and other supportive services and the ability of local sewer and water systems to serve the amount of development allowed under existing zoning is not completely known. Furthermore, Oregon’s statewide land use planning system is focused on directing growth into urban areas.
- The capacity of local sewer and water districts to serve future development is not clearly known. Additional analysis and clear communication about realistic infrastructure capacity in these areas is needed to help inform assessments of residential development capacity in these areas.

Much of the housing stock in this planning area dates to the mid-20th Century, particularly those homes built in the floodplain in Jeffers Garden. Many of the newer homes are found intermixed in older neighborhoods, such as the Lyngstad Heights area above Lewis and Clark Road; Riverpoint, the planned development at the Old Navy Hospital on the west side of Hwy 202 near the County Fairgrounds; and the Walluski and Labiske areas on the east side of Hwy 202.

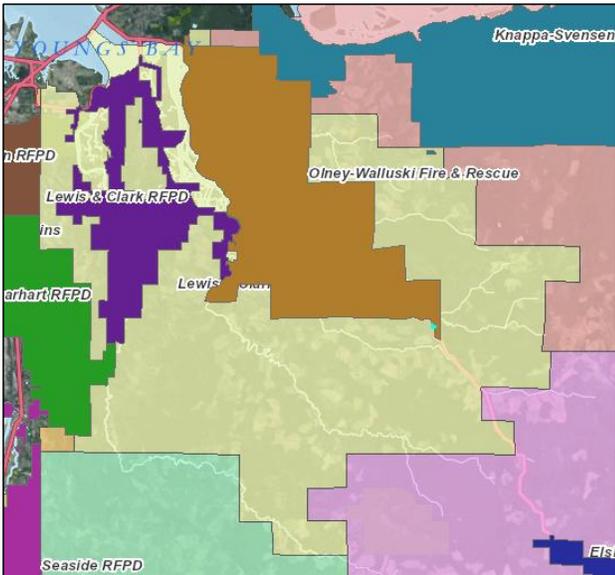
The buildable lands in the planning area are located primarily on the benchlands (thin strips of relatively flat land bounded by slopes). The floodplain lands overlap with areas of compressible soils, which are the subject to high water table and not adequate for traditional septic tank installations.

Public Facilities and Services

Some of the statistics concerning public facilities are updated in the Goal 11 Element of the Comprehensive Plan.

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Two fire districts serve the northly portions of the planning area. The Lewis & Clark Rural Fire Protection District serves the Miles Crossing/Jeffers Garden area and southward through the Youngs River and Lewis & Clark valleys. Olney-Walluski Fire and Rescue serves the areas to the east of Youngs River and surrounding Hwy 202, southward past Simmons Ridge Road. The timberlands to the south are under the protection of private forestland owners and the Oregon Department of Forestry.

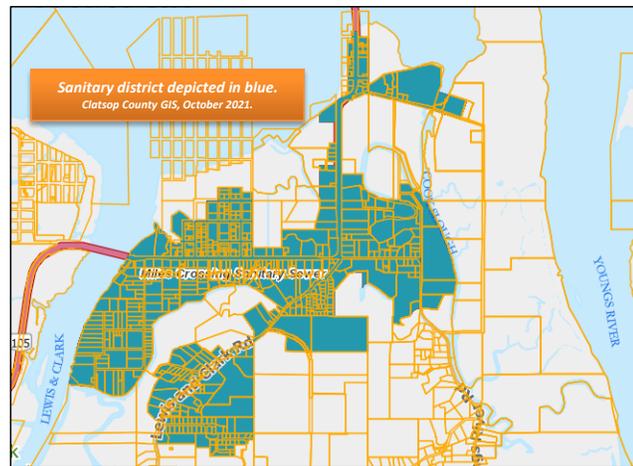


Olney-Walluski Fire and Rescue serves the areas to the east of Youngs River and surrounding Hwy 202, southward past Simmons Ridge Road. The timberlands to the south are under the protection of private forestland owners and the Oregon Department of Forestry.

There are two sewer systems in this planning area: one built for the Old Naval Hospital during World War II. The site is no longer being used for a hospital but the system is presently providing treatment for residential uses. In the past it provided treatment for manufacturing uses. Currently, the system serves the River Point subdivision, which was developed on the Old Naval Hospital site

beginning in the 1990s, and a multi-family complex of duplexes across the highway.

The second is Miles Crossing Sanitary Sewer District, which serves the Miles Crossing and Jeffers Garden area with sewer service to 424 meters. After the Board of Clatsop County Commissioners provided a seed money grant in 1999 to help the sanitary district get started, Clatsop County undertook Periodic Review in 2003 in part adopt to Comprehensive Plan text amendments to establish unincorporated



Rural Community Designations in areas of the county. Chief among the areas of concern was the Miles Crossing/Jeffers Garden area, where aging septic systems were failing.

The Miles Crossing Sanitary Sewer District's average growth is three services annually. The average daily use is 36k gallons a day; the district can handle an excess of 80k gallons a day easily, and the district's superintendent believes the district has ample capacity to grow. The district has identified

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a challenge with inflow / intrusion in its service area. This is caused by the older homes and businesses in the area. Rainwater can get into the system from poor plumbing on the customer side and gutters / drains connected to the system. The district has implemented a telemetry system to monitor flows from each home to limit the amount of inflow / intrusion as much as possible. Roughly one-third of the district on the telemetry system at this time, and the district plans to expand this system.

Establishment of the Rural Community designation and sanitary district boundaries were critical to securing the new district's funding to develop and construct the sewer system and avoid declaration of a health hazard by the Oregon Department of Environmental Quality.

The alluvial lowlands form the floodplain have been used for raising livestock and grazing for many years. Most of the existing dikes were constructed prior to the 1940s. By far the largest land use of diked land is agriculture. There are 4 active diking districts and 2 inactive districts within this planning area. Many of the dikes are in serious states of disrepair and could possibly be breached during flood stages.

Water systems within this planning area include the Youngs River-Lewis and Clark Water District, which obtains its water from the north and south forks of Barney Creek, a tributary of Young River, above the Youngs River Falls on forty acres owned by the district. The district provides water to about 1,004 with some capacity to meet future housing needs. Currently the Youngs River-Lewis and Clark Water District is updating its Master Plan for new capacity numbers and working with a hydrologist on current supply and future needs for growth in the area. The district does not have a hard cut-off on services yet, but will have one with the new Master Plan. Average growth is roughly 10 new service annually.

Also, within the planning area are the Walluski Water District, formerly the Olney-Wallooskee Water Association, with water provided by the City of Astoria, and Willowdale Water, serving the Riverpoint subdivision and surrounding area.

The Astoria School District serves the Lewis and Clark and Olney and Wallooskee areas. Redistricting and budget shortfalls in the 1990s consolidated the original two school districts within the planning area, Olney and Lewis and Clark, with the larger Astoria District. Lewis and Clark School joined the Astoria School District in 2000 and currently serves grades 3 through 5. The Olney School continued to operate until 2002, when it closed permanently.

Fire protection is provided by Lewis and Clark Rural Fire protection District in the area between Youngs and Lewis and Clark Rivers. The area to the east of Youngs River is served by Olney-Walluski Fire and Rescue. To the south of these districts' protection areas, where the landscape is industrial forest, fire protection is not residential in nature and is provided by the Oregon Department of Forestry and the private timberland owners.

Transportation

The automobile and truck are the predominant means of moving people and farm goods within this planning area. Logs are transported by truck and by log rafts. All four of the major roads (Highway 202, Youngs River Road, Lewis and Clark Road, and Fort Clatsop Road) follow along the river valleys. Although narrow and winding, none of these roads are at capacity. They are typical of local roads in the County with little or no seasonal variation in usage. Highway 202, which carries high numbers of log and rock

Commented [GH17]: 2 – Jeffers Gardens; 1-Youngs River; 1-intersection after the bridge. Districts in Jeffers Gardens are in good shape. Dike by the boatyard is not in good shape. FEMA requirements for dikes are nearly impossible to meet.

Commented [GH18]: PW should have traffic counts for County roads. ODOT should have capacity info for HWY 202. Variations aren't necessarily seasonal.

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CONSERVATION FOREST LANDS. Forest Lands are those lands that are to be retained for the production of wood fiber and other forest uses.

CONSERVATION OTHER RESOURCES. Conservation Other Resources areas provide important resource or ecosystem support functions such as lakes and wetlands and federal, state and local parks. Other areas designated CONSERVATION OTHER RESOURCES include lands for low intensity uses which do not disrupt the resource and recreational value of the land.

Predominantly all the lands in this planning area are designated as CONSERVATION FOREST LANDS and will be placed on one of the forest zones developed by the County. State and County parks and Youngs River Falls have been designated CONSERVATION OTHER RESOURCES.

Predominant Uses:

1. Forestry/forest processing. (See Forest Lands Background Report and County-wide Element.)
2. Small woodlots. (See Forest Lands Background Report and County-wide Element.)
3. Parks/recreational uses. (See Open Space, Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements).
4. Community watersheds. (See Open Space, Scenic and Historic areas and Natural Resources, Recreational Needs and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements).

Objectives:

1. To Conserve the protected natural, scenic, historic, and cultural resources.
2. To develop for low intensity uses which do not substantially degrade the existing character or interrupt the flow of natural resource use or recreational benefits.
3. To protect life and property in hazardous areas.

Open Space, Recreation and Preservation

The following discussion and policies are in addition to those found in the Open Space, Scenic and Historic areas and Natural Resources and Recreational Needs Elements. Any site inventories in this section that are in addition to those inventoried in the Open Space and Recreational Needs Elements are local desires and are not to be construed as additional Goal site requirements.

Open Space exists through a wide variety of different land uses as shown by the following categories:

<u>Categories</u>	<u>Examples</u>
Resource lands	Forest lands
Recreation	Sigfridson Farm County Park, Clatsop County Fairgrounds
Scenic/Buffer	Open space with subdivision
Preservation	Lewis and Clark National Historical Park/Fort Clatsop National Monument Park, or Youngs River Falls

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The Lewis & Clark, Olney Wallooskee Planning Area map of Open Space, Parks and Recreation on page 21 shows the location of the various types of open space within the planning area. The most dominant form of open space is the extensive areas of farm and forest lands.

Recreation

Recreation facilities are provided at the Sigfridson Farm County Park located along the Klaskanine River.

The Fort-to-Sea Trail, a six mile trail which begins at Lewis and Clark National Historical Park/Fort Clatsop National Memorial, traverses the lower foothills to the Clatsop Plains to meet the Columbia River-to-Oswald West section of the Oregon Coast Trail and is considered fairly accessible to most hiking and walking abilities. Other hiking trails take off from Fort Clatsop as well, including the Kwis Kwis Loop and South Slough Trail. The nearby Netul Landing area includes trails, a launch area for canoes and kayaks, and picnicking area. Another trail connects the Netul Landing and Fort Clatsop.

A small portion of the Saddle Mountain Trail, which takes off from Hwy 26, passes through the Lewis & Clark ~~Only Olney~~-Wallooskee Planning Area on its way to the Saddle Mountain State Natural Area. The five-mile roundtrip has an elevation change of 1,635 feet and is considered challenging. It is open seasonally and includes 10 primitive, walk-in tent sites.



Sigfridson County Park, off Hwy 202, offers fishing and open green space for day use.

The Plan recognizes the importance of providing public access to the vast rivers, tributaries, and sloughs. However, these access points should be limited because of the area's natural environment for wildlife, the desire to protect areas from overuse and potential damage, and in consideration of the rural nature of the area.

Preservation

Within this planning area, the only actual historical site is the Lewis and Clark National Historical Park/Fort Clatsop. However, other aspects of preservation are found in the various Natural areas which play a crucial role in the rapidly changing landscape. Most important, perhaps, is that they serve as bench marks for assessing the extent of **human** impact upon diverse land, lakes, rivers, estuary and coastal environments.

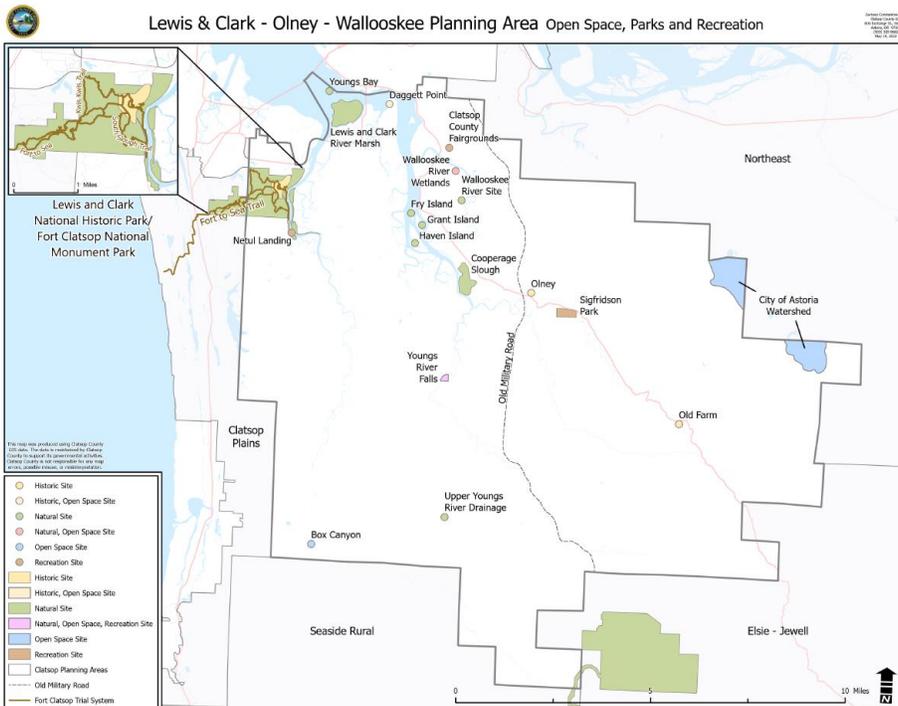
Natural areas are important to the community as a whole, for they offer a unique aesthetic and educational experience, i.e. the opportunity to view, study and explore the array of natural elements witnessed by the early explorers of our region. They serve as the natural heritage to be passed in be future generations. Cooperage Slough, Russian Point, a large portion of Youngs Bay, Haven Island, Grant Island, Fry Island, and the tide flats in the Youngs River have been designated NATURAL.

Commented [GH19]: Include a map or photo.

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Predominant Uses:

1. Open Space.
2. Scientific study.
3. Low intensity recreation (trails, nature observation).
4. Wildlife habitat.



Coast Range Foothills

Coast Range foothills are low subsidiary hills on the edges of the Coast Range uplands. They range in elevation from 50 to 500 feet/are generally composed of sedimentary rock and tend to have round tops. The area between the Clatsop Plains and the Lewis and Clark Valley; the area between the Lewis and Clark and Youngs River Valleys north of Lone Ridge; and the area north of the Walluski River Valley are all considered part of the Coast Range foothills landscape unit.

Basaltic Highlands

Generally, basaltic highlands are over 1,200 feet in elevation, although outcrops of basalt are also exposed at lower elevations. Basaltic highlands are located in two regions of the planning area. A narrow basaltic intrusive (volcanic rock formed underground) rock outcropping forms a half moon shape between the Lewis and Clark River and Youngs River in the center of the planning area. Lone Ridge is located in this basaltic area and to the east it crosses Youngs River forming Youngs River Falls. In the

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southern section of the planning area, basaltic highlands lie to the east of the Lewis and Clark Valley and are surrounded by sedimentary rock.

Although basaltic highlands are generally free of landslides and other geologic hazards, their isolation, slope and elevation make them generally unsuitable for most developed activity. They are an important area of timber production in the County, as well as constituting a potential mineral resource area in terms of quarry rock. Many of these areas are accessible by primitive roads through unstable geologic formations, and the roads themselves could experience considerable sliding and slumping if heavy use were permitted.

Alluvial Terrace

There are large areas of alluvial lowlands in the river valley of Lewis and Clark, Youngs, and Wallooskee, and Little Wallooskee Rivers which are predominantly being used for pasture lands. Generally, the soils in this landscape unit are very poorly drained and are very acidic. A variety of plants and abundant wildlife (especially big game) can be found within this landscape unit.

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. They are generally the more suitable landscape unit for development. Stream downcutting has caused the terraces to be higher than the present valley floor. Upstream alluvial terrace deposits consist of gravel and sand; downstream are deposits of sand, silt and clay.

Alluvial terraces are located throughout the Lewis and Clark Valley, along the Youngs River, its tributary the Klaskanine River, and the Walluski River. Highway 202 also lies mostly on an alluvial terrace. The soils of the alluvial terraces are moderately well drained, containing few restrictions on uses.

Alluvial lowlands are plains occupying valley floors which result from the deposition of clay, silt, sand and gravel by water. Within the alluvial lowland landscape unit are fresh and salt water floodplains, protected floodplains, diked lands, fill and tidal shore plains.

Natural

A NATURAL area is defined as land and/or water units in which natural processes exist relatively undisturbed or can be restored to a nearly natural state. Natural areas include:

- A. Native terrestrial, freshwater or marine ecosystems, e.g. a salt marsh or stand of old growth forest.
- B. Areas containing significant biological, geological, hydrological, paleontological, archeological or scenic features; e.g. a single fossil bed or waterfall.
- C. Areas particularly valuable for plants and wildlife:
 1. as habitat for rare, endangered, peripheral, endemic or otherwise unique species;
 2. as exceptionally productive or diverse habitat;
 3. as vanishing habitat;
 4. as habitat crucial to a state on a species' lifestyle, e.g. spawning grounds, or wetlands along flyways.

Objective:

- A. To preserve, restore and protect these areas for scientific, research and educational needs and for the resource and ecosystem support values and functions they provide.

Community Development

In the discussion of the planning process, a brief explanation was given on the Classification System (DEVELOPMENT, RURAL LANDS, RURAL AGRICULTURAL LANDS, CONSERVATION FOREST LANDS, CONSERVATION OTHER RESOURCES and NATURAL) to be used on the Comprehensive Plan Map. This section of the Plan goes into greater detail in describing the designations, their objectives and policies pertaining to the designations. The designations are shown on the Comprehensive Plan Map, page 24.

DEVELOPMENT

Areas designated DEVELOPMENT are areas with a combination of physical, biological, and social/economic characteristics which make them necessary and suitable for residential, commercial, or industrial development and includes those which can be adequately served by existing or planned urban services and facilities.

Areas within Urban Growth Boundaries, Rural Communities and Rural Service Areas are included in this designation. Lands within an Urban Growth Boundary are those determined to be necessary and suitable for future urban growth. These lands can be served by urban services and facilities, and are needed for the expansion of an urban area. The Urban Growth Boundaries are based upon the cities' population projections and needs for residential, commercial and industrial lands.

The Astoria Urban Growth Boundary in this planning area encompasses the land south of the City along Youngs Bay. The City at one time had proposed the Miles Crossing/Jeffers Garden area as part of its Urban Growth Boundary. However, in 2004, the Miles Crossing/Jeffers Garden area was the subject of goal exceptions and rezoning approvals by the Board of Clatsop County Commissioners, designating it a "rural community" and permitting the organization of the Miles Crossing Sanitary Sewer District and adoption of the district's boundaries. The County has zoned the pasture lands north and west of Old U.S. 101 as Exclusive Farm Use.

Rural Communities and Rural Service Areas are unincorporated areas located some distance away from a city which contains residential densities similar to those found in cities. The size of these areas is based upon many factors, some of which are population projections, capacity of public facilities, and proximity to a city. The Old Navy Hospital, now a 75-lot subdivision known as Riverpoint, and adjoining property are designated as a Rural Service Area due to the presence of sewers, water and roads. Despite its current use as a residential subdivision, the Old Navy Hospital remains zoned Light Industrial; however, an overlay zone designation of Planned Development allows for the mixture of uses.

Rural Lands

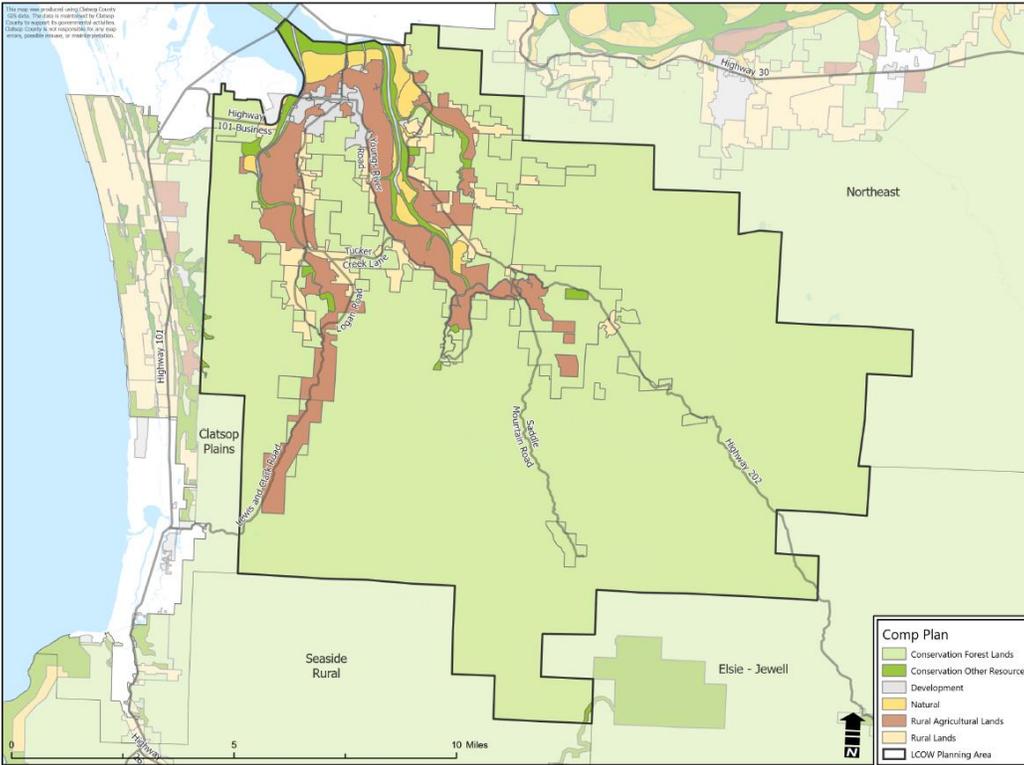
RURAL LANDS. Rural Lands are those lands which are outside the urban growth boundary and are not agricultural lands or forest lands. Rural Lands includes lands suitable for sparse settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use.

Rural lands are those which, due to the value for agriculture, low density residential uses, high recreational uses, and non-renewable mineral and non-mineral resources uses should be protected from conversion to more intensive uses, rural subdivisions, major and minor partitions, and other uses served by few public services which satisfy a need that cannot be accommodated in the urbanizable areas are also likely to occur within this designation. Ordinance 03-11, adopted by the Board of County

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Lewis & Clark - Olney - Wallooskee Planning Area



Commissioners October 24, 2003, in accordance with OAR 660-004-0040 that went into effect on October 4, 2000, changed the Rural Lands minimum lot size to two acres, effectively eliminating the RA-1 Zone in all but name. Smaller parcels that were legally existing at the time of the adoption of Ordinance 03-11 are considered legally buildable lots.

Most rural lands designations in this Plan area contain old town plats and fragmented land ownership. These areas may require vacation and replatting or utilization of a Planned Development to protect the natural resources of the area.

RURAL AGRICULTURAL. Agricultural lands are those lands that area to be reserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space.

In land use changes involving a change from Conservation-Forest Lands or Rural Agricultural Lands to Rural Lands or Development designations an Exception to the Agricultural Lands or Forest Lands Goals must be taken.

Goals, Objectives, and Policies

Shorelands Policies

The following policy is in addition to those found in the Estuarine Resources and Coastal Shorelands Element.

A. When planned developments and subdivisions adjacent to shorelands are proposed, preference for reserving the shoreland area as open space as a condition for development shall be encouraged.

For additional information including mitigation and dredged material disposal, policies, and mapping for these areas, see the Columbia River Estuary section of the Estuarine Resources and Coastal Shorelands Background Report and County-wide Element.

Subarea Estuary Policies

A. Dredging activities are regulated by the US Army Corps of Engineers. Applications require Coastal Zone consistency with the county's Comprehensive Plan and zoning ordinance, and Clatsop County responds to all land use compatibility statement requests submitted as part of Joint Applications to and by the Corps and the Oregon Department of State Lands. Based on the foregoing: Dredging of shallow biologically productive areas adjacent to dikes as a source of material for dike maintenance shall be allowed upon a demonstration that:

1. Alternative sources of material are not available; and
2. The dredging method selected will not leave potholes where juvenile salmon and other fish might be stranded at low water; and
3. Other disruption of tidal flats and tidal marshes is minimized; and
4. Appropriate approvals are obtained from state and federal agencies.

B. Minor dredging shall be permitted in all areas where necessary to open drainage channels from the tide boxes out to deeper water to assure efficient operation of the drainage system upon a demonstration that:

1. The dredging method selected will not leave potholes where juvenile salmon and other fish might be stranded at low water; and
2. Other disruption of tidal flats and tidal marshes is minimized; and
3. Appropriate approvals are obtained from state and federal agencies.

C. To protect present investments and the future potential of the fisheries resources of the Youngs River, new development in the area shall be carried out so as to preserve water quality, biological productivity, and other factors which contribute to fisheries production.

1. The dredging method selected will not leave potholes where juvenile salmon and other fish might be stranded at low water; and
2. Other disruption of tidal flats and tidal marshes is minimized; and
3. Appropriate approvals are obtained from state and federal agencies.

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Alluvial Lowlands Policy

Alluvial Lowlands Policy

- A. Low density activities such as agriculture shall be the preferred uses in the alluvial lowlands.

Alluvial Terraces Policy

- A. Development on this landscape unit should be encouraged to take place nearest to presently urbanized areas, in order to utilize public services most efficiently. Where subdivisoning and partitioning are possible, cluster development shall be encouraged as a means to maintain open spaces values.

Coast Range Foothills Policy

Coast Range Foothills Policy

- A. The predominant land use of this landscape unit should be forestry and acreage home sites. This is due to the generally poor foundation characteristics and of severe septic tank limitations of soils in this landscape unit. Low density housing shall be a preferred use in Rural Lands-zoned areas, such as RA-1, RA-2, and RA-5, where **septic** limitations and geologic hazards can be mitigated.

Basaltic Highlands Policy

- A. Basaltic highlands should be designated as a resource unit, and uses other than woodlands, wildlife habitats, recreation, natural and mineral resources shall be discouraged.

Fish and Wildlife Policies

Fish and Wildlife Policies

- A. Clatsop County will cooperate with governmental agencies to conserve and protect identified fish and wildlife habitat, including notifying appropriate agencies of applications that may affect fish and wildlife habitat and working on land use compatibility statements for Department of State Lands and/or US Army Corps of Engineers projects.

- B. Public and private land ownership preserves many habitat areas. There is limited regulatory power to assure that more living communities and animal species do not become rare and endangered in the future. Therefore, new development should be designed and constructed so as to:

1. Maintain wherever possible a natural, vegetative buffer strip along wetlands and streams;
2. Minimize the alteration of land and vegetation; and
3. Preserve open space, including agricultural and forest lands.
4. The County shall revise stream and riparian setback language to align with the Oregon Forest Practice Act (FPA) as defined in OAR 629-635-0310.

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C. Habitats of all species indicated as endangered, threatened or vulnerable shall be preserved. Nesting sites of endangered bird species shall be protected and buffered from conflicting uses.

D. Wildlife refuges:

Existing wildlife refuges which are owned/leased and managed by the Oregon Department of Fish and Wildlife (ODFW) or by the United States Fish and Wildlife Service (USFWS) shall be designated Conservation-Other Resource and zoned Open Space, Parks and Recreation (OPR).

Proposed wildlife management areas which are managed and either owned or leased by the Oregon Department of Fish and Wildlife (ODFW) located in areas designated Conservation Forest or in other lowland areas under any plan designation shall be reviewed by the County for compliance with the approval standards listed below. Such hearings shall be conducted according to a Type II procedure with public notice, which the Community Development Director may elevate to a Type IIa review that requires a public hearing at the Director's discretion, to be held at a time and place convenient to residents of the affected planning area. ODFW shall provide an evaluation of the economic, social, environmental and energy consequences of the proposal and information sufficient to support findings with respect to the following approval criteria:

1. Identification of the need for the proposed new wildlife management area. "Need" means specific problems or conflicts that will be resolved or specific ODFW objectives that will be achieved by establishing the proposed area.
2. Alternative lands and management actions available to the ODFW, and an analysis of why those alternatives or management actions will not resolve identified problems or achieve objectives.

Community Development

Housing Policies

- A. Subdivisions and planned developments shall be located only where community water, fire protection, and septic capacity are available.
- B. Explore whether density transfer regulations that could be applied to the Miles Crossing / Jeffers Gardens area.
- C. Explore cottage cluster housing as a way to possibly provide additional affordable housing.
- D. Land zoned for higher density, such as multi-family residential, shall not be developed at lower densities.
- E. Consideration shall be given to revising development standards to facilitate "middle housing" in all types of residential zones.
- F. Explore strategies to create incentives attractive to developers of affordable and workforce housing.
- G. Consider strategies to limit short term rental uses in residential zones.
- H. Strategies in the rural area and rural communities such as Miles Crossing and Jeffers Gardens and in locations with sanitary sewer should include:
 1. Ensuring land zoned for higher density is not developed at lower densities
 2. Further assessing infrastructure issues
 3. Adopting supportive and inclusive comprehensive plan policies

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- 4. Considering existing development patterns and revising standards to facilitate “middle housing” in all types of residential zones
- 5. Incentivizing affordable and workforce housing
- 6. Limiting short term rental uses in residential zones
- I. The capacity of local sewer and water districts to serve future development is not clearly known. The county should work with special districts to conduct Additional-additional analysis and clear communication about realistic infrastructure capacity ~~is needed to~~ help inform assessments of residential development capacity in these areas.

Public Facilities Recommended Action

- A. The Water Districts are encouraged to continue their analysis that insure there is adequate water to meet future needs.
- B. Identify what services and/or infrastructure improvements are currently missing in this area and begin to plan for those projects.

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Rural Service Area Policies

- A. The minimum building site for residential use in the Rural Service Area shall be 7,500 square feet in sewerred areas and 15,000 square feet in unsewerred areas.
- B. Changes in the Rural Service Area boundary shall be done only after the following factors are considered:
 - 1. The importance of an orderly and economic provision for public facilities and services;
 - 2. The desirability for maximum efficiency of land uses within and on the fringe of the existing developed areas;
 - 3. The environmental, energy, economic and social consequences.

Rural Lands Policies

A. RURAL residential lot sizes shall be based upon the public facilities available, compatible with surrounding uses, and land carrying capacity. Areas within a fire protection district and community water system should be zoned with a minimum lot size of ~~two one (2) acres~~, except lands within the Coastal Residential Zone for which Goal 3 and 4 exceptions have been taken may be with the remaining RURAL areas zoned for a minimum lot size of 20,000 square feet. two (2) acres. Smaller parcels legally existing at the time of adoption of this Plan that are determined to meet the requirements of a lot of record determination procedure are permitted as substandard but legal, non-conforming units of land, the specifics of which are handled in the Zoning Code.

B. New commercial zones shall only be considered if of a neighborhood type or if concentrated in and adjacent to existing well-established business areas, in order to increase the patronage of these areas and to avoid dispersal of new commercial activities. The county may consider neighborhood commercial zones allowing for such uses as a gas station or small grocery store in those areas remote from existing commercial areas.

C. The county may consider Neighborhood-neighborhood commercial zones allowing for such uses as a gas station or small grocery store ~~are needed~~ in those areas remote from existing commercial areas.

Commented [GH21]: Motion by Chris Farrar, seconded by Clarke Powers, to revise as shown. Motion withdrawn

Commented [GH22]: Motion Clarke Powers, seconded by to combine B and Chris Farrar and utilize language shown.

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D. When considering new commercial areas or expansion of existing commercially zoned land the following standards shall be used:

1. Adequate off-street parking shall be provided to prevent traffic congestion resulting from on-street parking.
2. A buffer and screen shall be provided between commercial and residential uses.
3. Signs shall conform to the requirements of the zoning code.
4. Review by State and County road officials for safe access including adequate site distance.

Rural Agricultural Land Policies

See Agricultural Lands Background Report and County-wide Element.

Conservation Forest Lands and Conservation Other Resources Policies

In land use changes involving a change from Conservation-Forest Lands or Rural Agricultural Lands to Rural Lands or Development designations, an exception to the Agricultural Lands or Forest Lands Goals shall be taken.

Conservation Forest Lands Policy

1. Forest Lands shall be designated Conservation Forest in the County's Comprehensive Plan. When considering a zone change to a forest zone, the Planning Commission or other reviewing body shall review the proposal against the acreage, management, and other approval criteria in County-wide Forest Lands Policies.

Conservation Other Resources Policy

- A. The County shall encourage the identification, conservation, and protection of watersheds, fish and wildlife habitats, and areas of historical, cultural, and/or scientific importance. Forestry, recreational, and associated activities may be reviewed and restricted when such activities are found to be in conflict with the conservation and protection of such areas. Where the Forest Practices Act (FPA) applies, the FPA shall regulate the activities that may be reviewed or restricted.

Natural Lands Policy

Policy:

- A. Recognizing that wetland inventories are not always accurate, in part because conditions on the ground change over time, the County shall digitize Department of State Lands-approved wetland delineations and update the county's wetlands layer on WebMaps to reflect ground-truthed conditions.
- B. The County shall work with the Department of State Lands to refine procedures and policies to facilitate development on properties in Clatsop County that contain potential wetlands.

ADDITIONAL MATERIALS:

- [Ordinance 80-7 \(Original Lewis & Clark, Olney-Walloonsee Community Plan\)](#)
- [Ordinance 83-17 \(Part 1\)](#)
- [Ordinance 83-17 \(Part 2\)](#)
- [Ordinance 83-17 \(Part 3\)](#)

Commented [GH25]: Motion by Lam Quang, seconded by Clarke Powers, to recommend the BOC adopt the LCOW community plan as amended. App'd 4-0

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LEWIS & CLARK, OLNEY-WALLOOSKEE COMMUNITY PLAN

- [Ordinance 97-03](#)
- [Ordinance 03-10](#)