

Goal 2

COUNTY-WIDE ELEMENT

GOAL 2 LAND USE PLANNING

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-10, 03-11, 04-06

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Goal 2 - Land Use Planning

The County's land and water have been placed in one of six (6) Plan designations (see map next page). They are:

1. Development

Development areas are those 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.

In Clatsop County, the County has three types of such areas: cities and their urban growth boundaries; rural communities; and rural service areas, which are areas similar to cities (sewer and water) but lack size and a government structure.

a. Rural Service Area (RSA). The County has designated four areas as RSAs. They are Cullaby Lake, Glenwood Mobile Home Park, Old Naval Hospital site, and Fishhawk Lake. Information on these is found in the community plan in which the RSA resides.

b. Urban Growth Boundaries. See land use plans of Astoria, Cannon Beach, Gearhart, Seaside and Warrenton. Clatsop County has adopted each of the city's land use plans for areas outside of the city limits and inside the urban growth boundary. The cities and the County have adopted Urban Growth Boundary Management Agreements. Clatsop County has turned over all administration and enforcement with Cannon Beach's urban growth boundary to Cannon Beach and Astoria's urban growth boundary to Astoria. Currently, Clatsop County administers and performs enforcement for areas outside the city limits inside the urban growth boundaries of Gearhart, Seaside and Warrenton.

c. Rural Communities. Clatsop County has identified and established boundaries for the following rural communities: Miles Crossing - Jeffers Gardens, Arch Cape, Svensen, Knappa, and Westport. Land use plans in these areas recognize the importance of communities in rural Clatsop County. These communities are established through a process that applies OAR 660 Division 22 requirements. Portions of land identified in the Miles Crossing and Jeffers Gardens rural community plan take an exception to Statewide Planning Goal 3 and Goal 4 for portions of land zoned EFU or AF. The exceptions documentation for a portion of the Miles Crossing and Jeffers Gardens rural community boundary is adopted as part of the Comprehensive Plan, and is located at the end of this section.

2. Rural Agricultural Lands

Agricultural lands are those lands that are to be preserved 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.*

Conservation areas provide important resource or ecosystem support functions but because of their value for low-intensity recreation or sustained yield resource (e.g. forestry), or because of their unsuitability for development (e.g. hazard areas) should be designated for nonconsumptive uses. Nonconsumptive uses are those uses which can utilize resources on a sustained yield basis while minimally reducing opportunities for other future uses of the area's resources.*

3. Conservation Forest Lands*

Forest lands are those lands that are to be retained for the production of wood fiber and other forest uses.*

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.*

4. 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.* Most of the Columbia River Estuary is in this designation.

5. Natural

Natural areas are those which have not been significantly altered by man and which, in their natural state, perform resource support functions including those functions vital to estuarine or riparian ecosystems. Publicly owned fragile and ecologically valuable areas, especially watersheds and groundwater resource areas, are most likely to be designated as Natural. Natural areas identified by the Oregon Natural Heritage Program, as well as fish and wildlife areas and habitats identified by the Oregon Wildlife Commission, should be considered for Natural designation.

6. Rural Lands

Rural Lands are those that are outside the urban growth boundary, outside of rural community boundaries, 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 in Clatsop County

A diversity of housing options ranging from high density urban environments to low density farm-forest home sites has been a recognized need in Clatsop County since the County's first Comprehensive Plan was adopted in 1969. While developing the present Comprehensive Plan,

citizens and elected and appointed officials stressed the economic and cultural importance of providing for the demand for recreational and year round rural homesites.

Because of the rural character of the County along with its geographic proximity to the northern Willamette Valley population centers, there has been a steady demand for second homes and rural homesites located on small rural tracts (see Housing Element and Background Report). The demand for rural tracts is expected to continue. In order to continue to meet the demand for affordable rural homesites the County has looked to those which are "built upon and/or irrevocably committed" rural areas which generally have:

- (a) some level of public facilities and services, especially surfaced public roads, fire protection, and piped water;
- (b) a pattern of parcel sizes generally smaller than 15 acres;
- (c) existing residential development at a density generally higher than 1 dwelling unit per 10 acres; and
- (d) natural boundaries, such as creeks and roads, separating the exception area from adjacent resource lands.

Areas generally falling under the above set of criteria are designated Rural Lands throughout the Comprehensive Plan. Rural Lands are those lands which are outside the urban growth boundary and are not agricultural lands or forest lands. Rural Lands include lands suitable for spare settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use. Most of these lands contain agricultural site class II-IV and forest site class FA-FD.

The Coastal Shorelands Goal #17 requires that shorelands in rural areas other than those in major marshes, significant wildlife habitat areas etc. be used for appropriate for:

- "f. subdivisions, major and minor partitions and other uses only upon a finding by the governing body of the county that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas and are compatible with the objectives of this goal to protect riparian vegetation and wildlife habitat; and
- g. a single family residence on existing lots, parcels or units of land when compatible with the objectives and implementation standards of this goal."

These are areas of coastal shorelands which are "built upon or are irrevocably committed" to development and cannot be used for agricultural or forest use.

In developing the data base and criteria used to identify exception areas the County planning staff relied heavily on information provided by the six CACs, individual land owners, realtors and builders as well as the opinions of appointed and elected officials. Most of the information used to substantiate commitment of those lands was gathered over a 5 year period through the public hearings process which resulted in the current Comprehensive Plan. In addition, the various needs of each subarea were examined and weighed against the goals. After completion

of each subarea plan, each plan's specific goals and objectives and recommended land use allocations were compared against the County as a whole. This information was compiled and tabulated using the criteria developed during the planning process and forms the main body of this report.

Generally, lands which fall under the general criteria enumerated in this Exception Process and Committed Lands Identification section are designated Rural throughout the Comprehensive Plan. Characteristically, these lands have scattered residences on parcel one-half to 15 acres in size and are clustered along roads throughout the unincorporated County.

Designation of Rural Lands Policy:

Generally parcels less than 15 acres and that are "built upon or irrevocably committed" to a non-resource use are to be placed in a residential, industrial or commercial zone.

Residential

Residential densities are generally designated through the following additional criteria:

- a. Where subdivisions or partitioning or both have occurred in a one acre pattern of development the area will be placed in one of the one acre zones;
- b. In areas with a development pattern of two to five acre parcels (some smaller and some larger), the areas will be placed in a two acre zone;
- c. In areas adjacent to resource (forest, agriculture, wetlands, estuary areas) lands, or Camp Rilea, the areas will be placed in a five acre zone;
- d. In areas where large parcels (15 acres or greater) of non-resource land are located, the areas will be placed in a five acre zone;
- e. In addition to criteria a through d, minimum lot sizes increase with increasing distance from the following areas:
 1. all urban growth boundaries
 2. Svensen center
 3. Knappa center

Since approximately 90% of the total County land area is forest land, it is not surprising that most of the lands identified as Rural in the Plan contains forest land class FA-FC and/or agricultural site class soils II-IV (see Forestry and Agricultural Background Report).

Interest has been expressed to locate a 400 to 600 acre Destination Resort in the area north of Gearhart. Specific information on boundaries are not available at this time. Clatsop County believes that the area north of Gearhart is a good location for a Destination Resort. Clatsop County designates the area from the north Gearhart UGB line north to the southern entrance road to Surf Pines and from U.S. Hwy. 101 on the east to the easterly Active Dune Overlay District line on the west as the boundaries within which the Destination Resort is to be contained. Clatsop County also recognized that part of the proposed Destination Resort will likely occur within the northern portion of the Gearhart UGB. When more detailed plans are submitted it

may be appropriate to amend the Gearhart UGB Plan, the Clatsop County Plan or both. Clatsop County has adopted information on Destination Resorts in its Economy Element and a Destination Resort Overlay District as background information and land use regulations for a Destination Resort.

COMPREHENSIVE/ZONING MAPS

The Comprehensive/Zoning Maps recorded on September 30, 1983 are at a scale that may make it difficult to determine the exact Comprehensive Plan and Zoning designation for a piece of property. More detailed maps showing the precise Comprehensive/Zoning Map designation are on file in the Clatsop County Department of Planning and Development.

COMPREHENSIVE PLAN/ZONING MAP

Clatsop County has adopted a combination Comprehensive Plan - Zoning Map. The map illustrates the zones of the County. The key includes Comprehensive Plan designations and the corresponding zones that implement the Comprehensive Plan designation. A list of the Comprehensive Plan designations and the corresponding zones is in Table 3.010 of the Clatsop County Land and Water Development and Use Ordinance 80-14. There are six (6) Plan designations each with a number of zones that are consistent with the particular Plan designation. Zone map changes may occur within the same Plan designation, e.g. F-80 to F-38 both under Conservation-Forest Lands or RA-1 to SFR-1 both under Rural Lands without changing the Comprehensive Plan/Zoning Map. However, Comprehensive Plan changes are required for changes in zones that occur between Plan designations, e.g. AF-20, Conservation-Forest Lands to RA-5, Rural Lands or OPR, Conservation-Other Resources to TC, Rural Lands or Development.

Urban Growth Boundaries

The Comprehensive Plan/Zoning Map classifies all Urban Growth Boundaries (UGB) in a DEVELOPMENT classification. Clatsop County has adopted land use regulations for each of the cities and towns by separate ordinances. The purpose of the Map designation for Urban Growth Boundaries is illustrative. The user should refer to the appropriate UGB map and text in determining the uses allowed within the UGB.

CLATSOP COUNTY

COUNTY-WIDE ELEMENT

GOAL 2

LAND USE PLANNING

GOAL 2 - LAND USE PLANNING COUNTY-WIDE ELEMENT

INTRODUCTION

A diversity of housing options ranging from high density urban environments to low density farm-forest home sites has been a recognized need in Clatsop County since the County's first Comprehensive Plan was adopted in 1969. While developing the present Comprehensive Plan, citizens and elected and appointed officials stressed the economic and cultural importance of providing for the demand for recreational and year round rural homesites.

Because of the rural character of the County along with its geographic proximity to the northern Willamette Valley population centers, there has been a steady demand for second homes and rural homesites located on small rural tracts (see Housing Element and Background Report). The demand for rural tracts is expected to continue. In order to continue to meet the demand for affordable rural homesites the County has looked to those which are "built upon and or irrevocably committed" rural areas which generally have:

- (a) some level of public facilities and services, especially surfaced public roads, fire protection, and piped water;
- (b) a pattern of parcel sizes generally smaller than 15 acres;
- (c) existing residential development at a density generally higher than 1 dwelling unit per 10 acres; and
- (d) natural boundaries, such as creeks or roads, separating the exception area from adjacent resource lands.

Areas generally falling under the above set of criteria are designated RURAL throughout the Comprehensive Plan. Most of these lands contain agricultural site class II-IV and forest site class FA-FD.

The Coastal Shorelands Goal #17 requires that shorelands in rural areas other than those in major marshes, significant wildlife habitat areas etc. be used as appropriate for:

- "f. subdivisions, major and minor partitions and other uses only upon a finding by the governing body of the county that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas and are compatible with the objectives of this goal to protect riparian vegetation and wildlife habitat; and
- g. a single family residence on existing lots, parcels, or units of land when compatible with the objectives and implementation standards of this goal."

These are areas of coastal shorelands which are "built upon or are irrevocably committed" to development and cannot be used for agricultural or forest use.

It is for such lands that the County claims an exception to the State-wide Planning Goals 3, 4 and 17. Such exceptions are based on criteria in OAR 660-04-025.

This report is divided into two sections. The first section gives a general outline of the process used by the County to identify committed lands and to develop the exceptions statements. The second section contains detailed findings pursuant to OAR 660-04-025 for each exception area.

A. EXCEPTIONS PROCESS AND COMMITTED LANDS IDENTIFICATION

The six built and committed criteria in OAR 660-04-025 are discussed in this section. Clatsop County has applied those criteria in as consistent a manner as possible. The criteria are discussed below.

(1) Adjacent Uses. Most of the County's exception areas are adjacent to resource lands in the AF-20, F-38, F-80 or EFU zones. Some exception areas are adjacent to residential uses in cities or urban growth boundaries. Adjacent residential uses are an important factor in determining commitment in an area.

(2) Public Facilities and Services. A wide range of services is included under this heading: Piped water, sewerage, paved roads, fire protection, garbage collection, electricity, natural gas, cable television, telephone service, schools, sheriff/police protection, ambulance service and others. It is not generally necessary to mention all of these services on each exception statement. For example, the entire County receives the same level of sheriff's service. Only those public facilities and services that distinguish different areas are examined under this plan element. These distinguishing public services include piped water, sewer, roads and fire protection.

Many of the County's exception areas are in water districts or are served by community water systems. Generally water delivered by such districts or water associations is important in committing an area, as compared to individual water systems.

There are four Rural Service Areas in the County: all are served by sewer systems. The existence of a sewer system is an important factor in the committed status of these areas.

All of the County's exception areas are served by roads. Areas served by paved public roads (including improved state and county roads) generally are more committed than areas served only by unimproved public roads. Access to public roads is also an important factor: for example, many parcels have highway frontage but cannot gain access to the highway because of grade or clear-vision problems.

(3) Parcel Size and Ownership Patterns. A pattern of small parcel sizes is an important factor in an area's committed status. "Small parcel sizes" means parcel sizes generally smaller than 15 acres. The words "parcel" or "lot" may include several tax lots under the same ownership. Only legally-created lots are considered as separate parcels for purposes of this criterion. Lots created under County ordinance without specific goal findings do not by themselves create a committed area, unless such parcelization also prevents resource-use of the land.

- (4) Neighborhood and Regional Characteristics. Included under this criterion are factors such as the current level of development in the area (usually the existing residential density), and the types of commercial and public developments in or near the exception area.
- (5) Natural Boundaries. Some exception area boundaries correspond to geographic features, usually rivers or highways. When such a natural boundary separates the exception area from adjacent resource lands, the impact of the non-resource uses in the exception area on adjacent resource lands is minimized.
- (6) Other Relevant Factors. Other factors which relate to the availability of the exception area for resource uses are considered under this section. Such factors include the shape and configuration of such lands, physical obstructions and other features which preclude farm or forest uses on such parcels.

Generally, no single criterion listed above is more important than any of the other criteria. The facts under each of the criteria above are weighed and considered in the case of each exception area. A conclusion is then drawn from the facts as to whether the parcel is irrevocably built or committed to non-resource uses.

In developing the data base and criteria used to identify exception areas the County planning staff relied heavily on information provided by the six Citizens Advisory Committees, individual land owners, realtors and builders as well as the opinions of appointed and elected officials. Most of the information used to substantiate commitment of those lands was gathered over a 5 year period through the public hearings process which resulted in the current Comprehensive Plan. In addition, the various needs of each subarea were examined and weighed against the goals. After completion of each subarea plan, each plan's specific goals and objectives and recommended land use allocations were compared against the County as a whole. This information was compiled and tabulated using the criteria developed during the planning process and forms the main body of this report.

Generally, lands which fall under the general criteria enumerated in the Exceptions Process and Committed Lands Identification Section are designated RURAL throughout the Comprehensive Plan. Characteristically, these lands have scattered residences on parcels one-half to 15 acres in size and are clustered along roads throughout the unincorporated County.

Rural lands have been defined as: "those lands which are outside the Urban Growth Boundary and are not agricultural lands or forest lands. Rural lands include 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."

Since approximately 90% of the total County land area is forest land, it is not surprising that most of the lands identified as RURAL in the Plan contains forest land class FA-FC and/or agricultural site class soils II-IV (see Forestry and Agricultural Background).

Reports). No agricultural site class I or V soils occur in the County and much of the class II-IV agricultural soils occur in Conservation Forest Lands. Class VI soils make up the largest percentage of soil type (77.7%) and are considered unsuitable for agriculture (Agriculture Background Report). However, these soils are suitable for pasture or woodlands and much of the lands with soils of this type are used for those purposes.

Those lands under discussion in this report comprise 2.50% of the total County land area, or about 15,250.18 acres. By contrast, virtually all of the remaining 450,000 acres of the County's conservation lands have been given Agriculture-Forest 20, 38 and 80 acre minimum lot size (AF-20, F-38, F-80), Exclusive Farm Use (EFU), or Aquatic Conservation (A-3) designations.

The County maintains that designating identified committed lands as rural development areas will contribute to an overall strengthening of the Comprehensive Plan. Broader impacts which could be generated by non-specific rural residential development spread in a homogenous 10 to 40 plus acre pattern throughout the County will be minimized through increased availability of economically priced rural residential acreages in areas already committed to development. In addition, extension of roads and services into conservation areas will be reduced resulting in considerable savings in public funds and future protection of the non-committed resource base.

The subarea plan zoning maps utilize a "graduated density" approach in which the highest rural densities (one and two acre per dwelling unit) surround areas of existing high-density development. Densities generally increase with distance from these areas. Rural residential lands predominate along existing highway corridors as a method of encouraging development in proximity to existing facilities.

The AF-20 zone is sometimes used to buffer rural residential parcels from large lot conservation 38 and 80 acre areas. Such buffering, along with forest lands setbacks will further minimize potential conflicts (such as trespass and nuisance complaints) which sometimes arise when residential uses are located near resource activities. This strategy is designed to (a) allow for rural development in areas which are the least productive resource lands due to the factors enumerated above, and (b) provide buffering of existing large resource units, thus sustaining their ability to be managed effectively.

Note: Total land area of the County 524,800 acres.

B. EXCEPTION STATEMENTS

Findings for Exception Areas

ERRATA

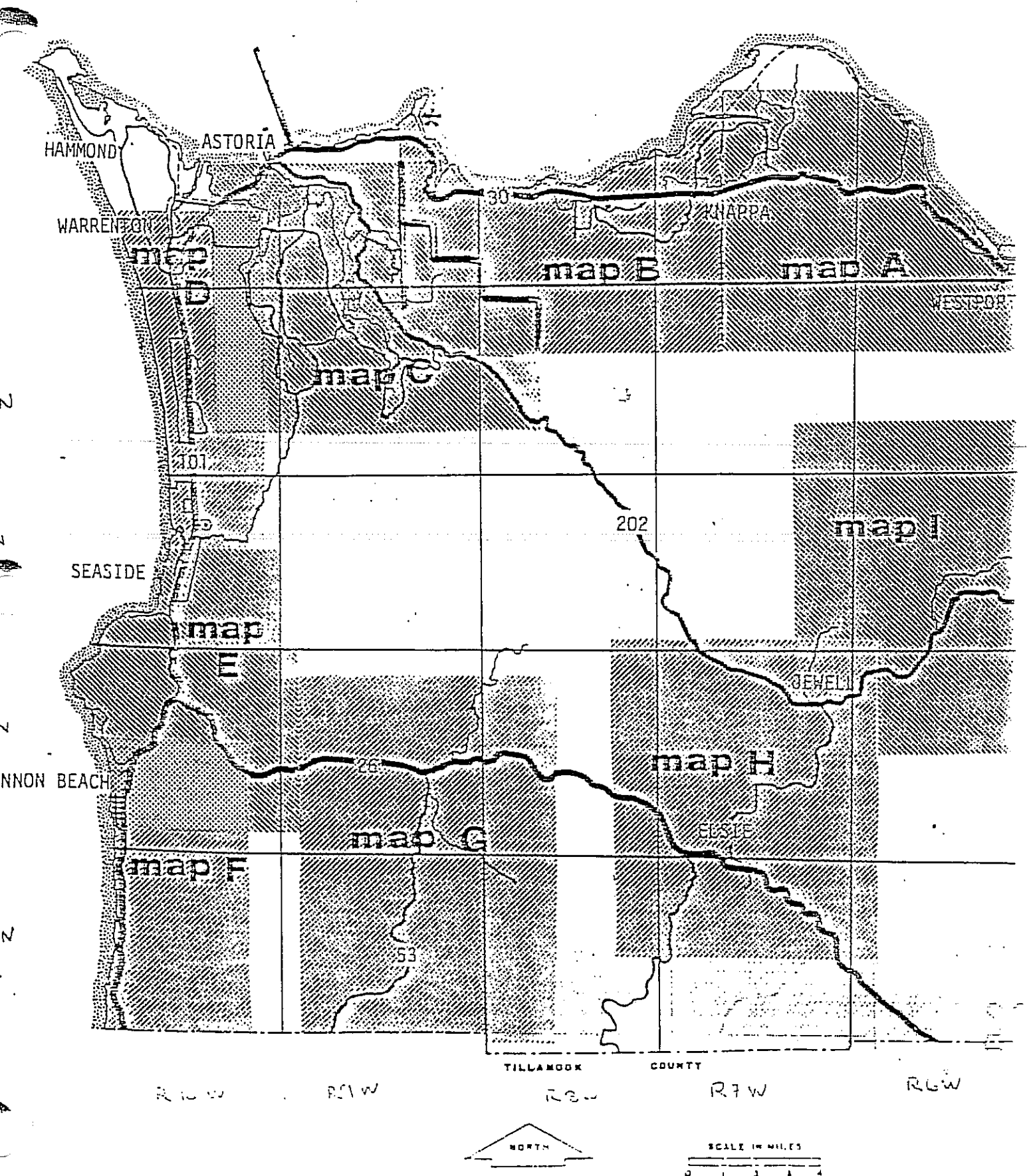
Goal 2 - Land Use Planning

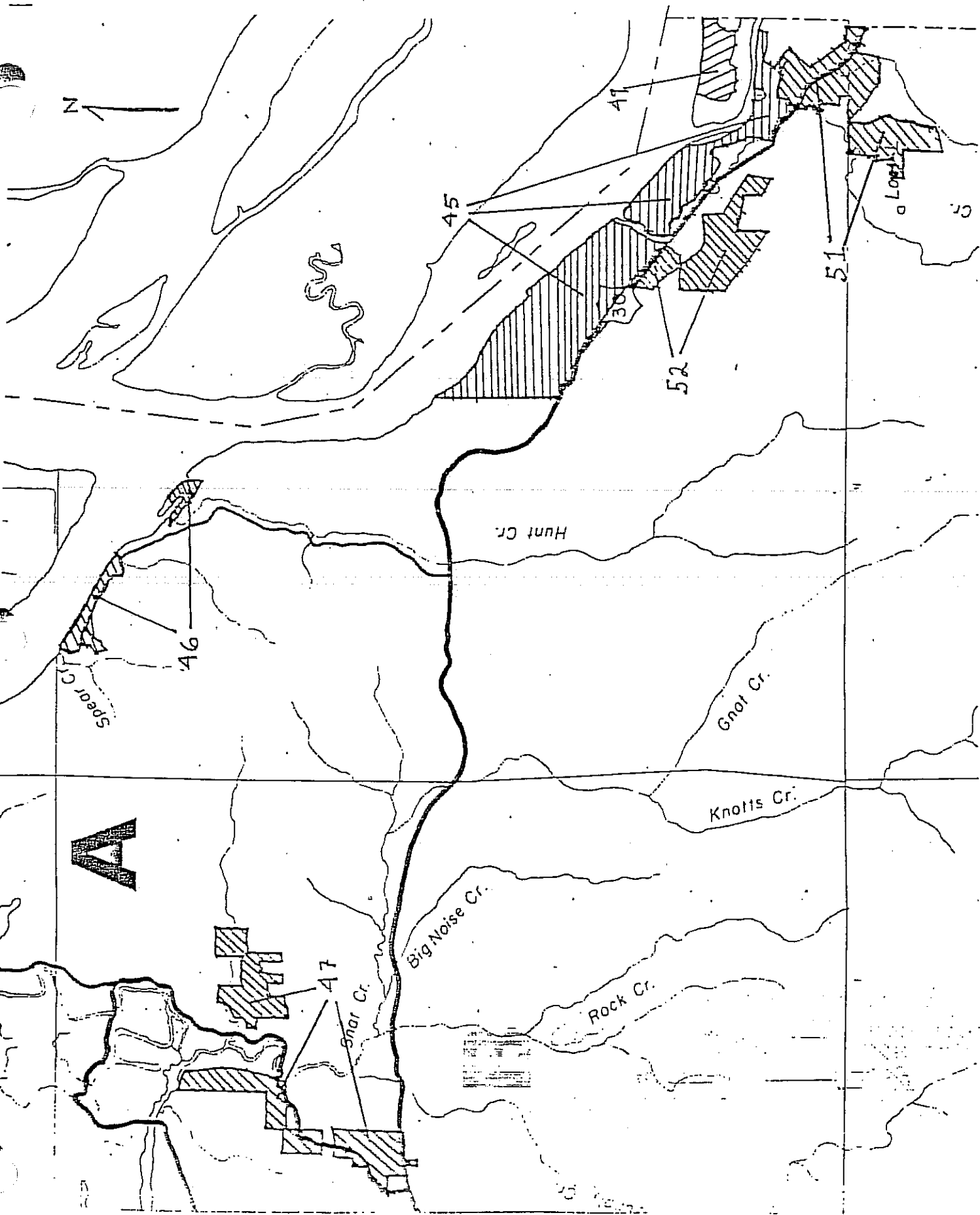
Irrevocably built and committed should read: built upon and irrevocably committed.

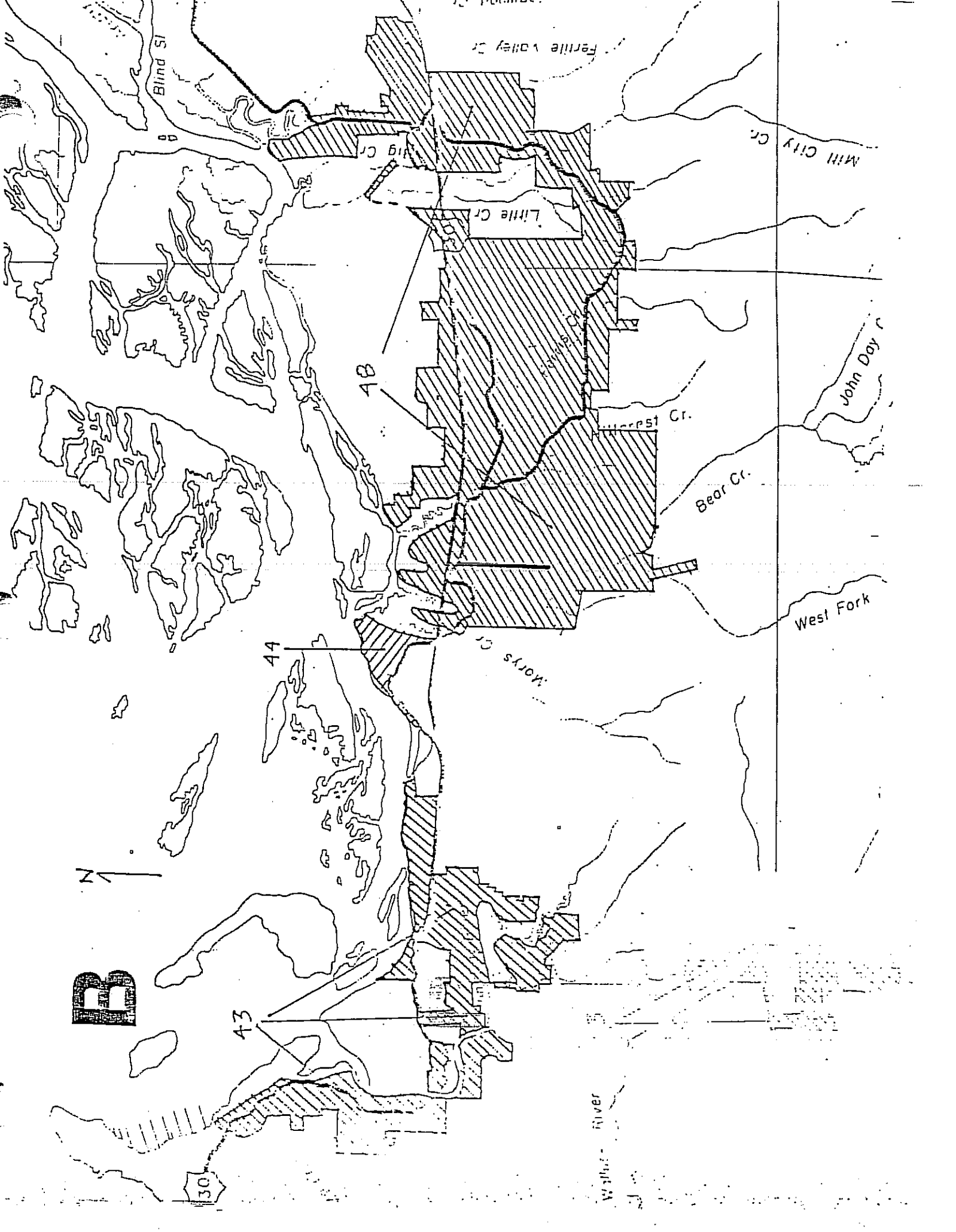
Key to Exception Maps and Discussion:

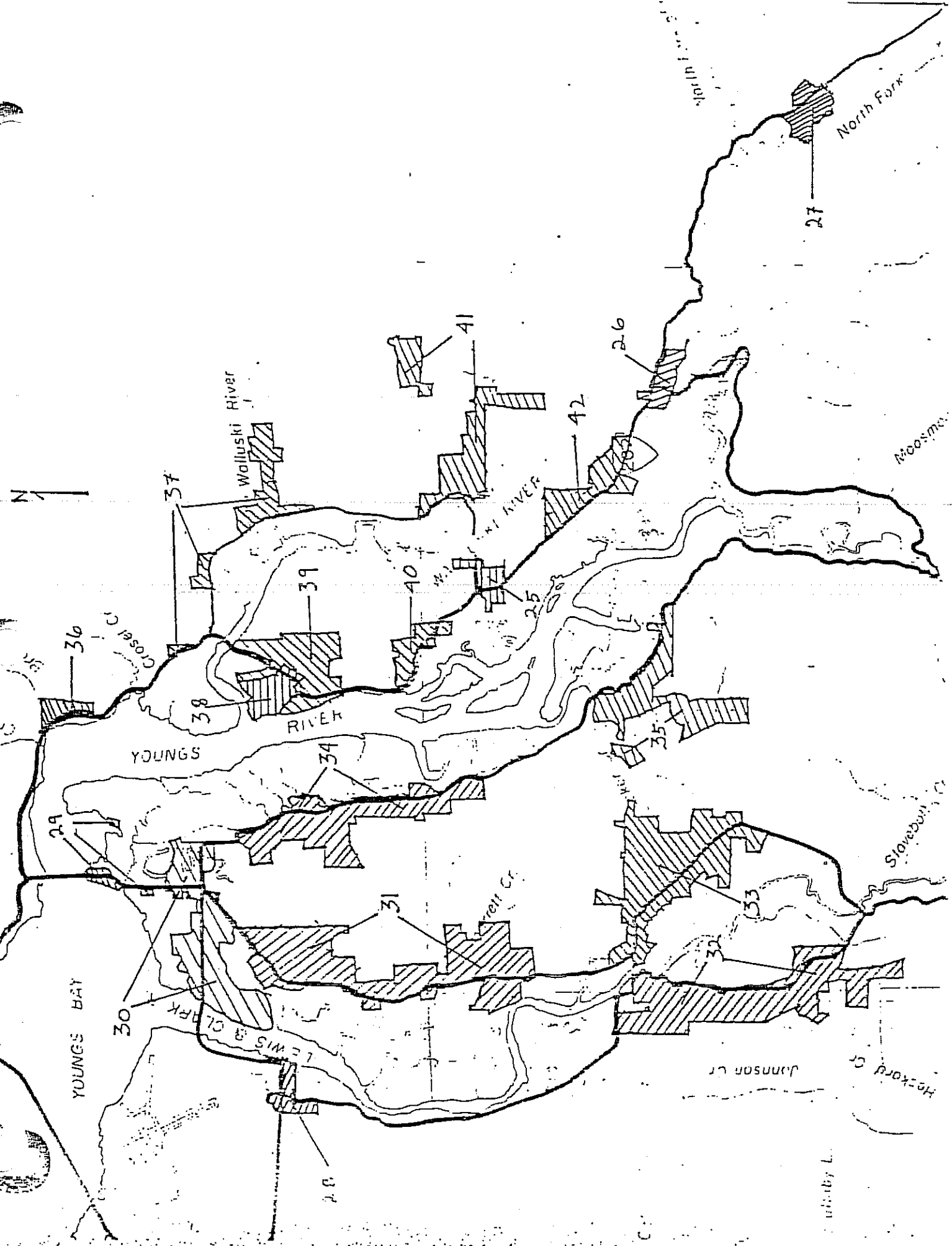
Exceptions areas have been labeled 1-49 and 51-62 as shown on Maps A-I. The discussion portion of the Exception follows the maps and each one has a number which corresponds to the area on the map (this is located in the upper left hand corner of the discussion pages). On the upper right hand corner of the discussion page are the Assessor's map(s) references. The accompanying pages list all the tax lots on the respective Assessor's map for which an Exception is being taken. The Assessor's maps noted in the Exceptions are located in the Clatsop County Department of Planning and Development.

Goal 2 Index Map









P A C I F I C D



54

Smith L.

55

Slusher L.

61

Sunset Lake

Carnahan L.

56

Cullaby L.

53

Neacoxie Cr.

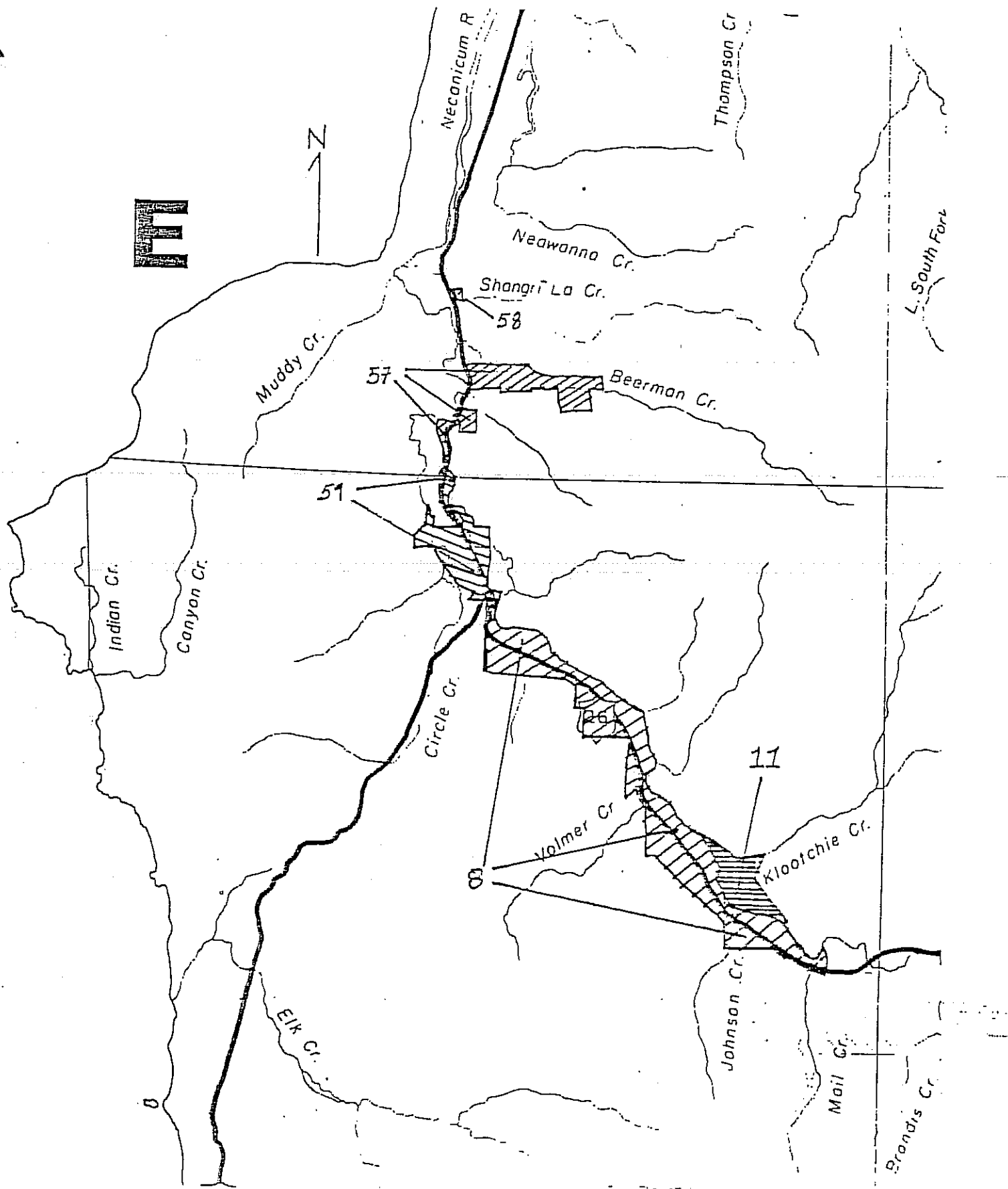
Cullaby Cr.

Hectn

26
101

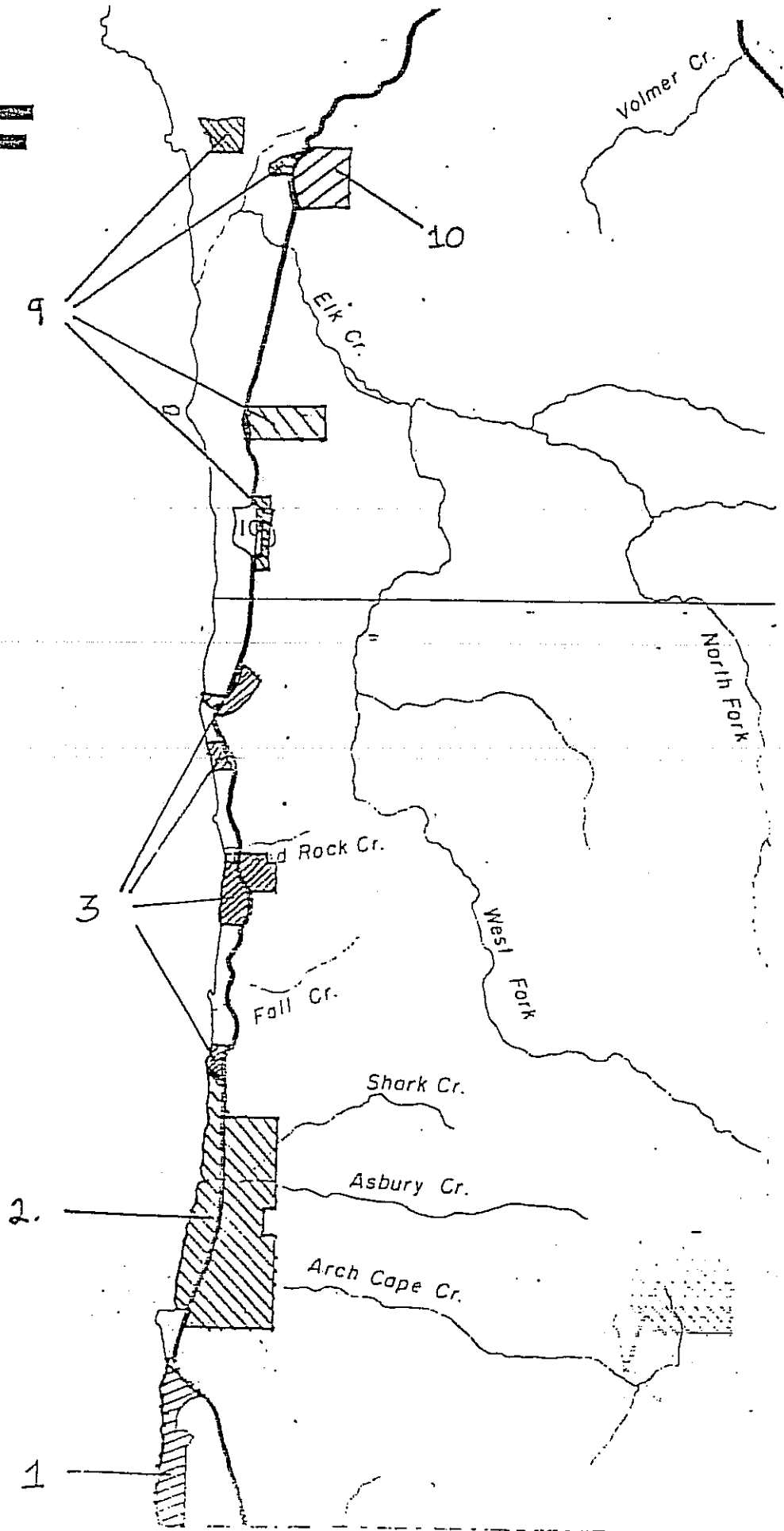
62

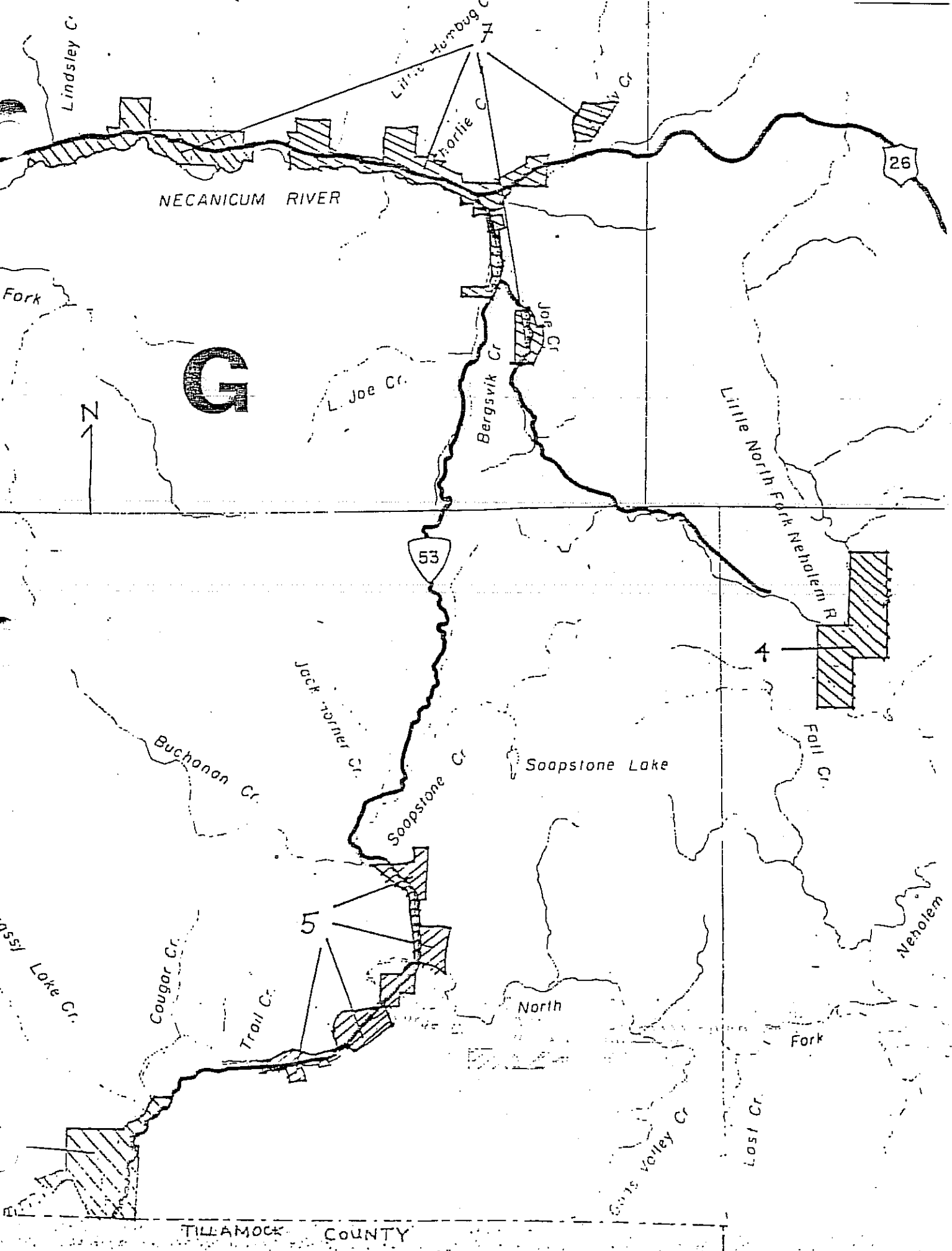
Stanley L.

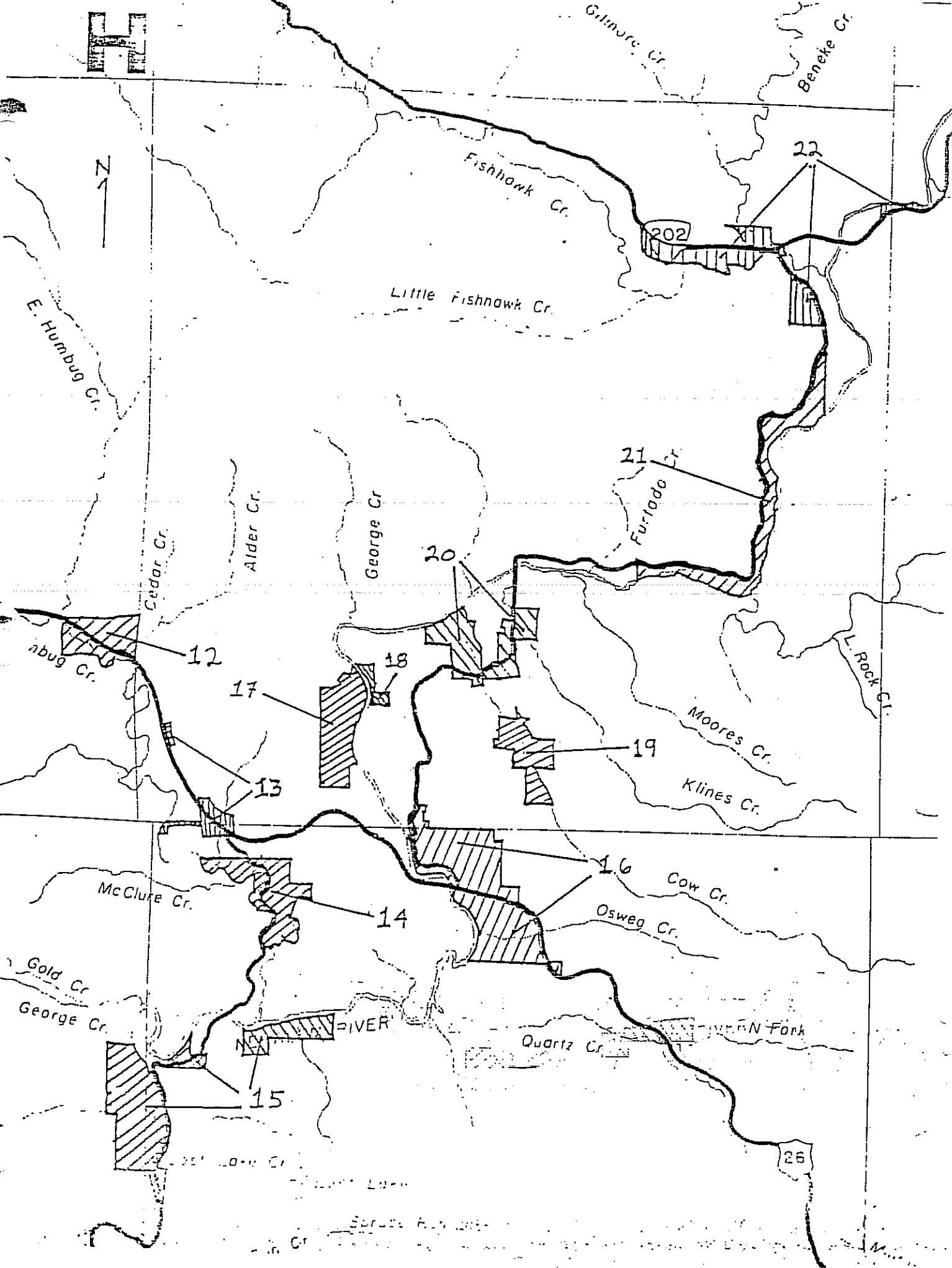


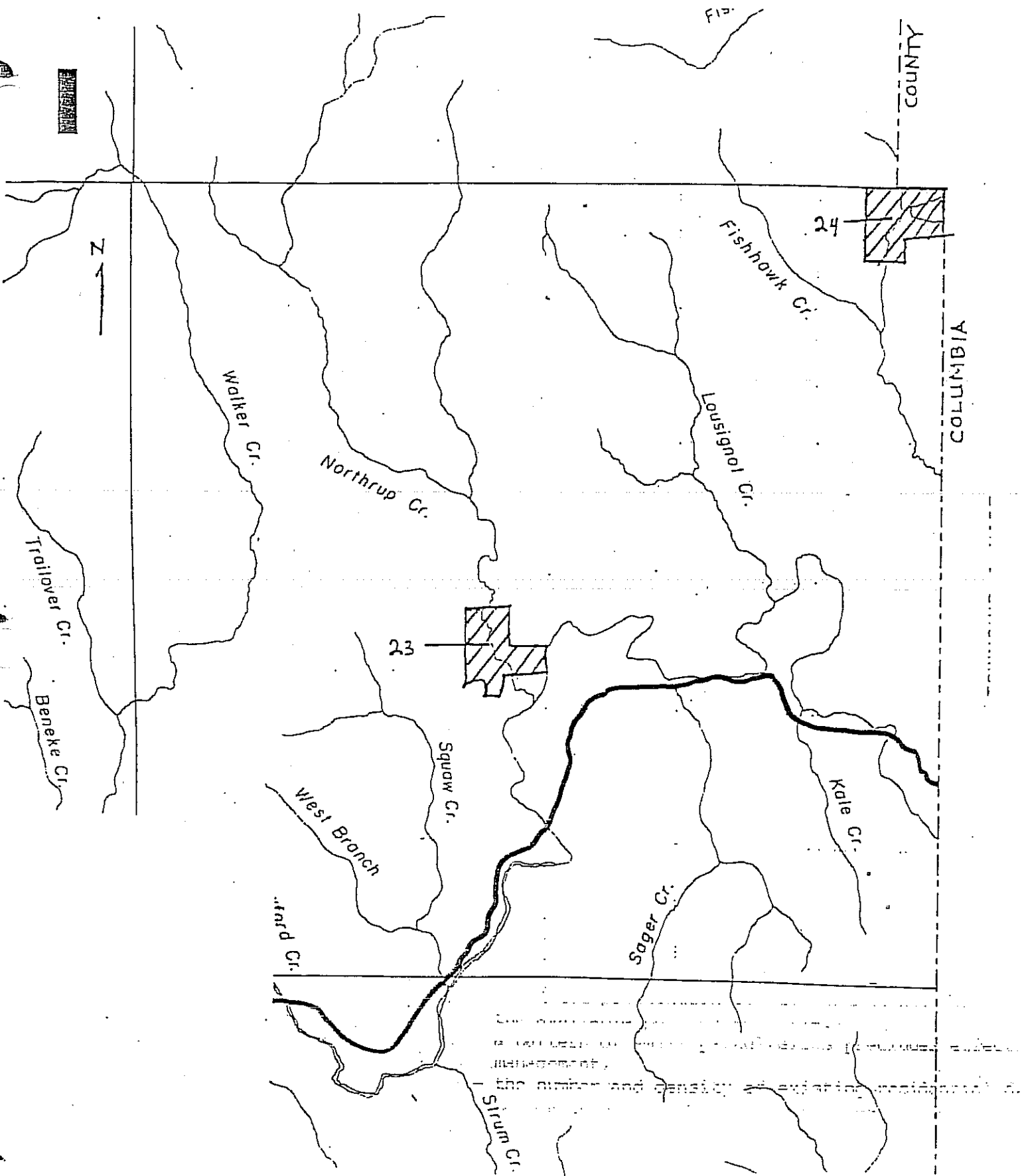
N

F









Planning Area: SOUTHWEST COASTAL

Goal 3 -- soils: Not Mapped

Goal 4 -- site class: None

Maps: 4-10-31B

4-10-31BB

4-10-31BC

4-10-31C

4-10-31CB

4-10-31CC

FINDINGS

(a) adjacent uses:

SOUTH - Residential; the Falcon Cove Beach community extends south into Tillamook County.

EAST - State Highway 101, Oswald West State Park.

NORTH - Oswald West State Park.

(b) public facilities and services:

WATER - Falcon Cove Beach Domestic Water Supply District.

FIRE - Cannon Beach Rural Fire Protection District.

ROADS - Area is served by improved public roads in the built-up areas, and by unimproved public roads in the less developed areas.

(c) parcel size and ownership patterns:

The Clatsop County portion of this exception area consists of 66 parcels totaling 79.93 acres. The overall average lot size is 1.21 acres. There is one parcel larger than 10 acres -- a 48.53 acre parcel which includes about 61 % of the total exception area.

(d) neighborhood and regional characteristics:

The Clatsop County portion of this exception area is developed to an overall average density of about 1 d.u. per 2.28 acres.

(e) natural boundaries:

This exception area is separated from Oswald West State Park to the east by steep terrain and by State Highway 101.

CONCLUSION

The Falcon Cove Beach community is irrevocably built upon and committed to residential development for the following reasons:

- small-lot residential development is necessary to efficiently utilize the available public facilities,
- a pattern of small parcel sizes precludes effective farm or forest management,
- the number and density of existing residential dwellings is sufficient to preclude effective farm or forest management, and
- a natural boundary separates this exception area from resource land to the east and north.

0.31 CC	100	4, 10.31 CC	410	} .22
	200		402	
	300		404	} □ .41
	400		408	
	1500		401	□ .34
	1600		403	} □ .33
	1700		409	
			405	
0.31 CB	100		400	} □ .39
	200		407	
	300		701	
	1100		500	□ .26
	1200		600	.16
	1000	48.53	700	.17
	1002		1200	.08
0.31 BC	100		1100	□ .20
	200		1400	.11
	300		1000	□ .09
	400		1302	.33
	1000		901	□ .17
0.31 C	200		1308	.22
0.31 BB	100		900	.12
	600		902	□ .09
	700		800	□ .28
	500		1502	} □ .23
	400		1501	
0.31 B	400			

4.31 CC

1300 }
1301 } □ .33
1303 □ .11
1304 }
1305 } □ .27
1308 □ .22
1302 .33

4.10.31 BC

201 .92
302 □ .23
303 }
304 } .22
301 .15
305 }
306 } □ .69
602 □ .20

0.31 CB

301 }
302 } □ .92
400 1.38
501 .26
502 .37
500 □ .20
601 }
600 } □ .47
700 }
800 □ .11
900 □ .29
1000 }
1010 } .46
1003 }
1007 } .46
1005 }
1009 } .46
1008 }
1001 } .45
1004 .46

600 .19
603 }
601 } .29
500 □ .38
401 .13
400 .53
402 }
403 } .53
705 .34
707 }
800 } .81
700 .08
710 }
809 } □ .63
708 }
807 } □ .63
709 }
808 } □ .62
502 □ .31

31 BC

704	}	= .43
804		
701	}	= .42
801		
706	}	= .41
806		

0.31 BB

601	}	= .33
602		
603		

503	}	= .33
502		
501		

504 = .23

401 = .14

402 = .23

200	}	= 4.38
300		
200		
300		

10.31 B

all parcels

parcels ten acre
and larger

number of parcels
average parcel size
total acreage
percent total acreage

66

1.21

79.93

100

48.53

61

Planning Area: SOUTHWEST COASTAL
 Goal 3 - - soils: Not Mapped
 Goal 4 - - site class: None

Maps: 4-10
 4-10-19BB
 4-10-19BC
 4-10-19CC
 4-10-30BB
 4-10-30BC
 4-10-30BD
 4-10-30CA
 4-10-30CB

FINDINGS

(a) adjacent uses:

SOUTH - Oswald West State Park.
 NORTH - Residential west of Highway 101, forestry east of Highway 101
 EAST - Forestry.

(b) public facilities and services:

FIRE - Cannon Beach Rural Fire Protection District.
 WATER - Arch Cape Service District.
 SEWER - Arch Cape Service District.
 ROADS - Improved public roads west of Highway 101. East of Highway 101 only Webb Ave. is improved.

(c) parcel size and ownership patterns:

The Arch Cape exception area consists of 413 parcels comprising a total of 231 acres. The overall average lot size is .56 acres. There are a total of 3 lots which are ten acres or larger, comprising a total of 77.93 acres or about 34 % of the total exception area.

(d) neighborhood and regional characteristics:

There are 191 houses in the Arch Cape exception area for an overall average density of 1 d.u. per 1.21 acres. Included in this figure are a church, a delicatessen/post office and a youth hostel.

CONCLUSION

The Arch Cape exception area is irrevocably built and committed to residential development due to the following factors:

- residential development is needed to efficiently utilize the public services that are available in this area,
- a pattern of small parcel sizes precludes efficient farm and forest management, and
- both the number and density of existing residential dwellings are such that efficient farm or forest management is precluded.

10.19 BD	200	1.10	2501	.13	3100	.17	400	.11
2.14.5C	100		2502	.145	3200	.17	410	1.25
	105	.145	2503	.119	3300	.17	4100	.12
□ 105	.22		25011		3400	.21	4202	
□ 200	.24		2503}	.31	3500	.17	4201	.15
□ 307	.21		2504?		3600	.17	4206}	
□ 400	.17		250b}	.26	3700	.17	4.400}	
□ 700	.17				3800	.17	4207}	1.25
□ 800	.17	4.10.19 CA	201	.34	4100	.18	4300	
□ 907	.15		□		4200	.24	4200	
□ 1150	.17		□ 200}	.141	4300	.17	4300	
□ 1200	.17		□ 202}		4400	.17	4203}	.24
□ 1400	.25		□ 400	.12	4500	.14	4500	2.41
□ 1500	.23		□ 500	.25	4600	.14	4600	5.17
□ 1600	.17		□ 600	.13	4700	.20	4700	
			□ 700	.13	4800	.19	4.10.2100	36.40
			□ 800	.14	4900	.18		
			□ 900	.21	5000	.15	4.10.19 CC	200 .16
□ 1900	.17		□ 1200	.19	5100	.17	□ 300	.15
□ 2000	.16		□ 1300	.16	5200	.17	□ 400	.30
□ 2103	.14		□ 1400	.16	5300	.19	□ 500	.14
□ 2101	.15		1550	.17	5400	.19	□ 503	.15
□ 2102	.15		□ 1600	.17	5500	.21	□ 501	.20
□ 2200	.15		□ 1700	.18	5600	.18	□ 3100	.20
□ 2400	.15		1800	.18	5700	.20	□ 3500	.13
□ 2600	.22		□ 1900	.19	5800	.18	□ 2900	.13
□ 2701	.15		□ 2000	.14	5900	.26	□ 2900	.16
□ 2700	.15		□ 2200	.34	6000	.25	□ 2700	.14
□ 2800	.29		□ 2101	.11	6100	.24	□ 2600	.15
107	.13		□ 2102	.11	6200	.24	□ 2500	.15
□ 106	.14		□ 2700}	.24	6300	.42	□ 2400	.23
□ 103	.12		□ 2800}		6400	.43	□ 2300	.22
□ 102	.11		2900	.11	6500	.24	□ 2200	.19
□ 500	.11		□ 2600	.12	6600	.11	□ 1900	.13
600	.20		25012		6700	.24	□ 1800	.21
□ 1055	.28		2500}	.24	6800	.25	□ 1700	.13
□ 1301	.20		3301	.36	6900	.24	□ 1600	.13
1300	.44		3302	.12	7000	.24	□ 1500	.13
□ 1300	.14		3303	.12	7100	.11	□ 1400	.13
1700	.14		3300	.12	7200	.11	□ 1300	.13
1706	.20		3300	.12	7300	.11	□ 1200	.13
1705	.12		3300	.12	7400	.11	□ 1100	.13
1700	.12		3300	.12	7500	.11	□ 1000	.13
1701	.12		3300	.12	7600	.11	□ 900	.13
1702	.12		3300	.12	7700	.11	□ 800	.13
1703	.12		3300	.12	7800	.11	□ 700	.13
1704	.12		3300	.12	7900	.11	□ 600	.13
1705	.12		3300	.12	8000	.11	□ 500	.13
1706	.12		3300	.12	8100	.11	□ 400	.13
1707	.12		3300	.12	8200	.11	□ 300	.13
1708	.12		3300	.12	8300	.11	□ 200	.13
1709	.12		3300	.12	8400	.11	□ 100	.13
1710	.12		3300	.12	8500	.11	□ 000	.13
1711	.12		3300	.12	8600	.11	□ -100	.13
1712	.12		3300	.12	8700	.11	□ -200	.13
1713	.12		3300	.12	8800	.11	□ -300	.13
1714	.12		3300	.12	8900	.11	□ -400	.13
1715	.12		3300	.12	9000	.11	□ -500	.13
1716	.12		3300	.12	9100	.11	□ -600	.13
1717	.12		3300	.12	9200	.11	□ -700	.13
1718	.12		3300	.12	9300	.11	□ -800	.13
1719	.12		3300	.12	9400	.11	□ -900	.13
1720	.12		3300	.12	9500	.11	□ -1000	.13
1721	.12		3300	.12	9600	.11	□ -1100	.13
1722	.12		3300	.12	9700	.11	□ -1200	.13
1723	.12		3300	.12	9800	.11	□ -1300	.13
1724	.12		3300	.12	9900	.11	□ -1400	.13
1725	.12		3300	.12	10000	.11	□ -1500	.13
1726	.12		3300	.12	10100	.11	□ -1600	.13
1727	.12		3300	.12	10200	.11	□ -1700	.13
1728	.12		3300	.12	10300	.11	□ -1800	.13
1729	.12		3300	.12	10400	.11	□ -1900	.13
1730	.12		3300	.12	10500	.11	□ -2000	.13
1731	.12		3300	.12	10600	.11	□ -2100	.13
1732	.12		3300	.12	10700	.11	□ -2200	.13
1733	.12		3300	.12	10800	.11	□ -2300	.13
1734	.12		3300	.12	10900	.11	□ -2400	.13
1735	.12		3300	.12	11000	.11	□ -2500	.13
1736	.12		3300	.12	11100	.11	□ -2600	.13
1737	.12		3300	.12	11200	.11	□ -2700	.13
1738	.12		3300	.12	11300	.11	□ -2800	.13
1739	.12		3300	.12	11400	.11	□ -2900	.13
1740	.12		3300	.12	11500	.11	□ -3000	.13
1741	.12		3300	.12	11600	.11	□ -3100	.13
1742	.12		3300	.12	11700	.11	□ -3200	.13
1743	.12		3300	.12	11800	.11	□ -3300	.13
1744	.12		3300	.12	11900	.11	□ -3400	.13
1745	.12		3300	.12	12000	.11	□ -3500	.13
1746	.12		3300	.12	12100	.11	□ -3600	.13
1747	.12		3300	.12	12200	.11	□ -3700	.13
1748	.12		3300	.12	12300	.11	□ -3800	.13
1749	.12		3300	.12	12400	.11	□ -3900	.13
1750	.12		3300	.12	12500	.11	□ -4000	.13
1751	.12		3300	.12	12600	.11	□ -4100	.13
1752	.12		3300	.12	12700	.11	□ -4200	.13
1753	.12		3300	.12	12800	.11	□ -4300	.13
1754	.12		3300	.12	12900	.11	□ -4400	.13
1755	.12		3300	.12	13000	.11	□ -4500	.13
1756	.12		3300	.12	13100	.11	□ -4600	.13
1757	.12		3300	.12	13200	.11	□ -4700	.13
1758	.12		3300	.12	13300	.11	□ -4800	.13
1759	.12		3300	.12	13400	.11	□ -4900	.13
1760	.12		3300	.12	13500	.11	□ -5000	.13
1761	.12		3300	.12	13600	.11	□ -5100	.13
1762	.12		3300	.12	13700	.11	□ -5200	.13
1763	.12		3300	.12	13800	.11	□ -5300	.13
1764	.12		3300	.12	13900	.11	□ -5400	.13
1765	.12		3300	.12	14000	.11	□ -5500	.13
1766	.12		3300	.12	14100	.11	□ -5600	.13
1767	.12		3300	.12	14200	.11	□ -5700	.13
1768	.12		3300	.12	14300	.11	□ -5800	.13
1769	.12		3300	.12	14400	.11	□ -5900	.13
1770	.12		3300	.12	14500	.11	□ -6000	.13
1771	.12		3300	.12	14600	.11	□ -6100	.13
1772	.12		3300	.12	14700	.11	□ -6200	.13
1773	.12		3300	.12	14800	.11	□ -6300	.13
1774	.12		3300	.12	14900	.11	□ -6400	.13
1775	.12		3300	.12	15000	.11	□ -6500	.13
1776	.12		3300	.12	15100	.11	□ -6600	.13
1777	.12		3300	.12	15200	.11	□ -6700	.13
1778	.12		3300	.12	15300	.11	□ -6800	.13
1779	.12		3300	.12	15400	.11	□ -6900	.13
1780	.12		3300	.12	15500	.11	□ -7000	.13
1781	.12		3300	.12	15600	.11	□ -7100	.13
1782	.12		3300	.12	15700	.11	□ -7200	.13
1783	.12		3300	.12	15800	.11	□ -7300	.13
1784	.12		3300	.12	15900	.11	□ -7400	.13
1785	.12		3300	.12	16000	.11	□ -7500	.13
1786	.12		3300	.12	16100	.11	□ -7600	.13
1787	.12		3300	.12	16200	.11	□ -7700	.13
1788	.12		3300	.12	16300	.11	□ -7800	.13
1789	.12		3300	.12	16400	.11	□ -7900	.13
1790	.12		3300	.12	16500	.11	□ -8000	.13
1791	.12		3300	.12	16600	.11	□ -8100	.13
1792	.12		3300	.12	16700	.11	□ -8200	.13
1793	.12		3300	.12	16800	.11	□ -8300	.13
1794	.12		3300	.12	16900	.11	□ -8400	.13
1795	.12		3300	.12	17000	.11	□ -8500	.13
1796	.12		3300	.12	17100	.11	□ -8600	.13
1797	.12		3300	.12	17200	.11	□ -8700	.13
1798	.12		3300	.12	17300	.11	□ -8800	.13
1799	.12		3300	.12	17400	.11	□ -8900	.13
1800	.12		3300	.12	17500	.11	□ -9000	.13
1801	.12		3300	.12	17600	.11	□ -9100	.13
1802	.12		3300	.12	17700	.11	□ -9200	.13
1803	.12		3300	.12	17800	.11	□ -9300	.13
1804	.12		3300	.12	17900	.11	□ -9400	.13
1805	.12		3300	.12	18000	.11	□ -9500	.13
1806	.12		3300	.12	18100	.11	□ -9600	.13
1807	.12		3300	.12	18200	.11	□ -9700	.13
1808	.12		3300	.12	18300	.11	□ -9800	.13
1809	.12		3300	.12	18400	.11	□ -9900	.13
1810	.12		3300	.12	18500	.11	□ -10000	.13
1811	.12		3300	.12	18600	.11	□ -10100	.13
1812	.12		3300	.12	18700	.11	□ -10200	.13
1813	.12		3300	.12	18800	.11	□ -10300	.13
1814	.12		3300	.12	18900	.11	□ -10400	.13
1815	.12		3300	.12	19000	.11	□ -10500	.13
1816	.12		3300	.12	19100	.11	□ -10600	.13
1817	.12		3300	.12	19200	.11	□ -10700	.13
1818	.12		3300	.12	19300	.11	□ -10800	.13
1819	.12		3300					

(2)

4-10-19 CC	107	.13		4600	1.16	1900	.70	2900	.09
	106	.12		4700		2300	.12	3100	.30
□ 502	.41		4.10.3700	18.09		2200	.12	2500	.12
□ 505	.21					2100	.17	2600	.11
506	.34					2600	.22	2700	.09
□ 507	.26		4.10.3000	22.00	.13	2601	.15	2800	.07
□ 600	.11			2201	.13	2500	.12	4200	.12
5092				2900	.13	2400	.36	4100	.12
3300	.23			3200	.30	2401		4000	.24
508	.21			3100	.16	100	.64	3900	.12
3200				3700	.33	101	.36	3800	.12
□ 3400	.11			3300	.16	200	.33	3700	.12
□ 3500	.11			□ 3400	.16	300	.23	3200	.23
4000	.21			□ 3500	.24	400	.40	3300	.11
4000	.19			□ 3600	.24	401	.61	3500	.22
□ 3800	.13			□ 3700	.16	402	.44	3600	.12
□ 3900	.09			3800	.16	4500	.49	4300	.26
3700	.15			3900	.30	4300	.46	4500	.15
3600	.22			4000	.33	4400		4700	.16
□ 3606	.11			4100	.13	4-10-3700	.22	4701	.35
□ 3604	.11			□ 4201	.20	4-10-3000	.21	4800	.29
□ 3602	.11			□ 4200	.35	200	.54	4900	.12
□ 3601	.16			500	.12	300	.34	5500	.22
□ 3603	.15			600	.273	500	.79	5200	.46
□ 4200	.14			□ 600	.50	600	.28	5300	.12
□ 4201	.13			□ 601	.34	700	.07	5400	.11
□ 4103	.15			□ 603		* 800	.54	5600	.12
4101	.28			□ 800	.09	900	.18	5700	.11
□ 4100	.32			801	.08	1200	.11	5800	.12
□ 1700	.21			900	.59	1100	.11	5900	.11
□ 1600	.12			□ 1000	.12	1000	.11	5900	.12
□ 1200	.58			□ 1100	.14	1400	.69	5900	.12
□ 1200	.09			□ 1200	.13	1500	.35	6000	.12
□ 1200	.10			□ 1300	.41	1600	.12	6000	.12
□ 1000	.31			1400	.13	1700	.51	6000	.12
□ 700	.18			□ 1600	.30	1800	.12	6000	.12
□ 701	.17			1700	.15	1900	.31	6000	.12
□ 702	.13			□ 1700	.12	2000	.23	6000	.12
□ 800	.10			1800	.15	2000	.23	6000	.12
□ 900	.25			□ 1800	.12	2000	.23	6000	.12
4400				1900	.15	2000	.23	6000	.12
□ 4500	.12			□ 1900	.12	2000	.23	6000	.12
4500				2000	.12	2000	.23	6000	.12

BC

6800	.12
7100	.23
7200	.69
7400	.35
7300	.12
7500	.27
8000	.11
7900	.12
7600	.58
7800	.23
7700	.12

* 8100 . 11
8200 } 1.61
8300 }

8400	.63
8600	.12
8500	.35
8900	.20
8701	} .56
8702	
8703	
8700	

□ 9300	.17
□ 9400	.19
□ 9500	.19
□ 9600	.18

30 ED

$\left. \begin{array}{l} 2900 \\ 3000 \\ 3100 \\ 3200 \\ 3300 \\ 3400 \end{array} \right\} 6.32$

$\left. \begin{array}{r} 2100 \\ 2300 \\ 2500 \\ 2600 \\ 2700 \\ 2900 \\ 1200 \\ 1100 \\ 1000 \\ 700 \\ 500 \end{array} \right\} 13.57$

215 1.27
225 1.2

$$\left. \begin{array}{l} 1300 \\ 1400 \\ 1600 \\ 1800 \end{array} \right\} 4.72 \text{ 磅}$$

1700	.23
1500	.12
1900	.12
2000	.23
700	.12
600	.12
100	.12
200	.12
300	.23
400	.23

4.10.30 CA	100	.23
	250	.12
	300	.12

4.00	}	4.66
7.00		
9.00		
10.00		
13.00		.23
11.00		.23
14.00		1.15
6.00		1.35

1102	.46
1105	.46
1104	.19
1103	.19

$\begin{matrix} 10012 \\ 1002 \end{matrix} \Bigg\} \cdot 34$

01004 .26
1025 70

1005 120
1073 117

1506 123

902 .23

901.23

903, 20

704 17

— 2 —

1941

372. 23

731 25

500 23
600 23

1900
 1950
 3250
 3750
 2102
~~2101~~
 2100
 2300
 3000
 3500 } 27.37

2400
2600
3400
3300
3100

30CB 3300
4300
3600
3900
4200

304A 285A .29

п 2021 1/5

□ $\left. \begin{array}{l} 2200 \\ 2202 \end{array} \right\} .62$

2201 .30

□ 2401 , 23

2402 .26

2500 . 11

□ 2800, 90

2900, 1

□ 3000

2301

3700 19

9000 1-1 10

112

1422, 25

1221

(4)

W-30CB

2000 }
3000 } .47
4000 }

6000 .15

□ 7000 .18

8000 .14

□ 9000 .18

10000 .19

□ 11000 .22

□ 1101 .27

22000 .14

13000 .11

□ 12000 .14

1401 .07

1403 .06

□ 1400 .15

21000 }
20000 } .30

□ 15000 .14

□ 1601 .13

□ 1600 .11

1902 .29

1900 .22

□ 17000 .07

□ 18000 .05

all:

n = 413

$\bar{c} = .56$

$\Sigma = 231.00$

ge 100: n = 3

$\bar{c} = 25.18$

$\Sigma = 77.93$

or 34%

□ = 191

Planning Area: SOUTHWEST COASTAL
Goal 3 Soils - -Not Mapped
Goal 4 Site Class - - FF and none

Maps: 4-10-6CC
4-10-7BB
4-10-7CA
4-10-7CD
4-10-18BA
4-10-19BB

FINDINGS

(a) adjacent uses:

EAST - Forestry.
SOUTH - Arch Cape Rural Service Area.
NORTH - Cannon Beach Urban Growth Boundary.
INTERSPERSED - Parks and other resource land.

(b) public facilities and services:

FIRE - Cannon Beach Rural Fire Protection District.
ROADS - Parcels have either direct access to State Highway 101, or indirect access via improved public roads.

(c) parcel size and ownership patterns:

This exception area consists of 131 parcels totaling 79.19 acres. The overall average lot size is .60 acres. There is one parcel larger than ten acres -- a 14.83 acre parcels comprising 19% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 21 homes in this exception area for an overall average density of 1 d.u. per 3.77 acres. There is also a small hotel in this area.

CONCLUSION

This area is irrevocably built and committed to residential development for the following reasons:

- a pattern of small parcel sizes precludes efficient farm or forest management, and
- the number and density of residences is such that effective farm or forest management is precluded.

9 BE. 401 .55
 300 .57
 200 3.96

18 BA 3500 .12
 3300 .20
 1400 }
 1700 } .69

1200 }
 1300 }
 2100 } 4.75
 3800 }
 1550 }

1600 .12
 900 .27
 901 .28
 990 .60
 1000 .30
 1101 .30
 1102 .31
 1100 .31
 1802 .34
 1600 .46

1801 .12

9900 }
 1900 } .24

1902 .34

2100 .12

2101 }
 2000 } .24

800 .32

700 .17

600 .33

500 .47

400 .47

100 .32

300 .16

900 .16

2800 .23

2200 } .46

2300 }

2700 .23

2400 .46

2500 .22

2600 .20

4.10.7CD 100 14.83

200 6.32

300 5.23

401 1.76

400 1.56

500 1.00

600 .95

700 .95

800 1.93

803 .71

802 .49

807 .22

4.10.7CA 2900 .83

700 1.60

900 1.53

5100 } .33

5100 } .33

5100 } .33

4900 .12

2800 .19

2100 .15

2500 .10

6500 .11

6400 .11

6700 .11

6800 .11

6400 } .22

7000 }

7100 .11

7200 .11

6200 .11

6100 .11

5300 .11

5200 .11

6000 .11

5900 .11

5800 .22

5600 .11

5700 .11

6300 .52

5500 .11

6400 .23

3900 .11

3800 .11

3100 .11

3000 .11

3700 .35

3600 } .81

3500 }

3400 .11

3300 .11

3200 .23

4600 .23

4300 1.01

4400 .50

4200 1.01

4100 .11

4000 .32

3900 .33

3800 .33

3700 .33

3600 .33

3500 .33

3400 .33

3300 .33

3200 .33

3100 .33

3000 .33

1900 } .22

1900 }

2000 .22

1700 .11

1600 .11

1500 .11

1400 .11

1300 .11

1200 .11

1100 .11

1000 .22

4.10.780 1501

301

1400

400

501

2500

2501

2600 .20

2700 } .39

500 }

2800 1.6

2900 .1

2300 .21

2200 .11

2100 } .36

2000 }

1900 }

1800 .12

4.10.780 400 .1

400 .1

400 .1

400 .1

400 .1

400 .1

400 .1

400 .1

400 .1

400 .1

400 .1

1600 .13
 1700 .60
 1800 .16
 1900 .14
 2000 .11
 2100 .13
 2300 .41

2500 .15
 2600 .16

2900 .37

3000 } .18

2800 }

2700 .17

2400 .20

2200 .13

all $n = 131$

$\bar{x} = 260$

$\Sigma = 79.19$

for 10%

$\Sigma = 14.83$ or 19%

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FA, FB

Map: 4-8-5B
4-8-5C
4-8-8B

FINDINGS

(a) adjacent uses:

ALL SIDES - Forestry.

(b) public facilities and services:

ROADS - Improved County roads and improved public roads serve all parcels.

FIRE - Hamlet Rural Fire Protection District.

(c) parcel size and ownership patterns:

This area consists of 39 parcels totaling 212.67 acres. The overall average parcel size is about 5.5 acres. All parcels are smaller than ten acres.

(d) neighborhood and regional characteristics:

The Hamlet Ranch subdivision has a total of 14 homes for an overall average density of 1 d.u. per 15 acres.

CONCLUSION

The Hamlet Ranch area is irrevocably built and committed to residential development because of the following reasons:

a pattern of small parcel sizes precludes efficient farm or forest management, and

the number and density of existing residential dwellings is such that effective farm and forest management is precluded.

E	100	6.53	1300	6.12
	200	6.60	1400	7.31
	300	2.44	1500	6.87
	301	4.12	1600	5.84
□	400	6.52	1700	5.88
	500	6.44	1900	6.30
□	600	5.54		
□	700	5.43		

□	800	5.56	4.8.83	100	6.14
□	1000	1.95		200	5.76
	1100	.43		300	5.72
	1002	3.23		400	7.03

	1102	2.76
	1104	2.15
	1103	3.66
	1101	3.37
	1200	4.82

6.56

	100	9.53
	200	4.70
□	300	5.28
□	400	5.26
□	500	5.23
□	600	5.23
	700	5.69
□	800	10.45
	900	6.16
	1000	7.54

□	600	5.23
□	700	5.69

	1100	5.57
--	------	------

□	1700	6.16
---	------	------

Planning Area: SEASIDE RURAL
 Goal 3 - - soils: Not Mapped
 Goal 4 - - site class: FB

Maps: 4-9
 4-9-22
 4-9-27
 4-9-28A
 4-9-28D

FINDINGS

(a) adjacent uses:

ALL SIDES - forestry.

(b) public facilities and services:

ROADS - State Highway 53.

(c) parcel size and ownership patterns:

This exception area consists of 31 parcels totaling 184.19 acres. The overall average lot size is 5.94 acres. There are a total of 8 parcels which are ten acres or larger, totaling 149.04 acres or about 81% of the total exception area.

(d) neighborhood and regional characteristics:

This area is developed to an overall average density of about 1 d.u. per 10.83 acres.

(e) natural boundaries:

Many of these parcels are between State Highway 53 and the North Fork of the Nehalem River. These serve as natural boundaries between forest land to the east and west.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- a pattern of parcel sizes which generally precludes efficient farm or forest management,
- both a number and density of existing residential dwellings such that farm and forest management is precluded, and
- natural boundaries which separate parts of this exception area from adjacent forest lands.

3900 }
 9-28D 101 } □ 14.04
 903 }
 1101 2.35
 1102 1.00
 1103 .44
 900 2.30

4.9.22 402 □ 22.24
 500 □ 1.00
 400 }
 700 } □ .67
 600 □ 1.30
 100 □ 7.93

904 □ .78
 902 }
 800 } □ 2.53

200 □ 17.00
 202 □ 3.14
 201 □ 4.07

700 1.32
 702 .61
 600 □ 1.14
 300 1.00
 500 .29

800 - 1.89
 900 12.52
 903 14.64
 1000 7.20

284 400 □ .27
 200 }
 100 } □ 18.48

300 }
 400 } 2.57

9.27 402 □ 5.48 9.27 402 □ 5.48
 400 27.24
 401 1.48

500 }
 502 }
 501 } 25.88

Planning Area: SEASIDE RURAL
Goal 3 - -soils: Not Mapped
Goal 4 - -site class: FL

Maps: 4-9-31
4-9-31A
4-9-31D
4-9-32

FINDINGS

(a) adjacent uses:

NORTH - Forestry
EAST - Forestry
WEST - Forestry
SOUTH - Agriculture.

(b) public facilities and services:

ROADS - State Highway 53, various private gravel roads.
OTHER - Electricity, telephone service.

(c) parcel size and ownership patterns:

This area consists of 43 parcels totaling 282.82 acres. The overall average parcel size is 6.58 acres. There are 6 parcels ten acres and larger, totaling 102.82 acres or about 36% of the total exception area.

(d) neighborhood and regional characteristics:

There are currently a total of 8 homes in the area. Most of the subdivision lots are not yet developed.

(e) natural boundaries:

The North Fork of the Nehalem River separates some of these parcels from farm land to the south.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- a pattern of predominantly small parcel sizes render forest or farm management impracticable.
- the Nehalem River forms a natural boundary between this exception area and farm land to the south.

1A 100	5.54	1900			
200	5.52	3400		10.03	
300	7.51	2000	1.00	4.9.32	300 24.08
400	6.67	2100	3.76		200 14.05
500	5.92	2100			
600	13.19	2200		20.54	
700	8.47	2300	4.85	4.9.31	500 21.00
800	5.59	2500	3.58	4.9.31	part of 600 20.0
900	5.94	2600	2.20		
1000	7.04	2700	4.87		
200	4.98	2701	5.28		
300	6.77	2800	2.60		
400	5.01	3000			
500	1.87	3100		3.06	
600	5.13	3200			
700	6.55	3300		6.03	
800	5.55				
900	2.92				
1000	3.20				
1100	3.07				
1200	2.54				
1300	2.80				
1400	2.52				
1500	3.12				
1600	3.73				
1700	4.07				
1800	4.30				

~~to M. Kehilly~~

last staff report
written material from OCEAN

Planning Area: SEASIDE RURAL

Goal 3 -- soils: Mostly III and IV,
some V and VI.

Goal 4 -- site class: Mostly FB, some FC.

Maps: 5-9

5-9-17

5-9-21

5-9-22

5-9-23

5-9-26A

5-9-26D

FINDINGS

(a) adjacent uses:

Forestry on all sides.

(b) public facilities and services:

ROADS - State Highway 26 and State Highway 53.

FIRE - Hamlet Rural Fire Protection District.

(c) parcel size and ownership patterns:

This area consists of 109 parcels totaling 531.01 acres. The overall average lot size is about 4.87 acres. There are a total of 13 parcels ten acres and larger, including 201.58 acres or about 38% of the total exception area.

(d) neighborhood and regional characteristics:

There are about 70 homes in this area, and some commercial buildings including a restaurant, gas station, community hall and auto repair. The overall average density is 1 unit per 7.08 acres.

(e) natural boundaries:

The Necanicum River separates this exception area from commercial forest land to the south.

CONCLUSION

This area is irrevocably built and committed to residential and commercial development due to the following factors:


- The level of public facilities is such that continued residential development in the area is necessary to ensure cost-effective delivery of those services.
- A pattern of small parcel sizes precludes effective farm or forest management.
- Both the number and density of existing residential and commercial buildings is such that farm or forest management would be hindered.
- A natural boundary separates this area from forest land to the south.

5600	5.0	S.9.17	1100	8.29	S.9.22	1001	4.05
5500	5.0		1501			800	6.81
4801	17.43		1000	12.86		700	6.83
4800	13.65		900}			601	6.22
4802	3.78		800}	10.19		600	7.78
902	2.60		600	5.63		605	1.02
900	6.50		700	1.17		604	5.06
905	7.6		702	.80		300	20.00
800	2.21		500}			200	10.37
700	1.13		400}	5.75		101	12.73
402}			2300	.74		100	3.03
400}	3.97		2200}			1600	5.71
600	22.42		2201}	1.17		1502}	2.52
500	12.37		2202	4.69		1505}	
302}			2204	2.13		1503	3.56
300}	27.75		2203	.68		1504	2.55
301	2.25		2100	12.16		1500	3.05
101	4.68		2000	6.60		1491	2.58
102}			1900	6.68		1405}	4.30
103}	6.32		1803	.80		1401}	4.47
104}			1802	5.74		1400	4.47
200	2.00		1801	2.15		1304	1.08
1100	13.39		1700	6.13		1301	1.20
400	5.00		1600	3.38		1200	1.08
602	2.28		1405	1.40		1100	4.73
604	4.60		1402	5.00		1000	4.47
802	2.51		1400	4.60			
901	4.19		1404	2.70			
			1401	6.51			

23 700	1.52	5.9.26 A. □ 200	1.00
□ 702	2.50	□ 302	1.90
□ 400	5.76	□ 303	2.07
□ 404	4.39	□ 700	2.02
□ 405	2.64	□ 800	2.18
403	1.60	900	2.17
409	3.62	1000	2.37
406	6.02	1100	2.14
□ 1102 } 1105 }	3.45	1200	2.05
		500	3.00

all.
 $n = 109$
 $\bar{Q} = 4.87$
 $\Sigma = \cancel{531.01}$
531.01

407	3.22		
□ 402	2.70		
1301	4.04	5.9.26 D. □ 800	1.82
□ 100	2.70	□ 100 }	
200	16.82	□ 500 }	3.72
□ 1300	2.96	900	4.55
408	2.82	600	1.35
400	5.86	□ 700	1.09

yield $n = 13$
 $\bar{Q} = 15.51$
 $\Sigma = 201.58$ 3rd


□ 601	6.60		
□ 602	3.56		
□ 600	12.30	□ 600	12.30
□ 603	3.24		

Planning Area: SEASIDE RURAL

Goal 3 - - soils: Mostly II and IV, some III.

Goal 4 - - site class: Mostly FB and FC, some FA,
some FD.

Maps: 5-10-10

5-10-10B

5-10-10DA

5-10-14

5-10-23A

5-10-24B

FINDINGS

(a) adjacent uses:

WEST - commercial uses (Cannon Beach Junction).

NORTH}

EAST } - Forestry.

SOUTH}

(b) public facilities and services:

FIRE - Seaside Rural Fire Protection District.

WATER - City of Seaside water lines run along the State Highway for the length of this exception area, but the City is not allowing any new hook-ups at this time.

ROADS - State Highway 26.

(c) parcel size and ownership patterns:

There are a total of 117 parcels in this area totaling 377.13 acres. The overall average lot size is 3.22 acres. There are a total of 9 parcels ten acres and larger, totaling 142.45 acres or about 38% of the total exception area.

(d) neighborhood and regional characteristics:

There are currently 66 residences in this exception area. The overall average density is about 1 d.u. per 5.7 acres.

(e) natural boundaries:

The Necanicum River separates this exception area from forest lands to the North.

CONCLUSION

This area is irrevocably built and committed to residential uses due to the following factors:

- Continued residential development of this area is necessary in order to allow the efficient delivery of the available public facilities.
- A pattern of small parcel sizes precludes efficient farm or forest management.
- Both the number and density of existing residences is such that effective farm or forest management would be precluded.
- A natural boundary separates this exception area from forest lands to the north.

5.10.10 = 400 .65

500 5.41

600 1.12

700 3.24

800 1.00

5015 3.89

10047

1005 }
300 } 23.40

1003 1.95

1600 6.52

□ 1603 .73

1602 3.14

1607 2.64

1606 .92

□ 1604 .89

□ 1605 .54

2000 23.42

□ 1801 }
1807 } 8.37

□ 1810 }
1809 } 11.04

□ 1808 2.10

1600 16.23

1200 2.60

1201 2.60

1000 21.00

1002 .64

055 .80

5.10.10 BD = 100 .33

□ 200 .30

□ 300 .30

□ 400 .26

□ 500 .28

□ 600 .30

□ 700 .31

□ 800 .40

□ 900 .78

□ 1000 }
1001 } 1.46

□ 1100 .56

1200 .22

□ 1300 .23

5.10.10 DA = 300 }

□ 301 } 1.57

□ 302 }

□ 405 .41

□ 406 .46

□ 400 3.04

□ 404 .38

□ 1000 .25

□ 900 .25

□ 800 .25

□ 700 .25

□ 600 .23

5.10.10 LA = 700 .32

□ 600 .25

□ 403 .24

□ 500 .25

5.10.14 = 200 1.17

□ 200 10.44

□ 2001 2.84

□ 100 1.95

1400 1.00

101 1.55

1800 9.20

□ 1500 }

□ 1600 } 3.51

□ 604 2.03

□ 601 1.00

□ 600 }

□ 602 } 6.81

603 4.96

690 8.26

691 2.33

□ 1100 .67

□ 1202 5.61

1208 1.94

1200 3.60

1200 2.00

□ 1000 2.00

□ 1001 4.15

10.14 □ 400 8.00
 □ 300 6.00

5.10.14 DC 100 .38
 200 .47
 □ 300 .56
 400 .68
 500 .71
 600 .64
 700 .62
 □ 800 .63
 □ 900 .55
 □ 1000 .57
 1100 5.28

0.14 DB □ 500
 □ 200 1.19
 □ 300 .52
 400 .67
 500 .68
 □ 600 .74
 □ 700 .83
 □ 800 } 1.73
 900 }
 □ 1000 .47
 □ 1100
 1100 1.33

5.10.23A 103 .65

102 15.18
 □ 107 2.88
 105 11.39
 106 6.00
 108 3.00
 300 4.93
 □ 101 2.30
 200 10.55

5.10.24B 200 5.32

201 2.74
 400 3.10
 402 3.62
 401 3.46
 □ 500 }
 600 } 5.84

700 6.02

800 1.81

801 6.03

900 1.10

□ 1000 1.12

300 5.61

all
 $n = 117$

$\bar{x} = 2.22$

$\Sigma = 377.13$

ge 10
 $n = 9$

$\bar{x} = 15.83$

$\Sigma = 142.45$ (38%)

Planning Area: SEASIDE RURAL
 Goal 3 -- soils: Not Mapped
 Goal 4 -- site class: FB

Maps: 5-10
 5-10-19AA
 5-10-20BC
 5-10-29
 5-10-29CD
 5-10-32BC
 5-10-32CB

FINDINGS

(a) adjacent uses:

All parcels are adjacent on at least one side to the City of Cannon Beach or its Urban Growth Boundary. Land on all other sides is in forestry.

(b) public facilities and services:

FIRE - Cannon Beach Rural Fire Protection District.
 ROADS - State Highway 101 and Ecola Park Road.

(c) parcel size and ownership patterns:

This exception area consists of 59 parcels totaling 116.78 acres. The overall average lot size is 1.98 acres. There are 4 parcels 10 acres and larger, totaling 50.16 acres or about 43% of the total exception area.

(d) neighborhood and regional characteristics:

Although there are presently only 5 houses in this exception area, it is adjacent to much higher densities of development in the City of Cannon Beach and its Urban Growth Boundary.

CONCLUSION

This area is irrevocably committed to residential development due to the following factors:

- close proximity to urban development in the City of Cannon Beach and its Urban Growth Boundary generally precludes effective farm or forest management of these parcels.
- public facilities are available at levels generally not found in forest and agricultural areas.
- a pattern of small parcel sizes prevents effective farm or forest management.

4300 3.01
2301 .41

5.10.19AA 206 .11

200 }
400 } .57

211 .11

110 .11

212 .4

202 .4

207 .4

203 .11

290 .23

210 .4

204 .4

201 .11

213 }
300 } .22

205 .23

301 .4

108 }
208 } .33
209 }

107 .11

111 }
109 } .22

105 }
102 }
113 } .55
103 }
104 }

19AA 1200 .46

802 .11

801 }
805 } .46

804 .11

800 }
900 } 1.23

1000 .26

1100 .11

408 }
409 } .22

404 .11

406 .11

500 .11

401 }
403 } .22

402 .11

412 .23

700 .11

407 }
411 } .78
410 }

600 .92

214 }
100 } 2.43
101 }
112 }

5.10.20 Bc 200 1.75

0.29
303 } 14.91
302 }
400 1.64
401 .70
500 2.69
600 8.25

0.29 CD 1200 12.50

901 2.31

902 2.97

900 2.09

800 1.96

700 2.64

600 2.45

500 2.89

400 3.09

300 } 3.54
200 }

201 1.67

101 } 2.49
100 }

0.32 Bc 102 10.82

100 } 9.54
300 }

200 .61

301 11.93

all

$n = 59$

$\bar{c} = 1.98$

$\bar{s} = 116.78$

ge 10

$n = 4$

$\bar{c} = 12.54$

$\bar{s} = 50.16$ or 43%

Planning Area: SEASIDE RURAL
Goal 4 - -site class: FB

Map: 5-10-20
tax lot number: 2400

FINDINGS and CONCLUSION

attached

IN THE PLANNING COMMISSION
OF CLATSOP COUNTY, OREGON

IN THE MATTER OF PETITION NO. n/a
FOR MAJOR PARTITION APPROVAL IN
CLATSOP COUNTY
BY CAMJERRAN COMPANY

RESOLUTION NO. 83-5-3PC

RECORDING DATE: MAY 17 1983

THE ABOVE ENTITLED MATTER having come on-regularly before the Planning
Commission at its meeting(s) of December 14, 1982, January 11, 1983, February 15, 1983
April 12, 1983 and May 10, 1983 and;

IT APPEARING to the Commission that the above named petitioner applied
to the Planning Commission of Clatsop County for major partition pursuant
to Clatsop County Land and Water Development and Use Ordinance #80-14 on a tract
of land immediately east of the junction of Highway 101N and, ~~located on~~
Alternate Highway 101 (to Cannon Beach), and also
described as Tax Lot 2400, Section 20
, Township 5 North, Range 10 West,
Willamette Meridian, Clatsop County, Oregon; and

IT APPEARING to the Planning Commission from the testimony, reports, and
information produced by the petitioner, interested persons, the Planning
Director, and the Department of Planning and Development Staff, that said
petition should be granted; and

IT APPEARING to the Planning Commission that the findings of the (Planning
Commission) ~~(and) (Department of Planning and Development)~~ should be adopted as
the basis for the aforesaid Planning Commission decision; and the Planning Com-
mission being fully advised in the premises; it is, therefore, ~~in the premises~~
RESOLVED that the petition to which reference was hereinabove made, be, and
hereby is, granted, and the findings of the (Planning Commission) ~~(and) (Department~~
~~of Planning and Development)~~ as described in Exhibit "A", attached hereto and

by this reference made a part hereof, be, and hereby are, adopted as the basis of the aforesaid; for the determination that, on balance, the public welfare is better served in granting such approval when considering the probable detrimental effects of such use on surrounding persons, properties or the public; and it is further

RESOLVED that the petition to which reference was hereinabove made, referring to the property described herein, be, and hereby is, granted, subject to the conditions contained in Exhibit "B", attached hereto and by this reference made a part hereof, all in accordance with the provisions of the Clatsop County Land and Water Development and Use Ordinance #80-14 and the rules and regulations of this Commission; and it is further

RESOLVED that this resolution granting the aforesaid application be placed on record in the files of the County Clerk.

DATED this 16th day of May, 19 83.

PLANNING COMMISSION
FOR CLATSOP COUNTY, OREGON

BY

Fred D. Jones
Chairman

BY

W. Schneider
Secretary

BEFORE THE PLANNING COMMISSION OF THE STATE OF OREGON
FOR THE COUNTY OF CLATSOP

In the Matter of the Application)	
)	
of)	FINDINGS OF FACT,
)	CONCLUSIONS OF LAW
CAMJERAN, INC., an Oregon)	AND ORDER
corporation,)	
)	
Applicant.)	
)	

On December 14, 1982, Applicant appeared through Joseph R. Camberg. Application was made for a major partition to create three (3) lots, together with a variance request for a 14% road grade. The Planning Commission for Clatsop County finds, concludes and orders as follows:

FINDINGS OF FACT

1) The proposed major partition into lots of approximately 2, 4, and 19 acres, is for property located as shown on Map A of the Staff Report dated February 4, 1982 (hereinafter referred to as "Staff Report"). The property is adjacent to U. S. Highway 101 for approximately 1,400 feet (Camberg testimony). The property is East and across the Highway from the North Junction to the City of Cannon Beach and a national historical marker (Camberg testimony, Exhibit IV). The property is contiguous to the city limits of Cannon Beach and approximately 300 feet from the open burning garbage dump for the City (Camberg testimony, Staff Report, Attachment A).

2) The adopted Comprehensive Plan and Zoning

Ordinance for Clatsop county designate the subject land as Residential, Agricultural - 2 (RA-2) (Camberg testimony, Staff Report). The property has been so designated since the Seaside Rural Community Plan was adopted by the clatsop County Board of Commissioners on or about July 23, 1980. In conformity with the Plan designation, the land was found to be "committed" at that time (Camberg testimony, Staff Report, Attachment A).

3) The subject property is within the City of Cannon Beach Rural Fire Protection District, the Sunset Empire Parks and Recreation District and School District No. 10, Seaside (Camberg testimony, Staff Report, Attachment A).

4) There is electricity on the property (Camberg testimony, Staff Report, Attachment A).

5) Mutual easements have been granted between Crown Zellerbach, owner of the adjacent timberlands, and Applicant, for roadway purposes (Camberg testimony, Staff Report, Attachment A).

6) The property has a unique and spectacular view. Photographs of the view were submitted by Applicant (Exhibit III).

7) The State Highway Department worked in cooperation with Applicant to develop a new access road to the City of Cannon Beach garbage dump as well as Applicant's property. The new access road eliminated a traffic hazard on Highway 101 (Camberg testimony, Staff Report, Attachment D).

8) Since July, 1980, in good faith reliance on the designation RA-2, Applicant has made further improvements to the property. Prior to July, 1980, Applicant had surveyed and cleared the land, developed flat areas suitable for residential construction and built internal roadways. As noted earlier, the land was designated "committed" in 1980. Since 1980, Applicant has constructed an access roadway of approximately 1,500 feet from U. S. Highway 101 to the proposed residential sites, in cooperation with the State Highway Department as stated above. Applicant has expended approximately \$10,000 in survey fees and approximately \$25,000 in road construction, obtaining access, rockering the roads and in additional site leveling (Camberg testimony, Staff Report, Attachment A).

9) Applicant proposes deed restrictions so that the parcels will not be further subdivided (Camberg testimony, Exhibit V).

10) Having residents on the property will aid in early fire detection and discourage theft of wood on this and adjacent property (Camberg testimony).

11) The three (3) proposed residential sites of 2, 4 and 19 acres meet the Comprehensive Plan and zoning requirements of Clatsop county. See Staff Report, pp. 4, "Findings - County Plan", which portion of the Staff Report is hereby adopted.

CONCLUSIONS

1) This major partition request complies with the Comprehensive Plan⁴ and zoning ordinances of Clatsop County.

2) The property, with its unique and spectacular view, has aesthetic qualities which support the conclusion that its highest and best use is for residential purposes.

3) Residential use is not incompatible with adjacent forest land uses. Crown Zellerbach apparently finds such residential use compatible with its timber management practices on adjacent parcels, as Crown cooperated with Applicant on the exchanging of easements and has made no adverse comment to this application. Having residents on this property will enhance fire suppression for the entire area, and in particular at the open burning garbage site. Owners on the property would discourage theft and other forestry damage to this and adjacent property.

4) Applicant has made a substantial investment to the benefit of this and surrounding property, acting in good faith reliance on the County's Comprehensive Plan and zoning ordinance. It would be grossly unfair and inequitable, in light of Applicant's expenditures for planning, surveying, land clearing, site preparation, road clearing, graveling, obtaining improved access for the benefit of the public as the horse well as this property, exchanging easements, etc., for the county to deny the application for a major partition.

5) All relevant factors lead to the conclusion that

this request for a major partition be granted.

The Planning Commission has determined that the Clatsop County Comprehensive Plan and zoning ordinance govern in determining this application for a major partition.

However, staff has exhibited some concern that the Forestry Goal and whether or not this parcel is committed should be applied. Without conceding that we do not have local jurisdiction of this matter, we provide the following findings and conclusions to provide a record:

FINDINGS OF FACT - MAJOR PARTITION

A) Adjacent Uses.

The proposed major partition into lots of approximately 2, 4 and 19 acres, is for property located as shown on Map A of the staff report dated February 4, 1982 (hereafter referred to as "Staff Report"). The property is adjacent to U. S. Highway 101 for approximately 1,400 feet (Camberg testimony). The property is East and across the Highway from the North Junction to the City of Cannon Beach and a national historical marker (Camberg testimony, Exhibit IV). The property is contiguous to the City limits of Cannon Beach and approximately 300 feet from the open burning garbage dump for the City (Camberg testimony, Staff Report, attachment A). The parcel is bounded on three (3) sides by Crown Zellerbach holdings (Staff Report).

B) Public Facilities and Services.

The subject property is within the City of Cannon Beach Rural Fire Protection District, the Sunset Empire Parks and Recreation District and School District No. 10, Seaside (Camberg testimony, Staff Report, attachment A). There is electricity on the property (Camberg testimony, Staff Report, attachment A).

The developer proposes a private water system and septic tank waste disposal (Staff Report).

C) Parcel size and ownership patterns.

The parcel is approximately 25 acres in size (Staff Report). Applicant proposes to partition the parcel into three (3) lots of approximately 2, 4 and 19 acres each (Staff Report). Applicant proposes to impose deed restrictions so that the lots will not be further subdivided (Camberg testimony, Exhibit V).

D) Neighborhood and Regional Characteristics.

The property is contiguous to the city limits of Cannon Beach. We take notice that Cannon Beach is a coastal resort community. Cannon Beach and the nearby coastal areas offer, and attract residents because of, lovely views of the Pacific Ocean.

The subject property, largely due to its elevation, offers unique and spectacular views of the and spectacular coastline (see photographs, Exhibit III).

E) Natural Boundaries.

The land is bounded on the West by U.S. Highway

101 for approximately 1,400 feet (Camberg testimony).

F) Other Relevant Factors.

1) The adopted Comprehensive Plan and Zoning Ordinance for Clatsop County designate the subject land as Residential Agricultural - 2 (RA-2) (Camberg testimony, Staff Report). The property has been so designated since the Seaside Rural Community Plan was adopted by the Clatsop County Board of Commissioners on or about July 23, 1980. In conformity with that Plan designation, the land was found to be "committed" at that time (Camberg testimony, Staff Report, Attachment A).

2) Since July, 1980, in good faith reliance on the designation RA-2, Applicant has made further improvements to the property. Prior to July, 1980, Applicant had surveyed and cleared the land, developed flat areas suitable for residential construction and built internal roadways. As noted earlier, the land was designated "committed" in 1980. Since 1980, Applicant has constructed an access roadway of approximately 1,500 feet from U. S. Highway 101 to the proposed residential sites, in cooperation with the State Highway Department as stated below. Applicant has expended approximately \$10,000 in survey fees and approximately \$25,000 in road construction, obtaining access, rock the roads and in additional site leveling (Camberg testimony, Staff Report, Attachment A).

3) The three (3) proposed residential sites of 2, 4

and 19 acres meet the Comprehensive Plan and zoning requirements of Clatsop County. See, Staff Report, p. 4, "Findings - County Plan," which portion of the Staff Report is hereby adopted.

4) Mutual easements have been granted between Crown Zellerbach, owner of the adjacent timberlands, and Applicant, for roadway purposes (Camberg testimony, Staff Report, Attachment D).

5) The State Highway Department worked in cooperation with Applicant to develop a new access road from U. S. Highway 101 to the City of Cannon Beach garbage dump as well as Applicant's property. The new access road eliminated a traffic hazard on Highway 101 (Camberg testimony, Staff Report, Attachment D).

6) Having residents on the property will aid in early fire detection and discourage theft of wood on this and adjacent property (Camberg testimony).

CONCLUSIONS - MAJOR PARTITION

1) This major partition request complies with the Comprehensive Plan and zoning ordinances of Clatsop County.

2) The property, with its unique and spectacular view, has aesthetic qualities which support the conclusion that its highest and best use is for residential purposes.

3) Residential use is not incompatible with adjacent forest land uses. Crown Zellerbach apparently finds such residential use compatible with its timber management

practices on adjacent parcels, as Crown cooperated with Applicant on the exchange of easements and has made no adverse comment to this application. Having residents on this property will enhance fire suppression for the entire area, and in particular at the open burning garbage site. Owners on the property would discourage theft and other forestry damage to this and adjacent property.

4) The existing electricity on the property and the proposed water and sewage facilities are adequate for three (3) residential sites.

5) The proposed deed restrictions prohibiting further division of the three (3) parcels assures that this land will not eventually fall into urban use or density.

6) The three (3) proposed residential sites are complimentary to the regional characteristics of this coastal area. They will provide homesites at an elevation that will offer full appreciation of the areas natural beauty.

7) The natural boundary of U. S. Highway 101 provides a point of access for the property. The owner of the other adjacent property has been cooperative with Applicant, as noted in 3) above.

8) Applicant has made a substantial investment in the benefit of this and surrounding property, acting in good faith reliance on the County's Comprehensive Plan and zoning ordinance. It would be extremely unfair and inequitable, in

light of Applicant's expenditures for planning, surveying, land clearing, site preparation, road clearing, graveling, obtaining improved⁴ access for the benefit of the public as well as this property, exchanging easements, etc., for the County to reverse its finding that the land is built upon (roads) and irrevocably committed to non-forest uses.

For the above reasons, the facts that we have found compel the conclusion that it is not possible to apply the Forestry Goal to Applicant's land. We further conclude that the major partition should be granted.

CONDITIONS:

1. All parcels and roadway shall be surveyed.
2. A final map, prepared by the surveyor, shall be submitted on a form provided by this department.
3. The above conditions shall be completed within one year of the date of recording, or the partition will be null and void.
4. Applicant will supply the Planning Department copies of the legal descriptions which will be utilized in creation of the partitioned parcels by deed and/or land sale contract for review and approval prior to recordation with the County Clerk's Office. Said descriptions shall be kept on file in the Planning Office after review and approval and shall include language describing and verifying easement rights for use of the common roadway by the partitioned parcels. Language shall be included in said deed/contract instruments which shall specify that holders of each lot approved by this report mutually agree to maintain the roadway in common and as long as the road exists.
5. Prior to issuance of a building permit or mobile home placement permit for any of the parcels, a class A-20 roadway will be constructed and approved by the Department of Planning and Development.

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB, FC

Maps: 5-10-14
5-10-23A
5-10-24B

FINDINGS

(a) adjacent uses:

NORTH}
EAST } forestry.

SOUTH}

WEST } Nehalem River

(b) public facilities and services:

ROADS - A bridge would need to be constructed across the Nehalem River
in order to provide access to this property.
WATER - Water is available from the Necanicum River.
FIRE - Seaside Rural Fire Protection District.

(c) parcel size and ownership patterns:

The area consists of two parcels: a 35.53 acre parcel to the north, and a
56.22 acre parcel to the south. Total acreage is 91.75 acres.

(d) neighborhood and regional characteristics:

There are no residences in this exception area at this time.

CONCLUSION

This area is irrevocably committed to residential development.

10.14 1200 35.53

10.23A 100 }
10.24B 100 } 56.22
101 }

Planning Area: Elsie-Jewell
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FC

Map: 5-8-25

FINDINGS

(a) adjacent uses:

Forestry, small woodlot management, and small pasturage.

(b) public facilities and services:

FIRE: Elsie-Vinemapple Fire District.

ROADS: State Highway 26, County Road Number 307.

(c) parcel size and ownership patterns:

This area consists of 8 parcels totaling 73.85 acres. The overall average parcel size is 9.23 acres. There are 3 parcels ten acres and larger, totaling 50.13 acres or about 68% of the total acreage.

(d) neighborhood and regional characteristics:

There are currently 5 residences and one commercial structure in this exception area. The overall average density is about 1 per 12 acres.

CONCLUSION

This area is irrevocably built and committed to residential and commercial development due to the following factors:

- The concentration of residential and commercial uses in this area are such that farm or forest management are precluded.
- A pattern of small parcel sizes prevents efficient farm or forest management from occurring.
- The area should be developed to residential and commercial uses in order to assure the efficient use of existing public facilities.

25. $\square 100$ 4.13

$\square 202$ 18.55

$\square 302$ 3.68

800 1.23

700 18.08

$\square 301$ 7.65

$\square 300$ 7.03

$\square 200$ 13.50

all

$n=8$

$\bar{Q} = 9.03$

$\Sigma = 73.85$

ge 100

$n=3$

$\bar{Q} = 16.71$

$\Sigma = 50.13$ or 68,

Planning Area: ELSIE-JEWELL
Goal 3 - -soils: Not Mapped
Goal 4 - -site class: FB, FC

Maps: 5-7-31
4-7-6

FINDINGS

(a) adjacent uses:
Forestry.

(b) public facilities and services:
FIRE: Elsie-Vinemaple Fire District.
ROADS: State Highway 26 and Kampi County Road.

(c) parcel size and ownership patterns:
This exception area consists of 10 parcels totaling 58.67 acres. The overall average lot size is 5.87 acres. There are 2 parcels 10 acres and larger, totaling 37.54 acres or about 64% of the total exception area.

(d) neighborhood and regional characteristics:
This area is developed with residential and commercial structures to an overall average density of about 1 per 6.4 acres. Residential density along Kampi Road is about 1 d.u. per 2 acres.

CONCLUSION

This area is irrevocably built and committed to residential and commercial uses due to the following reasons:

- The efficient provision of available public facilities requires continued residential development in this area.
- Effective farm or forest management is precluded by the pattern of small parcel sizes.
- The number and density of existing residential and commercial structures in this area prevents efficient farm or forest management.

7.6	□ 800	3.00
	□ 700	2.95
	□ 902	1.97
	□ 901	1.97
	□ 600	1.62
	□ 500	16.26
7.31	□ 500	5.49
	700	1.84
	600	21.28
	□ 301	3.29

10 parcels total

5.87 \bar{m}

58.67 total area

3 parcels > 5 @

14.34 \bar{m}

43.03 @ total

2 μ 10

37.54 Σ or 64%

Planning Area: ELSIE-JEWELL
 Goal 3 - - soils: Not Mapped
 Goal 4 - - site class: FB, FC

Maps: 4-7-5
 4-7-6

FINDINGS

(a) adjacent uses:
 Forestry.

(b) public facilities and services:

FIRE- Elsie-Vinemapple Fire District.

ROADS- Spruce Run County Road, Lukinen Loop County Road, private road.

(c) parcel size and ownership patterns:

This area consists of 20 parcels totaling 102.48 acres. The overall average lot size is 5.12 acres. There are 2 parcels ten acres and larger totaling 32.81 acres or 32% of the total exception area.

(d) neighborhood and regional characteristics:

This area is developed to an overall average density of about 1 d.u. per 12.8 acres.

(e) natural boundaries:

About 25 acres at the south end of the exception area is bounded on the east and south by Humbug Creek. An additional 18 acres at the northwest end are bounded on the south by Humbug Creek.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The existing level of public facilities requires residential development in order to assure efficient provision of those services.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- The number and density of existing residences in the area prevents effective farm or forest management from occurring.
- A natural boundary at the south and northwest end separates this exception area from adjacent forest lands.

□ 202 4.56
 201 2.20
 200 3.52
 203 2.64
 1001 1.25
 1002 4.22
 □ 1000 3.50

5 804 5.50

803 9.60

800 3.64

□ 802 1.80

801 5.30

900 }
 1203 } 14.57

□ 1211 } ~~4.8~~

□ 1200 } 7.21

□ 1210 1.68

1205 18.24

□ 1202 6.40

□ 1001 1.40

1000 3.02

1002 3.23

	<u>all</u>	<u>gc 10</u>
$n =$	20	2
$\bar{c} =$	5.12	16.41
$\bar{z} =$	102.48	32.81 or 32

Planning Area: ELSIE-JEWELL
 Goal 3 - - soils: not mapped
 Goal 4 - - site class: FB, FC, some FE

Maps: 4-7-7
 4-7-7C
 4-7-8
 4-7-8BC
 4-7-18B
 4-7-18C
 4-8

FINDINGS

(a) adjacent uses:

Forestry, some agriculture.

(b) public facilities and services:

ROADS - Lower Nehalem County Road, various private roads and easements.
 FIRE - Elsie-Vinemapple Fire District.

(c) parcel size and ownership patterns:

This exception area includes 51 parcels totaling 264.11 acres. The overall average lot size is 5.18 acres. There are 7 parcels which are ten acres or larger, totaling 86.72 acres or about 33% of the total exception area.

(d) neighborhood and regional characteristics:

There are currently a total of 34 residences in this exception area. The overall average density is 1 d.u. per 7.77 acres.

(e) natural boundaries:

The Nehalem River separates the northernmost 66 acres of this exception area from forest and farm land to the north.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Existing investment in public facilities can only be efficiently utilized through residential development of this area.
- Effective forest or farm management of this area is prevented by the pattern of small parcel sizes.
- Both the number and density of existing residences precludes farm or forest management.
- A natural boundary separates portions of the exception area from adjacent farm and forest land.

□ 702 5.60
 □ 704 2.92
 □ 701 6.24
 700 1.40
 □ 703 4.56
 740 13.36

4.7.18B 1500 5.14
 1100 5.03
 □ 200 2.47
 □ 300 1.82
 □ 400 1.81
 □ 500 1.00
 □ 600 .90

4.8 □ 3502 12.15
 □ 3501 9.95
 3500 10.00

7.7 □ 900 10.00
 901 4.44

□ 700 1.93
 □ 1300 1.76

all
 $n = 51$
 $\bar{Q} = 5.18$
 $\Sigma = 264.11$

4.8 500 11.50
 600 10.00
 700 5.60

4.7.18C 1000 } 6.94
 900 }

500 .48
 300 .12
 □ 200 .70

ge 10
 $n = 7$
 $\bar{Q} = 12.39$
 $\Sigma = 86.72$ or 33%

3 BC □ 100 9.25
 □ 200 1.08
 □ 400 .97
 500 }
 □ 600 } 1.90

4.7.7.C 100 2.72

□ 200 2.81
 □ 300 11.58
 □ 400 5.73
 □ 500 5.75
 □ 900 1.29
 □ 900 1.12
 700 2.74

$n = 34$
 $1/7.77\bar{Q}$

18B □ 2500 5.89
 □ 2400 }
 2300 } 18.13
 □ 2200 }
 □ 2000 6.05
 □ 1900 5.96
 □ 1500 5.65
 □ 1700 5.24
 □ 1600 5.28

□ 1000 6.31
 1100 5.38
 □ 1200 6.55
 1300 5.05
 1400 4.93

Planning Area: ELSIE-JEWELL

Goal 3 - - soils: Not Mapped

Goal 4 - - site class: Mostly FC, some FB and FE

Maps: 4-7

4-7-3BC

4-7-3CB

4-7-4

4-7-4DA

FINDINGS

(a) adjacent uses:

NORTH }

SOUTH } Forestry

EAST }

SOUTHWEST - Recreational development (Sports Acres).

NORTHWEST . Agriculture.

(b) public facilities and services:

ROADS - State Highway 26, County Roads, Public and private easements.

FIRE - Elsie-Vinemapple Fire District.

WATER - Elderberry-Nehalem Water System serves about 80% of the area.

(c) parcel size and ownership patterns:

This area consists of 203 parcels totaling 349.77 acres. The overall average lot size is 1.72 acres. There are 6 parcels ten acres and larger totaling 120.69 acres, or about 35% of the total exception area.

(d) neighborhood and regional characteristics:

There are currently 73 commercial and residential structures in this area. The commercial structures house a gas station, a towing service, a restaurant and a motel. The overall residential density is about 1 d.u. per 4.8 acres.

(e) natural boundaries:

The Nehalem River separates this exception area from farm and forest lands to the west.

CONCLUSION

This area is irrevocably built and committed to residential and commercial development because of the following factors:

- Public facilities are developed to such a level that their efficient provision is dependent on continued residential development.
- A pattern of small parcel sizes prevents effective farm or forest management.
- residential and commercial development are at levels which preclude farm or forest management.
- A natural boundary separates this exception area from adjacent resource land to the west.

4. DA 0600 .33
 3000 .43
 3100 1.00
 2200 .25
 3300 } 4.7
 3400 }
 3200 } .74
 3500 }
 3800 }
 3700 } 1.02
 3900 }
 4300 } .83
 3600 .52
 3900 .45
 4000 } .88
 4100 }
 4200 }
 5000 .11
 4400 .39
 4800 .46
 4700 .43
 4600 .20
 2804 .30
 2800 .29
 4500 .43
 4400 .31
 2807 } .22
 2803 }

4.7.4DA 2802 .16
 2808 .17
 5200 .48
 5300 .40
 5400 .40
 5500 .38
 5600 .60
 5100 .49
 2300 .75
 2400 .25
 2502 .30
 2501 .52
 2503 .33
 2500 .31
 2603 .20
 2600 .43
 2604 .16
 2601 .44
 2602 .40
 2700 .50
 4.7.3BL 0100 .40
 200 .36
 200 .09
 400 .29
 500 .28
 600 .30
 700 .32
 800 .32

0900 .53
 1000 }
 1100 } 1.22
 1200 }
 1300 .45
 1400 .47
 1500 }
 1600 } 1.30
 1700 }
 1800 } .44
 1900 }
 2000 } .56
 2100 }
 2200 } .54
 2300 }
 2400 .27
 2500 .44
 2600 } .56
 2700 }
 2800 .34
 2900 .37
 3000 .25
 3200 .29
 3003 .36

4 - □ 12.00	15.28	214	1.07	4.7.4 DA 1701	.35
100	.92	204	1.32	□ 1700	.52
□ 1000 } 9.00	10.00	205	1.05	□ 1600	.25
600	15.83	206	.29	□ 1501	.21
1300	1.00	□ 400	6.74	1400	.07
□ 800	9.20	□ 401	1.27	1401	.10
□ 802	2.70	□ 200 } 6.93		1100 } .25	
□ 803	1.25	□ 300 }		1800 }	
□ 801	2.60	□ 100	5.83	□ 2000	.40
604	9.96	216	53.41	□ 2100	2.00
605	5.16	2400	8.58	□ 900	.73
611	1.24	2405	4.32	□ 901	.67
602	4.93	2401 } 1.32		□ 1000	.60
610	5.00	□ 2404 }		□ 1101	.48
601	3.72	2402	1.16	□ 1100	.46
607	1.06	2100	2.24	□ 1200 } .30	
615	5.00	2400	1.84	1301 }	
613	5.00	2000 } 16.16		□ 1300	.21
603 }		2200 }		100	1.08
604 }	10.00	2003	.68	200	.46
614 }		1900	.69	300	.40
612 }	10.01	1800	4.46	400 }	1.05
606	5.15	1000	.15	□ 500 }	
608	5.12			801	.26
211	5.07			□ 802	.33
210	5.04			□ 200	.43
200	5.03			□ 300	.54
212	5.06			□ 600	.33

3CB

1000	.21	3900	.58	7000	.28
200	.21	4000	.41	8000	.28
300	.42	4100	.59	8903	3.77
400	.42	4200		8900	.56
500	.42	4300	.23	8901	.56
600	.21	4400		8902	1.36
700	.21	4500	.99	9000	.49
800	.21	4600	.99	8600	.83
900	.46	4700		8700	.59
1000	.46	4800	.25	7100	.55
1100	.97	4900	.13	7200	.52
1200	.24	5000	.18	7300	.49
1300	.59	5100	.33	7400	.41
1400	.36	5200	.28	7500	.49
1500	.31	5300	.31	7600	.42
1600	.20	5400	.29	7700	.63
1700	.65	5500	.50	7800	.22
1800	.49	5600	.27	8200	.24
1900	1.15	5700	.24	8300	.26
2000	.45	5800	.21	8400	.27
2100	1.24	5900	.19	8500	.21
2200	.18	6000	.16	8600	.45
2300	.24	6100	.16	8700	.40
2400	.52	6200	.35	8800	.20
2500	.30	6300	.19	8900	.20
2600	.20	6400	.19	9000	.20
2700		6500			
2800		6600			
2900		6700			
3000		6800			
3100		6900			
3200					
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7900					
8000					
8100					
8200					
8300					
8400					
8500					
8600					
8700					
8800					
8900					
9000					

all

$$n = 203$$

$$\bar{x} = 1.72$$

$$s = 349.77$$

ge 10e

$$n = 6$$

$$\bar{x} = 20.12$$

$$s = 20.69 \text{ or } 35\%$$

$$\sigma = 73 \text{ or } 1/4.79e$$

Planning Area: ELSIE-JEWELL
 Goal 3 - - soils: Not Mapped
 Goal 4 - - site class: FB, some FC

Maps: 5-7-29DC
 5-7-29DD
 5-7-32A
 5-7-32AA
 5-7-32AC
 5-7-32DB

FINDINGS

(a) adjacent uses:

WEST }
 NORTH } Forestry

 EAST - Agriculture
 SOUTH - Public Park

(b) public facilities and services:

FIRE - Elsie-Vinemapple Fire District.
 WATER - Elderberry-Nehalem Water System serves the northern built-up portion of the exception area.
 ROADS - County Roads, gravel public roads.

(c) parcel size and ownership patterns:

There are 112 parcels in this exception area totaling 166.97 acres. The overall average parcel size is 1.49 acres. Four parcels are ten acres or larger, totaling 66.15 acres or about 40% of the total exception area.

(d) neighborhood and regional characteristics:

Currently there are 36 homes in this exception area at an overall average density of about 1 d.u. per 4.64 acres.

(e) natural boundaries:

The Nehalem River separates this exception area from agricultural lands to the east.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- The level of available public facilities and services is such that continued residential development is necessary to assure the efficient provision of these services.
- Effective farm or forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences is such that farm or forest management is not practical.
- A natural boundary separates this area from agricultural lands to the east.

2 AC 2200 } .54
 2300 }
 2400 .14
 2500 .17
 2600 .32
 □ 2700 .17
 2800 .29
 2900 .39
 3000 .17
 3100 ~~.48~~
 -3400 }
 □ 3500 } .67
 3600 }
 □ 3700 } .44
 3800 .25
 3900 }
 □ 4100 } .37
 □ 4000 .14
 4202 .25
 □ 4201 .24
 □ 4300 }
 4400 }
 □ 4500 } .71
 4501 }
 4600 }

5-7-32 AA 100 .12
 200 .13
 300 .12
 400 }
 500 } .25
 □ 600 .11
 700 }
 800 } .21
 900 }
 1000 } .26
 1100 .14
 1200 }
 1300 } .19
 1400 }
 1500 } .33
 1600 }
 □ 1700 .35
 □ 1900 .14
 2000 1.36
 2001 .21
 2100 }
 2200 } .58
 □ 2300 .53
 2400 .27
 2500 }
 2600 } .53
 2700 }
 2800 } .51
 2900 .31
 3000 .27
 3100 .23
 3200 1.15

5-7-32 DB 100 .07
 200 }
 300 } 1.62
 400 .21
 500 .28
 501 .41
 601 }
 603 } ~~.34~~
 603 } .61
 700 .36
 □ 602 .12
 □ 604 .37
 600 .30

all = $n = 112$
 $\bar{c} = 1.49$
 $\Sigma = 166.97$

ge 10 $n = 4$
 $\bar{c} = 16.54$
 $\Sigma = 66.15$ (40)
 □ = 36 or
 1/4.64e

32A	1612	5.38	5.7.29 DD	□ 2100	.39	5.7.29 DC	900	2.47
	1600	12.50		□ 2400	.68		1000	4.61
□ 1611	6.58			□ 2500	.33		1100	6.41
1600	15.70			□ 2600	.19		1200	8.2
1613	5.37			□ 2700	.13			
1609	.11			□ 2800	.62	5.7.32 AC	□ 100	.2
1610	.46			3100	.30		□ 200	.2
1608	9.51			□ 3200	.27		300	.2
1607	8.84			3300	.69		□ 400	.2
				□ 3400			□ 500	.
29 DD	100	.12		5500	.33		600	.
	200	.31		3600	.37		700	.3
□ 300				3700	.32		800	.6
□ 400	.55			3800	.35		900	
	800	.30		3900	.39		1000	.2
	900			4100	.25		1100	.5
1000	.32			4000	.24		□ 1200	.4
	1200	.29					1300	.1
□ 1300			5.7.29 DC	□ 100	2.51		1400	.0
	1400	.28		200	1.93		1500	.1
1500				300	5.55		□ 1600	.2
1600	.26			400	10.77		□ 1700	.1
1700				500			1901	.2
1800	.24			600	27.18		□ 1900	.4
1900				700			2000	.
2000	.13			800			□ 2100	.

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: IIw
Goal 4 - - site class: FC

Maps: 5-7-29
5-7-29DD

FINDINGS

(a) adjacent uses:

Agriculture.

(b) public facilities and services:

ROADS - Bay County Road (gravel).

FIRE - Elsie-Vinemapple Fire District.

(c) parcel size and ownership patterns:

This 13.33 acre exception area consists of 17 small parcels, ranging in size from .12 acres to 7.31 acres. The overall average lot size is .78 acres.

(d) neighborhood and regional characteristics:

There are a total of 5 homes in this exception area at an overall average density of about 1 d.u. per 2.67 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- A pattern of small parcel sizes prevents effective farm or forest management.
- The concentration of residences precludes farm or forest use of this exception area.

29	□ 800	7.31
	600	
2900	□ 5900	1.28
	□ 5800	.93
	5700	.51
	5600	
	5500	1.15
	5400	
	5300	.20
	5200	.21
	5100	.24
	5000	.26
	□ 4900	.16
	□ 4800	.17
	4700	.14
	4600	.16
	4500	.20
	4400	.13
	4300	.12
	4200	.26

17 p.m.

.78 m @

13.33 @

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FA, FB

Maps: 5-7-33
5-7-34

FINDINGS

(a) adjacent uses:
Forestry.

(b) public facilities and services:
FIRE - Elsie-Vinemapple Fire District.
ROADS- Cow Creek County Road.

(c) parcel size and ownership patterns:
This 77.88 acre exception acre consists of 18 parcels ranging in size from .69 acres to 9.68 acres. The overall average lot size is 4.33 acres.

(d) neighborhood and regional characteristics:
There are a total of 12 houses in this exception area at an overall average density of 1 d.u. per 6.49 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The level of public facilities is such that continued residential development is necessary in order to assure the continued cost-effective provision of those public facilities and services.
- Efficient farm and forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences is such that farm or forest management is prevented.

.33 = 100 1.32

□ 102 6.30

103 6.80

104 .69

7.34 200 2.40

□ 201 } 7.48
300 }

□ 400 } 5.56
405 }

□ 401 7.01

501 .90

□ 503 2.84

500 1.06

□ 504 1.76

□ 502 .90

□ 602 8.28

□ 600 5.00

□ 406 4.66

□ 402 5.24

407 9.68

~~35 parcels~~

~~2.75 @~~

~~95.65 @ total~~

all 18 parcels

4.33 @

77.88 @ total

as 50 12 parcels

6.82 @

81.35 @ total

Planning Area: ELSIE-JEWELL
 Goal 3 - - soils: Not Mapped
 Goal 4 - - site class: FB

Maps: 5-7-27
 5-7-28
 5-7-28AC
 5-7-28BD
 5-7-28BD

FINDINGS

(a) adjacent uses:

NORTH - agriculture.

SOUTH }

EAST } Forestry

WEST }

(b) public facilities and services:

WATER - The portion of this exception area platted as "Evergreen Acres" and zoned RA-1 is served by the evergreen acres water system.

FIRE - Elsie-Vinemapple Fire District.

ROADS - County Road, private gravel roads.

(c) parcel size and ownership patterns:

This 133.09 acre exception area consists of 109 parcels ranging in size from .19 acres to 15.93 acres. The overall average parcel size is 1.22 acres. There are 2 parcels ten acres or larger totaling 28.73 acres or about 22% of the exception area.

(d) neighborhood and regional characteristics:

There are 72 residences in this exception area at an overall average density of 1 d.u. per 1.85 acres.

(e) natural boundaries:

The Nehalem River separates the northwestern portion of this exception area from farm land to the north.

CONCLUSION

This area is irrevocably built and committed to residential development because of the following factors:

- The level of public facilities is such that continued residential development is necessary in order to assure efficient delivery of such services.
- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences is such that farm or forest management is prevented.
- A natural boundary separates this exception area from agricultural land to the north.

3D

□ 2800	.24	□ 1400	.25
□ 2900	.24	□ 1500	.50
□ 3000	.25	□ 1600	.51
□ 3100	.25	□ 1700	.25
□ 3200	.25	□ 1800	.36
□ 3300	.25	□ 1900	.38
□ 3400	.25	□ 2000	.35
□ 3500	.25	□ 2100	.25
□ 3600	.25	□ 2200	.40
□ 3700	.35	□ 2300	.37
□ 3800	.50	□ 2400	.32
□ 3900	.50	□ 2500	.41
□ 4000	.87	□ 2600	.52
□ 4100	.87	□ 2700	.48
□ 4200	.36	□ 2800	.116

all
 $n = 109$
 $\bar{c} = 1.22$
 $\bar{c} = 133.09$

ge 10
 $n = 2$
 $\bar{c} = 14.37$
 $\bar{c} = 28.73$ (22%)

28DB

□ 100	.68
□ 200	.73
□ 300	.76
□ 400	.68
□ 500	.48
□ 600	.41
□ 700	.51
□ 800	.28
□ 900	.42
□ 1000	.51
□ 1200	.57
□ 1300	.26

3

505		5.7.27 EC	900	5.17	5.7.28 AC	2205	.71
503			□ 100	1.67		2206	.91
□ 502	12.80		□ 200	1.34		□ 2207	
508			□ 400	15.93	5.7.28 ED	□ 100	.5
509			□ 600	5.17		200	.4
800	3.42					□ 300	.33
900	.98	5.7.28 AC	□ 100	.36		□ 400	.26
1000	.48		200	.40		500	.30
1101	.66		300	.50		600	.32
1100	.19		400	.51		700	.39
1200	3.39		500	.60		□ 800	.32
1203	5.48		□ 700	.62		□ 900	.34
□ 1202			□ 900	1.42		1000	.61
1204	6.62		□ 1100	1.37		1100	1.02
102	1.70		1200			□ 1200	.44
□ 101	.73		□ 1300	.80		1300	.35
□ 301	1.50		□ 1400	.31		1400	1.29
300	1.50		□ 1500	.44		1500	
□ 400	7.80		□ 1600	.31		□ 1600	.50
401	1.00		□ 1700	.29		□ 1700	
506	.21		□ 1800	.32		□ 1800	.50
507	1.62		□ 1900	.32		□ 1900	.25
500	6.90		□ 2000	.30		□ 2100	.25
500	3.70		□ 2100	.27		□ 2200	.25
			□ 2201	.74		□ 2300	.25
			□ 2301	.51		□ 2400	.74
			□ 2403	.86		2500	.50
			□ 2504	1.01		2600	

Planning Area: ELSIE-JEWELL

Maps: 5-7-13

Goal 3 - - soils: II, III, IV, and some VI.

5-7-23

Goal 4 - - site class: FE

FINDINGS

(a) adjacent uses:

Forestry.

(b) public facilities and services:

ROADS - Fishhawk Falls State Highway.

(c) parcel size and ownership patterns:

This exception area consists of 16 parcels totaling 144.91 acres. The overall average parcel size is 9.06 acres. There are 5 parcels larger than ten acres totaling 120.46 acres, or about 83% of the total exception area. Parcel sizes range from .69 acres to 41.97 acres.

(d) neighborhood and regional characteristics:

There are currently 11 houses in this exception area at an overall average density of 1 d.u. per 13.17 acres.

(e) natural boundaries:

The Nehalem River separates the entire exception area from forest lands to the south and east. Fishhawk Falls State Highway separates the area from forest lands to the north and west.

(f) other relevant factors:

This exception area is a long and very narrow strip lying between the road and the river. Parcels range from 40 to 750 feet deep. Most of the area is between 200 and 400 feet deep. River protection requirements of the Oregon Forest Practices Act further reduce the effective areas of these parcels for forestry.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- The density of existing residential development conflicts with effective farm or forest management.
- Natural boundaries separate the exception area from surrounding forest lands.
- The narrow configuration of the area precludes effective forest and farm management.

23	□ 500	12.75
	□ 203	2.50
	□ 202	2.50
	200	22.16
	□ 201	2.50
	300	1.85
	□ 301	.86
	□ 302	.87
	□ 303	1.68
	□ 100	23.00

7.13	700 } 901 }	1.75
	600 } 902 }	.72
	500	.69
	□ 800 } □ 400 }	41.97
	□ 300	20.58
	200	8.53

parcels

.06 @

.91 @ total

10 @ 5 parcels
24.04 @

Planning Area: ELSIE-JEWELL

Goal 3 -- soils: II, III, some IV.

Goal 4 -- site class: FB, some FC and FA

Maps: 5-6-6

5-7-11

5-7-12

5-7-12B

FINDINGS

(a) adjacent uses:

Forestry and agriculture.

(b) public facilities and services:

ROADS - State Highway 202 and Fishhawk Falls State Highway.

FIRE - Not in a Fire District, but this area does have a cooperative agreement with the Elsie-Vinemapple Fire District.

(c) parcel size and ownership patterns:

This area consists of 26 parcels totaling 126.36 acres. The overall average lot size is 4.86 acres. There are three parcels larger than ten acres, totaling 89.98 acres or about 71% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 15 residential and commercial structures in this area at an overall average density of 1 per 8.42 acres.

(e) natural boundaries:

The western portion of this exception area is bounded on the south by an abandoned railroad right-of-way. The eastern portion of the exception area is separated from forest lands to the north by the Nehalem River, and from forest lands to the south by the Nehalem Highway.

CONCLUSION

This area is irrevocably built and committed to residential, commercial and industrial development due to the following factors:

- Efficient farm or forest management is precluded by a pattern of small parcel sizes and by the density of existing development.
- The area is separated by natural boundaries from adjacent farm and forest lands.

400 }
 □ 500 } 33.58
 800 }

□ 402 1.92

600 2.40

□ 700 1.11

□ 1000 .26

□ 1003 3.42

□ 1001 1.32

□ 700 2.89

100 41.97

102 1.00

101 .23

□ 300 14.43

200 .09

12 102 1.81

300 1.00

200 1.00

12 B □ 300 1.20

□ 900 1.00

□ 1000 .61

800 .05

□ 700 .21

□ 1100 2.64

□ 1400 }
 □ 1500 } 3.38

5.6.6

800 1.00

600 .84

700 1.96

el # n = 26

m @ = 4.86 @

total @ = 126.36 @

gt 5.00 @ # n = 4

m @ = 24.41 @

@ total = 17.62 @

15th

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB

Maps: 6-6-21A
6-6-21D

FINDINGS

(a) adjacent uses:

Forestry and agriculture.

(b) public facilities and services:

ROADS: Northrup Creek County Road.

(c) parcel size and ownership patterns:

This area includes 14 parcels totaling 107.38 acres. The overall average lot size is 7.67 acres. There are 4 parcels larger than ten acres totaling 47.25 acres, or about 44% of the total exception area.

(d) neighborhood and regional characteristics:

There are currently 10 houses in this exception area at an overall average density of 1 d.u. per 10.75 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences are incompatible with farm or forest management in this area.

UP CREEK AREA

0.21 A 100 4.63

□ 200 8.13

□ 300 } ~~5.66~~

□ 301 } 9.83

□ 302 }

400 8.43

401 11.35

□ 500 } ~~4.57~~

□ 600 } 14.57

700 4.17

701 4.54

all:

14 parcels

7.67 @

107.38 @

gt. 10 @

4 parcels

11.81 @

47.25 @

0.21 D □ 1500 5.42

□ 1400 10.16

1200 7.33

□ 1300 4.65

1700 6.00

□ 1800 11.19

Planning Area: ELSIE-JEWELL
Goal 3 -- soils: Not Mapped
Goal 4 -- site class: FB, some FC

Maps: 6-6-1AA
6-6-1AB
6-6-1AD
6-6-1BD
6-6-1DB

FINDINGS

(a) adjacent uses:

Forestry.

(b) public facilities and services:

WATER - Fishhawk Lake Service Company.
SEWER - Fishhawk Lake Service Company.
FIRE - Mist-Birkenfeld Fire District.
ROADS - County Roads, private subdivision roads.

(c) parcel size and ownership patterns:

This exception area consists of 222 parcels totaling 73.26 acres. The overall average lot size is .33 acres. The largest parcel is 2.39 acres.

(d) neighborhood and regional characteristics:

There are currently 45 homes in this exception area at an overall average density of 1 d.u. per 1.62 acres.

(f) other relevant factors:

Fishhawk Lake is an artificial lake created in the 1960's.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The types and levels of public facilities and services in this area is such that farm or forest management is economically impractical.
- A pattern of small parcel sizes precludes agriculture or silviculture.
- The number and density of existing residences is incompatible with either farm or forest management.

LAKE ESTATES.

1.1A

66.1.1A

100	.23	2800	.24	100	.29
200	.22	2900	.22	200	.26
300	.23	3000	.48	300	.26
400	.22	3100	.51	400	.25
500	.26	3200	1.44	500	.21
600	.36	3300	1.69	600	.24
700	.39	3400	2.39	700	.22
800	.46	3500	1.08	800	.22
900	.41	3600	.51	900	.23
1000	.39	3700	.34	1000	.23
1100	.33	3800	.51	1100	.23
1200	.37	3900	.81	1200	.30
1300	.30	4000	.60	1300	.26
1400	.29	4100	.41	1400	.28
1500	.27	4200	.30	1500	.26
1600	.29	4300	.40	1600	.25
1700	.18	4400	.40	1700	.29
1800	.25	4500	.37	1800	.34
1900	.29	4600	.37	1900	.42
2000	.27	4700	.37	2000	.36
2100	.21	4800	.38	2100	.32
2200	.25	4900	.40	2200	.28
2300	.28	5000	.44	2300	.49
2400	.21	5100	.48	2400	.46
2500	.22	5200	.50	2500	.45

2600 .23

2700 .24

2600 .61

2700 .74

1B ▽	□ 1000	.23	2200	.04	4800	.29
	1100	.31	2201	.23	4900	.29
	□ 1200	.33	2202	.17	□ 5000	.30
	□ 1300	.43	2300	.23	5100	.30
	□ 1400	.36	2301	.15	5200	.30
			□ 2400	.31	□ 5300	.30
1. DB	100	.24	2500	.29	5400	.30
	200	.24	□ 2600	.36	□ 5500	.31
	□ 300	.27	2700	.30	5600	.30
	400	.31	2800	.22	5700	1.62
	□ 500	.27	□ 2900	.27		
	600	.23	3000	.22		
	700	.22	3100	.22		
	800	.24	3200	.22		
	900	.26	3300	.22		
	1000	.26	3400	.22		
	□ 1100	.26	3500	.22		
	□ 1200	.29	3600	.45		
	1300	.27	3800	.22		
	1400	.27	3900	.22		
	1500	.29	4000	.22		
	1600	.39	□ 4100	.22		
	1700	.39	4200	.22		
	1800	.38	□ 4300	.22		
	1900	.38	4400	.51		
	2000	.35	4500	.26		
	2100	.15	4600	.32		
	□ 2101	.26	4700	.29		

$n = 222$
 $\bar{m} = .33$
 73.26

AB

2800 .74

2900 .74

~~2900 .74~~

2300 .24

2400 .24

2500 .24

2600 .20

4900 .51

5000 .36

5100 .31

5200 .38

1. AD □ 120 .32

□ 200 .29

300 .25

□ 400 .24

500 .28

□ 600 .23

700 .23

800 .23

900 .28

1000 .24

1100 .28

□ 1200 .30

1300 .30

1400 .30

1500 .27

1600 .25

1700 .24

□ 1800 .23

1900 .25

2000 .26

2100 .25

2200 .23

□ 2700 .21

2800 .22

2900 .21

□ 3000 .22

3100 .27

□ 3200 .32

□ 3300 .26

3400 .28

3500 .24

3600 .22

3700 .27

3800 .25

□ 3900 .24

□ 4000 .24

4100 .25

4200 .29

4300 .29

4400 .31

□ 4500 .31

4600 .31

□ 4700 .31

4800 .35

□ 5300 .36

5400 .30

5500 .26

5600 .24

5700 .25

5800 .27

5900 .21

6000 .22

6100 .20

6200 .24

6300 .25

□ 6400 .24

6500 .31

6.6.1.50 □ 100 .21

200 .23

300 .33

400 .30

500 .30

600 .32

700 .27

□ 800 .19

□ 900 .21

Planning Area: LEWIS AND CLARK

Map: 7-9-13

Goal 3 -- soils: II, III and IV.

Goal 4 -- site class: FC, some FB.

FINDINGS

(a) adjacent uses:

Agriculture.

(b) public facilities and services:

WATER - Olney-Walluski Water Association.

ROADS - State Highway 202.

(c) parcel size and ownership patterns:

There are 16 parcels in this exception area totaling 61.86 acres. The overall average lot size is 3.87 acres. There are two parcels ten acres or larger totaling 22.59 acres or about 37% of the total exception area.

(d) neighborhood and regional characteristics:

This exception area is developed to an average density of 1 d.u. per 5.16 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Public services and facilities are developed to a level which precludes farm or forest management.
- A pattern of small parcel sizes prevents efficient agriculture or forestry in this area.
- Both the number and density of residences in this area are incompatible with farm or forest management practices.

1800	1.10
1901	3.15
2000	10.61
2001	
2200	1.42
2301	
2300	3.40
2400	1.12
2500	1.82
2600	1.80
3001	2.31
2700	4.62
2701	
2800	4.41
1700	3.11
701	.42
700	.23
800	11.98
803	

all

$$n = 15 \quad 16$$

$$\bar{a} = 3.46 \quad 5.87$$

61.80 51.90 @ total

q.t. 10 @

$$n = 2$$

$$22.59 @ total$$

$$37\%$$

F 9.3 3100 7.96

3100 7.96

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: II
 Goal 4 - - site class: FB

Maps: 7-9-11
 7-9-12
 7-9-13

FINDINGS

(a) adjacent uses:

SOUTH - Agriculture

NORTH }

EAST' } - Forestry.

WEST' }

(b) public facilities and services:

ROADS - State Highway 202.

WATER - Olney-Walluski Water Association.

(c) parcel size and ownership patterns:

This exception area consists of 8 parcels totaling 52.84 acres. The overall average lot size is 6.61 acres. There are 3 parcels ten acres or larger totaling 36.83 acres or about 70% of the total exception area.

(d) neighborhood and regional characteristics:

There are currently 7 structures in this area, including a store, a shake mill, a grange hall and a school building. The overall average density is 1 per 7.55 acres.

(e) natural boundaries:

This exception area is bounded on the south by the abandoned Astoria Pacific Railroad right-of-way, which separates it from adjacent farm land.

CONCLUSION

This exception area is irrevocably built and committed to residential, commercial and industrial uses for the following reasons:

- The level of available public facilities is such that their continued delivery in a cost-effective manner depends on continued development in this area.
- A pattern of small parcel sizes precludes agriculture or forestry.
- Both the number and density of existing non-farm, non-forest structures is incompatible with farm or forest practices.

LINE AREA

9.11 2300 @ 2.00
2400 @ 1.01

7-9-11 2600 @ 13.06

9.13 500 }
400 } 12.19

9.12 401 }
501 } 13.59
600 }

@ 700 2.00

800 } 3.56

~~7 parcels @ 2.00~~

3 @ 300 7.34

~~7 parcels~~
~~5.68 @~~
~~39.78 @ total~~

all $n=8$
 $\bar{C} = 6.61$
 $\bar{S} = 52.84$

ge. loc. $n=7$
 $\bar{C} = 10.7$
 $\bar{S} = 36.7$
or 70%

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: Not Mapped
 Goal 4 - - site class: FB

Maps: 7-8-17
 7-8-20

FINDINGS

(a) adjacent uses:

NORTHEAST - Fish Hatchery.

SOUTH }
 EAST }
 WEST } Forestry
 NORTHWEST }

(b) public facilities and services:

ELECTRICITY - West Oregon Electric Co-op.
 ROADS - State Highway 202

(c) parcel size and ownership patterns:

This exception area includes 6 parcels totaling 64.18 acres. The overall average parcel size is 10.7 acres. There are two parcels larger than ten acres, totaling 41.33 acres or about 64% of the total exception area.

(d) neighborhood and regional characteristics:

The area is currently developed to an overall average density of about 1 d.u. per 13 acres.

(e) natural boundaries:

The Klaskanine River forms a natural boundary to the southwest, separating the exception area from adjacent forest lands.

(f) other relevant factors:

The Klaskanine River can not be used to irrigate farmland, according to the state watermaster. Only stock watering and domestic removal are permitted.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- A pattern of small parcel sizes precludes farm or forest management.
- The density of existing residences is incompatible with farm or forest management practices.
- A natural boundary separates the area from adjacent forest land.
- Restrictions on water removal from the Klaskanine River make many types of agricultural practices impractical.

3.17.	1000	13.11
	1002	
7.8.20	□ 201	5.45
7.8.17	700	
7.8.20	□ 401	28.22
	□ 402	7.80
	□ 403	4.60
	□ 300	6.00

$$\begin{aligned}
 n &= 5 \\
 \bar{m} &= 12.84 \\
 \Sigma &= 64.18
 \end{aligned}
 \qquad
 \begin{aligned}
 n &= 6 \\
 \bar{m} &= 10.70
 \end{aligned}$$

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: IV, some II and III.
 Goal 4 - - site class: FD, FE.

Maps: 8-10-25
 8-10-36

FINDINGS

(a) adjacent uses:

WEST }
 SOUTH } -- mixed agriculture and forestry.
 NORTH }

EAST - Estuary.

(b) public facilities and services:

FIRE - LEWIS and Clark Fire District.
 ROADS - State Highway 101 Alt., Fort Clatsop County Road.

(c) parcel size and ownership patterns:

This area consists of 13 parcels totaling 60.32 acres. The overall average lot size is 4.64 acres. There is only one parcel larger than ten acres: a 15.86 acre parcel which encompasses about 26% of the total exception area.

(d) neighborhood and regional characteristics:

There are presently 12 homes in this exception area at an overall average density of 1 d.u. per 5.03 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The continued efficient provision of the available public facilities depends on the continued residential development of this area.
- A pattern of small parcel sizes precludes farm or forest management of this area.
- The density of existing residences in this area is incompatible with agricultural or forest practices.

$\{ \cdot 10.25 \quad \left. \begin{matrix} 700 \\ 704 \end{matrix} \right\} \quad 15.86$

$\left. \begin{matrix} 702 \\ 703 \\ 701 \end{matrix} \right\} \quad 5.24$

$\left. \begin{matrix} 9250 \\ 900 \end{matrix} \right\} \quad 4.28$

$500 \quad 1.39$

$1000 \quad 1.52$

$1100 \quad 1.50$

$1200 \quad 9.09$

$1201 \quad 4.16$

$\cdot 10.36 \quad 3000 \quad 7.32$

$2900 \quad 1.21$

$2700 \quad 4.39$

$\left. \begin{matrix} 2707 \\ 2207 \\ 2704 \end{matrix} \right\} \quad 3.32$

$2600 \quad 1.09$

$\underline{all} \quad n = 13$
 $\bar{c} = 4.64$
 $\Sigma = 60.32$

$\underline{q.e. 5p} \quad n = 4$
 $\bar{c} = 9.38$
 $\Sigma = 37.51$

$\underline{q.e. 10p} \quad n = 1$
 $\Sigma = 15.86$

$\square = 12$

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: IWw
Goal 4 - - site class: none

Maps: 8-9-19AA
8-9-19AD
8-9-19DA
8-9-19DD

FINDINGS

(a) adjacent uses:

Estuary and agriculture.

(b) public facilities and services:

WATER - Youngs River/Lewis and Clark Water District.
FIRE - Lewis and Clark Fire District.
DIKES - Diking District No. 3
ROADS - State Highway 101 Alt.

(c) parcel size and ownership patterns:

This area consists of 26 parcels totaling 12.13 acres. The overall average lot size is .47 acres. The largest parcel is 1.86 acres.

(d) neighborhood and regional characteristics:

The area includes 16 commercial and residential structures at an overall average density of 1 per .76 acres.

CONCLUSION

This area is irrevocably built and committed to residential and commercial uses because of the following factors:

- Public facilities and services are available in this area at a level which precludes farm or forest uses.
- A pattern of small parcel sizes precludes farm or forest uses.
- Agricultural and forest practices are incompatible with both the number and density of residential and commercial structures in this area.

9.19AA 300 \square .11

8.9.19 DA 300 .34

9.14AD 1600 .06

1700 \square .17

1800 } .92

1900 } 1.05

2100 .13

2200 }

2300 } .52

2400 .22

2500 } \square .42

2600 }

2800 \square .34

3000 \square .32

1000 \square .79

2000 } .14

3000 }

4000 .12

5000 .25

301 \square .28

6000 \square .12

7000 }

8000 } \square .44

9000 \square 1.86

10000 \square .12

11000 }

12000 } \square 1.52

8.9.19 DD 400 \square .46

500 \square .46

600 \square .46

all - n = 26

@ = .47

Σ = 12.13 acres.

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: IVw.
 Goal 4 - - site class: FB.

Maps: 8-9-29 8-9-29BB
 8-9-30AA 8-9-30AB
 8-9-30AC 8-9-30AD
 8-9-30BA 8-9-32BB
 8-9-30BC 8-9-30BD
 8-9-30CB 8-9-30DB
 8-10-25AD 8-10-25DA

FINDINGS

(a) adjacent uses:

NORTH }
 EAST } agriculture
 SOUTH }

SOUTH - agriculture and forestry.
 WEST - Lewis and Clark River Estuary.

(b) public facilities and services:

WATER - Lewis and Clark/Youngs River Water District.
 FIRE - Lewis and Clark Fire District.
 ROADS - State Highway 101 Alt., various paved county roads.
 DIKES - Diking Districts nos. 2, 3 and 5.

(c) parcel size and ownership patterns:

This area consists of 247 parcels totaling 293.48 acres. The overall average lot size is 1.19 acres. There are only 4 parcels ten acres or larger comprising 48.61 acres or about 17% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 201 structures in this area, including numerous commercial, industrial and institutional structures. The overall average density is about 1 per 1.46 acres.

(e) natural boundaries:

Jeffers Slough separates part of the southern part of this exception area from adjacent farm land. Another slough separates the northeastern portion of the area from adjacent farm land to the north.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The level of public facilities and services available in this area is such that farm or forest uses are precluded.
- Efficient farm and forest management is precluded by the pattern of small parcel sizes in this exception area.
- Farm and forest management is incompatible with both the number and density of residential, commercial and industrial structures in this area.
- Natural boundaries separate portions of this exception area from adjacent farm lands.

8.9.30 DB	101 } □ 11.71	8.9.30 AC	100 □ .29	8.9.30 AA	800 □ .33
	100 } □ .50		1501 □ .34		901 □ 1.09
	200 □ .37		1001700 □ .46		1000 □ 1.7
	300 □ .37		1800 □ .38	8.9.30 AB	600 } □ 1.75
	400 } □ 1.81		1801 □ .55		601 } □ 1.68
	500 } □ 5.48		2000 } □ 2.03		580 } □ 1.68
8.9.30 AC	1201 .33		1900 } □ 1.92		401 } □ 1.19
	1200 } □ 1.24	8.9.30 AD	300 2.75		402 □ 1.19
	1101 } □ 2.41		500 □ 1.04	8.9.30 BA	100 .75
	1100 } □ 2.41		400 □ 2.21		400 .69
	1300 } □ 3.32		301 } □ 4.95		700 .15
	1401 } □ 7.13		200 } □ 1.39		800 □ .08
	1412 } □ 7.13	8.9.30 AA	300 1.39		900 □ .16
	1500 .7.13		400 □ 3.07		1000 □ .30
	900 □ .31		500 □ 1.98		1100 □ .36
	800 } □ .68		601 } □ .67		1400 □ .92
	700 } □ .33		602 } □ 2.12		1500 □ .21
	600 □ .33		100 2.86		1601 □ .21
	500 □ .28		101 3.63		1700 .21
	400 □ .42		102 2.92		1800 .92
	401 } □ .41		103 } □ 3.24		2000 .92
	402 } □ 2.12		101 } □ 3.24		2100 1.15
	300 } □ 2.12		200 } □ .36		2200 } □ .11
	200 } □ 2.12		902 } □ .36		2300 } □ .11
	101 } □ 2.12		2001 } □ .11		2400 } □ .11

30BA 2601 .34

2600 □ .23

2601 }
2500 } 1.26

2300 □ .35

2700 }
2800 } □ 1.89

2900 1.97

3000 }
3100 } □ .71
3200 }
3400 }

3300 }
3401 } □ .29

3500 }
3700 } □ .24

3600 □ .23

3800 }
4000 } □ .30

3900 □ .24

4100 □ .35

4400 □ .17

1601 □ .17

4600 }
4700 } □ .18

4800 □ .12

4500 □ .23

4300 □ .12

4200 □ .12

4900 □ .13

5200 □ .12

8.9.30BA 5300 □ .23

5400 .23

5500 }
5600 } □ .24
5100 } □ .35

5500 □ .18

5700 □ .23

5800 □ .23

5900 □ .12

6200 □ .12

6300 □ .23

6301 }
6400 } □ .36
6100 }

6000 □ .12

6500 □ .67

6600 □ .14

6700 □ .23

6800 □ .23

6604 .11

6900 .36

6902 .23

7000 □ .24

7100 .11

6901 □ .35

8.9.30BB 2001 □ 3.70

2000 □ 4.09

1900 .46

1501 }
1600 } .48

9.9.30BB 1500

1600 } □ .46

201 }
1300 } 4.05
500 }

400 □ .15

401 }
600 } □ .20

1000 □ .22

1200 }
1300 } □ .47
1100 }

1700 .36

1400 .12

1703 }
900 } □ .22

1702 }
1701 } □ .44
1704 }

8.9.30BC 2300 □ .80

2200 □ .91

2400 }
2500 } □ 2.61
2600 }

2700 □ .25

2800 □ .237

2900 .87

3000 □ 3.62

1200 □ .92

1100 □ .87

1001 }
1200 } 1.15

1400 .18

3.0 BC	1302	□	.44	8.4.30 CB	1000	□	.31	8.9.29 BB	304	□	.40
	1500	□	2.62		1100	□	.33		800	□	.43
	1600	□	.87		1200	□	.33		700	□	.43
	1700	□	1.08		1300	□	.60		600	□	2.95
	1701	□	.19	8.9.30 BD	101	□	1.07		500	□	.58
	1900	□	.56		102	}	12.72		400	□	.86
	1900	□	1.04		100				302	□	1.84
					103				301		.31
	2000	□	.94								
	403	□	.24	8.9.29 BB	100		14.00				
	401	□	.12		200	}	10.18	8.9.29	800	□	4.00
	102	□	.10		201						
	300	□	.38		1100	□	.87	8.10.25 AD	100	□	.70
	200	□	.55		1200	}	□ .80		200	}	0 .55
	100	□	.34		1300				300		
	600	□	2.67		1402		.33		400		.34
	700	□	.87		1400		.31		500		.06
	800	□	.90		1000	□	.98		600	□	1.46
	900	□	.96		900	□	.75		700		1.01
	1000	□	2.14		1501		.08		900	□	1.12
					1500	□	.56		900	}	□ 1.33
					1600	□	.35		1000		
					1700	□	.27		1200		.55
					1800	□	.52		1100	}	□ 2.25
3.0 CB	200	□	1.80		2200		1.47		1400		
	301	□	.46		2300		.35		1500		
	400	□	.38		1900	□	1.07		1600		
	500	□	.25		2001	□	.41		1300	□	1.33
	600	□	.36		2000	}	□ .42		1700	}	□ 2.97
	700	□	.30		2002				1801		
	800	□	.30						1901		
	900	□	.28		306	□	.34		3000		
									1800	}	□ .46
									1900		

25 AD 2000 □ 1.33

2100 □ 1.33

2200 □ 1.90

2201 } □ 1.65

2300 } □ 1.65

2400 □ .95

2500 □ 1.00

2600 □ .46

2700 } □ .46

2800 } □ .46

2900 □ .46

3000 □ .46

3100 } □ 1.83

3201 } □ 1.83

3200 □ .92

3400 □ .89

3500 □ .72

3600 □ .18

3700 □ .19

3800 □ .69

8.10.25 DA 2200 □ 1.14

2100 □ 2.40

2000 □ .50

1900 □ 1.98

1800 □ 1.77

1700 □ 6.24

1600 □ .11

1500 □ .46

900 □ .46

700 □ .92

500 □ .19

400 □ .17

300 □ .19

200 □ .92

100 □ 3.53

400 □ 1.29

(201.0)

ALL - n = 247

@ = 1.19

Δ@ = 293.43

10.25 DA 1100 □ 1.05

1200 □ 3.78

1300 □ 2.00

1400 □ .51

1500 } □

1501 } □ 5.90

1502 } □

2501 □ 1.74

2400 □ 2.13

ge se - n = 8

@ = 9.17

Δ@ = 73.36

10.25 DA n = 4

@ = 12.15

Δ@ = 48.61

Planning Area: LEWIS AND CLARK
 Goal 3 -- soils: II, III, IV, some VI.
 Goal 4 -- site class: FB, some FC.

Maps: 7-9-6 7-9-6BC
 7-9-6BD 7-9-6CB
 7-10-1 8-9-30CA
 8-9-30CB 8-9-30CC
 8-9-30CD 8-9-31
 8-9-31BA 8-9-31CC
 8-10-36

FINDINGS

(a) adjacent uses:

SOUTH }
 WEST } agriculture.

EAST - forestry.

(b) public facilities and services:

WATER - Youngs River/Lewis and Clark Water District.
 FIRE - Lewis and Clark Fire District.
 ROADS - County roads, including Lewis and Clark Road, Mudd Rd., Seppa Rd., and others.

(c) parcel size and ownership patterns:

This area consists of 212 parcels totaling 457.67 acres. The overall average lot size is 2.16 acres. There are 10 parcels larger than ten acres, totaling 151.51 acres or about 33% of the total exception area.

(d) neighborhood and regional characteristics:

This area is built to a density of about 1 d.u. per 2.95 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- The continued efficient provision of existing public facilities and services depends on continued residential development in this area.
- Efficient farm and forest management is precluded by a pattern of small parcel sizes.
- Farm and forest management practices are incompatible with both the number and density of existing residences.

900 } ~~1.11~~
903 } 20.88
904 }

600 □ .92
700 □ .40

0.36 1700 □ 1.47
1701 4.40
1703 □ .60

900 □ 3.00
800 □ 2.00

400 .09
401 .28

402 □ .16
1002 □ .52

1100 □ 1.24
1202 □ .70

1200 □ .36
1203 □ .61

120- □ .25
1300 □ 1.71

1500 □ .69
1501 □ .70

1600 □ 1.03
1704 .96

8.9.31 6600 □ 1.01
6602 2.34
6902 4.83

8.9.31 6800 4.90
6801 4.84
6702 }
6703 } □ 2.46

6704 □ .90
6700 □ .98

6701 2.24
6000 □ 22.14

6500 □ 2.00
6201 }
6200 } □ 1.50

6400 □ 1.00
6300 □ 1.00

6100 □ 2.50
5900 }

5902 } ~~1.11~~
5901 } 13.30
6001 }

5900 □ .92
5700 □ .76
5600 □ .83

5500 }
5502 } □ .62
5503 .50

5501 }
5403 } □ 1.95
5401 □ 2.15

5402 □ 3.47

8.9.31 4900 □ 4.85
4901 2.40

8.9.31 BA 900 □ 2.37
901 .13

800 1.00
700 □ .23

600 □ .23
500 □ .23

400 □ .23
300 .05

200 .28
100 .05

1000 }
1100 } □ .54

2200 - 24
2000 □ 1.56

2300 .47
1803 .11

2400 .22
1800 }

1901 } □ 4.29
1802 □ 2.17

1700 □ .25
1600 □ .25

1500 □ .25

9.31 5200 □ 10.57
5002 □ .77
5400 3.44
(200) } .4

7.31CC 100 □ 1.30

200 □ 2.01

300 □ 2.01

400 □ 1.78

7.9.6 500 □ .68

400 650

7.9.6 BC 400 } □ ~~2.44~~

500 } □ 2.70

300 □ 2.90

200 □ 1.35

500 } □ 2.52

600 } □

700 □ 2.10

800 □ 1.70

900 □ .43

1000 □ 2.04

1100 □ 2.02

1200 □ 5.57

7.9.6 BD 100 } 3.94

1100 } □

300 1.92

400 4.18

500 □ 1.70

600 2.14

700 1.58

800 1.54

900 1.56

1000 1.90

7.9.6 CB 600 □ .

500 □ .

700 1.1

800 2.

900 1.2

1000 □ 1.2

1100 □ 1.05

1200 □ .6

1300 □ .3

1400 □ .5

1500 □ .47

1600 □ .43

1700 □ .44

1800 □ .43

1900 □ .27

2000 □ .40

2100 □ .53

8.9.30 CA 200 □ 1.2

300 □ .3

400 □ .5

500 □ .9

600 □ .91

700 □ .9

800 □ 1.1

900 □ .

1000 □ .

1100 □ .

7.9.6 1600 17.00

1504 □ 2.80

1507 □ 2.61

1506 □ 2.32

1505 □ 3.02

1502 □ 2.64

1503 □ 2.65

1501 □ .75

1400 □ 5.14

1201 10.31

1300 □ 2.03

1200 □ 3.85

1000 7.70

352 □ .85

350 □ 1.68

301 □ 3.97

801 □ 1.35

800 a □ 2.35

800 b. □ 15.00

800 c. 3.30

603 □ .6

600 7.38

7.9.6 CE 100 1.56

200 □ 1.56

9.30 CB 101 } 4.33
 104 }
~~103~~ } 2.16
 102 }

9.30 CC 1301 □ 1.71
 1400 □ 1.69
 500 □ 3.30
 400 □ 4.07
 1101 □ 1.52
 1000 □ .33

900 □ 1.08
 101 } □ .79
 800 }
 700 □ .41
 701 □ .45
 600 □ .61
 301 □ .51
 100 □ .46

200 □ .37
 300 □ .37
 1501 □ 2.04
 1500 □ .40
 2001 □ .60
 2002 □ .50
 2000 .40

1900 □ .51
 1800 □ .50

8.9.30 CC ~~1700~~ □ 1.18

~~2500~~ □ .98

2200 □ .47

2100 □ .46

3000 □ .36

3001 □ .36

3200 } □ .72
 3400 }

3500 □ .36

3700 □ .36

3900 □ .36

3000 □ .36

3300 □ .36

3301 □ .36

3100 □ .36

2900 □ .36

2901 □ .36

2700 □ .36

2600 □ .36

2400 □ .36

8.9.30 CD 600 □ .68

700 } 2.20
 700 }

500 □ .53

300 □ .17

8.9.30 CD 200 □ 1.48

101 □ 3.67

100 17.33

900 □ 10.43

1000 □ .34

1100 } □ .72
 1200 }

1402 } □ 7.16
 1400 }

1301 □ .36

1300 □ .34

all: n = 212 parcels
 @ = 2.16 acre
 2 @ = 457.67 acre

10 @ n = 18 parcels
 @ = 11.26 @
 2 @ = 202.60

10 @ n = 10 - parcels
 @ = 15.15
 2 @ = 151.51

(1550)

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: II, III and IV.
 Goal 4 - - site class: FC

Maps: 7-9-18
 7-9-19
 7-10-12
 7-10-13

FINDINGS

(a) adjacent uses:

NORTH }

and forestry. EAST } - agriculture and forestry.

WEST }

SOUTH } - forestry.

(b) public facilities and services:

FIRE - Lewis and Clark Fire District.

WATER - Youngs River/Lewis and Clark Water District.

ROADS - County Roads, including Fort Clatsop Road.

(c) parcel size and ownership patterns:

This exception area includes 56 parcels totaling 426 acres. The overall average lot size is 7.6 acres. There are 14 parcels larger than ten acres totaling 276.39 acres, or about 65% of the total exception area.

(d) neighborhood and regional characteristics:

This area is built up to an overall density of about 1 d.u. per 13.30 acres.

CONCLUSION

This area is irrevocably built and committed to residential development because of the following reasons:

- The continued efficient provision of the existing public facilities and services available at this site depends in part on continued residential development in this area.
- Forestry and agriculture are precluded by a pattern of small parcel sizes.
- Many farm and forest practices are incompatible with both the number and density of existing residences in this area.

7.12.3100 } 5.42
3200 }
3300 } 4.14
3400 }
3400 } .79
3500 }
3600 } 3.48
3701 } 1.80
3202 } 2.18
2200 } 40.62
2100 }
1100 } .70
1200 } .39
1300 } .38
1400 } 1.00
900 } 12.45
1000 } .90
1600 } 17.62
1900 } 16.83
2100 } 1.22
2000 } .87

7.10.13 100 34.42
200 9.74
201 2.80
300 1.85
400 1.10
500 10.00
600 24.71

7.10.13 800 19.37
7.9.18 500 10.26
600 1.38
900 2.52
1004 23.52
1005 2.00
1001 1.00
1002 10.60
1100 } 6.61
1200 }
1003 } 17.32
1201 }

300 4.61
7.9.19 900 2.44
905 9.30
903 17.28
902 5.26
901 2.20
904 } .82
900 }

700 4.34
600 2.98
1100 7.75
114 .96
113 2.09
112 4.10
1109 6.00
1108 6.00

7.9.19 1106 6.56
1111 4.30
1105 4.84
1112 5.04
1101 5.40
1302 7.70
1300 7.52

all n = 50
 $\bar{e} = 7.60$
 $\Sigma e = 425.66$
100 n = 14
 $\bar{e} = 19.74$
 $\Sigma e = 276.39$

90 n = 9
 $\bar{e} = 23.74$
 $\Sigma e = 213.62$

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: II, III and IV.
 Goal 4 - - site class: FB, FC.

Maps: 7-9-7
 7-9-7CA
 7-9-7DB
 7-9-7DD
 7-9-8
 7-9-8C
 7-9-17
 7-9-18

STUDY AREA

FINDINGS

(a) adjacent uses:

WEST }
 SOUTH } - agriculture

 NORTH }
 EAST } - mixed agriculture and forestry.

(b) public facilities and services:

WATER - Youngs River/Lewis and Clark Water District.
 FIRE - Lewis and Clark Fire District.
 ROADS - Tucker Creek Co. Rd. and Logan Co. Rd.

(c) parcel size and ownership patterns:

There are 91 parcels in this exception area totaling 338.50 acres. The overall average lot size is 3.72 acres. There are 8 parcels larger than ten acres totaling 101.84 acres, or about 30% of the total exception area.

(d) neighborhood and regional characteristics:

- This exception area includes a church, fire house and a grange hall in addition to 49 residences. The overall average residential density is about 1 d.u. per 6.5 acres.

CONCLUSION

This area is irrevocably committed to residential development due to the following factors:

- The continued cost-effective provision of existing public facilities depends in part on continued residential development in this area.
- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences in this area.

7.9.7 400 } 7.9.7CA 500 } 9.92 7.9.7 502 1.19 503 1.00 500 □ 1.24 506 5.57 501 } 505 } □ 2.22 700 } □ 15.76 701 } □ 1003 3.04	7.9.7DB 600 □ 1.01 700 □ 3.92 800 3.87 900 □ .50 1000 □ .50 7.9.7DD 400 □ 1.38 500 1.08 700 1.00 600 1.00 1300 □ 1.36 1400 1.00 1500 □ 1.00 1600 □ 1.00 1700 □ 1.00 1801 □ .28 1802 □ 1.98 1900 □ .50 2000 □ .65 2100 □ .66 2200 □ .54 2201 □ .61 2202 □ .75 1200 □ 5.60 1100 □ 2.50 1000 = 1.00 900 □ .53 800 □ 1.00	7.9.7DO 300 2.56 200 6.43 100 □ 1.00 7.9.8 1901 □ 2.00 2100 6.50 2000 □ 10.313 7.9.8C 400 5.00 300 4.63 500 } 900 } □ 4.00 700 2.00 502 } 500 } 12.16 501 □ .48 1100 □ .68 1000 □ .42 1200 5.72 1300 □ 10.00 1401 2.23 1404 .58 1400 □ 7.05 1500 } 1600 } □ 1.74 1700 9.4 200 3.93 700 7.5
---	---	---

7.9.8C 100 @ 1.96

2000 3.83

all 91 parcels

7.9.17 800 @ 1.75

3.72 @

700 }
703 } 7.84

338.50 acres total

702 @ .73

gk. 10 @ 8 parcels

701 @ 1.21

12.73 acres

501 }
500 } 10.00

101.84 @ £

400 @ 16.45

300 6.62

302 @ 2.00

201 @ 2.35

200 5.43

1402 4.25

1400 5.01

1402 2.75

1404 5.05

1301 6.80

1200 1.00

1100 @ 6.60

1000 }
1001 } @ 12.93

901 }
101 } 1.800

7.9.15

100 }
101 } 14.41

7.9.17 900

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: II, IV, V, some VI and VII.
 Goal 4 - - site class: FB.

Maps: 7-9-5
 7-9-5AB
 8-9-29
 8-9-29CA
 8-9-32
 8-9-32B
 8-9-32C
 8-9-32D

FINDINGS

(a) adjacent uses:

EAST }
 NORTH } - agriculture.

SOUTH }
 WEST } - forestry.

(b) public facilities and services:

FIRE - Lewis and Clark Fire District.
 WATER- Youngs River/Lewis and Clark Water District.
 ROADS- Youngs River Loop County Rd.

(c) parcel size and ownership patterns:

This exception area consists of 115 parcels totaling 296.07 acres. The overall average lot size is 2.57 acres. There are 8 parcels larger than ten acres totaling 114.15 acres or about 39% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 88 residences in this exception area at an overall average density of 1 d.u. per 3.36 acres.

(e) natural boundaries:

At the north end of the exception area Cook's Slough separates the exception area from agricultural lands to the east. In the middle portion, Youngs River Loop Rd. separates the exception area from agricultural lands to the east.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The continued cost-effective provision of existing public services and facilities depends in part on continued residential development in this area.
- Farm and forest management are precluded by a pattern of small parcel sizes in this area.
- Certain farm and forest practices are precluded by the number and density of residences in this area.
- Natural boundaries separate portions of this exception area from farm lands to the east.

.546 1001 } ~~1.61~~
1000 }

7.9.5 102 □ 2.60
900 □ 11.50

900 } 1.37
900 }

1500 □ .50

1500 4 □ .50

1500 □ 12.92

500 □ .47

400 □ .55

300 □ .46

200 1.00

all = 115 parcels

2.57 @

296.07 \$@

gt. 5@ = 14 parcels

10.84 @

151.77 \$@

.32 D 1600 □ 1.32

1700 □ .31

1501 □ .22

1400 }

1300 } □ 2.94

1000 }

1900 4.24

900 .30

1200 □ 19.6

1100 .44

- 88 hses

dr. 10 n = 8

@ = 14.27

\$ = 114.15 or 39%

7.9.5 400 □ 7.00

201 □ 2.04

300 □ 1.92

202 □ 4.16

101 □ 2.12

~~22517~~

8.9.29 CA	100	□	.60	8.9.29	1505	} 6.33
	102		.08		1506	
	200	□	.66		1504	□ 2.06
	300	□	.45		1600	□ 1.16
	400	□	.46		1503	□ 4.02
	500	□	.54		1700	□ .84
	600	□	1.00		1800	□ .77
	1700	□	1.43	8.9.328	1900	} □ 4.39
					1500	
	1801	□	.35		201	□ 1.00
	1900		.49		200	□ 1.35
8.9.29	1502	}	2.60		300	□ 3.07
8.9.29	2000		1.00		400	□ .72
	1800		4.09		500	□ 1.90
	1603	}	1.00		600	□ 3.10
9.9.29	1400		2.36		700	□ 5.00
8.9.29 CA	1500	□	.71		900	□ 2.46
	1400	□	3.86		1000	□ 2.00
	1300	}	1.00		1101	□ 2.44
	1600		7.71		1100	□ .29
	1200	□	.44		1200	□ .60
	1602	□	.45		1300	□ .42
	1100	}	.45		1400	□ .21
	1001				1500	□ .50
	1000	□	.31		1600	□ 2.00
	900	□	2.48		1700	□ 2.40
	800	□	1.50		1801	□ 1.35
	700	□	.53			

B.9.32B 1900 }
 2000 } □ 2.01
 2100 } □

2300 1.09

2401 □ 2.03

2500 □ .50

2400 2.47

2902 □ 1.39

2600 □ 2.04

2903 □ .87

2800 □ .39

2900 □ 1.68

2905 1.93

2904 □ 3.81

2905 □ .50

3100 □ .92

3201 .78

3200 □ .97

3300 □ .65

3602 □ 1.04

3601 □ .94

3500 }
 3400 } .39

3604 }
 3600 } 11.70

3603 }

C.9.32 300 17.18

300 5.76

300 11.96

S.9.32G 400 □ .75

300 □ .51

200 □ .49

100 □ .40

500 □ 2.17

600 6.74

1000 □ .55

900 □ 14.25

1200 □ 1.60

1100 □ .40

1300 □ 5.03

1400 □ .94

1402 □ 3.08

~~1500 □ 5.48~~

~~1501~~

1500 □ 1.34

1700 □ .52

1800 □ .69

~~3.9.34B~~ 1600 }
 1801 } □ 14.79

3.9.34B 1400

1300

1200 □ 4.09

1100 17.36

7.9.16	500	□	12.62
509	501	□	5.25
500			11.74
501	502		14.84
503			4.76
504			.52
508			5.38
515			1.50
514			3.40
507			21.31
510			.30
511	□		2.42
512	□		1.47
513			4.94

7.9.9	1200	□	9.15
	1202		
	1201	□	3.44
	1400		
	1500	□	2.30
	2700	□	7.81
	2600		.48
	2301		
	2800	□	10.65
	2300		14.23
	2302	□	1.64
	2303	□	1.24
	2310		
	2309	□	1.28
	2305	□	1.40
	2306	□	2.69
	2312	□	1.46

all -- ne = 65
@ 3.45
2 @ 257

7.10.10 @ 2 = 8
@ = 1
2 @ = 1

4672

7.9.9	900	□	9.58
	1700	□	9.50
	1800	□	1.00
	2200		3.50
	1100	□	7.00
	1000	□	.87
	901	□	1.75
	1000	□	10.02

7.9.10	1600		2.64
	1700	□	6.32

2900			
2304			2.44
2901			.51
2400			6.46
2500			

2000 } 23.76

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: not mapped
Goal 4 - - site class: FC

Maps: 8-9-21BA
8-9-21BD

FINDINGS

(a) adjacent uses:

NORTHEAST - City of Astoria (residential).
EAST - Forestry.
SOUTH - Forestry.
WEST - Estuary.

(b) public facilities and services:

ROAD - State Highway 202.

(c) parcel size and ownership patterns:

This area consists of 24 parcels totaling 25.84 acres. The overall average lot size is 1.08 acres. The largest parcel is 5.39 acres.

(d) neighborhood and regional characteristics:

There are a total of 16 houses in this exception area at an overall average density of 1 d.u. per 1.62 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Farm or forest management is precluded by a pattern of small parcel sizes in this area.
- Certain agricultural and forestry practices are incompatible with both the number and density of existing residences.

21BA

1200 } 1.66
700 }

600 .17

1400

1301

800

3.63

200

300

1100

.29

1000

1300

.29

900

.29

3200

.11

500

5.39

2901

2900

3300

100

2201

.34

2800

.17

1500

.19

1600

1701

1700

1.54

1800

2700

3100

.22

8.9.21BD

300

800

500

1.77

301

.17

700

701

.22

1900

.32

1600

1800

.70

1700

1401

.112

1500

.82

1300

1501

.75

1200

.07

1100

.32

all

n = 24

 $\bar{w} = 1.08 @$

total @ = 25.84 @

Brecht Rt 1 Box 984

Faulson

Goodrich

C/Interbus

Hobbs

987

988

984

020

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: not mapped
 Goal 4 - - site class: FB and FC.

Maps: 8-9-26
 8-9-27
 8-9-34
 8-9-35

FINDINGS

(a) adjacent uses:

WEST - agriculture.

NORTH }

SOUTH } - forestry.

EAST }

(b) public facilities and services:

ROADS - Paved County roads.

WATER - Olney-Walluski Water Association.

(c) parcel size and ownership pattern.

This area consists of 34 parcels totaling 176.70 acres. The overall average lot size is 4.53 acres. There are 5 parcels larger than 10 acres totaling 60.90 acres or about 34% of the total area.

(d) neighborhood and regional characteristics:

There are currently 27 dwellings in this exception area at an overall average density of 1 d.u. per 6.54 acres.

(e) natural boundaries:

A county road separates this exception area from farmland to the west.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Continued cost-effective provision of existing public facilities depends in part on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences.

26 601 } 11.66
600 }

700 6.93

500 4.50

1200 1.51

1400 8.62
~~4.30~~

1003 2.04

1000 2.33

1001 .72

1100 4.97

1401 7.66

2102 }
2000 } 4.00
1900 }

1500 6.53

1901 .90

1800 }
1702 } 11.43
1602 }
1603 }

1701 2.00

1700 3.88

8.9.35 2201 4.50

2202 1.12

8.9.27 1702 6.39

1800 1.00

1700 }
1703 } ~~6.40~~
1502 }

1500 1.79

1403 1.64

1402 .88

1400 4.95

1201 3.65

402 }
400 } ~~15.25~~

500 2.05

600 .50

900 .89

700 }
901 } 1.14

701 }
702 } 2.61

800 9.38

501 4.06

all n = 39
@ = 4.1
176
Σ @ = 176

gt. 100 n = 2
@ = 12.
Σ @ = 60

8.9.34 101 1.16

102 }
103 } 1.44

100 ~~1.16~~ -60

8.9.28 500 5.00

100 5.78

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: VIII
Goal 4 - - site class: FB

Map: 8-9-28D

FINDINGS

(a) adjacent uses:

SOUTH - residential.
EAST - residential.
NORTH - agriculture and forestry.
WEST - estuary.

(b) public facilities and services:

WATER - Willowdale Water District.
ROADS - Paved private roads.
SEWER - A DEQ-approved sewer system is available on the site, but there is insufficient water at this time for its full operation.

(c) parcel size and ownership patterns:

There are 11 parcels in this area totaling 70.38 acres. The overall average parcel size is 6.4 acres. The largest parcel is 52.36 acres and is a developed industrial site.

(d) neighborhood and regional characteristics:

This area includes 7 single family residences, a number of industrial buildings (currently vacant), and some multi-family housing.

CONCLUSION

This area is irrevocably built and committed to residential and industrial development due to the following factors:

- The level of existing public facilities is such that their cost-effective provision is in part dependent on residential and industrial development of this site.
- A pattern of small parcel sizes precludes farm or forest management.
- Many farm and forest management practices are incompatible with both the number and density of existing non-resource structures in this area.

$$8.9.280 \quad \left. \begin{array}{l} 1600 \\ 1700 \end{array} \right\} 2.17$$

$$\square 1701 \quad .63$$

$$\square 1800 \quad 1.22$$

$$\left. \begin{array}{l} 1900 \\ 2000 \end{array} \right\} 2.26$$

$$\square 2100 \quad 1.02$$

$$\square 2200 \quad .64$$

$$2400 \quad 2.23$$

$$\left. \begin{array}{l} 2700 \\ \square 1500 \\ 2500 \end{array} \right\} 52.36$$

$$2600 \quad 3.20$$

$$\square 703 \quad .90$$

$$\square 800 \quad 3.95$$

$$\underline{\underline{all}} \quad n = 11$$

$$\bar{Q} = 6.40$$

$$\Sigma Q = 70.38$$

$$\underline{\underline{w/o 52.360}}$$

$$n = 10$$

$$\bar{Q} = 1.80$$

$$\Sigma Q = 18.00$$

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II, III, some VI and VIII.
Goal 4 - - site class: FB, FC.

Maps: 8-9-28
8-9-28D
8-9-33

FINDINGS

(a) adjacent uses:

NORTHWEST - residential and light industrial.
SOUTH - mixed forestry and agriculture, and cemetery.
EAST - forestry.
NORTH - mixed forestry and agriculture.

(b) public facilities and services:

WATER - Willowdale Water District.
ROADS - State Highway 202 and Christians County Road.

(c) parcel size and ownership patterns:

This area includes 42 parcels totaling 200.70 acres. The overall average lot size is 4.78 acres. There are 6 parcels larger than ten acres, totaling 90.05 acres or about 45% of the total exception area.

(d) neighborhood and regional characteristics:

The current overall average density in this area is about 1 d.u. per 7.4 acres.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Continued cost-effective provision of the existing public facilities and services is in part dependent on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences.

willowdale

33

1900 6.03

1908 3.29

1907 5.18

1502 6.40

1500 20.01

1400 } 12.00
200 }

1600 11.72

1100 4.00

1000 6.28

1002 94

1001 1.66

1000 } 38
100 }

800 90

1300 3.68

801 2.12

500 8.60

600 90

700 2.40

402 2.60

1301 8.30

400 50

301 99

100 15.02

102 90

101 4.45

103 57

8.9.28 602 1.12

8.9.28 100 1.31

200 .44

300 6.34

301 91

400 2.75

500 4.00

600 9.01

702 19.02

700 19.02

701 19.02

900 3.47

902 3.47

901 81

1000 5.36

1200 85

1201 1.41

1100 1.50

2700 12.29

all

$n = 42$

$\bar{x} = 4.78$

$\Sigma x = 200.70$

G.T. 10 @

$n = 6$

$\bar{x} = 15.01$

$\Sigma x = 90.05$

Planning Area: LEWIS AND CLARK

Goal 3 - - soils: mostly IV, some III, VI and VII.

Goal 4 - - site class: FB, FC.

Maps: 7-9-3

7-9-4

8-9-33

FINDINGS

(a) adjacent uses:

SOUTH - agriculture.

NORTH - mixed agriculture and forestry.

EAST - forestry.

WEST - estuary.

(b) public facilities and services:

WATER - Olney-Walluski Water Association.

ROADS - State Highway 202.

(c) parcels size and ownership patterns:

There are 17 parcels in this exception area totaling 63.96 acres. The overall average lot size is 3.76 acres. There are three parcels larger than ten acres, totaling 39.75 acres or about 62% of the exception area.

(d) neighborhood and regional characteristics:

This exception area currently has 12 houses at an overall average density of 1 d.u. per 5.33 acres.

(e) natural boundaries:

State Highway 202 separates this exception area from estuarine and agricultural resources to the west.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- In order to continue delivering existing public facilities in a cost-effective manner, continued residential development of this area is necessary.
- Farm and forest management of this area is precluded by a pattern of small parcel sizes.
- Many farm and forest management practices are incompatible with both the number and density of residences in this area.
- A natural boundary separates this area from resource lands to the west.

70

7.9.33

□ 2300 1.38

~~1905~~□ 1901 } 1.24
1905 }

□ 1902 .86

1909 2.01

1910 1.90

2301 (+) 4.02

□ 2400 1.61

□ 1905 }
1909 } 13.35
2501 }

2900 3.20

□ 3000 2.29

□ 3100 5.17

□ 3200 15.12

7.9.4 □ 100 3.45

all $n = 17$ $\bar{Q} = 3.76$

7.9.3 □ 1400 5.11

 $\bar{Q} = 63.96$

□ 1200 5.33

□ 1100 1.21

□ 1600 11.28

1500 .55

gt. 100 $n = 3$ $\bar{Q} = 13.25$ $\bar{Q} = 39.75$

2	101	1.54	8-9.36	3100	7.41
	102	.86		3101	.84
	402	1.93		3200	7.90
	401	.96		3102	1.10
	200	.47		3000	5.77
	400	4.62		3001	7.42
	600	5.48		3002	.93
	501	4.13		3090	.72
	500	.87		3002	.39
	900	7.30		2800	.38
	1500	12.19		2900	.55
	1003	3.96		1801	.15
	1001	5.44		2700	.71
	1200	4.38			
	1301				
	1600	4.47			
	1603	1.17			
	1601	1.05			
	800	5.00			

7-4-3 101 4.69
 150
 1025 6.31

31

700	2.50	all	n = 39	parcels
301	5.92			
301	5.00			
302	1.04			

$\bar{x} = 4.91$
 total = 191.75

204	1.00	at 1000	n = 3
1800			
200			

parcels

Planning Area: LEWIS AND CLARK
 Goal 3 - - soils: Mostly IV, some II, III and V.
 Goal 4 - - site class: Mostly FB, some FC and FA.

Maps: 7-9-1
 7-9-2
 7-9-3
 8-9-36

FINDINGS

(a) adjacent uses:
 Agriculture.

(b) public facilities and services:
 WATER - Olney-Walluski Water Association.
 ROADS - Labiske County Road, Walluski Loop County Road.

(c) parcel size and ownership patterns:
 This area consists of 39 parcels totaling 191.40 acres. The overall average lot size is 4.69 acres. There are three parcels larger than ten acres, totaling 85.92 acres or about 45% of the total exception area.

(d) neighborhood and regional characteristics:
 There are presently 31 houses in this area at an overall average density of 1 d.u. per 6.17 acres.

(e) natural boundaries:
 The southwest portion of the area is separated from adjacent forest lands by the Walluski River. The west end of the exception area is separated from adjacent farm land by Walluski Loop Road.

CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The continued cost-effective provision of existing public services is in part dependent on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes in this area.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences in this area.
- Natural boundaries separate portions of the exception area from adjacent farm and forest land.

IS AND CLARK
II, III and IV.
Class: FB and FC.

Maps: 7-9-10
7-9-11

FINDINGS

es:
iculture

forestry.

facilities and services:
- Olney-Walluski Water Association.
- State Highway 202.

parcel size and ownership patterns:
This area consists of 20 parcels totaling 127.19 acres. The overall average parcel size is 6.36 acres. There are 3 parcels larger than ten acres, totaling 41.41 acres or about 33% of the total exception area.

d) neighborhood and regional characteristics:

There are currently 14 residences in this exception area at an overall average density of about 1 d.u. per 9.09 acres.

CONCLUSION

This area is built and irrevocably committed to residential development due to the following factors:

- The continued cost-effective delivery of existing public facilities is in part dependent on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- Certain forest and farm management practices are incompatible with both the number and density of existing residences in this area.

100 15.59

200 8.20

300 8.20

400 5.23

600 6.90

1.4.11

500 } 6.34
501 }

402 2.06

403 2.00

400 6.33

404 3.00

800 10.65

1000 9.89

1200 2.48

1300 2.60

1301 2.92

1400 5.08

1402 1.00

1100 15.17

700 9.50

600 4.00

$N = 20$

$\bar{Q} = 6.36$

$@ = 127.19$

Planning Area: NORTHEAST
Goal 3 - - soils: II, IIe, III, IIIe,
IV, IVe, VI, VIe and VII.
Goal 4 - - site class: FB, FC and FD.

Mps:	8-8-19	8-8-19BD
	8-8-19DA	8-8-19DB
	8-8-18CC	8-8-20
	8-8-30	8-9-11
	8-9-12	8-9-13
	8-9-14	8-9-14AD
	8-9-14DA	8-9-14DD
	8-9-23	8-9-24
	8-9-24AD	8-9-24B
	8-9-24BC	

FINDINGS

(a) adjacent uses:

Forestry and aquatic.

(b) public facilities and services:

WATER - John Day Water District and Fernhill Water District.

FIRE - John Day Fire District.

ROADS - State Highway 30, Fernhill County Road, Claremont County Road,
and John Day River County Road.

(c) parcel size and ownership patterns:

This exception area includes 256 parcels totaling 896.43 acres. The overall average lot size is 3.50 acres. There are 25 parcels larger than ten acres totaling 422.20 acres, or about 47% of the exception area.

(d) neighborhood and regional characteristics:

There are a total of 165 residences in this exception area at an average overall density of 1 d.u. per 5.43 acres.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of the existing public facilities and services is in part dependent on continued residential development of this area.
- Farm and forest management are precluded by the pattern of small parcels in this area.
- Many farm and forest management practices are not compatible with either the number or density of existing residences in this area.

1.11 800 12.40

4900 5.32

4901 } 2.29
5000 }

5100 2.40

5200 3.44

5300 2.04

5400 4.74

4600 1.00

5500 1.81

8.9.13 400 1.32

700 }
902 } 2.75
901 }

900 11.20

1000 } 6.40
1101 }
1180 }

1200 2.82

1300 56

1301 1.44

1400 14.40

1900 2.00

8.9.14 AD 2700 } 7.2
2300 }

2800 31

2900 32

3000 30

3100 23

3200 } 44
3300 }

3301 } 44
3400 }

3700 9.93

3800 }
100 }
200 } 5.27
300 }
400 }
500 }

1300 98

3602 }
3601 } 6.17
3600 }

3603 67

4400 } 110
4401 }

2000 1.35

3500 2.20

4100 1.98

4200 1.37

4300 3.64

4201 79

2700 51

2000 5

2500 43

8.9.14 AD 3900 }

4000 } 5.32

4101 }

9.12 200 3.20

301 1.00

400 8.50

300 52

500 1.47

502 80

501 95

402 } .63

403 }

9.13 200 }

300 } 7.71

500 }

400 1.35

502 3.15

601 2.74

603 2.28

8.9.14 3500 20.00

3400 20.00

6300 5.04

6400 4.00

DA	900		8.9.14DD	300	.67	8.9.24BC	2000	
	1000	4.07		800	1.19		2100	.35
	1400	.65		600	11.69		2200	.12
	1100	1.07		700			2300	.12
	1300	.55		500	2.61		2400	
	1500	.62		501	1.00		2500	.45
	1200	.46	8.9.23	200	6.04		2600	.09
	1600	.28		205	17.28	8.9.24B	3400	20.54
	1700	.65		201	.84		3500	26.73
	800 (210)	3.03		300	1.00	8.9.24	6100	
	700	2.48		400	1.00		6101	9.60
	1800			500	2.00		6300	1.99
	1900	.40		101	5.00		7500	6.50
	100	.105		100	1.00		7600	5.35
	200	1.35						
	300	1.75	8.9.24B	1400	7.20	8.8.19	15000	13.24
	400	.10					15700	
	500	.65	8.9.24BC	800	.11		15800	
	600			900	.07		15900	
	2001	6.35		1000	.13		16700	.11
	2000			1100	.20		16900	
9.14 DD	100	7.67		1300	1.87		17600	.69
	900	14.08		1400			17700	
	1100			1500			16000	.11
	1300	4.97		1600	.22		17800	
	1200			1700	.17		17900	.11
	200	.52		1800	.28		18000	
	201	.59		1900	.18			

~~14900~~
~~15100~~
~~15600~~
~~16100~~
~~16600~~
~~15200~~
~~14800~~
~~14700~~ 24.47
~~15300~~
~~15400~~
~~16300~~
~~14600~~
~~9400~~
~~17900~~
~~15500~~

8.8.30 600 }
 800 } 4.66

8.8.19 903 }
 902 } 74

1300
 1400
 2300 } 10.64
 3000
 1100
 2100

900 2.08
 2700 11.15
 2800 7.55
 2500 5.07
 1200 2.10
 3501 6.02

900
 1000
 2000 } 10.10
 2200
 3100
 1200 6.60

3402 2.46
 3400 2.59
 6200
 3600 16.65
 7100
 3600
 3502 13.85

16500 2.41

8.8.19 13900 }
 14000 } 2.68

3500 5.52
 3601 9.78

17500 1.11

17400 17.07

14500 14.10

3800 5.14

17200

17600 }
 14100 } 2.06

9000 5.63

17300 2.03

9004 }
 8005 } 7.23

15500 }
 16200 } 8.15
 16400

13600 4.6
 13700 2.3

8.8.19 BD 100 4.35

5.30 500 }
 550 }
 1700 }
 1800 }

8101 6.62
 8200 6.64
 107 28.33

200 }
 300 } 1.5
 500 }
 800 }

8.8.19 DB	201	.16	8.8.19 DB	901	.56	8.8.20	1000	1.2
	400	.34		800	.07		1301	2.86
	501	.38		900	.39		1400	3.10
	600	3.56		902	.39		1402	2.99
	700	8.37		500	.72		1600	2.8
	1001			600			1700	3.0
	1000	1.31		700				
	1200	1.57		1900	3.55	8.8.18 CC	100	1.5
	1300	.71		1301	.07		200	1.5

8.19 DA	200	.34		2201	1.90		300	1.0
	300	.17		1500	.11		400	1.1
	400	.17		1500	.50		500	1.1
	500	.45		1400	1.50		600	.4
	2200	1.96		2700	2.00		700	2.3
	1000			2800			800	
	1200	.23		2900			901	
	1100			3000	1.05		902	3.4
	1300	.06		2600	.40		903	
	1400	.86		2500	.10		1000	2.
	1500	.22		3100	2.65		1400	2.
	2400	2.73		2400			1300	.3

8.19 DB	400	.27	8.8.20	400	5.13		1200	.4
	300	.31		401	1.79		1100	.2
	100			600	1.14		2800	.8
	200			603	.57		3700	
				601	2.15		2600	1.0
				800				

$$CC \ 1600 \square 2.40$$

$$8.9.24 \ AD \ 1002 \square 2.04$$

$$2400 \square .32$$

$$1001 \square .33$$

$$2500 \square .31$$

$$1200 \square 1.22$$

$$1700 \square .52$$

$$1300 \square .95$$

$$1800 \square .52$$

$$1301 \square .68$$

$$1900 \square .52$$

$$1400 \square 3.42$$

$$2000 \square .30$$

$$1402 \square 1.15$$

$$2100 \square .34$$

$$1500 \square 3.76$$

$$2200 \square .18$$

$$2300 \square .50$$

$$8.9.24 \ B \ 200 \square .80$$

8.9.24

$$\left. \begin{array}{l} 200 \\ 201 \\ 300 \end{array} \right\} \square 3.00$$

$$\left. \begin{array}{l} 2200 \\ 2202 \end{array} \right\} \square 18.70$$

$$2201 \square 1.30$$

$$2001 \square 18.64$$

$$\left. \begin{array}{l} 4003 \\ 300 \end{array} \right\} \square 1.70$$

$$501 \square 3.42$$

$$500 \square 4.33$$

$$503 \square .38$$

$$800 \square 1.40$$

$$1000 \square 1.23$$

$$8.9.24 \ BC \ 700 \square .99$$

$$500 \square .73$$

8.24 AD

$$100 \square 11.30$$

$$200 \square .50$$

$$\left. \begin{array}{l} 300 \\ 400 \end{array} \right\} \square 4.24$$

$$\left. \begin{array}{l} 700 \\ 600 \end{array} \right\} \square 4.72$$

$$600 \square 1.10$$

$$800 \square .54$$

$$900 \square .65$$

$$1100 \square .88$$

$$\left. \begin{array}{l} 300 \\ 200 \\ 100 \end{array} \right\} \square 8.27$$

$$\begin{aligned} \overline{M} &= 25.6 \\ \overline{M} &= 3.56 \\ \overline{M} &= 996.42 \end{aligned}$$

Planning Area: NORTHEAST
Goal 3 - - soils: not mapped.
Goal 4 - - site class: FB and FC.

Maps: 8-8-16
8-8-16DA
8-8-16DB
8-8-16DC
8-8-16DD
8-8-21

FINDINGS

(a) adjacent uses:

NORTH }
EAST } - aquatic.
WEST }

SOUTH - forestry.

(b) public facilities and services:

WATER - Burnside Water Association.
FIRE - Knappa-Svenson-Burnside Fire District.
ROADS - State Highway 30, various improved county roads.

(c) parcel size and ownership patterns:

This area includes 106 parcels totaling 109.84 acres. The overall average lot size is 1.66 acres. There is one parcels larger than ten acres: a 12.08 acre parcel comprising about 11% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 55 residences in this area at an average overall density of about 1 d.u. per 2.00 acres.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part in continued residential development in this area.
- Farm and forest management are precluded in this area by a pattern of small parcel sizes.
- Certain farm and forest management practices are not compatible with either the number or the density of residences in this area.

5100 □ 96

8.8.16 DA

1300 □ 2.10

8.8.16 DB 1200 1.32

700 1.15

1400 □ .58

1300 □ 1.9

501 □ 2.30

1500 } □ 1.88

300 □ .7

502 □ .56

1600 } □

700 □ 2.2

600 □ 8.43

1700 □ .15

500 □ 1.42

300

1800 □ 1.13

501 □

400 } 1.91

1900 □ 1.41

700 } □ .91

400 }

2000 } □

600 } □

2000 } 12.02

2100 } □ .38

800 □ 1.6

701

2200 □ .15

900 □ .7

400

2300 } □

901 □ .7

500 } □ 1.64

2400 } □ .64

600 }

2400 }

700 □ .151

2402 □ 2.48

8.8.16 DC 301 □ .7

401 □ .25

2501 □ .37

302 □ .7

704 □ .31

2502 □ 3.31

502 □ .7

705 .34

8.8.16 DB

2503 □ 3.31

602 □ .7

702 □ .70

101 □ 3.09

200 □ 1.0

703 } .47

102 □ 3.61

100 □ 2.0

801 } .47

107 .33

700 □ 2.5

400 □ 1.24

110 } □ .69

703 □ .7

900 □ .70

1100 } □

501 } □ 1.0

1000 □ .27

1100 }

601 } □

1101 □ .17

1104 □ .58

701 □ 1.0

1200 □ .58

1103 □ .98

704 □ .7

1200 □ .58

1105 □ .17

705 □ .7

1106 □ .283

706 □ .7

6 DD 400 4.40

301 = 3.09

200 = 2.81

100 = 2.44

60 = 2.07

30 = 1.70

10 = 1.36

all

n = 66

$\bar{x} = 1.66$

$s = 109.84$

$\sigma = 10.48$

1000

anning Area: NORTHEAST
al 3 - - soils: not mapped.
al 4 - - site class: FB, FC and FE.

Maps: 8-6-22
8-6-26
8-6-26CB
8-6-27
8-6-28
8-6-35
8-6-36

FINDINGS

(a) adjacent uses:

EAST - residential (Westport) and forestry..
SOUTH- Highway 30, forest land and residential (Oklahoma Hills area).
NORTH- Columbia River.
WEST - forestry.

(b) public facilities:

The Wauna Westport Paper Mill (Crown Zellerbach) is largely self-sufficient in terms of services. The other parcels are not served by either public water or fire protection. This area is designated as an industrial development site because of its unique transportation access characteristics: rail, water and highway transportation are available.

(c) parcel size and ownership patterns:

There are a total of 4 parcels in this exception area:

- | | | | |
|-----|--------------------|---|-------------------|
| (1) | 582.14 acres | — | the mill site. |
| (2) | 2.47 acres | — | power substation. |
| (3) | 29.06 acres | — | vacant. |
| (4) | 51.83 acres | — | vacant. |
| (5) | <u>62.63 acres</u> | — | vacant. |

728.13 acres — total.

(e) natural boundaries:

This area is generally separated from other lands to the south by State Highway 30 to the south.

CONCLUSION

This area is built and irrevocably committed to industrial development for the following reasons:

- The area is well served in terms of transportation facilities.
- A large portion of the area is already developed as a pulp mill.
- The area is generally separated from other lands by State Highway 30.

8.6.22 100

200

8.6.22 500

100

500

200

8.6.22 100

8.6.22 500

100

500

200

8.6.22 500

100

8.6.22 200

100

2.47 @ BFA

8.6.22 100

2.47

CE

8.6.22 500

2.47

2.47 @ BFA

Planning Area: NORTHEAST
Goal 3 - - soils: not mapped.
Goal 4 - - site class: FB and FC.

Maps: 8-6
8-6-5

FINDINGS

(a) adjacent uses:

Forestry, aquatic, including a deep water channel.

(b) public facilities and services:

ROADS - Clifton County Road.

(c) parcel size and ownership patterns:

This area consists of two subareas. The Bradwood area is a 47.4 acre parcel zoned for Marine Industrial uses (MI), having access to a deep water channel. The Clifton area consists of 11 parcels totaling 18.23 acres located generally north of the county road, between the road and the river. The overall average lot size is 1.66 acres. The largest parcel is 8.28 acres.

(d) neighborhood and regional characteristics:

The Clifton subarea consists of 7 structures at an average overall density of 1 per 2.6 acres. These include residences and structures associated with the fishing industry.

(f) other relevant factors:

The Clifton subarea is long and narrow.

CONCLUSION

This area is built and irrevocably committed to residential and industrial development for the following reasons:

- A deep water channel is adjacent to the area.
- Farm and forest practices are generally precluded by a pattern of small parcel sizes in this area.
- Certain farm and forest practices are incompatible with the number and density of non-farm, non-forest structures in this area.
- The configuration of the Clifton area is such that farm or forest management is not practical.

Graduated Area

$$200 \square 47.44 \text{ (area ml)}$$

11025	8.28
700	-
701	3.00
703	1.00
704	.55
702	1.32
600	1.22
500	1.26
300	.89
100	.85
401	.09
200	.21

all

$$\begin{aligned} n &= 11 & (11) \\ \bar{x} &= 5.47 & (11.66) \\ s^2 &= 65.67 & (18.23) \\ n &= 8 & (7) \end{aligned}$$

Area: NORTHEAST
- - soils: IIE, IVE and VIE.
- - site class: FA and FB.

Maps: 8-7-10
8-7-11
8-7-15
8-7-16
8-7-16D

FINDINGS

adjacent uses:

NORTH - agriculture and forestry.

SOUTH }

WEST } - forestry.

EAST }

(b) public facilities:

ROADS - Upper Brownsmead County Road, Ziak-Gnat Creek County and Davis Bottom County Road.

WATER - Knappa Water Association.

FIRE - Knappa-Svenson-Burnside Fire District.

(c) parcel size and ownership patterns.

This area consists of 74 parcels totaling 394.58 acres. The overall average lot size is 5.33 acres. There are 7 parcels larger than ten acres, totaling 131.83 acres or about 33% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 49 structures in this area, including one industrial building. The overall average residential density is 1 d.u. per 8.05 acres.

(e) natural boundaries:

Ziak-Gnat Creek Road separates part of this exception area from a natural aquatic area to the east.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes in this area.
- Certain forest and farm management practices are not compatible with either the number or density of residences in this area.
- A natural boundary separates this exception area from resource lands to the east.

0.10 900 4.50

8.7.16 D 2000 6.32

8.7.15 300 4.70

1000 = 2.98

2100

200 = 9.60

1801 = .44

2200

3.02

1602 = .78

2300

1.70

8.7.10 2100

2.17

1100 = 1.03

1400

= 5.76

2103

1303 = 1.33

1500

= 1.74

2104

1203 = 2.03

1100

= 5.18

2000

1201 = 1.57

900

= 2.14

2001 = 3.91

1301 = 2.64

1000

= 3.66

900 = 19.50

500 = 6.41

900

= 3.66

1002 = 17.15

1702 = 4.50

1000

= 1.84

1100 = 6.57

400 = 4.00

900

= 1.84

1200 = 7.33

901

= 2.17

1300 = 9.95

8.7.16 D

100 = 4.52

1000

= 2.44

1400 = 6.07

102 = 4.52

1000

= 1.68

1500 = 3.77

103 = 10.5

1000

= 1.70

1600 = 11.30

101 = 17.1

1000

= 1.70

1800 = 1.83

900

= 1.03

8.7.11

1801 = 2.80

1801 = 1.58

1802

= 1.03

1701 = 7.00

1708

1201 = 3.95

1700 = 2.92

8.7.15

800

= 20.57

200 = 4.15

100

= 1.28

1000 = 9.03

300 = 3.35

100

= 1.70

1500 = 4.70

1000 = 2.91

700

= 1.82

1400 = 9.85

1400 = 3.1

400

= 1.00

800 = 1.00

401 = 2.78

800

$$F_{DD} = 9.35$$

$$500 = 19.02$$

$$\left. \begin{array}{l} 400 \\ 401 \end{array} \right\} = 29.66$$

$$170 = 2.28$$

$$120 = 7.3$$

$$300 = 5.02$$

all.

$$n = 74$$

$$\bar{c} = 5.33$$

$$\Sigma = 394.58$$

all.

$$n = 7$$

$$\bar{c} = 18.183$$

$$\Sigma = 131.83 \text{ or } 33\%$$

Planning Area: NORTHEAST
 Goal 3 - soils: II, III, IVw and VIe.
 Goal 4 - site class: Mostly FB,
 some FA, FC and FG.

Maps:	8-7-8CC	8-7-16
	8-7-17	8-7-17B
	8-7-17C	8-7-17CD
	8-7-18	8-7-19
	8-7-19BA	8-7-19DA
	8-7-20	8-7-20AA
	8-7-20B	8-7-20BB
	8-7-21	8-7-29
	8-7-30	8-8-14
	8-8-15	8-8-16DD
	8-8-21	8-8-22A
	8-8-22B	8-8-22BA
	8-8-22C	8-8-22D
	8-8-23	8-8-24
	8-8-25	8-8-25DA
	8-8-26	8-8-26CC
	8-8-26D	8-8-27
	8-8-27B	8-8-27C
	8-8-27D	8-8-34

FINDINGS

(a) adjacent uses:

WEST - forestry.
 SOUTH - forestry.
 EAST - forestry and agriculture.
 NORTH - forestry, agriculture and aquatic areas.

(b) public facilities and services:

WATER - Burnside Water Association, Wickiup Water District, Knappa Water Association, Carmen Creek Water Association.
 FIRE - Knappa-Svenson-Burnside Fire District.
 ROADS - State Highway 30, various paved county roads.

(c) parcel size and ownership patterns:

This exception area consists of 835 parcels totaling 4,031.73 acres. The overall average lot size is 4.83 acres. There are 107 parcels larger than ten acres totaling 2,235.57 acres or about 55% of the total exception area. Of those parcels larger than ten acres, there are 39 lots larger than 20 acres, totaling 1,235.41 acres or about 31% of the total exception area. These larger parcels are surrounded by smaller parcels.

(d) neighborhood and regional characteristics:

There are a total of 682 residential, commercial and institutional structures in this area at an overall density of about 1 per 5.91 acres.

CONCLUSION

This area is built and irrevocably committed to residential and commercial development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential and commercial development in this area.
- Farm and forest management are precluded by a pattern of small lot sizes in this area.
- Many forest and farm management practices are not compatible with either the number or density of residences and other non-farm, non-forest uses in this area.

	<u>n</u>	<u>\bar{D}</u>	<u>Σ</u>	<u>% acreage</u>	<u>\square</u> <u>$\frac{1}{n}$</u>
la.	835	4.83	4,034.73	100%	682 \approx $\frac{1}{5}$
e 102.	107	20.84	2,235.57	55%	86 \approx $\frac{1}{26}$
a 2 503.	39	21.63	1,235.41	31%	22 \approx $\frac{1}{46}$

8-8-21 5600 □ 9.16

1500

1600

1700

1400

1300

7.69

8-8-24 1601 □ 2.40

1600 □ 1.32

401 □ 1.83

432 □ 2.80

4400

4500 □ 5.46

4600 □ 4.43

4700 □ 1.15

4801 □ .13

4901 □ 2.07

4900 □ 1.59

5000 □ 1.25

5101 □ 1.11

4800

5200 □ 1.69

4300 □ 1.09

5501 □ .37

3500 □ 7.82

2900 □ .17

2901 □ .16

2900 □ .15

2902 □ .05

3000 □ 1.08

3101 □ .

3200 □ .

3300 □ .

3400 □ .60

8-8-22 2500 □ .23

2600 □ .54

2400 □ .60

2700 □ 1.73

2800 □ 2.30

2900 □ 1.72

2700 □ 1.80

3000 □ .

3100 □ 1.90

3201 □ 1.78

4000 □ .71

4200 □ .95

4300 □ .95

4400 □ 1.00

4500 □ 1.00

4600 □ 1.20

500 □ .60

301 □ .41

300 □ .52

601 □ 1.72

400 □ 1.00

500 □ .

600 □ 1.47

1000 □ .

1000 □ .

1000 □ .

1000 □ .

8-8-16 DD 6000 2.10

8-8-15 6501 13.65

6001

1400 2.14

1401 = 7.31

8-8-22 A 6000 □ 2.79

500 □ .75

900 □ 5.92

1000 □ 9.95

1100 □ 6.60

1901 3.25

2001 .30

300 □ 5.40

1900 □ 7.60

701 □ 1.30

700 □ .

700 □ .40

1500 □ 3.84

5. 2901 58 4.7.22 B 100 29.20 4.8.22 C 1011 2

2500 1.95 1200 2.72 1400 1.0

1160 14:30 900 17:00

570 3 1911 1162 P. 2-34 7457

601 10 7

3500 H 706 — — 4.022 SA-100 H 144

1000 17 1.20 247 17 .33 602 17 .33

2501 168 300 30 100 3.16

3461 7 4.03 = 40 7 1.39

230 38 300 37

31 11 1931

2100 .54 Feb 14/1 1580 7 34 53

2250 9.0 800 7.35 11.7 2.5

2000

2013 5-7-17

1911

1900 1/2 1000 403 7.87

150 152 1004 175 160

1050) 1008 7 6 40

100 } □ 2.02

123

1567

1401 = 119

1. The first step is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

129 - 30 185

D 1000 \square .34 8.8.220 2900 \square 11.93 8.8.27 1400 \square 3.81

900 \square 4.43 3002 1.77 1402 \square 1.04

800 \square 4.77 3001 \square 1.13

701 5.0 3003 \square 4.78

700 \square .30 300 \square 17.51

702 \square 1.11 3000 \square 1.56

601 \square .64 1700 \square .37

602 \square 1.99 9.8.27 2002 \square 26.00

600 \square 14.95 303 \square 7.76

500 \square 301 \square 1.82

400 \square .53 302 \square 1.29

300 \square 1.85 400 \square .75

2015 \square 12.81 500 \square 16.10

200 \square 600 \square 9.85

1016 \square 14.60 700 \square .58

1002 \square 400 \square .79

1900 \square 2.92 900 \square .52

2001 \square .90 1002 \square 1.03

2000 \square 35.53 1001 \square 1.73

2300 \square .98 1000 \square 1.06

2200 \square 1.31

2100 \square 1.13

2700 \square 1.13

2600 \square 1.11

2500 \square 1.11

2400 \square 1.11

2300 \square 1.11

2200 \square 1.11

2100 \square 1.11

2000 \square 1.11

1900 \square 1.11

1800 \square 1.11

1700 \square 1.11

1600 \square 1.11

1500 \square 1.11

1400 \square 1.11

1300 \square 1.11

1200 \square 1.11

1100 \square 1.11

1000 \square 1.11

900 \square 1.11

800 \square 1.11

700 \square 1.11

600 \square 1.11

500 \square 1.11

400 \square 1.11

300 \square 1.11

200 \square 1.11

100 \square 1.11

0 \square 1.11

400	37.29	8.8.27.D	300	6.92	8.8.24	100	14.88
500	9.79		400	10.50		104	1.52
800			500			103	1.68
801	4.80		501	11.19			
901	7.04		600	1.18	9.8.26	1700	38.96
913	4.34		800			1800	
912	5.12		1200	8.45		2001	90.0
300	16.51		1300			2002	25.2
200	9.61		701	3.67		2000	1.00
200			2100	2.65		2300	2.97
100	1.70		2200	3.50		2304	2.50
203			2300	1.56		2303	
204	2.13		2400	1.50		2303	
203			2600	3.45		2801	4.67
2017	7.71		2000	13.62		2700	13.24
1400	1.45		100	1.97		2600	15.15
1300	9.95		200	1.32		2601	4.02
1000	5.25		201	7.61		2500	33.59
1200	6.86		900	9.85		2100	
1100	7.53		1000	1.50		2101	

8.27.C	400	7.00	1100	1.84		1901	21.60
	401	3.00	1500	9.64		1900	32.13
	300	10.32	1000	6.47		1500	4.53
	200	2.16	1700	13.89		1600	1.52
	100	1.95	1800	17.06		1400	1.24
	800	1.10				1500	2.92
	700	2.07					

8.26	1300	1.51	8.8.26	200	= 1.48	8.8.26 D	700	= 4.69
	1301	1.00		300	= 1.08		801	= 1.99
	1400	= 4.36		301	1.82		800	5.09
	1302	11.17		400	= 1.90		6.00	2.93
	1041			500	= 7.02		1000	= 10.00
	1002	= 15.10		600	= 5.63		1100	= 3.20
	1006	4.00		700	= 1.60		1200	= 3.20
	101	= 6.00					1300	= 3.20

201	= 11.64	8.8-26 CC	100	= 1.92				
1201	= 6.08		201	= 1.52	8.8.23	100	= 1.04	
101	= 7.34		200	= 1.04		101	= 1.40	
1100	2.08		300	= 1.00		2003	= 19.30	
1103	1.34		400	= 3.50		1200		
1102	1.12		500	= 2.00		201	1.23	
1000	= 1.24		600	=		100	= 2.00	
1200	= 4.32		700	= 4.77		900	= 3.36	
1202	= 1.49		800	= 3.08		804	= 1.90	
100	= 2.32					803		
						801	= 1.36	

105	= 1.04	8.8.26 D	100	= 1.95		301	= 1.97	
103	= 5.16		101	= 5.50		601	= 1.08	
108	1.48		200	= 2.01		602	= 1.46	
107	= 1.56		300	= 2.07		603	= 2.00	
100	= 1.38		400	= 1.77		600	= 2.35	
106	4.00		401	= 1.72		700	= 17.00	

202 } 12.13

202 } 12.13

2501 = 2.75

$$500 \square 4.70$$

$$3700 \square 18.19$$

$$3000 \square 18.42$$

$$2701 \square 1.43$$

$$600 \square 15.24$$

$$601$$

$$701 \square 23.77$$

$$2700$$

$$2600 \square 20.06$$

$$2601$$

$$2501$$

$$2500 \square 57.42$$

$$2400$$

$$3800 \square 29.09$$

$$3700$$

$$400$$

$$600 \square 46.72$$

$$4200$$

$$900 \square 2.85$$

$$1500$$

$$1100$$

$$1102 \square .36$$

$$1202 \square .99$$

$$700 \square 3.03$$

$$1205$$

$$88.24 \quad 7$$

$$1300 \square 14.46$$

$$1400 \square 1.09$$

$$1500 \square .90$$

$$1700 \square 1.00$$

$$1600 \square 4.40$$

$$2000 \square 13.31$$

$$2000$$

$$2100 \square .20$$

$$2201 \square .95$$

$$2200 \square 12.28$$

$$2300 \square 19.69$$

$$4203 \square 1.33$$

$$4201$$

$$4200 \square .89$$

$$4100 \square 20.95$$

$$500 \square 26.98$$

$$900 \square 3.82$$

$$901 \square .69$$

$$1000 \square 4.85$$

$$700 \square 20.00$$

$$1100 \square 24.10$$

$$1200 \square 20.07$$

$$1107 \square 13.33$$

$$1200 \square 1.00$$

$$1200 \square 1.00$$

$$1200 \square 1.00$$

$$1200 \square 1.00$$

$$1200 \square 1.00$$

$$1200 \square 1.00$$

$$1200 \square 1.00$$

$$918.25 \quad 1404 \square .94$$

$$1700 \square 1.06$$

$$1401 \square 1.00$$

$$1405 \square 1.33$$

$$1406 \square 1.33$$

$$1402 \square 2.55$$

$$1401 \square 1.00$$

$$2200 \square 29.75$$

$$2200 \square 7.19$$

$$1700 \square 11.36$$

$$500 \square 23.67$$

$$100 \square 1.19$$

$$200 \square 1.35$$

$$702 \square 3.84$$

$$200 \square 11.72$$

$$2104 \square 3.97$$

$$2105 \square 24.70$$

$$2402 \square 4.00$$

$$2107 \square 2.94$$

$$2106 \square 1.40$$

$$2101 \square 1.40$$

$$2100 \square 1.40$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

$$1900 \square 1.00$$

1000	2.47	8.8.23	4300	9.77	4.8.23	6000	9.35
2502	3.01		4400			6100	25.18
2600	5.80		4500	17.43			
1700	7.12		7000	1.12	8.8.14	5000	24.00
1800	11.61		5900	6.16		6000	5.06
2700			4500			6010	
2700	6.67		4700	2.74		5010	1.00
2701	.48		4701				
1600	18.20		4702	1.86	8.8.24	4070	3.59
1700	.53		5601	1.00		4000	5.31
1800			5602	2.33		4000	5.03
1900	15.34		5500	4.07		4001	9.34
2000			5600	9.57		4035	3.00
2100	3.10		5100	16.95		4030	
2200	12.01		5101	1.80		4040	3.00
2300	2.12		5100	5.05		4060	6.74
2300	1.56		4900			4040	3.06
3400	3.00		5000	18.41		4110	3.02
3500	.60		1000	6.72		5000	45.59
3700	.94		5000	7.30		2300	
3800	1.50		5000	11.00		2900	7.14
3900	1.30		5000	10.78		3001	.90
3900	11.50		9010	4.92		3002	.53
4000	12.05		5000	4.04		3000	.55
4100	20.05						
4200	9.77		5000	7.11		3300	4.33

DA 500 = .27	8.7.30 1200 = 21.30	8.7.30 3200 = 3.20
600 .25	1100 23.60	201 3.00
700 .25	1200 = 6.75	101 2.62
800 .28	1400 = 2.72	103 2.75
900 .35	1500 .73	104 1.51
1000 .32	1600 = 3.25	102 1.36
1100 .29	1700 = 13.04	150 7.55
1200 .29	1803 = 6.51	105 1.50
1300 .30	1802 = 15.91	3001 = 4.04
1400 .30	1801 = 13.14	3000 = .76
1500 .30	1800 = 5.08	3002 1.20
1600 .24	2101 5.01	
1700 .23	2100 = 3.00	8.7.19 2102 1.00
1800 .25	2000 = 3.80	2101 = 29.07
1900 .23	2200 = 1.00	2100 1.00
2000 .20	2400 = 1.90	2100 = 4.10
2100 .31	3100 .13	1900 = 1.35
2200 .24	2500 = 7.63	1800 3.23
2300 .28	2601 1.00	1001 2.57
2400 .24	2600 = 6.10	1002 2.64
2500 .26	2900 = 12.37	1005 1.17
2600 .30	2902 = 1.70	1003 = 1.09
2700 .32	2900 = 1.00	1004 = 1.00
	2700 = 1.00	1000 1.35
2800 = 1.00	2800 = 1.00	1000 = 1.00
2900 = 1.00	2900 = 1.00	1000 = 1.00
3000 = 1.00	3000 = 1.00	1000 = 1.00
3100 = 1.00	3100 = 1.00	1000 = 1.00
3200 = 1.00	3200 = 1.00	1000 = 1.00
3300 = 1.00	3300 = 1.00	1000 = 1.00
3400 = 1.00	3400 = 1.00	1000 = 1.00
3500 = 1.00	3500 = 1.00	1000 = 1.00
3600 = 1.00	3600 = 1.00	1000 = 1.00
3700 = 1.00	3700 = 1.00	1000 = 1.00
3800 = 1.00	3800 = 1.00	1000 = 1.00
3900 = 1.00	3900 = 1.00	1000 = 1.00
4000 = 1.00	4000 = 1.00	1000 = 1.00

Planning Area: CLATSOP PLAINS
Goal 17 - - an exception to section (3)(f)

Maps: 7-10-16C
7-10-21
7-10-21BA
7-10-21BD
7-10-21CD
7-10-28AB
7-10-28AC
7-10-28DB

FINDINGS

(a) adjacent uses:

NORTH - residential
SOUTH - residential
EAST - residential
WEST - Pacific Ocean.

(b) public facilities and services:

WATER - Surf Pines Water District.
FIRE - Warrenton Rural Fire District
ROADS- Paved private roads.

(c) parcel size and ownership patterns:

There are 75 parcels in this exception area totaling 168.59 acres. The overall average lot size is 2.31 acres. The area includes 3 parcels larger than ten acres, totaling 44.36 acres or about 26% of the total exception area.

(c) neighborhood and regional characteristics:

There are a total of 28 houses in the Surf Pines exception area at an overall average density of 1 d.u. per 6.02 acres.

CONCLUSION

This area is built and irrevocably committed to land divisions not otherwise permitted under Goal 17 for the following reasons.

- Lands surrounding this area are divided into small residential parcels.
- Public facilities and services are developed to a level which supports continued small lot residential development in this area.
- The area is already divided into small residential parcels: only a small portion of the land is not yet divided.
- The area is already developed to residential densities.

3f

$$\bar{C} = 2.31$$

$$\Sigma = 168.54$$

$$n = 28$$

$$\bar{C} = 14.74$$

$$\Sigma = 44.36 \rightarrow 26.82$$

0.16 C	400	1.50	7.10.21 BD	1300	1.20	7.10.28 AB	1000	2.15
	500	1.27		1400	1.19		1001	2.11
	600	1.24		1500	1.19		1002	2.11
	700	1.30		1600	1.19		900	9.45
	800	1.32		1700	1.18		700	2.60
	900	1.34		1800	1.17			
	1000	1.35		1900	1.15	7.10.25 AC	1700	2.24
	1100	1.36		2000	1.18		1600	2.51
	1200	1.37		2100	1.17		1400	2.20
7.10.21 BA	800	1.30		2200	1.17		1300	2.20
	900	1.21		1100	1.18		1200	2.10
	1000	1.24		2300	3.09		1100	2.14
	1100	1.25	7.10.21	1000	1.10.8		1000	2.14
	1200	1.28	7.10.21 CD	500	1.27		900	3.14
	1300	1.25		600	1.24		800	3.14
	1400	2.40		700	1.30		700	
	1500	1.45		800	1.32	7.10.28 DE	1700	1.15
	1600	1.21		900	1.10.2		1600	1.10
	1700	1.21		1000	3.45		1500	1.12
	1800	1.20		1200	2.13		1400	1.16
	1900	1.20		1300	1.71		1300	1.10
	2000	1.20		1400	1.43		1200	1.10
10.16 C	1200	1.20		1500	1.86		1100	1.10
10.21 BA	1900	3.43		1600	1.30		1000	1.10
	2000	3.43		1700	1.32		900	1.10
	2100	3.43		1800	1.59		800	1.10

$300 \quad 2.75$
 $103 \quad 27.51$
 $18 \quad 600 \quad 1.20$
 $8.7.17 \quad 1500 \quad 1.20$
 $103 \quad 1.20$
 $107 \quad 6.40$
 $2800 \quad 12.64$
 $2801 \quad 80$
 $2700 \quad 9.89$
 $2400 \quad 12.12$
 $2901 \quad 12.12$
 $8.7.20 \quad 800 \quad 1.31$

$8.7.17 \quad 2505 \quad (470) \quad 7.11$
 $2800 \quad 26.40$
 $1400 \quad 1.0$
 $1300 \quad 1.0$
 $1500 \quad 1.3$

$8.7.17 \quad 500 \quad 1.60$
 $600 \quad 1.32$
 $700 \quad 1.16$
 $800 \quad 1.00$
 $900 \quad 1.24$
 $1000 \quad 1.81$
 $1100 \quad 1.43$
 $1200 \quad 1.22$
 $1300 \quad 1.53$
 $1400 \quad 1.64$
 $1500 \quad 1.32$
 $1600 \quad 1.40$
 $1700 \quad 2.35$
 $1800 \quad 1.70$
 $1900 \quad 1.60$
 $2000 \quad 1.83$
 $2100 \quad 1.10$

$1100 \quad 2.12$
 $1200 \quad 3.42$
 $1300 \quad 3.60$
 $1400 \quad 1.71$
 $1500 \quad 1.71$
 $1600 \quad 9.75$
 $1700 \quad 1.20$
 $1800 \quad 6.35$
 $1900 \quad 2.24$
 $2000 \quad 1.29$
 $2100 \quad 1.51$
 $2200 \quad 1.52$
 $2300 \quad 5.00$
 $2400 \quad 5.00$
 $2500 \quad 2.11$
 $2600 \quad 1.05$
 $2700 \quad 1.05$

$8.7.8 \quad CC \quad 800 \quad 2.57$
 $200 \quad 1.21$
 $300 \quad 1.49$
 $400 \quad 1.12$
 $500 \quad 2.02$
 $600 \quad 1.31$

$8.7.17 \quad 3000 \quad 16.20$
 $1100 \quad 11.89$
 $200 \quad 6.00$
 $2400 \quad 41.34$
 $2500 \quad 30.49$
 $2600 \quad 11.20$
 $2700 \quad 5.91$

$8.7.17 \quad 200 \quad 1.42$
 $300 \quad 1.40$
 $400 \quad 1.93$
 $500 \quad 7.70$
 $600 \quad 1.92$

$8.7.17 \quad 200 \quad 1.42$
 $300 \quad 1.40$
 $400 \quad 1.93$
 $500 \quad 7.70$
 $600 \quad 1.92$

C.D. 100 } = .37 S.F. 20 1300 S.F. 60 S.F. 20 B 100 } = .75
200 } 1100 } 1.25 100 }

300 5.39

1000 } 1.50

200 } .3

2800 } = .46

400 } 1.60

300 } .15

2900 } = .46

700 } 1.50

400 (300) } .4

3000 } = 2.32

1200 } 1.99

500 } .15

3100 } = 2.32

1200 } 1.50

600 } .6

3200 } = 2.32

600 } 7.80

700 } .6

301 } .51

500 } 8.80

800 } 6.7

3200 } 1.29

600 } 22.29

1000 } .3

3300 } 1.25

400 } 27.53

1100 } .3

3400 } 1.25

400 } 1.63

1200 } .6

3600 } 1.43

400 } 1.39

900 } 5.0

3500 } 1.43

300 } 14.29

1500 } .3

3500 } 1.34

300 } 1.75

1400 } 1.6

3600 } 1.34

300 } 1.75

1500 } .3

3700 } 1.34

300 } 1.76

1600 } 2.00

3800 } 1.34

313 } 1.19

2500 } 1.24

3900 } 1.44

303 } 1.88

1700 } 1.58

309 } 2.82

309 } 2.82

1800 } 1.71

302 } 5.41

302 } 5.41

1800 } 1.71

310 } 2.07

310 } 2.07

1900 } 2.55

308 } 1.25

308 } 1.25

2000 } 1.25

307 } 1.00

307 } 1.00

2100 } 1.00

306 } 1.00

306 } 1.00

2200 } 1.00

305 } 1.00

305 } 1.00

2300 } 1.00

304 } 1.00

304 } 1.00

2400 } 1.00

303 } 1.00

303 } 1.00

2500 } 1.00

12

0.720 B 3100 = 4.50
 3200 = 2.46
 3300 =
 3400 = 12.50
 3500 = 5.40
 3600 = 2.40

3700 = 53
 3800 = 1.05
 3900 = 6.45
 4000 = 8.10
 4100 = 12.89
 4200 = 1.96
 4300 = 7.00
 4400 = 1.07
 4500 =

0.720 BB 2201
 2200 } 1.99
 2000
 2100
 2200 = 1.11
 2300
 2400 = 1.32

2500 = 1.51

8.7-2088 300 = .50
 400 = .50
 500 } 1.30
 600 }
 700 = .64
 800 = .29

900 = .51
 1000 = .51
 1100 = .32
 1200 = .34
 1300 = .50
 1400 = .42
 1500 = .42
 1600 = .45
 1700 = .43
 1800 =
 1900 = 3.56

1903 }
 1904 }
 1902 = .51
 2000 = .47
 1901 =
 1900 = .44

2000 = 5.7 1.1 2.1

2100 = 1.38

8.7-19 0A 400 = .3
 500 = .3
 600 = .3
 700 = .3
 800 = .27
 900 = .24

1000 = .40
 1100 = .36
 1200 = .36
 1300 = .36
 1400 = .36
 1500 = .36
 1600 = .36
 1700 = .36
 1800 = .36
 1900 = .36
 2000 = .36
 2100 = .36

2200 = .36
 2300 = .29
 2400 = .27
 2500 = .29
 2600 = .29
 2700 = .29

2800 = .29

2900 = .29

19. 500 H .34	8.7.20 AA 200 ¹³ .32	8.7.20 AA 1699 = 2.00
600 .33	300 .27	
700 .67	400 .26	8.7.21 707 .544
800 .1.25	500 .26	600 .95
900 .67	600 .	500 2.11
1000 .32	700 .26	
1100 .34	700 .18	8.7.29 300 1.50
1200 .34	900 .23	400 .3.50
1300 .34	900 .29	411 .46
1400 .34	1000 .32	405 .
1500 .25	2300 .29	410 .16.01
1600 .25	2400 .47	404 .6.43
1700 .25	2700 .2.58	
1801 .34	2200 .24	8.7.16 2801 .3.69
1803 .34	2100 .31	2700 .40
1900 .34	2000 .37	2600 .9.50
1902 .34	1900 .20	2901 .58
2000 .1.30	1800 .29	2800 .79
2100 .1.74	1700 .36	2903 .53
2202 .32	1600 .25	2902 .53
2300 } .64	1500 .32	2900 .3.72
2301 }	1400 .35	3002 .1.10
2400 .32	1300 .26	3000 .
2500 .36	1200 .24	3001 .9.35
2600 .7.10	1100 .23	3003 .
2700 .	1000 .	
2800 .	900 .	
2900 .	800 .	
3000 .	700 .	
3100 .	600 .	
3200 .	500 .	
3300 .	400 .	
3400 .	300 .	
3500 .	200 .	
3600 .	100 .	
3700 .	0 .	
3800 .		
3900 .		
4000 .		
4100 .		
4200 .		
4300 .		
4400 .		
4500 .		
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4700 .		
4800 .		
4900 .		
5000 .		
5100 .		
5200 .		
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5600 .		
5700 .		
5800 .		
5900 .		
6000 .		
6100 .		
6200 .		
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6500 .		
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6700 .		
6800 .		
6900 .		
7000 .		
7100 .		
7200 .		
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8000 .		
8100 .		
8200 .		
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8700 .		
8800 .		
8900 .		
9000 .		
9100 .		
9200 .		
9300 .		
9400 .		
9500 .		
9600 .		
9700 .		
9800 .		
9900 .		
10000 .		

Planning Area: NORTHEAST.
al 3 - - soils: IVw and VIe (preliminary).
al 4 - - site class: None.

Maps: 8-6-25CD
8-6-25DC
8-6-36

FINDINGS

(a) adjacent uses:

EAST - agriculture.

NORTH }

SOUTH } - Columbia River Estuary.

WEST }

(b) public facilities and services:

WATER - Westport Water Association

ROADS - Paved public and private roads.

(c) parcel size and ownership patterns:

This area consists of 51 parcels totaling 98.95 acres. The overall average parcel size is 1.94 acres. There is only one parcel larger than 10 acres: a 70.49 acre parcel comprising about 71% of the total exception area.

(d) neighborhood and regional characteristics:

The area includes 11 homes at an overall average density of 1 d.u. per 9.00 acres. All of these homes are concentrated in the northern 1/3 of the exception area at an effective density of 1 d.u. per 2.59 acres.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective provision of existing public facilities depends in part on continued residential development in this area.
- Forest and farm management are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with the density of residences in this area.

6-1 7027	5.18	7.6.1B 100	12.10	7.6.1B 600	.52
6 300	5.18	200		700	.36
GP 301		101	8.08	800	.39
6-1 701	1.01	102	2.40	900	.34
6-1 701		400		1000	.32
6-1 701		401	3.49	1100	.38
6-1 700	2.25	700	.55	1200	.31
400	5.94	600	.33	1300	.36
		203	.74	1400	.49
6-1A 800	3.50	800	.49	1500	.38
	9.22	207	.56	7.6.1B 100	.25
		208		200	.30
1200	10.30	204	<u>10.85</u>	300	.31
1000	9.05	700		400	.31
300	1.56	205	1.64	500	.25
303	.91	201	1.13	600	.25
400		300	6.49	700	.25
500	.32	302	.72	800	.61
501	.39	301	.24	900	.67
600				1000	.61
601	.09	7-6-1Fr 100	.27	1100	.61
700	1.06	200	.27	1200	.61
800	.69			1300	.61
100				1400	.61
200	.30			1500	.61
				1600	.61
				1700	.61

26-JCB 1800	.30	8.6.36 1301	2.80	8.6.36 CA 2310	□
1900	.43	1300	6.42	2304	□
2000	.45	1400	12.16	2500	□
2100	.37	1500		2305	□
2200	.38	1100	13.29	2312	□
2300	.42	1000	1.14	2316	□
2400	.38	1101	.17	2316	□
2500	.42	1200	1.23	2311	□
2600	.46	902	.17	2600	□
		801	.37	2303	□
7.6.36 1000	.45	900	.12	2315	□
1000	.37			2301	□
1100		8.6.36 CA 2200	1.18	2317	□
1200		2202		2318	□
1300	.43	2204		2314	□
1400		2200	1.16	2314	□
1500	.11	2203		2502	□
1600		2100		2700	□
1700	1.24	2201	.08	2800	□
1800	.23	2205	.29	2322	□
1900	4.37	2102	.18	2300	□
1904 (350)	12.31	2101	.32		
1600	.23	1500	.21	8.6.36 DC 2000	□
1700	.18	1400	.06	1000	□
1800	.50	2000	.25	500	□
1900	.37			100	□
2000	1.20				

0.36 DC 800 \square .09900 \square .101000 \square .091100 \square .601200 \square .411300 \square .211350 \square .271700 \square .111800 \square .121900 \square .142100 \square .522400 \square .521500 \square 3.30all - $n = 144$ $\bar{C} = 6.61$ $\Sigma = 23.32$ $\square = 155$ ge. loc $n = 8$ $\bar{C} = 12.33$ $\Sigma = 98.65$ or 43^5

Planning Area: NORTHEAST

Goal 3 - - soils: Not Mapped.

Goal 4 - - site class: FB and FC,
some FD and FE.

Maps:	8-6	8-6-26CC
	8-6-27DA	8-6-27DD
	8-6-34AA	8-6-35
	8-6-35AB	8-6-35BA
	8-6-35BB	

FINDINGS

(a) adjacent uses:

WEST - forestry
SOUTH - forestry
EAST - forestry
NORTH - industrial, wetlands.

(b) public facilities and services:

FIRE - Wauna-Westport Fire District.
WATER - Wauna Water District.
Various surfaced county roads.

(c) parcel size and ownership patterns:

This area consists of 83 parcels totaling 168.12 acres. The overall average lot size is 1.89 acres. There are 3 parcels larger than 10 acres, totaling 58.95 acres or about 30% of the total exception area.

(d) neighborhood and regional characteristics:

This area is built to an overall average density of 1 d.u. per 2.80 acres.

(e) natural boundaries:

The Bonneville Power Administration right-of-way forms a natural boundary to the south of this exception area.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small lot sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.
- A natural boundary separates the southern portion of this exception area from adjacent forest land.

2.27 DA	700	1.65	8.6.27 DD	1100	1.42	8.6.35 AB	1000	1.6
	800	1.37					1100	
	900	1.60	8.6.26 CC	500	1.37		1200	1.4
	500	5.62		400			1300	1.36
	300	1.91		300	1.81		1400	1.40
	700	1.8		300				
	1100	5.57		300	1.98	8.6.35 BA	100	1.30
	1102	1.48		1400	12.30		2200	1.82
	1101	1.65		1300	1.59	8.6.35 201		
	1200			1200	1.354		2000	1.98
	1700	1.50		300			2100	
	1400	1.63		1100	1.8		1900	1.32
	1400	1.48		1200	1.31		1800	
8.6.27 DD	200	1.48		900	1.40		1700	5.89
	201	1.37		700	1.64		2300	
	300	1.60		100	1.50		1500	
	500	1.37					1501	1.62
	600		8.6.35	200	9.20		1600	
	700	1.87					1400	1.18
	800	1.35	8.6.35 AB	100	1.30		900	1.15
	1000	1.35		200	1.35		903	1.30
	900	1.55		300	1.34		2400	
	1700	1.35		400	1.29		903	1.30
	1600	1.27		500	1.29		1300	2.97
	500	1.3		600	1.26		900	
	1300			900	1.53			
	1200	1.71		1000				

2

35

1200 } 8.6314A 100 173

1201 } 1.13 901 1.39

1202 } 200 1.45

903 } 201 1.47

902 } 1.70 300 1.15

904 } 400 1.20

1203 } 1.37 500

1000 } 600 1.68

1100 } 700 1.17

600 } 1.44 800 1.23

701 } 902 1.25

700 } 1000 1.15

907 } 3.47

800 } 904

904

all = n = 83

$\bar{c} = 1.89$

$\bar{s} = 168.12$

6.3533

500 } 8.20

400

200 4.40

500

600

100

700 } 28.65

ge: 110 = n = 3

$\bar{c} = 14.65$

$\bar{s} = 53.95$ or 35%

6.3700

$\bar{c} = 6.6$

35

6.3700

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: IVw and VIe.
Goal 4 - - site class: FG, some FC.

Maps: 8-10-28
8-10-28CA
8-10-33A
8-10-33D

FINDINGS

(a) adjacent uses:

NORTH - residential and commercial (City of Warrenton).
WEST - residential (west side of State Highway 101).
EAST - wetlands and small agriculture/forestry.

(b) public facilities:

WATER - City of Warrenton.
FIRE - Warrenton Rural Fire District.
ROADS - State Highway 101.

(c) parcel size and ownership patterns:

This area consists of 19 parcels totaling 50.66 acres. The overall average lot size is 2.67 acres. There is one parcel larger than ten acres: a 10.28 acre parcel comprising 20% of the total exception area.

(d) neighborhood and regional characteristics:

The area is built-up to an average density of 1 d.u. per 3.90 ares.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.

0.33A 1200 4.64

1300 3.71

1400 □ .62

1401 □ .29

1500 □ .24

1700 □ 1.66

1800 □ 1.90

1900 □ 8.29

2000 □ 1.00

all

$n = 19$

$\bar{Q} = 2.67$

$\Sigma = 50.66$

ge.10

$n = 1$

$\Sigma = 10.28$

$Q = 13$

8.10.33D 1100 5.58

1200 □ 1.67

8.10.28 3400 10.28

3700 2.19

3100 □ 5.74

3102 □ .58

3101 □ .53

8.10.28 CA 2400 □ .57

2300 }
2302 } .95

2301 □ .23

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: II, IVw and VIe
Goal 4 - - site class: FC and FD.

Maps: 7-10-4
7-10-4A
7-10-4AB
8-10-33A
8-10-33D
8-10-34

FINDINGS

(a) adjacent uses:

SOUTH - agriculture and forestry.
WEST - State Highway 101 and residential.
NORTH - forestry and wetlands.
EAST - forestry.

(b) public facilities and services:

FIRE - Warrenton Rural Fire District.
WATER - City of Warrenton.
ROADS - State Highway 101, Perkins County Road and Dolphin Road.

(c) parcel size and ownership patterns:

This area includes 52 parcels totaling 228.29 acres. The overall average lot size is 4.39 acres. There are 7 parcels larger than ten acres, totaling 117.56 acres or about 51% of the total exception area.

(d) neighborhood and regional characteristics:

The overall average density in this area is 1 d.u. per 6.92 acres.

CONCLUSIONS

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities depends in part on continued residential development of this area.
- Agriculture and forestry is precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.

7.10.4	1800 } 1801 } .40	7.10.4A	702 } 600 } 10.42	8.10.34	900 } 1002 } 15.00
	1900 } 2000 } 1.10	7.10.4AB	100 } .56 200 } 201 } .56 300 } .35 400 } .37 500 } .57 600 } .40 700 } .52 800 } .45 801 } .54	1003 } 1004 } 28.1	702 } 707 } 10.5 705 } .9 704 } 1.3 700 } 12.0 901 } 1.2 901 } 2.3 902 } 1.3 904 } 3.6 903 } 2.1
10.4A	100 } 101 } 2.03 201 }				
	103 } 3.00 200 } 3.80 300 } 3.56 900 } 5.00 1000 } 5.00 1101 } 1.25 1100 } 6.25 1200 } 2.50 1400 } 4.00	8.10.33A	1000 } 3.49 800 } 400 } 4.00		
	1501 } 1500 } 3.00	8.10.33D	103 } 24.34	all n = 52	
	1600 } 1.00 1700 } 6.57 900 } 800 } 9.59 500 } 2.34 700 } 2.00 700 } 1.94		100 } 900 } 6.75 600 } .73 500 } .93 900 } 7.10 900 } 1.00 500 } .40 100 } 1000 } 5.00	100 100 ② = 4.39 Σ = 229.29 ge.10e n = 7 Σ = 16.71 Σ = 1.750	
		8.10.34	1000 } 1000 } 5.00		Σ = 33

15 AC 100	□ .15	7.10-15 AC 2800	□ .21	7.60-15 AC 5700	□ .22
200	□ .15	2900	□ .17	5800	□ .11
300	□ .15	3000	□ .14	6000	□ .11
400	□ .16	3100	□ .17	6100	□ .11
500	□ .19	3200	□ .17	6200	□ .11
600	□ .22	3300	□ .20	6300	□ .29
700	□ .28	3400	□ .20	6400	□ .30
800	□ .27	3500	□ .11	6400	□ .30
900	□ .17	3501	□ .12	6500	□ .32
1000	□ .15	3600	□ .21	6600	□ .18
1100	□ .15	3700	□ .20	6700	□ .2
1200	□ .20	3800	□ .20	6800	□ .2
1300	□ .24	3900	□ .20	6900	□ .2
1400	□ .10	4000	□ .20	7000	□ .2
1401	□ .10	4100	□ .20	7100	□ .11
1500	□ .20	4200	□ .20	7200	□ .2
1600	□ .20	4300	□ .21	7300	□ .2
1700	□ .20	4400	□ .23	7400	□ .2
1800	□ .20	4500	□ .29	7500	□ .2
1900	□ .20	4600	□ .11	7600	□ .2
2000	□ .18	4700	□ .21	7700	□ .2
2100	□ .05	4800	□ .25	7800	□ .2
2200	□ .14	4900	□ .20	7900	□ .1
2300	□ .18	5000	□ .18	8000	□ .1
2400	□ .18	5100	□ .88	7.10-15 B/A 100	□ .1
2500	□ .14	5200	□ .11	200	□ .1
2600	□ .17	5300	□ .11	300	□ .1
2700	□ .17	5400	□ .11	400	□ .1

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: IVw and VIe.
Goal 4 - - site class: FB and FD.

Maps: 7-10-15
7-10-15BA
7-10-15DB

FINDINGS

(a) adjacent uses:

WEST - residential and wetlands.
NORTH and SOUTH - county-owned recreational lands.
EAST - Cullaby Lake.

(b) public facilities and services:

WATER - City of Warrenton.
SEWER - Shoreline Sanitary District.
FIRE - Gearhart Rural Fire District.

(c) parcels size and ownership patterns:

This exception area includes 129 separate parcels totaling 41.32 acres.
The overall average lot size is .32 acres. There are no lots larger than 5 acres.

(d) neighborhood and regional characteristics:

There are presently 94 homes in this area at an overall average density of 1 d.u. per .44 acres.

(e) natural boundaries:

Cullaby Lake separates this exception area from forest lands to the east.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services in this area depends in part on continued residential development of this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.
- A natural boundary separates this exception area from adjacent forest lands.

1.158A 500 □ .29

600 □ .35

700 □ .20

800 □ .20

900 □ .46

1000 □ .48

1100 □ .22

1200 □ .22

1300 } □ .43

1400 }

1500 □ .20

1600 □ .40

1700 □ .29

1800 □ .32

1.10.15DB 100 □ .34

200 □ .36

300 □ .35

400 □ .33

500 □ .35

600 □ .33

700 □ .22

800 □ .23

900 □ .23

1000 □ .22

1100 □ .20

1200 □ .20

1300 □ .20

7.10.15DB 1400 □ .20

1500 □ .21

1600 □ .19

1700 □ .17

1800 □ .17

1900 □ .17

2000 □ .17

2100 □ .21

2200

2400

2500

2300

3000

2400

3100

2500

3200

2600

3300

2700

3400

3500

3600

3700

4700

5.51

7.10.15 1000

1001

1316

all n = 129

$\bar{e} = .32$

$\bar{e} = 41.32$

□ = 94 / 41.32

= 2.27 du./acre

7.10.15 1304 .82

1318 .14

1309 .20

1328 .33

1312 .64

1302 1.75

600 □ 2.30

700 = .37

800 □ .50

900 □ .50

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: II, III, IV and VI.
Goal 4 - - site class: FB.

Maps: 6-10-33
6-10-34

FINDINGS

(a) adjacent uses:

NORTH - cemetery and mixed agriculture and forestry.
EAST - forestry.
SOUTH - forestry.
WEST - agriculture.

(b) public facilities and services:

FIRE - Seaside Rural Fire Protection District.
WATER - City of Seaside.
ROADS - Beerman Creek County Road and State Highway 101.

(c) parcel size and ownership patterns:

This area includes 29 parcels totaling 121.61 acres. The overall average lot size is 4.19 acres. There are 4 parcels larger than ten acres, totaling 48.35 acres or about 40% of the total exception area.

(d) neighborhood and regional characteristics:

This exception area is developed to an average overall density of about 1 d.u. per 7 acres.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- The continued cost-effective delivery of existing public facilities depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or density of residences in this area.

6-10-33 1402 6.43

$$\left. \begin{array}{l} 1603 \\ 1602 \end{array} \right\} = 3.53$$

1600 = .79

1601 = 2.47

$$\left. \begin{array}{l} 200 \\ 202 \end{array} \right\} = 17.40$$

203 = .16

6-10-34

500 = 10.16

500 b 10.16

700 10.63

703 = 1.15

708 = 1.00

709 = 1.36

$$\left. \begin{array}{l} 711 \\ 712 \end{array} \right\} = 1.72$$

701 3.04

705 = 3.03

$$\left. \begin{array}{l} 706 \\ 710 \end{array} \right\} = 3.73$$

206 7.70

$$\left. \begin{array}{l} 209 \\ 201 \end{array} \right\} = 6.34$$

207 = 1.04

208 = 1.72

6-10-34 208 = .59

216 = 2.40

$$\left. \begin{array}{l} 212 \\ 302 \\ 213 \end{array} \right\} = 3.90$$

$$\left. \begin{array}{l} 202 \\ 300 \end{array} \right\} = 5.13$$

301 = 2.92

$$\left. \begin{array}{l} 203 \\ 204 \end{array} \right\} = 4.83$$

205 3.75

200 2.00

704 2.10

all parcels:

n = 29

avg. = 4.19 acres

total = 121.61 acres

ten acres & larger n = 4

avg. = 12.09

total = 48.35

Planning Area: CLATSOP PLAINS

Coal 3 - - soils: II.

Coal 4 - - site class: FD.

Map: 6-10-28

FINDINGS

(a) adjacent uses:

NORTH and SOUTH - commercial within the Seaside Urban Growth Boundary.

WEST - golf course.

EAST - wetlands.

(b) public facilities:

FIRE - Seaside Rural Fire District.

WATER - City of Seaside.

ROADS - State Highway 101.

(c) parcel size and ownership patterns:

This area consists of one 1.4 acre parcel. The parcel to the north is within the Seaside UGB and is about 5 acres. To the south is a 2 acre parcel, also within the Seaside UGB.

(d) neighborhood and regional characteristics:

This parcel is in the middle of a developed commercial strip along Highway 101.

(f) other relevant factors:

This parcel was not included in the Seaside UGB despite being surrounded on three sides by UGB lands.

CONCLUSION

This parcel is irrevocably committed to residential development for the following reasons:

- Existing public facilities and services on this site are the same as on adjacent UGB property.
- The parcel is not large enough to pursue either farm or forest management, and is not adjacent to other farm or forest lands.
- Many farm and forest management practices are not compatible with the number or the density of commercial uses along Highway 101 in this area.

Planning Area: CLATSOP PLAINS
 Goal 3 - - soils: II and III.
 Goal 4 - - site class: FB and FC.

Maps: 5-10-3CC
 5-10-4A
 5-10-4D
 6-10-33

FINDINGS

(a) adjacent uses:

NORTH - City of Seaside.
 SOUTH - residential.
 EAST - forestry.
 WEST - forestry.

(b) public facilities and services:

WATER - City of Seaside.
 FIRE - Seaside Rural Fire Protection District.
 ROADS - State Highway 101 and 26.

(c) parcel size and ownership patterns:

This area includes 47 parcels totaling 134.12 acres. The overall average parcel size is 2.85 acres. There are 2 parcels larger than ten acres, totaling 29.30 acres or about 22% of the total area.

(d) neighborhood and regional characteristics:

There are 36 commercial and residential structures in this area at an average overall density of 1 per 1.31 acres.

(e) natural boundaries:

An abandoned railroad right-of-way forms a natural boundary along much of the western side of this exception area.

CONCLUSION

This area is built and irrevocably committed to residential and commercial development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or density of residential and commercial uses in this area.
- A natural boundary separates much of this exception area from forest lands to the west.

5-10-3 CC 100 □ 1.81
 300 □ 1.88
 400 □ .11

5-10-4 A 2300 □ 4.10
 2600 1.24
 2500 3.80
 2100 □ 5.76
 1900 □ .71
 2000 6.30
 1800 □ .36
 1700 □ .53
 1601 □ 1.30
 1602 □ .85
 1600 □ .65
 1500 □ 1.80
 1100 □ 16.86
 500 .11
 400 □ .56
 600 □ 1.97
 300 □ 1.20

5-10-4 D 2400 } □ 7.65
 2001 }
 2000 } □ 2.33
 1800 }

1900 } □ 5.57
 2200 }

1000 □ 3.22

5-10-4 D 1500 1.52

1700 □ .60

1400 □ 5.17

2401 2.57

1300 □ 2.50

1100 □ 4.94

2403 □ 7.01

1000 □ 4.12

2204 .19

500 □ .23

600 □ 1.13

700 □ 1.28

2404 } □ 2.80
 800 }

400 □ 2.00

300 9.15

100 12.44

101 □ 2.06

201 □ .68

200 □ .45

6-10-33 1900 □ .13

1400 □ 2.11

1701 .29

all pencils - $n = 47$ $avg = 2.85$ $total = 134.12$

avg. time 2 11.15 29
 10 pencils

Planning Area: CLATSOP PLAINS
 Goal 3 - - soils: IVw, some VI.
 Goal 4 - - site class: FB, FC and FD.

Maps: 7-10-10 7-10-15
 7-10-22 7-10-22B
 7-10-22C 7-10-22CB
 7-10-22D 7-10-22DC
 7-10-27 7-10-34

FINDINGS

(a) adjacent uses:

EAST - forestry, agriculture, park and wetland.
 WEST - State Highway 101.

(b) public facilities and services:

FIRE - Gearhart Rural Fire District.
 ROADS- State Highway 101, Dellmore Loop County Road.
 WATER- City of Warrenton, except souther end south of Del Rey Beach Road, which is served by City of Gearhart water.

(c) parcel size and ownership patterns:

This area includes 143 parcels totaling 374 acres. The overall average lot size is 2.6 acres. There are 4 parcels larger than ten acres, totaling 48.37 acres or about 13% of the total exception area.

(d) neighborhood and regional characteristics:

The area is built up to an average overall density of 1 d.u. per 4.02 acres.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.

7-10-10 1800 □ .52
 1900 □ 1.24
 2000 □ .40
 2100 □ .66

7-10-15 1319 4.32
 1321 1.29
 1320 □ 2.80
 1311 12.90
 1308 5.44
 1303 5.37

2200 1.65
 2300 1.00
 2400 3.00
 2500 □ 2.81
 2600 1.54

7-10-22 400 }
 601 } □ 7.63
 700 □ 3.37

900 2.82
 801 □ .38
 805 .38
 804 □ .38
 802 }
 803 } .55

10-22 B 1900 }
 2000 } □ 1.18

7-10-22 B 2000 □ 2.85
 2100 □ 1.00
 2250 □ 1.63
 2300 }
 2400 } □ 1.90
 2500 □ 5.60
 2600 □ 1.71
 2700 }
 2800 } □ 4.62

2900 □ .52
 1800 □ .74
 1700 □ .55
 1701 1.75
 1400 .92
 1501 □ 1.04

1503 }
 1300 } □ 9.88

7-10-22 C 500 }
 400 } □ 8.50
 700 .22

1701 }
 1600 } 3.71

1500 □ 2.07
 1400 □ 2.10

1300 2.11
 1200 1.11
 1100 1.11

7-10-22C 1100 5.58
 100 □ 1.50
 200 □ 2.90
 300 □ 4.58
 800 .20
 1000 .10

7-10-22CB 100 □ 4.53
 200 □ .50
 300 □ 3.22
 400 □ 2.38
 500 □ .62
 600 } □ 6.33
 700 }

7-10-22D 200 } □ 1.24
 300 }
 100 .80
 400 .56
 500 1.44
 700 □ 2.69
 801 } □ 1.30
 901 }
 903 .34
 904 □ .94
 900 □ 1.17
 1100 1.15
 1300 1.09
 1400 .22
 1500 1.59
 1200 1.20

7-10-22D 1702 □ 1.39
 1701 □ 2.11
 1703 □ 1.99
 1200 } □ 2.18
 1100 }
 1000 □ 4.30

7-10-22DC 902 .97
 100 □ .84
 200 □ .81
 300 □ .81
 400 □ .86
 500 □ .87
 600 .80
 700 .80
 800 □ .87

900 } 1.59
 1000 }

7-10-27 101 1.57
 100 □ 1.58
 1302 } □ 5.21
 1303 }
 1300 □ 9.90
 1301 4.67
 1400 .62
 1500 1.13
 1501 □ 3.38
 1600 5.5

1700

1701

7-10-27

1901}	□	5.97
1902}	□	
1903}	□	
1907}	□	3.77
1906}	□	
1900}	□	
1904	□	1.96
1905	□	3.13
2000}		
2001}		7.33
2100		1.13
2200	□	11.04
2320}	□	3.56
2401}		
2400	□	.99
3000	□	2.70
3101		4.79
3102	□	3.11
3108	□	1.88
3110	□	11.13
3109	□	1.94
3120	□	1.00
3105	□	2.15
3106	□	1.95
3107		1.68
3103		.80
2901	□	1.84
2900	=	1.85
2900		.82

7-10-27

2700	□	1.60
2600	□	2.50

7-10-34

100	□	7.74
1100	□	1.22
109	□	1.14
112		1.13
103		13.30
105	□	1.66
110		1.66
108	□	1.66
106	□	1.73
400	□	4.04
310	□	.19
311	□	1.54
314	□	1.10
313		5.28
316	□	1.00
300	□	1.41
315	□	1.57
303		2.51
305		1.32
306		.63
304		2.41

	<u>n</u>	<u>av. val</u>	<u>total</u>
all parcels	143	2.61 acres	373.8
larger than 10 acres	4	12.04 acres	48
houses	93		

Planning Area: CLATSOP PLAINS
 Goal 3 - - soils: VIe.
 Goal 4 - - site class: None.

Maps: 7-10-3
 7-10-4
 7-10-10
 7-10-10B

FINDINGS

(a) adjacent uses:

EAST - agriculture and forestry.
 WEST - State Highway 101.

(b) public facilities and services:

FIRE - Warrenton Rural Fire District.
 WATER- City of Warrenton.
 ROADS- State Highway 101.

(c) parcels size and ownership patterns:

There are 25 parcels in this area totaling 120.14 acres. The overall average lot size is 4.81 acres. There are 5 parcels larger than ten acres, totaling 52.47 acres or about 44% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 47 residences in this area at an average overall density of 1 d.u. per 2.79 acres. Most of these residences are mobile homes in the Glenwood Village Mobile Home Park (7-10-10B 100). The average density outside the mobile home park is about 1 d.u. per 9.7 acres.

(e) natural boundaries:

The Burlington Northern Railroad tracks separate most of the eastern side of this parcel from adjacent farm land.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.
- A natural boundary separates this exception area from adjacent farm lands.

7-10-10B	100	(33)	22.91
	2100		10.95
	2200	□	15.22
	1900	}	11.59
	1901		
	2000		11.80
	200	□	1.00
	300	□	.72
	500		.61
	600	□	2.12
	800	□	1.00
	700		1.22
	900		5.61
	1000	□	2.46
	1100		1.67
	1200	□	2.97
	1300	□	1.50
	1400		1.15

all parcels - $n = 25$
 avg = 4.81 acres
 total = 120.14 acres

10 acres and larger - $n = 5$
 avg = 10.49 acres
 total = 52.47 acres

houses $n = 43$

-10-10	103		5.03
-10-4	4500	□	2.48
	4400	}	6.36
	4300		
	4100		1.60
	4200		1.60
	3000		2.08
10-3	301		.60
	500		5.91

Planning Area: CLATSOP PLAINS
 Goal 3 - - soils: IVw and VIe.
 Goal 4 - - site class: FC and FD.

Maps: 6-10-3A
 6-10-3D
 6-10-10
 6-10-10D
 7-10-34

FINDINGS

(a) adjacent uses:

WEST - residential (City of Gearhart and Gearhart UGB).
 NORTH }
 SOUTH } wetland, pasture and forestry.
 EAST }

(b) public facilities and services:

FIRE - Gearhart Rural Fire Protection District.
 WATER- City of Gearhart.
 ROADS- McCormack Garden County Road, Hibla County Road, and Salminen County Road.

(c) parcel size and ownership patterns:

There are 37 parcels in this area totaling 205.27 acres. The overall average lot size is 5.55 acres. There are 5 lots larger than ten acres, totaling 75.13 acres or about 37% of the total exception area.

(d) neighborhood and regional characteristics:

The overall average density in this area is about 1 d.u. per 9.33 acres.

CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many forest and farm management practices are not compatible with either the number or the density of residences in this area.

6-10-10 100 }
6-10-30 1000 } 15.42

6-10-10 300 □ 7.68

500 }
6-10-10D 400 } 10.95

6-10-30 900 7.47

800 7.11

700 □ 7.82

500 .21

600 □ .95

501 6.90

400 9.02

300 □ 10.12

200 4.05

100 □ 16.08

1200 □ 7.46

1100 1.80

1103 □ 1.00

1102 □ 1.63

1101 □ 1.00

6-10-3A 100 2.28

200 □ 22.56

300 □ 3.99

500 □ 5.01

400 □ 4.67

401 □ .34

6-10-34 1400 □ 2.32

1500 }
1600 } □ 3.48

1700 □ 2.90

1300 2.22

1200 }
1201 } □ 3.18

1100 □ 3.10

800 }
700 } □ 4.00

600 }

900 □ 2.00

1001 5.67

1102 □ 6.01

7-10-34 814 1.92

815 6.01

800 6.94

all parcels: n = 37

avg = 5.55 acres

total = 205.27 acres

ten acres & larger n = 5

avg = 15.03 acres

total = 75.13 acres

10000

Coal 2

Map #	Size	Parcels	Area
1	79.93	66	SW
2	231	413	SW
3	79.19	131	SW
4	212.67	39	SR
5	184.19	31	SR
6	262.82	43	SR
7	531.01	109	SR
8	377.13	117	SR
9	116.78	59	SR
10	25.30	3	SR
11	91.75	2	SR
12	73.85	8	EJ
13	58.67	10	EJ
14	102.48	20	EJ
15	264.11	51	EJ
16	349.77	203	EJ
17	166.97	112	EJ
18	13.33	17	EJ
19	77.88	18	EJ
20	133.09	109	EJ
21	144.91	16	EJ
22	126.36	26	EJ
23	107.38	14	EJ
24	73.26	222	EJ
25	61.86	16	LC
26	52.84	8	LC
27	64.18	6	LC
28	60.32	13	LC
29	12.13	26	LC
30	293.48	247	LC
31	457.67	212	LC
32	426	56	LC
33	338.5	91	LC
34	296.07	115	LC
35	257	65	LC
36	25.84	24	LC
37	176.70	34	LC
38	70.38	11	LC
39	200.70	42	LC
40	63.96	17	LC
41	191.40	39	LC
42	127.19	20	LC
43	296.43	256	NE
44	109.84	106	NE
45	726.13	4	NE
46	65.63	12	NE
47	394.58	74	NE
48	4031.72	835	NE
49	96.95	51	NE
50			
51			
52	109.12	83	NE

Map #	Size	Parcels	Area
53	168.59	73	CP
54	50.66	19	CP
55	228.29	52	CP
56	41.32	129	CP
57	121.61	29	CP
58	1.4	1	CP
59	134.12	47	CP
60	374	143	CP
61	120.14	25	CP
62	205.27	37	CP

Total

15,250.18

5,000

GOAL 2 LAND USE PLANNING

Designation of Rural Lands

Generally parcels less than 15 acres and that are "built upon or irrevocably committed" to a non/resource use are to be placed in a residential, industrial or commercial zone.

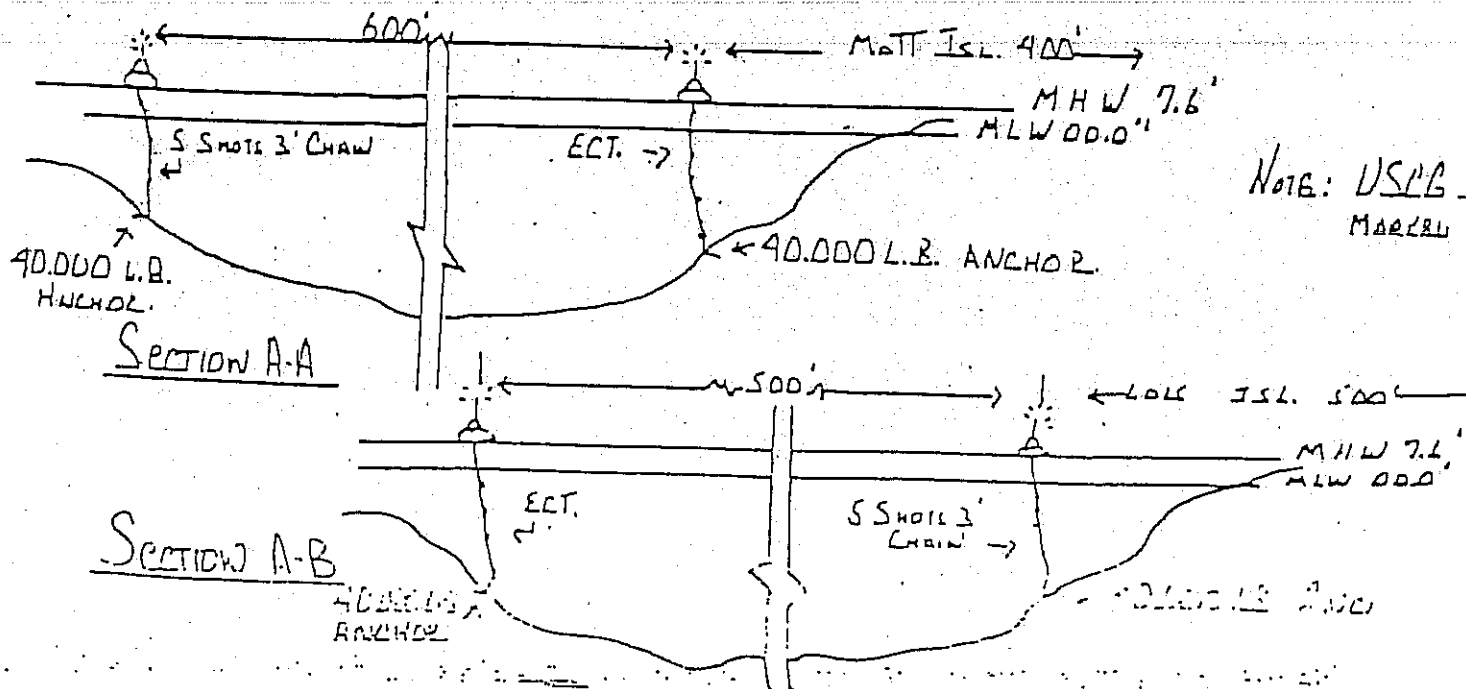
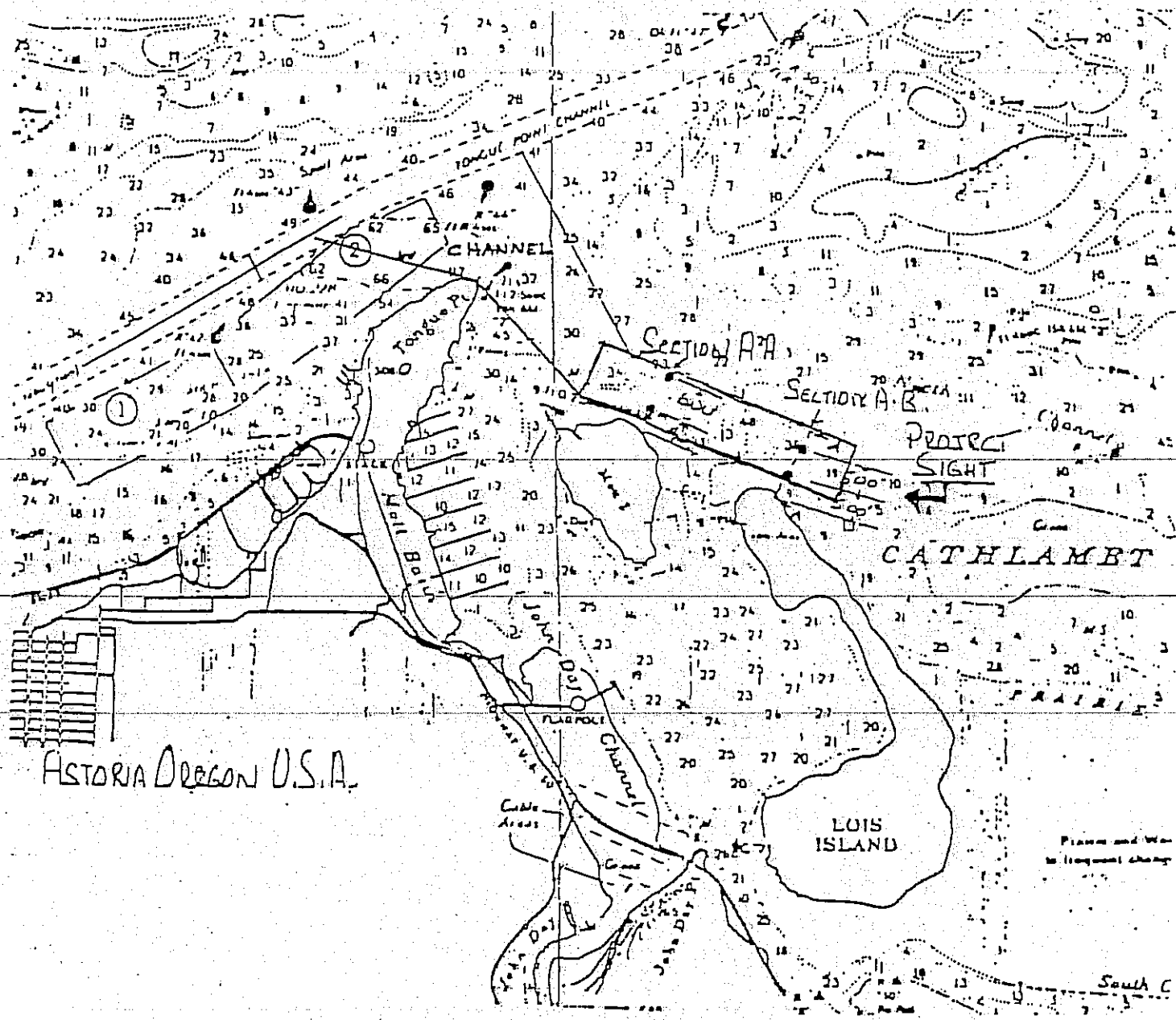
RESIDENTIAL

Residential densities are generally designated through the following additional criteria:

- a. Where subdivisions or partitioning or both have occurred in a one-acre pattern of development the area will be placed in one of the one-acre zones;
- b. In areas with a development pattern of two to five acre parcels (some smaller and some larger), the areas will be placed in a two-acre zone;
- c. In areas adjacent to resource (forest, agriculture, wetlands, estuary areas), lands, or Camp Rilea, the areas will be placed in a five-acre zone;
- d. In areas where large parcels (15 acres or greater) of non-resource land are located, the areas will be placed in a five-acre zone;
- e. In addition to criteria a through d, minimum lot sizes increase with increasing distance from the following areas:
 1. all urban growth boundaries
 2. Svensen center
 3. Knappa center

(2) Add to Goal 2 Land Use Planning the following language and map.

1. A need for "mid-water transfer of bulk commodities facility" within the Columbia River near Lois and Mott Islands has been proposed. Clatsop County concurs with the expressed need, however, additional information on dredging requirements and whether or not an Exception to Goal 16 Estuarine Resources will be required, impacts on the natural environment, economic impacts etc. are needed. When more detailed information on the project (see attached map) is presented it would be appropriate to consider amending the Plan and Land and Water Development and Use Ordinance.
2. Interest has been expressed to locate a 400 to 600 acre Destination Resort in the area north of Gearhart. Specific information on boundaries are not available at this time. Clatsop County believes that the area north of Gearhart is a good location for a Destination Resort. Clatsop County designates the area from the north Gearhart UGB line north to the southern entrance road to Surf Pines and from U.S. Hwy 101 on the east to the easterly Active Dune Overlay District line on the west as the boundaries within which the Destination Resort is to be contained. Clatsop County also recognized that part of the proposed Destination Resort will likely occur within the northern portion of the Gearhart UGB. When more detailed plans are submitted it may be appropriate to amend the Gearhart UGB Plan, the Clatsop County Plan or both. Clatsop County has adopted information on Destination Resorts in its Economy Element and a Destination Resort Overlay District as background information and land use regulations for a Destination Resort.



Goal 2

Part II Other Exceptions

Goal 16 & 17

1. Columbia River Estuary: Tidegate Maintenance
2. Columbia River Estuary: Dike Maintenance
3. Columbia River Estuary: Floating Residence Community on John Day River
4. Columbia River Estuary: Aquatic Development Designation at Bradwood
5. Ecola Creek Estuary: To Permit Wetlands/Marsh Treatment

Goal 18 Beaches and Dunes (Goal 18)

- Beachfront protection structures (Goal 18) for developed area (Arch Cape)
- Built and committed Exception in Active Dune (Goal 18) area (Surf Pines)
- Beachfront protection structure (Goal 18) developed area (Cove Beach)

Tidegate Maintenance

Description of the proposed exception

Seventeen diking and drainage districts are chartered within Clatsop County exercising taxation powers over 15,156 acres of agricultural land and urban developed areas. Approximately 63.4 miles of dikes are the means of protecting nearly all of the farmland in the estuary area (80 percent of crop and pasture land in Clatsop County is diked), and make possible urban development in Warrenton (3,800 acres, including the Port of Astoria Airport), Jeffers Gardens and Miles Crossing. For the most part, flood control structures in Clatsop County were constructed prior to 1940, some diking districts were formed in the early 1900s, with all dikes, tidegates and tidegate drainage channels requiring periodic maintenance. Maintenance of tidegate drainage channels generally entails removal of sediments which have accumulated in adjacent slough channel and drainage ways waterward of the tidegate structure. Because of the remote nature of the dikes in Clatsop County and limited access to the dikes by land-based heavy equipment, maintenance of tidegate drainage channels has historically been dependent upon dredging of sediments from aquatic areas serving as tidegate drainage routes and spoiling of the dredged materials atop and along the dike structures. Since dredging of estuarine aquatic areas to remove shoal areas waterward of tidegates in order to restore the drainage capacity of these structures is a necessary activity in Clatsop County, an exception to two requirements of Statewide Planning Goal 16, Estuarine Resources, is proposed. First, dredging in estuarine aquatic areas is broadly limited to water-dependent uses by Goal 16. As a result, dredging to restore or maintain the function of tidegates would be prohibited in all estuarine areas of Clatsop County. Secondly, permissible uses identified in the natural and conservation management unit sections of Goal 16 do not permit dredging activities in aquatic areas with such management unit designations. The proposed exception is site specific in scope, in that in specific areas of Clatsop County the most effective and feasible means of accomplishing necessary maintenance of existing tidegate drainage channels and drainage ways is dredging of aquatic area sediments and dike-top disposal of the dredged materials.

Need - Why dredging for tidegate maintenance should be provided for

Along the lower-Columbia River, and within the CREST planning area, an extensive system of diking and drainage districts protect and make possible agricultural and development uses. Most of the dikes located in aquatic margins of Clatsop County are composed of materials excavated from immediately adjacent sediments - soils that are easily eroded. Generally, dikes built along the lower-Columbia River and tributary areas have been sited in estuarine aquatic and swampy lowland areas where soils are comprised of estuarine deposits (Coquille and Clatsop soil associations), river terrace deposits (Knappa, Walluski, Chitwood and Hebo soil associations), and floodplain deposits (Sauvie and peat soil associations). These soils may contain considerable decayed or decaying organic matter. Although in some cases the soils underlying dikes in Clatsop County may be interstratified with un-

consolidated silt and clay, the soils are mostly compressible and not well suited for supporting structures such as dike foundations and tidegates, or for use as filled earth embankments. Thus, the character of soils underlying Clatsop County dikes and used in the construction of dikes contributes to degradation of the dike embankments and shoaling of tidegate drainage channels. In addition, sediments accumulate in tidegate drainage channels due to erosion caused by livestock, wave action (natural and created by man), and other adverse effects of human activities, including sediments eroded from uplands and hills adjoining flood control structures.

Although dredging to restore drainage channels in service as drainage passages waterward of tidegates does not occur on a regular basis in Clatsop County, it is necessary to recognize the potential need for such activity and establish that this particular activity is available as a maintenance option to diking and drainage districts. Following is a discussion of three circumstances leading to the necessity of clearing tidegate drainages in Clatsop County.

- (1) In areas where dike networks and tidegates have been efficiently designed and maintained sediments should not accumulate in tidegate drainage channels. Generally, dike systems are planned and constructed such that tidegates may be sited adjacent to natural sloughs in the area. Tidegates are located to take maximum advantage of the existing slough network as it becomes isolated by dike construction. Tidegates are commonly situated at the point near where dike structures cross sloughs, but are set aside the slough channel due to the difficulty of placing fill of stability sufficient to support a tidegate pipe and flapgate on the fine sediments within the slough channel. Thus, tidegates funnel drainage from slough areas behind dikes, discharging water to the remaining portion of the slough channel waterward of the dike structure. When interior drainages (in agricultural and developed areas) are kept clear, flow through tidegates during periods of low tide is sufficiently vigorous to scour slough channels waterward of the dike. In cases where drainage is impeded tidegate discharge is not adequate to flush sediments from the slough channel and shoaling may result, reducing tidegate discharge flow rates. Dredging is necessary in such cases to restore drainage capacity and facilitate self-scouring action.
- (2) A second circumstance resulting in the need for dredging of estuarine aquatic areas to restore drainage from tidegates involves erosion at the discharge point of the tidegate. As noted above, tidegates are generally installed adjacent to the location at which existing sloughs are crossed by dike structures. Since it is necessary to site tidegates aside the centerline of sloughs crossed by dikes, short drainage ways connecting tidegates to the slough channel waterward of the dike are necessary. Excavated drainage ways are subject

to erosion due to discharge from tidegates, with plunge pools forming under the tidegate discharge point and shoal areas or blockages forming to separate the drainage way from the existing slough drainage channel. This creates a perched condition at the discharge of tidegates accompanied by reduction in flow volume from diked areas. Dredging of the shoal area (and rip-rap of the discharge point) is necessary in such cases to restore discharge capacity.

- (3) Shoaling of tidegate drainage channels due to erosion and increased sedimentation caused by human activities is a third circumstance necessitating dredging of estuarine aquatic areas to maintain the function of tidegates. Erosion of dikes and banklines by boat wakes results in deposition of sediments in tidegate drainages. Further, sediments released by dredging operations may accumulate in tidegate drainage channels. An example of the latter has occurred to a limited degree in drainage channels servicing tidegates draining pasture area at the base of the east Skipanon peninsula into the Skipanon Waterway. Disposal of dredged materials within diked areas on the east Skipanon peninsula has occurred on three occasions in the last twenty years and in each instance discharge from disposal areas has been routed through interior drainages to tidegates emptying into the Skipanon Waterway. Drainage of sediment laden water through tidegates leads to accumulation of materials in tidegate drainage channels, thus requiring dredging as a remedial action.

o Frequency of tidegate drainage channel and drainage way maintenance

As sediment traps, tidegate drainage channels require periodic dredging to remove obstructing accumulations of sediments. Attachment 1 indicates 137 tidegates are in service in Clatsop County, providing for drainage in twelve active diking and drainage districts. Responsibility for maintenance of dikes and tidegates in Clatsop County generally lies with individual diking districts. In several cases, however, maintenance of flood control structures is the responsibility of entities other than chartered diking districts. For example, the City of Warrenton is responsible for maintenance of structures comprising the Warrenton Diking District (formerly Warrenton Diking Districts No. 1, 2, and 3). In addition, many areas (Svenson Island, the Walluski River, and portions of the Lewis and Clark River and the Youngs River) are maintained by the efforts of individual property owners, since particular diking districts have become defunct and because some areas were never included in diking or drainage districts. In any case, it is difficult to ascertain the frequency of tidegate drainage maintenance events, due to the absence of adequate record keeping. Each diking and drainage district is directed by elected officers, without continuity of documentation of maintenance activities. Individual property owners often maintain dike and drainage facilities under

their control in a piecemeal fashion and records, if such information is kept for periods exceeding two to three years, are generally unavailable. The Corps of Engineers began documentation of dredge and fill activities in aquatic areas pursuant to federal regulatory requirements in 1968, however, in many instances federal permits allowing dredging activities may be issued while the permitted dredging is never performed, or is carried out in reduced scope. Thus, the record of federal permit actions certifying dredging activities does not relate directly to the periodicity of dredging for maintenance of dike facilities. Attachment 2, recording expenditures by individual diking districts during the period 1970 - 1981, is submitted as an account of dike maintenance activities in Clatsop County. Each chartered diking district is authorized to raise, through taxation of property owners within the district, funds necessary for maintenance of flood control structures. Tax funds are collected by the Clatsop County Treasurer and held for payment to contractors engaged by individual diking districts. County Treasurer records of payments to contractors are not itemized, however, and it is not always possible to distinguish between outlays of diking district funds for maintenance activities such as mowing of dikes, refitting of tidegate drain pipes, etc., and expenses for dredging activities. Information presented in Attachment 2, together with verification of the entries with the Clatsop County Office of the Soil Conservation Service and local diking and drainage district superintendents, indicates that dredging of sediments from tidegate drainage channels and drainage ways has not been frequent in Clatsop County. It is not possible to say with certainty if dredging of tidegate drainages has occurred in the last ten years. Such activity is not indicated in recent diking and drainage district records as illustrated in Attachment 2.

In the event of shoal material accumulating in drainage channels leading from tidegates it is emphasized that dredging necessary to clear sediments is limited to the minimum necessary to restore the discharge capacity of tidegates. Since nearly all tidegates in Clatsop County are located near the channel of existing sloughs, maintenance dredging entails removing materials that have accumulated in natural slough channels or clearing of short drainage ways connecting tidegate discharge points with slough channels. Thus, dredging needs are limited to existing slough channels and connecting drainage ways, and dredging for maintenance of tidegate drainage channels is not for the purpose of establishing new ditches or channels in estuarine aquatic areas. Tidegate maintenance dredging does not include enlarging or extending the dimensions of, or changing the bottom elevations of, the affected tidegate drainage channel or drainage way as it existed prior to the accumulation of sediments or formation of a sediment blockage and subsequent constriction of tidegate discharge flow capacity.

to ensure adequate protection of estuarine resources (e.g., fish runs, spawning activity, benthic productivity, wildlife habitat, etc.).

Socio-Economic Consequences

Maintenance of tidegate drainage channels will protect existing investments in agriculture and urban development in areas served by dike structures and tidegates in Clatsop County. Flood control will be more consistently attained, with agriculture and urban areas subjected less frequently to interruption of activities and damage due to high water. Positive benefits are expected as a result of the proposed exception.

Energy Consequences

The net impact of the proposed exception on economic and efficient utilization of all forms of energy is expected to be positive. Maintenance of existing tidegate drainage channels and drainage ways will enhance the productive use of agricultural and urban development areas of Clatsop County. Protection from flooding events will reduce the need to expend energy resources to control flooding behind dikes and eliminate commitment of non-renewable resources to reconstruct and rehabilitate flood damaged areas. It is anticipated that these savings will exceed the energy resources consumed by dredging of sediments from tidegate drainage channels and drainage ways.

Compatibility

The limited and specific dredging activities proposed by this exception narrative are intended to be compatible to the maximum extent feasible with the preservation and protection of fish and wildlife habitat and essential properties of the estuarine resource (e.g., dynamic geological processes, continued biological productivity, unique or endemic communities of organisms, species diversity). Minor and temporary estuarine perturbation due to tidegate maintenance dredging proposed by this exception is consistent with preservation and protection of natural resource values and the long-term use and conservation of renewable estuarine resources. Further, maintenance dredging of existing tidegate drainage channels and drainage ways is essential to the protection of adjacent agricultural and urban developed areas protected by dikes. The low frequency, periodic aspect of the activity proposed by this exception does not introduce the potential for cumulative adverse effects on fish and wildlife habitat and essential properties of the estuarine resource. Dredging necessary for maintenance of the discharge capacity of tidegate drainage channels and drainage ways is not expected to

Alternative means of maintaining tidegate drainage channels

Reestablishing drainage capacity in tidegate channels that have become blocked is possible only by physically removing accumulated sediments. Dredging is the most common method of removing sediment obstructions in aquatic areas and appears to be the only feasible means available to diking and drainage districts for maintenance of tidegate channels. It has been suggested that water pumped through a nozzle apparatus would be capable of cleansing or forcing sediments from drainage channels, but such equipment is not generally available and sediments flushed from the site may exacerbate shoal conditions elsewhere. Alternatively, timely and appropriate management of agricultural lands and maintenance of structures protecting and draining agricultural areas would reduce the need for remedial dredging of tidegate drainage channels. (Reference: CREST Regional Policies, Agriculture 23.23.)

Enrironmental Consequences

The Goal 16 exception proposed by this narrative is limited in scope and applies only to dredging necessary to restore the functional operation of tidegates through excavation of accumulated sediments. No dredging of naturally occurring vegetation or other estuarine aquatic area resources is proposed or intended. Excavation will in all cases be limited to restoring the flow capacity of existing drainage channels and drainage ways. As a result, no net loss of functional characteristics and processes important to estuarine aquatic areas is expected. Areas of sediment accumulation may provide habitat for estuarine invertebrates and fish and wildlife species. However, the habitat value of sediment blockages or bars affected by the proposed exception probably differs little from the habitat value of unaffected portions or existing slough channels and drainage ways. Thus, no significant impact is expected due to removal of sediment blockages and restoration of the depth and flow capacity of natural slough channels and existing drainage ways. In instances of perched tidegate discharges, excavation and restoration of drainage ways will reduce the likelihood of fish stranding. In all cases dredging will involve fine sediments, but increases in oxygen demand and turbidity are expected to be limited in scale and duration, and confined only to existing drainage channels and drainage ways. Moreover, the frequency of tidegate drainage channel dredging maintenance is very low. All dredged sediments will be deposited along dike tops within reach, as nourishment of dike structures with special provisions taken to prevent return of dredged sediments to estuarine aquatic areas, thus preventing adverse estuarine impacts. In all instances, dredging necessary for maintenance of tidegate drainage channels and drainage ways will be coordinated with state and federal resource agencies, local governments and private interests

adversely impact estuarine aquatic resources in areas adjacent to dredging operations. Notwithstanding this proposed exception, dredging for maintenance of tidegate drainage channels and drainage ways must meet the other dredging requirements of Goal 16: (1) demonstration of public need, and (2) minimization of adverse estuarine impacts. The foregoing discussion of need, alternatives and environmental consequences is intended as a general expression of the appropriateness of the dredging activity proposed by this exception with respect to these Goal 16 requirements. Dredging activities necessary for maintenance of tidegate drainage channels and drainage ways will in all cases be coordinated with state and federal resource agencies, local governments and private interests to ensure adequate protection of estuarine resources.

	Acres Protected	Linear Feet of Dike	Miles of Dike	Tidegates
Drainage District No. 1 (Brownsmead)	1391	35400	6.7	7
Diking District No. 2 (Miles Crossing)	248	6120	1.1	3
Diking District No. 3 (Cook and Nolan Slough)	485	3280	0.62	4
Diking District No. 4 (Blind Slough)	90	Gnat Creek Wetlands		
Diking District No. 5 (Jeffers Gardens)	535	6320	1.2	8
Diking District No. 6 (Tenasillahe Island)	1709	34350	6.5	3
Diking District No. 7 (Blind Slough)	928	3900	0.73	3
Diking District No. 8 (Lewis and Clark River)	1133	36780	7.0	14
Diking District No. 9 (Youngs River)	2528	79050	14.9	30
Diking District No. 10 (Karlson Island)	370	17600	3.3	3
Diking District No. 11 (Lewis and Clark River)	373	7620	1.4	5
Diking District No. 12 (Knappa)	69	1200	0.22	2
Diking District No. 13 (Walluski River)	610	39850	7.5	19
Diking District No. 14 (John Day River)	246	18210	3.5	16
Diking District No. 15 (Westport)	259	9840	1.9	1 (3 wiers)
Svenson Island Improvement District	326	25200(?)	4.8(?)	6(?)
Warrenton Diking District (formerly Warrenton 1,2&3)	3856	36100	6.8	19

Note: 1. Defunct diking districts include: Diking District No.4 (Blind Slough), Diking District No.6 (Tenasillahe Island), Diking District No.8 (Lewis and Clark River), Diking District No.10 (Karlson Island), and Diking District No.13 (Walluski River).

2. Svenson Island is privately maintained and details relating to dikes surrounding the island are imprecise.

3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership and is undergoing extensive renovation at present.

	71-72	72-73	73-74	74-75	75-76	5 yr. Total	76-77	77-78	78-79	79-80	80-81	5 yr. Total	10 yr. Total
Diking Dist. No. 1 (Mills Crossing)			d 1452	d 1347	d 1446	4245					e 3898	3898	8143
Diking Dist. No. 2 (Cock and Holan Slough)	334	482	226	800	191	2033	180	b 2228			195	2603	4636
Diking Dist. No. 3 (Jefferson Gardens)	714	487	112	a 3096	c 1646	6055	b 1415			b 2400		2400	2501
Diking Dist. No. 4 (Blind Slough)	330			1009		1339		a 2234	b 1924		d 1083	5241	6580
Diking Dist. No. 5 (Young River)	b 1785	933	D 7109	b 3626	b 1485	14938	b 2683		D 5100	c 3300	c&d 13703	24786	39724
Diking Dist. No. 6 (Lewis and Clark River)	422	a 2043	a&d 1026	351	c 1012	4854	730	354	200	240		1524	6378
Diking Dist. No. 7 (John Day River)	D 1437		c 1592	252	436	3717		320		D 1540	a 2345	4576	8293

D. Indicates Dredging a tidegate installation and/or replacement of existing tidegate

E. Source of Fill b: rip-rap of existing tidegate and/or maintenance of tidegate flaps and walls

F. Material for Dike c: rip-rap of dike slope

G. Maintenance d: landside dike maintenance (fill excavated from landward drainages, mowing and spraying of dikes)

H. e: pump installation

Note

1. Inactive diking districts include: Diking District No. 4 (Blind Slough), Diking District No. 6 (Tenasillahe Island), Diking District No. 8 (Lewis and Clark River), Diking District No. 13 (Walluski River), and Diking District No. 10 (Karlson Island).

2. Svenson Island is privately maintained and information detailing activities of the Svenson Island Improvement District are lacking.

3. Westport Diking District No. 15 is entirely included in Crown Zellerbach ownership, dike maintenance information is not available.

4. Knappa Diking District No. 12 does not assess a diking district maintenance tax.

Description of the Proposed Exception

Clatsop County contains sixteen chartered diking and drainage districts, exercising taxation powers over nearly 15,200 acres of agricultural land and urbanized areas. Approximately 63.4 miles of flood containment structures are the means of protecting nearly all of the farmland in the estuary area (80 percent of crop and pasture land in Clatsop County is diked), and make possible urban development in Warrenton (3800 acres, including the Clatsop County Airport) and the Jeffers Gardens area. For the most part, food control structures in Clatsop County were constructed prior to 1940. Some diking districts were formed in the early 1900s. All dikes and dike structures require periodic maintenance, which generally entails placing fill material atop and behind the dikes, augmenting the elevation of the dikes and adding to their structural integrity. Because of the remote nature of the the dikes in Clatsop County (i.e., distance from fill material sources of suitable quality, distance from other water-dependent dredging operations that may produce fill material useful for dike maintenance, and limited access to the dikes by land-based heavy equipment), maintenance of flood control structures has historically been dependent upon dredging of fine clay and silty sediments from subtidal aquatic areas adjacent to dikes and spoiling of the dredged materials atop and along the dike structures. Since dredging of subtidal aquatic areas to obtain materials for dike maintenance is needed in certain situations or areas of Clatsop County where alternative sources of maintenance materials are not available or are not economically feasible, an exception to two requirements of Statewide Planning Goal 16, Estuarine Resources, is proposed to allow for this alternative dike maintenance activity. First, dredging in estuarine aquatic areas is broadly limited to water-dependent uses by Goal 16. As a result, dredging to obtain fill materials for dike maintenance would be prohibited in all estuarine areas of Clatsop County. Secondly, permissible uses identified in the natural and conservation management unit sections of Goal 16 do not permit dredging activities in aquatic areas with such designations. The proposed exception is situational in scope, in that in certain cases and circumstances in Clatsop County the most effective and feasible means of accomplishing necessary maintenance of flood control structures is dredging of aquatic area sediments and dike-top disposal of the dredged materials.

Need - why dredging for dike maintenance materials should be provided for

Along the lower-Columbia River, and within the CREST planning area, an extensive system of diking and drainage districts protect and make possible agricultural and development uses. Most of the dikes located in the aquatic margins of Clatsop County are composed of materials excavated from immediately adjacent sediments - soils that are easily eroded. Generally, dikes built along the lower-Columbia River and tributary areas have been sited in estuarine aquatic and swampy lowland areas where soils are comprised of estuarine deposits (Coquille and Clatsop soil associations), river terrace deposits (Knappa, Walluski, Chitwood and Hebo soil associations), and floodplain deposits (Sauvie, Nehalem and peat soil associations). These soils may contain considerable decayed or decaying organic matter. Although in some cases the soils underlying dikes in Clatsop County may be interstratified with unconsolidated silt and clay, the soils are mostly compressible and not well suited for supporting structures such as dike foundations or for use as filled earth embankments. In addition to the character of soil materials underlying Clatsop County dikes and used in the dike embankments contributing to dike subsidence and degradation of the dike slopes, these flood control structures are subject to erosion caused by river current and tidal

action, wave action (wind generated and vessel wakes), livestock, damage from floating debris, and other negative effects of human activities. The structural integrity of the dikes is also jeopardized by holes created by burrowing animals and voids resulting from decaying organic materials within the dikes. Further, the dikes are aged, narrow (and therefore have less capacity to withstand subsidence and erosion), and increasingly difficult to maintain.

o Frequency of dike maintenance

Responsibility for maintenance of dikes in Clatsop County generally lies with individual diking districts. In several cases, however, maintenance of flood control structures is the responsibility of entities other than chartered diking districts. The City of Warrenton is responsible for maintenance of levees comprising the Warrenton Diking District (formerly Warrenton Diking Districts No. 1, 2, and 3). In addition, several areas (Svenson Island, the Walluski River, and portions of the Lewis and Clark River and the Youngs River) are maintained by the efforts of individual property owners, since particular diking districts have become defunct and because some areas were never included in diking districts (Attachment 1). In any case, it is difficult to ascertain the frequency of dike maintenance events and the volume of materials handled during each maintenance activity due to the absence of record keeping. Each diking district is directed by elected officers and documentation of maintenance is incomplete due to frequent changes in diking district leadership. Individual property owners often maintain dikes under their control in a piecemeal fashion and records, if such information is kept for periods exceeding two to three years, are generally unavailable. The Corps of Engineers began documentation of dredge and fill activities pursuant to federal regulatory requirements in 1968, but, in many instances federal permits authorizing dredging activities are issued while the permitted dredging is never performed, or is carried out in reduced scope. Thus, the record of federal permit actions certifying dredging activities does not relate directly to the periodicity of dredging for dike maintenance and it is difficult to ascertain the frequency of dike maintenance events from diking district and private sources due to the absence of adequate records and documentation.

Attachment 2, recording expenditures by individual diking districts during the period 1970-1981, is submitted as an account of dike maintenance activities in Clatsop County. Each chartered diking district is authorized to raise, through taxation of property owners within the district, funds necessary for maintenance of flood control structures. Tax funds are collected by the Clatsop County Treasurer and held for payment to contractors engaged by individual diking districts. County treasurer records of payments to contractors are not itemized, however, and it is not possible to distinguish between outlays of diking district funds for maintenance activities such as mowing of dikes, refitting of tidegates, etc., and actual dredging expenses. Attachment 2 expenditure entries have been checked with local diking and drainage district superintendents, the Clatsop County office of the Soil Conservation Service, and Corps of Engineers permit records in order to identify specific maintenance events. After verification of maintenance records, it is evident that major expenditures to accomplish dredging for dike maintenance have not been frequent in Clatsop County. Diking districts have undertaken dredging of aquatic areas to obtain fill materials for use in the maintenance of dikes on five occasions in the past ten years. Information obtained from landowners maintaining private flood control structures - these dredging activities are not recorded in Attachment

has taken place three times in the past ten years (two instances near River Mile 3.5-5.5 on the Lewis and Clark River and a single dredging for dike maintenance event near River Mile 2 on the Walluski River).

Therefore, dredging to obtain fill materials for dike maintenance has occurred at least eight times in Clatsop County in the period 1970 through 1981. Dredging has taken place in four areas - the John Day, Youngs, Walluski, and Lewis and Clark Rivers. The frequency of dredging and dike maintenance activities represented in Attachment 2 agrees with the experience of local diking district officials and representatives of the Soil conservation Service, in that dike maintenance may be expected in areas of dike subject to erosion at intervals of eight to ten years, while dikes susceptible to subsidence may require special rehabilitation efforts followed by maintenance at similar intervals. Diking District No. 14 is indicative of the former, while maintenance on Youngs River (Diking District No. 9) dikes and at private dikes along the Lewis and Clark River have required reconstruction, which must then be followed by normal maintenance efforts.

- o Locational factors, dike structure and dredging of subtidal aquatic areas to obtain fill for dike maintenance

As indicated by Attachments 1 and 2, and information gathered from individual dike owners dredging as source of fill for dike maintenance during the period 1970-1981 has been limited to areas where dikes do not have road access. More specifically, approximately 62 percent of the dike footage in Clatsop County (protecting 32 percent of the total amount of diked farmland) does not have dike top road access (Attachment 1). The premise of this exception narrative is that dredging of subtidal aquatic areas for maintenance fill of dikes located in remote areas (i.e., distant from suitable fill sources) and without dike top road access may be justified due to the absence of alternative, feasible dike maintenance methods. Analysis of alternative dike maintenance opportunities is included in the following section. In instances where dike location and structure require dredging to obtain fill material, aquatic area sediments are excavated from the river bottom by means of barge-mounted clamshell equipment and deposited on the dike top. Generally, a dredging contractor is hired to fill a prescribed length of dike, with dredging costs computed based on the equipment used, the number of operators at the site, and the length of time required to complete the activity. Dredging equipment commonly used in clatsop County includes a clamshell of 1.5 to 4 cubic yards capacity manipulated by a barge-mounted crane, with a boom reach of 100-120 feet to each side of the barge. Based on compiled permit information, fill requirements for dike maintenance average 0.75 to 1.5 cubic yards of dredged material for each foot of dike, depending on the increase in height and width of dike required. The environmental consequences of dredging to obtain fill for dike maintenance in relation to the frequency of dredging events noted above will be described in the Environmental Consequences section below.

Alternative means of maintaining dikes.

Dike maintenance is required on a periodic basis because of degradation of the dike structures due to subsidence and erosion. Maintenance of earthen flood control structures is generally accomplished by depositing fill on the top and slopes of dikes. Since the dikes in Clatsop County are constructed of estuarine, river terrace, and floodplain materials, fill rehabilitation of the

dikes is performed rather than installation of impervious wood, metal, or concrete additions or structures. Fill material necessary to rehabilitate dike structures may be obtained from two principal sources. The most commonly used source of fill material is sediments dredged from the adjacent river bottom. Alternatively, fill material may be transported from off-site locations. Off-site material is generally obtained from upland quarry sources or consists of aquatic area sediments which have been dredged from other locations and either transported directly to the dike maintenance site or stockpiled at upland dredged material disposal areas. The following describes and contrasts the utility and cost of these alternate sources of dike maintenance fill material.

(1) Use of adjacent aquatic area sediments as a source of fill material.

Historically, dredging of adjacent sediments, located in estuarine aquatic areas and swampy lowlands, has been the means of obtaining materials for construction and maintenance of dikes in Clatsop County. Maintenance dredging is carried out by dredging contractors engaged by particular diking districts or individual dike owners. Dredging equipment consists of a barge-mounted crane, fitted with a clamshell bucket, and a small tender vessel (the barge is generally towed to the work area by a larger vessel or tug, while the barge is maneuvered at the dredging site by the tender or using crane and barge winches). The dredging operation commonly requires two men - crane operator and oiler/tender operator. Under normal working conditions dredging equipment of this sort can excavate and deposit 700-1000 cubic yards of aquatic area sediments atop dikes in an eight hour work period. Materials may be excavated up to 150 feet from the dike crest. Average dredging costs are \$1.25 - 1.75 per cubic yard of material handled. Costs vary with the total amount of time required for maintenance activities, including time required for mobilization and transport of equipment to the site, on-site maneuvering, total amount of fill required, tidal and river conditions and sediment characteristics.

(2) Transport of fill materials from off-site locations. Areas requiring dike rehabilitation and maintenance may receive fill materials hauled to the work area by truck. Such an operation requires several types of landbased equipment. First, material must be excavated and loaded onto trucks at the fill material or quarry site. Fill material transported to the dike maintenance site must then be unloaded, distributed and placed along the dikes. At a minimum, one quarry loader, two transport trucks and a loader or dozer at the dike site would be required, necessitating four equipment operators. Under normal operating conditions, land-based equipment may transfer 500-700 cubic yards of material per eight hour shift. Average dike maintenance costs using such land-based equipment are \$4.00-5.50 per cubic yard of material handled. As with dredging equipment, the time required to complete the fill affects the project cost, determining the cost per cubic yard of fill material placed at the dike. Project cost is dependent on the price of fill material excavated at the quarry or fill supply source, the haul distance between the quarry and fill sites, total amount of fill required, and the effort required to receive and distribute the material at the dike location.

Fill projects accomplished by upland means are three to three and one-half times more costly to undertake than water-based operations. Much of the difference in project opportunity cost results from the greater productivity of dredging equipment. However, three additional dike maintenance considerations favor the use of dredging equipment over land-based operations. First, deposition of

dredged aquatic area sediments as fill material is a more effective means of dike maintenance. Dredging equipment delivers sediments and interstitial water to the fill area, with saturated material dropped from heights of four to ten feet to the dike fill areas. The impact of water-laden fine sediments on the dike serves to penetrate the dike surface, filling crevices and animal burrows. Maintenance fill may be performed in stages, with layers of fill deposited over previously placed and dewatered sediments, adding to the height and structural integrity of the dike. In contrast, fill arriving at the dike maintenance site by truck is relatively dry and, once dumped at the fill site, must be distributed over the dike top. This consumes valuable machine and labor time and does not fill and patch the dike surface as uniformly or effectively as dredged fill material. Second, Clatsop County dikes are aged and in most cases were not constructed of sufficient width or bearing capacity to allow modern heavy vehicle access along the dike tops. Barge-mounted dredging equipment is capable of approaching nearly all reaches of dikes for thorough maintenance, excepting areas fronted by broad fringing marsh and intertidal areas. Land-based equipment is generally too heavy and wide to transit dike tops and is often denied access to dikes through pasture areas since the load bearing capacity of diked lowland soils is insufficient to support the equipment. Also drainage channel systems within the diked areas limit heavy equipment access and may require bridging. Third, the timing of dike fill activities is facilitated by the use of dredging equipment. Material may be deposited on dikes in most weather conditions, however large projects require dewatering of sediments for repeated spoiling and would be limited to non-winter months. Conversely, heavy earth moving equipment can not operate in pasture areas during rainy conditions and would be prevented from overland dike access for extended periods of time.

The Goal 16 exception proposed by this narrative is situational in scope and applies to dredging necessary to obtain fill materials for maintenance of dikes as the most practical and effective means of accomplishing dike maintenance. Dredged dike fill material is the most feasible dike maintenance alternative available to diking districts and private dike owners in remote areas of Clatsop County, especially in cases where the dike structures are narrow and without dike top access roads. This includes many of the districts described in Attachments 1 and 2. Approximately 62 percent of the dike footage in Clatsop County (protecting 36 percent of the total amount of diked farmland) is without direct dike top road access. Diking Districts No. 8 (Lewis and Clark River), No. 9 (Youngs River), No. 11 (Lewis and Clark River), No. 13 (Walluski River), and No. 14 (John Day River) are comprised of dikes inaccessible by heavy vehicles. In addition, several miles of privately owned dikes along the Walluski and Lewis and Clark rivers are not accessible by land-based equipment. In these areas dike rehabilitation and fill activities by dredging of aquatic area sediments is, at present, the only feasible means of dike maintenance. The remaining 38 percent of combined dike length in Clatsop County, protecting 61 percent of the County's diked agricultural land, is accessible by road and therefore potentially servicable by land-based equipment. Dikes with road access have, generally, received more continuous maintenance, obviating the necessity of large scale rehabilitation. For small scale dike maintenance efforts along dikes with roads, involving dike top fill volumes of 500-600 cubic yards for example, land-based equipment is often used due to the relatively higher cost of mobilizing barge-mounted equipment for handling of small volumes of materials. As indicated in Attachment 2, the roadless dikes are the principal areas where dredging activities have taken place within the last ten years.

Environmental Consequences

In certain areas of Clatsop County the remote location and structure (i.e., dike material composition and narrow cross section) of dikes combine to make dredging of adjacent subtidal aquatic areas to obtain fill materials the most effective and feasible means of accomplishing needed dike maintenance. Discussion above, outlining the frequency of dike maintenance dredging activities in Clatsop County during the period 1970 to 1981, identifying the location of these dredging events, and analyzing alternative methods of dike maintenance, describes the situational aspect of this activity in Clatsop County.

Dredging of subtidal aquatic areas proposed by this exception applies only to dredging necessary to fill areas of dike requiring maintenance where alternative methods of dike maintenance have been demonstrated as infeasible. Dredging in all cases will be limited to that necessary to maintain the structural integrity of dikes and no dredging of emergent vegetation, intertidal flats, or other intertidal estuarine resources is proposed by this exception. Estuarine resources affected by the proposed exception will be limited to subtidal aquatic areas near the centerline of tributary rivers, and subtidal areas greater than 80 feet distant from the foot of dikes in reaches of the estuary exceeding 200 feet in width. Dredging to obtain dike fill material is restricted to these conditions since: (1) excavation near the base of dikes encourages sloughing along the outer slope of the dike and a maximum amount of shallow water and berm should be maintained adjacent to dikes providing protection from erosion, and (2) excavation of dike fill material from the deepest subtidal aquatic area within reach of dredging equipment will reduce disturbance of valuable intertidal and shallow subtidal (i.e., the portion of the water column subject to effective light penetration) aquatic area resources.

o Physical consequences of dike maintenance dredging

Dredging as a source of fill material for dike maintenance, therefore, will occur only in subtidal aquatic areas near the centerline of narrow waterways or in the deepest subtidal area available to float-mounted dredging equipment, areas at least 80 feet from MLLW at the dike foot, in cases where dredging takes place in waterways greater than 200 feet in width (measured from bank to bank at MLLW). Dredging would, in all cases, be limited to subtidal areas deeper than the level of effective light penetration (greater than 6 to 14 feet MLLW, depending on the location of the dredging activity in the estuary). As discussed above, dike maintenance may require dredging of 0.75 to 1.5 cubic yards of sediment for each foot of dike maintained. Aquatic area impacts due to excavation of sediments for dike maintenance must be considered in relation to the linear aspect of dike maintenance dredging. Dredging of aquatic areas adjacent to particular lengths of dike results in a linear dispersion of excavation impacts. Float-mounted dredging equipment commonly used in Clatsop County has an effective working radius of up to 100 to 120 feet. Therefore, it is possible to spoil dredged sediments along approximately 200 feet of dike top before moving dredging equipment to the next adjacent area of dike maintenance. While moored at a single station, up to 300 cubic yards of sediment would be excavated for maintenance of 200 feet of dike. Sediments would not be excavated from a confined area of the river bottom since efficient operation of dredging equipment necessitates minimization of dredging cycle time (i.e., the time elapsed between

successive dredge bucket excavations). As a result, the distance between the dike top spoil location and the excavation area is minimized during dredging operations. Therefore, an area approximately 100 feet in length near the waterway centerline or in subtidal area 80 feet from the dike foot would be excavated. Each dike maintenance station would receive spoils excavated from a longitudinally oriented aquatic dredging site, avoiding dredging of deep holes or significantly upsetting the existing contour of the river bottom. Further, areas of sediment excavation would be dispersed among dredging stations situated along the length of dike requiring maintenance. These physical dredging impacts would be temporally separated by periods of eight to ten years (refer to discussion of frequency of dike maintenance in needs section above and Attachment 2).

o Biological consequences of dike maintenance dredging

In general, dredging as a source of fill for dike maintenance has occurred in waterways tributary to the estuary, areas minimally affected by salinity intrusion (e.g., the John Day, Youngs, Walluski, and Lewis and Clark rivers). Dredging limited to subtidal aquatic area, in water depths exceeding the level of effective light penetration, would affect epibenthic and benthic organisms, including insect larva, amphipods, sand shrimp, polychaetes, epibenthic zooplankton, and bivalves, and resident and migratory fish species. The biological effects of dredging for dike maintenance fill include removal of epibenthic and benthic organisms in the excavated sediments and suspension of sand, silt, clay, and organic sediment constituents. Impacts expected from removal of lifeforms from limited areas of subtidal substrate will be negligible since excavated areas may be quickly repopulated from adjacent undisturbed areas. Suspension of fine sediments will be localized and temporary, and impacts due to reduction of light penetration, physiological damage to filter feeders, reduction of oxygen levels, and sediments settling on adjacent bottom dwelling communities are expected to be minimal. Excavation will be lineally dispersed and suspended materials will be removed from the area by tidal exchange and river discharge. Biological impacts will be limited in extent by the small amount of dredged sediments required (approximately 300 cubic yards of sediment for maintenance of 200 feet of dike) and dispersed along the entire length of dike receiving sediments. Adverse effects due to suspended sediments will be limited to short time periods by tidal exchange and river discharge. Maintenance events are generally limited to eight to ten year intervals, preventing potential chronic biological disturbance.

In all instances, dredging operations necessary as a source of fill for dike maintenance will be coordinated with state and federal resource agencies, local governments, and private interests to determine project timing and dredging conditions ensuring protection of estuarine resources (e.g., fish runs, spawning activity, benthic productivity, wildlife habitat, etc.).

Socio-Economic Consequences

Thorough maintenance of existing dikes and flood control structures will protect investments in agriculture and urban development areas in Clatsop County. Flood control will be more consistently attained, with agriculture and urban areas subjected less frequently to interruption of activities and damage due to high water. Positive economic benefits are expected as a result of the proposed exception.

Energy Consequences

The net impact of the proposed exception on economic and efficient utilization of all forms of energy is expected to be positive. Maintenance of existing dikes and flood control structures will enhance the productive use of agricultural and urban development areas of Clatsop County. Protection from flooding events will reduce the need to expend energy resources to control flooding behind dikes and eliminate commitment of non-renewable resources to reconstruct and rehabilitate flood damaged areas. It is anticipated that these savings will exceed the energy resources consumed by dredging of aquatic area sediments to obtain fill needed for maintenance of dikes.

Compatibility

The situational and limited dredging activities proposed by this exception narrative are intended to be compatible to the maximum extent feasible with the preservation and protection of fish and wildlife habitat and essential properties of the estuarine resource (e.g., dynamic geological process, continued biological productivity, unique or endemic communities of organisms, species diversity) in areas designated as aquatic natural and aquatic conservation management units. Limited and temporary estuarine perturbation due to dredging as a source of fill for dike maintenance proposed by this exception is consistent with preservation and protection of natural resource values and the long-term use and conservation of renewable estuarine resources. Further, dredging to obtain fill material for maintenance of particular areas of existing dikes is essential to the protection of adjacent agricultural and urban developed areas protected by dikes. The low frequency, periodic aspect of the activity proposed by this exception does not introduce the potential for cumulative adverse effects on fish and wildlife habitat and essential properties of the estuarine resource. Dredging necessary to obtain fill for maintenance of particular areas of existing dikes is not expected to adversely impact estuarine aquatic resources in management units adjacent to dredging operations. Notwithstanding this proposed exception, dredging as a source of fill material for dike maintenance must meet the other dredging requirements of Goal 16: (1) demonstration of public need, and (2) minimization of adverse estuarine impacts. The foregoing discussion of need, alternatives and environmental consequences is intended as a general expression of the appropriateness of the dredging activity proposed by this exception with respect to these Goal 16 requirements. Dredging activities necessary as a source of fill material for dike maintenance will in all cases be coordinated with state and federal resource agencies, local governments, and private interests to ensure adequate protection of estuarine resources.

	Acres Protected	Linear Feet of Dike	Miles of Dike	Number of Tidegates	Dike-Top Road Access
Drainage District No. 1 (Brownsmead)	1391	35400	6.7	8	Yes
Diking District No. 2 (Miles Crossing)	248	6120	1.1	2	Yes
Diking District No. 3 (Cook and Nolan Slough)	485	3280	0.6	2	Yes
Diking District No. 4 (Blind Slough) 1	90	Gnat Creek Wetlands			
Diking District No. 5 (Jeffers Gardens)	535	6320	1.2	7	Yes
Diking District No. 6 (Tenasillahe Island) 1	1709	34350	6.5	9	None
Diking District No. 7 (Blind Slough)	928	3900	0.7	8	Yes
Diking District No. 8 (Lewis and Clark River) 1	1133	36780	7.0	18	None
Diking District No. 9 (Youngs River)	2528	79050	14.9	31	None
Diking District No. 10 (Karlson Island) 1	370	17600	3.3	3	None
Diking District No. 11 (Lewis and Clark River)	373	7620	1.4	5	None
Diking District No. 12 (Knappa)	69	1200	0.2	2	None
Diking District No. 13 (Walluski River) 1	610	39850	7.5	23	None
Diking District No. 14 (John Day River)	246	18210	3.5	16	None
Diking District No. 15 (Westport) 3	259	9840	1.9	2 (3 wiers)	Yes
Svenson Island Improvement District 2	326	25200	4.8	4	Yes
Warrenton Diking District (formerly Warrenton 1,2&3)	3856	36100	6.8	21	Yes

- Note: 1. Defunct diking districts include: Diking District No. 4 (Blind Slough), Diking District No. 6 (Tenasillahe Island), Diking District No. 8 (Lewis and Clark River), Diking District No. 10 (Karlson Island), and Diking District No. 13 (Walluski River).
2. Svenson Island is privately maintained and details relating to dikes surrounding the island are imprecise.
3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership and is undergoing extensive renovation at present.

	71-72	72-73	73-74	74-75	75-76	5 yr. Total	76-77	77-78	78-79	79-80	80-81	5 yr. Total	10 yr. Total
			d	d	d						e		
Drainage Dist. No.1 (Brownsmead)			1452	1347	1446	4245					3898	3898	8143
Diking Dist. No.2 (Mile Crossing)	334	482	226	800	191	2033	180	b 2228			195	2603	4636
Diking Dist. No.3 (Cook and Nolan Slough)				101		101				b 2400		2400	2501
Diking Dist. No.5 (Jefferson Gardens)	714	487	112	a 3096	c 1646	6055	b 1415			346		1761	7816
Diking Dist. No.7 (Blind Slough)	330			1009		1339		a 2234	b 1924		d 1083	5241	6580
Diking Dist. No.9 (Young River)	b 1785	933	D 7109	b 3626	b 1485	14938	b 2683		D 5100	c 3300	c&D 13703	24786	39724
Diking Dist. No.11 (Lewis and Clark River)	422	a 2043	a&d 1026	351	c 1012	4854	730			240		1524	6378
Diking Dist. No.14 (John Day River)	D 1437		c 1592	252	436	3717				D 1540	a 2345	4576	8293

D Indicates Dredging
a tidegate installation and/or replacement of existing tidegate
as a Source of Fill b rip-rap of existing tidegate and/or maintenance of tidegate flaps and walls
Material for Dike c rip-rap of dike slope
Maintenance d landside dike maintenance (fill excavated from landward drainages, mowing and spraying of dikes)
e pump installation

- Note 1. Defunct diking districts include: Diking District No.4 (Blind Slough), Diking District No.6 (Tenasillahe Island), Diking District No.8 (Lewis and Clark River), Diking District No.13 (Walluski River), and Diking District No.10 (Karlson Island).
2. Svenson Island is privately maintained and information detailing activities of the Svenson Island Improvement District are lacking.
3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership, dike maintenance information is not available.
4. Knappa Diking District No.12 does not assess a diking district maintenance tax.

Exception to Goal 16 to Allow Infilling of a Built and Committed Floating Residence Community on the John Day River in Conservation Aquatic Area.

The John Day River has historically and is presently used for floating residences. The specific area of the exception is shown on the attached map. This area is built and committed to residential use considering the criteria in OAR 660-04-025.

John Day River

- (a) Adjacent uses - the upland areas are zoned either RA-5 or GC and are committed to nonresource use.
- (b) Public Facilities available - John Day Water District serves the existing floating residences and can serve new ones in the same manner as they serve any other new residences in the area. The John Day Fire District boundary goes only to the water's edge. Any floating residence may contract for fire services from the John Day Fire District.

Existing floating residences discharge sewage directly into the river. The County encourages owners of those residences to develop upland septic systems, either individually or as a community system. Any new floating residence, reconstruction of a floating residence or reorientation of an existing floating residence requires an approved, individual sewage disposal system.

Sufficient upland parking must also be provided for any new floating residences.

The question of leases from the Division of State Lands (DSL) has come up concerning floating residences. There are no currently valid leases for floating residences in the area. DSL has the authority to require such leases, but has never pursued it. A condition of any new floating residence is obtaining a lease from DSL. The Division of State Lands should also require leases on the existing floating residences, even if this requires upgrading of parking and sewage disposal facilities for the existing units.

- (c) Parcel size and ownership patterns - Upland parcel sizes range from less than 1/2 acre along John Day Road to a 7+ acre parcel north of the river. The built and committed boundary is drawn to include only a small portion of the waterfront of the 7 acre parcel. Nine floating residences currently exist in this area.

The exception area is approximately 1300' on the south bank of the river and 500' on the north bank of the river. With 25' required between new floats and an average 50' float, a maximum of 23 to 24 floating residences could be located in this exception area at complete infill. It is highly unlikely that this number could ever be reached due to upland limitations for parking and sewage

disposal, location of the County road adjacent to a portion of the exception area and location of existing floating residences. It would be more reasonable to expect that a complete infilling would result in a total of 15 to 18 floating residences including the nine existing.

- (d) Neighborhood and regional characteristics - This area on the John Day has been used for floating residences for many years. In fact, the residences once extended much further upriver and downriver than this exception area. Floating residences have been used in this area since at least the 1920's.
- (e) Natural boundaries - None. There are no natural boundaries which would prevent floating residences from locating either upriver or downriver of this exception area.
- (f) Other - Because existing floating residences are scattered through the exception area, there is little public recreational value here. Public access to the river is provided downstream and most recreational use occurs from that point down to, and into, the Columbia. This area is not needed for public recreational use.

JY:ta

The Aquatic Conservation Two Zone (AC-2) should be changed as follows to allow houseboats within the exception area:

Add to Section 3.7(a) Development Uses and Activities Permitted:

9. New floating residences within the John Day exception area as described in the Comprehensive Plan and subject to standards in S4.217.
10. Reorientation of existing floating residences within the John Day exception area as described in the Comprehensive Plan and subject to standards in S4.217.

Revise the Standards Document on Residential Uses in Shoreland and Aquatic areas as follows:

S4.217 Residential Uses. Development of land and water and structures for human occupancy as living quarters. This category includes single and multi-family dwellings, floating residences, subdivisions, mobile homes and mobile home parks, and planned unit developments.

(A) Residential uses in shoreland zones which permit housing shall comply with the following standards:

- (1) The basic shoreline setback for residential structures and associated parking shall be 35 feet as measured from the aquatic-shoreland boundary. If the applicant can demonstrate that existing structures on adjoining lots infringe on the 35 foot setback, the setback may be determined by the building line common to the adjacent existing structures.
- (2) Riparian vegetation shall be protected and maintained within shoreline setbacks set forth in Section S4.237, Riparian Vegetation Protection Standards, except where direct water access is required for a water-dependent or water-related use. Temporary removal of riparian vegetation due to construction practices or landscaping may be permitted subject to a revegetation plan approved by the County specifying:
 - a. Temporary stabilization measures;
 - b. Methods and timing for restoration of riparian vegetation. Vegetation used for restoration shall be consistent with the criteria presented in Riparian Vegetation Protection Standards S4.237 and section S4.238, Shoreline Stabilization Standards.
- (3) Unless it can be demonstrated that adequate public access exists in the area, subdivisions, mobile home parks and planned unit developments shall provide for public pedestrian access to the shoreline within the development.
- (4) Aquatic areas adjacent to the shoreland area being developed will not be used to compute the lot area or density of the residential development.

(5) Pile dikes shall be sited and constructed in accordance with the standards for pile and dolphin installation, section S4.236.

(6) Fills shall be placed in accordance with the standards applying to fill activities, section S4.235.

(E) Floating residences within the John Day exception area as set out in the Comprehensive Plan must meet the following standards prior to issuance of a building permit:

- (1) Any new floating residence must have a DEQ approved sewage disposal system.
- (2) New floating residences must show an upland parking area off any public road right-of-way.
- ~~(3) New or reoriented floating residences must have an approved lease from the Division of State Lands to occupy the water surface.~~
- ~~(4) Alignment of floating residences shall be such that navigability on the river is hindered as little as possible.~~
- (5) Maximum building height shall be equivalent to that in the adjacent upland zone.
- (6) Any reorientation of an existing floating residence is subject to the four standards above (S4.217(B)(1)-(4)).
- (7) A distance of 25' is required between any portion of the floats of a new or reoriented floating residence and any existing floating residence.
- (8) Any new or reoriented floating residence shall be sited so that the longer dimension runs parallel with the shoreline.

Section 1.030 of the Land and Water Development and Use Ordinance should be amended to add the following definition:

FLOATING RESIDENCE: A dwelling unit which floats on a water body and is designed such that it does not come into contact with land except by a ramp. Floating residences may also be referred to as floating homes or houseboats. A floating residence is not equivalent to a duck shack or other similar recreational structure designed for temporary use. It is also not equivalent to a boathouse, designed for storage of boats.

AN EXCEPTION TO GOAL 16 PLACING AN AQUATIC AREA ADJOINING THE MARINE INDUSTRIAL SHORELANDS AT BRADWOOD INTO THE AQUATIC DEVELOPMENT DESIGNATION

BACKGROUND

This exception to Goal 16 places an aquatic area near Bradwood in the County's Aquatic Development Zone. The exception is to the Goal 16 management unit requirements for conservation management units and to the Goal 16 aquatic area designation criteria. The exception will allow for water-dependent industrial development of the Bradwood Marine Industrial tract. This industrial tract includes 40 to 50 acres of developable shorelands with 3,000 feet of Columbia River Estuary frontage. The eastern portion of this river frontage has relatively deep water near to shore and is in close proximity to the Columbia River navigational channel. Currently, there is an existing dock structure along the Columbia River shoreline and a mill pond which cuts into the interior of the industrial tract; the southern portion of the mill pond has been designated for Aquatic Development use in the past. This exception would place the remainder of the mill pond, including its entrance and an aquatic band adjoining the MI shorelands, into the Aquatic Development designation; this band will extend 400 feet out from the shoreline or to the -40 foot depth contour if that contour is closer than 400 feet from shore. The Aquatic Development band would stretch from the mill pond entrance to the upriver boundary of the MI Zone. These Aquatic Development expansions would provide for a more complete utilization of this water-dependent industrial tract by allowing for the following range of uses or activities: (1) filling of the old mill pond (2) lateral expansion of the existing dock or the construction of new docks along the Columbia River shoreline; (3) dredging to provide navigational access along the face of the existing dock and future new docks within the AD Zone.

This exception will not directly permit any new dock construction or new dredging projects in aquatic areas. Uses involving the construction of new dock facilities or dredging for new facilities will be reviewed on an individual basis by Clatsop County and affected state and federal agencies.

Factors that must be addressed for the exception are described in Oregon Administrative Rules, Chapter 660, Division 4, Sections 020 and 022. The specific exception criteria are listed in the following paragraphs, followed by appropriate findings.

FINDINGS

- A. *"Reasons justify why the state policy embodied in the applicable goals should not apply"*
[OAR 660-04-020(2a)].

New dredging and filling for water-dependent uses are permitted in development management units, but not in conservation management units. This policy protects estuarine resources in Conservation management units from adverse impacts associated with major estuarine alterations. It should not apply in this situation because the potential dredging activities will not result in major alterations to the estuary or create substantial adverse impacts. Additionally, the project site lacks many of the characteristics protected by the Conservation management unit.

The old mill pond area has silted in during recent years and its entrance has been partially blocked to navigation by an accidental sand spill that occurred during a pipeline dredging project on the main navigational channel. The Columbia River shoreline that adjoins the Aquatic Development area is a sandy shoreline that was created over 20 years ago as a channel dredging spoils disposal site. There is no established band of riparian vegetation along this shoreline.

The adoption of the Aquatic Development designation will not result in major estuarine alterations. The potential filling of the existing mill pond is the single largest identifiable alteration that may occur. If the mill pond were filled, a surface area of about 3 ½ acres (including the pond and entrance) would be impacted. About 2 ½ acres of this area is subtidal, ¼ acre is upland, and ¾ acre is intertidal wetland. The upland and intertidal areas are the result of the past dredged material sand spill at the entrance to the pond.

The mill pond cannot currently be utilized because of limited water depth and the dredge spoil spill blockage at the entrance to the pond.

The mill pond in its existing configuration effectively splits Bradwood into two separate developable parcels; (1) the existing dock and backup land upriver from the pond, and (2) the old Corps river sand disposal area downriver from the pond. Both parcels are about 20 acres in size. The pond both separates these potential development tracts and severely limits access between the two parcels. A narrow access road on the west side of the pond connects the two parcels. This access limitation would create problems for potential developments on the downstream parcel which needed to utilize the existing deep-draft dock.

The mill pond and its entrance remove valuable potential backup land from the center of the Bradwood Marine Industrial tract. The pond occupies about 200 feet in the center of the available 600 feet of backup land between the Columbia River shoreline and the railroad tracks to the west. This leaves narrow strips of land to the east and west that are difficult to efficiently utilize. The presence of the 3 ½ acre pond in the center of the site effectively removes 10 to 11 acres from use as backup land. The pond location also severely limits road and railroad access options to the downriver portion of the site.

Filling of the mill pond will significantly enhance the overall development potential of the Bradwood Marine Industrial tract. With the existing pond, Bradwood offers two small (20+ acres) separated development parcels with severe access limitations between the two sites. Filling of the 3.5 acre mill pond will allow adjoining narrow strips on both sides of the pond to be more efficiently utilized resulting in the addition of 10 - 11 acres of backup land. The pond fill will result in the creation of a 50 acre contiguous development tract and eliminate existing internal access restrictions.

Projected dock improvements to support a single (or multiple) water-dependent industrial use(s) could include any of the following combination of structures:

1. Reconstruction of the existing shoreside dock which has an approximate surface area of 150' x 500'; and
2. Construction of a secondary deep draft vessel dock of the same basic configuration downstream of the existing dock; and

3. Construction of a graving dock with an approximate size of 200' x 400' immediately downstream from the existing dock and perpendicular to the shoreline.

Reconstruction of the existing dock is permitted in the AD Zone. Basically this activity would involve placing a new deck atop the existing piling foundation. Dredging needs along the face of this dock would be minimal to existing self-scouring water depths relatively close to shore. This maintenance dredging would impact a subtidal area of about 1 ½ acres and involve an estimated 15,000 cubic yards of dredged material.

The construction of a secondary deep draft vessel dock would involve the placement of new support piling, construction of a dock deck and dredging along the face of the dock for navigational moorage. The piling would impact an area of about 1 ¾ acres (150' x 500'). Dredging would also impact an area of about 1 ¾ acres (150' x 500') and create an estimated 15,000 cubic yards of material.

Construction of a perpendicular graving dock would impact an intertidal area of about ¼ of an acre (200' x 50') and a subtidal area of about 1 acre (200' x 200') to provide navigational access into the dock. The graving area would largely utilize excavated uplands. Combined intertidal and subtidal dredging volumes are estimated at 40,000 cubic yards.

In relative terms all of the projected dredging volumes are comparatively small. During the summer of 1990, approximately 250,000 cubic yards of material was removed from a short section of the navigational channel to the immediate north of Bradwood.

Goal 16 describes areas appropriate for the Conservation management unit as:

"... areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture. They shall include tracts of significant habitat smaller or of less biological importance than those in (Natural management units) ..."

The Columbia River bankline along the band of the Aquatic Development is a sandy unvegetated shoreline that is partially riprapped. There is no established riparian vegetation along this river shoreline. The Aquatic Development area adjoins a medium sized water-dependent industrial development tract.

The involved area has not been the subject of any detailed biological studies and does not possess any known unique biological resources. It is not known to have any recreational significance. There are no aquaculture facilities in the area, nor are there any site characteristics that suggest its special suitability for aquaculture. Site characteristics suggest that it may have only limited habitat value. The existing mill pond may represent a fish habitat hazard by creating a tidal containment area that could trap fish during periods of extreme low tide.

Taking into account both the resources present at the project site and the types of areas appropriate for the Conservation management unit, it appears that the site may not be suited for inclusion in the Conservation management unit. The development designation will allow for filling of the mill pond which has a historic record of industrial use but which cannot now be utilized due to inadequate water depths and a blockage at its entrance. Filling of the mill pond will create a more useable contiguous tract of industrial land. The development designation will also allow for the continued use and (lateral extension if needed) of the existing riverside dock at Bradwood.

For these reasons, Clatsop County concludes that the Goal 16 policy prohibiting dredging in Conservation management units should not apply in this case.

B. *"Areas which do not require a new exception cannot reasonably accommodate the proposed use"* [OAR 660-01-020(2b)].

The Bradwood Marine Industrial tract has a combination of features which make the site unique to Clatsop County. There are no other comparable water-dependent industrial development sites within the County. The Bradwood Marine Industrial tract can be characterized by the following list of features:

- (1) Located at River Mile 39.
- (2) Within 1,000 feet of Columbia River channel.
- (3) Self-scouring water depths of 30 to 40 feet close to shore.
- (4) Direct railroad access.
- (5) 40 to 50 acres of developable backup lands.
- (6) Single ownership.
- (7) Dredged material disposal and mitigation areas on-site.
- (8) Relatively isolated location.
- (9) Existing dock structure.
- (10) Rock source on-site for site development needs that also has commercial development potential.

There are no alternative water-dependent industrial development sites in Clatsop County which possess the same combination of physical features. Of particular significance, there are no other sites in the County with developable backup land and both deep water access and rail access.

Other potential water-dependent industrial development sites within Clatsop County include three Marine Industrial sites in the unincorporated portion of the County; the Port of Astoria docks, north Tongue Point, and south Tongue Point within the Astoria Urban Growth Boundary; and the East Bank Skipanon, West Bank Skipanon, and Tansy Point sites within the Warrenton Urban Growth Boundary. The three MI sites in the unincorporated portion of the County are all located on either the Lewis and Clark River or Youngs River. Each of these sites are relatively small, have only shallow depth water access and nonrail access. The Port of Astoria docks and backup lands are committed to existing industrial uses. North Tongue Point is committed to an auto import facility and has water access that is limited by a 25 foot channel depth. South Tongue Point has the same channel depth access limitations as North Tongue Point and will require an exception for future dock access and turning basin dredging. All of the sites within the Warrenton Urban Growth Boundary lack rail access. Both the East Skipanon and the West Skipanon sites have limited developable areas due to wetland constraints and will require an exception to provide deep water access to the industrial shorelands. Tansy Point is committed to an existing water-dependent industrial use.

There are no available Marine Industrial sites within Clatsop County which could accommodate a general purpose deep draft dock and associated shoreland support facilities. Areas which do not require an exception cannot reasonably accommodate the proposed water-dependent industrial uses.

C. *"The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site ... are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception ..." [OAR 660-04-020(2c)].*

The consequences of three general activities need to be considered in applying this standard. These activities are pond filling, dock front dredging and new dock construction.

(1) Environmental Consequences

The filling of the mill pond would impact about 2 ½ acres of subtidal area and ¾ of an acre of intertidal area. The subtidal area is the silted floor of the old mill site log pond. The intertidal area was created by the accidental sand spill from a Corps of Engineer's channel dredging project. Emergent wetland vegetation has established itself on this intertidal sand spill. On-site mitigation will be required in the form of wetland habitat creation to compensate for the loss of these intertidal areas. The mill pond has low habitat values and may currently create a tidal containment area that could trap fish during periods of extreme low tide. The pond has no in-flowing streams and is only flushed by tidal action.

Dredging along the face of the existing dock would impact up to 1 ½ acres of subtidal area. Dredging along the face of a lateral extension of the existing dock or a new dock would impact a similar subtidal area. Graving dock dredging would impact a ¼ acre intertidal area and a 1 acre subtidal area. The major identifiable environmental consequences of the proposed dredging are temporary, localized disruption of fauna in the water column and temporary localized turbidity. The water column impacts will only be temporary and these organisms are expected to reestablish themselves after the dredging work is completed. Turbidity will increase during the periods of dredging activity. Dredge volumes along the dock areas would be minimal due to existing deep water and the close proximity of the navigational channel. The self-scouring river characteristics will also reduce the frequency and volume of future maintenance dredging at this site.

Additional dock construction along the Columbia River shoreline at Bradwood would have limited environmental consequences because of two site characteristics - the dock would front upon a sandy dredge spoils shoreline without impacting any established riparian vegetation and the size of the overall dock would be minimized due to the close proximity of deep water to the shorelands.

In relative terms, the environmental consequences resulting from the proposed activities at Bradwood are not substantially different from those that might be expected at other sites requiring an exception. Because the involved dock dredging areas front on relatively deep water, the anticipated dredging volumes would be somewhat less than those typically expected at other sites.

(2) Economic Consequences

Filling costs, dredging costs, dock construction costs and mitigation costs are the four economic consequences that have been identified in association with the proposed activities.

Dredge spoils on an old dredged material disposal site to the immediate west of the mill pond are available for the filling of the pond. The existing of this favorable borrow source will promote the cost-effective filling of the pond. Dredging costs are a function of the volume of material to be removed, the method of removal and the method of disposal.

The costs of dredging along the face of the existing and expanded shoreside docks would be comparatively low because of the limited volumes involved and the availability of adjoining upland disposal areas.

Dock construction costs would be comparatively low because of relatively deep self-scouring water depths close to shore. This will minimize the area of dock required to bridge the distance from the shoreline to easily maintainable deep water. The exception will also provide for dredging along the face of the existing dock structure; this will allow for a fuller utilization of an existing facility which is more cost effective than constructing new docks at other locations.

Mitigation costs will be relatively low because on-site mitigation lands are available under the same property ownership.

Comparatively low filling and dredging costs, limited dock area needs, and available on-site mitigation areas all reduce the expected economic impact at this site.

Economic consequences arising from the use of this site are not significantly different from the concedes expected from the use of other sites requiring an exception.

(3) Social Consequences

The social consequences of the proposed activities are difficult to identify and quantify. The exception will provide for the development of certain facilities in aquatic areas which would be utilized in conjunction with shoreland industrial activities. The overall industrial use would be conducted on lands that have been designated for industrial use. This site was the location of a large and active sawmill and shipping dock for a number of years. The site is relatively isolated with the closest residences being down river more than one mile at Clifton and across the river at a distance of about ½ mile on Puget Island. The site is visible from Puget Island but not Clifton. A commercial rock quarry has been approved on lands adjoining the west boundary of the MI Zone. Noise and air quality concerns associated with the overall land use will be handled through the County and State permit process. Visual impacts will be minimized by County screening requirements.

Because of Bradwood's relative isolation, the social consequences resulting from the uses associated with the proposed activities area not substantially different from those that might be expected at other sites requiring an exception. The residents of Puget Island on the north side of the river channel will view development of the Bradwood site. These view impacts will be mitigated through County screening requirements. These residents will have to accept certain social impacts that are associated with the eventual utilization of designated water-dependent industrial site which is an economic asset of Clatsop County.

(4) Energy Consequences

Dredging activities are the only form of energy-related consequence that has been identified in conjunction with the proposed activity. Comparatively low dredge volumes and the availability of on-site disposal areas have been noted above. These two factors will reduce the energy consumption associated with dredging as compared to other sites. The energy consequences resulting from the proposed activities are not significantly different from those that might be expected at other sites requiring an exception.

The long-term environmental, economic, social and energy consequences resulting from the proposed activities as proposed are not significantly more adverse at the proposed site than they would be at other possible project locations requiring an exception.

- D. *"The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts" [OAR 660-04-020 (2d)].*

The owner of the Bradwood industrial tract owns all adjacent shorelands. A commercial rock quarry is located on his ownership adjoining the south boundary of the Marine Industrial tract. Rock from this quarry will be transported by barge from the site. Accordingly, the proposed activities and the existing quarry are compatible uses. The Columbia River adjoins to the northeast. The proposed activities will provide for navigational access and shipping uses that are similar to uses that occurred at the site for more than a century. The navigational channel is located about 1,000 feet from the shorelands at Bradwood and the proposed activities would in no way hinder navigation within the established channel. The proposed activities are compatible with existing adjacent land uses.

Ord 81-7, 30 Dec 1981

44-563-1010
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AN EXCEPTION TO PERMIT A WETLANDS/MARSH WASTEWATER TREATMENT

SYSTEM IN AND ADJACENT TO THE ECOLA CREEK ESTUARY

Description of the proposed action

The construction of a wetland/marsh wastewater treatment system within and adjacent to the Ecola Creek estuary, directly east of Highway 101 and the existing Cannon Beach sewage treatment lagoons (see attached drawing). The marsh, consisting of about 15 acres, would provide tertiary sewage treatment capacity during the summer months.

An exception is being taken to that portion of the estuarine resources goal which state that, "dredge, fill or other reduction or degradation of these natural values by man shall be allowed only:

- 1) if required for navigation or other water dependent uses that require an estuarine location,..."

The major elements of the project that involve alteration of the estuary are:

1. The construction of a portion of a perimeter dike across a drainage channel that connects with Ecola Creek.
2. Facing of the water-ward perimeter of the dike with rip-rap.
3. The construction of a discharge point allowing effluent treated in the wetland/marsh treatment system to enter the drainage channel east of highway 101.

An exception is also being taken to that portion of the coastal shorelands goal which state that "major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources, and historical archaeological sites shall be protected". The site provides significant wintering habitat for a herd of 18 to 20 Roosevelt elk.

The major elements of the project that involve possible impact on this significant habitat are:

1. construction of a perimeter dike, to an elevation of 11' to 11½' M.S.L. of the northeast and south sides of the proposed treatment area; and
2. Pumping prechlorinated effluent from the City's stabilization ponds into the wetland/marsh area in the southern portion through a number of inlets; and
3. Construction of internal baffles for controlling flows of introduced effluent.

Need

Sewage treatment in Cannon Beach is presently provided by a three-celled stabilization pond system. During the winter months the plant operates well below design capacity and discharges chlorinated effluent into Ecola Creek in conformance with both present and anticipated future winter effluent limitations established by the Department of Environmental Quality. During the summer, however, the plant operates near or in excess of design capacity and effluent quality exceeds the more stringent summer discharge limitations. Because the present sewer system cannot meet the summer effluent discharge standards, the Department of Environmental Quality is requiring that the City upgrade its wastewater treatment facility.

Alternatives

1. Alternative Treatment Systems.

There have been three studies conducted to evaluate alternative wastewater treatment systems: CH2M-Hill Inc. "Wastewater Facilities Plan-City of Cannon Beach," 1976, and CH2M-Hill Inc. "Supplement to Wastewater Facilities Plan-City of Cannon Beach," 1977; KCM "Development and Evaluation of Alternative Wastewater Treatment Schemes-City of Cannon Beach Facilities Plan Addendum," 1978; and KCM "Development and Evaluation of Wetlands/Marsh Wastewater Treatment System, Facilities Plan Addendum No. 1", 1981.

The 1976 study evaluated numerous alternatives. Their advantages and disadvantages are summarized in Table 1. Three main alternatives were focused on: chemical treatment, isolation ponds and ocean out-fall. Their advantages and disadvantages are summarized in Table 2. Ocean disposal was rejected primarily because of high cost and question about technical feasibility. The main reasons for rejecting the chemical treatment alternatives were cost, the difficulty of operating sophisticated equipment by a small town, and the disposal of sludge. Phase isolation ponds' major disadvantages were found to be its requirement for an extensive land area and its experimental nature. A similar system later proved unsuccessful in Ontario, Oregon.

Subsequently an evaluation of a biological treatment plant (activated sludge) was made. This system was found to have major problems involving high cost, disposal of sludge and the aesthetic implications of converting existing settling ponds to sludge holding ponds. These were felt to outweigh the advantage of the known reliability of this most conventional of sewage treatment methods.

Based on the City's dissatisfaction with the presented alternatives, a third study examining systems that required low amounts of energy that were non-mechanical in nature was made. This is consistent with the 1977 Federal Clean Water Act amendments which encourage innovative systems. Three systems were investigated; a marsh system, a marsh/aquaculture system, and an intermittent sand filtration system. The selected alternative was the marsh system.

The major advantages of this system were found to be: the lowest cost of all systems reviewed, little consumption of energy, and no sludge to be disposed of. The major disadvantages were short-term environmental disturbances resulting from conversion of the present wetland to an artificial marsh, the potential loss of elk wintering habitat, and introduction of new plant species.

Because of State and Federal resource management agency's concerns about the possible impact of the artificial marsh system on the elk wintering habitat and the effects of introducing non-native plants, a fourth study was prepared. This study further reviewed alternatives that would use a natural filtration system and would meet expressed resource management agency concerns. Three alternatives were examined. A natural wetlands system utilizing 100% natural overland flow through the existing wetlands. This alternative would require 40 acres. Second, development of a semi-natural wetland/marsh system which would rely on 50% natural over land flow 50% controlled flow. This alternative would require 25 acres. The third alternative was development of a wetlands/marsh system utilizing an internal baffle system through the entire treatment area to maintain controlled flows and treatment. This alternative would require 15 acres.

The third alternative was selected because the highest degree of treatment could be achieved through the most completely controlled wetlands/marsh system and because the overall wetlands impact would be minimized through the use of the least amount of wetland area.

2. Alternative sites

In addition to the proposed site, other marsh treatment site alternatives have been investigated. An alternative "wetland" site located between the present sewage lagoons and Spruce Street was

located. This site had the advantage of being in closer proximity to the existing sewage treatment facility. Its disadvantages were insufficient land area, the possible loss of the area's important flood retention capability with regard to the town center, and its use as an elk wintering area. The disadvantages were found to substantially outweigh the advantages. Higher upland sites were not considered desirable because of the accepted engineering practice of locating sewage treatment facilities at as low an elevation as possible.

3. Design alternatives within the selected site

The proposed wetlands/marsh treatment system uses Highway 101 as the dike on the west side of the treatment system. A design alternative considered was to build a dike parallel to Highway 101 just enough to the east that the northern dike would not have to cross the drainage channel entering Ecola Creek. This alternative was not selected for two reasons.

First, a primary concern of federal resource management agencies was that the development of the system minimally disrupt the fresh water wetland that functions as elk wintering habitat. The construction of a second dike, parallel to Highway 101, would disrupt substantially more habitat than would the alternative using Highway 101 as the western dike. Second, it is estimated that the construction of a parallel dike would raise overall system construction cost by \$100,000.-\$125,000.

Environmental Consequences

The area enclosed by the dike would be altered by felling of trees in the dike/baffle areas and changes in hydraulics resulting from construction of the dikes. Trees would be cut within those areas occupied by the alder/spruce community and the western portion of the spruce/elderberry community.

Felling trees, especially the older and larger spruce, alder, and maple, where dikes and baffles are constructed, would reduce cover for a variety of wildlife, roughly in proportion to the acreage disrupted. Flycatchers, warblers, kinglets, wrens, both chickarees and grey squirrels, racoons and many other birds and mammals utilize this habitat. The construction of perimeter dikes enclosing the wetlands area would result in some vegetation and wildlife habitat being destroyed or disrupted.

The increase in water levels in the wetlands/marsh area would result in:

- a) Changes in the wildlife community with more aquatically oriented species increasing in population at the expense of other coastal forest and brush inhabiting species.
- b) The twinberry and other vegetation, including alder and spruce, will likely die off, sedges and emergent species would increase in populations.
- c) The developed wetlands/marsh area would likely have less diversity in plant and animal communities than the existing wetlands. Less mobile animals, such as small rodents, frogs, and salamanders, could be killed during construction of the Cannon Beach system. During the operational phase, these aquatic organisms, along with herons and waterfowl, should quickly repopulate the marsh.

The wildlife community would change with more aquatically oriented species such as ducks, rails, and herons, muskrat and marsh shrews increasing in population at the expense of other coastal forest and brush inhabiting species including flycatchers, warblers, kinglets, song sparrows, bobcats and coyote. Because elk feed on slough sediments, the increase in water levels would likely result in a decrease in elk wintering habitat.

Most of the lengths of dike would not be high enough to prevent significant alk movement. No endangered or threatened wildlife or plants are known to exist on the project site.

The construction of perimeter dikes and baffles may result in temporary degradation of water quality due to increases in turbidity from erosion and siltation processes.

Ecola Creek water quality would be improved during the summer months with the discharge of a higher quality effluent. Probably greater phosphorus and nitrogen removals would be achieved by the wetlands/marsh system than by conventional treatment.

Depending on Ecola Creek flow and DO levels, the organic content and consequent BOD₅ of the effluent from the marsh system (10 mg/l) could cause a localized area of relatively low DO levels near the outfall structure during summer months. It is anticipated that quick mixing with the creek water would minimize any effects from low DO levels. Recommended level for salmonid populations is above 5 ppm. Tidal actions affecting Ecola Creek in this area would also act to dissipate effluent twice daily.

Changes in hydraulics would result from the dike diverting runoff, mainly from south of the site during the summer, and the introduction of secondary wastewater effluent. Winter runoff from south of the site would continue through the site through a flood structure located on the south. A channel would route this runoff around the dike to Ecola Creek during the summer. The three flood structures, situated along the eastern dike, would allow winter flood water to flow through the site if desirable for flushing. High flood waters of over 12-13 feet MSL in elevation would spill over the dike into the marsh pond and out the outlet structure. The flooding would be unlikely to disturb the slough sedge, a rhizomatous perennial, which is well rooted and adapted to flooding (and is indeed, subjected to periodic flooding now).

The creek's fish resources should be positively affected through and improvement in water quality.

This method of treatment does not create sludge that must be disposed of.

The project will be designed to minimize any adverse impacts, this will be ensured through the State/Federal Permit process.

The project includes the filling of between 1,000-1,500 square feet of estuarine surface area. This loss of estuarine surface area is judged to be of minimal significance. First, because of the small portion of the total estuarine surface area that is being filled. Secondly, because the area to be filled does not consist of habitat that contribute significantly to the productivity of the estuary. The area does not include major tracts of salt marsh, tideflats and seagrass/algae beds (the criteria for natural estuarine management units) nor does it include smaller tracts of salt marsh tideflats, seagrass and algae beds and oyster and clam beds (the criteria for conservation estuarine management units). The project includes a small alteration of estuarine area and thus may require mitigation as defined by O.R.S. 541-6.05-541.665. Whether mitigation will be required will be determined by the Division of State Lands in the permitting process.

Economic, Social and Energy Consequence

The wetlands/marsh system is the least expensive of all alternative treatment systems and will provide the most significant improvement in water quality.

... of the ... of ... will ... knowledge about this type of ... wastewater treatment ...

An archaeological survey established the existence of a previously undocumented archaeological site approximately 25 meters south of Ecola Creek, approximately 100 meters east of Ecola Creek bridge on Highway 101. The proposed design avoids any construction activity in this area. If construction is planned on or near the locality, archaeological testing will be undertaken to determine the significance of the site.

Compatibility

The immediately adjacent areas are presently vacant. The existing City wastewater treatment plant is located west of the site, across Highway 101. The Cannon Beach Comprehensive Plan and the Cannon Beach Zoning Ordinance designate the area to the South as Residential-Alternative Mobile Homes. This is a residential zone which permits conventional built housing and mobile homes. No conflicts between the artificial marsh and residences are foreseen. The area to the southeast is designated by both the Clatsop County and Cannon Beach Comprehensive Plans and Zoning Ordinances as Residential Very Low Density. This is a holding zone inside the City's urban growth boundary permitting single family residences on 1 acre lots. When sufficient City services become available such areas may annex into the City and request higher density residential zoning. No conflicts between the artificial marsh and either low density or higher density residences are foreseen.

The Ecola Creek estuary has been classified by both Cannon Beach and Clatsop County as a conservation estuary. Furthermore, because Ecola Creek is small it functions more as a tidal stream than an estuary. There are no areas within Ecola Creek that meet the Goal #16 criteria for natural management units (i.e. major tracts of salt marsh, tideflats and seagrass/algae beds) therefore, there are no natural management units within Ecola Creek. The purpose of a conservation estuary and estuary management units is to provide for long-term uses of available resources that do not require major alteration of the estuary. The wetlands/marsh is compatible with this intent. The wetlands marsh system represents a long term use of available resource. With the wetlands, both estuarine and fresh-water, being the available resource. The diking of approximately 1,500 square feet of the estuary is a minimal alteration of the estuary. The project will not preempt any other anticipated or foreseeable water-dependent use.

The design of the treatment area's periphery is such that it will minimize the impact on the continued use of the area as elk-wintering habitat.

Conclusions

There is a need for the City of Cannon Beach to upgrade its wastewater treatment plant. The proposed wetlands/marsh treatment system and its location is the alternative selected after more than four years of study and the evaluation of numerous alternatives. The design alternatives selected is the one with the minimal impact of elk wintering habitat and has the least cost. The environmental, social, economic and energy consequences of the project are acceptable. The project will ... the existing elk wintering habitat and the ... of the surrounding area.

TABLE 1

ALGAE REMOVAL FROM WASTEWATER TREATMENT PLANTS

104-508-1015

Treatment Method (References*)	Advantages	Disadvantages
Chemical Coagulation with Settling (1,2,3,11,14,15)	<ol style="list-style-type: none"> 1. Consistent effluent quality 2. Simple mechanical operation 3. Flexible process control 4. Considerable test data 	<ol style="list-style-type: none"> 1. Requires attention to chemical addition for process control 2. Possible natural flotation of algae 3. Need to add filtration to assure 10/10 effluent quality 4. Dilute sludge produced
Chemical Coagulation with Flotation (1,4,6,18)	<ol style="list-style-type: none"> 1. Consistent effluent quality 2. Flexible process control 3. Concentrated sludge produced 4. Considerable test data 	<ol style="list-style-type: none"> 1. More complex mechanical operation 2. Requires attention to chemical addition and flotation variables for process control 3. Need to add filtration to assure 10/10 effluent quality
Mixed-Media Filtration (6,15)	<ol style="list-style-type: none"> 1. Consistent effluent quality 	<ol style="list-style-type: none"> 1. Need to precede by chemical coagulation and settling (or flotation) to prevent rapid headloss buildup in filter 2. More complex mechanical operation
Sand Filtration (7,8)	<ol style="list-style-type: none"> 1. Simple mechanical operation 2. Consistent effluent quality 3. Considerable test data 	<ol style="list-style-type: none"> 1. Tested process only for low algae concentrations 2. Labor-intensive operation to clean and replace sand 3. Wet climate may require covered filter area
Rock Filtration (9,10)	<ol style="list-style-type: none"> 1. Simple mechanical operation 2. Considerable test data 	<ol style="list-style-type: none"> 1. Inconsistent effluent quality 2. Untested process for high algae concentrations
In-Pond Chemical Coagulation and Settling (5,15)	<ol style="list-style-type: none"> 1. Simple mechanical operation (motorboat application of chemicals) 	<ol style="list-style-type: none"> 1. Inconsistent effluent quality 2. Not possible to control process once chemicals are added 3. Only tested once
Isolated Algae Removal Pond (Phase Isolation) (16)	<ol style="list-style-type: none"> 1. Simple mechanical operation 2. Full scale system in operation 	<ol style="list-style-type: none"> 1. Relies upon natural algal precipitation; process control not possible 2. Additional large pond area required for adequate detention
Microscreening (1,2)	<ol style="list-style-type: none"> 1. Simple mechanical operation 	<ol style="list-style-type: none"> 1. Inflexible process control 2. Unreliable process on single-cell algae 3. May need to precede by chemical coagulation

*References are listed in Appendix 2.

TABLE 2
SUMMARY OF ALTERNATIVE EVALUATION

508
508 910

<u>Alternative</u>	<u>Major Advantage</u>	<u>Major Disadvantage</u>
ENGINEERING EVALUATION		
1A and 1B (Chemical Treatment)	Well demonstrated treatment system for algae removal.	Pilot testing required to determine best sludge dewatering method.
2 (Isolated Ponds and Future Chemical Treatment)	Requires least attention to additional treatment process.	Pilot testing required to determine isolated pond performance.
3 (Ocean Outfall)	No additional treatment process to control.	Permanence of outfall pipe installation is uncertain.
ENVIRONMENTAL EVALUATION		
1A and 1B (Chemical Treatment)	Retains maximum buffer zone around plant site.	Uses considerable amounts of chemicals and requires sludge disposal.
2 (Isolated Ponds and Future Chemical Treatment)	May delay requirement for chemical treatment.	Uses large land area and leaves minimal buffer zone around plant site.
3 (Ocean Outfall)	Uses least amount of natural resources and energy.	More disruption of community during construction.
ECONOMIC EVALUATION		
1A and 1B (Chemical Treatment)	Process combinations could reduce capital costs.	Highest O&M costs.
2 (Isolated Ponds and Future Chemical Treatment)	Lowest overall present worth, and amenable to staging.	Capital costs will increase if must be purchased.
3 (Ocean Outfall)	Lowest O&M costs.	Highest overall present worth.

GENERAL MODIFICATIONS

- A. MAIN PUMP STATION IMPROVEMENTS
- B. LAGOON PIPING & SITEWORK
- C. LAGOON AERATION
- D. CHLORINE CONTACT CHAMBER
- E. PONDS 2&3-SLUDGE REMOVAL

OREGON COAST HIGHWAY

BAFFLES

MONITORING
STATION

SINGLE
DISCHARGE

12" ϕ FORCE MAIN

PUMP STATION /
CONTROL BUILDING

EXISTING OUTFALL PIPE

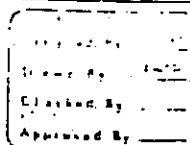
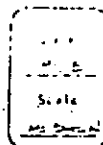
CHLORINE CONTACT
CHAMBER

EXISTING EFFLUENT
CONTROL BOX

ECOLA
CREEK



Kearney, Chin & Mayo, Inc.
Consulting Engineers, Landscape Architects, Planners
2755 Twelfth Street, Salem, Oregon 97302
Phone (503) 570-6554



WETLANDS / MARSH TREATMENT SYSTEMS (4 TOTAL)

DESCRIPTION:

PORTIONS OF THE
FOLLOWING LOTS
AS NOTED IN THE
1981 ASSESSORS
RECORDS OF CLATSOP
COUNTY

WETLANDS / MARSH
TREATMENT SYSTEM

MULTIPLE PORT
INFLUENT

BORED CASING

T5N R10W
Tax lots
2500, 2600
T5N R10W 20
Tax lot 200
T5N R10W 20
Tax lot 100

STATE HIGHWAY
BOUNDARY LINE

POND 1
(EXISTING)

EXISTING INFLUENT
FLUME

AERATION BASIN



SCALE: 0 50 100 200 300 FEET

Goal 2

Exceptions

Goal 18 Beaches and Dunes

Provision - Permits for beach front protection structures shall be issued under ORS 390.605-390.770, only where development existed on January 1, 1977.

a.) Why these other uses should be provided for;

The County wishes to allow continued development in the Arch Cape area (see map). Also see committed and built exception and coastal shoreland exception. There currently exist 24 beach front protective structures out of approximately 107 ocean front lots in the area. The existing beach front protective structures are interspersed with existing development consisting of about 66 dwellings. This area has been platted since the early 1920's. Approximately one-third of the existing structures are over 30 years old. The properties within this exception area are served by sewer through the Arch Cape Sewer District and water through the Arch Cape Water District. Both private and public roads provide access to the ocean front lots. The exception is needed to protect public and private investment. By permitting additional beach front protective structures for structures built after 1977 or in the future it will enable property owners to utilize their property similar to their neighbors.

b.) What alternative locations within the area could be used for the proposed uses;

Public services already exist in the area, i.e. sewer, water and roads. Clatsop County prefers to protect the public and private investments made and does not wish to encourage beach front protective structures and public facilities in other areas.

c.) What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;

Environmental - If additional beach front protective structures are permitted a small loss of flora and fauna will occur. This area has not been identified as a significant wildlife habitat area. Therefore, no significant wildlife will be lost. Through use of the State of Oregon criteria for approving (or denying) permit requests, it will be assured that permits issued will result in a minimal amount of environmental effects.

Economic, Social and Energy - If the exception is not taken, erosion over time may weaken the existing beach front protective structures, erode adjacent unprotected property and jeopardize the roads, sewers, water lines and structures in the area. Not permitting additional beach front protective structures may result in accelerated erosion in areas not permitted protection. Through the exception the County is encouraging continued development of an area where facilities already exist, and protecting property with and without structures from being damaged.

There are no known archaeological or historical sites in the exception area.

- d.) A finding that the proposed uses will be compatible with other adjacent uses.

The upland adjacent areas are presently platted and in numerous ownerships. The Clatsop County Comprehensive Plan designates the area as a Development (Rural Service Area) area. The Clatsop County Land and Water Development and Use Ordinance Map designates the area as Rural Service Area - Single Family Residential (RSA-SFR). This is a residential zone which permits conventional built housing. No conflicts between the beach front protective structures and the residences is foreseen.

Conclusion: There is a need for Clatsop County to permit additional beach front protective structures on existing parcels and future parcels. The exception will protect existing property, structures and public utilities and facilities. Permitting additional beach front structures will reduce the need for beach front protective structures in other areas. The environmental, social, economic and energy consequences of the project are acceptable. Additional beach front protective structures will be compatible with the existing and proposed development of the area.

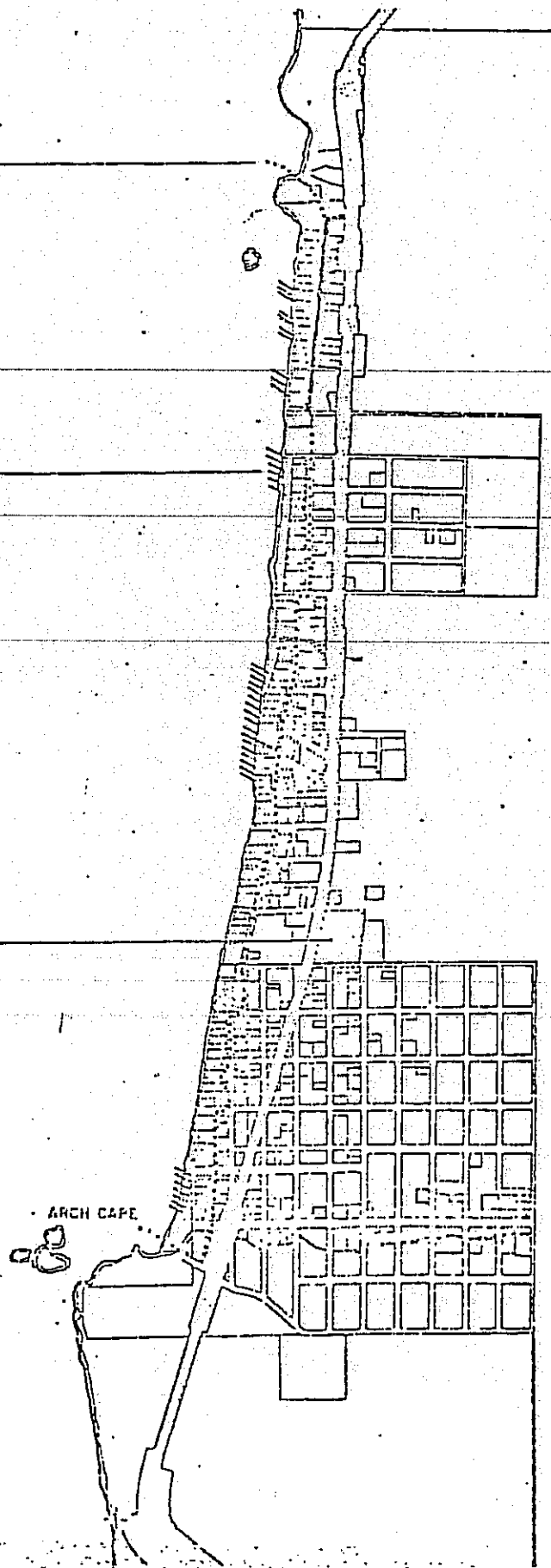
EXCEPTION TO BEACHES & DUNES GOAL NO. 18

Area of Exception

Rip Rap

Improved Lots

ARCH CAPE

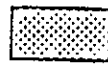


MAP OF EXCEPTION AREA

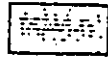
SURF PINES 800-515

T.7N. R.10W. SECTIONS 16, 21, 28.

CLATSOP COUNTY, OREGON.



A ZONE



SA ZONE — EXCEPTION AREA



SURF PINES

NEACOXIE LAKE

WEST L.

CULBERTSON LAKE

101

Exception to Goals 3 and 4 for Agricultural Land Within the Miles Crossing - Jeffers Gardens Rural Community

03 December 2002
Amended August 2003 Ordinance 03-10

1. Summary

This document contains findings justifying an exception to Statewide Planning Goals 3 and 4. An exception is needed to include agricultural land within the proposed boundaries of the Miles Crossing - Jeffers Gardens rural community; and to allow non-agricultural uses and densities in the exception area. Miles Crossing - Jeffers Gardens rural community covers about 860 acres. Most of this land was subject to an exception adopted by Clatsop County in 1982. Also included within the proposed rural community boundary are 33 tax lots covering about 250 acres in Clatsop County's Exclusive Farm Use (EFU) zone. Additionally, about eight acres of undeveloped public street right-of-way in the EFU zone is included within the proposed rural community boundary. A total of about 258 acres of land in the EFU zone are included in this exception.

Oregon Administrative Rules (OAR) chapter 660, division 22, contains rules and requirements governing the establishment of rural communities. Including farm or forest land within rural community boundaries is prohibited except under relatively narrow circumstances (OAR 660-022-0020 (3) and (4)). Clatsop County is taking this exception to the agricultural lands goal (statewide planning goal 3) and the forest lands goal (statewide planning goal 4) for about 258 acres of EFU-zoned land within the proposed rural community boundary. These lands will then meet the criteria in OAR 660-22-20(3)(a), allowing exception areas to be included in rural communities.

Exceptions to the statewide planning goals are governed by ORS 197.732; OAR 660-04; and statewide planning goal 2. This document includes findings as required under these statutes and administrative rules.

2. Exception Requirements

2.1 Statewide Planning Goals

This exception is taken to statewide planning goals 3 and 4.

Statewide planning goal 3 addresses agricultural lands. The goal is "To preserve and maintain agricultural lands." Land included in this exception has been designated in Clatsop County's acknowledged comprehensive plan as agricultural land, and placed in the County's EFU zone. This proposed exception is to statewide planning goal 3. Exceptions to goal 3 are authorized under OAR 660-04-10(1)(a).

Statewide planning goal 4 addresses forest lands. The goal is:

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

The subject property is not designated as forest land in the County's comprehensive plan, nor is there any evidence that it qualifies as forest land under statewide planning goal 4. Nonetheless, this goal exception includes an exception to goal 4 to allow uses and densities not allowed on forest lands under statewide planning goal 4. Exceptions to goal 4 are authorized under OAR 660-04-10(1)(b).

The proposed exception area includes resources and features covered by other statewide planning goals, such as wetlands (goals 5 or 17); riparian corridors (goal 5); fish and wildlife habitat (goal 5); floodplains (goal 7); transportation facilities (goal 12); public facilities and services (goal 11); housing (goal 10); and estuarine shoreland areas (goal 17). This goal exception does not exempt the subject property from the requirements of these other statewide planning goals.

2.2 Exception Criteria

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. Exceptions to the statewide planning goals are authorized under ORS 197.732, OAR 660-04, and statewide planning goal 2. Exception requirements are described below.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions:

- a "physically developed" exception (ORS 197.732(1)(a));
- an "irrevocably committed" exception (ORS 197.732(1)(b)); and
- a "reasons" exception (ORS 197.732(1)(c)).

This proposed exception is a reasons exception. ORS 197.732(1)(c) contains requirements for a reasons exception:

(1) A local government may adopt an exception to a goal if:

(c) The following standards are met:

(A) Reasons justify why the state policy embodied in the applicable goals should not apply;

(B) Areas which do not require a new exception cannot reasonably accommodate the use;

(C) The long term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Statewide Planning Goal 2 establishes requirements for exceptions. Part II(c) is applicable to this proposed reasons exception, and is identical to ORS 197.732(1)(c), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's

comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal. (OAR 660-04-000(2))

An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:

(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;

(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and

(c) Complies with the provisions of this Division. (OAR 660-04-05(1))

OAR 660-04-20(2) establishes detailed requirements for a reasons exception:

(1) If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.

(2) The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:

(a) "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;

(b) "Areas which do not require a new exception cannot reasonably accommodate the use":

(A) The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for the use, which do not require a new exception. The area for which the exception is taken shall be identified;

(B) To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:

(i) Can the proposed use be reasonably accommodated on nonresource land that would not require an exception, including increasing the density of uses on nonresource land? If not, why not?

(ii) Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to nonresource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?

(iii) Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?

(C) This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A detailed evaluation of specific alternative sites is thus

not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.

(c) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

(3) If the exception involves more than one area for which the reasons and circumstances are the same, the areas may be considered as a group. Each of the areas shall be identified on a map, or their location otherwise described, and keyed to the appropriate findings.

OAR 660-04-22 lists reasons needed to justify an exceptions under goal 2, part II(c). Those pertaining to this exception include:

An exception Under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not allowed on resource lands are set forth in the following sections of this rule:

(1) For uses not specifically provided for in subsequent sections of this rule or OAR 660, division 014, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:

(a) There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and either

(b) A resource upon which the proposed use or activity is dependent can be reasonably obtained only at the proposed exception site and the use or activity requires a location near the resource. An exception based on this subsection must include an analysis of the market area to be served by the proposed use or activity. That analysis must demonstrate that the proposed exception site is the only one within that market area at which the resource depended upon can reasonably be obtained; or

(c) The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.

(2) *Rural Residential Development:* For rural residential development the reasons cannot be based on market demand for housing, except as provided for in this section of this rule, assumed continuation of past urban and rural population distributions, or housing types and cost characteristics. A county must show why, based on the economic analysis in the plan, there are reasons for the type and density of housing planned which require this particular location on resource lands. A jurisdiction could justify an exception to allow residential development on resource land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area.

(3) *Rural Industrial Development:* For the siting of industrial development on resource land outside an urban growth boundary, appropriate reasons and facts include, but are not limited to, the following:

(a) *The use is significantly dependent upon a unique resource located on agricultural or forest land. Examples of such resources and resource sites include geothermal wells, mineral or aggregate deposits, water reservoirs, natural features, or river or ocean ports; or*

(b) *The use cannot be located inside an urban growth boundary due to impacts that are hazardous or incompatible in densely populated areas; or*

(c) *The use would have a significant comparative advantage due to its location (e.g., near existing industrial activity, an energy facility, or products available from other rural activities), which would benefit the county economy and cause only minimal loss of productive resource lands. Reasons for such a decision should include a discussion of the lost resource productivity and values in relation to the county's gain from the industrial use, and the specific transportation and resource advantages which support the decision.*

These requirements are addressed in the following sections.

3. Findings

3.1 Reasons justify why the state policy embodied in the applicable goals should not apply (OAR 660-04-20(2)(a))

This section sets forth the facts and assumptions for determining that state policy embodied in goals 3 and 4 should not apply to the exception area. The exception area includes about 258 acres. Specific properties are listed in Appendix A. This section also explains why the proposed uses require a location on resource land.

The state policy embodied in goal 3 is found in ORS 215.243 and 215.700:

Agricultural land use policy. The Legislative Assembly finds and declares that:

(1) *Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.*

(2) *The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.*

(3) *Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm*

and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.

(4) *Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones.* (ORS 215.243)

The state policy embodied in goal 4 is found in the text of statewide planning goal 4:

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture. (Statewide planning goal 4)

The state policy embodied in these goals should not apply to the proposed exception area for the following reasons:

- Land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state. This is addressed in subsection 3.1.1, starting on page 6. Including the proposed exception area in the Miles Crossing Sanitary Sewer District is more cost-effective with respect to sewer service than excluding the proposed exception area. This is explained in subsection 3.1.2, starting on page 10.
- Including the proposed exception area within the Miles Crossing-Jeffers Gardens rural community will not increase conflicts between farm and non-farm activities because the proposed exception area relies on natural boundaries between farmland and land zoned for non-farm uses. *For areas that are not adjacent to natural boundaries they are adjacent to developed land, public roads and have access to a public water system. Some lands include portions of a tract that is built and no longer in farm use.* This is further explained in subsection 3.1.3, beginning on page 10.
- Land in the proposed exception area is not part of the forest land base of either the County or the state, nor does it contribute to the forest products industry. *On parcel in T.8.N., R.9W. Section 30, Tax Lot 1500 is currently zoned A/F, and at one time was in forest production but was cleared, stumps removed and is currently pasture.* This is explained in subsection 3.1.4, on page 11.
- Forest practices are not presently occurring on lands within the proposed exception area, nor are they likely to occur in the future. This is covered in subsection 3.1.5, page 11
- Recreational opportunities associated with forest land (such as hiking, hunting, camping, and fishing) are not present on the proposed exception lands. This is addressed in subsection 3.1.6, starting on page 11.
- Unlike forest land, the proposed exception area is not managed for soil, air, water, fish or wildlife resources. This is explained in subsection 3.1.7, on page 11.

3.1.1

Land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state. Clatsop County has a small agricultural sector relative to other counties in Oregon. According to 1997 data from the US National Agricultural Statistics Service:

- Clatsop County has relatively few farms: 229 in 1997, or less than one percent of all farms in Oregon. [2]
- Clatsop County has less farm acreage than any other county in Oregon; 34,030 acres in 1997, less than two-tenths of one percent of Oregon's farm acreage. [2]
- Clatsop County farms produced about \$5,325,000 worth of farm products in 1997, less than two-tenths of one percent of the state total, and less than any other County except one

(Lincoln County) [2]. In 2001, Clatsop County was still the next-to-the-last producer, this time with Wheeler County in last place. [1]

The subject property contributes relatively little to the County's agricultural sector. The proposed exception covers about 258 acres of land in the EFU zone. Some of this land is in small parcels, and is unlikely to be part of the 34,030 acres of Clatsop County farm land identified in the 1997 *Census of Agriculture* [2]. However, even if all of the exception area were "farm land" under the 1997 *Census of Agriculture*, it would represent less than one percent of the County's farmland.

The exception area currently yields seasonal pasture for beef cattle and dairy cows, and silage [4] [5] [6]. These are low-value farm activities, especially compared to some of the other agricultural products grown in Clatsop County, such as dairy products and cranberries. Land owners in the exception area have identified several reasons why these higher-value products cannot be grown on land in the exception area:

- Pasture in the exception area is saturated for about six months out of every year. Fewer animals can be pastured during the wet months to avoid damage to the pasture, and to keep grazing animals healthy. Areas of the state receiving less rain can pasture more animals for longer periods of time. Pasture land in Clatsop County that is better drained can accommodate more animals for more of the year. [6]
- Milk production in Oregon is changing from a system involving many small dairies to one with a few large dairies. The Tillamook Creamery Association has contracted with a single large dairy near Boardman, Oregon, for a large quantity of its milk. Although small milk producers in Clatsop County continue to sell their milk to the Tillamook Creamery, economies of scale associated with the Boardman dairy's size and location are making smaller dairies non-competitive. A large Boardman-scale dairy cannot be developed or efficiently operated in the exception area because: (1) feed (alfalfa) comes from the east side of the Cascades; (2) too many neighboring non-farm residences exist around the exception area; and (3) animal waste management and runoff control in Clatsop County's rainy environment is more expensive than in the dry environment east of the Cascades. [4] [8]
- Cranberries are grown in Clatsop County in peat bogs south of Cullaby Lake and north of Gearhart. They are also grown on the Long Beach (Washington) peninsula, and near Bandon, Oregon. Nearly all cranberries in Oregon and Washington are grown for Oceanspray, a grower's cooperative. Where they are grown successfully, cranberries are grown on low-lying sandy soils overlaying peat bogs. Generally, acidic soil conditions are needed. Soils in the proposed exception area are not sandy: Coquille-Clatsop complex soils are silty-clay. While it might be possible to grow cranberries in the exception area, soil conditions are not ideal, and it is unlikely that cranberry production in the exception area would be economically feasible.
- Grazing beef cattle in the exception area is not currently a profitable agricultural activity, although it is pursued by some exception area landowners. Two land owners in the exception area have stated that beef cattle are not profitable [5] [6]. Small-scale grazing is pursued as a hobby in the exception area; larger-scale grazing is pursued in the hope that beef prices will rise in the future enough to offset other trends: rising production costs; price competition from imported beef; declining per-capita beef consumption; consolidation in the beef purchasing market; and regulatory costs that fall disproportionately on small producers.

Historically, the exception area produced grass seed and dairy products [4] [6]. Consolidation in the dairy industry, as well as other factors noted above, preclude this historically successful agricultural operation in the exception area. Other historically successful crops are no longer feasible in the exception area for the following reasons:

Grass seed was successfully produced in the exception area, and elsewhere in Clatsop County, for many years. Much of the seed was colonial bentgrass (*Agrostis tenuis*). Several factors lead to the demise of this crop in the exception area:

1. A nematode infects bentgrass seed grown in the cool, damp coastal climate. Nematodes are microscopic roundworms. The nematode does not infect bentgrass grown in the Willamette Valley. Grass seed needs to be nematode-free to be certified at the highest grade. There is no practical way to remove infected seed from uninfected seed, so bentgrass from the exception area can only be sold as a lower-grade seed, at a price lower than production costs. [4] [6] [7]
2. The loss of rail service in the region in the 1970s increased the cost of moving seed to Willamette Valley markets. Competing seed is grown in the Willamette Valley, where transportation costs are lower. [6]
3. Grass seed yields are higher in the Willamette Valley than in the exception area. Reasons for this include climate and soil fertility. [4]
4. Grass seed production requires relatively expensive, specialized harvesting equipment and storage facilities. A combine for harvesting bentgrass seed costs between \$200,000 and \$300,000; a cost that can be justified on highly productive farm land growing certified seed, but not on low-productivity land in small tracts growing non-certified seed. [4] [7]
5. Nearly all of the certified seed grown in Oregon is grown in the Willamette Valley or east of the Cascades. Seed certification, authorized under ORS 633.620, relies on a series of field inspections. Inspectors are not located in Clatsop County. They are located in the seed-producing regions of Oregon: Benton, Malheur, Clackamas, Marion, Crook, Morrow, Douglas, Polk, Gilliam, Sherman, Harney, Umatilla, Jackson, Union, Jefferson, Wallowa, Klamath, Wasco, Lane, Washington, Linn, and Yamhill counties. [7]

Mink pelts have been successfully grown in Clatsop County. At least one viable ranch remains, located outside of the proposed exception area. Mink are not a viable product for farm land within the exception area because:

1. Mink production generates odors that non-farm neighbors are likely to find objectionable. The proposed exception area has many non-farm neighboring residences, and the prospect of more to come.
2. Mink demand has declined with changing fashions and consumer preferences.
3. Fur breeders in other regions have been the victims of acts of vandalism. This threat increases production costs and acts as a dis-incentive to people considering starting or continuing in the fur breeding business.
4. High groundwater and abundant rainfall make mink waste management more expensive than in drier locations. The proposed exception area has high groundwater and abundant rainfall.
5. Mink ranching attracts nuisance animals, notably gulls. Non-farm neighbors are likely to find this objectionable.

Peas were successfully grown in Clatsop County. They are no longer grown commercially here because production has shifted to areas with better growing climates; because there are no processing or storage facilities in the County; and because plant diseases associated with our cool, moist climate result in lower yields. Peas are not a feasible crop choice for the exception area for these reasons. [4] [6]

Flower bulbs were grown commercially in Clatsop County. They are a poor crop choice for the exception area because of the distance to markets; distance to the I-5 transportation corridor; cost competition from foreign producers; and poorly-drained soil conditions in the exception area. [4] [6]

The small size of the County's agricultural sector is linked to the lack of agricultural support services in the County. The lack of developed markets, storage facilities, processing plants, farm equipment and chemical suppliers, and transportation infrastructure in Clatsop County raises production costs relative to competing farms with these services close at hand.

The *Soil Survey of Clatsop County, Oregon* [3] classifies soils in the exception area as "Coquille-Clatsop Complex". The Soil Survey assigns this soil type a Land Capability Class of IVw. The Land Capability Classification System shows, in a general way, the suitability of soils for most kinds of field crops. Class I soils have few limitations that restrict their use. Class VI soils have severe limitations that make them generally unsuitable for cultivation. The Soil Survey describes Class IV soils, including Coquille-Clatsop complex soils, as follows:

Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both. The Soil Survey adds a "w" modifier to its classification of Coquille-Clatsop Soils. This means that too much water is the limiting factor. Farm land in the exception area is diked former tideland. A system of dikes protects this area from tidal inundation. Ditches and tidegates carry runoff out of the proposed exception area. Land in the exception area has a relatively high water table, and (as noted above) soils in the exception area are poorly drained. These factors combine to make many agricultural practices difficult, or prohibitively expensive:

- It is difficult or impossible to move farm equipment onto fields within the exception area for nearly half of the year because soils are saturated at the surface.
- Animal waste products are more difficult to manage because of the potential for causing ground-water or surface water pollution.

Most parcels in the exception area are too small to contribute to the County's or to the state's agricultural sector. A total of 16 families own land in the 246-acre proposed exception area. The average tract size is about 15 acres. This is too small to effectively manage for production of farm products. Only one of the tracts in the proposed exception area is large enough to meet the 80-acre minimum lot size standard in the County's EFU zone.

Small tracts are not effectively manageable for farm use. This is recognized in statewide planning goal 3 and its administrative rules. ORS 215.780(1)(a) establishes a minimum lot size of 80 acres for creation of new parcels in the EFU zone. ORS 215.262(1) addresses the lot size issue:

The Legislative Assembly declares that the creation of small parcels for nonfarm dwellings in exclusive farm use zones introduces potential conflicts into commercial agricultural areas and allows a limited number of nonfarm dwellings in exclusive farm use zones. To protect the state's land base for commercial agriculture from being divided into multiple parcels for nonfarm dwellings while continuing to allow a limited number of nonfarm dwellings on less productive agricultural land not suitable for farm use, it is necessary to:

- (a) Limit the incremental division of lots or parcels larger than the minimum size established under ORS 215.780 into smaller lots or parcels for the purpose of creating new nonfarm dwellings; and*
- (b) Allow a limited number of lots or parcels equal to or less than the minimum size established under ORS 215.780 to be partitioned into not more than two parcels unsuitable for farm use and eligible for siting nonfarm dwellings under ORS 215.284.*

This demonstrates that the state policy of preserving farm land is not aimed at small tracts in fragmented ownership, especially where non-farm dwellings

predominate. Of the twelve existing homes within the proposed exception area, ten are non-farm dwellings, based on the size of the tract they occupy.

Nearby non-farm dwellings make certain kinds of farm practices difficult to conduct, especially those that generate odors. Spreading manure on fields in the proposed exception area has generated complaints [6]. Animal waste storage facilities also result in complaints from neighbors [4]. The proposed rural community ~~and the planned sewage collection system~~ will result in additional non-farm dwellings adjacent to the proposed exception area. Farm activities in the proposed exception area will be subject to more complaints.

Small parcel sizes; large numbers of non-farm residences; the lack of a substantial agricultural sector in Clatsop County; poor soil quality within the exception area; the absence of agricultural infrastructure; and drainage and flooding problems all support a conclusion that land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state.

3.1.2

Including the proposed exception area in the Miles Crossing Sanitary Sewer District is more efficient and cost-effective with respect to sewer service when compared to excluding the proposed exception area. The Miles Crossing Sanitary Sewer District is preparing to install a sewage collection system within district boundaries. All of the proposed exception area is within the sewer district's boundaries. A feasibility study prepared by KCM Inc. demonstrates that without the exception area or some other additional land, projected costs associated with operating and managing the sewage system will be relatively high. Sewer district staff have polled landowners in these other adjoining areas outside of the proposed exception area, and have generally not found a high level of support for the district, or a need for sewage collection and treatment. Consequently, the sewer district supports the inclusion of the proposed exception area within the Miles Crossing – Jeffers Gardens rural community.

The sewer district's lines will need to pass by the proposed exception area whether it is included or not. In particular, the district needs to install a sewage collection line along Business Route 101 (Alternate Highway 105.) Land in the proposed exception area on both sides of Business Route 101 to the north of an industrially-zoned area could be served by this line at little or no additional cost. Without this part of the proposed exception area, the costs of maintaining this line are spread among fewer rate-payers. Similarly, land in the proposed exception area is located north *and south* of the Lewis and Clark School. The north section is located at the southeast corner of the Youngs River Road/Lewis & Clark Road intersection, will be adjacent to sewage collection lines the district must install to serve lands that do not require an exception. Without this part of the proposed exception area, the costs of maintaining this line are spread among fewer rate-payers.

3.1.3

Including the proposed exception area within the Miles Crossing-Jeffers Gardens rural community will not increase conflicts between farm and non-farm activities because the proposed exception area relies *generally* on natural boundaries between farmland and non-farm activities. These boundaries include:

- Cook Slough forms the eastern boundary of the proposed exception area. Farm land in the County's EFU zone lies to the east of Cook Slough.
- An un-named slough forms part of the western boundary of the exception area. Farm land in the County's EFU zone lies to the west of this un-named slough.

These sloughs are relatively effective natural boundaries, affording some protection from conflicts between farm and non-farm uses. For example, dogs in non-farm residential areas are

unlikely to cross the slough and chase livestock. Other types of conflicts, involving odors, for example, are not controlled by these natural boundaries.

3.1.4

Land in the proposed exception area is not part of the forest land base of either the County or the state, nor does it contribute to the forest products industry. The proposed exception area is used primarily for non-farm and non-forest uses, including residential and commercial activities. Farm uses include low-intensity seasonal grazing, and production of hay.

3.1.5

Forest practices are not presently occurring on lands within the proposed exception area, nor are they likely to occur in the future. Coquille-Clatsop complex soils are not listed in the *Soil Survey of Clatsop County, Oregon* as being suitable for the production of forest tree species [3]. The reference document *Land Evaluation of Forest Soils; Clatsop County, Oregon* [9] omits Coquille-Clatsop complex soils from its evaluation of soils suitable for timber production. There is no evidence that the proposed exception area could be successfully managed for timber production.

3.1.6

Recreational opportunities associated with forest land (such as hiking, hunting, camping, fishing) are not present on the proposed exception lands. These lands are privately-owned, so public access for recreational opportunities is not available. The exception area is poorly suited for these activities. There is no evidence that land in the proposed exception area could be successfully managed for forest recreational activities. Waterways adjoining the exception area (Cooke Slough, Knowland Slough and their tributaries) provide habitat for certain warm-water game fish species [11]. However, water quality problems associated with untreated human sewage in these sloughs limit recreational fishing opportunities.

3.1.7

Unlike some forest lands, the proposed exception area is not managed for soil, air, water, fish or wildlife resources, except as noted in the following paragraphs.

Soil resources in the exception area are managed to improve drainage, to the extent they are managed at all. Ditching, diking and drain tiles have been installed in the proposed exception area in an attempt to prevent high groundwater from disrupting grazing, hay production, and both farm and non-farm residential uses.

Air resources are not actively managed in the proposed exception area. Vegetated farm land provides a sink for carbon, part of greenhouse gases such as carbon dioxide. Timbered forest lands also retain carbon.

Water resources in and adjacent to the exception area are affected by both farm and non-farm activities. Runoff from farmlands can be contaminated with animal wastes and waste by-products, and with agricultural chemicals. Residential runoff in the Miles Crossing – Jeffers Gardens area is contaminated with human wastes associated with poorly functioning septic systems. Water resources in and adjacent to the exception area are also affected by upstream activities, and by activities higher in the watershed. The proposed exception will alter this situation by resulting in the installation of a ~~sewage treatment and~~ collection system in the proposed Miles Crossing Sanitary Sewer District, and by the eventual phase-out of agricultural practices on most lands in the exception area.

Fish resources in and adjacent to the exception area are affected by both farm and non-farm activities. Fish populations are also affected by activities outside of the proposed exception area.

Runoff from farmlands can be contaminated with animal wastes and waste by-products, and with agricultural chemicals. This can degrade water quality, and harm fish habitat. Residential runoff in the Miles Crossing – Jeffers Gardens area is contaminated with human wastes associated with poorly functioning septic systems. This also degrades water quality and harms fish habitat. Fish resources in and adjacent to the exception area are also affected by upstream activities, by activities higher in the watershed, and by factors unrelated to the proposed exception. In particular, endangered and threatened salmon species in the estuarine water adjoining the proposed exception area are, for the most part, suffering from the effects of off-site activities (hydroelectric dams, for example). The proposed exception may have a beneficial impact on fish resources due to the installation of a sewage treatment and collection system in the proposed Miles Crossing Sanitary Sewer District, and the eventual phase-out of agricultural practices on most lands in the exception area.

3.2 Areas which do not require a new exception cannot reasonably accommodate the use (OAR 660-04-20(2)(b))

Alternative areas for residential, commercial and industrial uses planned for the Miles Crossing – Jeffers Gardens rural community cannot reasonably accommodate these uses. These alternative areas, and the reasons for this conclusion, are described below.

3.2.1 Urban areas within the Astoria UGB:

Commercial, residential and industrial uses planned for the exception area might be accommodated within the Astoria UGB, located north of the proposed exception area. However, the UGB cannot reasonably accommodate these uses because:

- Astoria has a limited supply of vacant buildable commercial land, and has not approved recent requests to expand its commercial zoning.
- The type of commercial uses in Clatsop County's rural areas are different than commercial uses in the Astoria UGB. Rural commercial uses tend to be more land intensive than urban commercial uses that could be accommodated within Astoria's UGB, and are more sensitive to land costs.
- The Astoria UGB includes limited areas of industrial zoning. A site in northeast Astoria is limited to light industrial uses. Other industrially-zoned parcels within the Astoria UGB are limited to marine industrial uses.
- The type of industrial use typically occurring in Clatsop County's rural communities differs from that occurring within the Astoria UGB. In general, rural industrial uses are more land-intensive than urban industrial uses, and are more sensitive to land costs.
- Astoria contains some vacant buildable residential areas. Tentative populations prepared by CREST [10] indicate that Astoria is likely to grow by slightly less than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling units, during the twenty year planning horizon ending in 2020. Some of this can be accommodated in other rural communities, but the proposed Miles Crossing-Jeffers Gardens rural community is well positioned to accommodate a large share of this growth.

3.2.2 Urban areas within the Warrenton Urban Growth Boundary:

Commercial, residential and industrial uses planned for the exception area might be accommodated within the Warrenton UGB, located west of the proposed exception area. However, the Warrenton UGB cannot reasonably accommodate these uses for several reasons:

- The Warrenton UGB contains large tracts of land in commercial zones; however, many commercially-zoned vacant buildable lots in the Warrenton UGB contain wetlands under the jurisdiction of the US Army Corps of Engineers and the Oregon Division of State Lands. Because of the additional regulatory requirements imposed by these agencies, and uncertainties associated with their permit processes, some of this commercially-zoned land within the Warrenton UGB is not available for commercial development.
- Industrially-zoned land at the Airport Industrial Park in Warrenton could accommodate some of the industrial uses likely to locate in the exception area. At the present time, the industrial park cannot meet fire flow requirements for some types of industrial buildings. In addition, the industrial park's owner (the Port of Astoria) will lease but not sell land in the park, limiting the kinds of tenants who can locate there.
- The industrially-zoned North Coast Business Park is in Warrenton. This land cannot reasonably accommodate commercial or industrial development proposed for the exception area because of pending enforcement action by the US Army Corps of Engineers concerning possible wetland permitting problems associated with the access road.
- The Warrenton UGB contains large tracts of vacant land in residential zones; however, many vacant residentially-zoned buildable lots contain wetlands under the jurisdiction of the US Army Corps of Engineers and the Oregon Division of State Lands. Because of additional regulatory requirements imposed by these agencies, and uncertainties associated with their permit processes, some of this vacant, residentially-zoned land within the Warrenton UGB is not available for residential development.
- Warrenton contains some vacant buildable residential lands. Tentative population forecasts prepared by CREST [10] indicate that Warrenton is likely to grow slightly more than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling unit, during the twenty year planning horizon ending in 2020. Some of this can be accommodated in other rural communities, but the proposed Miles Crossing-Jeffers Gardens rural community is well positioned to accommodate a large share of this growth.

3.2.3 Urban areas within the Gearhart Urban Growth Boundary:

The Gearhart UGB contains vacant, buildable land in commercial and residential zones. However, these areas cannot reasonably accommodate commercial, industrial or residential development planned for the exception area for the following reasons:

- Gearhart lacks a sewer system, and instead relies on individual subsurface wastewater disposal systems. This practice limits residential, commercial and industrial development opportunities in the Gearhart UGB.
- The northern extent of the Gearhart UGB is located about ten miles south of the exception area. For some uses this distance is not a barrier. Other types of uses are more location-sensitive. The Gearhart UGB cannot reasonably accommodate location-sensitive land uses that require a north-county location.
- The type of commercial uses typically occurring in Clatsop County's rural areas differ somewhat from those occurring within the Gearhart UGB. In general, rural commercial uses

are more land intensive than urban commercial uses that could be accommodated within Gearhart's UGB, and are more sensitive to land costs.

Gearhart contains some vacant buildable residential lands. Tentative populations prepared by CREST [10] indicate that Gearhart is likely to grow by slightly more than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling units, during the twenty year planning horizon ending in 2020. Some of this can be accommodated in other rural communities, but the proposed Miles Crossing-Jeffers Gardens rural community is well positioned to accommodate a large share of this growth.

3.2.4 Areas outside of the proposed Rural Community:

Rural exception areas exist outside of the proposed rural community boundary. These areas contain vacant, buildable land in commercial, industrial and residential zones. However, these areas cannot reasonably accommodate commercial, industrial or residential development planned for the exception area for the following reasons:

- The level of public facilities and services needed for some kinds of commercial and industrial development can only be provided within a rural community boundary, or within a UGB.
- Residential minimum lot sizes in these areas are likely to increase, from a mix of one, two and five acres under present zoning, to a mix of lot sizes ranging from two acres to five acres. This means that fewer homes can be accommodated in existing exception areas.
- The recent public investment in a new school building, and in a new water filtration plant, and the planned investment in sewer collection and treatment facilities, can be most efficiently used if development occurs where the services provided by these investments can be used. The proposed exception area is within the service boundaries for the Astoria School District, the Youngs River-Lewis & Clark Water District, and the Miles Crossing Sanitary Sewer Service District.

3.2.5 Existing exception areas within the proposed rural community boundary:

Existing exception areas within the proposed Miles Crossing-Jeffers Gardens rural community cannot accommodate all of the additional residential, commercial and industrial growth planned for the exception area for several reasons:

- Most of the proposed exception area is undeveloped, and has few if any physical obstacles for new residential, commercial or industrial development. This is in contrast with the already developed parts of the proposed rural community, which have an existing overlay of driveways, buildings and other elements of the built environment to which new development work must conform.
- An existing industrial area within the proposed rural community boundary, located along the east side of Business Highway 101 north of the Youngs River Road and the Lewis & Clark Road intersection, can be expanded to the north, into the proposed exception area, without creating any new residential-industrial conflicts. Other areas with potential for industrial development within the proposed rural community that do not require an exception would adjoin existing residential areas. Using these areas would avoid the need to take an exception, but would increase the likelihood of residential-industrial conflicts.

3.3 Long-term environmental, economic, social and energy consequences (OAR 660-04-20(1)(c))

The County must find that the following criteria are met in order to approve this exception:

The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts.

These criteria are addressed in the following subsections.

3.3.1 Environmental consequences:

The long-term environmental consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. Facts supporting this conclusion are discussed below.

Water quality: Residential, commercial and industrial development within the proposed exception area is not likely to have significant water quality impacts because:

- All new development will be served by sanitary sewers;
- Existing County regulations controlling soil erosion and establishing riparian setbacks help mitigate some of the water quality impacts of new development;
- Residential, commercial and industrial development in the proposed exception area will displace grazing, which will reduce water quality impacts associated with farm animal waste.

Air quality: Residential, commercial and industrial development within the proposed exceptions area is not likely to have significant air quality impacts because:

- All air emissions associated with new industrial development in the exception area will be required to meet current air quality regulations;
- The exception area, like all other lands in Clatsop County, is not listed as a "non-attainment" area with respect to air quality standards by the Oregon Department of Environmental Quality.
- Air emissions from automobile and truck transportation associated with the exception area are the same as would be expected from other potential exception areas in the County. The proposed exception area is closer to Astoria than some other

possible exception areas, which may help minimize travel distances, and thus minimize transportation-related air emissions.

Odors associated with farm animal waste are likely to be reduced as a result of the exception as grazing and associated activities are replaced by non-farm activities in the proposed exception area.

Fish and wildlife habitat: Residential, commercial and industrial development within the proposed exception area is not likely to have significant impacts on fish or wildlife habitat because:

Fish habitat within the exception area is found in Cooks Slough, Knowland Slough and their un-named tributaries. Because of low dissolved oxygen levels and seasonally-elevated water temperature, fish are probably limited to species such as large-mouth bass, brown bullhead, yellow perch, bluegill, warmouth, catfish, and crappie [11]. The County can enforce setbacks from these sloughs to minimize impacts of new development on fish habitat

Nearby waters of the Columbia River Estuary includes habitat for many fish species [10], including threatened or endangered salmon species. Commercial, residential or industrial development in the exception area could impact estuarine fish habitat by degrading water quality. This impact is unlikely to be any worse in the proposed exception area than it is in any other potential exception area because (1) new development in the exception area will be served by a proposed sanitary sewer; (2) existing County regulations governing riparian setbacks and erosion control will be imposed on new development in the exception area; and (3) development in the exception area will result in a reduction of grazing, which should reduce animal waste runoff entering the estuary.

Wildlife habitat in the proposed exception area is likely to be impacted by new residential, commercial and industrial development; but this impact is unlikely to be significantly greater than it would be in other potential exception areas because (1) the proposed exception area has not been identified as providing exceptional or significant habitat for any wildlife species; (2) wildlife habitat in the proposed exception area is limited by surrounding non-farm development; and (3) land management practices in the proposed exception area lower its value for wildlife habitat by, for example, removing brush and trapping nuisance animals.

Noise: Residential, commercial or industrial development within the proposed exception area may increase noise levels, but this environmental impact is not likely to be significantly greater in the proposed exception area than it would be in alternative exception areas because:

Noise from the operation of motorized farm equipment is likely to be substantially replaced by noises associated with non-farm equipment in residential, commercial and industrial developments planned for the proposed exception area.

Animal noise associated with farm activities in the proposed exception area is likely to be replaced by animal noises from, for example, barking dogs in residential development.

Other environmental consequences: Environmental impacts associated with solid waste disposal, toxic substances, and global warming are not likely to be substantially different in the proposed exception area than in any other alternative exception area.

Based on this information, the County can conclude that the long-term environmental consequences resulting from residential, commercial and industrial development in the proposed exception area are not significantly more adverse than would typically result from the same development being located in other areas requiring an exception.

3.3.2 Economic consequences:

The long-term economic consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here. Potential economic consequences of residential development in the proposed exception area include the following:

- Land values are likely to rise because the per-acre value of agricultural land in Clatsop County is less than the value of residential, commercial or industrial land, other factors being equal.
- The total value of all agricultural products sold from Clatsop County may drop slightly as a result of the proposed exception. If agricultural production per acre in the exception area were the same as the County-wide average, based on the 1997 *Census of Agriculture*, the loss could be as high as about \$60,000 annually (1997 dollars) [2]. This figure is probably high because farm production within the exception area is probably lower than average farm production county-wide because the exception area does not include any high-value dairy farms. It may be possible to find an alternative exception area with lower production value, and thus a smaller impact on overall County agricultural production, but there is no evidence that alternative exception areas would significantly reduce this potential loss.
- Total operating costs faced by rate-payers in the Miles Crossing Sanitary Sewer Service District are likely to be higher as a result of the proposed exception; however, these costs will be spread over more rate-payers and the cost faced by *individual* rate-payers is likely to be lower with the proposed exception. Other alternative exception areas could not participate in the cost-spreading opportunity afforded by the proposed exception area.
- Infrastructure maintenance costs are likely to increase as a result of residential, commercial and industrial development in the proposed exception area. There is no reason to believe that this effect will be substantially different in the proposed exception area as compared to alternative exception areas.

Based on this information, the County can conclude that the exception's long-term economic consequences are not significantly worse than would typically result from the same proposal being located in other areas requiring a Goal exception.

3.3.3 Social consequences:

The long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. Findings supporting this conclusion are discussed here.

Population growth: New homes are likely to be built in residentially-zoned parts of the exception area. This will result in more families living in the Miles Crossing-Jeffers Gardens area than at present, and may result in changes in the social setting in this rural community. This is unlikely to be significantly worse than in other alternative exception areas because the Miles Crossing-Jeffers Gardens area already accommodates a relatively large rural residential population; the area is well-served by infrastructure and services needed to accommodate residential development; and the area is close to existing residential population centers (Astoria and Warrenton). Additionally, new residential construction is subject to development standards that, to a limited extent, help minimize social disruption. Examples of these standards include yard setbacks and height limits.

Commercial activity: New commercial development is likely to occur in commercially-zoned parts of the proposed exception area. This will result in more commercial activity in the Miles Crossing-Jeffers Gardens area than at present, and may result in changes in the

social setting in this rural community. This is unlikely to be significantly worse than in other alternative exception areas because the Miles Crossing-Jeffers Gardens area already has a relatively large and well-established commercial district; the area is well-served by infrastructure and services needed to accommodate commercial development; and the area is close to existing commercial centers (Astoria and Warrenton). Standards for new commercial development limit store sizes so as to exclude large retail buildings. This development standard will help minimize negative social consequences that might arise from large-scale commercial development.

Industrial development: New industrial development is likely to take place in industrially-zoned parts of the exception area. This will result in more industrial activity in the Miles Crossing-Jeffers Gardens area than at present, and may cause changes in the social setting in this rural community. This is unlikely to be significantly worse than in other alternative exception areas because the Miles Crossing-Jeffers Gardens area has existing industrial uses; the area is well-served by infrastructure and services needed to accommodate industrial development; and the area is relatively close to existing industrial development in Astoria and Warrenton. Standards for new industrial development limit building sizes so as to exclude large industrial buildings. This development standard will help minimize negative social consequences that might arise from large-scale industrial development.

Loss of farm land: The proposed exception will result in the loss of open farm land. The open space afforded by this farm land may provide social benefits to surrounding residents, and for visitors passing through the exception area. There is no evidence that the proposed exception area provides this kind of social benefit to a significantly greater degree than do alternative exception areas. If this social consequence exists, it is likely to be roughly proportional to the number of people who pass the site, plus the number of surrounding property owners who benefit from adjoining farm land. Some alternative exception sites, such as farm land on the east side of Highway 101, south of Warrenton, have substantially more passing traffic than does the proposed exception site. Other alternative exception sites may have less. Overall, there is no evidence that the proposed exception area will result in this kind of negative social consequence to a significantly greater degree than any other alternative exception area.

Based on this information, the County can conclude that the long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

3.3.4 Energy consequences:

Long-term energy consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a Goal exception. This conclusion is supported by the following findings:

- No known energy resources (such as oil or gas fields, geothermal resources, hydroelectric generating capacity, or coal deposits) are located in the exception area.
- Energy consumption may change as a result of residential, commercial, and industrial development. These uses typically consume more energy per acre than do low-intensity agricultural uses. However, this change is unlikely to be substantially greater than it would be at alternative exception areas.
- Energy distribution requirements are likely to change as a result of development within the proposed exception area. The proposed exception area is relatively near large-capacity electricity transmission lines. Northwest Natural has tentatively indicated that they will install natural gas lines in parts of the exception area as sewer lines are installed. Other

alternative exception areas may have similar advantages with respect to energy transmission. There is no evidence that the proposed exception area is significantly worse with respect to energy transmission than any other potential exception area.

- Waste products resulting from energy production are unlikely to be more difficult to manage as a result of the proposed exception than would be the case if an alternative exception site were chosen.

Based on this, the County can conclude that long-term energy consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

3.3.5 Conclusion (Long-term environmental, economic, social and energy consequences):

Based on the findings in preceding pages, the County concludes that long-term environmental, economic, social and energy consequences resulting from the uses allowed within the proposed rural community on the proposed exception area are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

3.4 Compatibility with adjacent uses (OAR 660-04-05(1)(d))

OAR 660-04-20(2)(d) reads as follows:

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

Proposed uses in the exception area include commercial, industrial and residential uses as allowed in a rural community under OAR 660-22-30. The distribution of these uses is shown on the proposed Miles Crossing- Jeffers Gardens rural community zoning map.

Adjacent uses within the Miles Crossing – Jeffers Gardens rural community are generally the same as proposed for the exception area: a mix of residential, commercial and industrial uses. Sanitary sewer service will allow the Miles Crossing – Jeffers Gardens area to develop more densely than it has in the past, so future residential development is likely to be more dense than existing residential development. Several development standards help assure compatibility:

- New commercial buildings are limited to 4,000 square feet.
- New industrial buildings are limited to 10,000 square feet.
- Residential lot sizes can be no smaller than 7,500 square feet.

Clatsop County finds that proposed uses in the exception area are generally compatible with uses on adjacent lands within the proposed rural community boundary.

Adjacent uses outside of the proposed rural community boundary include small-scale farming; small-scale forestry; estuarine waters and wetlands in Youngs Bay; and non-estuarine wetlands and waters. These adjacent uses are addressed in the following paragraphs.

3.4.1 Adjacent farm use:

Land in the EFU zone is located adjacent to parts of the proposed exception area. Farm uses on these lands include grazing, production of hay. Potentially incompatible activities associated with these farm uses include animal waste management, harvesting activities, and application of chemicals.

Conflicts between residential development and some of these farm uses have occurred, and are likely to recur. The proposed exception area is physically separated from some adjoining farm land by Cook Slough, and by other un-named sloughs. This natural buffer can mitigate some conflicts, but not others. Odors associated with manure spreading, for example, are unlikely to be affected by these natural buffers.

It may not be possible to guarantee absolute compatibility between adjoining farm and non-farm residential uses. The applicable administrative rule (OAR 660-04-20(2)(d)) does not require the complete absence of interference or negative impacts. The County should conclude that measures to avoid conflicts between adjoining farm uses have been incorporated into the proposed rural community boundary and ordinances, and that compatibility can be achieved to the extent possible using land use planning measures.

3.4.2 Adjacent forest use:

Land designated as forest land in the County's comprehensive plan is located adjacent to a portion of the exception area (see the attached proposed Miles Crossing – Jeffers Gardens zoning map. Forestry-related activities on these lands are small-scale in nature, and may include timber harvesting, thinning, application of chemicals, and slash disposal.

The County relies on the following measures to ensure compatibility between adjoining forestry uses and residential, commercial and industrial uses within the exception area:

- Relatively little of the proposed exception area adjoins forest lands.
- Oregon Forest Practices Act and its administrative rules include provisions to avoid conflicts between forestry and adjoining non-forest uses.
- Clatsop County's development code includes a 50-foot setback from adjoining resource zones (including land in forest zones) for new structures.

The County should conclude that measures to avoid conflicts between adjoining forest uses have been incorporated into the proposed rural community boundary and ordinances, and that compatibility can be achieved to the extent possible using land use planning measures.

3.4.3 Adjacent estuarine uses:

Portions of the proposed exception area adjoin Youngs Bay, part of the Columbia River Estuary. Compatibility between estuarine resources and proposed uses in the exception area can be achieved with the following measures:

- Relatively little of the proposed exception area adjoins estuarine areas.
- Clatsop County's code includes development standards for estuarine shorelands that minimize conflicts in favor of protecting the estuarine resource.
- Except for uses in the existing Marine Industrial zone, none of the proposed land uses in the exception area are water-dependent or water related. Because of this, a location over the water or in the estuarine shorelands boundary is not permitted.

Based on this, the County finds that compatibility between estuarine resources and proposed uses within the exception area will be achieved to the extent possible using land use planning.

3.4.4 Adjacent non-estuarine wetlands and waters:

Sloughs adjoin parts of the exception area. These sloughs are waters of the United States. Most new development is prohibited in these water. Additional regulations imposed by the US Army Corps of Engineers, Oregon Division of State Lands, and the Oregon Department of Environmental Quality assure that most new land uses in and adjoining these waters are consistent with maintenance of water quality standards. The County imposes setbacks from these waterways that help avoid conflicts between development and these aquatic resources. Clatsop County finds that conflicts between non-estuarine aquatic resources and proposed residential, commercial and industrial development in the exception area are avoided to the extent possible using land use planning measures and related environmental programs.

3.4.5 Conclusion: Compatibility with adjacent uses

Clatsop County finds that proposed residential, commercial and industrial uses planned for the exception area compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Exceptions Document Miles Crossing and Jeffers Gardens.

Appendix A - List of Properties in the Exception Area

The following properties have been revised based on Ordinance 3-10 to amend the zoning map for Miles Crossing and Jeffers Gardens in conformance with OAR 660 Division 22 requirements. The changes modify certain lands and limit the exceptions area to portions of tax lots listed below and as shown on the Rural Community Plan and Zoning Map. Portions of tax lots that are listed below represent a modification of Ordinance 02-06. The acreage listed represents a portion of a tax lot and are only approximations. Refer to the zoning map for an accurate boundary description of the portion of the tax lot included within in the Rural Community. The remaining portion of a these tax lots are zoned Exclusive Farm Use. For a more accurate legal description of the boundaries refer to the Miles Crossing Sanitary Sewer District annexation documentation as recorded in the County Clerks records.

8-9-19-DA-200; 5 acres; John/Paula Dean includes approximately five acres of land where the residential use occurs on the northern most portion of the tax lot, refer to zoning map.
8-9-19-DC-300; 3.42 acres; Robert/Nancy Jacobson
8-9-19-DC-380; 6.41 acres; Nestor Leino, James River Timber Company
8-9-19-DD 300; 2.02 acres; Reikkola family plus up to 600 north of tax lot 300's southern boundary line, refer to zoning map.
8-9-19-DD 700; .75 acres; Nestor Leino from edge of Highway 101 right-of-way west 370', refer to zoning map
8-9-19-DD 800; 0.17 acres; Gordon Haglund
8-9-19-DD 900; 5 acres; Nestor Leino a portion east and perpendicular to the west boundary line of tax lot 700, refer to zoning map
8-9-19-DD 901; 1.00 acres; Norman/Judith Shatto
8-9-19-DD 1000; 3.00 acres; Larry/Deanna Helligso from the edge of Highway 101 right-of-way west 370 feet, refer to map.
8-9-20 900; 0.97 acres; John/Carol Folk
8-9-20 1000; 1.2 acres; John/Carol Folk
8-9-20 1100; 0.3 acres; Paul White
8-9-20 1200; 1.00 acres; John/Carol Folk
8-9-20 1300; 2.7 acres; John/Carol Folk
8-9-20 1401; 5.00 acres; Reikkola family
8-9-29 900; 0.61 acres; Jimmie/Sheila Pierce
8-9-29 901; 17.64 acres; Charles/Marion McBride
8-9-29 902; 5.92 acres; Charles/Marion McBride
8-9-29 903; partial - about 3 acres; Neal/Enola Baeten
8-9-29-904; partial - about 12 acres Richard Lee, refer to zoning map
8-9-29 905; 2.28 acres; Michael/Mary Warren
8-9-29 907; .25 acres
8-9-29-908; .37 acres
8-9-29 1000; 3.22 acres; Charles/Marion McBride
8-9-29 1101; 7.9 acres; Richard/Mary Kettlekamp, Darlene/Michael Koskela
8-9-29 1200; partial - about 16 acres; Richard Lee, refer to zoning map
8-9-30 800; 6.95 acres; Robert/Nancy Jacobsen
8-9-30 900; 12.87 acres; Thomas/Suzanne Iverson
8-9-30 1000; partial - about 24.3 acres Richard Lee, refer to zoning map
8-9-19-DD; 3.9 acres of road right-of-way
8-9-20; 4.1 acres of road right-of-way

8-9-30 1700; 12.97 acres Astoria School District
8-9-30 1800; 24.8 acres Astoria School District
8-9-30-1500; 20.19 Warria

Exception Document Miles Crossing Jeffers Gardens

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Exception to Goals 3 and 4 for the Lewis and Clark School, in the Miles Crossing-Jeffers Gardens Rural Community

19 November 2002
Portion of Ordinance 03-10

1. Summary

This document contains findings justifying an exception to Statewide Planning Goals 3 and 4. An exception is needed to include forest land within the proposed boundaries of the Miles Crossing-Jeffers Gardens rural community; and to allow non-forest uses and densities in the exception area.

The proposed Miles Crossing-Jeffers Gardens rural community covers about 860 acres. Most of this land was subject to an exception adopted by the County in 1982. Also included is a tract covering about 37.15 acres occupied by the Lewis and Clark School, and in the County's Agricultural-Forest (AF) zone. It is this land that is the subject of this proposed exception. The tract consists of two tax lots: 8-9-30-1700 (12.97 acres) and 8-9-30-1800 (24.18 acres).

Oregon Administrative Rules (OAR) chapter 660, division 22, contains rules and requirements governing the establishment of rural communities. Including farm or forest land within rural community boundaries is prohibited except under relatively narrow circumstances (OAR 660-022-0020 (3) and (4)). Clatsop County is taking this exception to the forest lands goal (statewide planning goal 4) and the agricultural lands goal (statewide planning goal 3) for about 24.65 acres of AF-zoned land within the proposed rural community boundary. This land will then meet the criteria in OAR 660-22-20(3)(a), allowing exception areas to be included in rural communities.

Exceptions to the statewide planning goals are governed by ORS 197.732; OAR 660-04; and statewide planning goal 2. This document includes findings as required under these statutes and administrative rules.

2. Exception Requirements

2.1 Statewide Planning Goals

This is an exception to statewide planning goals 3 and 4.

Statewide planning goal 4 addresses forest lands. The goal is:

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Statewide planning goal 3 addresses agricultural lands. The goal is "To preserve and maintain agricultural lands." Land included in this exception has been designated in Clatsop

County's acknowledged comprehensive plan as forest land, and placed in the County's AF zone. This proposed exception is to statewide planning goal 4. Exceptions to goal 4 are authorized under OAR 660-04-10(1)(a).

The subject property is not designated as agricultural land in the County's comprehensive plan, nor is there any evidence that it qualifies as farm land under statewide planning goal 3. Nonetheless, this goal exception includes an exception to goal 4 and to goal 3, to allow uses and densities not allowed on agricultural lands under statewide planning goal 3.

The proposed exception area includes resources and features covered by other statewide planning goals, such as wetlands (goal 5); wildlife habitat (goal 5); and public facilities and services (goal 11). This goal exception does not exempt the subject property from the requirements of these other statewide planning goals.

2.2 Exception Criteria

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. Exceptions to the statewide planning goals are authorized under ORS 197.732, OAR 660-04, and statewide planning goal 2. Exception requirements are described below.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions:

- a "physically developed" exception (ORS 197.732(1)(a));
- an "irrevocably committed" exception (ORS 197.732(1)(b)); and
- a "reasons" exception (ORS 197.732(1)(c)).

This proposed exception is a "physically developed" exception. ORS 197.732(1)(a) contains requirements for this kind of goal exception:

(1) A local government may adopt an exception to a goal if:

(a) The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal.

Statewide Planning Goal 2 establishes requirements for exceptions. Part II(a) is applicable to this proposed exception, and is identical to ORS 197.732(1)(a), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal. (OAR 660-04-000(2))

An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:

(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;

(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and

(c) Complies with the provisions of this Division. (OAR 660-04-05(1))

OAR 660-004-0025 establishes exception requirements for land physically developed with uses not allowed by the goal:

(1) A local government may adopt an exception to a goal when the land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal.

(2) Whether land has been physically developed with uses not allowed by an applicable Goal, will depend on the situation at the site of the exception. The exact nature and extent of the areas found to be physically developed shall be clearly set forth in the justification for the exception. The specific area(s) must be shown on a map or otherwise described and keyed to the appropriate findings of fact. The findings of fact shall identify the extent and location of the existing physical development on the land and can include information on structures, roads, sewer and water facilities, and utility facilities. Uses allowed by the applicable goal(s) to which an exception is being taken shall not be used to justify a physically developed exception.

These requirements are addressed in the following sections.

3. Findings

Tax lots 1700 and 1800 are physically developed to the extent that they are no longer available for uses allowed by goals 3 or 4. Reasons supporting this conclusion are:

- A school building and associated facilities have occupied this site for more than ninety years.
- The old school was razed in 2002, and a new school building was constructed on the site, opening in the fall of 2002.
- The site is served by water (Youngs River-Lewis & Clark Water District) and fire protection (Lewis & Clark Rural Fire Protection District).
- The site is within the Miles Crossing Sanitary Sewer District, and will soon be connected to the District's wastewater collection system.
- Site owners, the Astoria School District, do not manage the proposed exception area, or any of their lands for forestry or agriculture.
- The site's small size prevents it from being efficiently managed for commercial forestry.
- Existing residential development in the area, and planned residential development densities within the proposed Miles Crossing-Jeffers Gardens rural community, conflict with commercial forestry activities.
- Management of the school site for public education conflicts with some aspects of commercial timber management activities

These conclusions are supported in the following paragraphs.

3.1 A school building and associated facilities have occupied this site for more than ninety years.

A school was built on this site in 1904, and the site has been continuously used for public educational purposes since then. The site has not been used for farm or forest uses since a school was built.

3.2 The old school was razed in 2002, and a new school building was constructed on the site, opening in the fall of 2002.

Voters in the Astoria School District passed a \$22 million bond measure in 1999. Complete replacement of the existing Lewis & Clark School was one of several projects financed by the bond. The new school was completed in the fall of 2002. The site could have been abandoned

and returned to forest use by the School District. Instead, the District decided to continue using the site for a school due to its location and the availability of services.

3.3 The site is served by water and fire protection.

Tax lots 1700 and 1800 receive water from the Youngs River-Lewis & Clark Water District. Fire protection at the school site is provided by the Lewis & Clark Rural Fire Protection District.

3.4 The site is within the Miles Crossing Sanitary Sewer Service District

The school site is within the Miles Crossing Sanitary Sewer Service District, and will soon be connected to the District's wastewater collection system. The old school used a conventional subsurface wastewater disposal system to handle wastewater generated at the school. This system performed poorly, but the Oregon Department of Environmental Quality (DEQ) approved a temporary on-site disposal system for the new school with the understanding that the school would be connected to the new Miles Crossing Sanitary Sewer District's collection system as soon as this service becomes available.

3.5 Site owners do not manage their lands for forestry or agriculture.

Astoria School District's mission is to provide public education services for grades kindergarten through 12. The district does not have the staff resources or the legal authority to manage land for farm or forest uses.

3.6 The site's size is too small to be efficiently managed for commercial forestry.

The site covers about 37 acres. Even if the entire site were available for growing trees, it is too small to be efficiently managed for forest uses. Oregon establishes a minimum lot size of 80 acres for creation of new forest parcels (ORS 215.780(1)(c)). Small parcels typically are not actively managed because the return is too small to justify the expense, and because economies of scale work against small tracts.

3.7 Existing and planned residential development in the area conflict with commercial forestry activities.

Existing residential development in the area, and planned residential development densities within the proposed Miles Crossing-Jeffers Gardens rural community, conflict with commercial forestry activities. Residences adjoin the school to the north, south and west. If the school site were managed for commercial timber production, conflicts between these residences and timber production on tax lots 1700 and 1800 would be unavoidable. The proposed Miles Crossing-Jeffers Gardens rural community designation will increase the allowable residential density in the vicinity of the school. Timber-residential conflicts would be exacerbated by increased density on surrounding lands.

3.8 Management of the school site for public education conflicts with commercial timber management activities.

Lewis & Clark School is managed for grade K through 5 education. Children attending the school need a safe environment. Many activities associated with commercial forestry cannot be conducted on a school site without compromising student safety, or without taking relatively costly measures to ensure safety, thus making commercial forestry economically infeasible.

4. Conclusion

Based on this information, the County finds that tax lots 1700 and 1800 are physically developed to the extent that the site is no longer available for uses allowed under statewide planning goals 3 and 4.

Comprehensive Plan
Section 2
**Exception to Goal 14 - Urbanization,
CLATSOP PLAINS AREA**

Summary:

This exception is taken to statewide planning goal 14, urbanization, to allow residential development at a density of one dwelling unit per acre in certain areas of the Clatsop Plains planning area.

Exception Requirements:

This exception is for land that is physically developed with residences at a density of one (1) dwelling unit per acre in the Coast Beach Residential (CBR), Single Family Residential-1 acre (SFR-1); and for land that is irrevocably committed to residential development at the one (1) acre density. Applicable exception requirements are in ORS 197.732(1)(b), OAR 660-004-0010.1(c) and OAR 660-014-0030.1 – 5. Pertinent parts are excerpted below:

660-014-0030: ...*RURAL LANDS IRREVOCABLY COMMITTED TO URBAN LEVELS OF DEVELOPMENT* (1) *A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirements prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocable committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-04-0020(2) need not be addressed.*

(2) *A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site proposed for incorporation. The exact nature and extent of the areas found to be irrevocably committed shall be clearly set forth in the justification for the exception. The area proposed for incorporation must be shown on a map or otherwise described and keyed to the appropriate findings of fact.*

(3) *A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:*

- (a) Size and extent of commercial and industrial uses;*
- (b) Location, number and density of residential dwellings;*
- (c) Location of urban levels of facilities and services; including at least public water and sewer facilities; and*
- (d) Parcel sizes and ownership patterns.*

(4) A conclusion that rural land is irrevocable committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban level development rather than a rural level of development.

(5) Larger parcels or ownerships on the periphery of an area committed to urban densities may only be considered committed to urban development and included in the area proposed for incorporation of findings of fact demonstrate:

- (a) Urban levels of facilities are currently provided to the parcel; and*
- (b) The parcel is irrevocably committed to nonresource use or is not resource land; and*
- (c) The parcel can reasonable be developed for urban density uses considering topography, natural hazards or other constraints on site development.*

These requirements are addressed on the following pages.

The Exception Area:

The proposed exception area is shown on the attached maps, and includes the following areas:

Surf Pines: A residential community in sections 16, 21, and 28 (T.7N., R.10W.) already developed at a one-acre density. Surf Pines is located between the ocean beach on the west; and Neacoxie Creek and Sunset Lake on the east. The Strawberry Hill and Silverspot Meadows subdivisions are part of Surf Pines and form the northern border. Land shown on tax maps 7-10-28AC and 7-10-28DA is included in Surf Pines and forms the southern border. A complete listing of the tax lots in this part of the exception area is attached.

Country Club Estates: A platted residential subdivision located on tax map 7-10-9DD. It contains 39 residential lots. A complete listing of the Country Club Estates tax lots in the exception area is attached.

Teal Court and Beachwood: Two adjoining, platted residential subdivisions located in tax map 7-10-34BB. Beachwood contains 38 lots ranging in size from 0.27 acres to 0.98 acres. Teal Court contains 14 lots ranging in size from 0.57 acres to 1.56 acres. A complete listing of these tax lots is attached.

OAR660-014-0030

These criteria are reproduced above and addressed in this section....existing adjacent uses....Lands adjacent to the exception area are not developed at one-acre residential densities. These adjacent areas include open space, the ocean beach, golf courses, and large tracts of undeveloped land. ...other relevant factors....Land in the exception area has been developed at a one-acre density. Exception area subdivisions (Teal Court, Country Club Estates, Beachwood, Silverspot Meadows, Surf Pines Landing, Horizon Estates, Strawberry Hill, Shady Pines, Malarkey Grove) have been platted and developed with one-acre residential lots. Landowners in these areas have investment-backed expectations of developing their property at a one-acre density. Based on this, Clatsop County concludes that the exception area is irrevocably

committed to residential density not allowed under statewide planning goal 14 because existing adjacent uses and other relevant factors make compliant densities impracticable.

Physically Developed Criteria OAR 660-014-030(2):

Criteria for a physically developed exception are on page 1 of this document. This exception is taken to allow one-acre residential lots in the exception area. The exception area is already divided into residential lots that do not conform to Goal 14's residential lot size requirements. The following facts support a physically developed exception: 1. Nearly all lots in the exception area are smaller than two acres. Proposed zoning in the exception area does not allow land divisions creating lots smaller than one acre, so lots smaller than two acres cannot be further divided. Some of the lots are over-sized tax and are unbuildable because they are dedicated open space for subdivisions, and cannot be further divided or developed for additional residences. 2. Many lots in the exception area are already occupied by single family dwellings.

Based on these facts, Clatsop County concludes that the exception area is physically developed to the extent that it is no longer available for development at a density of one dwelling unit per two acres.

Committed Lands Criteria OAR 660-014-030 (3):

Criteria for land irrevocably committed to other uses begin on page 2 of this document. This exception is taken to allow one-acre residential lots in the exception area. The exception area is committed to one-acre residential development by virtue of the following:

Water: The exception area is served by drinking water from the City of Warrenton. Teal Court, Country Club Estates and Beachwood are developed subdivisions with water service provided to each subdivision lot, including vacant lots. Surf Pines is not a subdivision, but includes subdivisions (Silverspot Meadows, Surf Pines Landing, Horizon Estates, Strawberry Hill, Shady Pines, Malarkey Grove) with water service provided to each subdivision lot, including vacant lots. The provision of water service to each subdivision lot constitutes an irrevocable commitment to support residential development at the platted density.

Fire Protection: The exception area is served by the Gearhart Rural Fire Protection District (Surf Pines, Teal Court, Beachwood) and by the Warrenton Rural Fire Protection District (Country Club Estates). These platted subdivisions, and platted subdivision within Surf Pines (Silverspot Meadows, Surf Pines Landing, Horizon Estates, Strawberry Hill, Shady Pines, Malarkey Grove) are provided with fire hydrants located to protect single family residences on one-acre lots. Most of Surf Pines is developed at a one-acre residential density, with fire hydrants placed along Ocean Drive, Manion Drive, Horizon Drive and Lucas Drive. The provision of fire hydrants in the exception area constitutes an irrevocable commitment to support residential development at a one-acre density.

Electrical Service: The exception area is served by Pacific Power, a regulated, investor-owned, public utility. Electrical lines are buried within the platted subdivisions; and along Ocean Drive, Manion Drive, Horizon Drive and Lucas Drive in Surf Pines. Within the subdivisions, electrical

power is provided to each lot. The provision of electrical service to each subdivision lot constitutes an irrevocable commitment to support residential development at a one-acre density.

Natural Gas: Northwest Natural, an investor-owned, regulated public utility, provides natural gas service within the exception area. Natural gas lines are buried within exception area road right-of-ways. Lines are sized and placed to support one-acre residential development. Northwest Natural sized and located these lines in anticipation of eventual residential development at a one-acre density. The provision of natural gas within the exception area constitutes an irrevocable commitment to support residential development at a one-acre density.

Streets: The exception area and surrounding property is served by a network of public and private streets. Internal circulation is over private streets. Within subdivisions in the exception area, streets are designed to meet the needs of the built-out subdivision. These subdivisions include Teal Court, Beachwood, Country Club Estates, Silverspot Meadows, Surf Pines Landing, Strawberry Hill, and Shady Pines. The provision of the street system as designed within these platted subdivisions constitutes an irrevocable commitment in support of residential development at a one-acre density.

Homeowner Association Dues: All property within the exception area is subject to homeowner's association dues, special assessments and maintenance fees. Owners of vacant land within the exception area pay these fees with the reasonable expectation that their property can be divided and developed as currently zoned.

Based on these factors, Clatsop County concludes that the exception area is irrevocably committed to residential development at a density of one dwelling unit per acre.

List of Properties in the Exception Area

The properties listed below are for informational purposes only, and do not accurately describe the parcels as over time the tax map identification numbers may change. Refer to the exceptions map document included in the Comprehensive Plan Section 2 Appendix, for an accurate boundary of the parcels included in the Goal 14 exceptions area.

Property Included in the Clatsop Plains Exception Area:

Tax lot	Acreage	Dwelling
Country Club Estates:		
7-10-9DD-100	.57	
7-10-9DD-200	.64	YES
7-10-9DD-300	.54	
7-10-9DD-400	.33	YES
7-10-9DD-500	.51	YES
7-10-9DD-600	.42	YES
7-10-9DD-700	.51	
7-10-9DD-800	.52	YES
7-10-9DD-900	.54	YES
7-10-9DD-1000	1.09	YES
7-10-9DD-1100	.64	YES
7-10-9DD-1200	.37	YES
7-10-9DD-1300	.35	YES
7-10-9DD-1400	.39	YES
7-10-9DD-1500	.39	YES
7-10-9DD-1600	.42	YES
7-10-9DD-1700	.52	YES
7-10-9DD-1800	.33	YES
7-10-9DD-1900	.37	YES
7-10-9DD-2000	.37	YES
7-10-9DD-2100	4.44	
7-10-9DD-2200	.41	YES
7-10-9DD-2300	.41	YES
7-10-9DD-2400	.39	YES
7-10-9DD-2500	.38	YES
7-10-9DD-2600	.44	YES
7-10-9DD-2700	.59	YES
7-10-9DD-2800	.45	YES
7-10-9DD-2900	.42	YES
7-10-9DD-3000	.49	YES
7-10-9DD-3100	.53	
7-10-9DD-3200	.38	
7-10-9DD-3300	.48	YES
7-10-9DD-3400	.36	YES
7-10-9DD-3500	.28	YES
7-10-9DD-3600	.31	YES
7-10-9DD-3700	.37	YES

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Property Included in the Clatsop Plains Exception Area:

Tax lot	Acreage	Dwelling
7-10-9DD-3800	.41	YES
7-10-9DD-3900	1.01	
7-10-9DD-3901	1.00	
7-10-9DD-3903	1.00	
7-10-9DD-3904	1.21	
7-10-9DD-3905	1.36	
7-10-9DD-3906	1.00	
7-10-9DD-3907	1.00	
7-10-9DD-3908	1.01	

Beachwood:

Property Included in the Exception Area:

Tax lot	Acreage	Dwelling
7-10-34BB-100	0.72	YES
7-10-34BB-200	0.86	YES
7-10-34BB-300	0.80	YES
7-10-34BB-400	0.72	YES
7-10-34BB-500	0.74	YES
7-10-34BB-600	0.70	YES
7-10-34BB-700	0.66	YES
7-10-34BB-800	0.96	YES
7-10-34BB-900	0.88	YES
7-10-34BB-1000	0.88	YES
7-10-34BB-1100	0.54	YES
7-10-34BB-1200	0.44	YES
7-10-34BB-1300	0.51	YES
7-10-34BB-1400	0.61	
7-10-34BB-1500	0.54	YES
7-10-34BB-1600	0.49	YES
7-10-34BB-1700	0.54	YES
7-10-34BB-1800	0.48	YES
7-10-34BB-1900	0.41	YES
7-10-34BB-2000	0.39	YES
7-10-34BB-2100	0.45	YES
7-10-34BB-2200	0.43	YES
7-10-34BB-2300	0.44	YES
7-10-34BB-2400	0.43	YES
7-10-34BB-2500	0.32	YES
7-10-34BB-2600	0.27	YES
7-10-34BB-2700	0.40	YES

Beachwood:

Property Included in the Exception Area:

Tax lot	Acreage	Dwelling
7-10-34BB-2800	0.43	YES
7-10-34BB-2900	0.47	YES
7-10-34BB-3000	0.55	YES
7-10-34BB-3100	0.46	YES
7-10-34BB-3200	0.49	YES
7-10-34BB-3300	0.44	
7-10-34BB-3400	0.59	YES
7-10-34BB-3500	0.70	YES
7-10-34BB-3600	0.67	YES

Teal Court:

Property Included in the Exception Area:

Tax lot	Acreage	Dwelling
7-10-34BB-3700	0.60	
7-10-34BB-3800	0.60	
7-10-34BB-3900	0.54	
7-10-34BB-4000	0.57	YES
7-10-34BB-4100	0.57	YES
7-10-34BB-4200	0.61	YES
7-10-34BB-4300	0.54	YES
7-10-34BB-4400	0.60	
7-10-34BB-4500	0.50	YES
7-10-34BB-4600	0.63	YES
7-10-34BB-4700	2.57	YES
7-10-34BB-4800	1.96	YES
7-10-34BB-4900	1.20	YES
7-10-34BB-5000	1.44	YES

Surf Pines:

Tax lot	acreage available but not provided below	dwelling information available but not provided below
7-10-16DB		
7-10-16CA		
7-10-16C		
7-10-16D		
7-10-21A		
7-10-21AB		
7-10-21BA		

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7-10-21BD
7-10-21CA
7-10-21AC
7-10-21
7-10-21DB
7-10-21AD
7-10-21DA
7-10-21DC
7-10-21D
7-10-21CD
7-10-22C
7-10-22AB
7-10-28
7-10-28AA
7-10-28AC
7-10-28DA

Comprehensive Plan
Section 2
Exception to Goal 14 - Urbanization,
COVE BEACH AREA

Summary:

This exception is taken to statewide planning goal 14, urbanization, to allow residential development at a density of twenty-thousand square feet (20,000) in the Cove Beach – Falcon Cove area at the southern boundary of Clatsop County, which borders Highway 101 to the west.

Exception Requirements:

This exception is for land that is physically developed with residences at a density of 20,000 square feet in the Coast Residential (CR) zone; and for land that is irrevocably committed to residential development at the 20,000 square feet density. Applicable exception requirements are in ORS 197.732(1)(b), OAR 660-004-0010.1(c) and OAR 660-014-0030.1 – 5. Pertinent parts are excerpted below:

OAR 660-014-0030: ...*RURAL LANDS IRREVOCABLY COMMITTED TO URBAN LEVELS OF DEVELOPMENT*

- (1) A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirements prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocably committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-04-0020(2) need not be addressed.*
- (2) A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site proposed for incorporation. The exact nature and extent of the areas found to be irrevocably committed shall be clearly set forth in the justification for the exception. The area proposed for incorporation must be shown on a map or otherwise described and keyed to the appropriate findings of fact.*
- (3) A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:*
 - (a) Size and extent of commercial and industrial uses;*
 - (b) Location, number and density of residential dwellings;*
 - (c) Location of urban levels of facilities and services; including at least public water and sewer facilities; and*
 - (d) Parcel sizes and ownership patterns.*
- (4) A conclusion that rural land is irrevocably committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be*

supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban level development rather than a rural level of development.

(5) Larger parcels or ownerships on the periphery of an area committed to urban densities may only be considered committed to urban development and included in the area proposed for incorporation of findings of fact demonstrate:

- (a) Urban levels of facilities are currently provided to the parcel; and*
- (b) The parcel is irrevocably committed to nonresource use or is not resource land; and*
- (c) The parcel can reasonable be developed for urban density uses considering topography, natural hazards or other constraints on site development.*

These requirements are addressed as follows:

The Exception Area:

The proposed exception area is shown on the attached maps, and includes the following areas:

The residential area of Cove Beach also known as Falcon Cove, is located in T.4N., R.10W., sections 31BC, 31CB, and 31CC. It includes a recent subdivision, Cove Creek Subdivision a 7-parcel subdivision and one conservation tract. The Cove Beach area has developed over the last 50-plus years through the consolidation of tracts of land to meet the 20,000 square feet minimum lot size, legal lots of record from existing plats and a few subdivisions. The level of development will be restricted by the GH0 overlay, and soils adequate for septic system. The area is served by the Falcon Cover Water District. A complete listing of the tax lots in the exception area is attached.

OAR 660-014-030 (2):

These criteria are reproduced above, and addressed in this section. Existing adjacent uses...:Lands adjacent to the exception area are not developed at the 20,000 square feet density. The exceptions area is bordered on the north and east by open space zoned Recreation Management (RM) which is Oswald West State Park, and agricultural-forest (A-F) also borders a portion on the east, and the ocean beach borders the western side. The southern border is Tillamook County, which is further developed like Cove Beach-Falcon Cove with small residential parcels. ...other relevant factors...:Land in the exception area has been developed at 20,000 square feet lots or larger through combining lots of record from old plats. The exception area includes a subdivision (Cove Creek T.4N., R.10W., Section 31B, TL 400, a 15.43 acre parcel/subdivided) which has been platted and developed with most lots slightly above twenty-thousand square feet. Landowners in these areas have investment-backed expectations of developing their property at that density, making allowances for geological overlay and adequate septic systems. Based on this, Clatsop County concludes that the exception area is irrevocably committed to residential density not allowed under statewide planning goal 14 because existing adjacent uses and other relevant factors make compliant densities impracticable.

Physically Developed Criteria OAR 660-014-0030(3)

Criteria for a physically developed exception are on page 1 of this document. This exception is taken to allow 20,000 square foot lots in the exception area. The exception area is already divided into residential lots that do not conform to Goal 14's residential lot size requirements. The following facts support a physically developed exception: 1. Nearly all lots in the exception area are smaller than two acres. Proposed zoning in the exception area does not allow land divisions creating lots smaller than one acre, so lots smaller than two acres cannot be further divided. The exception area contains approximately 140 separate tax lots; none are larger than two acres. Some of the over-sized tax lots (larger than 20,000 square feet) are unbuildable because they are development constraints associated with geological hazards along the coast shoreland and from Highway 101 the topography contains steep ravines that form wetland areas from runoff along the hillsides towards the ocean. With steep slopes and an identified GHQ area covering most of the exceptions area, some of the areas identified in the exceptions areas will not be further subdivided for residential uses. 2. Many lots in the exception area are already occupied by single family dwellings. A total of 52 single-family dwellings are present in the exception area.

Based on these facts, Clatsop County concludes that the exception area is physically developed to the extent that it is no longer available for development at a density of one dwelling unit per two acres.

Committed Lands Criteria OAR 660-014-030(4)

Criteria for land irrevocably committed to other uses is listed above. This exception is taken to allow 20,000 square foot residential lots in the exception area. The exception area is committed to this density for development by virtue of the following:

Water: The exception area is served by drinking water from the Cove Beach Water District. The provision of water service to each lot constitutes an irrevocable commitment to support residential development at the platted density.

Fire Protection: The exception area is served by the Arch Cape Rural Fire Protection District.

Electrical Service: The exception area is served by Pacific Power, a regulated, investor-owned, public utility. Electrical lines are above ground and throughout the Cove Beach area. The provision of electrical service to each lot constitutes an irrevocable commitment to support residential development at a 20,000 square foot density.

Streets: The exception area is served by a network of public and private streets. Internal circulation is over public streets. The provision of the street system as designed were created from existing plats and constitutes an irrevocable commitment in support of residential development at a 20,000 square foot density.

Based on these factors, Clatsop County concludes that the exception area is irrevocably committed to residential development at a density of one dwelling unit per 20,000 square foot lot.

List of Properties in the Cove Beach Exception Area

The properties listed below are for informational purposes only, and do not accurately describe the parcels as over time the tax map identification numbers may change. Refer to the exceptions map document included in the Comprehensive Plan Section 2 Appendix, for an accurate boundary of the parcels included in the Goal 14 exceptions area.

Property Included in the Cove Beach Exception Area:

<u>Tax lot</u>	<u>Acreage</u>	<u>Building</u>
4-10-31BB, 502	0.11	
4-10-31BB, 503	0.11	
4-10-31BB, 504	0.23	X
4-10-31BB, 505	0.32	
4-10-31BB, 506	0.69	
4-10-31BB, 601	0.11	X
4-10-31BB, 602	0.11	
4-10-31BB, 603	0.11	
4-10-31BB, 604	2.19 Plat 1994-040	
4-10-31BB, 606	1.11 Plat 1994-040	
4-10-31BC, 100	1 lot	X
4-10-31BC, 101	1 lot	
4-10-31BC, 200	1 lot	
4-10-31BC, 201	1 lot	
4-10-31BC, 202	1 lot	X
4-10-31BC, 203	1 lot	
4-10-31BC, 300		
4-10-31BC, 301		
4-10-31BC, 302	1 lot	X
4-10-31BC, 303	1 lot	X
4-10-31BC, 304	1 lot	
4-10-31BC, 305		
4-10-31BC, 306		
4-10-31BC, 307	1 lot	
4-10-31BC, 311		
4-10-31BC, 400	3 lots	X
4-10-31BC, 401	1 lot	X
4-10-31BC, 402	3 lots	
4-10-31BC, 403	1 lot	X
4-10-31BC, 500	2 lot	X
4-10-31BC, 600	1 lot	

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Property Included in the Cove Beach Exception Area:

<u>Tax lot</u>	<u>Lots</u>	<u>Acreage</u>	<u>Building</u>
4-10-31BC, 601	1 lot	0.22	X
4-10-31BC, 602	1 lot	0.02	X
4-10-31BC, 603	1 lot	0.07	
4-10-31BC, 700	1 lot	0.08	
4-10-31BC, 701	1 lot	0.17	
4-10-31BC, 704	1 lot	0.18	
4-10-31BC, 705	1 lot	0.34	
4-10-31BC, 706	1 lot	0.18	
4-10-31BC, 707	1 lot	0.27	
4-10-31BC, 708	1 lot	0.26	
4-10-31BC, 709	1 lot	0.26	
4-10-31BC, 710	1 lot	0.26	
4-10-31BC, 800	1 lot	0.54	
4-10-31BC, 801	1 lot	0.25	X
4-10-31BC, 802	1 lot	0.39	X
4-10-31BC, 804	1 lot	0.25	X
4-10-31BC, 806	1 lot	0.23	
4-10-31BC, 807	1 lot	0.37	X
4-10-31BC, 808	1 lot	0.36	X
4-10-31BC, 809	1 lot	0.37	X
4-10-31BC, 900	1 lot	1.38	
4-10-31BC, 901	1 lot	0.46	
4-10-31BC, 902	1 lot	0.46	
4-10-31BC, 903	1 lot	0.46	
4-10-31BC, 1000	1 lot	1.32	
4-10-31C, 200		0.55	
4-10-31CB, 200		1.25	
4-10-31CB, 202		2.53	
4-10-31CB, 300		1.37	
4-10-31CB, 301		.69	X
4-10-31CB, 302		.23	X
4-10-31CB, 303		.46	
4-10-31CB, 400		1.01	
4-10-31CB, 401		0.35	
4-10-31CB, 402		0.68	
4-10-31CB, 500		0.02	X
4-10-31CB, 501		0.26	
4-10-31CB, 502		0.37	
4-10-31CB, 600		0.06	
4-10-31CB, 601		0.03	
4-10-31CB, 700		0.11	
4-10-31CB, 800		0.21	X
4-10-31CB, 900		0.21	X
4-10-31CB, 1000		0.23	

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Property Included in the Cove Beach Exception Area:

<u>Tax lot</u>	<u>Lots</u>	<u>Acreage</u>	<u>Building</u>
4-10-31CB, 1002		0.23	
4-10-31CB, 1003		0.23	
4-10-31CB, 1004		0.46	
4-10-31CB, 1005		0.23	
4-10-31CB, 1006		0.23	X
4-10-31CB, 1007		0.23	X
4-10-31CB, 1007			
4-10-31CB, 1008		0.46	
4-10-31CB, 1009		0.23	X
4-10-31CB, 1010		0.23	X
4-10-31CB, 1100		0.69	
4-10-31CB, 1101		0.46	X
4-10-31CB, 1102		0.69	X
4-10-31CB, 1103		0.46	
4-10-31CB, 1104		0.46	
4-10-31CB, 1200		0.34	
4-10-31CB, 1201		0.8	
4-10-31CB, 1202		0.23	
4-10-31CC, 100	1 lot	0.46	
4-10-31CC, 101	1 lot	0.46	
4-10-31CC, 102	1 lot	0.46	
4-10-31CC, 200	1 lot	0.69	X
4-10-31CC, 201	1 lot	0.92	
4-10-31CC, 202	1 lot	0.69	
4-10-31CC, 203	1 lot	0.46	
4-10-31CC, 300	1 lot	2.29	
4-10-31CC, 301	1 lot	0.46	
4-10-31CC, 302	1 lot		
4-10-31CC, 303	1 lot		
4-10-31CC, 304	1 lot		
4-10-31CC, 401	1 lot	0.34	X
4-10-31CC, 402		0.06	
4-10-31CC, 403	1 lot	0.62	X
4-10-31CC, 404	1 lot	0.34	X
4-10-31CC, 408	1 lot	0.07	
4-10-31CC, 410	1 lot	0.24	
4-10-31CC, 500	1 lot	0.26	X
4-10-31CC, 600	1 lot	0.16	X
4-10-31CC, 601		0.01	
4-10-31CC, 700	1 lot	0.17	
4-10-31CC, 701	1 lot	0.29	X
4-10-31CC, 702	1 lot	0.11	
4-10-31CC, 800	1 lot	0.28	X

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Property Included in the Cove Beach Exception Area:

<u>Tax lot</u>	<u>Lots</u>	<u>Acreage</u>	<u>Building</u>
4-10-31CC, 801		0.03	
4-10-31CC, 900	1 lot	0.12	
4-10-31CC, 901	1 lot	0.17	
4-10-31CC, 902	1 lot	0.09	X
4-10-31CC, 1000	1 lot	0.09	X
4-10-31CC, 1100	1 lot	0.20	X
4-10-31CC, 1200	1 lot	0.08	X
4-10-31CC, 1300	1 lot	0.11	X
4-10-31CC, 1301	1 lot	0.22	
4-10-31CC, 1302	1 lot	0.33	X
4-10-31CC, 1303	1 lot	0.11	X
4-10-31CC, 1304	1 lot	0.22	X
4-10-31CC, 1308	1 lot	0.22	X
4-10-31CC, 1400	1 lot	0.11	
4-10-31CC, 1500		0.69	
4-10-31CC, 1501	1 lot	0.11	X
4-10-31CC, 1502	1 lot	0.12	
4-10-31CC, 1503		0.69	
4-10-31CC, 1504		1.15	
4-10-31CC, 1600		1.77	
4-10-31CC, 1601		0.26	
4-10-31CC, 1603		0.44	
4-10-31CC, 1604		0.21	
4-10-31CC, 1700	1 lot	0.26	
4-10-31CC, 1701	1 lot	0.30	
4-10-31CC, 1702	1 lot	0.60	
4-10-31CC, 1703	1 lot	0.30	
4-10-31CC, 1704	1 lot	0.30	

**Comprehensive Plan
Section 2
Exception to Goal 14 - Urbanization
ARCADIA BEACH AREA**

Summary:

This exception is taken to statewide planning goal 14, urbanization, to allow residential development at a density of twenty-thousand square feet (20,000) in the Arcadia Beach area south of Cannon Beach and a portion of land adjacent to Arch Cape on the north boundary. Portions of these two areas border both the east and west side of Highway 101.

Exception Requirements:

This exception is for land that is physically developed with residences at a density of 20,000 square feet in the SFR-1 and CR zone; and for land that is irrevocably committed to residential development at the 20,000 square feet density. Applicable exception requirements are in ORS 197.732(1)(b), OAR 660-004-0010.1(c) and OAR 660-014-0030.1 – 5. Pertinent parts are excerpted below:

660-014-0030: ...RURAL LANDS IRREVOCABLY COMMITTED TO URBAN LEVELS OF DEVELOPMENT

- (1) A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirements prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocably committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-04-0020(2) need not be addressed.*
- (2) A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site proposed for incorporation. The exact nature and extent of the areas found to be irrevocably committed shall be clearly set forth in the justification for the exception. The area proposed for incorporation must be shown on a map or otherwise described and keyed to the appropriate findings of fact.*
- (3) A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:*
 - (a) Size and extent of commercial and industrial uses;*
 - (b) Location, number and density of residential dwellings;*
 - (c) Location of urban levels of facilities and services; including at least public water and sewer facilities; and*
 - (d) Parcel sizes and ownership patterns.*

(4) A conclusion that rural land is irrevocable committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban level development rather than a rural level of development.

(5) Larger parcels or ownerships on the periphery of an area committed to urban densities may only be considered committed to urban development and included in the area proposed for incorporation of findings of fact demonstrate:

- (a) Urban levels of facilities are currently provided to the parcel; and*
- (b) The parcel is irrevocably committed to non-resource use or is not resource land; and*
- (c) The parcel can reasonable be developed for urban density uses considering topography, natural hazards or other constraints on site development.*

These requirements are addressed as follows:

The Exception Area:

The proposed exception area is shown on the attached maps, and includes the following areas:

The residential area of Arcadia Beach, is located in T.4N., R.10W., Sections 6CC, 7BB, 7CA, 7CB, 7CC, 7CD, T.4N., R.10W., Sections 18BA, 18BB. The Arcadia Beach area has developed over the last 50-plus years through the consolidation of tracts of land to meet the 20,000 square feet minimum lot size, legal lots of record from existing plats and a few subdivisions. The level of development will be restricted by the GHO overlay, and soils adequate for septic system and potable water. A complete listing of the tax lots in the exception area is attached along with an arial photo with the exceptions area shown as cross-hatched.

OAR 660-014-0030(2)

These criteria are reproduced above, and addressed in this section. Existing adjacent uses...:Lands adjacent to the exception area are not developed at the 20,000 square feet density. The exceptions area is bordered on the north and east by open space zoned Recreation Management (RM) and Forest (F) which also borders a portion on the east, and the ocean beach borders the western side. The southern border is Forest and a portion is bordered by the Arch Cape rural community. ...other relevant factors...:Land in the exception area has been developed at 20,000 square feet lots or some what larger through combining lots of record from old plats. The existing lot sizes are generally one-half acre in size. Attached is a listing of the exceptions area lot sizes and includes information on which lots are developed. The exception area includes a tract of land that has been zoned TC and proposed to be rezoned to CR to allow for a change in use from a existing motel to residential development of four to six homes. Landowners in these areas have investment-backed expectations of developing their property at that density, making allowances for geological overlay and adequate septic systems and potable water. Based on this, Clatsop County concludes that the exception area is irrevocably committed to residential density not allowed under statewide planning goal 14 because existing adjacent uses and other relevant factors make compliant densities impracticable.

Physically Developed Criteria OAR 660-014-0030(3)

Criteria for a physically developed exception are reproduced above. This exception is taken to allow twenty-thousand square foot lots in the exception area. The exception area is already divided into residential lots that do not conform to Goal 14's residential lot size requirements. The following facts support a physically developed exception: 1. Nearly all lots in the exception area are smaller than two acres. Proposed zoning in the exception area does not allow land divisions creating lots smaller than 20,000 square feet, so lots smaller than two acres cannot be further divided. The exception area contains approximately 139 separate tax lots; none are larger than two acres. Some of the over-sized tax lots (larger than 20,000 square feet) are unbuildable because they are development constraints associated with geological hazards along the coast shoreland and from Highway 101 the topography contains steep ravines that form wetland areas from runoff along the hillsides towards the ocean. With steep slopes and an identified GHQ area covering most of the exceptions area, some of the areas identified in the exceptions areas will not be further subdivided for residential uses. 2. Many lots in the exception area are already occupied by single family dwellings. A total of 28 single family dwellings are present in the exception area.

Based on these facts, Clatsop County concludes that the exception area is physically developed to the extent that it is no longer available for development at a density of one dwelling unit per two acres.

Committed Lands Criteria OAR 660-014-030(3)

Criteria for land irrevocably committed to other uses is listed above. This exception is taken to allow 20,000 square foot residential lots in the exception area. The exception area is committed to this density for development by virtue of the following:

Water: The exception area is served by established wells. The provision of potable water to the developed lots scattered between vacant lots, constitutes an irrevocable commitment to support residential development at the platted density.

Fire Protection: The exception area is served by the Cannon Beach Rural Fire Protection District.

Electrical Service: The exception area is served by Pacific Power, a regulated, investor-owned, public utility. Electrical lines are above ground and throughout the Arcadia Beach area. The provision of electrical service to each lot constitutes an irrevocable commitment to support residential development at a 20,000 square foot density.

Streets: The exception area is served by a network of public and private streets. Internal circulation is over public streets. The provision of the street system as designed were created from existing plats and constitutes an irrevocable commitment in support of residential development at a 20,000 square foot density.

Based on these factors, Clatsop County concludes that the exception area is irrevocably committed to residential development at a density of one dwelling unit per 20,000 square foot lot.

Property Included in the Exception Area (Arcadia Beach):

Township	Range	Section	TaxLot	Lots	Acreage	Building
4	10	6CC	400		0.40	
4	10	6CC	401		0.44	
4	10	6CC	900		0.37	
4	10	6CC	1000		0.43	
4	10	6CC	1100		0.16	
4	10	6CC	1200		0.13	
4	10	6CC	1300		0.10	
4	10	6CC	1400		0.08	X
4	10	6CC	1600		0.13	
4	10	6CC	1700		0.60	
4	10	6CC	1800		0.16	
4	10	6CC	1900		0.14	
4	10	6CC	2000		0.11	
4	10	6CC	2100		0.13	
4	10	6CC	2200		0.13	
4	10	6CC	2300		0.41	
4	10	6CC	2400		0.20	
4	10	6CC	2500		0.15	
4	10	6CC	2600		0.16	
4	10	6CC	2700		0.18	
4	10	6CC	2800		0.18	
4	10	6CC	2900		0.37	
4	10	6CC	3000		0.20	
4	10	6CC	3600		0.09	

Property Included in the Exception Area (Arcadia Beach):

Township	Range	Section	TaxLot	Lots	Acreage	Building
4	10	7BB	301		0.21	
4	10	7BB	400		0.07	
4	10	7BB	500		0.26	
4	10	7BB	501		0.02	
4	10	7BB	1400		0.11	
4	10	7BB	1501		0.42	
4	10	7BB	2000		0.13	
4	10	7BB	2100		0.12	
4	10	7BB	2200		0.12	
4	10	7BB	2300		0.37	X
4	10	7BB	2400		0.12	
4	10	7BB	2500		0.18	
4	10	7BB	2501		0.07	
4	10	7BB	2600		0.20	
4	10	7BB	2700		0.13	
4	10	7BB	2800		0.58	X
4	10	7BB	2801		0.05	
4	10	7BB	2900		0.09	X
4	10	7BB	3000		0.09	
4	10	7BB	3100		0.25	X
4	10	7BB	3200		0.03	
4	10	7BB	3300		0.03	

Property Included in the Exception Area (Arcadia Beach):

Township	Range	Section	TaxLot	Lots	Acreage	Building
4	10	7CA	1400		0.04	
4	10	7CA	1500		0.05	
4	10	7CA	2000		0.10	
4	10	7CA	2100		0.11	
4	10	7CA	2200		0.06	
4	10	7CA	2300		0.24	
4	10	7CA	3000		1.03	
4	10	7CA	3100		0.11	
4	10	7CA	3400		0.11	
4	10	7CA	3600		0.80	
4	10	7CA	4000		0.80	
4	10	7CA	4200		0.11	
4	10	7CA	4301		0.78	
4	10	7CA	5200		0.11	
4	10	7CA	5300		0.22	
4	10	7CA	5400		0.23	
4	10	7CA	5500		0.11	
4	10	7CA	5700		0.44	
4	10	7CA	5701		0.02	
4	10	7CA	5800		0.23	
4	10	7CA	5900		0.11	
4	10	7CA	6000		0.11	
4	10	7CA	6100		0.11	
4	10	7CA	6200		0.11	X
4	10	7CA	6300		0.11	
4	10	7CA	6301		0.11	
4	10	7CA	6302		0.35	
4	10	7CA	6500		0.10	
4	10	7CA	6600		0.11	
4	10	7CA	6700		0.11	
4	10	7CA	6800		0.11	
4	10	7CA	6900		0.11	
4	10	7CA	7000		0.11	
4	10	7CA	7100		0.10	
4	10	7CA	7200		0.11	
4	10	7CA	7302		0.35	

Property Included in the Exception Area (Arcadia Beach):

Township	Range	Section	TaxLot	Lots	Acreage	Building
4	10	7CB	1100		0.12	
4	10	7CB	1200		0.96	X
4	10	7CB	1800		0.69	X
4	10	7CB	1900		1.50	X
4	10	7CB	1902		0.80	
4	10	7CC	200		1.15	X
4	10	7CC	300		1.01	
4	10	7CC	400		1.04	
4	10	7CC	500		0.99	X
4	10	7CC	600		1.34	
4	10	7CC	700		1.37	
4	10	7CC	800		1.41	
4	10	7CC	900		1.59	
4	10	7CC	1000		1.77	X
4	10	7CD	101		2.22	
4	10	7CD	102		0.86	
4	10	7CD	103		0.96	
4	10	7CD	104		1.11	

Property Included in the Exception Area (Arcadia Beach):

Township	Range	Section	TaxLot	Lots	Acreage	Building
4	10	18BA	1300		0.23	
4	10	18BA	1400		0.46	
4	10	18BA	1500		0.80	X
4	10	18BA	1600		0.12	
4	10	18BA	1700		0.23	
4	10	18BA	1800		0.35	
4	10	18BA	1801		0.12	X
4	10	18BA	1802		0.34	
4	10	18BA	1803		0.11	
4	10	18BA	1900		0.12	
4	10	18BA	1901		0.12	X
4	10	18BA	1902		0.34	X
4	10	18BA	2000		0.12	
4	10	18BA	2100		0.12	X
4	10	18BA	2101		0.12	X
4	10	18BA	2200		0.28	X
4	10	18BA	2300		0.23	
4	10	18BA	2400		0.46	
4	10	18BA	2500		0.22	
4	10	18BA	2600		0.20	
4	10	18BA	2700		0.23	
4	10	18BA	2800		0.23	
4	10	18BA	2900		0.08	
4	10	18BA	3000		0.86	
4	10	18BA	3100		0.86	
4	10	18BB	100		2.00	X
4	10	18BB	200		0.27	
4	10	18BB	300		0.28	X
4	10	18BB	400		0.61	
4	10	18BB	500		0.31	
4	10	18BB	600		0.31	X
4	10	18BB	700		0.32	X
4	10	18BB	800		0.33	X
4	10	18BB	900		0.35	
4	10	18BB	1000		0.32	X
4	10	18BB	1100		0.18	
4	10	18BB	1200		0.16	
4	10	18BB	1300		0.34	
4	10	18BB	1400		0.16	X
4	10	18BB	1500		0.16	
4	10	18BB	1600		0.49	
4	10	18BB	1700		0.49	

Property Included in the Exception Area (Arcadia Beach):

Township	Range	Section	TaxLot	Lots	Acreage	Building
4	10	19BB	200		6.32	
4	10	19BB	300		1.22	X
4	10	19BB	401		0.67	X

- Zoning Map amendment from RA2 to AF (see exhibit 3);
- comprehensive plan text amendment, amending the existing exception to remove these two tax lots from the existing exception area (see exhibit 5).

This exception is needed to allow the proposed comprehensive plan map and zoning map amendments on tax lot 300.

Exceptions to the statewide planning goals are governed by ORS 197.732; OAR 660-04; and statewide planning goal 2. This document includes findings as required under these statutes and administrative rules.

Exception Requirements

Statewide Planning Goals

This exception is taken to statewide planning goals 3 and 4.

Statewide planning goal 3 addresses agricultural lands. The goal is "To preserve and maintain agricultural lands." Tax lot 300 has not been designated in the comprehensive plan as agricultural land, nor is there any evidence that it qualifies as farm land under statewide planning goal 3. Nonetheless, this goal exception includes an exception to goal 3 to allow uses and densities not allowed on farm land. Exceptions to goal 3 are authorized under OAR 660-04-10(1)(a).

Statewide planning goal 4 addresses forest lands. The goal reads as follows:

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Tax lot 300 is designated as forest land in the County's comprehensive plan. Exceptions to goal 4 are authorized under OAR 660-04-10(1)(b).

The proposed exception area may include resources and features under one or more of the other statewide planning goals. This goal exception does not exempt the subject property from the requirements of these other statewide planning goals. Proposed goal findings are included with the amendment request as exhibit 8.

Exception Criteria

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. Exceptions to the statewide planning goals are authorized under ORS 197.732, OAR 660-04, and statewide planning goal 2. Exception requirements are described below.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions: physically developed (ORS 197.732(1)(a)); irrevocably committed (ORS 197.732(1)(b)); and reasons (ORS 197.732(1)(c)).

This exception is a *reasons* exception. ORS 197.732(1)(c) establishes requirements for a reasons exception:

(1) A local government may adopt an exception to a goal if:

.
. .

(c) The following standards are met:

(A) Reasons justify why the state policy embodied in the applicable goals should not apply;

(B) Areas which do not require a new exception cannot reasonably accommodate the use;

(C) The long term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Statewide planning goal 2 establishes requirements for exceptions. Part

II(c) of goal 2 is applicable to a reasons exception, and is identical to ORS 197.732(1)(c), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal. (OAR 660-04-000(2))

An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:

- (a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;
- (b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and
- (c) Complies with the provisions of this Division. (OAR 660-04-05(1))

OAR 660-04-20(2) sets detailed requirements for a reasons exception:

- (1) If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.
- (2) The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:

(a) "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;

(b) "Areas which do not require a new exception cannot reasonably accommodate the use";

(A) The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for the use, which do not require a new exception. The area for which the exception is taken shall be identified;

(B) To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:

(i) Can the proposed use be reasonably accommodated on nonresource land that would not require an exception, including increasing the density of uses on nonresource land? If not, why not?

(ii) Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to nonresource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?

(iii) Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?

(C) This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A

detailed evaluation of specific alternative sites is thus not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.

(c) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

(3) If the exception involves more than one area for which the reasons and circumstances are the same, the areas may be considered as a group. Each of the areas shall be identified on a map, or their location otherwise described, and keyed to the appropriate findings.

OAR 660-04-22 lists reasons needed to justify an exceptions under goal 2, part II(c). Those pertaining to this exception include:

An exception Under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not allowed on resource lands are set forth in the following sections of this rule:

(1) For uses not specifically provided for in subsequent sections of this rule or OAR 660, division 014, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:

(a) There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and either

(b) A resource upon which the proposed use or activity is dependent can be reasonably obtained only at the proposed exception site and the use or activity requires a location near the resource. An exception based on this subsection must include an analysis of the market area to be served by the proposed use or activity. That analysis must demonstrate that the proposed exception site is the only one within that market area at which the resource depended upon can reasonably be obtained; or

(c) The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.

(2) Rural Residential Development: For rural residential development the reasons cannot be based on market demand for housing, except as provided for in this section of this rule, assumed continuation of past urban and rural population distributions, or housing types and cost characteristics. A county must show why, based on the economic analysis in the

plan, there are reasons for the type and density of housing planned which require this particular location on resource lands. A jurisdiction could justify an exception to allow residential development on resource land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area.

These requirements are addressed in the following sections.

Reasons justify why the state policy embodied in the applicable goals should not apply (OAR 660-04-20(2)(a))

This section sets forth the facts and assumptions for determining that state policy embodied in goals 3 and 4 should not apply to the exception area. This section also explains why the proposed uses require a location on resource land. The exception area includes all of tax lot 7-9-12-300, covering 19.16 acres.

The policy embodied in goal 3 is in ORS 215.243:

Agricultural land use policy. The Legislative Assembly finds and declares that:

(1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.

(2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.

(3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases

in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.

(4) Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones. (ORS 215.243)

The State policy embodied in goal 4 is stated in the text of the goal:

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture. (Statewide planning goal 4)

Goals 3 and 4 should not apply to tax lot 300 for the following reasons:

- Tax lot 300 contributes relatively little to the agricultural economy of the County or the state. The 19-acre exception area contains about 16 acres of grass that can be mown for forage.
- Tax lot 300 is not part of the forest land base of either the County or the state, nor does it contribute to the forest products industry.
- Forest practices are not presently occurring on tax lot 300, nor are they likely to occur in the future.
- Recreational opportunities associated with forest land (such as hiking, hunting, camping, and fishing) are not present on the tax lot 300.
- The proposed exception area is not managed for soil, air, water, fish or wildlife resources.

These reasons are explained in the following paragraphs.

Farming:

Land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state. Clatsop County has a small agricultural sector compared to other Oregon counties. According to 1997 data from the US National Agricultural Statistics Service:

- Clatsop County has relatively few farms: 229 in 1997, or less than one percent of all farms in Oregon. [1]
- Clatsop County has less farm acreage than any other county in Oregon; 34,030 acres in 1997, less than two-tenths of one percent of Oregon's farm acreage. [1]
- Clatsop County farms produced about \$5,325,000 worth of farm products in 1997, less than two-tenths of one percent of the state total, and less than any other County except one (Lincoln County) [1].

Tax lot 300 contributes relatively little to the County's agricultural sector. The proposed exception covers about 19 acres in the AF zone. About 16 acres are managed as a hay field. However, even if all 19 acres were "farm land" under the 1997 *Census of Agriculture*, it would represent less than one-tenth of one percent of the County's farmland.

The exception area currently yields hay, a low-value farm product, especially compared to nearly all other agricultural products grown in Clatsop County. Relative to other forage products, hay from tax lot 300 is low-value. Tax lot 300 is not planted in alfalfa, perennial ryegrass, or other more valuable feed crops. Instead, hay from tax lot 300 is a mix of native and invasive grasses, including velvetgrass, bentgrass species, and various undesirable weeds. Dairy products, grass seed, beef cattle, and cranberries are examples of higher-value agricultural products that have been or are currently grown on Clatsop County farms. Higher-value products are not grown on tax lot 300 for several reasons:

- Soil on tax lot 300 is saturated for about five months out of every year. Fewer animals can be pastured during the wet months to avoid damage to the pasture, and to keep grazing animals healthy. Areas of the state receiving less rain can pasture more animals for longer periods of time.

- Milk production in Oregon is changing from a system involving many small dairies to one with a few large dairies. The Tillamook Creamery Association contracts with a single dairy near Boardman, Oregon, for a large quantity of its milk [6]. Although small milk producers in Clatsop County continue to sell their milk to the Tillamook Creamery, economies of scale associated with the Boardman dairy's size and location are making smaller dairies non-competitive. A large Boardman-scale dairy cannot be developed or efficiently operated on tax lot 300 because: (1) feed (alfalfa) comes from the east side of the Cascades; (2) neighboring non-farm residences exist around the exception area; (3) management of animal waste and controlling runoff in Clatsop County's rainy environment is more expensive than in the dry environment east of the Cascades; and (4) tax lot 300 is not large enough to support even a small commercial dairy.
- Cranberries are grown in Clatsop County in peat bogs south of Cullaby Lake and north of Gearhart. They are also grown on the Long Beach (Washington) peninsula, and near Bandon, Oregon. Nearly all cranberries in Oregon and Washington are grown for Oceanspray, a grower's cooperative. Where they are grown successfully, cranberries are cultivated on low-lying sandy soils overlaying peat bogs. Acidic soil conditions are desirable. Soils in the proposed exception area are not sandy: soils on tax lot 300 are silt-loam. While it might be possible to grow cranberries on the site, soil conditions are not ideal, and it is unlikely that cranberry production in the exception area would be economically feasible.
- Grazing beef cattle in the exception area is not currently a profitable agricultural activity. Rising production costs, price competition from imported beef, declining per-capita beef consumption, consolidation in the beef purchasing market, and regulatory costs are all factors that weigh against small-scale beef producers. More recently, feed and export restrictions have worsened this situation.
- Grass seed has been successfully grown elsewhere in Clatsop County. Much of the seed was colonial bentgrass (*Agrostis tennuis*). Several factors lead to the demise of this crop in the County:
 1. A nematode infects bentgrass seed grown in the cool, damp coastal climate. Nematodes are microscopic roundworms. The nematode does not infect bentgrass grown in the Willamette Valley. Grass seed must be nematode-free to be certified at the highest grade. There is no practical way to remove infected seed

from un-infected seed, so bentgrass from the exception area can only be sold as a lower-grade seed, at a price lower than production costs. [5]

2. The loss of rail service in the region in the 1970s increased the cost of shipping seed to Willamette Valley markets. Competing seed is grown in the Willamette Valley, where transportation costs are lower.
 3. Grass seed yields are higher in the Willamette Valley than they are west of the Coast Range. Reasons for this include climate and soil conditions.
 4. Grass seed production requires relatively expensive, specialized harvesting equipment and storage facilities. A combine for harvesting bentgrass seed costs between \$200,000 and \$300,000; a cost that can be justified on highly productive farm land growing certified seed, but not on low-productivity land in small tracts growing non-certified seed. [5]
 5. Nearly all of the certified seed grown in Oregon is grown in the Willamette Valley or east of the Cascades. Seed certification, authorized under ORS 633.620, relies on a series of field inspections. Inspectors are not located in Clatsop County. They are located in the seed-producing regions of Oregon: Benton, Malheur, Clackamas, Marion, Crook, Morrow, Douglas, Polk, Gilliam, Sherman, Harney, Umatilla, Jackson, Union, Jefferson, Wallowa, Klamath, Wasco, Lane, Washington, Linn, and Yamhill counties. [5]
- Minks have been successfully raised in Clatsop County. At least one viable ranch remains, located outside of the proposed exception area. Mink are not a viable product for the exception area because:
 1. Mink production generates odors that non-farm neighbors are likely to find objectionable. Tax lot 300 has many non-farm neighbors.
 2. Mink demand has declined with changing fashions and consumer preferences.
 3. Fur breeders in other regions have been victims of acts of vandalism. This threat increases production costs, and is a strong dis-incentive to starting or continuing in the fur breeding business.
 4. Abundant rainfall make mink waste management more expensive than in drier locations. The proposed exception area

receives an average of about 70 inches of precipitation annually, with a twenty percent chance of more than 77 inches in a given year [2].

5. Mink ranching attracts nuisance animals, notably gulls. Non-farm neighbors are likely to find this objectionable.
- Peas were grown successfully in Clatsop County. They are no longer grown commercially here because production has shifted to areas with better growing climates; because of the lack of local processing or storage facilities; and because plant diseases associated with our cool, moist climate result in lower yields. Peas are not a feasible commercial crop choice on tax lot 300 for these reasons.
- Flower bulbs were grown commercially in Clatsop County. They are a poor crop choice for the exception area due to the distance to markets; distance to the I-5 transportation corridor; and cost competition from foreign producers.

The small size of the County's agricultural sector is linked to the lack of agricultural support services in the County. The lack of developed markets, storage facilities, processing plants, farm equipment and chemical suppliers, and transportation infrastructure in Clatsop County raises production costs relative to competing farms with these services close at hand.

The *Soil Survey of Clatsop County, Oregon* [2] classifies soils in the exception area as "Grindbrook silt loam" and "Walluski silt loam". The *Soil Survey* assigns these soil types a Land Capability Class of IVE (for the Grindbrook soil), and IIIe (for the Walluski soil). The Land Capability Classification System shows, in a general way, the suitability of soils for most kinds of field crops. Class I soils have few limitations that restrict their use. Class VI soils have severe limitations that make them generally unsuitable for any cultivation. The *Soil Survey* describes Class IV soils, including Grindbrook silt loam, as follows:

Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class III soils, including the Walluski silt loam, are described as follows:

Class III soils have severe limitations that reduce the choice of plants, or that require special conservation practices, or both.

The *Soil Survey* adds an "e" modifier to its classification of both of these soil types. This means that the risk of erosion is present.

Tax lot 300 is too small to contribute to the County's or to the state's agricultural sector. Sixteen acres is too small to effectively manage for production of farm products. This is recognized in goal 3 and its administrative rules. ORS 215.780(1)(a) establishes a minimum lot size of 80 acres for creation of new parcels in the EFU zone. The lot size issue is also addressed in ORS 215.262(1):

The Legislative Assembly declares that the creation of small parcels for nonfarm dwellings in exclusive farm use zones introduces potential conflicts into commercial agricultural areas and allows a limited number of nonfarm dwellings in exclusive farm use zones. To protect the state's land base for commercial agriculture from being divided into multiple parcels for nonfarm dwellings while continuing to allow a limited number of nonfarm dwellings on less productive agricultural land not suitable for farm use, it is necessary to:

- (a) Limit the incremental division of lots or parcels larger than the minimum size established under ORS 215.780 into smaller lots or parcels for the purpose of creating new nonfarm dwellings; and*
- (b) Allow a limited number of lots or parcels equal to or less than the minimum size established under ORS 215.780 to be partitioned into not more than two parcels unsuitable for farm use and eligible for siting nonfarm dwellings under ORS 215.284.*

This demonstrates that the state policy of preserving farm land is not aimed at small tracts.

Nearby non-farm dwellings make certain kinds of farm practices difficult to conduct, especially those that generate odors. Adjoining property is not in farm use. Land to the north is owned by Weyerhaeuser, Inc., and is managed for commercial forestry. A church is located to the immediate east of tax lot 300. A residences and the Olney Store are to the immediate west. Across Highway 202 to the south are a small-scale lumber mill, and the Olney School.

Tax lot 300 is not needed to assure continued agricultural use on adjoining farm land: adjoining land is not in farm use, nor is it in the EFU zone.

Adjoining land is used for commercial forestry (to the north), residential and neighborhood commercial uses (to the west), a church (to the east), and the Olney School and a small sawmill (to the south).

Small parcel sizes; nearby non-farm residences; the lack of a sizable agricultural sector in Clatsop County; poor soil quality on tax lot 300; and the absence of agricultural infrastructure all support a conclusion that land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state.

Forestry:

Land in the proposed exception area is not part of the forest land base of the County or the state, nor does it contribute to the forest products industry. Forest practices are not presently occurring on the proposed exception area, nor are they likely to occur in the future.

Grindbrook silt loam and Walluski silt loam, the two soil types found on the exception area, are rated in the *Soil Survey of Clatsop County, Oregon* [2], and in *Land Evaluation of Forest Soils; Clatsop County, Oregon* [7] for forest productivity. The Grindbrook soil has a relatively high site index for Western hemlock of 166. The Walluski soil is not rated for forest productivity in either of the documents cited above as being suitable for the production of forest tree species. The site is approximately evenly split between these two soil types.

Even though half of the site consists of soils with a relatively high productivity rating, there is no evidence that tax lot 300 could be successfully managed for commercial forestry.

Tax lot 300 covers about 19 acres. This is too small to be managed for viable commercial forestry. Oregon requires an 80-acre minimum lot size for land divisions in forest zones (OAR 660-06-026(1)). A commercially-managed forest tract adjacent to tax lot 300 covers more than 500 acres.

Recreational opportunities associated with forest land (such as hiking, hunting, camping, fishing) are not present on tax lot 300. The exception area is privately-owned, and public access for recreational opportunities is not available. Tax lot 300 is poorly suited for these activities. There is no evidence that the proposed exception area could be successfully managed for forest recreational activities.

Unlike some forest lands, the proposed exception area is not managed for soil, air, water, fish or wildlife resources.

Tax lot 300 is not planted in commercial tree species. It is presently managed as a hay field.

Conclusion - OAR 660-04-20(2)(a):

These reasons justify a decision to not apply the state policy embodied in the forest lands goal and the agricultural lands goal to tax lot 300.

Areas which do not require a new exception cannot reasonably accommodate the use (OAR 660-04-20(2)(b))

Alternative areas for the rural residential uses planned for the exception site cannot reasonably accommodate these uses. These alternative areas, and the reasons for this conclusion, are described below.

Urban areas within the Astoria UGB:

Rural residential uses planned for tax lot 300 might be accommodated within the Astoria UGB, located north-west of the exception area. However, the UGB cannot reasonably accommodate these uses for reasons explained in the following paragraphs.

Astoria contains some vacant buildable residential areas. Tentative populations prepared by CREST [8] indicate that Astoria is likely to grow by slightly less than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more dwelling units, during the twenty year planning horizon ending in 2020. Most of this can be accommodated in rural communities, but some can be accommodated outside of rural communities, in places like the proposed exception area.

The proposed exception site is in the Olney area. Rural residences fill a different need than do urban residences. Density is the key difference. Homesites on tax lot 300 will be developed at a maximum density of one

dwelling unit per two acres. Residential densities in the Astoria UGB are substantially greater, between four and eight dwelling units per acre.

Urban areas within the Warrenton Urban Growth Boundary:

Rural residential uses planned for tax lot 300 might be accommodated within the Warrenton UGB, located some miles west of the proposed exception area. However, the Warrenton UGB cannot reasonably accommodate these uses for the reasons explained in the following paragraphs.

The Warrenton UGB contains large tracts of land in urban residential zones; however, many vacant buildable lots in the Warrenton UGB contain wetlands under the jurisdiction of the US Army Corps of Engineers [4] and the Oregon Division of State Lands [3]. Because of the additional regulatory requirements imposed by these agencies, and uncertainties and delays associated with their permit processes, some of this residentially-zoned land within the Warrenton UGB is not available for immediate development.

Warrenton contains some vacant buildable residential lands. Tentative populations prepared by CREST [8] indicate that Warrenton is likely to grow by more than slightly more than one percent annually during the 20-year planning horizon ending in 2020. This growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling unit, during the twenty year planning horizon ending in 2020. A small part of this can be accommodated at the proposed exception site.

The Jeffers Gardens-Miles Crossing Rural Community:

Vacant buildable residential land exists in the Jeffers Gardens-Miles Crossing rural community, located west of the exception area. Residential lands within the Jeffers Gardens-Miles Crossing rural community boundary are not the same as land in the Olney area, or at the proposed exception site:

Traffic: Alternate Highway 101 (highway 105) passes through the Jeffers Gardens-Miles Crossing rural community. Average Daily Traffic on

Highway 105 just north of the Miles Crossing intersection is 6,500, compared to average daily traffic volumes on State Highway 202 of about 950 vehicles per day at the proposed exception site, according to the Oregon Department of Transportation (2001, the most recent year for which figures are available).

Non-residential uses: The Jeffers Gardens–Miles Crossing rural community hosts many commercial and industrial uses within its boundaries. The Olney area has substantially fewer commercial or industrial uses.

Planned residential density: The Jeffers Gardens–Miles Crossing rural community has a planned residential density of about five dwelling units per net acre. The proposed exception site would be zoned at a substantially lower density of one dwelling unit per two acres.

The Existing Olney Exception Area:

Vacant buildable residential land exists in the existing Olney exception area. According to the exception text adopted by Clatsop County in 1982, exception area # 26 (which covers the non-farm and non-forest land in the Olney area) has eight parcels containing a total of about 53 acres. This proposed exception adds a 19.6 acre parcel, but another component of the proposed amendment package removes two residentially-zoned parcels from exception area # 26 (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400). Because of this, the proposed exception is neutral with respect to the existing Olney exception area. Tax lots 500 and 400 are buildable, but their development would require extensive grading and filling on a steep slope.

Long-term environmental, economic, social and energy consequences (OAR 660-04-20(1)(c)):

The following criteria must be met in order to approve this exception:

The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal

exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts.

These criteria are addressed in the following paragraphs.

Environmental Consequences:

The long-term environmental consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. Facts supporting this conclusion are discussed below.

Water quality: Residential development within the proposed exception area is not likely to have significant water quality impacts because:

- All new development will be served by new DEQ-approved drainfields and septic tanks;
- Existing County regulations controlling soil erosion (section S4.300 – S4.310) and establishing riparian setbacks (S4.237) help mitigate some of the water quality impacts of new development.

Air quality: Residential development within the proposed exception area is unlikely to have significant air quality impacts because:

- The exception area, like all other lands in Clatsop County, is not listed as a "non-attainment" area with respect to air quality standards by the Oregon Department of Environmental Quality.
- Air emissions from motor vehicle transportation associated with the exception area are the same as would be expected from other potential exception areas in the County. The proposed exception area is closer to Astoria than other possible exception areas to the south and east, which may help minimize travel distances, and thus minimize transportation-related air emissions.

Fish and wildlife habitat: Residential development planned for tax lot 300 is not likely to have significant impacts on fish or wildlife habitat because:

- Fish habitat is not present at the proposed exception area.
- Nearby waters of the Klaskanine River includes habitat for many fish species [9], including threatened or endangered salmon species. Potential down-slope water quality impacts can be minimized or avoided by following best management practices during and after construction, and by requiring DEQ-approved drainfields and septic tanks for new homes on tax lot 300.
- Wildlife habitat in the proposed exception area may be impacted by new residential development; but this impact is unlikely to be significantly greater than it would be in other potential exception areas because (1) the proposed exception area has not been identified as providing exceptional or significant habitat for any wildlife species; and (2) wildlife habitat in the proposed exception area is limited by existing development in the surrounding area.

Noise: Residential development planned for tax lot 300 may increase noise levels in the immediate vicinity, but this environmental impact is not likely to be significantly greater in the proposed exception area than it would be in alternative exception areas.

Other environmental consequences: There is no evidence that environmental impacts associated with solid waste disposal, toxic

substances, or greenhouse gas emissions are substantially different at the proposed exception area as compared to any other alternative exception area.

Based on this information, the County can conclude that the long-term environmental consequences resulting from residential, commercial and industrial development in the proposed exception area are not significantly more adverse than would typically result from the same development being located in other areas requiring an exception.

Economic consequences:

The long-term economic consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here. Potential economic consequences of residential development in the proposed exception area include the following:

- Land values may rise slightly because the per-acre price of agricultural or forest land in Clatsop County is less than the per-acre price of residential, commercial or industrial land, other factors being equal.
- The total value of all agricultural products sold from Clatsop County may drop slightly as a result of the proposed exception. The applicant, Mr. Helligso, harvested a small quantity of hay from the site in 2002. Other potential exception sites are likely to yield some farm or forest products.

Based on this information, the County can conclude that the exception's long-term economic consequences are not significantly different than would typically result from the same proposal being located in alternative areas requiring a goal exception.

Social consequences:

The long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same

proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here.

Population growth: New homes are likely to be built on tax lot 300 as a result of this exception. This will result in more families living in the Olney area than at present, and may result in changes in the social setting in this community. This is unlikely to be significantly worse than might be expected at other alternative exception areas because the Olney area already accommodates a small rural residential population; the area is well-served by infrastructure and services needed to accommodate low-density rural residential development; and the area is close to existing urban residential population centers (Astoria and Warrenton). Additionally, new residential construction is subject to development standards that, to a limited extent, help minimize social disruption. Examples of these standards include yard setbacks and height limits.

Commercial activity: New commercial development is not planned for the proposed exception area. An existing store located west of the proposed exception, in the Neighborhood Commercial zone, may benefit from additional residences in the area.

Industrial development: New industrial development is not planned for the exception area. An existing industrial use in the vicinity of the proposed exception area is separated from the exception area by Highway 202.

Loss of open space: The proposed exception will result in the loss of open space. The open space afforded by tax lot 300 may provide social benefits to surrounding residents, and for visitors passing the exception area on Highway 202. There is no evidence that the proposed exception area provides this kind of social benefit to a significantly greater degree than do alternative exception areas. If this social consequence exists, it is likely to be roughly proportional to the number of people who pass the site, plus the number of surrounding property owners who benefit from adjoining farm land. Some alternative exception sites, such as farm land on the Clatsop Plains, have substantially more passing traffic than does the proposed exception site. Other alternative exception sites may have less. In general, the site's open space value can't be preserved for the public without compensating the owner. Overall, there is no evidence that the proposed exception area will result in this kind of negative social consequence to a significantly greater degree than any other alternative exception area.

This information supports a conclusion that the long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

Energy consequences:

Long-term energy consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a goal exception. This conclusion is supported by the following findings:

- No known energy resources (such as oil or gas fields, geothermal resources, hydroelectric generating capacity, or coal deposits) are located on tax lot 300.
- Energy consumption may change as a result of residential development. These uses typically consume more energy per acre than do low-intensity agricultural or forestry uses. However, this change is unlikely to be substantially greater than it would be at alternative exception areas.
- Energy distribution requirements are likely to change as a result of development within the proposed exception area, but the change is likely to be relatively minor. There is no evidence that the proposed exception area is significantly worse with respect to energy transmission than any other potential exception area.
- Waste products resulting from energy production are unlikely to be more difficult to manage as a result of the proposed exception than would be the case if an alternative exception site were chosen.

These facts support a conclusion that long-term energy consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

Conclusion (Long-term environmental, economic, social and energy consequences):

Findings on preceding pages support a conclusion that long-term environmental, economic, social and energy consequences resulting from the uses allowed within the proposed exception on tax lot 300 are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

Compatibility with adjacent uses (OAR 660-04-05(1)(d))

OAR 660-04-20(2)(d) reads as follows:

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

Proposed uses on tax lot 30 are those listed in the RA2 zone:

300

- Single-family dwelling (LWDUO section 3.204(1) and (2))
- Limited home occupation (LWDUO section 3.204(3))
- Minor utilities (LWDUO section 3.204(4))
- Farm use (LWDUO section 3.204(5))
- Roadside stand for farm products grown on the premises (LWDUO section 3.204(6))
- Forestry (LWDUO section 3.204(7))
- Low intensity recreation (LWDUO section 3.204(8))
- Public or private neighborhood park or playground (LWDUO section 3.204(9))

- Horticultural nursery (LWDUO section 3.204(10))
- Cluster developments (LWDUO section 3.204(11))
- Duplex (LWDUO section 3.204(12))
- Temporary uses (LWDUO section 3.204(13))
- Handicapped housing facility (LWDUO section 3.204(14))
- Health hardship dwelling (LWDUO section 3.204(15))
- Communication facilities (LWDUO section 3.204(17))
- Public/semi-public development (LWDUO section 3.207(1))
- Utilities necessary for public service (LWDUO section 3.207(2))
- Extraction, processing, and stockpiling of rock, sand, mineral and other subsurface materials (LWDUO section 3.207(3))
- Dog kennel (LWDUO section 3.207(4))
- Airport (LWDUO section 3.207(5))
- Public or private recreation such as riding stable, fishing or boating docks or ramps, gun club, golf course, or resort type establishment in association with recreation (LWDUO section 3.207(6))
- Home occupation (LWDUO section 3.207(7))
- Veterinary clinic (LWDUO section 3.207(8))
- Golf course (LWDUO section 3.207(9))
- Golf driving range (LWDUO section 3.207(10))
- Campground, primitive (LWDUO section 3.207(11))
- Boat ramps (LWDUO section 3.207(12))
- Bed and breakfast establishment (LWDUO section 3.207(14))

Single-family residences are the primary use intended for the exception area. Some of the potential uses listed above and allowed in the RA2 zone can't be developed on tax lot 300. The site is too small for a airport, golf course or driving range; it lacks water access needed for a boat ramp. Some uses listed above don't require a goal exception: agriculture or

forestry; a primitive campground; low-intensity recreation. Some of the allowable RA2 uses would not be allowed under this exception because they haven't been addressed: communications facilities, public and semi-public development, kennels, and veterinary clinics would require an additional (or amended) exception on tax lot 300.

Adjacent uses include the Olney Community Church (tax lot 901, to the east); commercial forest land (tax lot 200, to the north); a rural residence and the Olney Store (tax lots 2300 and 2400, to the west); a small wood products processing facility (tax lot 400, across Highway 202 to the south); and the Olney School (tax lot 501, across Highway 202, to the south). Planned uses in the proposed exception area are generally compatible with existing and planned uses on adjoining lands for the following reasons:

Adjacent forest use: Forest land is located adjacent to a portion of the exception area. Forestry-related activities on these lands may include timber harvesting, thinning, application of chemicals, and slash disposal. The County relies on the following measures to ensure compatibility between adjoining forestry uses and residential uses in the proposed exception area:

- Oregon Forest Practices Act and its administrative rules include provisions to avoid conflicts between forestry and adjoining non-forest uses.
- Clatsop County's development code includes a 50-foot setback from adjoining resource zones (including land in forest zones) for new structures (see LWDUO section 3.208(5) and (6)).

Nearby industrial use: A small sawmill is located south of tax lot 300, across Highway 202. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby industrial use:

- The Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 400.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the industrial site on tax lot 400: see LWDUO section 3.208(4).

- Mr.Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections 3.150 through 3.159.
- Residential development on tax lot 300, allowed under this exception, would be no nearer to incompatible industrial development on tax lot 400 than residential development on tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400. These two tax lots are to be down-zoned as a part of this amendment. As a result, the proposed exception does not worsen potential residential-industrial conflicts involving the small saw mill.

Church: The Olney Community Church is located immediately adjacent to tax lot 300 to the east, on tax lot 901. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- The Olney Community Church is a relatively small facility with use patterns consistent with its rural location.
- Setbacks between residential development on tax lot 300 and the church can be imposed during development of tax lot 300 to avoid some kinds of conflicts.
- Mr.Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from this potentially incompatible use to the east: see Clatsop County standards document sections 3.150 through 3.159.
- Mr.Helligso recognizes the Olney Community Church's right to operate a place of worship on tax lot 901. This right is guaranteed under federal law [11].

Olney Store: A small convenience store is located on tax lot 2400, to the west of the proposed exception area. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby commercial use:

- The Olney Store is separated from tax lot 300 by an intervening lot.

- The County's Neighborhood Commercial zone (NC) restricts uses so as to avoid conflicts between rural residential uses and more intense commercial activities: see LWDUO sections 3.304 and 3.306.
- Mr. Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from this potentially incompatible use to the west: see Clatsop County standards document sections 3.150 through 3.159.

Olney School: A school building is located south of tax lot 300, across Highway 202. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- The Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 501.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the school: see LWDUO section 3.208(4).
- Mr. Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections 3.150 through 3.159.
- The Olney School is not currently used by the Astoria School District. Because of this, there is almost no activity at the School. This should completely avoid incompatibility, although the school's closure is unlikely to be permanent.
- School-related activities may be largely compatible with residential uses. Many elementary schools are located in residential neighborhoods. Gray and Astor schools in Astoria, Warrenton Elementary, Seaside Heights, and Gearhart Elementary are all located in residential neighborhoods.

Conclusion: Compatibility with adjacent uses

Clatsop County finds that proposed residential, commercial and industrial uses planned for the exception area compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

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- [11] 106th Congress of the United States of America. (2000) *Religious Land Use and Institutionalized Persons Act of 2000*. Washington, D.C.: US Government Printing Office.

Exception to Goal 14 for Tax Lot 7-9-12-300

11 March 2004

Summary

This document contains an exception to statewide planning goal 14 for tax lot 7-9-12-300, covering about 19 acres in the Olney area.

Clatsop County is considering a proposal consisting of the following amendments:

- Comprehensive Plan Map amendment from the *Conservation-Forest Lands* plan designation to the *Rural Lands* plan designation (see exhibit 2) for tax lot 7-9-12-300;
- Zoning Map amendment from AF to RA2 (see exhibit 3) for tax lot 7-9-12-300;
- Comprehensive Plan Map amendment from the *Rural Lands* plan designation to the *Conservation-Forest Lands* plan designation (see exhibit 2) for tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400;
- Zoning Map amendment from RA2 to AF (see exhibit 3) for tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400.

These amendments allow rural residential development on tax lot 300. As part of these amendments, two new exceptions are needed. One is an exception to statewide planning goal 14 (this document); the other is an exception to statewide planning goal 4 (forest lands – see exhibit 4). Finally, the proposal includes the removal of tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400 from the existing goal 4 exception area (see exhibit 5).

Exception Requirements

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. This exception to goal 14 is provided to meet the requirements of OAR 660-04-0040(6):

(6) After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14.

This exception is a *reasons* exception, subject to OAR 660-004-0020 and 660-004-0022. These requirements are addressed on the following pages.

Goal 14 addresses urbanization. The goal is "To provide an orderly and efficient transition from rural to urban land use." Administrative rules have been adopted by the state to implement goal 14 by requiring counties to regulate residential density and service availability in rural residential areas. Proposed amendments do not affect service availability (such as water or fire protection) at the exception site; however, density is affected. The proposal changes the maximum density on tax lot 300 to one dwelling unit per two acres.

Goal 14 does not state that a two-acre minimum lot size is urban; in fact, Oregon's administrative rules state that two acres is generally the smallest rural lot size:

A rural residential zone currently in effect shall be deemed to comply with Goal 14 if that zone requires any new lot or parcel to have an area of at least two acres. (OAR 660-004-0040(5)(a))

Nonetheless, goal 14 may be interpreted as requiring an exception for any up-zoning involving rural residential lands, regardless of lot size:

After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14. (OAR 660-04-0040(6))

This reasons exception is taken to satisfy the language in OAR 660-04-0040(6).

OAR 660-14-0040 may be relevant, too. This administrative rule is entitled "Incorporation of New Cities on Undeveloped Rural Lands". It is addressed beginning on page 22 of this exception.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions: physically developed (ORS 197.732(1)(a)); irrevocably committed (ORS 197.732(1)(b)); and reasons (ORS 197.732(1)(c)). This exception is a *reasons* exception. ORS 197.732(1)(c) establishes requirements for a reasons exception:

(1) A local government may adopt an exception to a goal if:

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. .

(c) The following standards are met:

(A) Reasons justify why the state policy embodied in the applicable goals should not apply;

(B) Areas which do not require a new exception cannot reasonably accommodate the use;

(C) The long term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Statewide planning goal 2 establishes requirements for exceptions. Part II(c) of goal 2 is applicable to a reasons exception, and is identical to ORS 197.732(1)(c), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in

accordance with the process specified in Goal 2, Part II, *Exceptions*. The documentation for an exception must be set forth in a local government's comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal. (OAR 660-04-000(2))

An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:

- (a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;
- (b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and
- (c) Complies with the provisions of this Division. (OAR 660-04-05(1))

OAR 660-04-20(2) sets detailed requirements for a reasons exception:

(1) If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.

(2) The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:

(a) "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;

(b) "Areas which do not require a new exception cannot reasonably accommodate the use":

(A) The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for

the use, which do not require a new exception. The area for which the exception is taken shall be identified;

(B) To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:

(i) Can the proposed use be reasonably accommodated on nonresource land that would not require an exception, including increasing the density of uses on nonresource land? If not, why not?

(ii) Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to nonresource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?

(iii) Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?

(C) This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A detailed evaluation of specific alternative sites is thus not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.

(c) The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the

Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

(3) If the exception involves more than one area for which the reasons and circumstances are the same, the areas may be considered as a group. Each of the areas shall be identified on a map, or their location otherwise described, and keyed to the appropriate findings.

OAR 660-04-22 lists reasons needed to justify an exceptions under goal 2, part II(c). Those pertaining to this exception include:

An exception Under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not

allowed on resource lands are set forth in the following sections of this rule:

(1) For uses not specifically provided for in subsequent sections of this rule or OAR 660, division 014, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:

(a) There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and either

(b) A resource upon which the proposed use or activity is dependent can be reasonably obtained only at the proposed exception site and the use or activity requires a location near the resource. An exception based on this subsection must include an analysis of the market area to be served by the proposed use or activity. That analysis must demonstrate that the proposed exception site is the only one within that market area at which the resource depended upon can reasonably be obtained; or

(c) The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.

(2) Rural Residential Development: For rural residential development the reasons cannot be based on market demand for housing, except as provided for in this section of this rule, assumed continuation of past urban and rural population distributions, or housing types and cost characteristics. A county must show why, based on the economic analysis in the plan, there are reasons for the type and density of housing planned which require this particular location on resource lands. A jurisdiction could justify an exception to allow residential development on resource land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area.

These requirements are addressed in the following sections.

Reasons justify why the state policy embodied in the applicable goals should not apply (OAR 660-04-20(2)(a))

This section sets forth the facts and assumptions for determining that state policy embodied in goal 14 should not apply to tax lot 7-9-12-300. This section also explains why the proposed uses require a location on resource land. The exception area includes all of tax lot 300, covering about 19.16 acres.

The policy embodied in goal 14 is "To provide for an orderly and efficient transition from rural to urban land use." Administrative rules adopted to implement this policy include OAR 660-04-0040(6):

(6) After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14.

This exception is intended to address OAR 660-04-0040(6). Reasons justifying this exception are best summarized by comparing the proposed exception site (tax lot 300) with the proposed off-setting downzone (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400):

Topography: Tax lot 300, the exception site, is moderately-sloping, and includes relatively flat areas suitable for home-site development with minimal grading. The proposed down-zone site (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400) is steeply-sloping. Rural residential development on the proposed downzone site will require extensive excavation and engineering.

Habitat: The proposed down-zone site includes extensive wetland areas. These wetland areas may provide habitat for migratory waterfowl, anadromous fish, reptiles and amphibians, and neo-tropical songbirds. The proposed exception area has a much less extensive wetland which does not provide these types of habitat.

Traffic Impacts: The proposed exception site can be developed with an internal road system, and one or two access points onto Highway 202. The proposed down-zone site can only be developed in a linear fashion with each home-site having an individual driveway onto the County Road.

Density: Because this proposal contains off-setting amendments, the exception has no net impact on buildable vacant land or overall density in the Olney area.

Pedestrian Access: The proposed exception site is on the same side of Highway 202 as two community facilities: the Olney Store and the Olney Community Church. Pedestrians can reach the store or the church without crossing the highway. The proposed down-zone site is on the opposite side of Highway 202.

Solar Access: Potential homesites on the exception site have a southern exposure. The proposed down-zone site has a westerly and south-westerly exposure.

These reasons justify a decision to approve an exception to the goal 14 requirement in OAR 660-04-0040(6).

Areas which do not require a new exception cannot reasonably accommodate the use (OAR 660-04-20(2)(b))

The use planned for the exception site is a rural residential development located in the Olney area consisting of no more than five single-family detached dwellings. Alternative non-exception areas cannot reasonably accommodate this use, for reasons explained in the following paragraphs.

Administrative rules identify certain areas that are not subject to the exception requirement in OAR 660-04-0040(6). These areas are potentially available to accommodate the proposed use. However, practical difficulties preclude using these areas for the proposed use:

- *Lands within an urban growth boundary (OAR 660-04-0040(2)(a) and (2)(c)(A)).* There are no UGB lands in the Olney area. The nearest Urban Growth Boundary is Astoria, about six miles northwest of Olney. Land in the Astoria UGB is not available for the proposed use because it is zoned for urban rather than rural residential density; because Astoria UGB lands are not in the Olney area, and residents of the Astoria UGB do not generally participate in Olney community activities; and because residential land in the Astoria UGB does not offset the loss of residential land in the Olney area associated with the proposed down-zoning of tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400.

- *Lands divided prior to the effective date (3 April 2001) of the administrative rule (OAR 660-04-0040(2)(b)).* Existing divided lands are not available in the Olney area. Approved partitions and subdivisions in the Olney area are limited to the following: partition plats 1993-014 and 1994-013, in the AF zone; partition plat 1995-008, in the EFU zone, and the Plat of the Town of Olney, in the EFU zone. The proposed use is prohibited under the current zoning on these partition and subdivision lots.
- *Land in an unincorporated community (OAR 660-04-0040(2)(c)(B)).* There are no unincorporated communities in the Olney area. The nearest unincorporated community is Jeffers Gardens – Miles Crossing, about five miles to the northwest. Land in the Jeffers Gardens – Miles Crossing unincorporated community is zoned at a higher density than is planned for the exception area. Residents of the Jeffers Gardens – Miles Crossing unincorporated community do not generally participate in community life in Olney.
- *Land in an urban reserve area (OAR 660-04-0040(2)(c)(C)).* There are no urban reserve lands in the Olney area. The nearest urban reserve areas are in Washington County, approximately 60 miles southeast of the proposed exception area. These urban reserve areas are not suitable for the proposed use.
- *Land in an area designated for destination resort development (OAR 660-04-0040(2)(c)(D)).* Clatsop County's comprehensive plan does not identify any lands in the Olney area suitable for destination resorts. There are no existing destination resorts in the Olney area, or anywhere in Clatsop County. Some lands in Tillamook County have been identified in that county's comprehensive plan as suitable for destination resort development. These areas are not suitable for the proposed use.
- *Resource land (OAR 660-04-0040(2)(c)(E)).* Resource lands are zoned for farm use, forestry, open space, recreation, wetlands, and aquatic uses. These lands are present in the Olney area, but they are not available for the proposed use because rural residential development is not permitted in Clatsop County's resource zones.
- *Nonresource land (OAR 660-04-0040(2)(c)(F)).* Non-resource lands are not suitable for agriculture or forestry due to a physical factor such as poor soil conditions. There are no lands in the Olney area identified as non-resource lands. The nearest non-resource lands are about eight miles to the west, on the west side of Highway 101 in the Clatsop Plains, where the County adopted findings in 1982

demonstrating that this area was not suitable for farming or forestry. Clatsop Plains non-resource lands are not suitable for the proposed use because they are too far removed from the Olney area.

- *Marginal land (OAR 6660-04-0040(2)(c)(G))*. Low-value farm land formally identified as such in the 1980s can be classified as marginal land. There is no identified marginal land in the Olney area, or anywhere in Clatsop County.
- *Rural industrial, commercial, or public use lands (OAR 6660-04-0040(2)(c)(H))*. The Olney Store is zoned for rural commercial uses. A sawmill across Highway 202 from the exception site is zoned for rural industrial uses. These sites are not available for the proposed use because their zoning does not allow rural residential development.
- *Curry County compliant lands (OAR 660-04-0040(3)(b))*. Rural residential areas found to comply with goal 14 after the Oregon Supreme Court's 1986 ruling in *1000 Friends of Oregon v. LCDC* (301 Or 447), and before 3 April 2001 are exempt from this exception requirement. There are no rural residential lands in the Olney area, or elsewhere in Clatsop County, that were acknowledged as compliant with goal 14 during the period between the 1986 court decision and LCDC's adoption in 2001 of goal 14 lot size rules (OAR 660-04-0040).
- *Lands in a rural residential zone that requires a new lot or parcel to have an area of at least two acres (OAR 660-04-0040(5)(a))*. The Olney area includes lands in the RA2 and RA5 zones. The proposed down-zone lands (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400) are in the RA2 zone. These lands are poorly suited for the proposed use because of steep slopes; the presence of extensive wetland areas; and other development-related constraints.

This information justifies a conclusion that areas which do not require a new exception cannot reasonably accommodate the proposed use.

Long-term environmental, economic, social and energy consequences (OAR 660-04-20(1)(c)):

The following criteria must be met in order to approve this exception:

The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site with

measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts.

These criteria are addressed in the following paragraphs.

Environmental Consequences:

The long-term environmental consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Facts supporting this conclusion are discussed below.

Water quality: Residential development within the proposed exception area is not likely to have significant water quality impacts because:

- All new development on the exception site will be served by new DEQ-approved drainfields and septic tanks;
- Existing County regulations controlling soil erosion (section S4.300 –

S4.310) and establishing riparian setbacks (S4.237) help mitigate potential water quality impacts of new development.

Air quality: Residential development within the proposed exception area is unlikely to have significant air quality impacts because:

- The exception area, like all other lands in Clatsop County, is not listed as a “non-attainment” area with respect to air quality standards by the Oregon Department of Environmental Quality.
- Air emissions from motor vehicle transportation associated with the exception area are substantially the same as would be expected from other potential exception areas. The proposed exception area is closer to Astoria than other possible exception areas to the south and east, which may help minimize travel distances, and thus minimize transportation-related air emissions.

Fish and wildlife habitat: Residential development planned for tax lot 300 is unlikely to have significant impacts on fish or wildlife habitat because:

- Fish habitat is not present on the proposed exception site.
- Nearby waters of the Klaskanine River includes habitat for many fish species [1], including threatened or endangered salmon species. Potential down-slope water quality impacts can be minimized or avoided by following best management practices during and after construction, and by requiring DEQ-approved drainfields and septic tanks for new homes on tax lot 300.
- Wildlife habitat in the proposed exception area may be impacted by new residential development; but this impact is unlikely to be significantly greater than it would be in other potential exception areas because (1) the proposed exception area has not been identified as providing exceptional or significant habitat for any wildlife species; and (2) wildlife habitat in the proposed exception area is limited by existing development in the surrounding area.

Noise: Residential development planned for tax lot 300 may increase noise levels in the immediate vicinity, but this environmental impact is not likely to be significantly greater in the proposed exception area than it would be in alternative exception areas.

Other environmental consequences: There is no evidence that environmental impacts associated with solid waste disposal, toxic substances, or greenhouse gas emissions are substantially different at the proposed exception area as compared to other alternative exception areas. Significant local noise sources include the sawmill, truck traffic on Highway 202, and a nearby quarry.

Based on this information, the County can conclude that the long-term environmental consequences resulting from residential, commercial and industrial development in the proposed exception area are not significantly more adverse than would typically result from the same development being located in other areas requiring an exception.

Economic consequences:

The long-term economic consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here. Potential economic consequences of residential development in the proposed exception area might include:

- Land values may rise slightly because the per-acre price of farm or forest land in Clatsop County is less than the per-acre price of residential, commercial or industrial land, other factors being equal. The Olney area lacks any non-resource or marginal lands.
- The total value of all agricultural products sold from Clatsop County may drop slightly as a result of the proposed exception. The landowner harvested a small quantity of hay from the site in 2002. Other potential exception sites are likely to yield some farm or forest products.

Based on this information, the County can conclude that the exception's long-term economic consequences are not significantly different than would typically result from the same proposal being located in alternative areas requiring a goal exception.

Social consequences:

Long-term social consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here.

Population growth: New single-family dwellings are likely to be built on tax lot 300 as a result of this exception. This will result in more families living in the Olney area than at present, and may result in changes in the character of this community. This is unlikely to be significantly worse than might be expected at other alternative exception areas because the Olney area already accommodates a small rural residential population; the area is well-served by infrastructure and services needed to accommodate low-density rural residential development; and the area is relatively close to existing urban residential population centers (Astoria and Warrenton). Additionally, new residential construction is subject to development standards that help minimize social disruption. Examples of these standards include yard setbacks and building height limits.

Commercial activity: New commercial development is not planned for the proposed exception area. An existing store located west of the proposed exception, in the Neighborhood Commercial zone, may benefit from additional residences in the area.

Industrial development: New industrial development is not planned for the exception area. An existing industrial use in the vicinity of the proposed exception area is separated from the exception area by Highway 202.

Loss of open space: The proposed exception will result in the loss of open space. The open space afforded by tax lot 300 may provide social benefits to surrounding residents, and for travelers passing the exception area on Highway 202. There is no evidence that the proposed exception area provides this kind of social benefit to a significantly greater degree than do alternative exception areas. If this social consequence exists, it is likely to be roughly proportional to the number of people who pass the site, plus the number of surrounding property owners who benefit from adjoining vacant land. Some alternative exception sites, such as farm land on the Clatsop Plains, have substantially more passing traffic than does the proposed exception site. Other alternative exception sites may have less. In general, the site's open space value can't be entirely reserved for the public without compensating the owner. Overall, there is no evidence that the proposed exception area will result in this kind of negative social

consequence to a significantly greater degree than any other alternative exception area.

This information justifies a conclusion that the long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

Energy consequences:

Long-term energy consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a goal exception. This conclusion is supported by the following facts:

- No known energy resources (such as oil or gas deposits, geothermal resources, hydroelectric generating capacity, or coal deposits) are located on tax lot 300.
- Energy consumption may change as a result of residential development. These uses typically consume more energy per acre than do low-intensity agricultural or forestry. However, this change is unlikely to be substantially greater than it would be at alternative exception areas.
- Energy distribution requirements may change in response to development within the proposed exception area, but the change is likely to be relatively minor. There is no evidence that the proposed exception area is significantly worse than any other potential exception area with respect to energy transmission.
- Waste products resulting from energy production are unlikely to be more difficult to manage as a result of the proposed exception than would be the case if an alternative exception site were chosen.

These facts justify a conclusion that long-term energy consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

Conclusion – Long-term environmental, economic, social and energy consequences:

Findings on preceding pages support a conclusion that long-term environmental, economic, social and energy consequences resulting from the uses allowed within the proposed exception on tax lot 300 are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

Compatibility with adjacent uses (OAR 660-04-05(1)(d))

OAR 660-04-20(2)(d) reads as follows:

(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

Proposed uses on tax lot 30 are those listed in the RA2 zone:

- Single-family dwelling (LWDUO section 3.204(1) and (2))
- Limited home occupation (LWDUO section 3.204(3))
- Minor utilities (LWDUO section 3.204(4))
- Farm use (LWDUO section 3.204(5))
- Roadside stand for farm products grown on the premises (LWDUO section 3.204(6))
- Forestry (LWDUO section 3.204(7))
- Low intensity recreation (LWDUO section 3.204(8))
- Public or private neighborhood park or playground (LWDUO section 3.204(9))

- Horticultural nursery (LWDUO section 3.204(10))
- Cluster developments (LWDUO section 3.204(11))
- Duplex (LWDUO section 3.204(12))
- Temporary uses (LWDUO section 3.204(13))
- Handicapped housing facility (LWDUO section 3.204(14))
- Health hardship dwelling (LWDUO section 3.204(15))
- Communication facilities (LWDUO section 3.204(17))
- Public/semi-public development (LWDUO section 3.207(1))
- Utilities necessary for public service (LWDUO section 3.207(2))
- Extraction, processing, and stockpiling of rock, sand, mineral and other subsurface materials (LWDUO section 3.207(3))
- Dog kennel (LWDUO section 3.207(4))
- Airport (LWDUO section 3.207(5))
- Public or private recreation such as riding stable, fishing or boating docks or ramps, gun club, golf course, or resort type establishment in association with recreation (LWDUO section 3.207(6))
- Home occupation (LWDUO section 3.207(7))
- Veterinary clinic (LWDUO section 3.207(8))
- Golf course (LWDUO section 3.207(9))
- Golf driving range (LWDUO section 3.207(10))
- Campground, primitive (LWDUO section 3.207(11))
- Boat ramps (LWDUO section 3.207(12))
- Bed and breakfast establishment (LWDUO section 3.207(14))

Single-family residences are the primary use intended for the exception area. Some of the potential uses listed above and allowed in the RA2 zone can't be developed on tax lot 300. The site is too small for an airport, golf course or driving range; it lacks water access needed for a boat ramp. Some uses listed above don't require a goal exception: agriculture or forestry; a primitive campground; low-intensity recreation. Some of the allowable RA2 uses would not be allowed under this exception because they haven't

been addressed: communications facilities, public and semi-public development, kennels, and veterinary clinics would require an additional (or amended) exception on tax lot 300. The principal use proposed under this exception is single family residential use, along with the accessory buildings and uses characteristic of rural residential development.

Adjacent uses include the Olney Community Church (tax lot 901, to the east); commercial forest land (tax lot 200, to the north); a rural residence and the Olney Store (tax lots 2300 and 2400, to the west); a small wood products processing facility (tax lot 400, across Highway 202 to the south); and the Olney School (tax lot 501, across Highway 202, to the south). Planned uses in the proposed exception area are generally compatible with existing and planned uses on adjoining lands for the following reasons:

Adjacent forest use: Forest land is located adjacent to a portion of the exception area. Forestry-related activities on these lands may include timber harvesting, thinning, application of chemicals, and slash disposal. The County can rely on the following measures to ensure compatibility between adjoining forestry uses and residential uses in the proposed exception area:

- Oregon Forest Practices Act and its administrative rules include provisions to avoid and minimize conflicts between forestry and adjoining non-forest uses.
- Clatsop County's development code includes a 50-foot setback from adjoining resource zones (including land in forest zones) for new structures (see LWDUO section 3.208(5) and (6)).

Nearby industrial use: A small sawmill is located south of tax lot 300, across Highway 202. The County can rely on the following to ensure compatibility between residential use on the proposed exception area and this nearby industrial use:

- Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 400.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the industrial site on tax lot 400: see LWDUO section 3.208(4).

- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections S3.150 through S3.159.
- Residential development on tax lot 300, allowed under this exception, would be no nearer to incompatible industrial development on tax lot 400 than residential development on tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400. These two tax lots are to be down-zoned as a part of this amendment. As a result, the proposed exception does not worsen potential residential-industrial conflicts involving the small saw mill.

Church: The Olney Community Church is located immediately adjacent to tax lot 300 to the east, on tax lot 901. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- The Olney Community Church is a relatively small facility with use patterns consistent with its size and its rural location.
- Setbacks between residential development on tax lot 300 and the church can be imposed during development of tax lot 300 to avoid some kinds of conflicts.
- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's cluster development review process allows additional setbacks from this potentially incompatible use to the east: see Clatsop County standards document sections S3.150 through S3.159.
- Mr. Helligso recognizes the Olney Community Church's right to operate a place of worship on tax lot 901. This right is guaranteed under federal law [2].

Olney Store: A small convenience store is located on tax lot 2400, to the west of the proposed exception area. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby commercial use:

- The Olney Store is separated from tax lot 300 by an intervening lot.

- The County's Neighborhood Commercial zone (NC) restricts uses so as to avoid conflicts between rural residential uses and more intense commercial activities: see LWDUO sections 3.304 and 3.306.
- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from this potentially incompatible use to the west: see Clatsop County standards document sections S3.150 through S3.159.

Olney School: A school building is located south of tax lot 300, across Highway 202. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 501.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the school: see LWDUO section 3.208(4).
- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections S3.150 through S3.159.
- The Olney School is not currently used by the Astoria School District. Because of this, there is almost no activity at the school site. This should completely avoid incompatibility, although the school's closure may not be permanent.
- School-related activities may be largely compatible with residential uses. Many elementary schools are located in residential neighborhoods. Gray and Astor schools in Astoria, Warrenton Elementary, Seaside Heights, and Gearhart Elementary are all located in predominantly residential neighborhoods.

Conclusion: Compatibility with adjacent uses

Clatsop County finds that proposed rural residential uses planned for the exception area compatible with adjacent uses or will be so rendered

through measures designed to reduce adverse impacts.

Incorporation of New Cities on Undeveloped Rural Lands

OAR 660-014-0040(1) reads as follows:

(1) As used in this rule, "undeveloped rural land" includes all land outside of acknowledged urban growth boundaries except for rural areas committed to urban development. This definition includes all resource and nonresource lands outside of urban growth boundaries. It also includes those lands subject to built and committed exceptions to Goals 3 or 4, but not developed at urban density or committed to urban level development.

The subject property is *undeveloped rural land* under this definition because it is outside of an urban growth boundary, and it is not committed to urban density or to urban level development.

OAR 660-014-0040(2) reads as follows:

(2) A county can justify an exception to Goal 14 to allow incorporation of a new city or establishment of new urban development on undeveloped rural land. Reasons which can justify why the policies in Goals 3, 4, 11, and 14 should not apply can include but are not limited to findings that an urban population and urban levels of facilities and services are necessary to support an economic activity which is dependent upon an adjacent or nearby natural resource.

Subsection (2) is not applicable to this proposed exception because the exception does not allow the establishment of new urban development on undeveloped rural land. The proposed exception would allow the establishment of no more than five rural homesites on a 19-acre tract of undeveloped rural land. The maximum density would be one dwelling unit per 3.8 acres. This density does not constitute "urban development", as the term is used in this rule.

OAR 660-014-0040(3) reads as follows:

(3) To approve an exception under this rule, a county must also show:

(a) That Goal 2, Part II(c)(1) and (c)(2) are met by showing the proposed urban development cannot be reasonably accommodated in or through expansion of existing urban growth boundaries or by intensification of development at existing rural centers;

(b) That Goal 2, Part II(c)(3) is met by showing the long-term environmental, economic, social and energy consequences resulting from urban development at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located on other undeveloped rural lands, considering:

(A) Whether the amount of land included within the boundaries of the proposed urban development is appropriate, and

(B) Whether urban development is limited by the air, water, energy and land resources at or available to the proposed site, and whether urban development at the proposed site will adversely affect the air, water, energy and land resources of the surrounding area.

(c) That Goal 2, Part II(c)(4) is met by showing the proposed urban uses are compatible with adjacent uses or will be so rendered through measures designed to reduce adverse impacts considering:

(A) Whether urban development at the proposed site detracts from the ability of existing cities and service districts to provide services; and

(B) Whether the potential for continued resource management of land at present levels surrounding and nearby the site proposed for urban development is assured.

(d) That an appropriate level of public facilities and services are likely to be provided in a timely and efficient manner;

(e) That incorporation of a new city or establishment or new urban development of undeveloped rural land is coordinated with comprehensive plans of affected jurisdictions and consistent with plans that control the area proposed for incorporation.

This section is not applicable to this exception for the following reasons:

- (3)(a): This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(a) are not applicable. However, the requirements of Goal 2, Part II(c)(1) and (c)(2) are met: see the discussion starting on page 9 of this exception.
- (3)(b): This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(b) are not applicable. However, the requirements of Goal 2, Part II(c)(3) are met: see the discussion beginning on page 11 of this exception.
- (3)(c): This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(c) are not applicable. However, the requirements of Goal 2, Part II(c)(4) are met: see the discussion beginning on page 17 of this exception.
- (3)(d): This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(d) are not applicable. However, the County can find that an appropriate level of public facilities and services are likely to be provided in a timely and efficient manner because:
- A minimum level of water service is established in the County's development standards, in section S2.400. The site is in the area served by the Olney-Walluski Water Association. Water availability can be evaluated at the time the land is divided or a dwelling is approved.
 - The site has about 1,500 linear feet of frontage on State Highway 202. This part of the highway is not access-limited. Driveway location can be reviewed at the time a development permit or land division is requested.
 - The Olney-Walluski Fire and Rescue District provides these services to the subject property. There is no need to expand the district's boundaries to service the property.
 - Other services, such as electricity, solid waste collection, and telephone, are provided by investor-owned for-profit companies.
- (3)(e): This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(e) are not applicable. The site will not be annexed into any city or urban service district as a result of this exception. Clatsop County will retain planning and zoning authority on the site regardless of whether or not the exception is approved.





Based on this, the County can conclude that the requirements of OAR 660-014-0040(1) through (3) do not apply to this exception.

References

- [1] Bottom, D. L., Jones, K. K., Herring, M. J. (1984). *Fishes of the Columbia River Estuary*. Astoria, Oregon: Oregon Department of Fish and Wildlife, Columbia River Estuary Data Development Program.
- [2] 106th Congress of the United States of America. (2000) *Religious Land Use and Institutionalized Persons Act of 2000*. Washington, D.C.: US Government Printing Office.

Arch Cape Rural Community Zoning Designation

*Pacific
Ocean*

-  Tax Lot
-  AG-RCR - Arch Cape Rural Community Residential
-  RCC - Rural Community Commercial
-  RM - Recreation Management

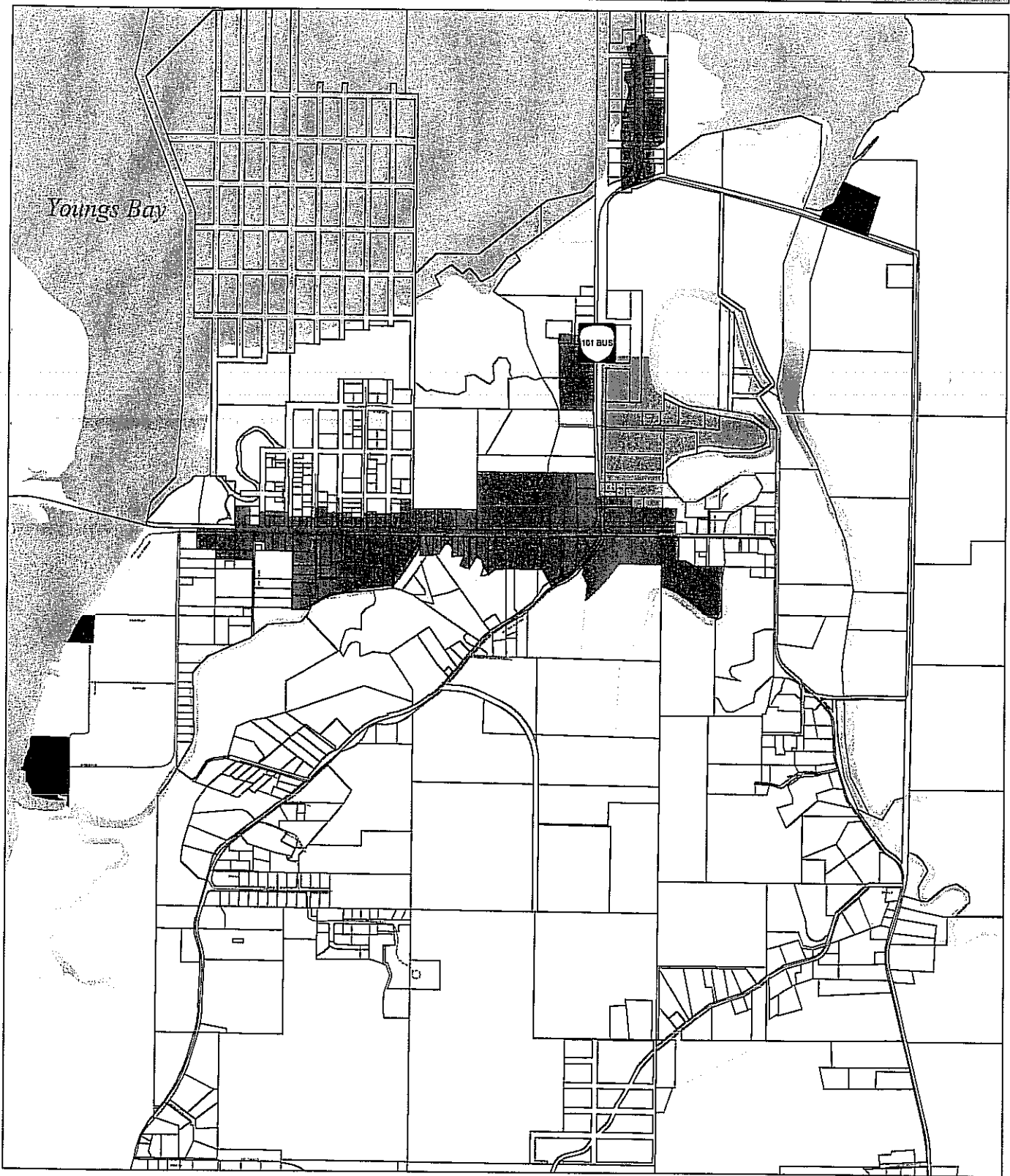


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Astoria, Oregon
August 19, 2003



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Miles Crossing/Jeffers Garden Rural Community Zoning



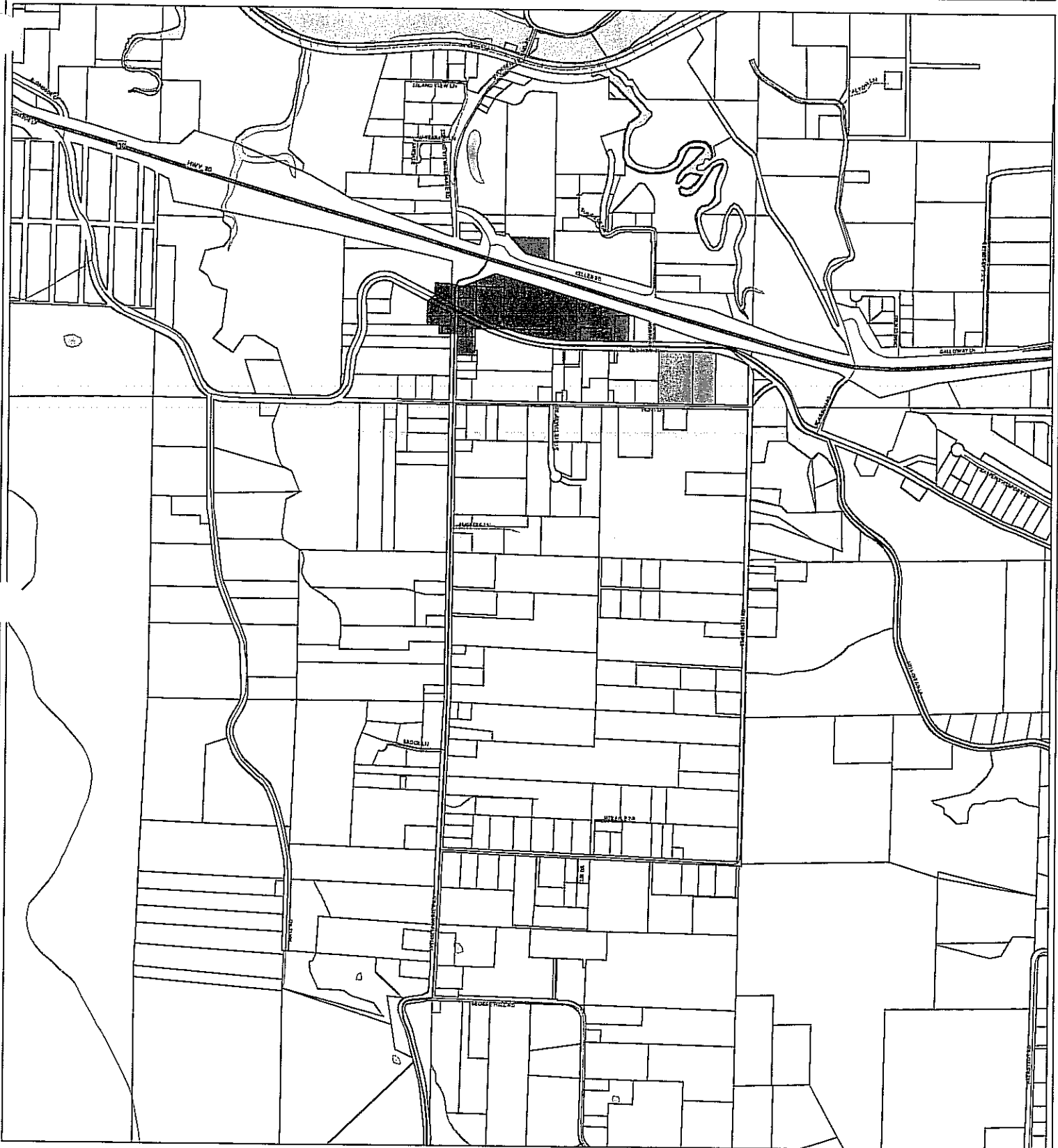
RCR - Rural Community Residential
 RCC - Rural Community Commercial
 RC - Rural Community Industrial
 MI - Marine Industrial
 Tax Lot



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Svensen Rural Community Zoning Designation



Tax Lot
 KS-RCD - Knappa-Svensen Rural Community Residential
 RCD - Rural Community Commercial
 RCD-MF - Rural Community Residential Multi-Family



0 100 200 300 400
 Feet

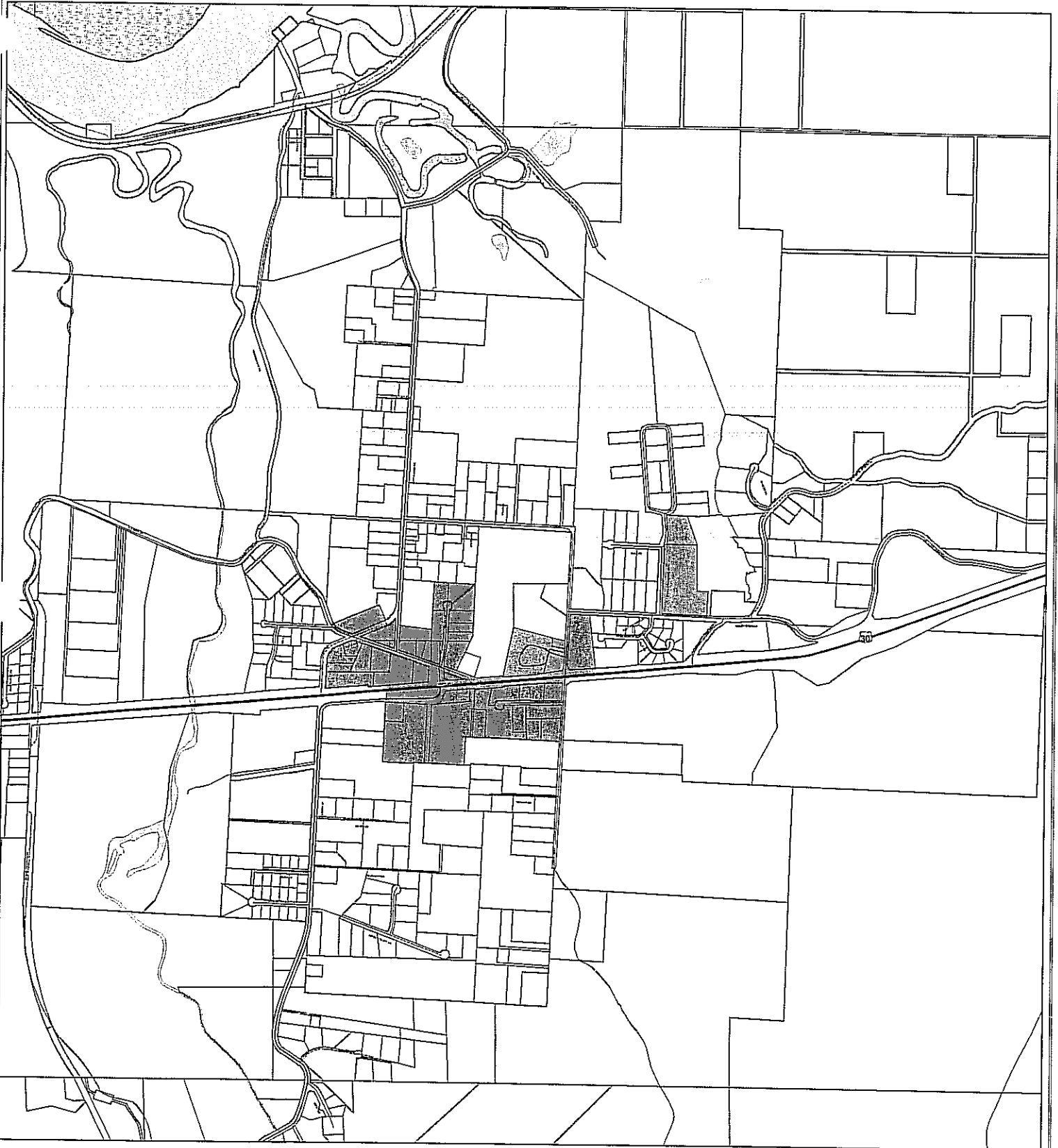
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Knappa Rural Community Zoning Designation



-  Tax Lot
-  RCD-R - Knappa-Rural Community Residential
-  RCC-LI - Rural Community Commercial-Light Industrial
-  RCD-MF - Rural Community Residential-Multi-Family

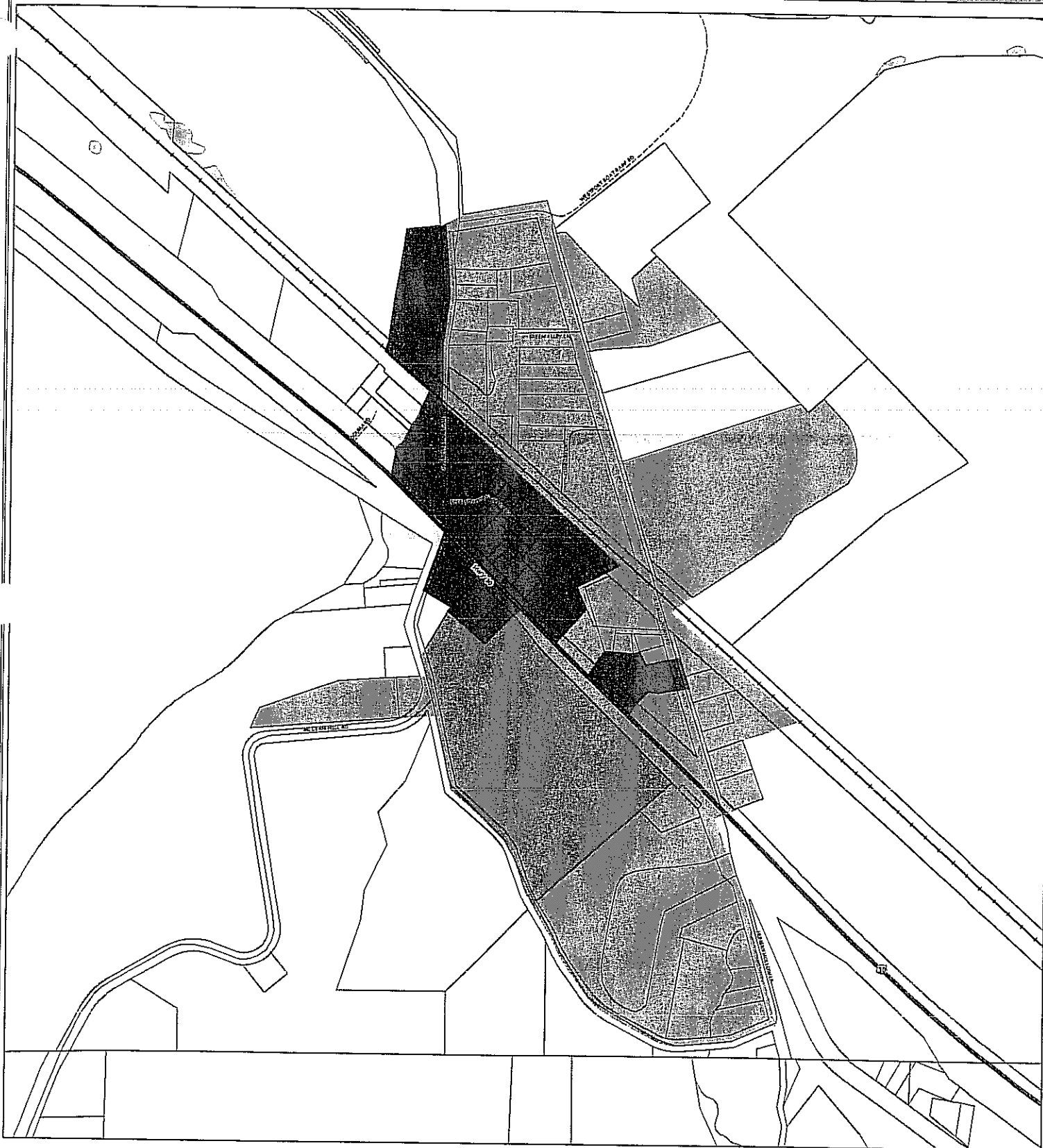


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Westport Rural Community Zoning Designation



Tax Lot

OPR - Open Space Parks & Recreation

RCC - Rural Community Commercial

RCCL - Rural Community Commercial-Light Industrial

RGRMF - Rural Community Residential Multi-Family

W-ROR - Westport Rural Community Residential



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August 19, 2003



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EXISTING GEOLOGIC HAZARD RELATED POLICIES PROPOSED FOR DELETION

NATURAL HAZARDS SECTION

General Mass Movement Policies

1. ~~The County shall recognize the development limitations imposed by areas of mass movement potential.~~

Discussion: This concept is covered by proposed policy 1.

2. ~~Mass movement hazards do not necessitate disapproval of development, but higher development standards can be expected in order to minimize problems.~~

Discussion: This concept is covered by proposed policy 2.

3. ~~Clustering of development on stable or less steep portions of sites is encouraged in order to maintain steeper or unstable slopes in their natural conditions.~~

Discussion: This policy has been slightly revised as policy 3.

4. ~~Closely spaced septic tanks and drainfields should be restricted from moderately to steeply sloping areas because of the potential for sliding.~~

Discussion: This policy has been slightly revised as Policy 7.

5. ~~Projects which include plans for modifying the topography of sloping areas or established drainage patterns shall be evaluated in terms of the effect these changes would have on slope stability.~~

Discussion: This concept is covered by proposed policy 4 & 5.

6. ~~The presence of faults in an area shall constitute additional reason for restricting development in areas of landslide topography.~~

Discussion: Areas of potential landside topography, including those that include faults will be subject to proposed policy 2.

7. ~~The County Planning Department should inform potential builders and developers of the presence of fault lines and may require a site investigation in appropriate situations (such as the construction of a school, hospital or large residential development).~~

1
2 **Discussion:** Areas of potential landside topography, including those that include
3 faults will be subject to proposed policy 2. In addition, proposed policy 8 addresses
4 the educational component of this policy.
5
6

7 Development Policies for Areas of Mass Movement
8

- 9 1. ~~Structures should be planned to preserve natural slopes. Cut and fill construction~~
10 ~~methods shall be discouraged.~~
11

12 **Discussion:** This concept is covered by proposed policy 4.
13

- 14 2. ~~Access roads and driveways shall follow slope contours to reduce the need for grading~~
15 ~~and filling, reduce erosion, and prevent the rapid discharge of runoff into natural~~
16 ~~drainageways.~~
17

18 **Discussion:** This concept is covered by proposed policy 4, 5 & 6.
19

- 20 3. ~~Loss of ground cover for moderately to steeply sloping lands may cause land slippage~~
21 ~~and erosion problems by increasing runoff velocity. Development on moderate to steep~~
22 ~~slopes should generally leave the natural topography of the site intact. Existing~~
23 ~~vegetation, particularly trees, should be retained on the site.~~
24

25 **Discussion:** This concept is covered by proposed policy 4.
26

- 27 4. ~~The County shall require a preliminary slope stability investigation in the following~~
28 ~~hazard areas:~~
29

30 a. ~~Where detailed soils map exist, in hazardous soils areas listed in Table 2;~~
31

32 b. ~~Where no detailed soil maps exist, all areas which have slopes in excess of 25%.~~
33

34 ~~Where the preliminary slope stability investigation indicates mass movement hazards on~~
35 ~~the site, a detailed site investigation report shall be prepared. The detailed report shall~~
36 ~~indicate the severity of the hazard and any recommended techniques that could be used to~~
37 ~~alleviate the hazard before structures, roads, and septic tanks are allowed in non-~~
38 ~~commercial forest lands.~~
39

40 **Discussion:** This concept is covered by proposed policy 2. More detailed
41 information about where site investigations will be required will be contained
42 in the revised geologic hazard section of the development code.
43

44 Policies for Streambank Erosion and Deposition
45

PLS

PLS

PLS

Tax Lot Arrows

Tax Map

Water Body

River

Creek

Forest Boundary

Supplemental Boundary

34

D/C

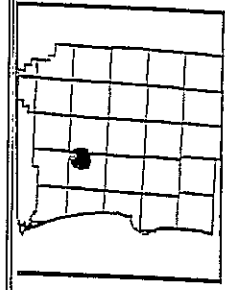
Road R-O-W

HT R-O-W

Comprehensive Plan and Zoning Map Amendment T.7N.- R.9W., Sec. 12

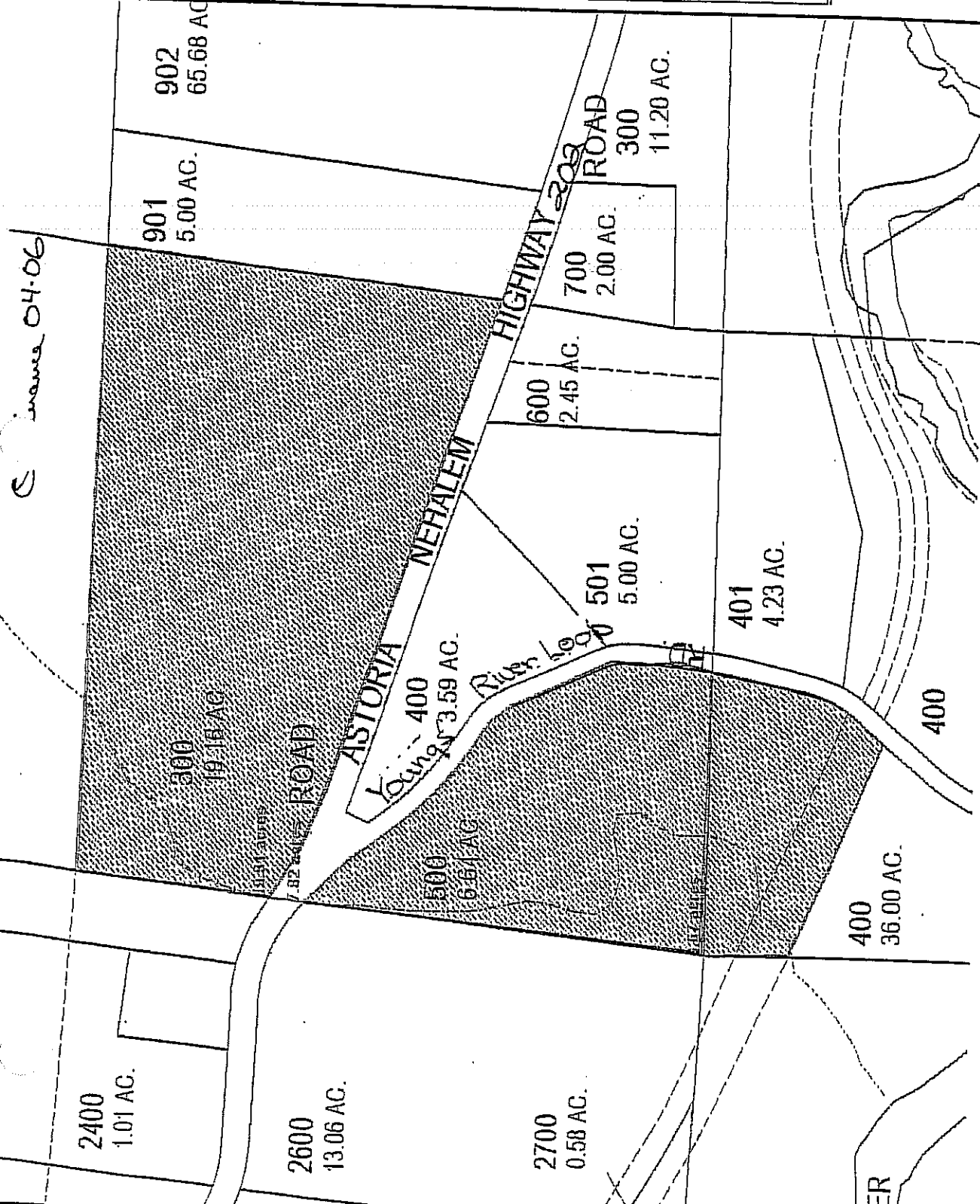
Tax Lot 300
Conservation-Forest
Lands to Rural Lands
and
AF zone to RA-2

**Tax Lot 500 and a
portion of Tax Lot
400**
Rural Lands to
Conservation-Forest
Lands and
RA-2 zone to AF



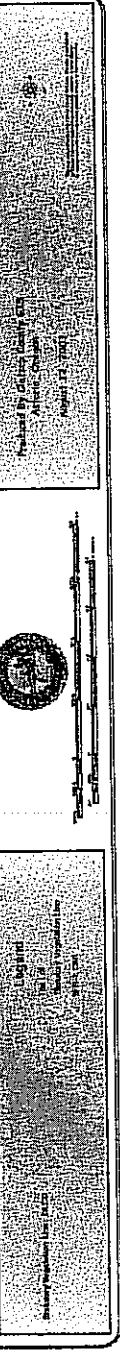
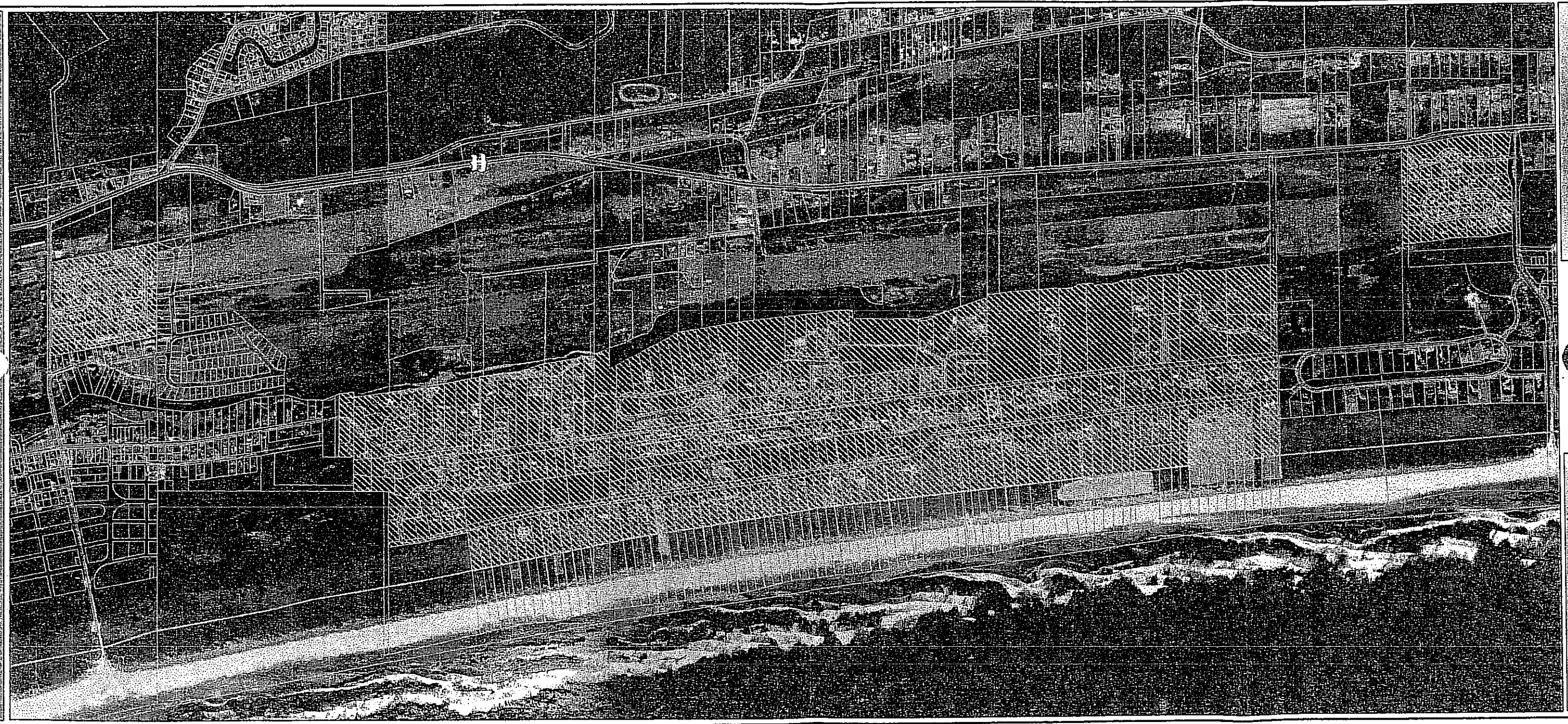
4/2/2004

1 in. = 300 ft

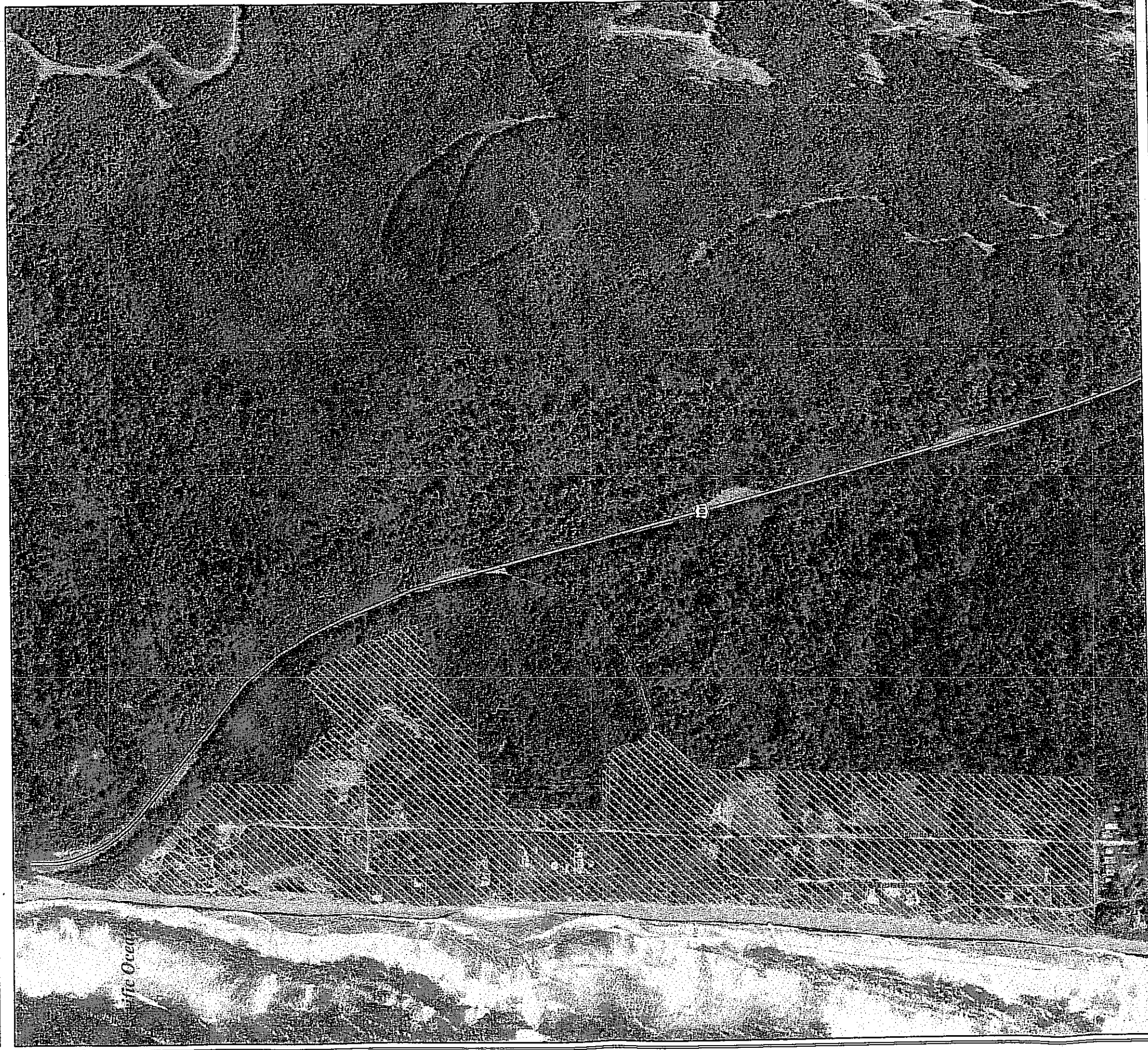


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Coal 14 Exception Zone in the Clatsop Plains



Goal 14 Exception Area -- Vicinity of Cove Beach

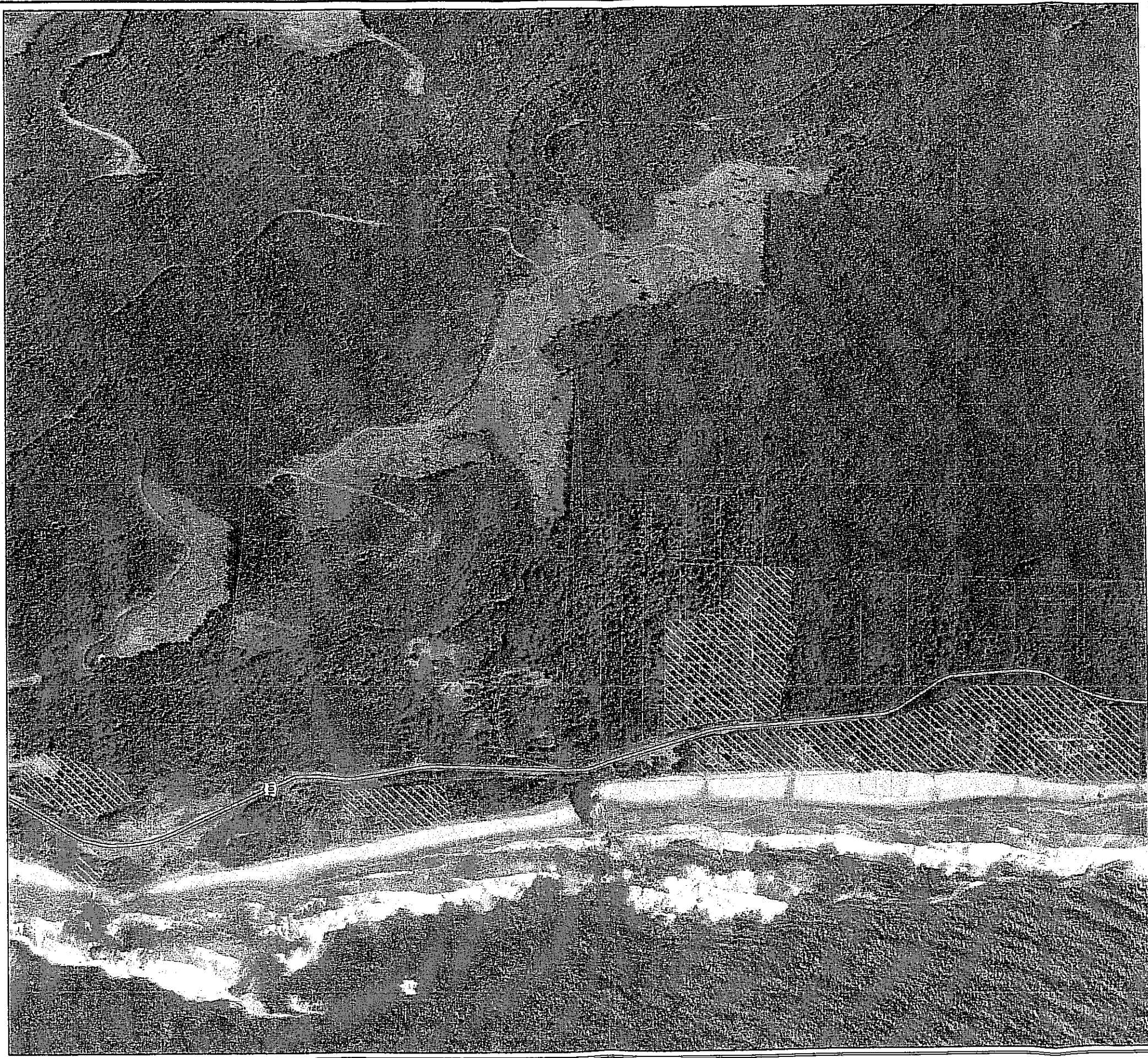


100' Lx
Example Zone 20



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Goal 14 Exception Area -- Vicinity of Arcadia Beach



Goal 14
Exception Area



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