

BOOK 517 PAGE 347

FILED

DEC 24 1979

NORMA HUNSINGER, County Clerk

By C. Dennis Simonson
Deputy

DEC 24 11 24 AM 1979
BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

ORDINANCE No. 79-14

(AN ORDINANCE AMENDING THE TEXT AND MAP
(OF THE CLATSOP COUNTY COMPREHENSIVE
(PLAN, AS ADOPTED BY THE BOARD OF COUNTY DEC 24 1979
(COMMISSIONERS AND AS AMENDED, BY THE
(INCLUSION OF AN ELEMENT OF THE CLATSOP
(COUNTY COMPREHENSIVE PLAN FOR THE
(NORTHEAST COMMUNITY AREA, RESCINDING
(INCONSISTENT PROVISIONS, AND DECLARING
(AN EMERGENCY

The Board of County Commissioners of Clatsop County, Oregon ordains as follows:

SECTION 1. SHORT TITLE.

This ordinance shall be known as the Northeast Community Plan.

SECTION 2.

The Board of County Commissioners of Clatsop County, Oregon, recognizes that the Clatsop County Comprehensive Plan, as adopted by the Board of County Commissioners by resolution and Order No. 74-11-4 needs periodic revision and amendment. In the interests of the health, safety and welfare of the citizens of Clatsop County and in accordance with the recommendations of the Clatsop County Planning Commission, the Board of Commissioners hereby determines the necessity of amending the Plan to provide for an area plan for the Northeast Community Plan.

The Plan as included herein shall be an element of the Clatsop County Comprehensive Plan, and the Board of Commissioners finds that the Plan complies with the following Goals of the Land Conservation and Development Commission: 1 through 14, and 16 through 18.

The Board of County Commissioners further determines and takes notice that the adoption procedure for this Ordinance amending the Comprehensive Plan particularly complies with Goal 1 of the Land Conservation and Development Commission, the Citizen Involvement Goal. The County Planning Commission has sought review and comment

1 from the citizens advisory committee for the Northeast Planning area and has
2 conducted the public hearing process pursuant to the requirements of ORS 215.060.
3 Planning Commission hearings were held on October 16, October 30, and the Plan
4 was adopted on November 20, 1979. The Board received and considered the Planning
5 Commission's recommendation on this proposed amendment. The Board of Commissioners
6 held hearings pursuant to law on this ordinance on November 29 and December 3, 1979,
7 and adopted the Plan on December 19, 1979.

8 SECTION 3. CONFORMITY WITH THE LAW.

9 This ordinance shall not substitute for nor eliminate the necessity for
10 conformity with any and all laws or rules of the State of Oregon or its agencies,
11 or any ordinance, rule or regulation of Clatsop County.

12 SECTION 4. INCONSISTENT PROVISIONS.

13 This ordinance shall supercede, control and repeal any inconsistent provision
14 of the Clatsop County Comprehensive Plan, as amended, the Clatsop County Zoning
15 Ordinance, as amended, or any regulation made by Clatsop County.

16 SECTION 5. SEPARABILITY.

17 If any section, subsection, sentence, clause, phrase or any
18 portion of this ordinance is for any reason held invalid or unconstitutional
19 by a court of competent jurisdiction, such portion shall be deemed as a separate,
20 distinct, and independent provision and such holding shall not affect the
21 validity of the remaining portions of this ordinance.

22 SECTION 6. EFFECTIVE DATE.

23 This ordinance shall be in full force and effect immediately upon the date
24 set forth in the emergency clause herein.

25 SECTION 7. EMERGENCY CLAUSE.

26 In order to carry out the recommendations of the Planning Commission and the

1 findings of this Board with the greatest expedience and in order to recognize
2 the benefits to be derived from the adoption of this element of the Comprehensive
3 Plan, this ordinance shall become effective immediately upon its passage, an
4 emergency is declared to exist.

5 SECTION 8. ADOPTION OF AN ELEMENT OF THE CLATSOP COUNTY COMPREHENSIVE PLAN FOR THE
6 NORTHEAST COMMUNITY AREA.

7 The Northeast Community Plan attached hereto and by reference incorporated herein
8 as Exhibit "A", is adopted in total as an element of the Clatsop County Comprehensive
9 Plan.

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12 ///

13 ENACTED this 24th day of December, 1979.

14 THE BOARD OF COUNTY COMMISSIONERS
15 FOR CLATSOP COUNTY, OREGON

16 By Orry A. Nikula
17 Orry A. Nikula, Chairman

18 By Don O. Corkill
19 Don O. Corkill, Commissioner

20 By Bob Westerberg
21 Bob Westerberg, Commissioner

1 VOTE:

2 Aye:

3 Corkill, Westerburg, Nikula

4 Nay:

5 None

6 Abstention:

7 None

8

9 ATTEST:

10 Curtis Schneider
11 RECORDING SECRETARY

12 Date: December 24, 1979

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BOOK 517 PAGE 351

EXHIBIT "A"

THE NORTHEAST COMMUNITY PLAN

The Community Today and
Its Future Direction

Adopted

December 24, 1979

Prepared jointly by:

Clatsop County Department of Planning and Development
Northeast Citizen Advisory Committee

The preparation of this report was financially aided through grants from the Land Conservation and Development Commission with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 305 and 306 of the Coastal Zone Management Act of 1972.

ACKNOWLEDGEMENT

BOOK 517 PAGE 353

The Northeast Citizen Advisory Committee has devoted numerous hours to the preparation and review of this plan. In addition, there were numerous interested persons who attended the Citizen Advisory Committee meetings.

Northeast Citizen Advisory Committee Members

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Burt Zurcher
Cheryl Johnson

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John Wall
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Table of Contents

BOOK 517 PAGE 354

	<u>Page</u>
INTRODUCTION	1
LANDSCAPE UNITS	2
Alluvial Lowlands	
Alluvial Terrace	
Coast Range Foothills	
Estuary Wetlands, Coastal Shorelands, and Water Bodies	
Sedimentary Uplands	
Basaltic Highlands	
CRITICAL HAZARD AREAS	19
Mass Movement	
Streambank Erosion	
High Groundwater	
NATURAL RESOURCES	21
Surface and Groundwater Quality	
Agriculture and Forestry	
CULTURAL	24
Housing	
Recreation	
Open Space, Scenic and Historic Areas	
Fish and Wildlife	
Transportation	
Public Facilities	
COMMUNITY DEVELOPMENT	43
Development	
Rural	
Conservation	
Natural	
ZONING	51
APPENDICES	
A. Bald Eagle Management Guidelines--Oregon and Washington	
B. Findings--Wauna/Westport	
C. Big Creek Estuary Evaluation Report	
D. Major revisions--Findings	

INDEX TO MAPS AND FIGURES

BOOK 517 PAGE 355

	<u>Page</u>
Map 1. Landscape Units of the Northeast Clatsop County Study Area with Coastal Shorelands Boundary.	18
Map 2. Hazards	20
Map 3. Open Space, Recreation, Scenic, and Historic Areas Map (including Active and Traditional Bald Eagle Nest Sites	36
Map 4. Comprehensive Plan for the Northeast County	50
Map 5. Zoning Map for the Northeast County	52
<hr/>	
Figure 1. Profiles of the Landscape Units	3
<hr/>	
Table 1. Aquatic Area Permitted Uses/Activities Matrix	9

The Northeast planning area includes all of the area along U.S. Highway 30 from the east County line to the eastern edge of Astoria including the Tongue Point area. The southern boundary generally follows the drainage patterns of the coastal hills and valleys. There are no incorporated cities in the planning area, but it does contain the unincorporated communities of Westport, Knappa, and Svensen. The estimated 1978 population of the area was 4,138 persons.

The comprehensive plan for Clatsop County is in two parts: a County-wide Element and a Community Plan. The County-wide Element deals with state goals and programs of County-wide concern such as the economy and housing. The Community Plan is an amplification of many of the County-wide policies which addresses specific concerns of the area. The Community Plan also addresses items not covered in the County-wide Element because they are unique to the Northeast, such as a management plan to protect the endangered bald eagle.

Taken together, the plans provide the foundation for future social, economic, and environmental developments in the Northeast Community.

Introduction

The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitute a natural process. The soils, hydrology, wildlife, vegetation, and land forms are interrelated as a functional unit. The landscape units provide a framework for development that is, in part, based on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the Northeast planning area are Alluvial Lowlands, Alluvial Terraces, Coast Range Foot-hills, Estuary Wetlands, Waterbodies, and Shorelands, Sedimentary Uplands, Basaltic Highlands, and Headlands and Points. Figure 1. demonstrates the profiles of the landscape units, while Map 1 shows their locations in the Northeast planning area.

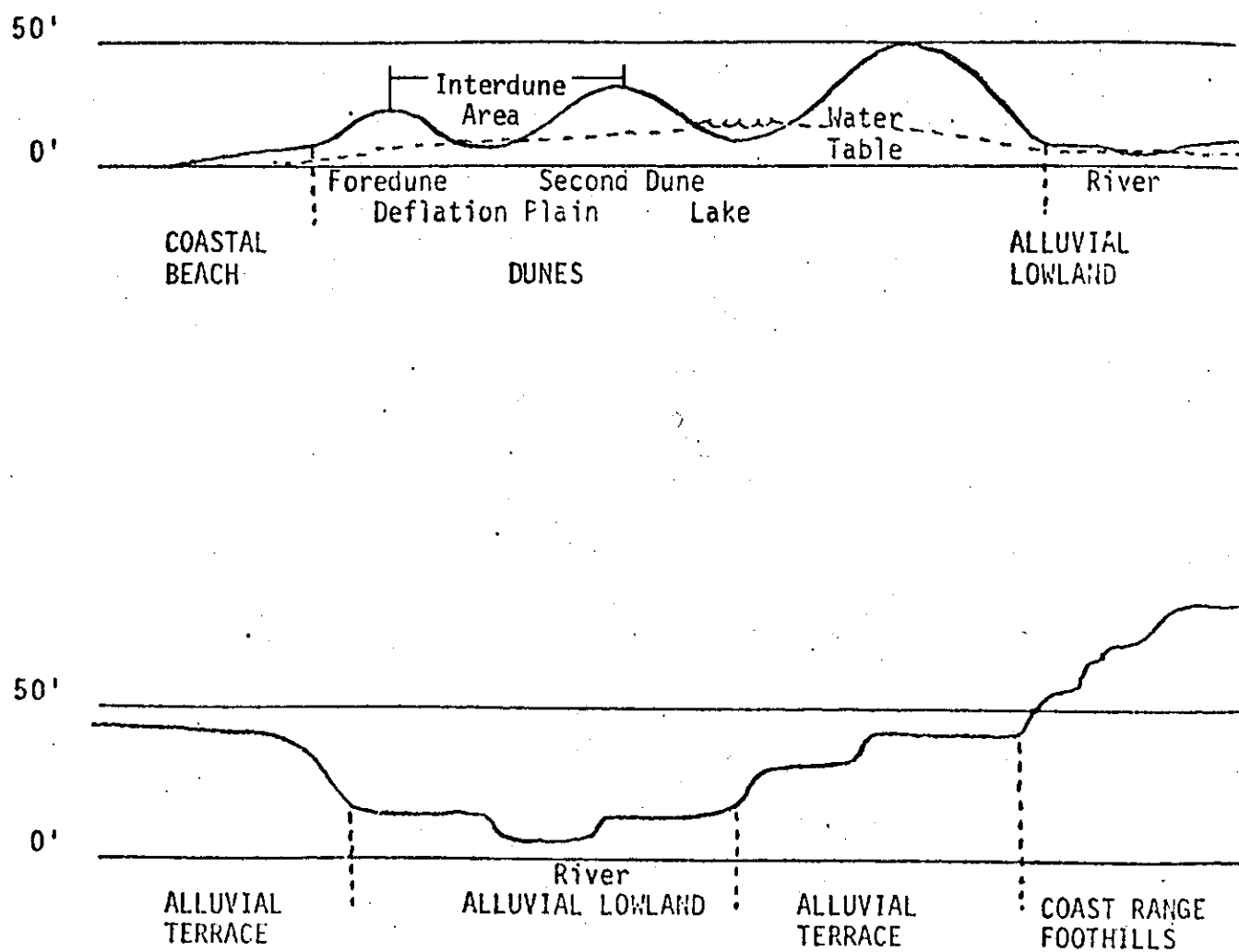
Further discussion on the landscape units capacities and limitations can be found in the Northeast Environmental Plan (1974). The Environmental Plan contains four elements: landscape units, critical hazards areas, an open space program, and priority resources areas. Each element performs a specific purpose in incorporating environmental data and policies into the Community Plan Element. The policies in the environmental plan are the basis and background for the policies in this section and other sections of the Plan.

In order to adapt these landscape units for use as a management tool and to relate them to the Statewide Goals, the landscape unit Water Bodies and Shorelands has been merged with Estuary Wetlands.

Figure 1.

BOOK 517 PAGE 358

PROFILES OF THE LANDSCAPE UNITS



Alluvial lowlands are plains occupying valley floors which result from the deposition of material by water. Within the alluvial lowland landscape unit are floodplains, diked lands, fills, and tidal surge plains, or areas where the action of the tide dams the lower Columbia River causing water to spread across the adjacent lowlands.

Alluvial lowlands in the northeast Clatsop County study area include the lowlands along the Columbia River estuary such as areas on Mott Island, Government Island, and Miller Sands, southeast area of Tongue Point and the areas both east and west of Wauna. Also included are the diked areas on Carlson and Tenasillahe Island as well as those areas surrounding Brownsmead, the John Day River, and Big Creek.

Many of these areas consist primarily of valley floors and possess soils which are poorly drained and constitute serious limitations for development and sanitary facilities.

Alluvial Lowland Policies:

1. Low density activities, such as agriculture, shall be preferred uses in the alluvial lowlands.
2. Commercial or Industrial uses proposed in alluvial lowlands should be water dependent or water-related when adjacent to the water.

Alluvial Terraces

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. They are generally the most suitable landscape unit for most types of development in the Northeast. Stream downcutting has caused the terraces to be higher than the present valley floor. Alluvial terrace deposits consist of gravel, sand, and finer material.

In the northeast area, alluvial terraces are found along the Columbia and John Day Rivers.

The soils of the alluvial terraces consist of well to moderately drained silty soils of the Walluski-Knappa Association. Knappa soils occur on the better drained, front faces of the terrace. Permeability is moderate and slope varies between 0 and 20%.

Walluski soils occur on the lower terraces. Walluski soils have severe limitations for septic tank drain fields due to slow percolation and wetness.

Alluvial Terrace Policies:

8064 517 001 389

1. Development is encouraged on alluvial terraces due to the slight to moderate slopes and moderately well drained soils.

Coast Range Foothills

Coast range foothills are low subsidiary hills on the edges of the coast range uplands. They range in elevation from 250 to 2,000 feet and are generally composed of basaltic and sedimentary rock. They tend to have rounded ridge tops. Slopes vary from 10 to 60%. Much of the rural area of the Northeast is characterized by this landscape unit.

Coast range foothills in the northeast study area generally start close to the Columbia River shoreline and range southward until they reach heights of about 2,000 feet and become the coast range (i.e. Bradley cliffs). There are some soil limitations due to the high clay and silt content. Foundation characteristics of these soils are generally poor and may have limitations for septic tanks and drainfields.

Coast Range Foothills Policies:

1. Residential development within the coast range foothills which do not have a history of landslide activity shall be preferred over development of less suitable landscape units.
2. Preliminary investigations of slope stability may be necessary if development is proposed in a landslide area.
3. Construction and road building on the foothills shall be designed to minimize cutting and filling.
4. Forest uses shall be the preferred use of the coast range foothills.

The Columbia River estuary, its wetlands, tributaries and shorelands are important to the Northeast community as well as the entire state. The Columbia River is the largest river in Western North America and plays a major role in the economy, fish and wildlife habitat, energy production, water supply, and scenic and recreational values of the area.

The Columbia River Estuary Study Taskforce (CREST), a bi-state local organization of the governments of Oregon and Washington, completed a regional management program for the estuary in 1979. The program developed for the Northeast County is contained within the Eastern Clatsop Management Unit Plan and the Lower River and Islands Plan, two of several plans which CREST prepared. The plans together cover the entire Columbia River Estuary and are based on many factors including physical characteristics, biological productivity, fisheries protection, water transport opportunities and economic development.

Aquatic and shoreland areas in the Columbia River estuary exhibit a wide range of natural and human features requiring different types of management.

Aquatic areas include the tidal waters and wetlands of the estuary and non-tidal sloughs, streams, lakes, and wetlands within the shoreland planning boundary. The lands underlying the waters are also included. The upper limit of aquatic areas is the line of non-aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas. Aquatic areas can be divided into wetlands, the upper portion of the aquatic zone, and waters, the lower portion.

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

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

- (6) Areas of exceptional aesthetic or scenic quality, where the quality is primarily derived from or related to the association with coastal water areas.

Although the CREST program identified coastal shorelands to extend from the upper edge of aquatic areas to the upper boundary between tideland soils and upland soils or 200 feet landward whichever was greater, the County has removed all diked shorelands from the coastal shorelands boundary as they do not meet any of the 6 requirements set out in the State Coastal Shorelands Goal.

The Northeast estuary and coastal shoreland areas consist mostly of aquatic areas except for a large development area west of Westport.

The classification system used in the CREST plan includes the NATURAL, CONSERVATION, RURAL and DEVELOPMENT designations which correspond to the Comprehensive Plan designations used in the Clatsop County Comprehensive Plan described in the Community Development Section, page 44. The classifications for the estuary are further referenced according to the physical environment present (e.g., rural aquatic, natural shorelands, etc.).

Determination of the area designations are based upon extensive evaluation of natural resource data and maps, economic and social needs and goals, and consideration of state and federal policy and interests. The plan was developed by a committee consisting of interested citizens, state and federal agency representatives and local officials.

Northeast Plan

NATURAL AQUATIC areas are managed for resource protection, preservation and restoration, with severe restrictions on the intensity and types of uses. Natural Aquatic areas may include tidal marshes and mud-sand flats that, because of a combination of factors such as size, biological productivity and habitat value, play a vital role in the functioning of the estuarine ecosystem. Natural Aquatic areas may also include ecologically important subtidal areas.

CONSERVATION AQUATIC areas are managed for low to moderate intensities of use, with emphasis on maintaining the flow of aquatic resource and recreational benefits. Minor alterations may be permitted in conjunction with approved uses. Conservation Aquatic areas may include open water portions of the estuary and valuable tidal marshes and mud-sand flats of lesser biological significance than those in the Natural category.

RURAL AQUATIC areas are managed for resource conservation and uses associated with agriculture and rural recreation. Rural Aquatic areas may include non-tidal sloughs, lakes, and other waters associated with rural uses and activities such as farming.

WATER DEPENDENT DEVELOPMENT SHORELANDS are managed for water dependent uses, with water related and other uses allowed only upon satisfaction of standards which require a showing of need, direct association with water dependent uses, and provision of public access to the waterfront. Water Dependent Development Shorelands include areas of high potential for water dependent recreational, commercial, or industrial development, by virtue of their proximity to deep or shallow draft navigation channels, existence of sufficient back-up land for heavy industrial or port uses, potential for aquaculture, or potential for recreation and scenic enjoyment of the waterfront.

To apply the area classifications to uses of the land and water, a permitted use matrix with supporting development standards was prepared. The standards and tables are used as the basis for updating the County Zoning Ordinance to implement the CREST plan.

AQUATIC AREA PERMITTED USES/ACTIVITIES

8004 517 364

USES	NATURAL	CONSERVATION	RURAL	DEVELOPMENT
Airports (33.02)	N	N	N	C
Aquaculture (33.03)	C	PS	PS	PS
Commercial (33.04)	N	C	C	PS
Docks & Moorage (33.05)	N	C	C	PS
Industrial & Port Facilities (33.06)	N	C	C	PS
Land Transportation Facilities (33.07)	N	C	C	C
Log Dump/Sort Area (in water) (33.08)	N	N	N	C
Log Storage (in water)(33.09)	N	PS	PS	PS
Marinas (33.11)	N	N	C	PS
Mining/Mineral Extraction (33.12)	N	C	C	C
Navigational Structures (33.13)	N	C	C	C
Recreation (33.14)	C	PS	PS	PS
Residential (33.15)	N	N	N	C
Restoration/Resource Enhancement (33.16)	C	C	C	C
Timber Propagation/Harvesting (33.18)	N	C	C	PS
Utilities (33.19)	N	C	C	C
<u>ACTIVITIES</u>				
Bankline or Stream Alteration (33.20)	N	C	C	PS
Dikes (33.21)				
New Construction	N	C	C	PS
Repair, Maintenance	PS	PS	PS	PS
Dredging (33.22)				
New	N	C	C	PS
Maintenance	C	C	PS	PS
To Obtain Fill	N	C	C	PS
Dredged Material Disposal (33.23)	N	C	C	PS
Fill (33.25)	N	C	C	PS
Piling/Dolphin Installation (33.26)	N	C	PS	PS
Shoreline Stabilization (33.27)				
Vegetative	PS	PS	PS	PS
Rip-rap	C	PS	PS	PS
Bulkheads	N	C	C	PS

KEY: N = Not Permitted; C = Conditional; PS = Permitted with Standards

- NOTES: 1. The designation for a category of uses or activities in the tables, such as permitted with standards, indicates this is the least restrictive situation which will exist for a use or activity in that category. Some zoning districts may be more restrictive.
2. The extent and scope of requirements for new uses or activities with a permitted with standards (PS) designa-

tion will vary considerably with the particular use or activity and its location. The same holds for conditional use (C).

3. The permitted with standards designation (PS) covers both outright and review uses and activities in the zoning ordinance.

During the process of designating areas for recommended uses in the Northeast planning area, several issues and concerns became apparent. These included wildlife protection, adequate area for development, maintenance of agricultural lands, the use of navigable waters for houseboats, floathouses, and private docking facilities. These issues specifically for the Northeast area are addressed in the Plan through policy statements. General policies that pertain to the entire planning area are listed below. More specific policies are contained in the subarea descriptions which follow.

GENERAL POLICIES

1. Recognizing the contribution of shallow water areas, fresh water marshes, and wetlands to the biological productivity of the Columbia River Estuary, the indiscriminate filling of such areas is discouraged. It is also recognized that to develop areas adjacent to the river, some dredging and filling will be necessary. Therefore, potential water oriented sites that require the least amount of fill shall be preferred for development.
2. Fishing is a traditional industry and lifestyle of the Northeast County. The fishing industry shall be preserved and promoted:
 - (a) through strict enforcement of the Forest Practices Act,
 - (b) through encouragement of alternatives to water storage of logs,
 - (c) through discouragement of oil tanker traffic on the Columbia River,
 - (d) through the allowance of boat houses, net floats and associated fisheries-related facilities in appropriate waterways,
 - (e) through production of fish by both hatchery and natural means, and
 - (f) through close evaluation of industrial development and other activities to ensure compatibility and maintenance of water quality.
3. Natural areas in the estuary that are necessary to maintain a healthy balance with development and to maintain the existing quality of life in this area should be given full protection to ensure their preservation.

4. As provided by state and federal laws, dredged material from adjoining wetlands may be used for emergency dike maintenance when immediate action is required to prevent a hazard or loss of property.
5. Coastal shorelands in areas outside of urban or urbanizable areas shall only be used as appropriate for the following uses:
 - a. Farm use,
 - b. Forest uses,
 - c. Private and public water-dependent recreation,
 - d. Aquaculture,
 - e. Water-dependent commercial and industrial uses and water-related uses only upon a finding by the governing body of the county that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas,
 - f. Subdivisions, major and minor partitions and other uses only upon a findings 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.

There is limited development potential in the area. The John Day River being relatively narrow and shallow makes increased river traffic unlikely and could further increase dike erosion. The shorelands of the John Day area are either low and flood prone or steep and unsuitable for intensive development. Factors which could improve development potential in the future would be the use of low areas for disposal of dredged material and possible relocation of U.S. Highway 30.

Residential houseboat use has clustered around the John Day bridge for many years. There are also many recreational boathouses in use. The John Day boat ramp is located nearby.

Tidal marshes are found at the river mouth with significant fish and wildlife values. Fringing tidal marshes also are found adjacent to the railroad along much of the Columbia River shoreline. The tidal marshes at the mouth of Twilight Creek have been intensively studied and are a valuable natural resource. There are several small docks and walkways giving access to tidal channels, managed primarily by a local waterfowl hunting club. Maintenance and improvement of docks and duck shacks is expected.

Dike erosion is a major concern in this area. Property owners are of the opinion that dike material should be obtained using materials dredged from the river. State and federal resource agencies, however, discourage this practice.

Settlers Point, East to Ivy Station and Svensen Island

Most of this area is characterized by rural residential use, agriculture and some forestry. The wetland areas of Mary's, Bear and Ferris Creeks were at one time diked and in agriculture use. Proposals for restoring the dikes have recently been initiated.

The entire Svensen Island is diked and presently used as pasture with several houseboats and private moorage facilities close to the bridge. Some problems with erosion of dikes on the north side of the island have occurred and material to maintain the dikes is difficult to obtain.

Ivy Station to the mouth of Blind Slough

BOOK 517 PAGE 368

Tidal marshes surrounding Calendar Island and fringing the shoreline north of the railroad have significant fish and wildlife value. Some log storage occurs north of Calendar Island. Big and Little Creeks, a large tidal spruce swamp at the mouth of the creeks, and Knappa Slough are all predominant features with very high fish and natural resource values. The old growth spruce swamp has been recommended for protection by the Nature Conservancy. This estuarine environment is the most important area for anadromous fish populations in the Northeast County, especially with the Big Creek Fish Hatchery located upstream. It also provides needed habitat for bald eagles, great blue herons, and waterfowl. If protected, the area has a good chance of perpetuating itself. According to the Nature Conservancy, this area is deserving of the highest degree of protection and restricted human use. Knappa Slough also has significant historical and archeological value. The Knappa dock has been proposed by the Oregon Department of Fish and Wildlife as a possible boat launch.

Fertile Valley Creek is diked. The area is a private waterfowl reserve and receives significant wildlife use. Development potential is limited, with poor transportation access and no public facilities.

The freshwater wetland areas north and south of Blind Slough are some of the largest, undisturbed tidal spruce and shrub swamps along the shoreline of the estuary. Natural resource values are high and probably similar to the Big Creek area. Blind Slough, Prairie Channel, and Knappa Slough are used extensively for storage and transport of logs. Warren Slough has numerous houseboats, used mainly for recreation. Water quality is good, water deep enough so that grounding at low water is not a problem, and there are no gillnet fish drifts in the area.

Policies:

1. The Natural designation of the Big Creek spruce swamp is in recognition of the unique natural fish and wildlife values of this area.
2. The Natural designation on the privately-owned portion of wetland south of Blind Slough expressly provides for construction of a single residence at some future time on a piece of higher ground near the railroad. The residence would provide for a caretaker of the area, which is intended as a wildlife preserve.
3. Maintenance and possible expansion of log storage activities in Blind Slough are provided for in this plan. This area is well protected from winds and river currents, has relatively deep water and is one of the most important log storage areas in the estuary.

The Conservation designation of the adjacent spruce swamp at the mouth of Blind Slough are intended to provide for protection of the natural vegetation and wildlife values, while not limiting adjacent log storage and transport activities. Logging in the swamp shall not be permitted.

Gnat Creek, with its wetlands, riparian vegetation and important fishery is recommended for protection by the Nature Conservancy. The recreation value of the stream for sport fishing is high, however, and some pressure exists for installation of private docks on the adjacent shore.

The CREST Plan designated the marsh Conservation with a policy to carefully evaluate each project for docks or moorages. The policy further states that projects or alteration which would have a detrimental impact on fishery values would not be permitted.

The Northeast Plan designates this area south of Brownsmead Hill Road Natural because of the high fisheries value and rich diversity of marsh plants and wildflowers, including wapato (*Sagittaria latifolia* - a plant species of concern) as well as habitat for marsh wildlife. The wet marsh habitat and dense brush areas naturally restrict access but uses on adjacent lands should also be controlled to avoid possible impact to the site.

The Brownsmead area, according to the U.S. Soil Conservation Service is the best agricultural land in Clatsop County, and is designated Exclusive Farm Use (EFU). The public boat launching facility at Aldrich Point should not be expanded because the traffic generated by the facility already causes problems with local rural farm uses. There are several other water access points. Private docks are located mainly on Blind Slough and a portion of the slough is used for log storage.

A major issue in this area is potential development of a nuclear power plant to the south of Blind Slough, which would have extensive impacts in Brownsmead.

The old fishing community of Clifton is still occupied by several families and is used as a staging area for fishing the Clifton Channel with gillnet fish drifts. These fish drifts are very productive, but are hampered by drifts and snag material. Most of these obstructions are sinker logs from log rafts stored across the channel. Occasional broken log bundles also cause serious problems, resulting in lost fishing time and expensive snag removal. Local fishermen are working with the logging companies to alleviate the problem.

The aquatic areas of Clifton are designated "Conservation" which will allow for needed improvements and expansion of fish receiving and moorage facilities. The shoreland immediately adjacent to the water is designated "Rural" which will allow the development of on-shore fishing facilities and marina development in conjunction with expanded water use.

The Bradwood industrial site is not currently used but offers excellent potential for small to medium sized water dependent development. There is deep water close to shore, some available vacant land, and railroad access. There are constraints to development, however, including poor highway access and the proximity of the wildlife refuge.

The Bradwood industrial site and lands south of the railroad tracks are designated ESWD. This site includes the old mill site, a small residential development and an approximate 1600 X 400 dredged material disposal site that could be used as back-up land for needed industrial expansion.

POLICY:

1. Development activities at Bradwood shall be of small or moderate scale, not involving extensive filling to create new land areas.

The Wauna mill site is heavily developed. The vacant lands to the east have a high degree of potential for water-dependent industrial development, with excellent accessibility to the main navigation channel of the Columbia River.

Significant portions of the area, however, are low-lying with considerable wetland habitat value. This is especially true of the area between the railroad and the highway. North of the railroad there are some areas of wetland and a strip of mature riparian vegetation along the west bank of Westport Slough. Also, the area east and north of the town of Westport has been designated as critical habitat for the endangered Columbian White-Tailed Deer.

The area between the railroad tracks on the south, Westport Slough and the Columbia River on the north, Driscoll Slough on the west and an area slightly east of the Columbia County boat ramp on the east, is designated as ESWD development shoreland. Part of the area is filled and the remainder is scheduled for fill as dredge spoil, from the Wauna/Westport reach of the river, becomes available. The area filled will be used for a mill site or other industrial development. This area contains approximately 10 acres of minor wetlands. The portion of Driscoll Slough between the railroad and the river is a water and wetland area which has received considerable attention. Resource agency representatives have noted the habitat values, the need to preserve water quality, and the fact that riparian vegetation can be protected without unduly restricting development of adjacent land.

POLICIES

1. Development on lands adjacent to Driscoll Slough shall be carried out in a way that will minimize alteration of existing wetlands and riparian vegetation, degradation of water quality and stream sedimentation. Filling or other removal of vegetation for construction of a bridge or other transportation access across the slough shall be the minimum necessary to accomplish the project.
2. Except where direct access to water is required for wharves, docks or piers, riparian vegetation along Westport Slough shall be protected for bank stabilization, wildlife habitat, water quality and to provide a visual and noise buffer.
3. The aquatic development areas in the estuary are necessary to maintain a healthy balance to the economy and the quality of life in the area, and should be given full protection to insure their use as designated in the comprehensive plan. Any development within these areas should, however, meet the standards and requirements of the State and Federal agencies who have jurisdiction over the proposed activities.

Sedimentary Uplands

BOOK 517 PAGE 372

Sedimentary uplands consist of areas above the alluvial terraces, underlain chiefly by sedimentary rocks. Most sedimentary rocks are found below 1200 feet, although in a few areas Eocene age sedimentary rocks are exposed at elevations of 2,000 feet. Slopes may vary from 10 to 60%.

In the northeast study area of Clatsop County there are significant areas of sedimentary uplands. Sedimentary uplands are characteristically lower and of more gradual slope than the basaltic highland, and are generally found at elevations above 250 feet.

Landslides are the major geologic hazard of the uplands. Landslide topography is present and occurrences of inactive landslides are typical. The sedimentary rock of the upland area is much more susceptible to landslides than are the basalt outcrops of the higher peaks.

Sedimentary Uplands Policy

1. The preferred use of the sedimentary uplands is timber production, open space and wildlife habitat.

Basaltic Highlands

Basaltic highlands are underlain by igneous material. Most basaltic highlands are over 1,200 feet in elevation although outcrops of basalt are also exposed at lower elevations. Slopes are frequently over 40%.

Basaltic highlands in the northeast study area of Clatsop County are found in the interior, which include both Nicolai and Wickiup Mountains.

Basaltic Highlands Policy

1. The highlands are primarily a resource unit, and uses other than forest uses, wildlife habitat, recreation, preservation of natural features and development of mineral resources shall be discouraged.

CRITICAL HAZARD AREAS

BOOK 517 PAGE 373

Areas within the Northeast are susceptible to the following natural hazards:

- (1) Mass movement
- (2) Stream flooding
- (3) Streambank erosion

Hazard areas in the Northeast County are shown on Map 2.

These areas pose risks for the construction of buildings, utilities and roads, and for the safety of persons living in those areas. The degree of risk varies over these areas. For example, some areas along Big Creek have chronic stream flooding and erosion problems that can be solved through careful construction; certain sites in landslide prone or mass movement areas of the Northeast (i.e., above George Hill Road and south of the John Day River Road) are suitable for construction if a thorough site investigation is carried out. Hazardous areas are classified with respect to the degree of risk present. Policies and standards for development in these areas are contained in the County-wide Hazard Policies.

Surface Water and Groundwater Quality

The occurrence and distribution of water, whether surface or subsurface, within Clatsop County is dependent upon many complex factors which include such elements as precipitation, topography, geology, soils, vegetation, and winds, waves, and tides.

Over 100 inches of precipitation falls annually along the southeast and northeast axis of the Coast Range, on rocks that are relatively impervious. The slopes of the Coast Range Mountains are steep; as a consequence the waters rapidly run off, drain into the streams and rivers and thence, ultimately to the ocean. Despite the high precipitation in the County, relatively little of the water that falls as rain and snow in the mountains infiltrates into the ground to sustain the stream flows during the late summer and early fall period when there is relatively little precipitation. Thus, during the winter months, the streams have a very low flow because of limited groundwater storage.

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

Two of the major streams in the planning area are Big Creek and Gnat Creek. These streams fluctuate considerably between January and August. For example, Big Creek has an average stream flow of 365 cubic feet per second (cfs) in January as compared to a flow of 28 cfs in August. Gnat Creek has an average of 232 cfs in January while in the summer months the stream decreases until in August it is 7 cfs.

During the winter months when the streams are at their peak, there is plenty of water in the stream channels and there is no problem. But as the streams dry up during the summer, if the existing water rights are exercised, a problem could develop

Big Creek is an example of a stream that could possibly run dry in August. The average stream flow is 28 cfs. Existing water rights on Big Creek presently total 58.120 cfs. Should everyone use their complete water rights at the same time, Big Creek would have a stream flow of -30.120, which removes all the water from the stream.

As long as only about one-half of all existing water rights are exercised, this problem will not arise. But the people of the study area must be careful in their use of the precious water resources in the area or someday the idea of a dried-up stream bed may be more than an idea.

POLICY:

1. The County shall recommend that state agencies regulate the issuance of water rights so as to insure that the total water rights of a stream bed do not exceed the minimum stream flow.

In the Miocene lava rocks in the northeast corner of the County near Gnat Creek, the water infiltrates into a downwarp of layered lava rocks where considerable quantity is stored in the pervious sandstone rock of the interbeds. In this area the groundwater is reported to be under artesian pressure (i.e., the water would flow on the ground surface if a well were not capped).

To date, very few wells have been drilled in this area so its full potential is not known, but this potential artesian area should certainly be explored further. In the lava rock aquifer of Gnat Creek, test wells have been reported to yield in the range of 100 gallons per minute.

The Aquifer area has been placed in a CONSERVATION designation reflecting the site's high forest site class and potential for forest uses. This designation will protect the aquifer from potential contamination from septic tanks until a study can be completed on the extent and potential of the aquifer.

POLICIES:

1. Activities which have the potential for contaminating the water supply beyond established acceptable levels shall not be permitted in the aquifer area.
2. The County shall investigate the possibility of conducting a study of the aquifer to determine its potential to provide a water source for residents of the area.

Agriculture and Forestry

Agriculture and forestry are the primary uses of land in the Northeast. The Brownsmead community is probably the best agricultural area in Clatsop County containing many dairy farms and good crops of corn and peas. The Knappa, Svensen and John Day areas are characterized by many small part-time farms interspersed with rural housing and woodlots. Livestock grazing is the predominant use of farms in these areas, especially in the lowlands subject to water inundation.

POLICIES:

1. The diked lands of Brownsmead are designated for exclusive agricultural use (EFU zone). This discourages housing developments, subdivision of farms into small uneconomical units, and keeps property taxes low, thus encouraging farmers to make long term plans and investments.
2. The Forest Practices Act shall be strictly enforced in all watersheds that drain into agricultural lands. Poor drainage is a major problem to agricultural practices. Strict implementation of the Forest Practices Act would help keep siltation of sloughs and drainage ditches to a minimum.

3. Cleaning of sloughs and ditches and dike maintenance shall be allowed under the supervision of the local diking districts and in cooperation with the Clatsop Soil and Water Conservation District.
4. Trapping of nuisance furbearers, such as the nutria, shall be encouraged to minimize crop and dike damage.

Forest lands cover over 90% of the land area of the Northeast. Those areas owned by corporate and state interests are intensively managed for timber production. Forestry is the primary industry of the area. While some smaller property owners operate holly tree farms or nurseries or manage woodlots, many are not at this time taking advantage of the benefits of small woodland management. Policies relating to forestry and forest products are contained in the County-wide Element.

Housing

More people live in the Northeast County than other unincorporated county areas. This is due largely to the employment provided by the Wauna Mill. The average household size in the Northeast is larger than the rest of the County averaging 3.3 persons per house compared with the County average of 2.7.

The homes in the Northeast County are primarily single-family detached dwellings built prior to 1950, rated "less than fair" by the Assessor. Two older neighborhoods targeted for rehabilitation have been located in the Svensen and Westport areas. Many other homes will need attention if expected to remain in the housing stock in the future.

The biggest building boom occurred in 1967 when the Wauna Mill opened. Since that time, new construction has been steady, averaging 38 building permits per year. There are now a total of 1,466 residences; 1,190 are conventional single-family dwellings, 270 are mobile homes, and 6 are multi-family dwellings.

As construction of buildings increases, proper sewage disposal by individual sewage systems becomes more difficult and the need for community sewers becomes more pressing. Increased populations will also add pressure to several water systems nearing capacity. The lack of proper water and sewer services are limiting factors which must be considered in the housing plan for the area.

Population growth has averaged around 50 persons per year since 1970. Future projections estimate a total of 4,653 persons by 1980, 5,292 in 1990, and 6,452 by the year 2000. The rate of residential growth, however, will be greatly influenced by the rapidity with which new industries locate and construct plants along the lower Columbia River.

HOUSING POLICIES

1. The plan shall designate ample areas for a variety of locational and acreage choices for those desiring rural housing.
2. The clustering of dwellings shall be encouraged to maintain the rural character of the area, provide the best utilization of the land, and to reduce housing costs.
3. Current regulations of the Department of Environmental Quality concerning sewage disposal indicate that additional houseboats are unlikely. These residences also block navigable waters which could otherwise be used by the public. Therefore, expansion of this type of residence should be limited to the John Day River where they have historically been a way of life.

4. Large scale low income subsidized housing projects should be located in urban areas or rural service areas where necessary community services can be provided. (Astoria and Westport)
5. Mobile homes and conventional homes shall be constructed and installed in accordance with current state law. Mobile homes shall be skirted. However, mobile home parks shall be allowed to locate only where the minimum lot size is one acre or less. They shall be adequately buffered or screened with a sight-obscuring fence or landscape planting around the periphery of the park.

Recreation

Clatsop County has emphasized its great recreational resources by developing parks and picnic areas, boat launch sites, and beach access points within the Northeast planning area, including:

1. John Day Park - consisting of 54 acres on the river front, two boat ramps, toilets and parking facilities.
2. Big Creek Park - consisting of 35 acres near the creek with picnic tables, toilets and stoves; and
3. Aldrich Point Boat Ramp - on one acre with one boat lane for Columbia River access.

Other access points and recreational facilities in the area are at Gnat Creek providing fishing, hunting, and picnicing, and at Bradley Wayside and Tongue Point, scenic viewpoints and picnic areas.

Ballfields and playgrounds are located at the Florence Tagg Elementary School, Hillcrest ballfield, Knappa High School, and Nicholai Primary School. Knappa High School also has tennis courts. Wil-mar Stables has 15 horse stalls and an indoor arena. Campgrounds can be found on Boise Cascade land along Big Creek.

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

Nearly 50% of the Northeast County residents felt existing recreational facilities were adequate (Public Needs Survey, 1977). The expected population growth in the area for the future, however, could induce an added burden on existing facilities. One of the needs cited was a public swimming pool. In January of 1978, an initiative failed for the formation of an East Clatsop County Recreation District which could have made this possible.

The needs of out-of-area visitors are even more difficult to meet. For instance, there has been some pressure to expand the Aldrich Point facility, which currently consists of one boat lane on one acre of land at the terminus of a long, narrow, winding county road that passes through some of the best dairy land in the county. Typical of a country road are numerous cattle crossings, playing children, and slow vehicles. Additional use of the facility could potentially alter the rural lifestyle of the area. In addition, to the east, along the railroad tracks, an eagles nest has been cited. The Nature Conservancy has suggested protecting this area in order to attract as many eagles to the point as possible. The Aldrich Point facility, except for general maintenance requirements, as far as Northeast County residents are concerned, should be adequate for many generations.

Recreation is an important human need, it provides the opportunity for personal fulfillment, broadens interest, and helps create social interaction. Policies for recreation are controversial, however. The mass use of recreational areas involve a direct dilution of the opportunity for solitude. Some other major issues involved are problems with trespassing, road safety, wildlife protection, and potential loss of the rural character of the area. In addition, existing parks are not being used to their full potential. Without officially designated and well-maintained public areas these problems could multiply. New sites must be well chosen and types of uses must be controlled if a benefit is to be realized. The following policies are intended to address these problems:

Policies:

1. Big Creek Park and Aldrich Point should be regularly maintained. A resident near these parks should serve on the County Parks Board so that improvements and beautification projects can more adequately serve local resident's needs, specifically the needs of young people (i.e. ballparks and game areas).
2. A recreation district or board shall be formed within the community to continue the summer youth recreation program after the School District abandons it. This board, the school, county, state, and federal agencies should be encouraged to coordinate their efforts in the development of other local recreational resources.
3. Trespassing should be discouraged on private lands by the development of an area-wide signing system which explains the extent of the area for public use and encourages respect for private property rights. The state should be contacted to assist in this effort.
4. Additional locations for public recreational access or expansion of existing facilities should be jointly considered by interested state agencies and the County to assess needs and protect the environment. Non-intensive recreational uses of the shoreland and water areas that are compatible with the rural character of the area (such as bird watching, canoeing, fishing, hiking, etc.) shall be preferred over noisy, high intensity uses. In consideration of expansion of existing or potential

recreational facilities along the river, therefore, a public hearing shall be held to assess the needs of the area, and based on the intensity of use, the following standards met:

- a. Access from U.S. Highway 30 must be appropriately located and designed to provide for safe exit from and entry to the highway by large motor homes and vehicles pulling trailers.
 - b. State or County roads connecting U.S. Highway 30 with access points must be capable of handling the types and volumes of traffic that such a facility would create.
 - c. The impacts of site development and the resulting traffic upon local residential areas shall be carefully considered. The County will reject proposals which will have undue impacts on local citizens.
 - d. Before any overnight facilities are established at any public or private parks, consideration be given to their impact on the area (i.e. streams, tributaries, sewage disposal, garbage, roads). These facilities, if they are developed, should be self-supporting and aesthetically pleasing.
5. Existing public land shall be preferred for public recreational development prior to acquiring additional locations. Land trades should also be considered in order to keep property on the tax rolls.

The Northeast County is rich in natural history and beauty. The abundant network of channels and shoals, the wooded islands on the river, high sheer bluffs, heavily forested mountains, and green meadows amidst endless log booms, overhead power lines, and scattered housing, makes this area unique to the other coastal communities. It was here that a Chinook Indian tribe settled centuries before the coming of Lewis and Clark. Later loggers, fishermen, hunters and farmers found their way to this land by the river. Today, the Northeast County is still sparsely settled with much to preserve and enhance.

Open Space:

Open space is one of the benefits that results from Resource Management, which relates to the ability of the land to yield a resource on a sustained basis. These resource management lands, such as forest and agriculture lands provide or have potential economic value which requires some form of protection to maintain their wise utilization. A majority of the Northeast area will be preserved for forest uses and the entire Brownsmead area preserved for agriculture.

Parks and other recreational areas provide open space as part of their function. Gnat Creek Park and Big Creek Park consist of large open spaces that will remain undeveloped. A complete inventory of recreation areas, including ballparks and playgrounds is contained in the Recreation section.

Areas that pose a hazard for development such as floodways become a system of open space in the Northeast, as no structures or improvements are allowed.

Areas that are to be preserved in their natural state for resource or wildlife protection such as the Columbia River Islands, will provide large areas of open space in the Northeast. Descriptions of these areas are contained in the following pages.

The Northeast Plan encourages the clustering of homes to provide additional open space. In addition, the provision of acreage homesites provides elbow room and will maintain a rural open space character for much of the Northeast.

Historic Areas:

Historical sites which have been inventoried in the Northeast include the Lewis and Clark campsite near the Knappa dock area and the Westport log tunnel. Two old sawmills have also been identified and serve as important landmarks of the economic history of the County. These sites are potentially important to industry and are located on land especially suited for water dependent uses. What remains of their past use (i.e., pilings, foundations, etc.) will probably be removed to make room for new development. Signs would be appropriate to inform the public of the historical nature of these sites.

The Lewis and Clark campsite is also believed to be the site of an Indian village and has been investigated by amateur archeologists. A residence presently exists on the site and further excavation of the area would appear difficult. Another archeological site is located under the railroad tracks in approximately the same area. The sites are presently privately owned. The Westport Log Tunnel is in a forest management area and the owner has recognized its significance and intends to protect the area. An elk trail leading up to the tunnel is oftentimes used by hikers and there is some concern that continued logging could be harmful to the aesthetic qualities of the site.

Figure 2 lists historical names and places derived from the Oregon Historical Society Journals. These places could be identified by signs which would inform the public of their historical nature.

POLICIES:

1. A professional archeological study team should be encouraged to conduct a survey of the Indian villages in the area and develop a strategy for excavation or protection. Until such a study is complete, the County shall carefully review all development proposals that would impact the archeological sites.
2. Care shall be taken to avoid placement of incompatible uses on properties adjoining significant archeological and historic sites or permitting activities which would conflict with the nature of identified sites. 5. The County shall work with the Department of Forestry and other adjoining property owners to develop a protection plan for the Westport Log Tunnel.
3. The use of identifying signs for historic and cultural landmarks shall be encouraged. Other historic sites such as old churches, schoolhouses, etc. should also be signed. The Clatsop County Historical Society shall be encouraged to assist in this project.
4. Technical and financial assistance from all sources shall be sought in order to protect, restore, or purchase significant historical areas that can fulfill the needs for parks, recreation, natural and scenic resources. For instance, the Westport Log Tunnel might be incorporated into the State trail system (proposed Northwest loop).
- 5.
6. Local state and federal agencies and committees are encouraged to work together to identify and preserve historical sites in Clatsop County.

Scenic and Natural Areas:

Scenic views that characterize the Northeast area include the vistas of Wickiup, Nicolai and other Coast Range Mountains and views of the Columbia River. The Coast Range Mountains dominate the landscape of the area and can be viewed traveling along the Columbia River Highway as well as through much of the planning area. The coastal foothills are a forest resource area and will be protected from intensive development. The Columbia River Highway closely follows the river from the John Day River to Settler's Point providing many scenic vantage points. From this area eastward a visitor to the area must leave the highway and follow a County road down to the river. Particularly interesting is the Knappa dock area and Aldrich Point, both areas having a boat dock or boat launch open to public use. The most satisfying scenic views however can be obtained from the thousands of acres of water open to recreational use.

The Bradwood wayside, located near the top of Clatsop Crest, offers a sweeping vista of the Columbia River and surrounding miles of countryside. This is probably the most well known scenic area and is preserved as a State Park.

Various possible natural and scenic areas of the Northeast have been identified through the Oregon Natural Heritage Program. The following areas have been identified and are described as in the Site Evaluation Reports.

1. Bradwood Cliffs.

The area consists of 40 acres of old growth Douglas Fir forest standing on basalt ledge overlooking the Columbia River. This stand is highly natural and the old trees will continue to constitute a viable natural ecosystem if left alone. The steep rocky slopes could not tolerate logging.

2. Knappa Gorge.

This area consists of a scenic gorge with areas of basalt cliffs, outcroppings, and steep terrain with Big Creek flowing below. A logging road parallels the creek in the bottom of the gorge. Passive recreation potential is high; a trail up the gorge would be compatible with the natural character, as would be scientific research that might be carried out here.

3. City of Astoria Watershed.

This 3400 acre area contains the entire Bear Creek watershed down to the dam and Astoria reservoir. Included are Wickiup Lake and Middle Lake, both small and natural. Logging and burning has altered the ecosystem from its natural state. With protection, which seems assured, the system should re-establish itself as a Spruce-Hemlock forest.

4. Knappa Slough.

The approximately 150 acres is a segment of the natural shoreline on the Columbia River, comprising tidelands, fringe marsh, and riparian swamp. One of the few remaining segments of natural shoreline, the slough provides needed habitat for Bald Eagles, Great Blue Herons, and waterfowl.

5. Big Creek and Little Creek Estuary.

This highly diverse estuary is exceptionally unique and one of the few remaining examples of a pristine estuary on the lower Columbia River. The lowland is estuary dominated by a magnificent Sitka Spruce swamp with fringe marsh and riparian hardwoods bordering on the slough. The streams support large anadromous fish runs and provide excellent feeding grounds for the endangered Northern Bald Eagle.

6. Gnat Creek Falls.

Gnat Creek has a series of seven falls dropping a total of 1,500 feet in less than one mile, the highest having a drop of 60 feet. This very serene and beautiful area has some of the most spectacular waterfalls in Clatsop County. A well designed trail would alleviate some of the danger of maneuvering on the wet, steep slopes and open the area for hiking.

7. Gnat Creek Marsh.

The marsh is on a flat, lowland surgeplain near the mouth of Gnat Creek on Blind Slough. It is dominated by a rich diversity of marsh plants. The marsh is generally undisturbed.

8. Plympton Creek Falls.

The falls lie in a steep forested canyon above Westport. Giant fire-scarred old Douglas Fir up to 6 feet in diameter cover the rocky steep slopes. A large 75 foot high basalt ridge blocks the canyon to form fan-shaped Plympton Creek Falls which drops 30 feet to a deep pool and gravel bar.

Additional sites not described here which were identified as possible natural areas through the CREST estuary planning program include the Columbia River Islands, Calendar Slough, eagle's nests at John Day Point and Mill Creek, and Blind Slough Tideland Spruce Swamp. Both the Knappa Gorge and Gnat Creek waterfalls require further information to identify boundaries before the consequences of a particular designation can be determined. Both sites are owned by forestry interests and continued forest management has been identified as a possible conflicting use. Information provided by the Oregon Natural Heritage Program for the Knappa Gorge indicates that the valuable area could contain anywhere from 4 to 600 acres. The Gnat Creek Falls is an unsurveyed site with no information regarding size or proper location contained in the Oregon Natural Heritage Program inventory.

The County recognizes the possible significance of these two sites, but notes that information needed to identify the location, boundaries and consequences of alternative decisions is not presently available.

POLICIES:

1. In order to preserve the scenic views and vistas, off premise signs and billboards shall not be allowed along the Columbia River Highway.
2. Areas identified through the Oregon Natural Heritage Program or the Columbia River Estuary plan that are rich in wildlife or of a fragile ecological nature shall be considered for protection.

Fish and Wildlife

The Northeast County is perhaps the most important habitat area for fish, eagles, waterfowls and other wildlife.

Sensitive areas for fish in the Northeast County are rivers, streams, and estuaries. Big Creek, Gnat Creek, Bear Creek and Plympton Creek have been identified as anadromous fish spawning streams. Anadromous fish hatch in upland freshwater streams, migrate to sea to spend a major part of their life, and return to the freshwater upland stream to spawn a new generation of fish. Important to these streams is the maintenance of water quality and low turbidity levels. Fish hatcheries to augment the natural production of anadromous fish are located on Big Creek and Gnat Creek.

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

The sensitive areas for big game are those lands essential to the survival of deer and elk during the critical winter periods. Critical winter range has been identified in the Northeast along Shingle Mill Road, the Big Creek Gorge area and upper Mary's Creek. These areas have been designated for forest uses which will protect these areas and minimize the conflict between elk and deer and other land uses such as residential, commercial and agricultural uses. Ninety percent of the Northeast is forest land which creates good habitat for big game in the mixed stands of mature forests, brush lands and clear cuts.

The Northeast County is thought to contain one of the last remaining areas inhabited by the endangered Columbian White-Tailed Deer. Essential habitat has been mapped to include all of Tenasillahe Island and areas north and east of Westport. Tenasillahe Island is part of the Columbian White-Tailed Deer National Wildlife Refuge and is designated predominantly Conservation in the Lower River and Islands Plan.

The diked land east of Westport is designated Conservation which provides for farm, forest, and open space uses compatible with maintenance of Columbian White-Tailed Deer habitat.

The peninsula north of Westport has previously been committed to residential use. The past subdivision approval required installation of appropriate fencing and that the adjacent wetland be protected for continued habitat use. This wetland area has been designated "Conservation" in the CREST Plan.

The Northeast area is an important nesting, feeding and resting area for resident and migrating waterfowl. The Lewis and Clark National Wildlife Refuge contains over 30,000 acres of tidal marshes, islands and waters dedicated to preserve, manage and safeguard migratory birds and other wildlife. This refuge has been protected with a NATURAL designation in the Plan.

The Northeast County also contains some rather small, but very important populations of wildlife such as eagles, hawks, owls and white-tailed deer, whose numbers should be protected wherever possible.

Bald eagles have historically nested in large numbers on the Lower Columbia River. Because of habitat destruction, the population has drastically declined. Through the assistance of the Audubon Society, the following active and traditional eagle's nests have been inventoried:

Active Eagle Nests:

T8N R8W Section 20 Twilight Creek
 T8N R9W Section 2 Tongue Point
 T9N R6W Section 31 NW 1/4 Aldrich Point, Clifton
 T9N R7W Section 25 Aldrich Point

Traditional (those areas which at one time supported an eagle nest) Eagle Nests: (Data from U.S. Fish and Wildlife, Oregon State University).

T8N R8N Section 21 Mary's Creek
 T8N R8W Section 13 NE 1/4 Calander Slough
 T8N R8W Section 14 NE 1/4 Svensen
 T8N R8W Section 30 NE 1/4
 T8N R9W Section 14 NW 1/4 Mill Creek
 T8N R9W Section 13 John Day River
 T8N R9W Section 15 West of Mill Creek
 T8N R9W Section 16 Brown Creek
 T9N R6W Section 28 East edge Tenasillahe Island
 T9N R7W Section 23 Quinn's Island
 T9N R7W Section 24 Quinn's Island
 T9N R7W Section 25 SE 1/4 Aldrich Point

Grouse, mountain quail and pigeons are the most numerous and most hunted upland game birds in the County. Maintaining a wide variety of vegetation is important, especially seed and fruit bearing plants. Reduced populations of upland game birds are probably the product of chemical manipulation of insects and vegetations, predator increases and habitat changes.

POLICIES:

1. New roads, bridges, etc. over rivers and streams shall be designed to minimize removal of shoreline vegetation and shall be installed in a manner that will not impede the flow of water or passage of fish.
2. Proliferation of individual, single purpose piers and mooring facilities is discouraged in water areas to avoid increasing damage to fish habitat and scattered shoreline alterations.
3. Parks should be managed to leave natural vegetation when possible.
4. Chemical spraying along County roads is discouraged. Other methods (i.e. mowing) should be utilized to control plant growth.
5. Steps to increase native or hatchery runs on Plympton Creek, Little Creek, Mary's Creek, Ferris Creek, Bear Creek or the John Day River are encouraged.

6. Because of the importance of the Gnat Creek and Big Creek hatcheries, activities of development that could be detrimental to their water quality are discouraged in these creeks or the waters into which they drain. All waters which drain into these creeks should be carefully managed to avoid harmful effects.
7. Dredging and filling of freshwater wetlands and water areas should be minimized.
8. Off-road vehicles should only be allowed in designated areas.
9. Mining, dredging, or removal of gravel or similar materials from streams and other surface water shall be strictly controlled to prevent adverse alteration to flow characteristics, siltation and pollution, and destruction or disruption of spawning areas.
10. Considering that the eagle is the national symbol of freedom; it is an endangered species; there are only 708 breeding pairs in the lower 48 United States (August 1978 National Geographic); there are only a few known pairs residing in Clatsop County; the eagle is part of the ecosystem of the estuary; and Clatsop County is a wintering ground for migrating eagles from Alaska, eagles should be given full protection through compliance with "Bald Eagle Management Guidelines - Oregon and Washington" administered by the U.S. Fish and Wildlife Service. (See Appendix A) Landowners are encouraged to develop eagle habitat plans with these guidelines tailored to suit specific conditions.
11. The Conservation designation for lands comprising habitat for the Columbian White-Tailed Deer is intended to protect the species. Any proposal for changed use or modification of these lands shall be carefully evaluated for possible effects on Columbian White-Tailed Deer survival.

Transportation

The transportation system in the Northeast as well as the whole County, has been greatly influenced by the natural features of the land and water; the single most important factor being the Columbia River.

Highway 30 is the major state highway in the Northeast. The highway is in good repair and uncongested most of the way. Highway approaches, however, increase every year and could cause problems in the future if not adequately controlled. The turning lanes that were installed about 5-6 years ago are helpful, but overpasses may be needed at the crossroads in the future.

During the past year, the Oregon Transportation Commission reordered priorities in highway development. New emphasis has been placed on preservation and maintenance of existing roads rather than construction of new roads. The State developed two different programs for highway improvement. Program A is based on increased revenue from gas tax, weight/mile, and registration fees. Program B is based on revenue if increases are not approved. Below are the State projects in the Northeast:

<u>Map Index</u>	<u>Route Nos.</u>	<u>Section</u>	<u>Work Description</u>	<u>Estimated Cost</u>	<u>Programs</u>	
					<u>A</u>	<u>B</u>
214	U.S. 30	M.P. 76-83- Rock Creek	Overlay	\$326,000	1980	1983
215	U.S. 30	Knappa Rd.- Jct. w/County Road	Plant Mix Seal	\$504,000	1984	--

The road system maintained by the County is generally narrow and uncongested and residents generally think it is adequate. (Public Needs Survey, November 1977)

BOOK 517 PAGE 390

The automobile is the major transportation mode in the Northeast. There is no bus service planned for the area and no other transit facility is available to residents of the area or employees of the mill. Most residents live within 10-15 minutes of their employment and shopping areas and bicycling and walking is not always feasible. There is no designated bike route in the Northeast but one is planned which would follow U.S. Highway 30 from Portland to Astoria to be called the Portland-Astoria Loop. Because of the recent gas shortages, County residents are urged to limit traveling and carpool whenever possible. Although other modes of travel service are not planned, major employers could contribute a great deal in reducing gasoline consumption in the area through organized carpooling or vanpooling.

Rail service is provided by Burlington Northern and is limited to freight traffic. Major rail traffic is from Portland to Astoria and consists mainly of exports of lumber and paper products from the Wauna and Warrenton Mills. Water transportation is also utilized by the industries. The Columbia River handles all classes of waterborne commerce including dry cargo ships and tankers up to 50,000 tons, barges, log rafts, commercial fishing vessels and pleasure craft. Many of the sloughs and channels are used for log raft storage and transportation.

POLICIES:

1. Major industries existing or planned should develop programs to aid employees in fuel conservation.
2. Walking and bicycling is encouraged. Shoulders along roads should be wide and shaded whenever possible. A footpath/ bicycle path should be planned which would link Astoria and Knappa.
3. A regular passenger bus service to the Northeast should be explored by the County.
4. Housing developments shall be encouraged to locate along existing roads and avoid the creation of new roads. When new roads are created they should be as short as possible and designed to serve as many residents as possible by the use of clustering techniques or other means to minimize travel distances and long stretches of pavement.
5. Highway approaches shall be minimized wherever possible through the use of common driveways, access points, frontage roads and other means. Commercial developments should be clustered together and parking should be shared. County regulations shall be written so as to implement this policy.
6. Minor partitioning shall be required for all property adjacent to U.S. 30. Minor partition proposals will be reviewed in order to prevent numerous access points along this highway. The requirement for minor partition review shall take effect on the date of adoption of the Northeast Community Plan.

7. Clatsop County shall:

BOLK 517 PAGE 391

- a. require new subdivisions to have access taken from the existing collectors and frontage roads unless a variance is given,
 - b. review new access points based upon proximity to existing access points and safety standards developed by the Department of Transportation.
8. Clatsop County shall encourage the development of trans-shipment points along the Columbia River where deep water is close to the shore.

Public Facilities and Services

Water Systems:

There are many small community water systems in the Northeast. The John Day, Fernhill and Burnside water systems purchase water from the City of Astoria. Problems of turbidity and degradation of raw water quality could cause the City to begin the task of providing better treatment. Of the three systems, only the Burnside Water Association is capable of handling more connections at this time. The other two systems are at capacity because of inadequate pipe size. In addition, at this time the City is reluctant to give more water to these districts than has already been committed.

The Wickiup Water District serves an estimated 1,300 people in the Svensen area from its water source at Little Creek. The system has connected with the Burnside system giving them future potential to purchase water from Astoria.

The Knappa Water System is one of the better managed systems in the County serving an estimated 780 people in the Knappa and Brownsmead areas. Current improvements involve the completion of two wells and a new storage reservoir. The Carmen Creek Water System could hook up to this system, particularly if the Big Creek potential were developed.

Water service to the Wauna-Westport area is provided by a number of systems that are at or near capacity. The Gnat Creek artesian aquifer may be a potential source for expansion of these systems.

Detailed information regarding existing water systems and their capacity and improvements is contained in the Public Facilities Background Report.

A number of well systems are also being utilized in the area and may be a feasible alternative where the water districts have limited capacity. However, success in well digging has varied. In one area of Knappa, for instance, water was encountered within the first 500 feet while a few thousand feet away the owner had to abandon the project.

Sewer:

BOOK 517 PAGE 392

The Northeast is primarily served by individual private septic systems. A building moratorium still exists in the Wauna-Westport area because of failing septic tanks. A sewer facilities plan has been developed by CH2M-Hill and a County sewer service district formed. A sewer will allow for increased population densities in this area where most of the employment is generated.

Diking Districts:

There are seven active diking districts in the Northeast County. Utilized for flood control and agriculture, constant maintenance is required. Many diking districts are in bad repair because of neglect and lack of funds. Detailed information regarding existing diking districts are contained in the Public Facilities Background Report.

Schools:

The Columbia School District 5-J is within the Northeast planning area. The district has experienced some decline in enrollment since 1970.

<u>District 5-J, Knappa-Westport</u>	<u>Grades</u>	(as of 1977)	<u>Capacity</u>	<u>Year Built</u>
		<u>Enrollment</u>		
Florence I. Tagg Grade School	1-7	118	200	1971
Lahti Grade School	1-8	388	450	1958, rem. '76
Knappa High School	9-12	256	500	1952, rem. '76

Fire Protection:

The Northeast planning area is served by a number of rural fire protection districts including the John Day-Fernhill Rural Fire Protection District (RFPD), Knappa-Svensen-Burnside RFPD and the Wauna-Westport RFPD, all with fair ratings.

Power Generation:

The primary Pacific Power and Light (PP&L) transmission lines serving the County are from the 115KV substation at Longview, Washington. This line bisects the Northeast planning area. The mill at Wauna buys directly from the Bonneville Power Administration.

The natural gas main feeder line also bisects the Northeast. No power is directly produced in this County.

POLICIES:

1. All diking districts and landowners of affected areas are encouraged to take immediate steps to identify those areas in need of repair and to take appropriate action with assistance from the Corps of Engineers.

2. Sewer systems shall be extended outside the Rural Service District only to alleviate a health hazard or water pollution problem identified by DEQ and will be used only as a last resort. Every effort will be made to avoid health hazards and failing systems which necessitates costly sewer construction. Periodic inspection of existing septic systems especially in higher density areas will be encouraged in order to anticipate needed improvements or possible needed changes in zoning density.
3. Composting toilets and the use of other alternative sewage treatment systems are encouraged.
4. Efforts to improve and expand existing water systems to serve rural population densities are encouraged. Consolidation of districts is also encouraged for economies of scale and better coordination. In areas where the future water supply by the districts is questionable, well systems may be feasible. Lot sizes in these areas shall be larger to reflect this alternative.
5. A study should be undertaken to determine the extent of the aquifer (a large underground lake or water supply) area believed to be along the basalt ridge from Knappa to Westport, currently in forest management. Every effort should be made to utilize this supply for future growth as opposed to expanding surface water systems because of the costliness of required treatment for surface water.
6. New power transmission lines will be confined to existing easements to eliminate further scarring of the hills.
7. The construction of nuclear power plants and the storage of radioactive waste shall not occur in the Northeast County, for the following reasons:
 - a. Potential adverse impacts in the fishing industry due to changes in the water temperature when cooling water is returned to the river and from construction impacts on the streams.
 - b. Effect of low level radiation on adjacent agricultural practices, particularly the dairy industry.
 - c. Lack of facilities in the United States for long-term storage of radioactive waste.
 - d. Safety factors which include the possibility of accidents and natural catastrophes as well as the long-term risk of continued radioactivity at a site after a plant is shut down.

8. Power systems which utilize solar (i.e. solar farms) and wind generated energy are well suited for the Northeast County and shall be encouraged to locate here.
9. Major manufacturing operations shall be encouraged to develop their own sources of energy through waste treatment or other alternatives which utilize renewable resources.

Setting

Northeast Clatsop County is a predominantly rural area with forest lands covering most of the land. Farming occurs along the Columbia River because of the creation of the various diked tidelands. Upland farming is carried on in logged off areas and was, at one time, a common occurrence. Over the years the Knappa and Svensen areas have developed into rural residential housing. The gentle sloped topography of the alluvial terraces and sedimentary uplands along with sufficient water supply has led to this development.

Astoria and Tongue Point are the western boundary of the area and have historically provided the economic base for employment. Tongue Point was once an active naval facility and then became a storage area for WWII ships. Westport on the eastern part of the County has traditionally provided employment through the logging and wood products industry.

U.S. Highway 30 provides the main route of transportation east and west with numerous County roads bisecting and paralleling the highway. The communities of Knappa, Svensen and Westport provide commercial services to the residents, as well as for some highway travelers.

Assumptions

Growth for growth's sake or uncontrolled growth is seen more and more as a questionable ethic. The effects of growth on the quality of life are widely debated, and management and control of growth are seen by many as key factors of the Comprehensive Plan. The costs and benefits of uncontrolled growth has emerged as a real issue the past few years. There is a hesitancy over accomodating further developments with the consequences of greater numbers of people requiring more and more services. These concerns have been expressed at the numerous Citizen Advisory Committee meetings with a growing sentiment.

There are those, however, who also question this approach and question the implications of growth restrictions. Much of the opposition is based upon the individuals claim of private property rights above that of the common good.

We all have a stake in this community which goes beyond our own personal property lines. The day of the boundless limits of land with few people are behind us. The spread patterns of growth are reminders that we no longer have endless acres of land to build upon and unlimited resources to enjoy and consume.

Our forests, land, water, and other resources are limited in their ability to support the needs and wastes of uncontrolled growth. The land supply is static while the population will continue to grow. The result will be greater demand and need for housing, commercial, and industrial uses.

The following policies under this section attempt to take a positive approach to growth, not a negative one. The population of the area will continue to grow. The Northeast Community Plan will provide for an orderly and efficient transition of current land use to more intensified uses within the framework of a set of policies, standards, and regulations. The Plan will apply to all persons equally.

The Plan is based upon the best information available, desires for future livability, economical and environmental balances, and lastly, to comply with the Statewide Planning Goals and Guidelines.

Growth is not to be discouraged, but managed to minimize or avoid environmental, cultural, or economic conflicts.

OVERALL GOAL: To preserve and maintain the present overall rural quality of life now enjoyed in the Northeast.

Below are the definitions, objectives and policies for DEVELOPMENT, RURAL, CONSERVATION, and NATURAL areas:

DEVELOPMENT

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

Areas within Urban Growth Boundaries and Rural Service Areas are included in this designation. Lands within an Urban Growth Boundary are those determined to be necessary and suitable for future urban growth. The Urban Growth Boundary for the Northeast area is around Astoria. This boundary provides for the economic and efficient extension of public facilities and services, to maximize energy savings, and to assure buffers occur between urban development and forest and other rural uses. Buffers may be open space or a decrease in housing density. The Urban Growth Boundary is a projection of available city services to the year 2000.

Astoria's Urban Growth Boundary encompasses Tongue Point and the MARAD Basin. The City has identified the need for additional land to accommodate industrial development. Policies for the Astoria Urban Growth Boundary are contained in the County-wide Urbanization Element.

Rural Service Area is an unincorporated area located some distance away from a city and contains residential densities similar to those found in cities. The size of Rural Service Areas is based upon many factors, some of which are: population projections, capacity of public facilities and proximity to a city. A Rural Service Area (RSA) in the Northeast has been identified for the Wauna-Westport area. The boundary is almost the same as the Westport Sewer District and the ESWD zone of forest processing industries along the Columbia River. The community of Westport has historically had fairly dense housing and has been a small commercial center for the residents and highway travelers.

Poor soils, failing septic tanks, and raw sewage outfalls have contributed to the halt of any development in the area for years. The sewer district was formed to correct the situation; however, uncertain Federal EPA funding has placed a question mark on the timetable for development.

Predominant Uses:

1. Medium to high density single family houses (less than 1 acre).
2. Multi-family housing (apartment, mobile home parks).
3. Officer, commercial facilities.
4. Industrial facilities (light/heavy).

RURAL SERVICE AREA POLICIES (Westport):

1. The minimum building site in Rural Service Area shall be 7,500 square feet in sewered areas and 15,000 square feet before sewered.
2. Changes in the Rural Service Area boundary shall be done only after the following factors are considered:
 - a. there is a demonstrated need to accommodate long range urban population growth requirements;
 - b. there is a need for housing, employment opportunities, and livability;
 - c. the change could provide an orderly and economic extension of public facilities and services;
 - d. the change would allow for efficient land use and utility patterns within and on the fringe of the existing urban area;
 - e. the environmental, energy, economic, and social consequences.
3. The existing commercial zone in Westport should be reduced to a size that is more appropriate for the community.

RURAL lands are those outside of DEVELOPMENT areas which, due to their value for agriculture (Class I-IV soil types), timber harvesting, aquaculture, low density residential uses, high intensity recreational uses, and non-renewable mineral and non-mineral resource uses should be protected from conversion to more intensive uses. Certain areas within this designation are suitable for long term agricultural uses and should be protected by Exclusive Farm Use zoning. Rural subdivisions, major and minor partitions, and other uses served by few public services which satisfy a need that cannot be accommodated in urbanizable areas are also likely to occur within this designation.

The diked tidelands of Brownsmead and Svensen Island are areas identified for Exclusive Farm Use. Policies relevant to EFU lands are contained in the County-wide element.

Predominant Uses:

1. Farm Use.
2. Small woodlots.
3. Low density residential (1 acre or more).
4. Commercial (gas station, grocery store).
5. High intensity recreation (i.e. golf course).

Objectives:

1. To retain rural areas as sparse settlement, small farms or acreage homesites with hardly any public services.
2. To protect agricultural land.

Policies:

1. Generally the minimum parcel size for building sites shall be one acre, where adequate public facilities are available. Clustering will allow smaller lot sizes, depending on septic tank approval. The overall density, however, will be 1 acre/dwelling unit. Smaller lots existing at the time the Comprehensive Plan takes effect shall be "grandfathered".
2. Those areas adjacent to forest land which are not "built-up" shall maintain an overall density of 2-5 acres/dwelling unit. The conversion of these lands to a higher density by rezoning shall be encouraged at plan updates if it is determined that more land is needed for housing than was anticipated by this writing, and public facilities are adequate to serve higher densities. Conversion of these lands to higher densities should occur before conversion of resource lands (EFU, Forest) to housing.

3. New commercial zones shall only be considered if ^{of} a neighborhood type or if concentrated in and adjacent to existing, well established business areas, in order to increase the patronage and vitality of these areas and to avoid undue dispersal of new commercial activities.
4. When considering new commercial buildings or when existing commercial uses are considering expansion, the following standards shall be required in addition to those policies addressed in the Transportation Section:
 - a. Adequate off-street parking shall be provided.
 - b. A buffer or landscape planting area shall be provided when abutting residential zones.
 - c. Signs shall be limited. Signs which advertise national brands of products or similiary advertisements which are not promoting the primary item for sale on the premises shall be discouraged.

CONSERVATION

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.

Predominant Uses:

1. Forestry/ Forest Processing
2. Farming
3. Parks and Scenic areas
4. Small woodlots
5. Community watersheds

Objectives:

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

POLICIES:

BOOK 517 PAGE 400

1. Forested lands shall be conserved for forest uses.
2. Where forest lands occur in the interior of rural residential areas, or are completely surrounded by rural development, small woodland management and farming is encouraged. However, over time these areas may be needed for housing and in future plan updates shall be considered ideally situated for conversion to residential uses, prior to conversion of other forest lands.

Other policies pertaining to CONSERVATION areas are located in the Forestry Section of the County-wide Elements.

NATURAL

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

1. Native terrestrial, freshwater or marine ecosystems, e.g. a salt marsh or stand of old growth forest.
2. Areas containing significant biological, geologic, hydrologic, paleontologic, archeologic or scenic features; e.g., a single fossil bed or waterfall.
3. Areas particularly valuable for plants and wildlife:
 - a. as habitat for rare, endangered, endemic or other-wise unique species;
 - b. as exceptionally productive or diverse habitat;
 - c. as vanishing habitat;
 - d. as habitat crucial to a stage in a species' lifestyle, e.g., spawning grounds, or wetlands along flyways.

Natural Areas are important to the community as a whole, for they offer a unique aesthetic and educational experience; i.e., the opportunity to view, study and explore the array of natural elements witnessed by the early explorers of our region. They serve as the natural heritage to be passed on to future generations.

Natural areas come in a wide variety of sizes, types, ownerships, and protection priorities. They can be protected through a variety of preservation techniques from advising landowners of the natural area values on their land and securing their cooperation, to land acquisition and legal dedication. Most techniques involve a forfeiting of rights to destroy the natural quality of the land. Since the sale value and potential use of the land is altered, taxes are usually diminished.

Predominant Use:

1. Open Space.
2. Scientific Study.
3. Low Intensity Recreation (trails, nature observation).
4. Wildlife Habitat.

Objectives:

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

POLICIES:

1. The Gnat Creek marsh, Big Creek spruce swamp, Plympton Creek waterfalls, Bradwood Cliffs, important marshes along the Columbia River, and most of the Columbia River Islands shall be protected from alteration.
2. Landowners shall be encouraged to dedicate isolated natural features (landmarks) such as big trees, waterfalls, etc.
3. The Knappa Gorge and Gnat Creek waterfalls are designated "Critical Areas" as a temporary measure to call attention to areas which require a determination of conflicting values by means of a thorough analysis and site survey. When new information is available, these two areas shall be considered for protection during the Comprehensive Plan update process.

ZONING

BOOK 517 PAGE 402

Map 5, "Zoning Map", will be used to implement the Community Plan Map and Policies.

Until the new zoning ordinance that prescribes standards and provisions of the various designations on the map are adopted, Map 5 will be used to determine allowed housing densities.

The existing zones and zoning ordinance shall apply except as modified by densities shown on Map 5 or when modified by specific policies in this Plan.

USE DESIGNATIONS SHOWN ON MAP 5	APPROPRIATE ZONING ORDINANCE #66-2 SECTIONS TO BE USED	
Industrial	M-1 & M-2	4.090 & 4.100
Commercial	C-1 & C-2	4.070 & 4.080
Rural Residential	R-1, R-3, R-4, R-A & GFF	4.010, 4.030, 4.040 4.050 & 4.060
Exclusive Farm Use (EFU)	EFU	4.130
Conservation	R-A & GFF	4.050 & 4.060
Development (UGB, RSA) Existing #66-2 mapped zone designations apply	R-1, R-3, R-4, R-A, C-2 and M-2	4.010, 4.030, 4.040 4.050, 4.080, 4.100

All overlay districts and provisions will continue to apply.

Natural designations, aquatic and shoreland designations shall be administered temporarily through use of the permitted use matrix contained on pages 9 of the Comprehensive Plan.

When provisions in the existing zoning ordinance conflict with the objectives and policies contained in the Northeast Community Plan, the policies in the Community Plan shall control in the interim before the existing zoning code is brought into compliance with this Plan.



BALD EAGLE MANAGEMENT GUIDELINES

Oregon-Washington

GENERAL: The purpose of these guidelines is to maintain the environmental conditions that are required for the survival of bald eagles in the Pacific Northwest. The emphasis will be on preventing human disturbance to eagles, particularly during the nesting season. The ultimate objective is to preserve at least present populations of eagles in Oregon and Washington.

Thus, certain human activities which are likely to disturb eagles are specified in the following sections as recommended restrictions. Although these guidelines are based on available ecological information, one cannot predict with certainty the effects of a given amount of disturbance on a particular pair of eagles. Therefore, even strict adherence to these guidelines does not guarantee continued eagle use of an area. Whoever makes specific land use decisions will need to take into consideration variations in topography and the behavior of individual eagles, so that these general management guidelines can be tailored to suit local conditions.

For management purposes, the following guidelines are divided into sections on Nesting, Feeding and Roosting. Except as otherwise noted, the guidelines apply to both public and private lands.

1. NESTING. Bald eagles often use alternate nests in different years. The following guidelines apply equally to all nests used by any particular pair of eagles, even though a nest may not have been used for raising young for one or more years. These guidelines would apply also to any tree-nesting golden eagles in the forested parts of Oregon and Washington.

Eagle-nesting territories are here divided into primary and secondary management zones, within each of which certain human activities have been found to disturb the nesting process. Such disturbance is defined by the restrictions recommended for each zone.

a. Primary Zone: This is the most critical area immediately around the nest.

(1) Size: Except under unusual circumstances (e.g., where a particular pair of eagles is known to be tolerant of closer human activity), the boundary of the primary zone shall not be less than 330' (5 chains) from the nest. The size should be adjusted by the actual use of the area around the nest tree, to include frequently used perch trees. Where isolated groups of trees are likely to blow down, the primary zone should not be less than 20 acres, and the opinion of a qualified forester should be obtained in order to take measures to minimize that likelihood.

(2) Recommended Restrictions:

(a) The following human activities are likely to cause disturbance to eagles and, therefore, should not occur within the primary nesting zone at any time:

1. Major land uses such as logging; the development of new commercial and industrial sites; the building of new homes; road and other construction; and mining.
2. Use of chemicals toxic to eagles. These include DDT, other persistent organochlorine pesticides, PCB, mercury, lead, and dioxin-containing compounds (e.g. 2,4,5-T).

(b) In addition, certain human activities are likely to disturb eagles during the critical period. The critical period is the time between the arrival of adults at the nest site and three weeks after the fledging of any young. In the Cascade Mountains, the critical period will usually fall between March 1 and August 15; in the valleys and along the coast, between February 1 and July 31; and in the Klamath Basin, between January 1 and July 31. During the first twelve weeks of the critical period, eagles are most vulnerable to disturbance.

The following human activities, therefore, should be restricted during the critical period:

1. Human entry into the primary nesting zone.
2. Low level aircraft operations, i.e., within 1,000 feet of a nest for helicopters and 500 feet for fixed-winged aircraft.

However, if a pair of eagles chooses to establish a new nest in an area already receiving human use, the human activities occurring at that time can continue, except the use of toxic chemicals. Any expanded human activity should be avoided.

(3) Additional Management Recommendations:

- (a) On public land, close land and water access to nest. Post the boundary only if necessary to reduce travel near the nest. Signs should not mention eagles or eagle nesting.
- (b) On private land, the landowner might voluntarily agree to protect the primary zone; or, if the integrity of the zone cannot be otherwise preserved, the area should be acquired in fee, by easement, or by exchange--by either a private or public conservation agency. Easements should be for ten years and be renewable.

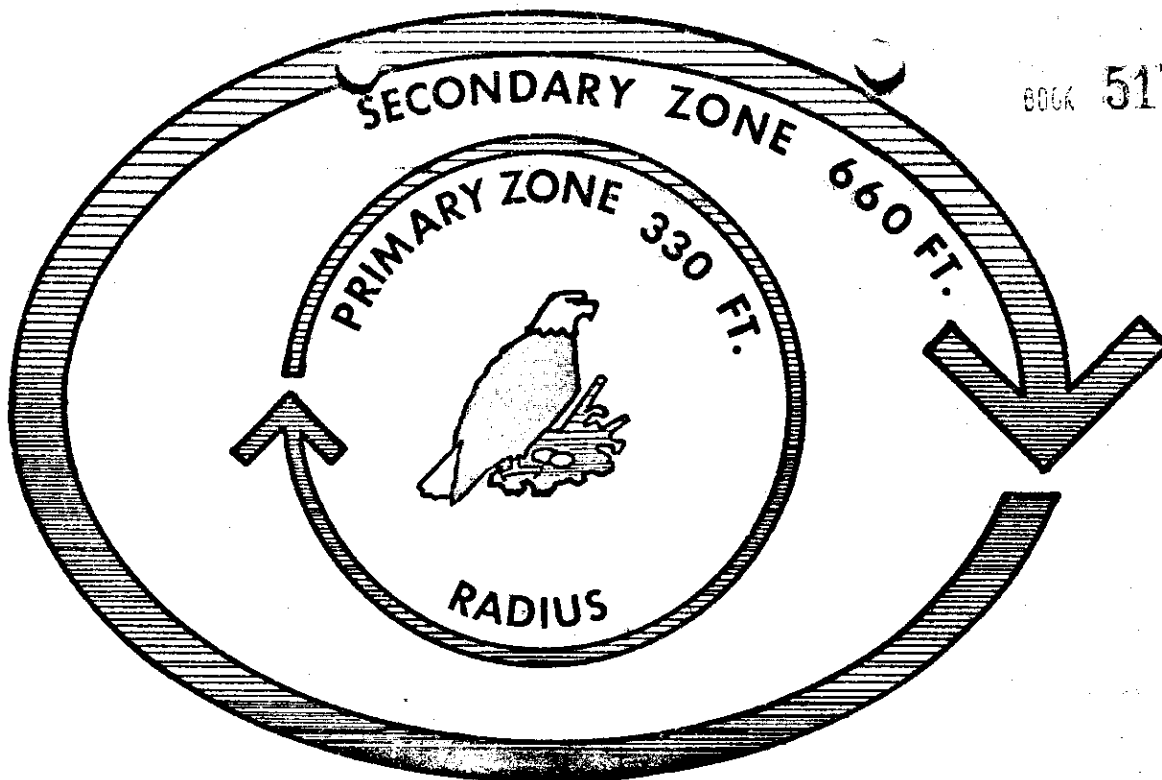
b. Secondary (Buffer) Zone: The purpose of this zone is to further minimize disturbance.

- (1) Size: The size of the secondary zone will be determined by local topography and resulting visibility from the nest. It shall lie outside the primary zone and be approximately circular, with a minimum boundary of 660' (10 chains) from the nest. If disturbance would be clearly visible from the nest in a particular direction, the secondary zone should extend $\frac{1}{4}$ -mile (20 chains) in that direction.

(2) Recommended Restrictions:

- (a) Certain human activities of a permanent nature are likely to disturb eagles, and they should not, therefore, occur within the secondary zone at any time. These include the development of new commercial and industrial sites, the building of new homes, the building of new roads and trails facilitating access to the nest, and the use of chemicals toxic to eagles (see above).
- (b) Certain human activities have time-limited effects but are likely to disturb eagles when eagles are nesting. Therefore, human entry into the secondary zone should be avoided during the critical period. Examples of this kind of disturbance are logging (including selective cutting), mining, low level aircraft operations, use of firearms, camping, and picnicking. Occasional and limited human intrusion, such as solitary hiking, bird watching, and fishing, will not be disturbing in most cases.

If a pair of eagles chooses to establish a new nest in an area already receiving human use, the human activities occurring at that time can continue, except the use of toxic chemicals. Any expanded human activity should be avoided.



(3) Additional Management Recommendations:

- (a) On public land, close land and water access to nest. Post boundary only if necessary to reduce travel near the nest. Signs should not mention eagles or eagle nesting.
 - (b) On private land, the owner might voluntarily agree to protect the secondary zone; or if the integrity of the zone cannot be otherwise preserved, it should be acquired by easement or by exchange, by either a private or public conservation agency. Easements should be for ten years and be renewable.
- c. Potential Nest Sites: A small but significant percentage of a bald eagle population nests in new habitat every year. Therefore, to satisfy the future nesting needs of bald eagles, it is essential to preserve suitable habitat in addition to that which is being presently used. Therefore, the following guidelines are recommended:
- (1) In potential or traditional eagle nesting habitat, where no nest now exists, for every 320 acres less than $\frac{1}{4}$ -mile from a river, lake larger than 40 acres, or tidewater, leave 4 to 6 over-mature trees in the stand with an open view of and clear flight path to the water, in an area free of human disturbance. These should be the largest trees in the stand and preferably have dead or broken tops. In addition, 4 to 6 mature (80-year old) trees should be left to provide nesting sites over the long-term (50 to 100 years).
 - (2) Old Nests: Since eagles have been known to reoccupy a nest unused for several years, do not remove old nest trees, even though they have been seemingly abandoned. Trees in the surrounding primary zone should also be protected until the nest is destroyed by the elements.

2. FEEDING. The objective of this section is to allow eagles access to and use of feeding areas by instituting measures to eliminate or minimize human disturbances which prevent eagles from using such feeding areas. The following measures should be instituted by public land-managing agencies and are recommended for use on private lands:

- a. Eliminate the use of chemicals toxic to eagles in the watersheds of lakes and rivers where eagles feed. These include DDT and other persistent organochlorine pesticides, PCB, mercury, lead, and dioxin-containing compounds (e.g., 2,4,5-T).
 - b. Prohibit clear-cut logging within 200' of the shoreline of such feeding waters.
 - c. Discourage the construction of buildings within $\frac{1}{4}$ -mile of the shoreline of feeding waters.
 - d. Maintain, restore if necessary, or manage fish populations or other primary food supplies to sustain eagles.
 - e. Limit fishing, recreational boating, water-skiing, and other human disturbance if adversely affecting eagle use of the feeding water.
 - f. Along rivers where water flow is controllable, maintain flow rates which will not cause the loss of shoreline roost or perch trees through shoreline erosion.
-

3. ROOSTING.

- a. Within $\frac{1}{4}$ -mile (20 chains) of existing nests, outside the primary and secondary zones, save 3 to 5 old-growth trees for potential roost and perch trees during the breeding season.
- b. Any winter eagle roosting concentration should be brought to the attention of the landowner or land-managing agency, the U.S. Fish and Wildlife Service or State Wildlife Department, so that a public or private conservation agency can preserve the roost, by purchase, easement, or land exchange if necessary, subject to the availability of funds. There should be no logging within a communal roosting area. There should be no other human activity during the period of eagle use until specific management recommendations have been made.
- c. Along rivers where water flow is controllable, maintain flow rates which will not cause the loss of shoreline roost or perch trees through shoreline erosion.

LEGAL CONSIDERATIONS: The preceding guidelines are advisory. The law on this subject is set forth in the Act for the "Protection of Bald and Golden Eagles" (16 USC 668-668d) and the regulations that have been derived therefrom (Title 50, Code of Federal Regulations). The Act states in part that no person "shall take...any bald eagle...or any golden eagle, alive or dead, or any part, nest, or egg thereof..." (16 USC 668). The Act further states that "'take' includes also pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb..." (16 USC 668c). Whoever violates any part of the Act could, under certain conditions, be fined up to \$10,000 and imprisoned for two years.

Compliance with or disregard for these guidelines does not, of itself, show compliance with or violation of the Act or derived regulations. It is advisable that Law Enforcement, U.S. Fish and Wildlife Service, Portland, Oregon be contacted if there is any question about an activity to be conducted in the vicinity of an eagle nest, or the nest of any other large bird. The mailing address is: Lloyd 500 Bldg., 500 NE Multnomah Street, Portland, OR 97232; telephone - A/C 503-231-6125.

These guidelines are based on information derived from published and ongoing research. Sources of information are available on request.



UNITED STATES DEPARTMENT OF THE INTERIOR
FISH AND WILDLIFE SERVICE

Third Printing: 5/79

Under Goal 5 there is a conflict of uses in this area. Evidence to support this designation has been received by CREST and Clatsop County and supports the following:

FINDINGS

I. Consequences

A. Economic Consequences

1. With excellent accessibility to the main navigational channel of the Columbia River, the large vacant areas owned by Crown Zellerbach and Warrenton Lumber Company have excellent potential for water dependent industrial development.
2. Both firms contemplate the development of extensive wood processing facilities in this area. Crown Zellerbach owns approximately 500,000 acres of surrounding timber land. Warrenton Lumber Company is in the position of purchase, process, and ship large amounts of second growth timber from the Tillamook Burn and from other sources in the next ten to fifteen years.
3. Large quantities of sand must be removed from the Westport Bar shoal each year in order to maintain required depths. The availability of this excellent fill material coincides with the needs of Warrenton Lumber Company to prepare their land for development. Substantial amounts of materials have already been deposited.
4. The area along the Columbia River and Westport Slough designated ESWD development is served by excellent transportation. The Burlington-Northern main line is on the south. Westport Slough, a Corps of Engineers designated (although not presently authorized-- see Letter Item No. 1, hereinafter called "Letter Item 1") project is on the north. Placing this area in a designation other than ESWD development would prevent use of this special area.
5. The 1975 Lower Columbia River Ports Region Study shows that out of 95 miles of river front along the Columbia to Rivergate, only six miles of sites are reasonable for water-dependent related activities and this site is one of those. (See January 31, 1978, Clatsop Economic Development Committee letter, Letter Item No. 2).
6. The Beuter Report (Timber for Oregon's Tomorrow, January 1976, O.S.U. Forest Research Laboratory Research Bulletin No. 19) shows that the area of Northwestern Oregon will have a significant increase in timber production through the year 2000 while production in the rest of the state tends to decline. Much of this timber will come from the Tillamook Burn lands which are starting to produce again. (July 5, 1979 letter from Governor Victor Atiyeh, Letter Item No. 3). Mill sites of significant size with water, rail and highway access are necessary to handle production. This is one of the few sites on the river available for such use.

7. Warrenton Lumber Company has submitted a site planning study and transmittal letter dated June 3, 1974 (Letter Item No. 4) showing in general how its land will be used and has indicated that there will be up to 150 people employed if the site is used for lumber production.
8. The final environmental impact statement of July, 1975, prepared by the Corps of Engineers for the Columbia and Lower Willamette Rivers maintenance and completion of the 40' navigation channel downstream of Vancouver, Washington and Portland, Oregon shows:
 - a. In the Wauna-Lower Westport area, River Mile 40.5 to River Mile 45, dredging is required in isolated spots to maintain the authorized navigation channel dimensions. p. 4-17
 - b. The Westport Bar was to produce an estimated 300,000 Cu. Yds. of dredge spoils in 1975 (Table 5); and the total average annual amount of dredging in four of the five calendar years 1970-74 was 510,000 Cu. Yds. (Table 3).
 - c. The upland site, 0-42.9 (the Crown Zellerbach site) is near capacity and will be expanded into area 0-43.0 (the Warrenton Lumber Company site) as the latter is cleared of merchantable trees. p. 1-6

The conclusion is that the Warrenton Lumber Company site is necessary for the disposal of dredge spoil in order to maintain the 40' channel in this reach of the river. Without the channel the Ports of Longview, St. Helens, Portland and Vancouver will be economically destroyed.

9. By letter dated July 26, 1979, A.J. Heineman, Chief of the Navigation Division for the Portland District of the Corps of Engineers, indicated that the Warrenton Lumber Company site, 0-43.0, would be a potential disposal site for Corps dredging operations through 1983 (Letter Item No. 5).
10. The State Department of Economic Development in a letter dated June 21, 1979, has indicated a clear need for filling of the entire Warrenton Lumber Company site without restriction (Letter Item No. 6).
11. There may be some minor impact on the trapping industry from the development. However, because the significant tributaries to Driscoll Slough and the Driscoll Slough area itself will remain in conservation or natural designations, it is anticipated that these consequences will be minimal.

B. Environmental Consequences

1. A portion of the site is minor wetlands and these wetlands will be lost (Minutes of CREST Conflict Resolution Meeting, June 5, 1979, Letter Item No. 7). It is not part of the

11,457 acres of major marshes of the Columbia River Estuary (see CREST Inventory, June 1977, Table 302-1 and Figure 302-1).

2. The site is part of a larger system (id.). Warrenton Lumber Company and Crown Zellerbach have agreed to conservation designations in the area between the railroad tracks and the highway and covering much of Driscoll Slough and providing protection for that natural system.
3. While the area is valuable habitat, it is not considered critical. White-Tailed Deer habitat (CREST staff notes of report of U.S. F&WL at Eastern Clatsop Unit meeting, May 30, 1978, Letter Item No. 8).
4. Other policies in this plan provide for buffers along Westport Slough to give stream banks and habitat protection.

C. Social Consequences

1. At present, the only employer in the area is Crown Zellerbach. Assuring that the site is available for modern industrial facilities such as the mill and accompanying facilities will provide more employment for the local residents. Warrenton Lumber Company estimates approximately 150 employees if a mill is developed in this area.
2. Because most employees will be local, it is not anticipated there will be significant impact on schools at Westport.
3. Construction of additional industrial facilities should accelerate the installation of a community sewerage facility at Westport which will improve the entire community.
4. The social consequences of loss of the marsh will be that there will be some impact on people arising out of their knowledge of loss of habitat, but such loss is minimal because the area is not used by humans other than possibly some hunters or trappers.

D. Energy Consequences

1. The charter rate for a 27,000 ton vessel carrying logs and traveling from Clatsop County ports to ports in the Orient have increased from approximately \$450,000 per voyage in 1978 to \$810,000 per voyage this year. The reason is the cost of energy. No relief in this cost is seen. Increasingly, there will be a shift from logs to lumber because of shipping costs. The location of Westport's site is prime for short hauls from the woods to the millsite dock, and for loading of vessels for the destinations in the Orient.
2. There will be some loss of energy in the form of less detrital production in the swampy areas during the summer. Because of the large amount of swampy area between the highway and the railroad tracks, the loss from this one site will be minimal.

II. Programs to Achieve the Goal

- A. The main program to protect the natural resource of the wetlands is the designation of a significant portion of the land owned by both Crown Zellerbach and Warrenton Lumber Company in the Driscoll Slough area as conservation and natural.
- B. Furthermore, the ESWD development designation requires that standards be applied in allowing any fill or development in the area. These standards will be established in the zoning ordinance.

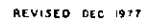
EXHIBIT B

BOOK 517 BOX 414

ATTACHMENTS

<u>Letter Item No.</u>	<u>Subject</u>
1.	Corps of Engineers Designation for Westport Slough
2.	January 31, 1978 Clatsop County Economic Development Committee letter
3.	July 5, 1979, letter from Governor Victor Atiyeh
4.	Warrenton Lumber Company Site Planning Study and letter of June 1, 1979, to Mr. Nikula
5.	July 26, 1979, letter from A. J. Heineman of the Corps of Engineers
6.	June 21, 1979 letter from State Dept. of Economic Development
7.	Minutes of CREST Conflict Resolution meeting of June 5, 1979
8.	CREST staff notes of U.S. Fish & Wildlife at Eastern Clatsop Unit meeting May 30, 1978

U S. ARMY



20. WESTPORT SLOUGH, OREGON

CONDITION OF IMPROVEMENT 30 SEPTEMBER 1977

EXISTING PROJECT: As originally authorized by the River and Harbor Act of 26 August 1937, the project provided for a channel 28 feet deep, 200 feet wide and about 3,500 feet long, extending from the entrance in the Columbia River, upstream to the ferry dolphin just below the lumber dock at Westport. The River and Harbor Act of May 1950 modified the project to provide for a channel 32 feet deep, with a width of 250 feet in the upper 1,800 feet and 300 feet in the downstream portion.

RANGE OF TIDE: 5 feet at low water stage.

DATUM PLANE: All depths refer to Columbia River datum.

PROGRESS: The originally authorized project consisting of a channel 28 feet deep and 200 feet wide was completed in 1939 at a cost of \$16,276. No work has been done on the 32-foot channel which was authorized by the River and Harbor Act of 1950, as a modification of the project. Project officially deauthorized on 5 April 1977.

CONTROLLING DEPTH: 17 feet in the 200-foot channel (October 1971).

MAINTENANCE: Condition survey made in October 1971.

BOOK 517 PAGE 417

CLATSOP ECONOMIC DEVELOPMENT COMMITTEE
P.O. Box 569
Astoria, Oregon 97103

January 31, 1978

Department of the Army
Portland District Corps of Engineers
P.O. Box 2946
Portland, Oregon 97208

Attention: A.J. Heineman, Chief, Navigation Division

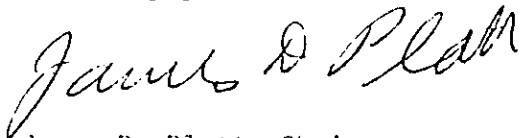
Gentlemen:

The Clatsop County Economic Development Committee is familiar with the request of Dant and Russell (Warrenton Lumber Company) to make available its Westport, Oregon industrial tract as a disposal site for dredged materials. This site has previously been used and, we believe, it has a Corps designation of Area 0-43.0.

This is one of very few available deepwater properties of any size on the Lower Columbia available for industrial development and presently designated for industrial use in the county's comprehensive plan. The need for such sites is great.

Since there are no environmental problems, the Committee supports Dant and Russell's request to use its property as a disposal site for dredged materials.

Sincerely yours,



James D. Platt, Chairman
Clatsop Economic Development Committee

JDP:msf

cc: E.R. Baldwin

2 1975



RECEIVED

BOARD OF COMMISSIONERS

JUL 05 1979

CREST

OFFICE OF THE GOVERNOR
STATE CAPITOL
SALEM, OREGON 97310

Seth

Dir	<input checked="" type="checkbox"/>	
MRS I		
MRS II		
LRS		
EDC		

July 5, 1979

BOOK 517 PAGE 418

✓ Mr. Orvo Nikula, Chairman
Columbia River Estuary Study Task Force
Post Office Building, Room 202
P.O. Box 175
Astoria, OR 97103

Dear Mr. Nikula:

The Department of Economic Development is concerned and has been actively involved in assessing the potential for maritime development of the Lower Columbia. The Department completed, in 1975, the Lower Columbia River Ports Region Study. That study indicated that only six miles of the 95 miles from the mouth of the Columbia to Rivergate is suitable for prime maritime and industrial development.

The full participation of the private sector is extremely important to the planned development of this limited resource.

Firms interested in and committed to enhancing the economic future of the lower Columbia River should be encouraged and assisted in their efforts to work within the planning system to provide for future expansion and development.

Such is the case with Warrenton Lumber Company. This company owns property in the CREST planning area. A portion of the property is along the southerly shore of Westport Slough at its confluence with the Columbia River at mile 43. While this area is not within the ambit of the Estuarine Resources or Shorelands goals, other LCDC goals apply. A portion of the land owned by the company is 70 acres in size and located to the north of the railroad tracks but south of the water; this area contains five to ten acres which could be deemed wetlands. CREST has designated this land as Especially Suited for Water Dependent Development (ESWD), and I understand that this is satisfactory to the company.

July 5, 1979

5004 517 419

However, CREST is also developing a Dredged Material Disposal Plan. The plan shows the company's site as suitable for dredge spoil disposal. The text of the plan as presently drafted contains language that could be interpreted as not allowing the placement of dredge spoil on the potential wetland areas. In an attempt to protect natural values, the company has agreed to a conservation designation on a large portion of its land lying between the Columbia River Highway and the Burlington Northern tracks in this area. There is some objection to development of the area north of the railroad tracks because of an expressed need for more information about this area.

In an attempt to meet some of these concerns, the company has hired the engineering firm of Seton, Johnson & Odell, Inc., to develop a Site Planning Study and Filling Plan for this area. It is the company's position, and I concur, that these documents, coupled with the fact that Westport Slough in the past has been an authorized navigation project within the Corps of Engineers framework, justify use of whatever dredge spoil is available for filling the entire area without restriction. Filling of the site is needed in order to have it ready as timber from the Tillamook Burn reaches commercial size and becomes available for harvest.

Notwithstanding this strong statement of need, and the lack of other sites for this kind of water dependent development, opposition has developed on the grounds that Goal 5 requires protection of wetlands. It is clear that conflicting uses for the lands in this area have been identified. Under Goal 5, the following statement is found:

"Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal."

The best interests of the environment and economy of the state would require that a determination be made as to the consequences of these conflicting uses, and that programs be developed that will achieve this goal.

Finally, the economic policy of the State of Oregon, as defined in ORS 184.003(c), states:

"A great imbalance presently exists in the degree of economic health between the state's metropolitan areas and the state's rural communities and balanced development opportunities must be made available to rural areas to bring about the geographical distribution of business and industry necessary to a healthy economy and environment for all Oregonians."

Companies such as Warrenton Lumber Co., Inc., are significant factors in the implementation of this policy, and as such should be given every reasonable consideration, within the planning process, in their efforts to enhance local economic conditions.

Mr. Orva Nikula

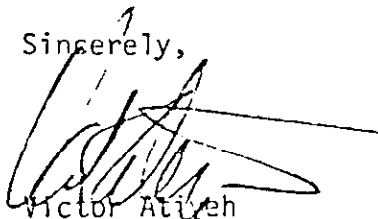
-3-

July 5, 1979

BOOK 517 PAGE 420

Your cooperation in this matter would be most sincerely appreciated and will materially assist in the maintenance and development of balanced economic development in the Clatsop County area.

Sincerely,

A handwritten signature in dark ink, appearing to read "Victor Atiyeh", with a long horizontal flourish extending to the right.

Victor Atiyeh
Governor

VA:sy

BLACK, HELTERLINE, BECK & RAPPLEYEA

12TH FLOOR

THE BANK OF CALIFORNIA TOWER
PORTLAND, OREGON 97205

BOOK 517 421

CABLE ADDRESS BLACAP
TELEPHONE
(503) 224-5560

HARVEY N. BLACK
JOHN P. APICELLA (1966)
RUSSELL M. HELTERLINE
BORDEN F. BECK, JR.
GUY J. RAPPLEYEA
CHARLES J. STRADER
GEORGE C. SPENCER
RICHARD N. ROSKIE
STEVEN P. SCHELL
JAMES E. PETERSEN
ALBERT J. BANNON
RONALD T. ADAMS
DAVID P. ROY
STEVEN E. WYNNE
LAILA E. AARNAS

June 2, 1979

Honorable Orvo Nikula, Chairman
Clatsop County Board of Commissioners
749 Commercial
Astoria, Oregon 97103

Reference: CREST--Dredged Material Disposal Plan
for East Clatsop County--Warrenton
Lumber Company Property at Westport

Dear Mr. Nikula:

Concerning the conflict resolution meeting CREST is planning on June 5, 1979, about the East Clatsop County portion of the CREST plan, Ted BeWingham suggested that I talk to you regarding Warrenton Lumber Company's plans for its property, and how these plans would be affected by various decisions CREST is making.

Development of the water area adjacent to Westport Slough is critical not only to eastern Clatsop County, but to the State as a whole. The Lower Columbia River Ports Region Study, completed in June of 1975, showed that there were a very few sites suitable for development in the lower Columbia River. The Westport site owned by Warrenton Lumber Company is one of those. Westport Slough had a maintained deep draft channel for many years, and this can be restored relatively easily.

In the CREST planning process, there seems to be little dispute that the area between the railroad tracks and the southerly shore of the Columbia River and Westport Slough should be designated as water dependent/related development. The dispute in this area centers around how and when this area should be filled.

There are two choices for filling: (1) Stock pile the material and fill when there is a firm commitment for

BOOK 517 PAGE 422



DEPARTMENT OF THE ARMY
PORTLAND DISTRICT, CORPS OF ENGINEERS
P. O. BOX 2946
PORTLAND, OREGON 97208

NPPND-WM-1

26 July 1979

Mr. Seth J. Potter
President
Dant & Russell, Inc.
1221 SW Yamhill St.
Portland, Oregon 97205

Dear Mr. Potter:

Attached is a copy of the revised Columbia River Chart 4, issued with our recent amendment to Public Notice NPPND-075, Navigation Channel Maintenance Dredging, Columbia and Lower Willamette Rivers Below Vancouver, Washington and Portland, Oregon. Disposal area 0-43.0, the Dant & Russell property in question, is identified as a potential disposal site for Corps dredging operations through 1983.

With respect to your request for dredged materials during this year's channel maintenance operations, recent surveys of the Wauna-Driscoll Reaches near site 0.43.0 show a need for only minor maintenance dredging this season. This is unfortunate considering the effort exerted on your part to obtain disposal materials this year. We are aware of your continuing need for fill materials at site 0-43.0.

In regard to your request for bathymetric data on Westport Slough, no recent survey is available. We do anticipate having one available within a couple of months and can provide you a copy of that should you desire.

Sincerely,

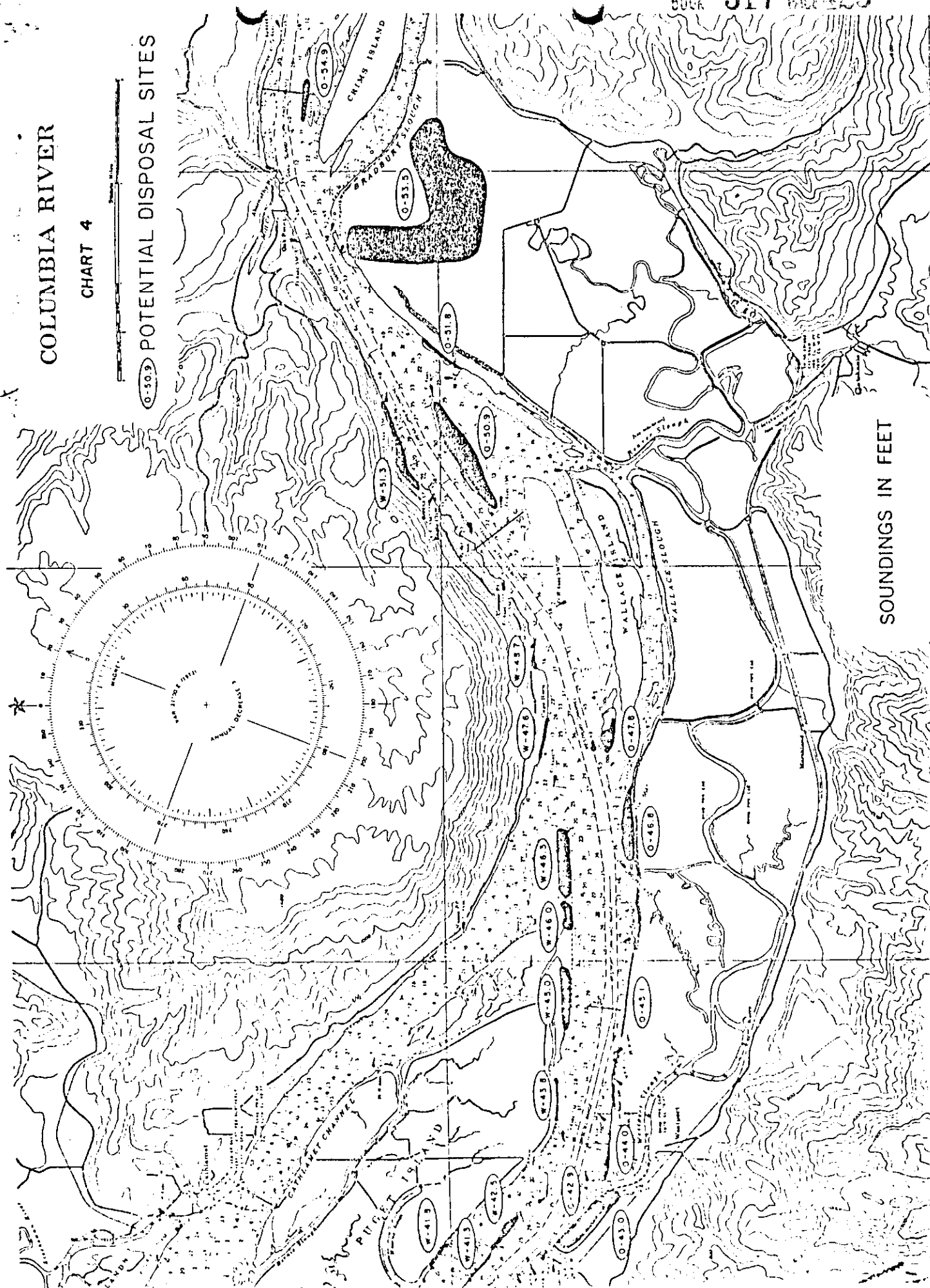
Incl
as stated

D.H. Sims
for A. J. HEINEMAN
Chief, Navigation Division

COLUMBIA RIVER

CHART 4

POTENTIAL DISPOSAL SITES





Department of Economic Development

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

June 21, 1979

Mr. Orvo Nikula, Chairman
Columbia River Estuary Study Taskforce
Post Office Building, Room 202
P.O. Box 175
Astoria, OR 97103

Reference: Warrenton Lumber Company Port Projects at the Mouth of
the Skipanon and Westport.

Dear Mr. Nikula:

Because of lack of staff, the Department of Economic Development has not been able to participate in each of the conflict resolution sessions that CREST has had regarding development proposals in the estuary. As a result it may appear that the Department of Economic Development may be disinterested in the CREST program. I want to assure you that is not the case.

Indeed, the Lower Columbia River Ports Region Study, which was a Port Division planning program, was completed in June of 1975. This is a study of the land available for port development along the Columbia River. The executive summary of that document, entitled "Sites Suitable for Maritime Related Development," indicates that only six miles of the 95 miles from the mouth of the Columbia River to Rivergate is suitable for consideration as prime maritime and industrial sites.

Currently the Department of Economic Development and the Department of Land Conservation and Development are jointly funding a statewide study that is assessing port sites within the state. This study will not be completed until fall of this year. The CREST planning process, we anticipate, will be completed by July 1, 1979.

These two efforts clearly indicate this agency's concern with the future of maritime development on the lower Columbia River.

Important to that development is the full participation of the private sector. Firms interested in and committed to enhancing the economic future of the lower Columbia River should be encouraged and assisted in their efforts to work within the planning system to provide for future expansion and development.

Such is the case with the Warrenton Lumber Company. The Warrenton Lumber Company built a modern plant at the mouth of the Skipanon Channel in 1970. The company has developed plans for a water log and lumber loading facility in the Skipanon River. These plans were laid out in the consultant's report prepared by Ogden Beeman and completed in December of 1978. A copy of that study is enclosed herewith. The Beeman study shows that a 1500-foot wharf along the Skipanon Channel with 20 acres of backup land is economically justifiable in terms of the company's resources. It is our understanding that the City of Warrenton and the Port of Astoria fully support the company's position in this respect. We also understand that some opposition has surfaced with respect to 20 acres of land required as backup space. We understand the problem is the need to extend this backup space into wetlands within Alder Cove. CREST in its planning process has designated the marshlands along Alder Cove as a major marsh. There are approximately 75 acres of marsh in this area. To complete the 20 acres of backup land, the minimum necessary for development, the company would need approximately 7.8 acres. Of this, 4.2 acres is below the line of Mean High Water (See the Beeman Study, Figure 5).

LCDC Goal 16 requires not only preservation of major marshes but also, within estuaries where development is authorized, the designation of areas for navigation and industrial water-dependent uses. Clearly there is a conflict in this case, and the exceptions process under Goal 2, Part 2, must be followed. Accordingly the Department of Economic Development requests that this action be instituted with respect to the marshland under consideration.

The Beeman Report also recognizes (pages 7 and 17, et. seq.) that there is not just one deep draft site but two on the west bank at the mouth of the Skipanon. This second site would take advantage of the natural scouring that goes on fairly close to shore at the mouth of the Skipanon. It is recognized that this "unique" site has many advantages which should not be lost. The increasing costs of transportation and energy shortages facing not only our area but the country and world as a whole, clearly indicate a crucial need to preserve this site.

It is uncertain exactly what configuration would be necessary to construct a bulk loading facility at this site. However, the Port of Astoria has suggested one concept. A drawing showing that concept is attached hereto. In order for the conveyor or pipeline that runs along the backup land presently to reach the loading area for a possible dock on the Columbia River, it would be necessary to build some sort of a trestle out from the backup area to the deep draft facility. This trestle must cross what has been initially designated on Figure 302-1 of the CREST Inventory material as a "major marsh." Under LCDC Goal 16, "major marshes" must be preserved. However, in development estuaries deep draft sites are also recognized as extremely valuable. Thus, there is a conflict in the Goals and we therefore request that an exception be instituted under Goal 2, Part 2.

The Warrenton Lumber Company owns other property in the CREST planning area. This property is along the southerly shore of Westport Slough at its confluence with the Columbia River at Mile 43. While this area is not within the ambit of the Estuarine Resources or Shorelands goals, other LCDC goals apply. A portion of the land owned by the company is 70 acres in size and located to the north of the railroad tracks but south of the water; this area contains about 5 to 10 acres which could be deemed wetlands. CREST has designated this land as Especially Suited for Water Dependent Development (ESWD), and we understand that this is satisfactory to the company.

However, CREST is also developing a Dredged Material Disposal Plan. The plan shows the company's site as suitable for dredge spoil disposal. The text of the plan as presently drafted contains language that could be interpreted as not allowing the placement of dredge spoil on the potential wetland areas. In an attempt to protect natural values, the company has agreed to a conservation designation on a large portion of its land lying between the Columbia River Highway and the Burlington Northern tracks in this area. There is some objection to development of the area north of the railroad tracks because of an expressed need for more and more information about this area.

In an attempt to meet some of these concerns, the company has hired the engineering firm of Seton, Johnson & Odell, Inc., to develop a Site Planning Study and Filling Plan for this area. Copies of those documents are enclosed. It is the company's position, and DED concurs, that these documents, coupled with the fact that Westport Slough in the past has been an authorized navigation project within the Corps of Engineers framework, justify use of whatever dredge spoil is available for filling the entire area without restriction. Filling of the site is needed in order to have it ready as timber from the Tillamook Burn reaches commercial size and becomes available for harvest as predicted in the Beuter Report.

Notwithstanding this strong statement of need, and the lack of other sites for this kind of water dependent development, opposition has developed on the grounds that Goal 5 requires protection of wetlands. It is clear that conflicting uses for the lands in this area have been identified. Under Goal 5, the following statement is found:

Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

The Department of Economic Development requests that a determination be made as to the consequences of these conflicting uses, and that programs be developed that will achieve this goal.

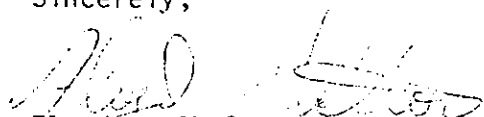
Finally, the economic policy of the State of Oregon, as defined in ORS 184.003(c), states:

"A great imbalance presently exists in the degree of economic health between the state's metropolitan areas and the state's rural communities and balanced development opportunities must be made available to rural areas to bring about the geographical distribution of business and industry necessary to a healthy economy and environment for all Oregonians."

Companies such as Warrenton Lumber Co., Inc., are significant factors in the implementation of this policy, and as such should be given every reasonable consideration, within the planning process, in their efforts to enhance local economic conditions.

Your cooperation in this matter would be most sincerely appreciated and will materially assist in the maintenance and development of balanced economic development in the Clatsop County area.

Sincerely,



Floyd L. Shelton
Manager, Ports Division

FLS/jm

cc: Jim Good
Director, CREST

Conflict Resolution Meeting
Eastern Clatsop County
Wauna, Oregon
June 5, 1979

Attendance

Dale Deason, CREST
Steve Chesser, CREST
Ed Johnson, N.E.C.A.C.
Judy McIntyre, N.E.C.A.C.
Gail Hochhalter, Clatsop County
Steve Schell, Warrenton Lumber Co.
Seth Potter, Dant & Russell Inc.
Eric Feasey, Crown Zellerbach
B. E. Wheeler, Crown Zellerbach

Bill Parks, Division of State Lands
Jim Palmer, Crown Zellerbach
Jim Cadd, N.E.C.A.C.
Jim Lauman, ODFW
Nancy Ellifrit, USFWS
David Askren, Corps of Engineers
Jim Clark, N.E.C.A.C.
John Delisle, Crown Zellerbach
Jim Good, CREST

Meeting Summary

Following brief introductory remarks discussion of Driscoll Slough began. Jim Palmer briefly noted that the existing Wauna facility is a \$400 million investment surrounded by 500,000 acres of company owned timber lands. With market conditions demanding ever increasing efficiency of operation, he noted, the company is seriously considering the placement of a wood products facility east of Driscoll Slough. Transport of wood processing byproducts from that facility across Driscoll Slough to the paper mill is a likely future need.

Speaking for resource agency concerns, Jim Lauman noted that all of the company's stated needs could be accommodated by a CONSERVATION designation with policy language which would specifically allow the necessary uses and activities. There is a need, he stated, to prevent development on both sides of the slough from having a serious impact on the water and wetland area. A CONSERVATION designation with appropriate policy provisions, he noted, is a more appropriate management tool than a DEVELOPMENT designation with policy language protecting the area's resources. Under the DEVELOPMENT aquatic designation, he pointed out, all of the uses and activities normally allowed in a DEVELOPMENT aquatic area would be allowed as long as they met the requirements of the policy language. In that context, he stated his belief that the policy language adopted by the C.A.C. is not adequate. If the area is to be designated DEVELOPMENT, he recommended, CREST should prepare much better language. Unless this is done he predicted that the resource agencies would oppose acknowledgement of the plan by LCDC on grounds of inadequate protection of the wetland areas.

Crown representatives noted that the entire area Driscoll Slough south of the railroad is designated CONSERVATION. It is not unreasonable to provide a DEVELOPMENT designation for the area north of the railroad, they suggested. It is within a recognized industrial development area and it is appropriate to provide the flexibility of a DEVELOPMENT designation as long as the major concerns about water quality, riparian vegetation, and stream sedimentation are addressed by the policy language.

No agreement was reached.

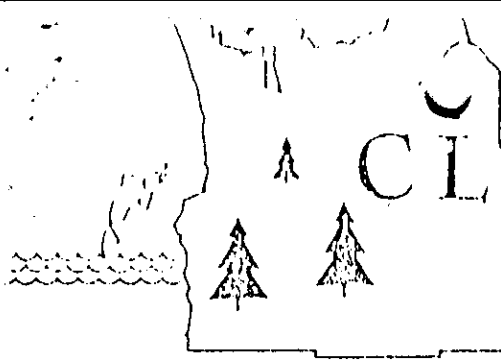
The issue of recreational access was discussed next. Policy language adopted by the CAC was reviewed. Jim Lauman indicated that if the words "to the greatest degree possible" were omitted from the second paragraph, the policy appeared to be acceptable. There was no objection raised to that change.

Following lunch the Warrenton Lumber Company property at Westport was brought up for discussion. Company representatives discussed their development plans and presented drawings showing a phased dredged material disposal plan and a preliminary site plan.

Jim Lauman discussed the views of the resource agencies. He noted that although the site does have significant potential for industrial development, it is also true that a very significant portion of the area is wetland. Designating the entire area for development will therefore require very carefully prepared findings of the needs and alternatives, he stated. The specific area in question is part of a larger natural system, much of which has already been utilized for dredged material disposal. Justification for additional alterations must include consideration of this larger system, he noted. Additional issues in the area include the question of White-tailed deer usage and the riparian vegetation along Westport Slough. Consideration of needs and alternatives, it was noted, would have to include a regional perspective and comparisons with other development areas. Provisions of Goal #2 and Goal #5 would need to be considered.

Company representatives stated that they believed that an effective demonstration of the need and lack of suitable alternatives could be made and that they were ready to participate in that process. Projections of second-growth timber coming into production within the next ten years and other factors, they noted, will provide clear, justifications for the designation.

At the conclusion of the meeting, CREST staff reviewed the current status of other planning decisions in Eastern Clatsop County. Resource agency personnel present were informed as to changes which have been made in the draft plan.



CLATSOP COUNTY

Courthouse
May 29, 1979

Astoria, Oregon 97103

TO: NORTHEAST CAC/ESTUARY MEMBERS

FROM: GAIL HOCHHALTER, PLANNER

I was unable to attend the meeting before the County Planning Commission on May 22, 1979. Burt Zurcher was there to represent the committee. I would like to support your viewpoints at the next scheduled Planning Commission meeting, June 12, 1979, to resolve these issues. With your assistance, I will also try to convince the County Planning Staff of your concerns.

The following are my recommendations for your considerations on June 7th:

BIG CREEK-LITTLE CREEK

Remove the last two paragraphs of page 25 of the Eastern Clatsop Plan and insert the following:

"This estuarine environment is the most important area for anadromous fish populations in the Eastern Clatsop area, especially with the Big Creek Fish Hatchery located upstream. It also provides needed habitat for bald eagles, great blue herons, and waterfowl. If protected, the area has a good chance of perpetuating itself. Any use should be compatible with preservation and enhancement of the vegetation and wildlife values. According to the Nature Conservancy this area is deserving of the highest degree of protection and restricted human use. This area also has historical significance. An archeological site is located nearby and the current site of the Knappa docks is the first landing site of the Lewis & Clark expedition. These factors all contributed to the NATURAL wetland and water area designation."

RECREATIONAL ACCESS TO THE ESTUARY

Replace the first three paragraphs, page 9, with the following:

"Clatsop County has emphasized its great recreational resources by developing parks and picnic areas, boat launch sites, and beach access points throughout the Columbia River estuary. To meet the needs of hunters, fishermen, and boaters in the Eastern Clatsop County area, boat launch sites are presented located at the John Day River, Aldrich Point and Westport. Other access points providing recreation for the

public access to the river is adequate with some potential for improvement, although limited. Foot and/or bicycle paths and shoreline bluffs would be appropriate if they would not impair fish and wildlife habitat or interfere with agricultural use. Boat landings, docks and scenic viewpoints would also be appropriate if privately owned shorelands are protected from encroachment. In any case, additional locations for public recreational access or expansion of existing facilities should be jointly considered by interested state agencies and the County to assess local needs and to protect the environment. The Aldrich Point boat launch facility, however, except for general maintenance requirements, should be adequate for many generations. The current facility consists of one boat lane on one acre of land at the terminus of a long, narrow, winding country road that passes through some of the best dairy land in the County. Typical of a country road are numerous cattle crossings, playing children, and slow vehicles. Additional use of the facility could potentially destroy the rural lifestyle of the area. In addition, to the east, along the railroad tracks, an eagles nest has been cited. The Nature Conservancy has suggested protecting this area in order to attract as many eagles to the point as possible.

The Eastern Clatsop Planning Committee recognizes the importance of providing public access to the Columbia River and its tributaries and sloughs. But, because of the area's natural environment for wildlife, the desire to protect areas from over-use and potential damage and in consideration of the rural nature of the area, these access points should be limited to the greatest degree possible. In consideration of expansion of existing or new potential locations, therefore, a public hearing should be held to assess the needs of the area and the following standards should be met:

1. Access from U.S. Highway 30 must be appropriately located and designed to provide for safe exit from and entry to the highway by large motor homes and vehicles pulling trailers.
2. State or County roads connecting U.S. Highway 30 with access points must be capable of handling the types and volumes of traffic that such a facility would create.
3. The impacts of site development and the resulting traffic upon local residential areas shall be carefully considered. The County will reject proposals which will have undue impacts on local citizens.
4. Before any overnight facilities are established at any public or private parks, consideration should be given to their impact on the area (i.e. streams, tributaries, sewage disposal, garbage, roads). These facilities, if they are developed, should be self-supporting and aesthetically pleasing."

CREST

COLUMBIA RIVER ESTUARY STUDY TASKFORCE

Post Office Building, Room 202

P.O. Box 175, Astoria, Oregon 97103

(503) 325 7441, Ext. 68

(503) 325-0435

June 5, 1978

Steve Schell
12th Floor
707 SW Washington
Portland, OR 97205

Dear Steve:

Please find enclosed a copy of the staff notes regarding the Driscoll Slough
to County Line Sub-Unit as I promised you on the telephone today.

Have a pleasant day!

Sincerely,

Bob (dsm)

Bob Blanchard
Land Resource Specialist

REB:dsm
Enclosure

NOTE: The committee passed a motion that all plan designation motions made at this meeting would not be voted on until the following meeting, with only short discussion allowed at that time.

1. Bradwood Sub-Unit: There was discussion of pros and cons of two alternative designations for the area (Rural or Development-water dependent/related). Those who favored Rural classification pointed out potential of negative impacts of industrial development on the adjacent wildlife refuge (across river), problems with poor road access, limited backup area and lack of need for more industrial sites. Those who favored Water dependent/related development designation pointed to deep water and rail access, existing land availability, need for new economic stimulation.

Motion: to designate the Bradwood area RURAL.
failed. 4 yes, 7 no.

Motion: to designate the Bradwood area as shown on the staff recommendation map (Water dependent/related development). [discussion ensued that such development should be light industrial or commercial and that only uses compatible with water quality maintenance and adjacent wildlife refuge be permitted. Also, this area should receive a priority for development along with other areas in the east county]
Motion passed. 10 yes, 1 no.

2. Driscoll Slough To County Line Sub-Unit: The area from Driscoll Slough to east edge of Dant & Russell property was discussed. Alternatives were reviewed for this area. The USF&WS reported to CREST staff that there had been no studies of White-tailed deer in the area but that they did not consider it critical White-tailed deer habitat. However, they did consider it valuable wildlife habitat in a general way. Concern was expressed about filling additional wetlands here with dredged material from the river. It was noted that if the shoreland were designated Development, the adjacent water area, out to the channel, should also be so designated to allow water access. [in retrospect, a Conservation designation would be adequate, since new project dredging (for water access to shore) is a Conditional use in this area].

After some discussion the following motion was made by Jim Cadd:

Motion: To classify the Crown Zellerbach/Dant & Russell property in this area from Driscoll Slough to the ferry landing and adjacent Columbia River waters as Development-water dependent/related, as per the attached map; the remainder would be classified Conservation.

Ed Johnson suggested that it be policy that additional lands not be filled until existing filled lands in the area were adequately utilized.

The above motion will be voted on at the beginning of the next meeting. The sub-unit will be completed at the next meeting and the Committee will work their way west.

BIG AND LITTLE CREEKS ESTUARY

Coast Range Province
 Approximately 200 acres (80 hectares)
 Sec. NE $\frac{1}{4}$ 18, T 8N, R 7W
 Ownership: private
 Protection Status: unprotected

Clatsop County
 CP-21

DESCRIPTION

Big and Little Creeks emerge from the Coast Range mountains of Clatsop County, meander across a lowland of tide flat Sitka spruce forest, and empty together into Knappa Slough off the lower Columbia River near Svensen Junction. These two creeks, influenced by tidal fluctuations in water level of several feet, are extremely important to large anadromous fish populations which migrate to and from spawning grounds and the upstream Big Creek Fish Hatchery. The vegetation is undisturbed tideland Sitka spruce forest, dominated by large, open-growth form Sitka spruce and some red alder, with a tall shrub layer of vine maple, salmonberry and red ozier dogwood. The understory is a mosaic of low, mud-bottomed small channels with skunk cabbage, lady-fern, sedge and water-parsley, and trees with large buttressed root bases which rise several feet above the swampy ground and provide substrate for salal, sword fern and young conifers. A variety of other wetland plants also occur, in places forming dense, overhanging streamside growth. This is an extremely rich and diverse wildlife habitat, including owls, wood-ducks, deer, other waterfowl, raccoon, muskrat, nutria, beaver, flying squirrels, Douglas squirrels, pileated woodpeckers and others. Aquatic life is rich with bass, perch, trout, salmon, and cutthroat trout. Bald eagles and great blue herons utilize the area for feeding.

NATURAL ELEMENTS

- 1.50.100 Lowland forested wetlands west of Cascades
- 5.11.200 Fish spawning area
- 4.04.140 Low stream segment - tidal reach
- 4.04.142 Riverine slough

ECOLOGICAL SIGNIFICANCE/NATURAL AREA QUALITIES

These are very important creek drainages for anadromous fish populations. Railroad tracks traverse the site along the edge of Knappa Slough, but an open bridge allows the creeks to empty unobstructed into the slough. The forest is a fine undisturbed example of tideland Sitka spruce found on poorly-drained swampy lowlands along the lower Columbia. The significance of the fish spawning area gives this site particular value, especially with Big Creek Fish Hatchery located upstream. This area could fill the following Oregon Coast Range Province aquatic cells as outlined in Research Natural Area Needs⁷, page 84: (10) typical Sitka spruce swamp, (11) typical skunk cabbage marsh. Further research and comparison with other possible tideland forest sites is recommended.

MANAGEMENT/USE CONSIDERATIONS

The swampy, brushy nature of the site naturally restricts accessibility. Upstream disturbances could affect the fish runs, particularly sil-

*from the Clatsop County Inventory of Natural Areas on Private Lands by the Oregon Chapter of the Nature Conservancy. September 1974.

tation due to logging operations. The site is surrounded by water on three sides and appears to be of good viable size with adequate area to buffer edge effects. Any use should be compatible with maintenance of the vegetation and wildlife values.

PROTECTION STRATEGY

TABLE: SUMMARY OF NATURAL AREA EVALUATIONS contd.

EVALUATION CRITERIA AREA		DETERMINANTS OF QUALITY								COMPATIBLE USES				PROTECTION STRATEGIES						
		Naturalness	Viability	Diversity	Uniqueness	Defensibility	Security	Need for Representation	Significance	Education	Observational Research	Experimental Research	Passive Recreation	Research Natural Area	Educational Natural Area	Wildlife Sanctuary	Passive Recreation Area	Conservation Zone	Landmark	Land Use Regulation
MARINE																				
Estuaries																				
20. Knappa Slough		H	M	M	M	M	M	M	L	H	H	L	L			X		X		
21. Big Creek Estuary		H	H	H	H	M	M	H	M	L	H	L	L	X		X				
Salt Marsh																				
22. Tansy Point		M	M	M	H	M	L	H	M	M	H	L	L	X		X		X		
23. Lewis & Clark River Marsh		M	M	M	M	M	M	M	L	H	H	M	L		X			X		
24. Necanicum Wetlands		L	L	M	H	L	M	H	L	H	H	L	M	X				X		X
HABITAT AREAS																				
25. Aldrich Point		L	M	L	H	M	M	H	M	L	L	L	--			X		X		
26. Sigfridson County		L	L	L	L	M	H	M	L	L	L	L	H			X	X	X		
27. Farm on Middle Fork N. Fork Klaskanine Riv.		L	H	H	M	H	M	M	L	H	H	L	L			X			:	
SIGNIFICANT FEATURES																				
28. Youngs River Falls		L	M	L	M	H	H	L	L	L	L	H				X			X	

Key: H=High; M=Medium; L=Low; --=None;

Incorporated into the final plan for the Northeast Community are rationale and basic criteria for the land use designations established in the Plan. Due to testimony at the public hearings, comments from State and local agencies, and information provided by Department of Planning and Development staff some changes in designations have occurred from the designations shown in the Tabloid publicized prior to the first hearing on September 27, 1979.

The major changes and findings for the changes are as follows:

1. Coastal Shorelands (definition and boundary)

- a. The definition was changed to exclude diked tidelands. Although the CREST program included all tideland soils within the shorelands boundary, shorelands were identified before LCDC's criteria for identifying shorelands was adopted. The six criteria required to be used by Goal 17 in identifying Coastal Shorelands do not apply to diked areas. It is unnecessary to designate such a large area that will be subject to the strict requirements of the Coastal Shorelands Goal for rural areas.
- b. The boundary was changed to reflect the definition change.

2. Aquatic Development (policy on filling)

- a. Estuarine Resource Goal (#16) requires that in Development estuaries such as the Columbia River suitable area be designated and protected for navigation and water dependent industrial and commercial uses. These areas are required to include areas with deep water adjacent to the shoreline such as Wauna/Westport. The new policy is a better reflection of the County's responsibility to protect areas especially suited for water dependent use, yet recognizing each development proposal will need to individually meet the requirement and standards of the State and federal agencies who have jurisdiction over proposed alternatives.
- b. The intent of the policy is to provide balance within the community. Because the area is above Puget Island, the Estuarine Resources Goal of the LCDC does not apply. However, because some wetlands are involved, LCDC Goal #5, Open Spaces, Scenic and Historic Areas and Natural Resources, does apply. Additional textual material and specific findings to achieve the Goal for the conflict between the development designation and preservation of wetlands is contained in the Plan, Appendix C.

3. Clifton and Bradwood

- a. The zone map designation for shorelands in the Clifton area have been changed to commercial to reflect current zoning. The CREST Plan has designated the Clifton Channel Conservation that would allow water dependent use not requiring major alterations of the estuary. A commercial shoreland designation would permit the past and existing type of fishing and marine uses such as moorage, float houses, fish receiving, etc.

- b. The ESWD designation of the Bradwood site has been expanded to include back up areas identified in the Industrial Sites Inventory prepared by the Clatsop County Economic Development
- c. The ESWD designation at Bradwood includes a dredged material disposal site (approximately 1600' X 400') identified in the Port of Astoria Dredged Material Disposal/Mitigation Plan.
- d. Bradwood is one of five sites recognized for Port development and is extremely important because it is self-scouring.

4. Water Rights and Gnat Creek Aquifer Policies

- a. Policies have been added to respond to problems and needs identified in the text.

5. Historic Sites

- a. Policies have been added to better achieve the requirements of Goal 5.

6. Natural Areas (definition, policies and map)

- a. The definition of natural areas has been revised to include a better description of the types of areas the County will consider for protection. This better describes the criteria that was used in the Oregon Natural Heritage Program to identify significant areas that should be considered for protection. This definition is also more in line with the definition of "Natural Area" in Goal 5.
- b. Policies on Natural areas have deleted references to compensation. LCDC has been mandated to address this issue before the Legislative Assembly.
- c. The Blind Slough tideflat has been changed from "Natural" to "Conservation" because of log rafting activity which occurs in the slough. This issue was addressed during the CREST planning process and was revised to Conservation at that time. The "Natural" designation for the tideflat was taken from a CREST Plan that was in error.
- d. The "Natural" designation for Knappa Gorge and Gnat Creek Falls has been changed to "Conservation" because of a lack of information to sufficiently make a determination of the economic, social, environmental, and energy consequences of such a designation. There is a basic lack of inventory data for these two areas in the Nature Conservancy Report to define their location, size, or boundaries. Without this information the County is unable, at this time, to identify an area that might be suitable for protection or what the consequences of limiting conflicting forest management uses might be. The County, at this time, recognizes these areas as "critical areas" that may have significance for protection. As inventory information becomes available in the future, the County will reexamine these areas for protection.

7. Bald Eagle Management (policy)

BOOK 517 PAGE 439

- a. The original policy was "voluntary"; therefore, it was not a policy in the true sense as it had no weight.
- b. The new policy addresses the concern for protection of bald eagles and recognizes the existing program for administering the "Endangered Species Act" through the U.S. Fish and Wildlife Service.

8. Access Control--Major or Minor Partitions

- a. The County-wide Transportation Element of the Comprehensive Plan will address the problem of multiple access along major highways and will propose a method of control. This part of the Comprehensive Plan, however, has not been formally adopted and the new policies added to the Northeast Community Plan and intended to implement the need for control in the interim before the County-wide Element is adopted.

9. Lands East of Westport

- a. Columbian White-Tailed Deer critical habitat (an endangered species) has been identified by the U.S. Fish and Wildlife Department in this area.
- b. The new designation recognizes the need to protect the species while allowing farm, forest and related processing activities.
- c. This property has not been identified in either the CREST Plan or the Clatsop County Economic Development Committee Inventory as a potential industrial site. The "Rural" designation in the CREST Plan was a reflection of current farm use on the land. The "Conservation" designation with a proposed Agriculture/Forestry Zone also reflects current use.

10. Increased Density South of Highway--Svensen and Knappa

- a. The Knappa-Svensen area is an established rural residential community.
- b. Two acres is more acceptable to Department of Forestry because less pressure is applied to Conservation-10 acre zone for residential use. Adequate setbacks will protect adjacent forest uses.
- c. Five acres is an excessive lot size in this area. That large of a lot size is unnecessarily costly when two acres is sufficient for the placement of a septic tank and well system on an individual parcel if water service is unavailable.
- d. Existing tracts less than 10 acres and greater than 5 acres would become unusable if the 5-acre density were retained.
- e. The lands in this area are capable of supporting the additional housing units and population projections in the County population and housing reports indicate a need for more housing in suitable locations.

11. 10-acre Conservation Zone

BOOK 517 PAGE 440

- a. Since the time the Northeast Tabloid was published, further work has been completed on other parts of the Comprehensive Plan including defining appropriate forest zones. It is the County's position that a 10 acre Conservation zone is appropriate for some identified forest land, especially in areas surrounded by conflicting rural uses or close to a rural center.
- b. Appropriate areas have been changed from a Conservation-20 to Conservation-10 on the Zoning Map.

12. EFU--Brownsmead

- a. All of the lands meeting the block size and other criteria developed by the Agriculture Committee have been placed in an EFU zone, except those which have been identified as forest land.
- b. EFU lands are now in conformance with policies addressed in the Plan regarding tideland soils.
- c. Brownsmead contains the primary agriculture lands of the County.
- d. LCDC has accepted the Agricultural Committee's criteria for identifying farm land, and required that the County readdress those lands that meet the criteria that were not placed in the interim EFU Zone. If the lands were not placed in EFU an exception would be necessary. Projected population growth for this area does not support the justification needed for an exception.