

GOAL 11



PUBLIC
FACILITIES AND
SERVICES

STATEWIDE PLANNING

GOAL 11:

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

CLATSOP COUNTY GOAL 11:

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development in Clatsop County.

OVERVIEW

Public facilities and services affect a community in four ways:

- (1) Through the costs involved in their financing;
- (2) Through their influence on land use patterns;
- (3) Through their economic impacts; and
- (4) Quality of life impacts.

The nature and level of these services do much to define a community, clearly marking the differences between urban and rural land usage by their presence or absence.

The five incorporated cities and unincorporated Clatsop County provide differing levels of public facilities. Almost all of the cities provide police and fire protection, sewer, water and library services. As the size of a city increases, the services provided become more varied.

There are limited public facilities and services provided in rural Clatsop County. This is due to the low density development characteristics of the zoning and to the lack of need to serve resource farm and forest lands. Most rural land uses are sufficiently dispersed so as not to efficiently or financially support public facilities such as sewer.

Per the requirements of Statewide Planning Goal 11, counties with an unincorporated community must develop and adopt a community public facility plan that regulates facilities and services. Outside of urban growth boundaries, public facilities such as water or sewer should generally not be provided. Examples from the Department of Land Conservation and Development (DLCD) state:

- Public sewer service is only allowed outside of an urban growth boundary to alleviate an existing health hazard.
- Public water service is only allowed if it is not used as a justification to increase existing levels of allowed rural development.

CLATSOP COUNTY COMPREHENSIVE PLAN

Clatsop County is responsible for coordinating the planning for public services in unincorporated county areas. These planning efforts should be done in coordination with local special districts and service providers.

GOALS, OBJECTIVES AND POLICIES

PUBLIC FACILITIES GOALS

- Goal 1:** **Urbanizable Areas – To provide public facilities in accordance with coordinated land use and transportation systems in a manner which encourages the orderly conversion of land from rural to urban use.**
- Goal 2:** **Outside of Urbanizable Areas:**
- a. To support the provision of needed public facilities for rural areas at levels appropriate for rural densities;**
 - b. To discourage the development of inappropriate public facilities on resource lands which would result in pressure for conversion to more intense uses.**
- Goal 3:** **To avoid the extension of urban services (i.e. sewer systems) into outlying sparsely settled areas (1 acre or greater sites).**

GENERAL PUBLIC FACILITIES POLICIES

- Policy A:** Clatsop County recognizes the level of public facilities and services described in the Goal 11 Background Report regarding “Appropriate Levels of Public Facilities”, as that which is reasonable and appropriate for development in different Plan designations in the County. Development of facilities and services in excess of those levels and types shall not be approved by the County.
- Policy B:** The level of urban services provided within urban growth boundaries shall be determined by policies mutually adopted by the Board of County Commissioners and the affected city.
- Policy C:** Development permits (excluding land divisions) shall be allowed only if the public facilities (water and sanitation, septic feasibility or sewage capacity) are capable of supporting increased loads. The County shall consider prior subdivision approvals within the facilities’ service area when reviewing applications for new development.
- Policy D:** Water and sewer districts shall be encouraged to cooperate with the County in changing district boundaries.

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- Policy E:** All new planned developments and subdivisions should install underground utilities. Efforts should be made to place existing overhead lines underground in already developed areas.
- Policy F:** The County should work with utility operators and property owners to identify and develop public green belt paths and trails within utility rights-of-way.
- Policy G:** All utility lines and facilities should be located on or adjacent to existing public or private rights-of-way to avoid dividing existing farm units.
- Policy H:** When a Comprehensive Plan or Zone Change or both are permitted under state law and would allow a higher residential density, or allow more intensive commercial or industrial development, it shall be demonstrated and findings made that the appropriate public facilities and services (especially water, sanitation (septic feasibility or sewage) and schools) are available to the area being changed without adversely impacting the remainder of the public facility or utility service area.
- Policy I:** The County should consider relocating critical public facilities outside of tsunami and landslide zones. Where feasible, new and expanded public facilities should be designed and constructed to withstand a Cascadia event earthquake and outside of tsunami hazard areas.
- Policy J:** Clatsop County should consider and develop measures to address tsunami risks and to provide evacuation routes and signage when planning, developing, improving, or replacing public facilities and services.
- Policy K:** Clatsop County should update public facility plans to plan, fund, and locate future facilities outside of the tsunami inundation zone, whenever possible.
- Policy L:** Structures and public facilities owned and/or operated by Clatsop County should be seismically retrofitted.
- Policy M:** The County shall work with special districts and state agencies to identify what services and/or infrastructure improvements are currently needed in the unincorporated areas and begin to plan for those projects.

LAND USE POLICIES

- Objective 1:** To encourage the location of public and private facilities and services in areas appropriate for higher-density residential development.
- Policy A:** In areas designated Rural Lands, the capacity of rural water systems should be provided at level appropriate for rural development and should not support urban-level density or intensities.

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Policy B: The County will discourage the placement of new public facilities, including water and fire services, in areas designated as Forest Lands, Conservation Other Resources, Rural Agricultural Lands, and Natural.

DIKING AND DRAINAGE DISTRICT POLICIES

Policy A: Clatsop County may assist diking districts in reorganization as well as providing assistance in obtaining funds for improvement of the diking district.

Policy B: The county should work with the property owners as well as the appropriate state, federal, and local governments to clarify roles and responsibilities of each party in the event of diking failure.

WATER SUPPLY SYSTEM POLICIES

Policy A: Development of a subdivision, planned development, or the building of individual residences, commercial or industrial structures requiring water or subsurface sewage disposal shall require proof that a year-round source of potable water is available.

Policy B: If water supply for building permits is from a surface source, including a spring, proof of water rights from the State must be presented.

Policy C: When water supply to a subdivision or planned development is to be from a source other than a community water system, the developer shall provide evidence of a proven source of supply and guarantee availability of water to all parcels of land within the proposed development.

Policy D: Clatsop County should encourage existing community water supply systems to be improved and maintained at a level sufficient to:

1. Provide adequate fire flow and storage capacity to meet the service area requirements,
2. Meet the anticipated long-range maximum daily use and emergency needs of the service area, and
3. Provide adequate pressure to ensure the efficient operation of the water distribution system.

Policy E: Clatsop County may coordinate with the cities in examining the feasibility of developing a regional water system to provide municipal and community water.

Policy F: Clatsop County shall work with water districts to plan to ensure adequate

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water, services and funding exist to serve new development over time.

Policy G: The County shall work with water districts to determine potential build-out in order to ensure that there is adequate water to meet future growth needs.

Policy H: The County should encourage new innovation and concepts to conserve and/or reduce water usage including, but not limited to grey water recycling, as permitted under OAR 340-053.

Policy I: The County should review its minimum water flow requirements for new development to ensure that its requirements are consistent with actual usage patterns.

Policy J: Clatsop County should review whether required water flow should be based on the number of fixtures and/or house size instead of requiring a fixed number of gallons of water per day.

WASTE DISPOSAL POLICIES

Policy A: Clatsop County considers sewer services appropriate only for urbanizable lands and Rural Service Areas. Clatsop County may permit the creation or extension of sewer services outside UGBs and RSAs in the event of a health hazard or water pollution problem identified by DEQ.

Policy B: Clatsop County shall cooperate with cities in developing a phased growth plan to guide the provision of municipal services to urbanizable areas.

Policy C: Clatsop County may encourage alternative methods of sewage disposal when such methods are economically, legally, and environmentally feasible.

Policy D: Clatsop County should consider the use of solid waste to generate electricity.

Policy E: Clatsop County should continue to coordinate with the cities in the establishment of a regional landfill site.

Policy F: The County should identify suitable areas for use as a human waste disposal site.

Policy G: A Goal 11 exception in accordance with OAR 660-011-0060 has been taken to include T7N, R10W, Sec. 15, Tax Lot 00700 in the Shoreline Sanitary District Boundary. The subject parcel is within the Rural Service Area and is designated "Development" in the Comprehensive Plan. A map of the Shoreline Sanitary District Boundary, as amended, is included in the Clatsop Plains Community Plan.

OTHER PUBLIC FACILITIES POLICIES

Policy A: Clatsop County may rely upon the various school districts in the County for

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the provision of public education.)

- Policy B:** Clatsop County shall notify the appropriate school district of all proposed subdivisions, planned developments and mobile home park applications.
- Policy C:** Clatsop County should continue to cooperate with all appropriate governmental jurisdictions, agencies, and special districts (including water, sewer, roads, etc.) in developing a coordinated approach for the planning and delivery of health and social services.
- Policy D:** Clatsop County may work with local residents as well as with the rural fire protection districts in examining various methods to improve fire protection. One method which could be used is to require subdivisions and planned developments to dedicate a site, funds, equipment, and/or construction materials for a fire station.
- Policy E:** Rural fire protection districts should be encouraged to expand service boundaries to include lands designated Rural Lands.
- Policy F:** New power transmission lines shall be confined to existing easements whenever possible to minimize impacts to resource lands.
- Policy G:** Clatsop County will work with public and private land owners to identify a future site or sites for the installation of a solid waste disposal site to accommodate a biodigester or other system for the temporary treatment and/or storage of septage.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[OAR 660-011](#) – Public Facilities Planning

COORDINATING AGENCIES:

Oregon Department of Environmental Quality (DEQ)
Oregon Health Authority (OHA)
Oregon Water Resources Department
Oregon Department of Land Conservation and Development (DLCD)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Oregon Climate Change Adaptation Framework](#), Department of Land Conservation and Development, 2021
[Future Climate Projections Clatsop County](#), Oregon Climate Change Research Institute, February 2020
[Goal 11 Background Report](#)