

CLATSOP 2040



COMPREHENSIVE PLAN



CLATSOP COUNTY COMPREHENSIVE PLAN

**ORDINANCE 23-06
ADOPTED JUNE 28, 2023**

AMENDED:

- **ORDINANCE 23-09 (ADOPTED DECEMBER 13, 2023)**
- **ORDINANCE 23-10 (ADOPTED DECEMBER 13, 2023)**

ACKNOWLEDGEMENTS

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- Courtney Bangs, Vice-Chair (District 4)
- John Toyooka (District 2)
- Pamela Wev (District 3)
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- Monica Steele, Assistant County Manager
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- Patty Jo Angelini, Public Affairs Officer

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- Patrick Corcoran
- Charles Dice/Theodore Lundy (Southwest Coastal Liaisons)
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- Cheryl Johnson (Northeast Liaison)
- Andrea Mazzarella/Jim Coughlin (Lewis and Clark Olney Wallooskee Liaisons)
- Robert Stricklin (Clatsop Plains Liaison)

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- Don Abing
- Diane Heintz
- Phillip Johnson
- Jerri Myers
- Maria Pincetich
- Robert Stricklin



ACKNOWLEDGEMENTS

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- Jody Abing
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- Brady Girt
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- Diane Jette
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- Christian Anderson
- Richard D'Onofrio
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LAND USE PLANNING STAFF

- Julia Decker, Planning Manager
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- Gail Henrikson, Community Development Director

CLATSOP COUNTY COMPREHENSIVE PLAN

INTRODUCTION

The Clatsop County Comprehensive Plan describes the long-term vision for unincorporated Clatsop County, looking ahead to set direction for the County's growth over the next 20 years. It contains common goals that guide development within the County, including in the areas of land use; environmental, historical and cultural resources; transportation; economic development; housing and recreational needs.

This update represents the first holistic review and revision of the Comprehensive Plan since its original adoption in 1980. Conducted over a four year period, this update is truly a local, community effort. The work to update Goals 1-4, 6-14 and Goal 19 was completed almost entirely in-house by the members of the Clatsop Plains, Elsie-Jewell/Seaside Rural, Lewis and Clark Olney Wallooskee, Northeast, Southwest Coastal and Countywide citizen advisory committees (CAC), the public and land use planning staff. CREST was utilized to update the 1983 Duncan Thomas wetlands report. Staff from the Department of Land Conservation and Development (DLCD), Oregon Department of Fish and Wildlife (ODFW), Department of Forestry (ODF), Department of Revenue (DOR), and the Water Resources Department (WRD) offered invaluable and copious assistance by providing technical information, leading educational workshops and reviewing drafts of the various goals.

Local partners including the fairgrounds and the Port of Astoria provided information and feedback regarding Goal 9, Economic Development. The Planning Commission, working both in conjunction with the Countywide CAC and separately, spent dozens of hours reviewing the documents, data and recommendations. The Board of County Commissioners, County Administrative Staff and County Counsel and County Land Use Counsel provided direction and support throughout this process.

The Comprehensive Plan update process was guided by the following principles:

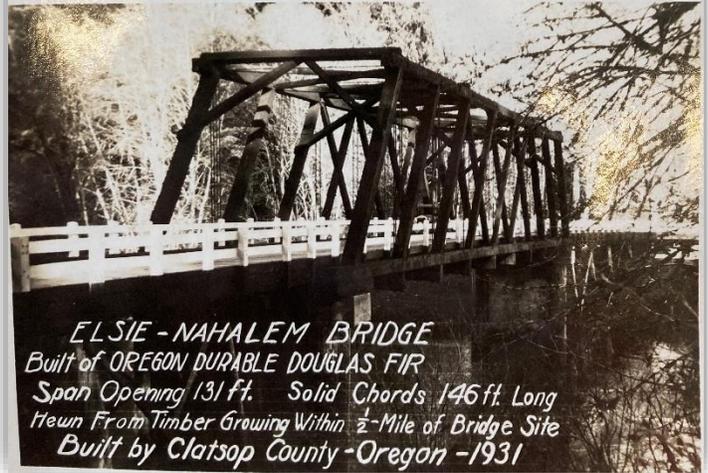
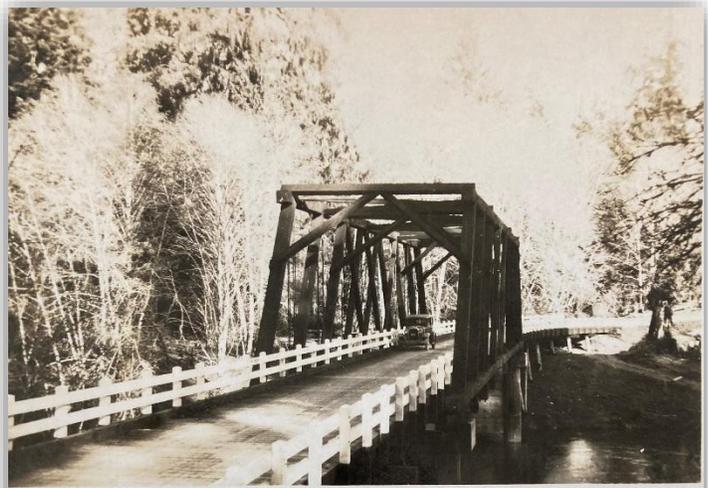


Photo: Clatsop County Historical Society

CLATSOP COUNTY COMPREHENSIVE PLAN

- Capitalize on existing work, rather than re-inventing new processes
- Create accountability for included goals and policies, by establishing performance measures to track the plan's implementation and identify responsible parties
- Incorporate updated information and policies to support economic development
- Consider and address impacts from climate change and incorporate adaptation strategies
- Communicate broadly and often; reach out to groups in all segments of the county
- Provide information throughout the update that is accessible, engaging and readily understandable

The plan represents a snapshot in time and is not intended to be a static document. Minor reviews and updates should be conducted every 1-2 years, with major reviews and updates occurring every 5-7 years. It is hoped that the residents, property owners, business owners and community members of Clatsop County will not have to wait another 40 years for its next update.

JOHN DAY RIVER (1953)



PHOTO: CLATSOP COUNTY HISTORICAL SOCIETY

JOHN DAY RIVER (2018)



PHOTO: CLATSOP COUNTY GIS

GENERAL PLANNING TERMS AND DEFINITIONS

ACRONYM/TERM	DEFINITION
AADT	Average Annual Daily Traffic
Adaptive reuse	The conversion of old or historic buildings from their original use to a new use.
ADU	Accessory Dwelling Unit. A second dwelling unit, either attached or separated, located on a lot already containing a dwelling unit. Commonly known as “granny-flats” or “mother-in law apartments.”
APA	American Planning Association
BANANA	Build Absolutely Nothing Anywhere Near Anything/Anyone
Base Zones	The initial regulatory zones for land in a county. (see overlay zones)
BiOp	Biological Opinion. Issued by the National Marine Fisheries Services in April 2016, the BiOp states that parts of the NFIP could have a negative impact on the habitat of endangered salmon species.
BLI	Buildable Lands Inventory
BMP	Best Management Practice
Comprehensive Plan Map	Regulatory map that shows land use designations for all land within unincorporated Clatsop County.
CSZ	Cascadia Subduction Zone
CZMA	Coastal Zone Management Act adopted in 1972. The Oregon Coastal Management Program (OCMP) is the state of Oregon’s implementation of the national program.
Downzone/Upzone	A popular term for an action that changes a property to a lower/higher density, in effect limiting/expanding development to less/more-intense uses than previously permitted.
EOA	Economic Opportunities Analysis. A study prepared by cities/counties to show compliance with Statewide Planning Goal 9 (Economy) and help inform local Comprehensive Plan goals and policies.
Euclidian Zoning	Regulates development through land use classifications (i.e. single-or multi-family residential) and dimensional standards; it is the most common and traditional form of zoning.
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
GIS	Geographic Information System. A computer program that creates maps that can visually represent a variety of data.
HNA	Housing Needs Analysis. A study prepared by cities/counties to show compliance with Statewide Planning Goal 10 (Housing) and help inform local Comprehensive Plan goals and policies.
Infill	Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and had access to urban services.
JLUS	Joint Land Use Study
LAWDUC	Land and Water Development and Use Code. Replaced the LWDUO in 2020 (Ordinance #20-03).
LID	Low Impact Development. Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.
LUCS	Land Use Compatibility Statement

LWDUO	Clatsop County Land and Water Development and Use Ordinance #80-14, the zoning code for unincorporated Clatsop County. This document was replaced by the <i>Land and Water Development and Use Code (LAWDUC)</i> .
NFIP	National Flood Insurance Program
NIMBY	Not In My Back Yard
Nonconforming Use or Structure	A structure or use that does not conform to the current requirements of the zoning district and that did not legally exist at the time the zoning regulations took effect.
Nonconforming Use or Structure, Legal	A building or use that does not conform to the current requirements of the zoning district, but which legally existed at the time the zoning regulations took effect.
Overlay zones	A set of regulations that is applied to properties that provides additional regulations beyond what the zoning district requires.
PAPA	Post-Acknowledgement Plan Amendment
Partition	Either the act of partitioning land into 3 or fewer parcels or an area or tract of land that has already been partitioned.
ROW	Right-of-Way: Often used interchangeably with “street” or “road”. Commonly used to describe a road accessible to the general public as opposed to an easement across someone’s private property.
Subdivide	To divide an area or tract of land into 4 or more parcels within a calendar year.
TEFIP	Tsunami Evacuation Facilities Improvement Plan
TSP	Transportation System Plan
UGB	Urban Growth Boundary
UGMA	Urban Growth Management Agreement
Variance	A modification of, or a deviation from, the regulations of the LWDUO which is authorized and approved by Hearings Officer after finding that the literal applications of the provisions of the LWDUO would cause unnecessary hardship in the use or development of a specific lot or building.
Zoning Map	Regulatory map that shows zoning designations for all land within unincorporated Clatsop County

LAWDUC TERMS AND DEFINITIONS

BDO	Beach and Dune Overlay District. An area approximately between the Pacific Ocean beach and the eastern limit of Highway 101. The purpose is to ensure that development is consistent with the natural limitations of the ocean shore, protect recreational, aesthetic and wildlife habitat and other resources; and to reduce hazards to property and human life resulting from both natural events and development activities.
FHO	Flood Hazard Overlay District. Identify those areas of the County subject to periodic flooding.
GHO	Geologic Hazards Overlay District. Areas subject to landslides, ocean flooding and erosion, weak foundation soils and other hazards.
SO	Shoreland Overlay District. Use to manage uses and activities in coastal shoreland areas which are not designated as a Shoreland Zone. The Shoreland Overlay does not shoreland areas of the Columbia River Estuary designated Marine Industrial Shoreland, Conservation Shoreland or Natural Shoreland.
THO	Tsunami Hazards Overlay

PLANNING AGENCIES, DEPARTMENTS, BOARDS AND COMMITTEES

NON-GOVERNMENTAL AGENCIES

CIN	Chinook Indian Nation
CREST	Columbia River Estuary Study Taskforce

CSWCD	Clatsop Soil and Water Conservation District
NCLC	North Coast Land Conservancy
CLATSOP COUNTY	
BOC	Board of Clatsop County Commissioners
CCAC	Countywide Citizen Advisory Committee
PACAC	Planning Area Citizen Advisory Committee
PC	Planning Commission. Established for the purpose of reviewing and advising on matters of planning and zoning according to the provisions in the Comprehensive Plan, Zoning Ordinance, and other planning implementation documents.
PW	Public Works
STATE	
CRS	Community Rating System.
DEQ	Department of Environmental Quality
DLCD	Department of Land Conservation and Development. DLCD reviews Post-Acknowledgement Plan Amendments (PAPAs) to ensure compliance with the statewide planning goals.
DSL	Department of State Lands. Manages state lands for grazing and agriculture, forestland, off-shoreland, estuarine tidelands, and the state's extensive navigable waterway system, and reviews and regulates development in wetland areas.
LCDC	Land Conservation and Development Commission. Assisted by DLCD, adopts state land-use goals and implements rules, assures local plan compliance with the goals, coordinates state and local planning, and manages the coastal zone program.
LUBA	Land Use Board of Appeals. Created to simplify the appeal process, speed resolution of land use disputes, and provide consistent interpretation of state and local land use laws.
OCCRI	Oregon Climate Change Research Institute
OCMP	Oregon Coastal Management Program
ODA	Oregon Department of Agriculture
ODF	Oregon Department of Forestry
ODFW	Oregon Department of Fish and Wildlife
ODOT	Oregon Department of Transportation
OLCC	Oregon Liquor Control Commission. Responsible for oversight of recreational marijuana
OMD	Oregon Military Department
OPRD	Oregon Parks and Recreation Department
OSMB	Oregon State Marine Board
OWEB	Oregon Watershed Enhancement Board. A state agency that provides grants to help Oregonians take care of local streams, rivers, wetlands, and natural areas.
OWRD	Oregon Water Resources Department
FEDERAL	
USACE	U. S. Army Corps of Engineers.
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FEMA	Federal Emergency Management Administration
HUD	U. S. Department of Housing and Urban Development
NFIP	National Flood Insurance Program.
NMFS	National Marine Fisheries Service

GOAL 1



PUBLIC
INVOLVEMENT

STATEWIDE PLANNING

GOAL 1:

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

The governing body charged with preparing and adopting a comprehensive plan shall adopt and publicize a program for citizen involvement that clearly defines the procedures by which the general public will be involved in the on-going land-use planning process.

CLATSOP

COUNTY GOAL 1:

PUBLIC PARTICIPATION

To provide opportunities for community members to participate in all phases of the planning process, to keep the public informed, and to open lines of communication for the sharing of questions, problems, and suggestions regarding the Comprehensive Plan and land use regulations.

OVERVIEW

Public participation is desirable in many areas of governmental activity. In the planning process, where governmental policies are being established, public participation is not only desirable, but essential. Statewide Planning Goal 1 requires the opportunity for the public to be involved in the land use planning process.

OBJECTIVES AND POLICIES

PUBLIC INVOLVEMENT GOAL

To establish and maintain a Community Involvement Program which ensures the opportunity for local community members to be involved in a broad range of planning and land use issues.

OBJECTIVE 1: Improve the availability of planning information to all members of the public and to increase public awareness of the planning process.

Policy A: The Committee for Community Involvement shall be the seven members of the Clatsop County Planning Commission. The Planning Commission shall strive to represent a cross section of county residents in all phases of the planning process. No more than two Planning Commission members may reside within incorporated cities. Each member of the Planning Commission shall be selected by an open, well-publicized, public process by the Board of Commissioners.

Policy B: The Board of Commissioners and Planning Commission shall work with the public to identify additional opportunities for community involvement in the land use planning process.

Policy C: The Committee for Citizen Involvement should hold at least one meeting per year in each

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planning area in order to inform the public of proposed changes in the Comprehensive Plan; development trends, opportunities or challenges; and other land use actions and to obtain public input on land use issues.

- Policy D:** The Community Development Department shall ensure that the Board of Commissioners and the Planning Commission are notified regarding agency meetings or hearings on actions affecting land use within a specific planning area.
- Policy E:** The Community Development shall make all pertinent land use information from all agencies available to the Board of Commissioners and the Planning Commission.
- Policy F:** The Community Development Department should prepare an annual newsletter summarizing land use actions that have occurred during the course of the calendar year within each planning area.
- Policy G:** The Community Development Department should continue to post information regarding pending land use permits on its website.
- Policy H:** Clatsop County should continue to support a voluntary email notification system for land use-related hearings, meeting and events.
- Policy I:** The Community Development Department, in coordination with the Board of Commissioners and the Planning Commission, should prepare an annual work plan to guide the county's land use work program.
- Policy J:** The Program for Public Involvement shall be maintained and updated periodically by the Community Development Department with input from the public, Board of Commissioners and Planning Commission.
- Policy K:** The Program for Public Involvement shall abide by the policies as set forth in Goal 1, Public Involvement.
- Policy L:** The Committee for Citizen Involvement shall be responsible for assisting the governing body with the development of a program that promotes and enhances public involvement in land-use planning, assisting in the implementation of the public involvement program, and evaluating the process being used for public involvement.
- Policy M:** The Community Development Department shall provide educational opportunities for the public to increase its knowledge of and involvement in the land use process through public meetings and increased use of digital platforms whenever possible.

OBJECTIVE 2: The County's Program for Public Involvement shall be designed to solicit

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input from and participation by members of the public representing a broad cross-section of the County's population.

Policy A: Clatsop County shall encourage a diversified geographic, demographic and economic cross-section of the public to participate in the land use planning process.

Policy B: The Community Development Department shall provide clear and concise notice of the opportunities for public involvement.

Policy C: Clatsop County shall encourage open attendance and participation by all people at Planning Commission meetings and should explore and incorporate new technologies and processes to obtain broad public input.

Policy D: The Committee for Citizen Involvement shall review and provide input on the Program for Public Involvement on an annual basis.

Policy E: In order to provide increased transparency and opportunities for public involvement in the land use planning process, the County should review options for redrawing the planning area boundaries in order to create boundaries that are coterminous with the Board of Commissioners district boundaries.

OBJECTIVE 3: Encourage involvement of the public in the land use planning process.

Policy A: Agendas for all planning commission meetings should be provided at least seven days prior to the meetings.

Policy B: Notices of all meetings of the Committee for Citizen Involvement should be:

1. posted in the Clatsop County Planning Office;
2. posted on the Clatsop County website;
3. posted on Clatsop County social media accounts;
4. mailed to all property owners within each planning area;
5. submitted to local radio station(s) events calendars; and
6. published in a local newspaper

Policy C: The Board of County Commissioners may appoint advisory committees to address specific land use issues as needed.

Policy D: Public notice shall be sent to affected residents and neighborhood/ community organizations, as defined in Section 1.0500, LAWDUC, concerning Comprehensive Plan amendments, zone changes, conditional use applications, subdivisions, planned developments, and other land use actions that require written notice.

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Policy E: Federal, state, county and city agencies should cooperate to simplify, combine and expedite permit applications to the greatest extent possible.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

None

COORDINATING AGENCIES:

Oregon Department of Land Conservation and Development (DLCD)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Oregon's Kitchen Table / Portland State University Clatsop County Comprehensive Plan Update Summary Report](#)

[Putting the People in Planning](#), DLCD, June 30, 2019

[Goal 1 Background Report](#)

DRAFT

GOAL 2



LAND USE
PLANNING

STATEWIDE PLANNING GOAL

2:

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land to assure an adequate factual base for such decisions and actions.

CLATSOP COUNTY GOAL 2:

LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land to assure an adequate factual base for such decisions and actions.

OVERVIEW

Clatsop County’s Comprehensive Plan was originally adopted in 1980. Over the years, the acknowledged plan has been revised, albeit in an often piecemeal fashion. From 1981 through 2007, Oregon law required all cities and counties to conduct a periodic review of their comprehensive plans. In 2007 the legislature revised the requirements of periodic review to include only those cities with a population of 10,000 or greater. The County’s last periodic review was in 2003. However, the 2003 review did not revisit all 18 goals, choosing instead to focus on amendments to those goals that would allow creation of the rural communities of Knappa, Svensen, Miles Crossing, Jeffers Gardens, Westport and Arch Cape.

ORS 197.629(2), requires counties to conduct periodic review when a city within the county has a population of 10,000 or more within its urban growth boundary (UGB). The 2020 Decennial Census established the population of the City of Astoria at 10,181. Because of this population increase, both the City of Astoria and Clatsop County will be required to conduct periodic review. Clatsop County’s review, however, will be limited to only that area that is outside of the incorporated city limits of Astoria, but within the UGB.

PLANNING PROCESS AND POLICY FRAMEWORK

Landscape Units

When the Clatsop County Comprehensive Plan was originally developed and adopted in the late 1970s and early 1980s, work was done to identify the landscape units that comprise the land areas in Clatsop County. The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitutes a natural process. The soils, hydrology, wildlife, vegetation, and land forms are interrelated as a functional unit. The landscape units provide a framework for development that is based

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on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the unincorporated areas of Clatsop County are Coastal Shorelands, Beaches and Dunes, Estuarine Resources, Alluvial Lowlands, Alluvial Terraces, Coast Range Foothills, Other Shorelands, Sedimentary Lowlands, Sedimentary Uplands, Basaltic Lowlands, Basaltic Highlands, Marine Terraces, and Waterbodies.

Coastal Shorelands

Statewide Planning Goal 17: Coastal Shorelands established the coastal shorelands planning area to include lands west of the Oregon Coast Highway U.S. 101 and 500 feet from the shoreline of coastal lakes. The purpose of identifying shorelands is to conserve and protect shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent waters.

Within Goal 17, the process for determining the extent of the shorelands requires that coastal shorelands include the following:

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.
7. Coastal headlands.

The above resources have been inventoried and are found in Clatsop County Goal 17: Coastal Shorelands. The extent of the Coastal Shorelands is shown on maps in the above referenced Goal.

Beaches and Dunes

Beaches consist of gently sloping areas of loose material (i.e. sand, gravel) that extend landward from the low-water line to a point where there is a definite change in the material type such as vegetation. Dunes are hills or ridges of sand formed by wind along sandy coasts. The Dune landscape unit includes the following land forms:

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- Active dune is dune that migrates, grows and diminishes from the force of wind and supply of sand.
- Conditionally stable dune is a dune which is presently in a stable condition, but vulnerable to becoming active due to fragile vegetative cover.
- Older stabilized dune consists of a dune which is stable from wind erosion, has significant soil development, and may include diverse forest cover.
- Interdune area is a low-lying area between higher sand land forms which is generally under water during part of the year. Within the interdune areas, there is a deflation plain which is wind scoured to the level of the summer water table.

The County has taken an exception to Goal 18: Beaches and Dunes restricting development on an active dune in the Surf Pines residential area. Continued development in this area must minimize environmental effects. Developments or activities in this area that might be considered as having a possible environmental effect include:

1. whether or not the area is subject to flood hazards or storm waves,
2. de-vegetation of dune areas that might result in wind erosion and damage to nearby properties,
3. possible drawdown of the groundwater, and
4. possible pollution of the groundwater.

Estuarine Resources

The following estuarine systems within Clatsop County are specifically addressed in the sub-area community plans and with the countywide comprehensive plan:

Columbia River Estuary

A plan for the shoreland and estuary of the Columbia River was prepared by the Columbia River Estuary Study Taskforce (CREST), whose recommendations form the basis for managing the resources of this area.

CREST has developed an inventory of Estuary and Shoreland Resources and Regional Policies for the Columbia River Estuary. The policies serve as the base policy statement for the County on development and other actions related to the estuary. This plan included subareas around the Upper Skipanon River, the Youngs Bay Astoria Planning Area, and Fort Stevens. The CREST document has not been updated since the 1980s and it is recommended that the County update this inventory within the next 2-5 years.

Necanicum Estuary

The Necanicum Estuary is located in the cities of Seaside and Gearhart and the County. This estuary is confined to the area of sands that have built up as a result of longshore drift and wind transport of Columbia River sediments. A seasonal high water table

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exists over much of the area surrounding the estuary. Water quality problems within the basin include low levels of dissolved oxygen and high levels of phosphorous content, both of which occur in the Neacoxie River.

The Necanicum Estuary has been physically altered by humans through numerous fillings, riprapping and the extension of the sand spit.

In planning for the Necanicum Estuary, the cities of Seaside and Gearhart jointly worked together with the County to develop a coordinated plan for the estuary in the 1980s. As with the Columbia Estuary Management Plan prepared by CREST, this plan has not been updated in several decades and it is recommended that Clatsop County do so within 5-7 years of this update as increased development and environmental and climate changes may necessitate policy revisions.

The Necanicum Estuary is classified as a Conservation Estuary. Conservation estuaries shall be managed for long-term uses of renewable resources that do not require major alterations of the estuary.

Ecola Creek Estuary

Ecola Creek is a well-mixed tidal creek having very low marine biological and moderate terrestrial biological value. Tidal influence extends to just above the U.S. 101 bridge a total distance of one-half mile.

Ecola Creek has no definable eel grass beds or tidelands. The adjacent land as well as the land edge character is moderately diverse, and is comprised of a bulrush and sedge wetland above the U.S. Highway 101 bridge and a small wetland area located within the Cannon Beach city limits.

Ecola Creek has sediments of mixed sand, gravel, and mud. These sediment types combined with low salinities limit Ecola Creek to small anadromous fish runs of coho and steelhead trout. But for its size, Ecola Creek sustains a fairly large stable run of native sea run cutthroat trout.

The City of Cannon Beach has utilized approximately 68 acres of the marsh to the west of Highway 101 for an artificial marsh sewage treatment system.

Alluvial Lowlands

Alluvial lowlands are plains occupying valley floors which result from the deposition of clay, silt, sand, and gravel by water. Characteristics of the alluvial lowlands landscape unit are floodplains, diked lands and peat soils. The major geological hazard in the alluvial lowlands is stream flooding.

Alluvial Terraces

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former

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valley floor levels. Stream down-cutting has caused the terraces to be higher than the present valley floor. Alluvial terrace deposits consist of gravel, sand, and finer material.

Coast Range Foothills

The Coast Range foothills in the Clatsop Plains consist of the western slopes of the Clatsop Ridge. The ridge divides the Lewis and Clark River drainage on the east from the Skipanon River drainage and the Clatsop Plains on the west. These foothills are minor hills on the edges of the Coast Range Mountains. They range in elevation from 50 to 500 feet, are generally composed of sedimentary rock, and tend to have rounded ridge tops.

Other Shorelands

Rivers, lakes and their shorelands are contained within this landscape unit. Within this planning area are the Nehalem and Necanicum Rivers and Lost Lake as well as many other smaller rivers, streams and tributaries.

Sedimentary Lowlands

Sedimentary lowlands are low subsidiary hills on the edges of the uplands. Sedimentary lowlands range in elevation from 50 to 500 feet, and are generally composed of sedimentary rock of Oligocene to Miocene age. They tend to have rounded ridge tops with slopes varying from 10 to 60%.

The sedimentary lowlands lie in an area of landslide topography. This is due to a combination of slope and bedrock material. When moisture comes in contact with the siltstone or claystone formations, fringe between the soil and rock is reduced, and the force of gravity provides the impetus to push the overburden down a slope.

Most of the area containing this landscape unit is in timber production.

Sedimentary Uplands

Sedimentary uplands consist of Coast Range Mountains over 500 feet, underlain chiefly by sedimentary rocks. Slopes may vary from 10 to 60%. The soils of the sedimentary uplands are the same, for the most part, as the sedimentary lowlands. The uplands, however, consist of mostly steep to very steep slopes which makes for rapid runoff and high erosion hazard.

Most of these lands are utilized for timber production.

Basaltic Lowlands

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

Basaltic Lowlands and Highlands

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

The slope of the basaltic formations ranges from 30% to 60%, with several near-vertical cliffs. Due to the density and crystalline structure of these formations, the basaltic lands do not contain the geologic hazards of other units. Basaltic rocks are more resistant to erosion than the sedimentary formations and, therefore, less liable to experience landslides. Rockfall can occur, however. Their isolation, slope and elevation make them generally unsuitable for most human activity. Because of their composition, they could constitute important mineral resources in terms of quarry rock for construction purposes. These areas are an important visual component of the County, providing the rugged, wild counterpart to the rest of the landscape that makes the area so unique.

Marine Terraces

Marine terraces are relatively flat surfaces eroded by wave action. They are composed of relatively flat-lying or gently ocean-sloping compacted but uncemented sediments, rarely above 50 feet in elevation.

Waterbodies

Waterbodies play a major role in the economy, fish and wildlife habitat, energy production, water supply, and scenic and recreational values of the area.

Land Use Designations

The County's land and water have been placed in one of six land use designations. These designations were created to identify areas where development should be directed and encouraged; to protect environmentally-sensitive or economically-significant resource areas; and to limit impacts and damage to persons and infrastructure in geologic hazard and floodplain areas. These land use designations are:

1. Development

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

In Clatsop County, there are three distinct areas that are designated as "Development":

- **Cities and Associated Urban Growth Boundaries**

The Urban Growth Boundary (UGB) of each incorporated area is subject to the land use plans and zoning documents of each associated city. Clatsop County has

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adopted each of the cities' land use plans for areas outside of the city limits and inside the urban growth boundary. The cities and the County have adopted Urban Growth Boundary Management Agreements, detailing responsibility for land use decisions with the UGB areas. Clatsop County has turned over all administration and enforcement within the UGB of Cannon Beach and the UGB of Astoria to each respective city. The County continues to administer and perform enforcement for areas outside the city limits, but inside the urban growth boundaries of Gearhart, Seaside and Warrenton.

- **Rural Service Areas**

Rural service areas receive water and sewer services, but do not have the population, geographic area or government structure of cities. Through the goal exception process, the County has designated four Rural Service areas:

- Cullaby Lake
- Glenwood Mobile Home Park
- Old Naval Hospital Site
- Fishhawk Lake

- **Rural Communities**

OAR 660-22-010 (Unincorporated Communities) defines "Rural Community" as an unincorporated community which consists primarily of permanent residential dwellings but also has at least two other land uses that provide commercial, industrial, or public uses (including but not limited to schools, churches, grange halls, post offices) to the community, the surrounding rural area, or to persons traveling through the area. The purpose of the Unincorporated Communities Rule is to establish a statewide policy for the planning and zoning of unincorporated communities that recognizes the importance of those communities in rural Oregon.

Clatsop County has identified and established boundaries for the following rural communities:

- Miles Crossing – Jeffers Gardens
- Arch Cape
- Svensen
- Knappa
- Westport

Land use plans in these areas recognize the importance of communities in rural Clatsop County. These communities are subject to the standards of OAR Chapter 660, Division 22. Portions of land zoned EFU or AF in the Miles Crossing – Jeffers Gardens rural

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community plan are subject to an exception to Statewide Planning Goal 3 and Goal 4 . The exceptions documentation for a portion of Miles Crossing – Jeffers Gardens rural community boundary was adopted in 2003 and is on file with the Clatsop County Community Development Department.

Farm and Forest Resource Lands

There are two designations for resource lands within Clatsop County. These are based on the requirements of Statewide Planning Goals 3 (Agricultural Lands) and 4 (Forest Lands).

Conversions resulting in a change from Forest Lands or Rural Agricultural Lands to Rural Lands or Development designations, require an exception to either Goal 3 and/or Goal 4.

2. Rural Agricultural Lands

Rural Agricultural Lands are those lands that are to be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space.

3. Forest Lands

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

Conservation Lands

Conservation areas provide important resource or ecosystem support functions, but because of their value for low-intensity recreation or because of their unsuitability for development (e.g. hazard areas), should be designated for non-consumptive uses. Non-consumptive uses are those that can utilize resources on a sustained yield basis while minimally reducing opportunities for other future uses of the area's resources. Clatsop County has two Conservation Lands designations:

4. Conservation Other Resources

Conservation Other Resources areas provide important resource or ecosystem support functions such as lakes and wetlands and federal, state and local parks. Other areas designated Conservation Other Resources include lands for low intensity uses that do not disrupt the resource and recreation value of the land. Most of the Columbia River Estuary is in this designation.

5. Natural

Natural areas are those which have not been significantly altered by humans and which, in their natural state, perform resources support functions including those functions vital to estuarine or riparian ecosystems. Publicly-owned fragile and ecologically

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valuable areas, especially watersheds and groundwater resource areas, are most likely to be designated as Natural.

6. Rural Lands

Rural Lands are those that are outside an urban growth boundary, outside of rural community boundaries, and are not agricultural or forest resource lands. Rural lands include areas suitable for sparse settlement, small farms or acreage homesites with no or few/limited public services, and which are not suitable, necessary or intended for urban use.

Rural Lands are those which, due to their value for aquaculture, low density residential uses, high intensity recreational uses, and non-renewable mineral and non-mineral resources uses should be protected from conversion to more intensive uses. Rural subdivisions, major and minor partitions, and other uses served by few public services which satisfy a need that cannot be accommodated in urbanizable areas are also likely to occur within this designation.

Because of the rural character of the County, along with its geographic proximity to the north Willamette Valley population centers, there has been a steady demand for second homes and rural homesites on small rural tracts. This demand for rural tracts is expected to continue. In addition to second homes, the County continues to experience a shortage of housing units affordable to all workers within the County. While the County has identified lands that are “built upon and/or irrevocably committed,” the County must also continue to identify areas where accessory dwelling units (ADUs) may be allowed. This objective was further emphasized in 2021 when the Oregon Legislature adopted SB 391, which provides counties the option of allowing ADUs on rural residential lands. Lands that the County has identified as being “built upon and/or irrevocably committed” generally have the following characteristics:

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

EXCEPTION AREAS

Statewide Planning Goal 2 requires local governments to establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure

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an adequate factual base for such decisions. However, there may be times where a local government may not be able to comply with a statewide planning goal due to existing conditions or because of a particular need in the community that must be addressed. In those cases, a local government may adopt an exception to a goal when one of the following can be demonstrated:

- The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;
- The land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or
- The following standards are met:
 - Reasons justify why the state policy embodied in the applicable goals should not apply;
 - Areas which do not require a new exception cannot reasonably accommodate the use;
 - The long-term environmental, economic, social and energy consequences resulting from the use of the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and
 - The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Beginning with the adoption of the original Comprehensive Plan in 1980, Clatsop County has taken exceptions to some of the specific requirements of Goals 3 (Agricultural Lands), 4 (Forest Lands), 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources), 14 (Urbanization), Goal 16 (Estuarine Resources) and 18 (Beaches and Dunes). A detailed list of all parcels included in the various goal exceptions, as well as applicable ordinances, is maintained by the Clatsop County Planning Division.

Climate Change and Land Use Planning

In February 2020 the Oregon Climate Change Research Institute (OCCRI) prepared a report for the Oregon Department of Land Conservation and Development (DLCD) detailing future climate projections for Clatsop County. The report's finding concluded that the following climate-related risks had a high or very high confidence level of increasing in Clatsop County in the early- to mid-21st century:

- Heavy rains
- Flooding
- Wildfires
- Loss of wetland ecosystems

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- Ocean temperature and chemistry changes
- Coastal hazards
- Heat waves

Increased occurrences of these events would have significant ramifications on traditional industries in Clatsop County such as fishing, farming and logging. Increased and prolonged durations of drought events; enhanced risk and reduced air quality from wildfires; and pressures on housing and services due to a potential for “climate change” refugees relocating from less sustainable or livable areas would could also affect land use policies and decisions in Clatsop County.

OBJECTIVES AND POLICIES

GENERAL OBJECTIVES AND POLICIES

OBJECTIVE 1: The County Comprehensive Plan and implementing ordinances shall be consistent with the statewide goals and guidelines as well as the needs and desires of the citizens, property owners, business owners, the plans of other affected governmental units and other stakeholders in the county.

Policy A: The Comprehensive Plan shall include all Goals identified by the Land Conservation and Development Commission that are applicable to the County.

Policy B: Inventories and other forms of data used in the development of the Comprehensive Plan should utilize factual and current data.

Policy C: All inventories and other forms of data used in the development of the Comprehensive Plan shall be maintained by the Community Development Department and shall be made readily available to the public.

Policy D: All implementing ordinances applicable to the County shall be consistent with the Comprehensive Plan.

Policy E: Clatsop County shall maintain a comprehensive plan that is consistent with the plans of other affected governmental units. This will be accomplished by providing notice to affected governmental units whenever amendments to the county plan are proposed.

OBJECTIVE 2: The Comprehensive Plan shall be reviewed periodically for necessary revisions to reflect changes in the physical, environmental, social and economic character of the County.

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Policy A: The Board of Commissioners may authorize a review and evaluation of the Comprehensive Plan periodically to identify areas that require revision or updating.

Policy B: The Board of Commissioners shall seek input from the public and the Clatsop County Planning Commission, regarding revisions to the Comprehensive Plan whenever significant changes in the social, economic, physical or environmental character of the County that affect land use are evident.

OBJECTIVE 3: **The County shall incorporate objectives and policies into the Comprehensive Plan and its implementing ordinances to mitigate or alleviate impacts from climate change.**

Policy A: Objectives and policies shall be based on the best available science and follow state direction.

OBJECTIVE 4: **The County shall continue to monitor the designation of lands and zoning districts to ensure that the residential, economic, recreational and conservation needs of citizens, property owners, business owners and other stakeholders are balanced and that adequate land areas have been provided to meet these needs.**

Policy A: The Community Development Department shall assist, as needed, the Clatsop County Recreational Lands Planning Advisory Committee to update its *Parks Master Plan*.

Policy B: The County shall continue to identify areas within the County where accessory dwelling units may be permitted.

Policy C: The County may continue to work with the public to review and update the County's short-term rental ordinances as needed.

Policy D: The Board of Commissioners, through input from the public, the Planning Commission and planning staff may continue to identify areas within the County for which a sub-area plan should be developed in order to create a more finely-grained land use and zoning pattern.

Policy E: The County, in compliance with Statewide Planning Goal 9, shall continue to identify geographic areas and policies to support economic growth and/or development.

LANDSCAPE UNIT POLICIES – COASTAL SHORELANDS

Policy A: Consistent with Statewide Planning Goal 17, coastal shorelands in areas outside of urban or urbanizable areas shall only be used as appropriate for the following uses:

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1. Farm use
2. Forest use
3. Private and public water-dependent recreation
4. Aquaculture
5. 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
6. Subdivision, major and minor partitions and other uses only upon a finding by the governing body of the County that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas and are compatible with the objectives of this goal to protect riparian vegetation and wildlife habitat
7. A single family residence on existing lots, parcels or units of land when compatible with the objectives and implementation standards of this goal

LANDSCAPE UNIT POLICIES – ALLUVIAL LOWLANDS

- Policy A:** Low density activities, such as low-density housing and agriculture, shall be preferred uses in the alluvial lowlands.
- Policy B:** Commercial or industrial use proposed in alluvial lowlands should be water dependent or water-related when adjacent to the water.
- Policy C:** Residential development shall be at low densities (generally 2-5 acres) because of the occurrence of high groundwater and seasonal stream flooding.

LANDSCAPE UNIT POLICIES – ALLUVIAL TERRACES

- Policy A:** Development is encouraged on alluvial terraces due to the slight to moderate slopes and moderately well-drained soils.
- Policy B:** Development on this landscape unit should be encouraged to take place nearest to presently urbanized areas, in order to utilize public services most efficiently. Where subdividing and partitioning are possible, cluster development shall be encouraged as a means to maintain open spaces.

LANDSCAPE UNIT POLICIES – COAST RANGE FOOTHILLS

- Policy A:** This landscape unit is a resource unit and should be reserved primarily for timber production, wildlife habitat, recreation and mineral resources, and potable drinking water sources.
- Policy B:** Forest uses shall be the preferred use of the coast range foothills.

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- Policy C:** 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.
- Policy D:** Construction and road building on the foothills shall be designed to minimize cutting and filling.
- Policy E:** The predominant land use of this landscape unit should be forestry and acreage home sites. This is due to the generally poor foundation characteristics and severe septic tank limitations of soils in this landscape unit. Soils also have slide potential on slopes and are better suited for timber production.
- Policy F:** Low density housing shall be a preferred use in Rural Lands-zoned areas, such as RA-1, RA-2, and RA-5, where septic limitations and geologic hazards can be mitigated.

LANDSCAPE UNIT POLICIES – BASALTIC HIGHLANDS

- Policy A:** This landscape unit is a resource unit and should be reserved primarily for woodlands, timber production, wildlife habitat, low-intensity recreation, natural and mineral resources, and potable drinking water sources.
- Policy B:** Residential development on basaltic lowlands and highlands should be confined to the area along existing roads which are not characterized by steep slopes.
- Policy C:** Small woodland management should be encouraged.

LANDSCAPE UNIT POLICIES – SEDIMENTARY LOWLANDS

- Policy A:** Sedimentary lowlands should be reserved for timber production, water supply protection, and wildlife habitat.
- Policy B:** Any construction in this area should recognize the potential detrimental effect it may have on the land in terms of runoff, erosion, drainage, or reduced stability.

LANDSCAPE UNIT POLICIES – SEDIMENTARY UPLANDS

- Policy A:** This landscape unit is a resource unit and should be reserved primarily for timber production, wildlife habitat, open space. recreation, mineral resources, and potable drinking water sources.
- Policy B:** Any construction in this area should recognize the potential detrimental effect it may have on the land in terms of runoff, erosion, drainage, or

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reduced stability.

LAND USE POLICIES – GENERAL

Policy A: Natural features such as creeks and ridges should be used wherever possible as a boundary between intensive uses such as commercial activities and low intensive uses.

LAND USE POLICIES – DEVELOPMENT DESIGNATION

OBJECTIVE 1: To ensure optimum utilization of urban and urbanizable lands and to provide for an orderly and efficient transition from rural to urban land uses.

OBJECTIVE 2: To encourage higher density development in this area to relieve the need for development in less dense areas.

OBJECTIVE 3: To avoid the extension of urban services (i.e. sewer systems) into outlying sparsely settled areas.

Policy A: The County, through regulations in its land use code, shall continue to prescribe a maximum lot coverage in those areas designated DEVELOPMENT.

Policy B: The County should encourage the location of public and private facilities and services so that they attract residential development to locations inside DEVELOPMENT areas.

Policy C: Changes in the Rural Service Area boundary shall be done only after the following factors are considered:

1. The orderly and economic provision for public facilities and services;
2. The maximum efficiency of land uses within and on the fringe of the existing developed areas;
3. The environmental, energy, economic and social consequences;
4. The demonstrated need to accommodate long-range urban population growth requirements;
5. The need for housing and employment opportunities;
6. The change would provide an orderly and economic extension of public facilities and services;
7. The change would allow for efficient land use and utility patterns within and on the fringe of the existing urban area;

LAND USE POLICIES – RURAL LANDS DESIGNATION

OBJECTIVE 1: To restrict intensive development on undeveloped shorelands.

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- OBJECTIVE 2:** To preserve the rural character of uplands and woodland areas and maintain open spaces and opportunities along the shoreline for recreational uses.
- OBJECTIVE 3:** To retain rural areas as sparse settlement, small farms or acreage homesites with minimal public services.
- OBJECTIVE 4:** To limit the intensity of residential development in order to prevent the gradual development of conditions which would require additional services or higher quality of existing services.
- OBJECTIVE 5:** To provide for housing types (i.e. acreage homesites) which cannot be accommodated in cities, urban growth boundaries or Rural Service Areas.

Policy A: When considering new commercial areas or expansion of existing commercially-zoned land the policies pertaining to commercial land in the General Development policies, as well as the following standards, shall be used:

1. Adequate off-street parking shall be provided to prevent traffic congestion resulting from on-street parking.
2. A buffer and screen shall be provided between commercial and residential uses.
3. Signs shall be designed so as not to distract from the surrounding area.
4. The size of neighborhood commercial uses shall be sized to serve every day personal needs of the surrounding rural population and generate little or no traffic from outside of the rural area.
5. Review by State and County Road officials for safe access including adequate site distance.

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

Policy C: RURAL LANDS residential lot sizes shall be based upon the public facilities available, compatible with surrounding uses, and land carrying capacity. Substandard parcels legally existing at the time of adoption of this Plan that are determined to meet the requirements of a lot of record determination procedure are permitted as substandard but legal, non-conforming units of land, the specifics of which are handled in the Land and Water Development and Use Code.

LAND USE POLICIES – NATURAL DESIGNATION

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

Policy A: Areas rich in wildlife or of a fragile ecological nature, especially wetlands, isolated lakes, stands of old growth timbers, and areas of rare or endangered species shall be preserved as NATURAL areas.

Policy B: Public facilities will not be allowed in this plan designation.

Policy C: Natural areas identified by the Oregon Natural Heritage Program, as well as fish and wildlife areas and habitat identified by the Oregon Fish and Wildlife Commission, should be considered for Natural designation.

Policy D: The predominant use for NATURAL areas shall be open space, scientific study, wildlife habitat, and low intensity recreation (trails, nature observation).

LAND USE POLICIES – RURAL AGRICULTURAL LANDS DESIGNATION

OBJECTIVE 1: To protect agricultural lands from urban expansion.

Policy A: Agricultural lands shall be conserved for agricultural uses.

Policy B: Public facilities will be discouraged from developing in this plan designation.

Policy C: Before designated agricultural land is changed to another use, the productive capacity of the land should be considered and evaluated.

Policy D: Before designated agricultural land is changed to another use, the impact of the proposed use should be considered on adjacent agricultural lands.

Policy E: Agricultural Lands shall be designated Rural Agricultural Lands in the County's Comprehensive Plan. When considering a zone change to Exclusive Farm Use, the Planning Commission or other reviewing body shall review the proposal against the acreage, management, and other approval criteria in Comprehensive Plan Goal 3.

LAND USE POLICIES – FOREST LANDS DESIGNATION

OBJECTIVE 1: To protect forest lands from urban expansion.

Policy A: Forest lands shall be conserved for forest uses.

Policy B: Public facilities will be discouraged from developing in this plan designation.

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- Policy C:** Before designated forest land is changed to another use, the productive capacity of the land in each use should be considered and evaluated.
- Policy D:** Before designated forest land is changed to another use, the impact of the proposed use should be considered on adjacent forest lands.
- Policy E:** Forest Lands shall be designated Forest Lands in the County's Comprehensive Plan. When considering a zone change to a forest zone, the Planning Commission or other reviewing body shall review the proposal against the acreage, management, and other approval criteria in Comprehensive Plan Goal 4.

LAND USE POLICIES – CONSERVATION OTHER RESOURCES DESIGNATION

OBJECTIVE 1: To conserve and protect natural, scenic, historic, and cultural resources.

OBJECTIVE 2: To develop for low-intensity uses which do not substantially degrade the existing character or interrupt the flow of natural resource use or recreational benefits.

OBJECTIVE 3: To protect life and property in hazardous areas.

Policy A: Public facilities will be discouraged from developing in this plan designation.

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

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[OAR 660-004 – Interpretation of Goal 2 Exception Process](#)

[OAR 660-014-0030 – Rural Lands Irrevocably Committed to Urban Levels of Development](#)

[OAR 660-014-0040 – Establishment of New Urban Development on Undeveloped Rural Lands](#)

[OAR 660-018 – Post-Acknowledgement Plan Amendments](#)

[OAR 660-025 – Periodic Review](#)

[OAR 660-030 – Review and Approval of State Agency Coordination Programs](#)

[OAR 660-031 – State Permit Compliance and Compatibility](#)

[OAR 660-032 – Population Forecasts](#)

COORDINATING AGENCIES:

Oregon Department of Agriculture (ODA)

Oregon Department of Energy (ODOE)

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

BACKGROUND REPORTS AND SUPPORTING DATA:

Clatsop County Exception Areas

2020 Decennial Census

[Coordinated Population Forecast 2020 through 2070, Population Research Center, Portland State University \(2020\)](#)

DRAFT

GOAL 3



AGRICULTURAL
LANDS

STATEWIDE PLANNING GOAL

3:

To preserve and maintain agricultural lands.

Agricultural lands shall be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space and with the state’s agricultural land use policy expressed in ORS 215.243 and 215.700.

Excerpt from OAR 660-015-0000(3)

CLATSOP
COUNTY GOAL 3:
AGRICULTURAL LANDS
To preserve and maintain agricultural lands.

OVERVIEW

Lands designated as “Rural Agricultural Lands” in the comprehensive plan are zoned Exclusive Farm Use (EFU). These lands are generally high-value farmlands as defined in OAR 660-33-0020(8). Within Clatsop County, 13,725 acres are zoned EFU. As a resource zone, activities within the EFU zone are heavily defined and limited by ORS 215.283. In 2018, the Board of Commissioners adopted Ordinance 18-02, which updated the Exclusive Farm Use zone uses and standards, to conform to state statute.

Because approximately 80% of land in Clatsop County is designated as forest resource, agricultural lands play a geographically smaller role in land use. However, the agricultural activities occurring on those lands have important value to the economic vibrancy of the county.

Per information from the *2017 Census of Agriculture*, the total value of agricultural products sold in Clatsop County was \$9,660,000, with an average of \$42,745 per farm. The majority of those sales were from livestock, poultry and products associated with those animals (\$8,353,000). Thirty-eight percent of farm land in Clatsop County is used for pastureland.

OBJECTIVES AND POLICIES

GOAL: TO PRESERVE AND MAINTAIN AGRICULTURAL LANDS

OBJECTIVE 1: To preserve agricultural resource land for the valuable role it plays in providing food and health needs for all Oregonians.

Policy A: Clatsop County shall support agricultural activities by preserving and maintaining agricultural lands through the use of the Exclusive Farm Use zone consistent with ORS Chapter 215 and OAR Chapter 660 division 33.

Policy B: Clatsop County shall avoid converting agricultural resource lands to urban uses, or other non-

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farm uses, through the use of EFU zones, limitations on non-farm uses, minimum lot sizes and dwelling approval standards, consistent with state statutes and rules.

Policy C: The County shall allow agritourism activities and uses allowed by state law in the Exclusive Farm Use zone.

Policy D: Clatsop County should work with Travel Oregon to provide education materials and information that promotes appropriate agritourism activities and uses.

Policy E: The County should explore opportunities to develop or expand county programs and/or grants that could be used to assist small farms.

OBJECTIVE 2: To support and enhance the viability of small farming operations.

Policy A: Clatsop County should provide educational materials for the public regarding Oregon’s right-to-farm protections, particularly when new residential development is proposed adjacent to EFU-zoned land.

Policy B: Clatsop County should continue to support and promote agritourism events and opportunities on smaller farm facilities as permitted under state law. The County should encourage uses and activities such as farm-to-table dinners and agri-tourism events that are subordinate to the primary agricultural use but, which supplement and support farm development and agricultural economic stability.

Policy C: The County should encourage the creation of small specialty and artisan farms.

OBJECTIVE 3: To encourage irrigation, drainage and flood control projects that benefit agricultural use with minimum environmental degradation in accordance with existing state and federal regulations.

Policy A: The County should engage with state agencies, local non-profit agencies and individual property owners to monitor flooding and sea level rise in relation to agricultural activities.

Policy B: The County should explore funding sources for dike repair and maintenance and for the restoration of wetlands.

OBJECTIVE 4: To provide maximum protection to agricultural activities by minimizing activities, particularly residential, that conflict with such uses.

Policy A: Clatsop County shall, whenever possible, interpret planning goals, policies and regulations in favor of agricultural activities.

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Policy B: The County should continue to monitor cannabis production and processing activities within the unincorporated county areas to minimize conflicts with adjacent residential uses.

Policy C: The County shall prohibit, whenever possible, expansion of urban growth boundaries on high-value farmlands.

Policy D: The County should consider allowing solar and wind energy facilities on non-high-value farmland, as defined in OAR 660-33-0020(8).

OBJECTIVE 5: To support agricultural best practices and locally-adapted sustainable agricultural techniques.

Policy A: The County should review its zoning ordinance to identify uses that should be added to support and/or strengthen the local food system value chain. Such uses might include processing, cold storage, distribution or food hubs.

Policy B: The County should encourage the use of best management practices relating to agriculture, as recommended by the United States Department of Agriculture, the Oregon Department of Agriculture, and other appropriate federal, state and local agricultural agencies.

Policy C: Clatsop County should encourage agricultural managers to develop soil conservation plans through coordination with the United States Department of Agriculture and the Clatsop County Soil and Water Conservation District.

Policy D: The County should encourage the use of agro-ecology and promote sustainable, holistic and regenerative approaches to food production.

Policy E: The County should encourage agricultural practices that protect clean drinking water and listed fish species habitat.

Policy F: The County should incorporate objectives and policies into the Comprehensive Plan and its implementing ordinances to mitigate or alleviate impacts from climate change on agricultural lands and activities.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[OAR 660-033 – Agricultural Land](#)

[OAR 660-033, Exhibit A – Declarations of Covenants, Conditions and Restrictions Form](#)

[OAR 660-033, Exhibit B – Declaration of Restrictive Covenant for Youth Camps](#)

[OAR 660-033-0120 Table – Uses Authorized on Agricultural Land](#)

[OAR 660-031 – State Permit Compliance and Compatibility](#)

COORDINATING AGENCIES:

United States Department of Agriculture

Oregon Department of Agriculture (ODA)

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Oregon Department of Environmental Quality (DEQ)
Oregon Department of Land Conservation and Development (DLCD)
Oregon Water Resources Department
Clatsop Soil and Water Conservation District

BACKGROUND REPORTS AND SUPPORTING DATA:

[DLCD Farm and Forest Reports](#)

[NRCS Soils Data](#)

[DLCD Soils Assessment](#)

[USDA NASS Census of Agriculture](#)

[Goal 3 Background Report](#)

DRAFT

GOAL 4



FOREST
LANDS

STATEWIDE PLANNING

GOAL 4:

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Forest lands are those lands acknowledged as forest lands as of the date of adoption of this goal amendment. Where a plan is not acknowledged or a plan amendment involving forest lands is proposed, forest land shall include lands which are suitable for commercial forest uses including adjacent or nearby lands which are necessary to permit forest operations or practices and other forested lands that maintain soil, air, water and fish and wildlife resources.

CLATSOP

COUNTY GOAL 4:

To conserve forest lands for forest uses.

OVERVIEW

Oregon's forests are working forests. Forests provide broad environmental, social, and economic benefits, including clean water, fish and wildlife habitat, jobs, products, recreation, and tax funds for communities. Logging and support activities for forestry form the base of Oregon's forestry industry.

OBJECTIVES AND POLICIES

OBJECTIVE 1: To conserve forest lands for forest uses.

POLICY A: Forest lands shall be conserved for forest uses, including the production of trees and the processing of forest products, and carbon sequestration, open space, buffers from noise, visual separation from conflicting uses, watershed protection, wildlife and fisheries habitat, soils protection from wind and water, maintenance of clean air and water, outdoor recreational activities compatible with these uses, and grazing land for livestock.

POLICY B: Forest Lands, as defined in OAR 660-006-0010, are those lands acknowledged as forest lands, or, in the case of a plan amendment, forest lands shall include Lands that are suitable for commercial forest uses, including adjacent or nearby lands which are necessary to permit forest operations or practices; and other forested lands that maintain soil, air, water and fish and wildlife resources. Forest lands shall be designated Forest in the County's Comprehensive Plan. When considering a zone change to a forest zone, the Planning Commission or other reviewing body shall review the proposal against the acreage, management, and other approval criteria in County-wide Forest Lands Policies.

POLICY C: The Oregon Department of Forestry regulates forestry practices through the Forest Practices Act, ORS, 527-620 to 527.992. Clatsop County is not authorized to regulate forest operations of other uses allowed by ORS

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527.620 to 527.990 and Oregon Board of Forestry rules.

- POLICY D:** The county shall amend its land division standards in accordance with [Chapter 660-006-0026](#). Division of forestlands shall be permitted only upon a finding that the proposed division meets the appropriate standards of Chapter 660-006-0026.
- POLICY E:** Ballot Measure 49, approved in 2007 by Oregon voters, requires clustering of two or more homesites that are approved via Measure 49 relief. Homesite authorization is subject to DLCDC regulation and review, and clustering shall meet the requirements of DLCDC and Clatsop County, to ensure the homesites do not result in the loss of forest lands or diminish or interfere with forest uses.
- POLICY F:** The designation of new park and recreation areas (campgrounds, etc.) on forestlands shall require an assessment of public need for these facilities and their potential impact on adjacent forestlands. The productive capacity of the land shall be evaluated and considered when siting these developments.
- POLICY G:** Forestry activities within watersheds in areas designated Forest in the Comprehensive Plan will be conducted in accordance with the Oregon Forest Practices Act and the Oregon Forest Practice Rules, as revised. Additional protective measures negotiated between forest landowners and water users are encouraged. The preservation of fish, including anadromous species such as salmonid and steelhead, and biologically significant wildlife resources in Clatsop County is dependent upon retention of natural forest habitat, clean air and clean water.
- POLICY H:** The productive capacity of the land will be considered before land designated Forest is changed to another plan designation. The impact of the proposed new use on adjacent lands shall also be evaluated and considered before such a plan change is made.
- POLICY I:** Existing utility rights-of-way shall be utilized to the maximum extent possible before new rights-of-way are created except when or where necessary to avoid environmentally sensitive areas.
- POLICY J:** Where forestlands of suitable management size occur in the interior of rural residential areas, or are completely surrounded by residential development, small woodland management and farming is encouraged. Over time these areas may be needed for housing and in future comprehensive plan updates shall be considered ideally situated for conversion to residential uses prior to conversion of other forestlands.

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- POLICY K:** Expansion of existing non-forest developments and uses in forest zones may be permitted under a Type II procedure only when such expansion is substantially confined to the existing site.
- POLICY L:** Partitioning of forest lands under the provisions of Clatsop County's forest zones which serve to increase forest management efficiency by allowing one or more forest owners to consolidate their land holdings is encouraged.
- POLICY M:** Clatsop County will rely on the following management criteria when reviewing a proposed zone change to a forest zone:
F-80: Forestlands in the F-80 zone include areas where timber production is the primary land use.
- POLICY N:** A zone change from the F-80 zone to any other zone shall require a plan amendment. The purpose for such a plan change is to assure that primary forest lands in the F-80 zone are not converted to mixed-use forest lands, or to any other plan designation without appropriate review by the County.
- POLICY O:** In land use changes involving a change from Forest Lands or Rural Agricultural Lands to Rural Lands or Development designations an Exception to the Agricultural Lands or Forest Lands Goals must be taken.
- POLICY P:** Clatsop County is encouraged to work with the Oregon Department of Forestry to provide education materials and information that promotes carbon offset options to small and medium woodlot owners.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[OAR 660-006 – Goal 4 Forest Lands](#)

[OAR 660-006, Exhibit A](#) – Declaration of Covenants, Conditions and Restrictions Form

[OAR 660-031](#) – State Permit Compliance and Compatibility

COORDINATING STATE AGENCIES:

Oregon Department of Forestry (OEM)

Oregon Department of Land Conservation and Development (DLCD)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Goal 4 Background Report](#)

GOAL 6



AIR, WATER AND
LAND RESOURCES
QUALITY



**STATEWIDE
PLANNING**

GOAL 6:

To maintain and improve the quality of the air, water and land resources of the state.

**CLATSOP
COUNTY GOAL 6:**

To maintain and improve the quality of the air, water and land resources of Clatsop County.

OVERVIEW

Goal 6 of the statewide land use planning program requires local comprehensive plans and implementing ordinances to be consistent with state and federal regulations on matters such as water and air pollution. At a federal level, the elements within Goal 6 generally correspond to the Clean Air Act and Clean Water Act. At a state level, Goal 6 covers many areas regulated by the Oregon Department of Environmental Quality (DEQ).

Coordination with partner agencies and citizens is critical to protecting air, water and land resources. The policies in this section define the responsibility of the County to work in partnership with others to achieve the highest level of air, water and land resource quality.

TABLE 1: GOAL 6 AGENCY PARTNERS

PARTNER AGENCY	AIR	WATER	LAND
Oregon Dept. of Environmental Quality	✓	✓	
Oregon Dept. of State Lands		✓	✓
Oregon Water Resources Department		✓	
U.S. Dept. of Agriculture (Natural Resources Conservation Service)			✓
Clatsop County Soil and Water Conservation District		✓	✓
U.S. Fish and Wildlife Service		✓	✓
Oregon Dept. of Fish and Wildlife		✓	✓
Clatsop County Environmental Health Division		✓	✓

Goal 6 also requires local governments to consider protection of air, water and land resources from

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pollution and pollutants when developing their comprehensive plans. Those pollutants include:

- Solid waste
- Water waste
- Noise
- Thermal pollution
- Air pollution
- Industry-related contaminants

Local governments should also designate areas suitable for use in controlling pollution from solid and water waste. The County must consider a variety of market, zoning and management tools in order to reduce or prevent noise, thermal and air pollution and contaminants from industry-related activities. Pollution control areas includes sites for waste water treatment plants, solid waste disposal sites and sludge disposal sites.

GOALS, OBJECTIVES AND POLICIES

OVERALL GOALS

- GOAL 1:** **Development in Clatsop County shall comply with all state and federal environmental standards.**
- Policy A:** Any development of land, or change in land use designation, shall not occur until it is assured that such change or development complies with applicable state and federal environmental standards.
- Policy B:** Waste discharges from any development, when combined with existing discharges from existing development, shall not result in a violation of state or federal environmental quality statutes, rules or standards.
- GOAL 2:** **The County shall encourage the maintenance of a high quality of air, water and land through the following actions:**
- Policy A:** The County shall encourage concentration of urban development inside Urban Growth Boundaries, as required by Statewide Planning Goal 14.
- Policy B:** Clatsop County shall encourage maintenance and improvement of pollution control facilities.
- Policy C:** Clatsop County shall cooperate with the Oregon Department of Transportation to provide an efficient transportation system. Methods to reduce congestion and air pollution should be explored.

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CLIMATE CHANGE

GOAL 1: Encourage the use of low impact, or nature-based, development techniques that support existing and future natural and beneficial functions

Policy A: Clatsop County should encourage septic tanks to be designed, placed, and maintained in order to eliminate discharges in areas subject to water inundation as a result of sea level rise.

Policy B: Clatsop County should encourage new development to limit removal of trees and plant new ones where they do not currently exist.

Policy C: Clatsop County should work with the Oregon Water Resources Department to ensure that well/surface water permits are issued and reviewed periodically with increased drought in mind.

Policy D: Clatsop County should encourage the use of rain water catchment systems in areas that will be affected by increased drought.

GENERAL POLICIES

Policy A: The County should continue to encourage the Department of Environmental Quality (DEQ) and other state agencies to monitor air quality, surface and groundwater quality, and land quality including waste disposal and erosion problems within Clatsop County.

Policy B: When evaluating proposals that would affect the quality of the air, water or land in the County, Clatsop County shall consider the impact on other resources important to the County's economy.

Policy C: Clatsop County should encourage the use of best practices in management of wood wastes as a means to enhance and maintain air, land and water quality.

Policy D: The County should work to maintain the quality of its estuarine waters through participation with CREST and other relevant regional efforts to support Total Maximum Daily Load reduction plans on 303d waters identified by the Oregon Department of Environmental Quality.

Policy E: The County shall cooperate with the Oregon Department of Environmental Quality, Oregon Department of Forestry, Oregon Department of Transportation and other agencies in implementing best management practices to reduce non-point pollution.

Policy F: The County should encourage subdivisions adjacent to major arterials to develop designs to reduce noise, water run-off and air pollution impacts from

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adjacent roadways.

- Policy G:** The County will continue to enforce performance standards for noise that are included in the industrial and commercial zones.
- Policy H:** The County will continue to enforce its “Dark Sky” ordinance.
- Policy I:** Clatsop County, in conjunction with the County’s public health department and appropriate state agencies, may work to increase public awareness of the indirect impacts of food waste on air, water and land resources quality.
- Policy J:** The County and franchise haulers should encourage composting of organic waste and provide educational materials regarding the need to separate food/organic waste from other solid waste materials.
- Policy K:** The County should develop public information to assist the public in understanding what state and federal agencies are responsible for regulating air, water and land resources quality.

ALTERNATIVE SITING POLICIES

- Policy A:** Clatsop County shall identify a future site or sites for the potential installation of a solid waste disposal site to accommodate a biodigester or other system for the temporary treatment and/or storage of septage.
- Policy B:** The County shall identify sites for the stockpiling and disposal of organic fill/waste that has been removed from other development sites.
- Policy C:** In order to increase recycling opportunities, the County shall work with franchise haulers to establish additional recycling centers in underserved or unserved areas of Clatsop County.
- Policy D:** The County, in partnership with franchise haulers, will continue to support, promote and expand recycling opportunities.

AIR QUALITY POLICIES

- Policy A:** In conjunction with the County’s Public Health department, Emergency Management and appropriate state agencies, the County should work to increase public awareness of the indirect hazards of wildfire. These include impacts from air and water pollution and the potential for an increase in landslide and flooding risks.
- Policy B:** Clatsop County should partner DEQ to provide and/or increase the number of air-monitoring sites within the county.

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- Policy C:** Clatsop County should offer or enhance educational information regarding Firewise landscaping; hardening of buildings (metal roofs, spark arresters).
- Policy D:** The County should encourage the planting of more native trees, which store carbon and reduce land heating which is beneficial to the population.
- Policy E:** To facilitate the use of electric vehicles, the County should encourage the location of a public electric vehicle charging station or stations throughout all unincorporated areas of the County.

WATER QUALITY POLICIES

- Policy A:** Clatsop County should work with state legislators to increase funding for the Clean Water State Revolving Fund to be used for below-market rate loans to assist low-income property owners repair or replace failing septic systems.
- Policy B:** In order to monitor and evaluate the cumulative impacts of development, the County shall establish a comprehensive set of development standards for stormwater management, which may include specific standards for residential, commercial, industrial, and other categories of development.
- Policy C:** In order to understand the impact of road run-off on salmon populations, the County should encourage DEQ to study the impacts of road run-off on salmon populations and to develop regulations to address those impacts.
- Policy D:** The County should develop educational outreach programs and partnerships to work with rural communities and private land owners regarding protections to drinking water sources and watersheds and ensure high-quality drinking water.
- Policy E:** Clatsop County should encourage the Oregon Department of Forestry to develop a method of creating fire breaks around domestic water sources/tributaries, which could be utilized to protect sources before the fires happen.
- Policy F:** The County should work with the Oregon Departments of Environmental Quality and State Lands to evaluate additional protections for the Clatsop Plains and Gnat Creek aquifers.
- Policy G:** The County will cooperate and coordinate with State and Federal Agencies to assure water quality standards are maintained or attained to support the beneficial use of all groundwater and surface water areas in the County.
- Policy H:** The County will coordinate its actions with water quality planning and implementation activities carried out by such state agencies as the Department of Environmental Quality, the Soil and Water Conservation

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Commission, the Department of Forestry, the Department of Water Resources, the Oregon Health Authority, CREST, watershed associations, the Clatsop Soil and Water Conservation District, and local entities with policy-relevant expertise.

- Policy I:** Where municipalities or water districts have identified possible conflicts between forest management practices and the maintenance of the integrity of their watershed, the County may encourage these entities to work with the forest land owners to voluntarily change practices, to address issues and to work with Northwest Region Forest Practices Committee in the development of amendments to the Oregon Forest Practices Act that may provide protection of state licensed water supply systems. The county may at its discretion support these municipalities or water districts in seeking amendments to the Oregon Forest Practices Act.
- Policy J:** Clatsop County may maintain a watershed map library, including small local watersheds essential for drinking water supply. Drinking watersheds and groundwater sources should be identified and added to the County's public GIS maps. Policies to protect those sources, including stream buffers, should be developed and implemented.
- Policy K:** Clatsop County may work with watershed associations and the Clatsop Soil and Water Conservation District to promote management practices that enhance water retention in watersheds.
- Policy L:** The County should encourage the voluntary restoration of floodplains and upper watershed functions to maximize natural soil water retention.
- Policy M:** In partnership with private landowners and state and federal agencies, Clatsop County may monitor impacts to groundwater resources caused by climate change, and may develop strategies to mitigate those impacts.
- Policy N:** The County should partner with other stakeholders and establish education and outreach programs to raise awareness of the value and fragility of groundwater resources within Clatsop County, with special recognition of its importance for Clatsop Plains water supply.
- Policy O:** In partnership with private landowners and state and federal agencies, the County may directly monitor the cumulative impacts of pollution on groundwater and surface water. The County should ensure that development with the potential to pollute has obtained all required state and federal permits.
- Policy P:** The County may ask the State Water Resources Department to study the watershed area of the Nehalem River. Upon completion of the study, the

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County should coordinate with the State to review the findings.

- Policy Q:** The County should encourage the use of bioswales and open space to filter run-off on-site and to reduce or mitigate impacts from development.
- Policy R:** Clatsop County may encourage appropriate state agencies to monitor impacts on drinking water from windblown pollution and toxins from outside and inside Clatsop County.
- Policy S:** Clatsop County may provide letters of support or other assistance to the Clatsop Soil and Water Conservation District, or other watershed councils that are applying for grants.
- Policy T:** The County may encourage the use of native vegetation and landscaping that reduces the need to use chemical fertilizers and irrigation, and may encourage the use of reclaimed gray water for irrigation purposes.
- Policy U:** The County shall explore different options to roadside spraying to limit levels of toxins that may enter the surface and groundwater systems.
- Policy V:** Clatsop County should partner with other stakeholders in the development of a voluntary acquisition program to acquire lands around drinking water sources/supplies.
- Policy W:** The County shall notify impacted watershed councils and districts of land use applications that are subject to a public hearing.
- Policy X:** The County should encourage retention and restoration of riparian native trees and shrubs, especially along drinking water source and temperature- and bacterial-impaired waterways.
- Policy Y:** Grading, excavation or filling in the riparian zone of rivers, streams, and creeks shall be controlled in order to prevent sedimentation of the water. Filling, grading, and excavation of lands shall be prohibited within stream buffers as identified in the comprehensive plan.
- Policy Z:** Clatsop County should encourage all landowners with independent water systems to register their systems with the appropriate government agencies so they may be identified and protected.
- Policy AA:** In all watersheds that drain into agricultural lands, siltation of sloughs and drainage systems can create problems for agricultural uses. The County should encourage all non-FPA-regulated activities to minimize siltation and erosion in areas upstream of agricultural lands.
- Policy BB:** Cleaning of sloughs and ditches and dike maintenance should be conducted

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under the supervision of the local diking districts and in cooperation with the Clatsop Soil and Water Conservation District.

Policy CC: Clatsop County shall discourage draining and/or filling portions of lakes.

Policy DD: Clatsop County shall consider protection of the County's lakes from further degradation (eutrophication), and possible remedial actions to improve water quality.

Policy EE: Clatsop County shall restrict development or land uses located on land not regulated by the FPA that require channelization, excessive removal of streamside vegetation, alteration of stream banks, and filling into stream channels to maintain stream integrity.

Policy FF: Because of the economic importance of fish hatcheries and fisheries in general, Clatsop County shall discourage activities or developments that could be detrimental to the water quality.

Policy GG: The County shall continue to monitor water management and conservation plans of surrounding jurisdictions and special district for consistency with the county comprehensive plan.

LAND QUALITY POLICIES

Policy A: The County should work with appropriate other government agencies and partners to support housing and places to live for the unsheltered or inadequately-sheltered to help prevent pollution.

Policy B: Clatsop County shall develop programs to manage land conservation and development activities in a manner that accurately reflects the community's desires for a quality environment and a healthy economy and is consistent with state environmental quality statutes, rules, standards and implementation plans.

NOISE AND HAZARDOUS MATERIALS POLICIES

Policy A: To address quality of life issues associated with changes to work patterns and impacts from home occupations, the County should consider establishing noise and hazardous material storage and disposal standards for home occupations and bed and breakfast establishments.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

None

COORDINATING AGENCIES:

Oregon Department of Environmental Quality (DEQ)

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Oregon Department of Fish and Wildlife (ODFW)
U.S. Fish and Wildlife Service (USFWS)
U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS)
Oregon Water Resources Department
Oregon Department of State Lands (DSL)
Oregon Health Authority (OHA)
Oregon Department of Land Conservation and Development (DLCD)
Clatsop Soil and Water Conservation District

BACKGROUND REPORTS AND SUPPORTING DATA:

[Clean Air Act](#)

[Clean Water Act](#)

[Oregon Air Quality Monitoring Annual Report: 2019](#)

[Wildfire Smoke Trends and the Air Quality Index](#), Oregon Department of Environmental Quality, July 2021

[Future Climate Projections Clatsop County](#), Oregon Climate Change Research Institute, February 2020

[2021 State Agency Climate Change Adaptation Framework](#)

[2018/2020 Integrated Report](#), Oregon Department of Environmental Quality

[Goal 6 Background Report](#)

DRAFT

GOAL 7



NATURAL
HAZARDS

STATEWIDE PLANNING

GOAL 7:

To protect people and property from natural hazards.

CLATSOP COUNTY GOAL 7:

To protect people and property in Clatsop County from natural hazards.

OVERVIEW

Statewide Planning Goal 7 requires local comprehensive plans to address Oregon’s natural hazards. Protecting people and property from natural hazards requires knowledge, planning, coordination, and education. Goal 7 requires local governments to adopt inventories, policies and implementing measures to reduce risk to people and property from the following natural hazards:

- Floods (coastal and riverine)
- Landslides
- Earthquakes and related hazards
- Tsunamis
- Coastal erosion
- Wildfires

Goal 7 also allows local governments to plan for other natural hazards specific to their jurisdictions. In 2021, the County completed an update of its Multi-Jurisdictional Natural Hazards Mitigation Plan (MJNHMP). This plan also analyzes the County’s risk from drought, volcanic ash fall and wind/winter storms and provides recommended mitigation actions. In addition to the above natural hazards, Clatsop County Goal 7 incorporates these three additional hazards and associated mitigation actions identified in the 2021 MJNHMP.

Clatsop County has been planning for some of Oregon's natural hazards for over 40 years. River and coastal floods, landslide, wildfires, and coastal erosion are a consistent presence in Oregon and in Clatsop County. In recent years, more awareness has been developing about the possibility of a major earthquake and tsunami from the Cascadia Subduction Zone (CSZ). Good planning ensures buildings and people are not placed in harm's way. Planning, especially for the location of essential services like schools, hospitals, fire and police stations, is done with sensitivity to the potential impact of nearby hazards. Natural hazard mitigation is defined as permanently reducing or alleviating the losses of life, property and injuries from natural hazards through long-

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and short-term strategies. Natural hazard mitigation planning is a process that identifies actions to reduce the dangers to life and property from natural hazard events.

In order to address natural hazards in its comprehensive land use plan the County must adopt a natural hazard inventory, and supporting plans and policies. Clatsop County Goal 7 incorporates the risk assessment and recommended risk-reduction actions identified in the 2021 MJNHMP. The 2021 MJNHMP aligns with the goals of the comprehensive plan and helps Clatsop County meet the requirements of statewide Goal 7.

Population demographics are also a factor in assessing a community's vulnerability to disaster because development patterns, economic characteristics, age, race, health, and wealth all may contribute to vulnerability and resilience. While natural hazards can cause losses to nearly anyone, the adverse impacts of natural hazards often disproportionately impact people who are already vulnerable, underserved, or disadvantaged by one or more risk factors. Vulnerable populations are those groups that possess specific characteristics that inhibit their ability to prepare for, respond to, or recover from a disaster. In addition, people from non-white or non-able-bodied populations may be considered "underserved." Vulnerable and underserved populations are more likely to have unique needs, and combinations of needs, that put them at risk of being victims of a disaster. Understanding trends in these factors will support the County's ability to plan, regulate, and effectively serve populations in need. It is vital to provide education and support to vulnerable and underserved groups to ensure equitable engagement in natural hazards decision-making processes, as well as emergency preparedness and response efforts.

In Clatsop County two departments focus on natural hazards planning: Emergency Management and Community Development. State and federal partners with the County in the natural hazards planning area include:

- Oregon Department of Emergency Management (OEM)
- Oregon Department of Land Conservation and Development (DLCD)
- Oregon Department of Geology and Mineral Industries (DOGAMI)
- Oregon Climate Change Research Institute (OCCRI)
- Federal Emergency Management Agency (FEMA)

Clatsop County Public Works and law enforcement have primary roles during and post-disaster. Increasing informed and appropriate public participation in the natural hazards planning process, emergency preparedness, and response is crucial to achieving the County's natural hazard goal.

A variety of rules, agencies, and background reports are relevant to natural hazards planning in Clatsop County, including the following:

Federal Emergency Management Agency (FEMA): FEMA provides grants for drafting and updating Natural Hazards Mitigation Plans (NHMPs). FEMA-approved NHMPs confer eligibility

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for hazard mitigation assistance through the Hazard Mitigation Grant Program (HMGP), the Pre-Disaster Mitigation Grant Program (PDM), the Flood Mitigation Assistance Program (FMA), and the Building Resilient Infrastructure and Communities (BRIC) program.

The Disaster Mitigation Act of 2000 (DMA 2000) is the federal basis for natural hazard mitigation planning grants and funding. State and local jurisdictions must have approved mitigation plans in place in order to qualify to receive post-disaster Hazard Mitigation Grant Program funds. DLCD implements the Goal 7 requirements in part by maintaining and updating Oregon’s Natural Hazards Mitigation Plan (“ONHMP”) and assisting local governments, tribes, and special districts to draft, maintain, and update their NHMPs. Clatsop County, cities, and other taxing districts worked with DLCD to update the County’s 2015 NHMP, resulting in the 2021 MJNHMP.

Clatsop County Multi-Jurisdictional Natural Hazards Mitigation Plan (MJNHMP) is a strategic planning document addressing hazards, vulnerability, and risk in Clatsop County. The MJNHMP fulfills FEMA requirements to ensure that Clatsop County is eligible for federal hazard mitigation grants. Relevant goals, objectives, and actions from that document have been incorporated into various sections of Goal 7. The document also highlights population demographic trends important to the County’s ability to effectively serve vulnerable and underserved populations

OCCRI - Future Climate Projections: Clatsop County (Feb. 2020): FEMA requires that NHMPs include a review of hazards in terms of potential climate impacts. The 2021 MJNHMP included a climate assessment specific to Clatsop County prepared by the Oregon Climate Change Research Institute (OCCRI) based at Oregon State University. OCCRI completed this report, entitled “Future Climate Projections: Clatsop County” (2020 OCCRI Report), in February 2020. The 2020 OCCRI Report states that effects of climate change are already apparent in Oregon. It indicates that climate change is expected to influence the likelihood of occurrence of existing natural hazard events such as heavy rains, river flooding, drought, heat waves, cold waves, wildfire, air quality, and coastal erosion and flooding. OCCRI’s report covers climate change projections related to natural hazards relevant to Clatsop County. The 2021 MJNHMP and CCCP Goal 7 incorporate and rely on this source for estimation of the impact of climate change on natural hazards.

County Plans and Policies related to hazard mitigation: Clatsop County’s Flood Hazard Overlay Zone and Floodplain Ordinance, Geologic Hazard Overlay Zone, and Beaches and Dune Overlay Zone each guide development in areas with identified hazards. The County’s Transportation System and Dredged Material Management Plans contain provisions for tsunami evacuation facilities and activities related to coastal erosion, respectively.

Statewide Land Use Planning Goals: Working in conjunction with Goal 7, statewide Goals 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), and 19 (Ocean Resources) are particularly relevant to the management of hazards by local communities.

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Oregon Department of Geology and Mineral Industries (DOGAMI): DOGAMI provides ongoing scientific study of hazards, such as earthquakes and landslides, to help jurisdictions understand the risks and prepare mitigation strategies. The County currently utilizes DOGAMI Bulletins 74 and 79 to identify active landslides, inactive landslides, landslide topography and move movement topography.

OBJECTIVES AND POLICIES

- Objective 1:** To protect life and property and to reduce or prevent the risk of injury or death from natural hazards.
- Objective 2:** To reduce or eliminate damage to critical facilities, services, and equipment from a natural hazard event.
- Objective 3:** To reduce or prevent damage to public and private services, buildings, and infrastructure; and to protect natural and cultural resources as a part of those efforts.
- Objective 4:** To increase cooperation and collaboration among mitigation partners to protect the economic engines of Clatsop County and to prepare for the survival needs of residents and visitors.
- Objective 5:** To raise awareness about the risks of natural hazards and the strategies to mitigate them.
- Objective 6:** To encourage consideration of the likely post-Cascadia landscape when developing or redeveloping essential and hazardous facilities and special occupancy structures.

GENERAL NATURAL HAZARD POLICIES

- Policy A:** Clatsop County may prohibit comprehensive plan or zone map amendments that would result in increased residential densities or more intensive uses in natural hazard areas unless adequate mitigation is implemented. Mitigation measures should focus on life safety and hazard-resistant structure design and construction.
- Policy B:** The County should participate in the development of a centralized County 911 system and resilient back-up communications system.
- Policy C:** In coordination with the cities and appropriate visitor and tourism agencies, the County should develop a pre-plan of how to accommodate visitors to the coast following a major disaster.

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- Policy D:** The County should develop post-disaster recovery plans for unincorporated communities and areas within Clatsop County.
- Policy E:** In order to facilitate recovery efforts, the County should develop and maintain a debris management plan.
- Policy F:** The County should continue to analyze the costs and risks associated with maintaining critical county-owned public safety facilities within the tsunami inundation zone and study the relocation of these facilities.
- Policy G:** The County should develop emergency shelter facilities throughout the County.
- Policy H:** The County should create and maintain an inventory of available generators and fuel distribution sites.
- Policy I:** The County shall continue to conduct outreach and education efforts to community organizations active in disasters and that may have control over structures and areas that may be designated as relief sites during periods of emergency response and recovery.
- Policy J:** The County should encourage power companies to update and improve powerlines to protect from wildfires, storms and promote resiliency.

FLOOD POLICIES

- Policy A:** Clatsop County recognizes the value of an integrated flood hazard management program in order to protect life and property and shall continue participation in the National Flood Insurance Program.
- Policy B:** Through an integrated flood hazard management program, the County will implement and administer appropriate land use planning techniques and construction standards.
- Policy C:** The County should develop and maintain educational efforts regarding the public benefit derived from an integrated flood hazard management program.
- Policy D:** The County shall limit land uses in the floodplain to those uses identified by the adopted floodplain regulations as suitable.
- Policy E:** The County shall strive to make flood hazard information, including that related to tsunamis, available to the public to ensure that owners and potential buyers of flood prone land are aware of the hazard. County

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property maps should indicate when the property is in a mapped tsunami zone.

- Policy F:** To provide continued flood protection, the County should encourage the maintenance and repair of existing flood control structures except when dike breaching is carried out to restore natural habitat and/or reduce flooding of critical infrastructure. The construction of new dikes, for the purpose of establishing future development in floodplain areas, should be discouraged.
- Policy G:** Agriculture, forestry, open space and recreation should be the preferred uses of flood prone areas.
- Policy H:** Construction of essential facilities, major structures, hazardous facilities and special occupancy structures, as defined in the state building code, shall be prohibited in identified hazard areas, where the risk to public safety cannot be mitigated, unless an essential facility is needed within a hazard area in order to provide essential emergency response services in a timely manner.
- Policy I:** Clatsop County should encourage subdivisions planned within floodplain areas to cluster land uses outside of the floodplain area leaving the floodplain in open space.
- Policy J:** For specified areas, the County will consider the adoption of regulations requiring the preparation and implementation of a drainage plan as part of its review and approval of conditional use permits and development permits.
- Policy K:** Clatsop County may explore whether there is public support for becoming a Community Rating System (CRS) community.
- Policy L:** The county should engage the diking districts and drainage improvement districts in respect to accreditation of the County's levees.

LANDSLIDE POLICIES

- Policy A:** The County shall recognize the development limitations imposed by areas of mass movement potential.
- Policy B:** Mass movement hazards do not necessitate disapproval of development, but Clatsop County shall continue to require additional development standards in order to minimize potential damage and property loss.
- Policy C:** Clatsop County should encourage clustering of development on stable or less steep portions of sites that are not identified as either areas of historical (known) landslides or areas of shallow or deep landslide susceptibility, in order to maintain steeper or unstable slopes in their natural conditions.

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- Policy D:** Clatsop County should restrict closely spaced septic tanks and drainfields from moderately to steeply sloping areas because of the potential for sliding.
- Policy E:** Clatsop County shall evaluate projects which include plans for modifying the topography of sloping areas or established drainage patterns to identify the effect these changes may have on slope stability, including on neighboring properties.
- Policy F:** The presence of faults in an area may constitute justification for restricting development in areas of landslide topography.
- Policy G:** Structures shall be planned to preserve natural slopes. Cut and fill construction methods shall be discouraged.
- Policy H:** Access roads and driveways shall follow slope contours to reduce the need for grading and filling, reduce erosion, and prevent the rapid discharge of runoff into natural drainageways.
- Policy I:** Loss of ground cover for moderately to steeply sloping lands may cause land slippage and erosion problems by increasing runoff velocity. Development on moderate to steep slopes shall generally leave the natural topography of the site intact. Existing vegetation, particularly trees, shall be retained on the site to the greatest extent possible.
- Policy J:** The County, in coordination with appropriate state and local agencies shall identify and develop alternative transportation routes around slide-prone areas within the county.
- Policy K:** The County shall utilize the Department of Geology and Mineral Inventories' Bulletins 74 and 79, to determine properties that are subject to mass wasting, including active landslides, inactive landslides, landslide topography and mass movement topography .
- Policy L:** Inns, hotels, B&Bs and STRs should be required to have survival caches on site and show proof as part of the permitting/renewal process.

EARTHQUAKE POLICIES

- Policy A:** The County shall develop and implement a program to retrofit County bridges that are identified by a seismic vulnerability assessment.
- Policy B:** Structures and public facilities owned and/or operated by Clatsop County shall be evaluated for seismic retrofit.
- Policy C:** The County shall work with public entities and private land owners to identify lifelines routes that can be utilized following a seismic event.

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Policy D: The County should encourage the development of state incentive programs to encourage homeowners and businesses to perform seismic retrofits to existing structures.

Policy E: Cache areas and assembly points should be identified and developed.

TSUNAMI POLICIES

Policy A: The County shall identify viable sites for vertical evacuation construction.

Policy B: Clatsop County should consider implementation of a Tsunami Hazard Inundation overlay and develop regulations and maps for hazard mitigation planning.

Policy C: The County should establish long-term supply and staging areas outside of inundation zones.

Policy D: Clatsop County shall continue to upgrade and improve tsunami evacuation routes.

Policy E: Clatsop County should consider implementing the recommendations contained in the final TEFIP report.

Policy G: Clatsop County may engage DLCD and local municipalities in an exploration of options for changing land use designations on resource lands adjacent to UGBs to allow development outside of tsunami inundation zones.

Policy H: To protect life, minimize damage and facilitate rapid recovery from a local source Cascadia Subduction Zone earthquake and tsunami, the County will:

1. Support tsunami preparedness and related resilience efforts.
2. Take reasonable measures to protect life and property to the fullest extent feasible, from the impact of a local source Cascadia tsunami.
3. Use the Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Inundation Maps applicable to the County to develop tsunami hazard resiliency measures.
4. Enact design or performance implementing code components in identified tsunami hazard areas.
5. Implement land division provisions, such as identifying evacuation routes, to further tsunami preparedness and related resilience efforts.
6. Consider potential land subsidence projections to plan for post Cascadia event earthquake and tsunami redevelopment.
7. Identify and secure the use of appropriate land above a tsunami inundation zone for temporary housing, business and community

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functions post event.

8. As part of a comprehensive pre-disaster land use planning effort, consistent with applicable statewide planning goals, identify appropriate locations above the tsunami inundation zone for permanent relocation of housing, business and community functions post event.

Policy I: To facilitate the orderly and expedient evacuation of residents and visitors in a tsunami event, the County will:

1. Identify and secure the use of appropriate land above a tsunami inundation zone for evacuation, assembly, and emergency response.
2. Ensure zoning allows for adequate storage and shelter facilities.
3. Consider development or other incentives to property owners that donate land for evacuation routes, assembly areas, and potential shelters.
4. Require needed evacuation route improvements, including improvements to route demarcation (wayfinding in all weather and lighting conditions), and vegetation management, for new development and substantial redevelopment in tsunami hazard areas.
5. Work with neighboring jurisdictions to identify inter-jurisdictional evacuation routes and assembly areas where necessary.
6. Provide for the development of vertical evacuation structures in areas where reaching high ground is impractical.
7. Evaluate multi-use paths and transportation policies for tsunami evacuation route planning.
8. Encourage suitable structures to incorporate vertical evacuation capacity in areas where evacuation to high ground is impractical.
9. Install signs to clearly mark evacuation routes and implement other wayfinding technologies (e.g., painting on pavement, power poles and other prominent features) to ensure that routes can be easily followed day or night and in all weather conditions.
10. Prepare informational materials related to tsunami evacuation routes and make them easily available to the public.

Policy J: In order to reduce development risk in high tsunami areas, the County will:

1. Prohibit comprehensive plan or zone map amendments that would result in increased residential densities or more intensive uses in tsunami hazard areas unless adequate mitigation is implemented. Mitigation measures should focus on life safety and tsunami resistant structure

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design and construction.

2. Encourage open space, public and private recreation and other minimally developed uses within the tsunami inundation zone area.
3. Prohibit the development of those essential facilities and special occupancy structures identified in ORS 455.446 and ORS 455.447 within the tsunami inundation area.
4. Consider the use of transferrable development credits as authorized by ORS 94.541-94.538 to facilitate development outside of tsunami inundation zones.
5. Encourage, through incentives, building techniques that address tsunami peak hydraulic forces which will minimize impacts and increase the likelihood that structures will remain in place.
6. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.

Policy K: With regard to hazard mitigation planning, the County will:

1. Address tsunami hazards and associated resilience strategies within the community's FEMA approved hazard mitigation plan.
2. Incorporate and adopt relevant sections of the hazard mitigation plan into the comprehensive plan.
3. Ensure hazard mitigation plan action items related to land use are implemented through the comprehensive plan and implementing ordinances.

Policy L: The County will promote tsunami awareness education and outreach by:

1. Encouraging and supporting tsunami education and outreach, training and practice.
2. Implementing a comprehensive and ongoing tsunami preparedness community education and outreach program.
3. Collaborating with local, state and federal planners and emergency managers for the purpose of developing a culture of preparedness supporting evacuation route planning and other land use measures that minimize risk and maximize resilience from tsunami events.

Policy M: The county should identify and work to secure the use of suitable areas within the tsunami inundation zone for short and long-term, post-disaster debris storage, sorting and management.

Policy N: The County should work with other public and private entities to establish

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mutual aid agreements for post-disaster debris removal and otherwise plan for needed heavy equipment in areas that may become isolated due to earthquake and tsunami damage.

- Policy O:** The County will limit or prohibit new hazardous facilities as defined in ORS 455.447 within tsunami inundation zones. Where limiting or prohibiting such facilities is not practical, the County shall require adequate mitigation measures consistent with state and federal requirements.
- Policy P:** Clatsop County will adopt the Tsunami Inundation Maps prepared by DOGAMI and base planning decisions on a “Medium” tsunami event.
- Policy Q:** The County may consider reducing density or prohibiting new development in areas identified as tsunami inundation zones.
- Policy R:** The County shall consider retrofitting of existing County-owned public development and County roads within tsunami inundation zones to bring buildings and other structures up to current code standards.

COASTAL EROSION POLICIES

- Policy A:** Human activities can influence, and in some cases, may intensify the effects of erosion and other coastal hazards. Therefore, Clatsop County shall prohibit:
1. the destruction of stabilizing vegetation (including the inadvertent destruction by moisture loss or root damage)
 2. the exposure of stable and conditionally stable areas to erosion, and
 3. construction of shoreline stabilization structures which modify current wave patterns or the beach sand supply
 4. unnecessary removal of shoreline
- Policy B:** Erosion shall be controlled and the soil stabilized by native, non-invasive vegetation and/or mechanical and/or structural means on all dune lands. Non-structural methods of erosion control and soil stabilization shall be preferred. Structural means shall only be permitted subject to Coastal Erosion Policy A(3) and the regulations contained in Goal 18 (Beaches and Dunes).
- Policy C:** Projects shall seek to avoid removal of vegetation during construction in any sand area whenever possible. If such impacts are shown to be unavoidable, removal of vegetation during construction in any sand area shall be kept to the minimum required for building placement or other valid purpose. Removal of vegetation should not occur more than 30 days prior to grading or construction. Permanent revegetation shall be started on the site as

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soon as practical after construction, final grading or utility placement. Storage of sand and other materials should not suffocate vegetation.

- Policy D:** In all open sand areas, revegetation must be clearly monitored and carefully maintained, which may include restrictions on pedestrian or motorized vehicle traffic. Revegetation shall return the area to its pre-construction level of stability or better. Trees should be planted along with ground cover such as grass or shrubs. To encourage stabilization, a revegetation program with time limits shall be required by the Community Development Department as a condition of all land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned developments, conditional use permits etc.).
- Policy E:** Removal of vegetation which provides wildlife habitat shall be avoided to the greatest extent possible. Unnecessary removal of shoreline vegetation shall be prohibited.
- Policy F:** Site specific investigations by a qualified person such as a geologist, soils scientist, or geomorphologist may be required by the County prior to the issuance of development permits in open sand areas, on the ocean front, in steep hillsides of dunes, regardless of the vegetative cover, and in any other conditionally stable dune area which, in the view of the Community Development Director, may be subject to wind erosion or other hazard potential. Site investigations may be submitted to the Department of Geology and Mineral Industries and other agencies for review of recommendations.
- Policy G:** Log debris plays an important role in the formation and maintenance of foredunes. Therefore, driftwood removal from sand areas and beaches for both individual and commercial purposes should be discouraged so that dune building processes and scenic values are not adversely affected.
- Policy H:** To prevent increasing coastal erosion, structures such as beach access stairs and decks may be limited in the oceanfront setback areas of coastal bluff properties.
- Policy I:** Clatsop County should begin to plan for the managed retreat of roads, utilities and other infrastructure in areas prone to coastal erosion.

WILDFIRE POLICIES

- Policy A:** Clatsop County shall partner with stakeholders to develop informational materials to inform the community about how to protect themselves and their assets from wildfire.

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- Policy B:** The County should develop hardening standards for new construction in wildfire risk areas. For example, require spark arresters, metal roofs, fire retardant siding, and vegetative clearing.
- Policy C:** Voluntary hardening of existing residential structures should be encouraged.
- Policy D:** New construction on rural residential lands adjacent to forest resource land should be required to utilize hardening techniques and materials .
- Policy E:** Creation of defensible space should be required in accordance with State of Oregon statutes and rules in areas of high and extreme wildfire risk in the wildland-urban interface and should be encouraged for existing development.
- Policy F:** The County may work with the OSU Forestry and Natural Resources Extension Fire Program staff to review and adapt best practices.
- Policy G:** Clatsop County should make information from the FireWise plant list readily available to the public and use of those species should be encouraged.
- Policy I:** The County should consider installing signage promoting fire safety along County roads.
- Policy J:** Multiple access points shall be provided within subdivisions to improve emergency access and increase potential escape routes.
- Policy K:** The County may incorporate Firewise USA® and other best practices for wildfire prevention and reduction into its development standards.
- Policy L:** In coordination with Clatsop County Emergency Management and local fire districts, the Clatsop County Community Wildfire Protection Plan (CWPP) should be regularly reviewed and updated and recommendations incorporated into the Natural Hazards Mitigation Plan.
- Policy M:** Clatsop County, in conjunction with the County’s public health department and appropriate state agencies, should work to increase public awareness of the indirect hazards of wildfire. These include impacts from air and water pollution and a subsequent increase in landslide and flooding risks.

WIND / WINTER STORM POLICIES

- Policy A:** The County should promote hazard tree and vegetation management best practices and programs, but balance with vegetation for slope stabilization and scenic benefits.
- Policy B:** The County should promote tree planting projects on private and public properties, using “right tree, right place” methods.

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Policy C: The County may provide residents with information regarding methods to tie down roofs, sheds and other structures.

Policy D: The County should encourage new power lines to be placed underground.

STREAMBANK EROSION AND DEPOSITION POLICIES

Policy A: The County shall encourage the stabilization of the outside faces of dikes to prevent erosion as part of the regular maintenance of existing dikes.

Policy B: The County should encourage retention of existing riparian vegetation along streams and rivers to protect and stabilize the banks and to provide wildlife habitat.

Policy C: Clatsop County should encourage use of DEQ's best management practices for agricultural areas in order to reduce erosion and sedimentation of streams.

Policy D: The County encourages appropriate agencies to work to obtain and enforce speed limits for boats in areas where river and stream banks, dikes and private docks are affected by wave erosion.

Policy E: Clatsop County shall support strict enforcement of the Forest Practices Act to reduce sedimentation of streams.

Policy G: Prevention of stream and river bank erosion caused by development may be considered during the permitting process.

Policy I: The County should discourage activities on or adjacent to the river banks that may intensify natural erosion or impact adjacent land.

HIGH GROUNDWATER AND/OR COMPRESSIBLE SOILS POLICIES

Policy A: The County should recognize the development limitations of lands with high groundwater and compressible soils during its planning process.

Policy B: All new development on compressible soils shall be engineered, as required by state and local building codes, to address structural issues associated with construction on compressible soils.

Policy C: The County should update its compressible soils and high water table maps as detailed soils information becomes available.

Policy D: Development on peat and other compressible soils should be discouraged.

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DROUGHT POLICIES

- Policy A:** The County should coordinate with local watershed organizations and soil and water conservation districts to implement best practices for water management.
- Policy B:** The County should encourage the development and implementation of water conservation plans by local residents, water districts and systems, businesses, and industries.
- Policy C:** The County should support the use of water conservation practices by agricultural, industrial and municipal water users.

VOLCANIC ASH FALL POLICIES

- Policy A:** The County should identify the type and amount of Personal Protective Equipment (PPE) that would be needed for vulnerable populations and essential workers if a volcanic event were to occur.
- Policy B:** The County should develop recommendations for health and safety of the general population and promote those recommendations.
- Policy C:** The County should identify the best practices that would need to be provided in public announcements in an ash fall event. Best practices should consider risks to livestock, agricultural products, homes (roofs, air systems), vehicles (paint, air systems), commercial and industrial equipment.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

None

COORDINATING STATE AGENCIES:

Oregon Department of Emergency Management (OEM)
Department of Geology and Mineral Inventories (DOGAMI)
Oregon Department of Land Conservation and Development (DLCD)
Federal Emergency Management Agency (FEMA)
Oregon Climate Change Research Institute (OCCRI)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Clatsop County Multi-Jurisdictional Hazard Mitigation Plan 2021](#)
[Future Climate Projections Clatsop County](#) (Oregon Climate Change Research Institute, February 2020)
[Preparing for a Cascadia Subduction Zone Tsunami: A Land Use Guide for Oregon Coastal Communities](#), DLCD 2015
[Goal 7 Background Report](#)

GOAL 8



RECREATIONAL
NEEDS

STATEWIDE PLANNING

GOAL 8:

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

CLATSOP COUNTY GOAL 8:

To satisfy the recreational needs of residents and visitors.

OVERVIEW

Statewide Planning Goal 8 requires local governments to plan for the recreation needs of their residents and visitors, based upon adequate research and analysis of public wants and desires. Inventories are based on adequate research and analysis of available resources. Findings need to be documented in long-range plans and action programs to meet the recreational needs.

Oregon Administrative Rule (OAR) 660-034-040 suggests appropriate zoning categories and map designations (a “local park” zone or overlay zone is recommended), including objective land use and siting review criteria, in order to authorize the existing and planned park uses described in local park master plans.

Further, OAR 660-034-0040 provides for the uses listed in OAR 660-034-0035-(2)(a) through 660-034-0035-(2)(g) on agricultural or forest land within a local park provided such uses are listed in a master plan that meets specific requirements. Uses include campground areas, day use areas, recreational trails, boating and fishing facilities, park visitor and employee amenities, park land support facilities and infrastructure, park maintenance and management facilities, natural and cultural resource interpretative, educational and informational facilities, and visitor lodging and retreat facilities.

Goal 8 also requires local governments to address the siting of destination resorts. Clatsop County’s regulations for destination resorts are established in the Land and Water Development and Use Code (LAWDUC), Destination Resort Overlay District (DRO). The purpose of the DRO is to recognize sites that are suitable and appropriate for the location of recreation-oriented tourist and vacation resorts, and to establish standards to guide the development of such facilities. The DRO is intended to ensure the compatibility of tourist and vacation resorts with the natural resources of the County.

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The *Clatsop County Parks and Recreational Lands Master Plan*, last updated in 2006, provides a recreational lands inventory, an inventory of recreation providers in the area, community demographic information, projected recreational needs, and a set of goals, objectives, and action strategies to meet those needs. This document constitutes the research and analysis required to satisfy Statewide Planning Goal 8. Included below is a map that indicates the location and boundaries of parks and recreational lands within the County. The Clatsop County Recreational Lands Planning Advisory Committee (RLPAC) has identified updating the master plan as a near-term priority project. The updated master plan should be adopted by reference into the Comprehensive Plan Goal 8 element. At that time, the Goal 8 objectives and policies may also be updated, as necessary.

The *Clatsop County Parks and Natural Areas - Natural Resources Inventory and Stewardship Plan*, adopted in 2010, contains policy recommendations based on an inventory and assessment of the natural resources found within County-managed recreational lands. It is intended to guide management decisions and to preserve and protect resources such as trees, wetlands and wildlife on hundreds of acres of county-owned property and identifies potential threats including erosion, overuse and invasive species.

OBJECTIVES AND POLICIES

The following goals, policies, and objectives should be reviewed and revised as necessary in conjunction with future updates to the *Clatsop County Parks and Recreational Lands Master Plan*:

GENERAL POLICIES

- POLICY A:** The County shall identify and plan for the recreational needs of residents and visitors. The plan should establish appropriate levels of management, protection, enhancement and preservation of recreational land resources to meet those needs.
- POLICY B:** The County should, to the extent practicable, retain existing county-owned waterfront properties identified in adopted or approved park master plans, the County Transportation System Plan, or as needed for public access such as boat ramps, trails or other recreational needs.
- POLICY C:** The Recreational Lands Advisory Committee should maintain a public forum for citizen input regarding any future changes that potentially impact parks, recreational lands, trails, boat ramps and related programs within the county.
- POLICY D:** The County should participate with other governmental, private, regional, volunteer and non-profit groups and agencies in coordinating planning

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efforts that may impact the County's recreational resources or park master plans.

POLICY E: County park and recreational lands should be managed in accordance with county adopted or approved park master plans.

POLICY F: Clatsop County may utilize the County Recreational Lands Committee as a primary public review body for all county actions related to recreation issues. This committee may be given the opportunity to review and comment on all County recreational issues including:

1. Potential County land sales involving County Park lands or lands adjoining County park properties;
2. Potential County timber sales involving County Park lands or lands adjoining County park properties;
3. Major County Park improvement proposals; and
4. Annual County Parks budget proposals.

POLICY G: Existing County-owned recreational lands sites, as identified in the Clatsop County Parks and recreational Lands Master Plan, should not be sold, traded, rezoned or exchanged without first requesting the input of the County Recreational Lands Advisory Committee and a careful examination of existing and potential recreational values.

POLICY H: Revenue generated from the use, sale or lease of county parks should be used solely for county park purposes.

POLICY I: The Clatsop County Recreational Lands Master Plan should be reviewed every 5-8 years and updated as necessary to reflect community priorities and new opportunities.

POLICY J: The County will continue to maintain the Rural Community Parks (RCP) zone in support of the Clatsop County Recreational Lands Master Plan and in conformance with OAR 660-034.

POLICY K: The County may pursue zoning code amendments as appropriate to support the Clatsop County Recreational Lands Master Plan.

POLICY L: New projects not specifically listed in the master plan should be reviewed for consistency with the master plan goals and policies and be vetted by the Recreational Lands Planning Advisory Committee and Board of Commissioners.

POLICY M: As new projects are completed, park inventories should be updated and a determination should be made of whether any new goals or policies are necessary.

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- POLICY N:** The County should utilize population and demographic projections to determine how changes will affect recreational needs and amenities.
- POLICY O:** The County may consider what amenities may be required to serve users from more urbanized areas.
- POLICY P:** Parks furthest away from population concentrations may be preserved and protected as wilderness areas.
- POLICY Q:** The County may establish a rating system/grading system for parks such as semi-wild or wilderness, which could also be used to establish the level of required amenities.
- POLICY R:** The County should maintain and improve the County's park and recreational resources.
- POLICY S:** The County should ensure a sustainable, high quality and cost-effective park operation.
- POLICY T:** The County should establish a more integrated and connected system of parks and recreational resources within the county parks system and between the county and other public and private recreation providers.
- POLICY U:** Existing public land should be preferred for recreational development, but should not prohibit acquiring additional locations.
- POLICY V:** Subdivision or planned developments along major streams and rivers should provide access points to the water for residents of the development. Provision of such access points should not prohibit acquisition of additional locations.
- POLICY W:** Use of recreational motor vehicles on recreation land should be restricted to established roads and trails which are designated for that purpose.
- POLICY X:** Parks should be managed to leave natural vegetation when possible.

GOAL 8 - IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[OAR 660-034 State and Local Park Planning](#)

COORDINATING STATE AGENCIES:

Oregon Parks and Recreation Department (OPRD)
Oregon Department of Land Conservation and Development (DLCD)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Clatsop County Parks and Recreational Lands Master Plan \(2006\)](#)
[Clatsop County Parks & Natural Areas, Natural Resources Inventory & Stewardship Plan \(2010\)](#)

DRAFT

GOAL 9



ECONOMIC
DEVELOPMENT

**STATEWIDE
PLANNING**

GOAL 9:

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

**CLATSOP
COUNTY GOAL**

9:

To diversify and improve the economy of the state and Clatsop County.

OVERVIEW

Goal 9 – Economic Development, originally adopted by the Board of Clatsop County Commissioners on July 23, 1980, was amended by Ordinance 83-17 on September 30, 1983. This revision is the first since that 1983 amendment.

The county's original Goal 9 identified three major industries in the county in the following order: 1) forestry and wood products, 2) marine resources, and 3) the tourism industry, at the time a more recently recognized sector. The original document noted the county had suffered chronic economic problems since the mid-1950s and acknowledged community members least able to handle the crisis were the ones most vulnerable to it.

The goal identified areas of concern, including: dependence on harvest and exploitation of local natural resources; fragmented local economic planning; insufficient industrial land in rural areas; economic conflicts over resource use; development pressure on agricultural, forest, and marine lands uses; seasonality of major occupational opportunities; increased mechanization; low-income in non-manufacturing and non-resource based occupations; and a disproportionately high number of retired residents. New areas of concern add earthquake and tsunami risks to the list of potential economic development challenges, as well as access to affordable housing and childcare.

Forty years later, the goal remains the same, as do many of the challenges. Forestry and wood products sectors, while still paying well, employ significantly fewer people. Marine resource jobs, especially crab, pink shrimp, and salmon fishing, pay well but are hard to document due to the seasonal nature of the work. Processing plants, which pay less well, are bringing workers from outside the area to fill jobs that, likewise, are seasonal. The visitor industry continues to grow and also continues to pay less well than the other sectors.

Other sectors, however, have emerged and the

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community's demographics have shifted. Oregon Employment Department reports indicate education and health services; arts, entertainment and recreation, and accommodation and food services; and retail trade now account for 54% of the county's civilian employment.

OBJECTIVES AND POLICIES

Goal: To diversify and improve the economy of the state and Clatsop County.

GENERAL POLICIES

POLICY A: Recognizing it may be advantageous for Clatsop County to explore an economic opportunities analysis, consistent with OAR 660-009-0015, in cooperation with the cities, the Port of Astoria, and other economic partners, the Board of Clatsop County Commissioners may consider convening a countywide economic development summit with other stakeholders, including the business and development companies and communities, to assess the current situation and identify ways forward.

1. Prior to the economic summit, the county should establish benchmarks for economic activity countywide, using a comparable counties database, to judge progress and to provide a basis for the summit.

POLICY B: The county's buildable lands inventory should be updated and constraints to development, such as natural hazards and wetlands, should be identified.

POLICY C: Telecommunications is a critical component of infrastructure and efforts to further develop broadband throughout the county shall be considered a priority.

POLICY D: Burgeoning economic sectors, including agriculture (agri-tourism, farm-to-table movement), should be recognized and supported.

POLICY E: The County should implement the recommendations from the Housing Strategies Report of January 2019 and should pursue immediate or short term actions that could improve the availability of affordable housing in the County.

POLICY F: Businesses, especially start-ups and those businesses that will diversify the county's economy, should be encouraged, and supported.

FOREST PRODUCTS POLICIES

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POLICY A: The Forest Practices Act regulates forestry practices.

POLICY B: The County should encourage the continuation of the long-term supply of raw products necessary to provide material for County mills by the following:

1. Small woodlot owners should be provided financial incentives for maintaining forest land use and effective management practices. Both public and private sectors (especially local forest products industries) should examine long-range payment and contractual agreements with small woodlot owners to level existing tax inequities and diminish long-range cash flow problems. (Such contracts could include reseeded agreements and cost sharing proposals).
2. State and federal representatives should be asked to explore legislation to provide assistance and incentives to small woodlot owners to insure participation in effective management programs.
3. Reforestation of native species should be encouraged by public incentives, especially for long maturation species such as cedar.

POLICY C: The County may collaborate with private industry, the Port of Astoria, Clatsop Economic Development Resources (CEDR) and other economic organizations in their attempts to improve forest industry employment opportunities by:

1. Supporting the work of groups such as CEDR and the Economic Development Administration to encourage the location of small businesses in the County which provide season long employment in the forest industry. Small businesses which would more totally process wood products from currently wasted material should be especially encouraged.
2. Supporting public actions which:
 - a. encourage research and development of wood-waste fueled energy generation,
 - b. develop technology and products made primarily from non-commercial and underutilized tree species (especially alder), and
 - c. assist small scale equipment development (i.e. chippers, portable specialty saw mills, etc.) through streamlining of zoning regulations.
3. Considering all measures to encourage expanded local processing of locally grown wood fiber such as cross-laminated timber, and specialty manufacturing to minimize current dollar leakages, including low interest loans, grants, small business assistance programs, and maximum use of the community reinvestment act.

MARINE RESOURCES POLICIES

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POLICY A: The County shall enhance and protect the marine resource environment through participation in the Columbia River estuary regional planning process.

POLICY B: Clatsop County may encourage scientific research, including regarding ocean acidification, hypoxia, and domoic acid impacts to fisheries.

POLICY C: Clatsop County may encourage efforts towards organizing the numerous fishing interests in Clatsop County in conjunction with OSU's Sea Grant Program, Clatsop Community College and the Clatsop County Fisheries Project to develop methods to expand fishery activity in Clatsop County. Such activity could include:

1. establishment of model programs to utilize various fish species in different products, and
2. provision of technical assistance to local citizens interested in attempting commercial ventures derived from model programs.

POLICY D: The County, Port of Astoria, and CEDR should promote those public facilities and services required to increase the amount of seafood landed in Clatsop County. These activities could include:

1. Cataloging existing federal and state loan programs, production credits, and other program opportunities so that ~~are~~ fishermen and local financial institutions are aware of benefits and utilization procedures
2. Encouraging resource agencies to continue developing information on the sustained yield of fisheries and recognize the importance of fresh water habitat.
3. Developing and expanding land based facilities in cooperation with fishery personnel, local businessmen, and port district staff, placing special attention on cold storage, landing facilities and moorage facilities.
4. Encouraging cooperation of local lending institutions and provision of technical assistance to assist local boat builders in expanding building facilities.

POLICY E: Fishing and maritime commerce contribute significantly to Clatsop County's economy. The potential effects and impacts, both harmful and beneficial, of wind or wave energy proposals on ocean fisheries and maritime commerce may be evaluated and considered when designing, locating and permitting these facilities. The County may consult the Oregon Territorial Sea Act and the OSU PacWav Project to provide input on the effect of wind or wave energy proposals on fishing and maritime commerce.

TRAVEL INDUSTRY POLICIES

CLATSOP COUNTY COMPREHENSIVE PLAN

POLICY A: The County Commission, in conjunction with the Fair Board, should attempt to promote year-round utilization of the facilities at the County Fairgrounds and encourage use of the Clatsop County Fairgrounds for conferences and additional events to attract attendees from outside the community and promote use of the fairgrounds as a regional venue for visiting events/festivals/exhibitions/trade shows.

POLICY B: The County may support efforts of local travel industry representatives and organizations to coordinate and promote off-season activities.

POLICY C: The County may support the efforts of Clatsop Community College, in coordination with local tourist and retail organizations, to provide programs and training for local businesses.

POLICY D: Clatsop County's desirability as a visitor destination depends in large part on the ocean. The potential effects and impacts, both harmful and beneficial, of wind or wave energy proposals on the hospitality industry should be evaluated and considered when designing, locating, and permitting these facilities.

POLICY E: Clatsop County, through the Arts Council of Clatsop County, recognizing that access to art and the well-being of the community are deeply connected and that the community's support of the arts is as essential as the arts' contribution to the community, may encourage the following:

1. The inclusion of art in public spaces;
2. The incorporation of art in public buildings;
3. Open-air art and music festivals or fairs in the shoulder seasons;
4. Walkable tours of art installations in well-maintained areas;
5. Interactive music and art installations in public spaces; and
6. Art reflecting the heritage of native peoples and settlers of the county be included.

HUMAN RESOURCES POLICIES

POLICY A: The County should encourage local County-based industrial and commercial firms to cooperate with existing educational institutions to develop and utilize job training programs to hire local unemployed and underemployed individuals.

POLICY B: The County may work with partners to support employers providing family-wage jobs.

COMMUNITY RESOURCES POLICIES

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POLICY A: Clatsop County should continue to delegate economic development processes to CEDR and Columbia-Pacific Economic Development District (Col-Pac).

POLICY B: The Port of Astoria’s Strategic Business Plan 2019-2024 is adopted as a background report to Clatsop County’s Goal 9, and Clatsop County may support key elements of the Port’s plan, including:

1. Port of Astoria policies to maintain deep-draft terminal capabilities, leverage assets to support commercial fishing and cruise ships, and market the Port’s airport industrial property.
2. Maximization of the use and income from the Port of Astoria’s existing resources and facilities to support job and economic development opportunities.
3. Collaboration with the Port of Astoria on projects that would create new family-wage jobs as well as additional employment opportunities within Clatsop County.
4. Efforts to reestablish an Intergovernmental Agreement (IGA) with Business Oregon.
5. Opportunities to partner with the Port of Astoria on projects to identify and capitalize on emerging markets and shared economic development strategies.

POLICY C: Applications for destination resorts shall require an economic and fiscal impact assessment showing whether or not there are net benefits to the County as a whole for proposed destination resorts.

POLICY D: Conditions of approval for destination reports shall ensure that development is compatible with continued resource use of surrounding lands.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[OAR 660-009](#) – Economic Development

COORDINATING STATE AGENCIES:

[Oregon Department of Land Conservation and Development \(DLCD\)](#)
[Regional Solutions Center, North Coast](#)

OTHER PARTNERS:

[Columbia-Pacific Economic Development District](#)
[Clatsop Economic Development Resources \(CEDR\)](#)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Goal 9 Background Report](#)

GOAL 10



HOUSING

STATEWIDE
PLANNING

GOAL 10:

To provide for the housing needs of citizens of the state.

CLATSOP
COUNTY

GOAL 10:

To provide for the housing needs of the residents of Clatsop County.

OVERVIEW

Statewide Planning Goal 10 addresses residential housing needs in Oregon. In the most densely populated parts of the state, Goal 10 requires buildable lands for residential use to be inventoried and for comprehensive plans to encourage the availability of adequate numbers of needed housing units at price ranges and rent levels that are commensurate with the financial capabilities of the jurisdiction’s households. Plans should also provide for flexibility with regard to housing location, type and density.

As a rural county, many of the requirements of Goal 10 do not apply to Clatsop County. For example, Clatsop County is not required to inventory buildable lands or prepare a housing needs analysis. Because Goals 10, 11 and 14 all direct higher density residential development towards urban and urbanizable areas, which are in closer proximity to public facilities and services, it will be imperative for the County to coordinate housing activities with the incorporated cities to ensure that the buildable land supply is sufficient for the housing needs of residents over the 20-year planning horizon.

Over 80% of the land in unincorporated Clatsop County is designated as resource land (farm/forest), resulting in a very limited quantity of land available to increase housing options outside of incorporated areas. Additionally, the majority of rural residential land that is outside of the resource zones and urban growth boundaries is not served by either a sewer or water district. As the County develops policies to increase housing options in unincorporated areas, consideration must be given to the carrying capacity of the land, water and air.

During the course of updating Goal 10 concerns have been expressed regarding the following impediments to constructing affordable housing and impacts due to that same deficiency. These include:

- Inhibiting economic development
- The impacts of short-term rentals on long-term rental availability, overall housing prices, and

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neighborhood livability

- The need to up-zone, or increase densities, on rural lands
- The inability to construct accessory dwelling units (ADUs) on rural lands
- The need to explore incentives to encourage the construction of ADUs in areas where they are already permitted
- The need to prohibit ADUs from being used as short-term rental units
- Existing homes are of inadequate size to accommodate families

OBJECTIVES AND POLICIES

HOUSING GOAL:

To provide adequate numbers of housing units at price ranges and rent levels commensurate with financial capabilities of the households in the region and to allow for flexibility in housing location, type and density.

URBANIZATION AND DEVELOPMENT POLICIES

- Policy A:** Clatsop County shall encourage population to locate in established service areas, but balance rural development with the carrying capacity of the air, land and water.
- Policy B:** Clatsop County shall promote growth within areas where it will have minimal negative impacts on the County's environment and natural resources.
- Policy C:** Clatsop County should encourage infill development, particularly when roads and other services are already in place.
- Policy D:** The County shall direct new urban growth to existing urban growth boundary or rural service areas where under-utilized public or semi-public facilities exist or utility and/or investments have already been made.
- Policy E:** The County shall prioritize development of land with less resource value.
- Policy F:** Community plans shall provide for orderly growth which reduces the cost of essential services while preserving the basic elements of the environment.
- Policy G:** Before creating new residential zones or expanding residentially-zoned land boundaries, the County shall require an analysis of the impact on infrastructure and public facilities and services, including roads, emergency services, schools, and sanitary waste and water systems.
- Policy H:** Applications for new subdivisions or serial partitions shall include an analysis demonstrating that the proposed use will not cause affected roads to exceed

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their designated level-of-service or cause water or sewer infrastructure to exceed its existing capacity.

- Policy I:** The County should encourage planned developments, the voluntary vacation or replatting of old subdivisions, and other land use actions to preserve steep slopes and other sensitive areas in their natural condition.
- Policy J:** The County should review and, if necessary, revise its transfer of density regulations.
- Policy K:** Streets in new developments shall be designed to minimize disturbance of the land by following contour lines (as an alternative to a grid pattern) and avoiding cut-and-fill construction techniques.
- Policy L:** Buffers (screening) should be provided in all subdivisions and planned developments along property lines adjacent to arterials and collector roads.
- Policy M:** Housing shall be developed where services are readily available. Subdivision of land and planned development shall be allowed only where septic tank, sewer and water capacity is sufficient to meet its needs.
- Policy N:** The County shall work with the local water and sewer and road agencies districts to ensure that development does not exceed the capacity of these facilities.
- Policy O:** Large-scale low-income subsidized housing projects should be located in urban areas or rural service areas where necessary community services can be provided, in compliance with Statewide Planning Goal 14: Urbanization.
- Policy P:** Housing developments should 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.
- Policy Q:** Land zoned for higher density, such as multi-family residential, should not be developed at lower densities.
- Policy R:** Consideration should be given to revising development standards to facilitate “middle housing” in all types of residential zones.

HOUSING POLICIES – RESIDENTIAL DEVELOPMENT

- Policy A:** Clatsop County shall encourage residential development only in those areas

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where necessary public facilities and services can be provided and where conflicts with forest and agricultural uses are minimized.

- Policy B:** Clatsop County shall collaborate with cities and other stakeholders in planning for the availability of adequate numbers of housing units at price ranges and rent levels commensurate with the financial capabilities of County residents.
- Policy C:** Clatsop County should encourage planned developments and subdivisions to cluster dwelling units. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of the land, increased environmental amenities, maintenance of the rural character of the area, reduction of housing costs, maintenance and protection of wildlife corridors and may be used as an open space buffer between the residential use and adjacent agricultural or forest uses.
- Policy D:** Clatsop County shall permit residential development in those designated areas when and where it can be demonstrated that:
- a. Water is available which meets local, state and federal standards;
 - b. Each housing unit will have either an approved site for a sewage disposal system which meets the standards of the County and the Department of Environmental Quality or access to a community system;
 - c. The setback requirements for the development of wells and septic systems on adjacent parcels have been observed;
 - d. Development of residential units will not result in the loss of lands zoned or designated for agriculture or forestry and will not interfere with surrounding agricultural or forestry activities.
- Policy E:** Clatsop County may permit temporary siting of mobile homes in specified locations in the event of an emergency.
- Policy F:** Clatsop County should encourage multi-family housing and mobile home park developments to develop within the various urban growth boundaries and within rural service areas.
- Policy G:** Clatsop County shall make provisions for housing in areas designated for Rural Lands, Urban Growth Boundaries, and Rural Service Areas which provide variety in location, type, density and cost where compatible with development on surrounding lands.
- Policy H:** The County should review its existing standards for ADUs on lands designated Development and should develop standards for Accessory Dwelling Units (ADUs) on rural lands.

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- Policy I:** Clatsop County should conduct a Housing Needs Analysis that includes an examination of available and needed affordable and market rate units.
- Policy J:** Clatsop County shall consider natural hazards when creating new or expanded residential zones.
- Policy K:** The County shall consider natural hazard zones during the building permitting process.
- Policy L:** Clatsop County should consider allowing tiny homes in residential zones that follow the development standard for other types of residences.
- Policy M:** The rural housing needs should be reexamined every periodically to reflect the market changes and new information.
- Policy N:** The County should review and revise its codes to allow cottage cluster developments in appropriate areas of the county in order to provide additional opportunities for the development of low-income and workforce housing.
- Policy O:** The County should encourage the installation of electric vehicle charging stations in new residential construction as such stations could be used to generate electricity during emergencies.
- Policy P:** The County should explore strategies to create incentives attractive to developers of affordable and workforce housing.
- Policy Q:** In the future, should the state legislature revise statutes to allow ADUs on resource lands, the County should consider similar code revisions.

HOUSING POLICIES – GOVERNMENTAL COOPERATION AND COORDINATION

- Policy A:** Clatsop County may coordinate with governmental agencies and the Northwest Oregon Housing Authority in promoting unified housing policies and in ensuring an equitable distribution of assisted housing throughout the County.
- Policy B:** Clatsop County should encourage state and federal agencies to develop programs and funding sources to increase the level of support for the maintenance and rehabilitation of existing housing and for the development of additional housing.
- Policy C:** Per OAR 660-008-0030(2), Clatsop County shall work with incorporated cities and appropriate special districts in order to develop strategies and policies to support and promote the development of needed housing.
- Policy D:** Clatsop County shall assist in coordinating planning efforts of local governments and special districts to maximize efficiency of public facilities,

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and to ensure that land use actions reflect the goals and policies of the Plan.

- Policy E:** The County may organize and participate in discussions with local governments to identify when and where urban growth boundary expansions are required.
- Policy F:** Clatsop County should work with cities to develop a campaign promoting construction of ADUs in zones where they are currently allowed.
- Policy G:** Clatsop County should encourage the development and expansion of training programs for the building industry using cooperative efforts between Clatsop Community College and building trade professionals.

HOUSING POLICIES – CLATSOP COUNTY HOUSING STRATEGIES REPORT

- Policy A:** Clatsop County should support efforts to foster inclusive communities, overcome disparities in access to community assets, and enhance housing choice for people in protected classes by coordinating plans and investments to affirmatively further fair housing.
- Policy B:** Clatsop County should determine whether opportunities exist for higher density and/or mixed-use development in its rural communities that are served by water and sewer districts.
- Policy C:** Clatsop County may continue to allow accessory dwelling units (ADUs) in appropriate residential districts and may support efforts at the state level to revise statutes to allow ADUs on rural residential lands, consistent with Goal 6 (Air, Water and Land Resources Quality), Goal 11 (Public Facilities and Services), and Goal 14 (Urbanization).
- Policy D:** The County should review its residential zoning standards and uses to determine where higher density housing may be appropriate and where permitting processes may be streamlined to facilitate construction of higher density housing.
- Policy E:** The County shall provide a sufficient quantity and variety of residentially-zoned land to meet community needs.
- Policy F:** The County should encourage preservation of mobile home parks as a low/moderate income housing option. The County may facilitate replacement and alteration of manufactured homes within an existing mobile home park by identifying opportunities to streamline the permitting procedure.
- Policy G:** The County should review and update the 2019 Housing Strategies Study and/or conduct a housing needs analysis and building lands inventory.

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Policy H: Based upon the 2019 *Housing Strategies Report*, the County should review its non-residential non-resource zones to determine if inclusion of multi-family dwellings should be permitted.

HOUSING POLICIES – HOUSING REHABILITATION

- Policy A:** Clatsop County shall develop and maintain an inventory of the type and condition of the current housing stock.
- Policy B:** Clatsop County should encourage the retention of the current housing stock and encourage the rehabilitation of substandard housing units.
- Policy C:** The County should continue to work with partners to obtain DEQ or other funding to aid homeowners with monetary assistance to repair or replace failing septic systems.
- Policy D:** The County should work with state agencies to identify funding options for a lead abatement program.
- Policy E:** The County should partner with community agencies and other stakeholders to identify or create funding options or grants to provide the funds for upgrading building insulation to reduce energy consumption and reduce homeowner costs of energy.
- Policy F:** The County should encourage state agencies to develop incentive programs to encourage homeowners to perform seismic retrofits to existing structures.

HOUSING POLICIES – ASSISTED HOUSING

- Policy A:** Clatsop County may offer surplus properties obtained through foreclosure for use by public agencies and/or qualified non-profits to develop low income housing, child care and/or social services, as permitted under ORS 271.330.
- Policy B:** Clatsop County should partner with appropriate community agencies and other agencies to develop programs to improve housing conditions of those homeowners who are physically or financially unable to make improvements on their own.

HOUSING POLICIES – UNSHELTERED PERSONS

- Policy A:** Clatsop County should continue to support the Homeless Liaison position through Clatsop Community Action.
- Policy B:** The County should continue to explore and coordinate efforts with non-profit organizations and the incorporated cities to develop micro-housing

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opportunities to support unsheltered persons.

Policy C: The county should study the issue of allowing recreational vehicle use for housing within the County.

Policy D: The County should explore the creation of new, or the use of existing RV parks, to provide semi-permanent places for persons who would otherwise be unsheltered or who occupy RVs on land without access to sanitary services and/or potable water.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[660-007](#) – Metropolitan Housing (applies to the Portland Metro area)

[660-008](#) – Interpretation of Goal 10 Housing

[660-038](#) – Simplified Urban Growth Boundary Method

[660-039](#) – Affordable Housing Pilot Program

COORDINATING STATE AGENCIES:

Oregon Housing and Community Services (OCHS)

Oregon Department of Land Conservation and Development (DLCD)

Oregon Building Codes Division (BCD)

Oregon Water Resources Department (OWRD)

Oregon Department of Environmental Quality (DEQ)

BACKGROUND REPORTS AND SUPPORTING DATA:

[*Implementing a Regional Housing Needs Analysis Methodology in Oregon: Approach, Results, and Initial Recommendations*](#), Oregon Housing and Community Services, March 2021

[*Clatsop County Housing Strategies Report*](#), 2019

[*Future Climate Projections Clatsop County*](#), Oregon Climate Change Research Institute, February 2020

[*Coordinated Population Forecast 2020 through 2070 Clatsop County*](#), Population Research Center, College of Urban and Public Affairs, Portland State University

[Goal 10 Background Report](#)

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.

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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](#)

GOAL 12



TRANSPORTATION

STATEWIDE
PLANNING

GOAL 12:

To provide and encourage a safe, convenient and economic transportation system.

CLATSOP
COUNTY

GOAL 12:

To provide and encourage a safe, convenient and economic transportation system.

OVERVIEW

The formulation of a transportation vision, goals and policies represent an important component of the Transportation Systems Plan (TSP) process. The TSP was a collaborative effort among various public agencies, key stakeholders, and the community. The process of identifying the vision, goals, and policies helps describe the transportation system that best fits Clatsop County's values and guides how the TSP will be developed and implemented. Eight goals were developed early in the TSP process, which were used to help prioritize transportation solutions. A ninth overarching goal was added toward the end of the process to reflect the importance of fostering a transportation system that is resilient to natural disasters. The TSP was adopted on October 19, 2015 (Ordinance 15-05). The adopted TSP includes the following overarching vision:

All transportation modes flow smoothly and safely to and throughout the county, meeting the needs of residents, businesses, visitors, and people of all physical and financial conditions. Existing transportation assets are protected and complemented with multi-modal improvements, including freight and passenger rail transportation as an alternative to automobiles. Evacuations and emergency response preceding and following natural disasters are managed effectively.

Transportation System Plan

Volume 1 of the TSP is adopted by reference as part of Goal 12 of the Comprehensive Plan. Volume 1 contains the TSP vision and goals, trends, financial plan, standards, and outcomes.

Volume 2, which is not adopted as part of the Comprehensive Plan, represents an iterative process in the development of the TSP; it includes all background memoranda, meeting summaries, and technical data. Refinements to various plan elements occurred throughout the process as new information was

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obtained. In all cases, the contents of Volume 1 supersede those in Volume 2.

Tsunami Evacuation Facility Improvement Plan (TEFIP)

The Clatsop County Tsunami Evacuation Facility Improvement Plan (TEFIP) is anticipated to be adopted in the spring of 2022. The TEFIP addresses improvements to tsunami evacuation routes, focusing on routes that serve multiple purposes in addition to evacuation, such as walking or cycling trails. The TEFIP seeks to prioritize solutions that benefit the community every day, like investing in recreational trails that double as evacuation routes; increase community resilience and emergency preparedness; facilitate easier evacuation in the event of a major earthquake and tsunami; and identify strategies to make best use of limited public resources.

GOALS AND POLICIES

OBJECTIVE 1: Foster resilient natural hazard evacuation and lifeline route systems.

Policy A: The County should evaluate existing platted roads or rights of way for use as alternative evacuation pathways prior to any consideration of vacations.

OBJECTIVE 2: Provide for efficient motor vehicle travel to and through the county. In order to achieve this objective, Clatsop County should:

POLICY A: Develop a program to systematically implement improvements that enhance mobility at designated high-priority locations.

POLICY B: Adopt a standard for mobility to help maintain a minimum level of motor vehicle travel efficiency and by which land use proposals can be evaluated. State and City mobility standards will be supported on facilities under the respective jurisdiction.

POLICY C: Identify opportunities to reduce the use of state highways for local trips.

POLICY D: Limit access points on highways and arterials. Support consolidated and shared access points.

OBJECTIVE 3: Increase the convenience and availability of pedestrian and bicycle modes. In order to achieve this objective, the County should:

POLICY A: Identify improvements (e.g., street lighting, bike parking) that complement pedestrian and bicycle facilities such as sidewalks and bike lanes and that encourage more use of these facilities.

POLICY B: Improve walking and biking connections to county amenities.

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- POLICY C:** Enhance way finding signage for those walking and biking, directing them to bus stops, key routes and destinations, and tsunami evacuation routes.
- POLICY D:** Promote walking, bicycling, and sharing the road through public information and participation.
- POLICY E:** Identify necessary changes to the land development code to improve connectivity between compatible land uses for pedestrian and bicycle trips.
- POLICY F:** Encourage inclusion of bicycle and pedestrian pathways in all new subdivisions or major developments.
- POLICY G:** Work with Oregon Department of Transportation (ODOT) to provide a safe bicycle and pedestrian pathway along the New Youngs Bay Bridge and the Old Youngs Bay Bridge.
- POLICY H:** Consider using platted, undeveloped public rights-of-way for pedestrian and/or bicycle routes where appropriate.

OBJECTIVE 4: **Coordinate countywide transit services, facilities, and improvements with local jurisdictions that encourage a higher level of ridership. In order to achieve this objective, the County should:**

- POLICY A:** Assist in identifying potential locations for designated park-and-ride lots.
- POLICY B:** Assist in identifying areas that support additional transit services, and coordinate with transit providers to improve the coverage, quality and frequency of services
- POLICY C:** Assist in identifying improvements (e.g., sidewalk and bicycle connections, shelters, benches) that complement transit facilities such as bus stops and that encourage higher usage of transit.

OBJECTIVE 5: **Provide an equitable, balanced and connected multi-modal transportation system. In order to achieve this objective, the County should:**

- POLICY A:** Identify new or improved transportation connections to enhance system efficiency.
- POLICY B:** Ensure that existing and planned pedestrian throughways are clear of obstacles and obstructions (e.g., utility poles).
- POLICY C:** Support connectivity between the various communities in the county and also between adjacent counties' and states' transportation systems.

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POLICY D: The County shall identify opportunities to improve the transportation system so the needs of the transportation disadvantaged are met to the greatest extent possible.

OBJECTIVE 6: **Enhance the health and safety of residents. In order to achieve this objective, the County should:**

POLICY A: Identify improvements needed along natural hazard evacuation and Seismic Lifeline Routes.

POLICY B: Give priority to multiuse paths that enhance community livability and serve as tsunami evacuation routes.

POLICY C: Identify improvements to address high collision locations and improve safety for walking, biking and driving trips in the county.

POLICY D: Enhance existing highway crossings for walking and biking users.

POLICY E: Identify deficient locations in the county where enhanced street crossings for walking and biking are needed.

POLICY F: Improve the visibility of transportation users in constrained areas, such as on hills and blind curves.

POLICY G: Support programs that encourage walking and bicycling, and educate regarding good traffic behavior and consideration for all users.

POLICY H: Locate new transportation facilities outside tsunami inundation zones where feasible.

POLICY I: Where financially feasible, design and construct new transportation facilities to withstand a Cascadia event earthquake and be resistant to the associated tsunami.

POLICY J: Develop multi-use paths that both enhance community livability and serve as tsunami evacuation routes.

POLICY K: Coordinate evacuation route and signage planning in conjunction with existing or proposed transportation system plan pedestrian and bicycle route planning efforts.

OBJECTIVE 7: **Foster a sustainable transportation system. In order to achieve this objective, the County should:**

POLICY A: Develop and support reasonable alternative mobility targets for motor vehicles that align with economic and physical limitations on State highways and County roads where necessary.

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- POLICY B:** Minimize impacts to the scenic, natural and cultural resources in the county.
- POLICY C:** Support alternative vehicle types by identifying potential electric vehicle plug-in stations and developing implementing code provisions.
- POLICY D:** Consider development of infrastructure to support emerging vehicle technologies.
- POLICY E:** Identify areas where alternative land use types would significantly shorten trip lengths or reduce the need for motor vehicle travel within the county.
- POLICY F:** Maintain the existing transportation system assets to preserve their intended functions and maintain their useful life.
- POLICY G:** Identify opportunities to improve travel reliability and safety with system management solutions.
- POLICY H:** Identify stable and diverse revenue sources for transportation investments to meet the needs of the county, including new and creative funding sources to leverage high priority transportation projects.
- POLICY I:** Consider costs and benefits when identifying project solutions and prioritizing public investments.
- POLICY J:** Utilize transparency when determining transportation system investments.
- OBJECTIVE 8:** **Ensure the transportation system supports a prosperous and competitive economy. In order to achieve this objective, the County should:**
- POLICY A:** Encourage improvements to the freight system efficiency, access, capacity and reliability. Consideration should be given to all feasible modes of freight transportation.
- POLICY B:** Support transportation improvements that will enhance access to employment.
- POLICY C:** Support increases in the distribution of travel information to maximize the reliability and effectiveness of all modes of transportation.
- POLICY D:** Identify and improve local Lifeline Routes to increase economic resilience after a natural hazard disaster.
- OBJECTIVE 9:** **Coordinate with local and state agencies and transportation plans.**

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- POLICY A:** Coordinate with the Oregon Transportation Plan and associated modal plans.
- POLICY B:** The County shall work with the North Coast Regional Solutions Center and the Sunset Empire Transportation District to promote projects that improve regional linkages.
- POLICY C:** The County shall coordinate regional project development and implementation with local jurisdictions (e.g., evacuation routes, countywide transit, and jurisdictional transfer of roadways).
- POLICY D:** Coordinate with the Clatsop County Parks and Recreation Master Plan regarding trail guidelines and connections between parks, recreation areas, and trails.
- POLICY E:** Coordinate evacuation route and signage planning with existing or proposed pedestrian and bicycle route planning efforts.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[660-012](#) – Transportation Planning

[660-034](#) – Airport Planning

COORDINATING STATE AGENCIES:

Oregon Department of Land Conservation and Development (DLCD)

Oregon Department of Transportation (ODOT)

BACKGROUND REPORTS AND SUPPORTING DATA:

Clatsop County Transportation System Plan, 2015: [Volume 1](#), [Volume 2](#)

[ODOT Strategic Action Plan](#), 2021

GOAL 13



ENERGY
CONSERVATION

STATEWIDE
PLANNING

GOAL 13:

To conserve energy.

CLATSOP
COUNTY GOAL

13:

To conserve energy, reduce waste and increase self-sufficiency.

OVERVIEW

Land use decisions can have a direct effect on the energy a community consumes. For example, high-density uses along major streets improve the efficiency of public transportation systems, make it easier to walk or bike to a variety of locations, and thereby reduce gasoline consumption.

Goal 13: Energy Conservation, requires local governments to consider the effects of its comprehensive planning decisions on energy consumption. Goal 13 encourages communities to look within existing urban neighborhoods for areas of potential redevelopment before looking to expand, and to "recycle and re-use vacant land." In urban settings, this is often referred to as "in-fill development." The goal also directs cities and counties to have systems and incentives in place for recycling programs.

At the time the goal was enacted, Oregonians were particularly concerned by development of new homes that blocked neighbors' sunlight, which can have impacts on passive heating and availability of natural light. These concerns are expressed in the goal language.

Today, concerns about renewable energy sources are seen through a different lens. Innovation in the areas of solar and wind energy have made them increasingly popular in Oregon. Concern about climate change has resulted in an increase in public and private interest in and development of alternative energy sources. Goal 13 was not written to govern or direct the production of energy, but its conservation.

GOALS, OBJECTIVES AND POLICIES

GENERAL POLICIES

Policy A: The County recognizes the need for energy conservation through support of actions that public entities and private individuals and businesses can voluntarily undertake. Such actions may include, but are not limited to:

1. Methods to reduce energy consumption such as enforcing strict temperature and lighting controls in government buildings and incentive programs for carpooling and telecommuting, etc.
2. Encouraging new government buildings and major renovations to existing structures to be energy efficient. Decisions on design and selection of equipment should not be based on the lowest initial cost alone. Operating and energy costs for a reasonable life expectancy of the building should receive equal consideration. Consideration should also be given to the use of solar energy and other renewable energy sources in heating and cooling all new government buildings.
3. A partnership between the County, the cities, Extension Service and Community College to:
 - a. Promote energy conservation through seminars, other educational programs, and information dissemination.
 - b. Coordinate with local utility companies to provide technical assistance to individuals desiring to retrofit their homes or buildings with improved insulation and alternative energy sources.
4. Continued promotion and possible expansion of recycling opportunities.
5. Coordination with cities to discourage businesses from the use of non-compostable/non-recyclable consumables.

Policy B: Consistent with Statewide Planning Goal 13, Implementation measure B(1)(d), the following land use practices shall be considered to conserve energy and promote the use of alternative systems:

1. Open space should be located whenever possible to buffer structures from shadows cast by other buildings.
2. Existing solar access is to be protected.
3. Encourage solar energy use where practical.
4. Encourage using open spaces or parcels not suitable for development for

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a community solar program. Consider tax incentives for landowners who allow their land to be used for this purpose.

- Policy C:** The County shall, whenever possible, encourage the use of renewable and alternative energy sources such as total energy systems where, for example, electricity is generated and the waste heat is utilized for space heating and cooling purposes.
- Policy D:** When reviewing changes to land use designations, the County shall consider energy conservation before reclassifying resource lands as RURAL LANDS and DEVELOPMENT lands.
- Policy E:** The County should notify all local Native American tribes when public notices are required.
- Policy F:** When siting energy production and distribution facilities the county shall indicate when proposed sites are in tsunami hazard zones.

CLIMATE CHANGE POLICIES

GOAL 1: **Clatsop County shall work to protect watersheds, surface waters, aquifers and drinking water supplies from the impacts of climate change.**

- Policy A:** The County should promote water conservation and reduced use to avoid unnecessary waste and consumption.

ALTERNATIVE SITING POLICIES

- Policy A:** The County should 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.
- Policy B:** Clatsop County should identify sites for the stockpiling and disposal of organic fill/waste that has been removed from other development sites.

HOUSING AND DEVELOPMENT POLICIES

- Policy A:** Clatsop County shall continue to require new development projects (subdivisions and commercial developments, or projects in rural communities) to incorporate bus stops, walking paths and/or bicycle/horse paths whenever possible and appropriate.
- Policy B:** The County should encourage new development to incorporate alternative/renewable energy sources and high-efficiency products into construction. Clatsop County should also consider constructing new public buildings to LEED standards.

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- Policy C:** In order to increase resiliency, electric vehicles can be used to power homes. The County should encourage the installation of these types of systems in new residential construction.
- Policy D:** The County may support organizations and programs that assist homeowners to retrofit and upgrade to energy-efficient technologies and appliances. This should include dwellings, as well as accessory buildings.
- Policy E:** Existing building codes may not adequately address weather conditions in the county and additional requirements may be needed at the local level. The County should work with the Oregon Building Codes Division to identify and implement additional weather-proofing requirements to increase energy efficiency and decrease owners' energy costs.
- Policy F:** When appliances are replaced, the County should encourage replacement with energy-efficient models.
- Policy G:** Clatsop County should encourage new developments to provide expansion opportunities when installing new subdivision utilities in order to accommodate new utility technologies.
- Policy H:** Composting toilets and the use of other alternative sewage treatment systems should be encouraged by Clatsop County.

ALTERNATIVE / NEW ENERGY POLICIES

- Policy A:** The County may consider encouraging utilizing the flow of the Columbia River as a renewable energy resource.
- Policy B:** Clatsop County should encourage the private use of energy-generating technologies such as solar panels, wind energy, geothermal heat pumps, and other developing energy sources in order to reduce transmission costs and pollution generated by the consumption of regionally-produced and -oriented energy sources.
- Policy C:** The County may coordinate with the Oregon Military Department to encourage the installation of solar panels at Camp Rilea.
- Policy D:** The County should coordinate with the Oregon Military Department to encourage the installation of wind generation turbines at Camp Rilea.
- Policy E:** The County should encourage the installation of wind turbines on higher grounds within the planning areas. While the County should provide particular consideration to properties on the Clatsop Ridge as potential wind generation sites, the County should preserve as much of the Clatsop Plains as

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possible as open space.

- Policy F:** The County may review and determine the costs and benefits of converting its fleet to electric vehicles or other alternative technologies. This process should be ongoing to keep abreast of rapidly changing technology and manufacturing developments and associated economic factors.
- Policy G:** The County may encourage the use of biofuels, biogas and wood gasification whenever possible.
- Policy H:** The County should encourage utility companies, businesses, individuals and other entities and institutions to utilize alternative energy sources to back up critical energy facilities. An emphasis should be placed on the use of the most environmentally-friendly alternative energy sources as determined by scientific research.
- Policy I:** The County recognizes that there are limited agricultural lands within the Clatsop County, but there is also a need to balance that limitation with the need for renewable, sustainable energy sources. To achieve that balance, the county should encourage the use of small-scale solar installations that integrate grazing or other agricultural practices with the solar installation.
- Policy J:** The County should encourage the State to incentivize the installation of solar panels through low interest loans or tax abatement/exemption programs.
- Policy K:** The County should coordinate with state and/or federal agencies to explore potential sites for off-shore energy generation and to review development proposals. The County, in coordination with state and/or federal agencies shall ensure on-shore environmental impacts on lands within are minimized.
- Policy L:** The County should encourage the conversion of excess energy from non-polluting sources to hydrogen.
- Policy M:** The County should request the Oregon Department of Energy conduct a new study to identify potential wind generation sites and reassess previously-identified sites.
- Policy N:** Clatsop County should encourage the development of alternative power systems; especially for remote rural areas and to provide emergency back-up power.
- Policy O:** The County may consider renewable energy sources as a critical component of a natural hazards mitigation strategy in the event of a prolong power outage.

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- Policy P:** Major manufacturing operations should be encouraged to develop their own sources of energy through waste treatment or other alternatives which utilize renewable resources.
- Policy Q:** The County may encourage the use of alternative energy sources and the development of private and community energy systems.

WATER ENERGY POLICIES

- Policy A:** When new water supply systems are installed, the County should encourage the use of in-watermain-hydro technology, similar to that used by the City of Astoria.
- Policy B:** The County should encourage the use of upper/lower reservoirs and pump stations to generate electricity (pumped storage sites)
- Policy C:** The County may encourage appropriate state agencies to review existing studies and regulations to determine the costs and benefits of using small in-stream hydropower generation.
- Policy D:** In order to ensure that the County is not requiring surplus capacity to serve development, the County should review its minimum water flow requirements for new development to ensure that its requirements are consistent with actual usage patterns. Required water flow may be based on the number of fixtures and/or house size.
- Policy E:** 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 F:** The County shall continue to monitor water management and conservation plans of surrounding jurisdictions and special districts for consistency with the county comprehensive plan.
- Policy G:** The County should encourage water storage/holding tanks/catchment systems for new residential and commercial development.

RECYCLING AND COMPOSTING POLICIES

- Policy A:** The County should encourage community composting.
- Policy B:** The County should identify a site for an organic waste dump / composting facility.
- Policy C:** In order to reduce energy consumption and reduce trash in landfills and roadside litter, the County should encourage businesses to reduce the

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amount of single-use and recyclable customer products.

Policy D: When single-use products must be used, the County should encourage the use of recyclable or biodegradable products.

Policy E: The County will continue to support, promote and expand recycling opportunities.

Policy F: In order to increase recycling opportunities, the County should work with franchise haulers to establish additional recycling centers in underserved or unserved areas of Clatsop County.

TRANSPORTATION POLICIES

Policy A: Explore priority areas and funding methods for construction and ongoing maintenance of walking paths and/or bicycle paths east of Highway 101.

Policy B: In order to provide opportunity for and encourage development of public transit and car/bike sharing programs, the County should require clustered development whenever possible.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

None

COORDINATING AGENCIES:

Oregon Department of Environmental Quality (DEQ)

Oregon Department of Energy (ODOE)

Oregon Department of Agriculture (ODA)

Oregon Water Resources Department

Oregon Department of Land Conservation and Development (DLCD)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Oregon Territorial Sea Plan](#)

[Future Climate Projections Clatsop County](#), Oregon Climate Change Research Institute, February 2020

[Goal 13 Background Report](#)

GOAL 14



URBANIZATION

STATEWIDE
PLANNING

GOAL 14:

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

CLATSOP
COUNTY
GOAL 14:

To provide for an orderly and efficient transition from rural to urban land use.

OVERVIEW

Oregon's statewide planning program conserves rural land for farming and forestry, protects natural resources and wildlife habitat, and allows development in appropriate places. In Oregon's statewide planning program, "rural land" generally is land outside of an urban growth boundary.

Statewide Planning Goal 14 is designed to keep distinct urban and rural lands and uses separate from each other.

The goal requires urban growth boundaries to be established and maintained by cities, counties, and regional governments to provide land for urban development needs and to identify and to separate urban and urbanizable land from rural land. The program discourages "sprawling" development that takes place outside an [urban growth boundary](#).

Establishment and change of urban growth boundaries is a cooperative process required by state land use laws. Each city is required to establish and maintain an urban growth boundary to provide land for future urban development.

Clatsop County maintains urban growth management agreements with each of the county's five cities: Astoria, Cannon Beach, Gearhart, Seaside, and Warrenton. These agreements are updated as needed. Each of the cities is responsible for development within its urban growth boundary. A city's city limits boundary is contained within its urban growth boundary. An urban growth boundary may match but usually exceeds the city limits boundary. Clatsop County is responsible for management of development in rural areas outside urban growth boundaries, as well as in "Rural Communities," discussed later in this planning element.

Goal 14 also sets criteria for converting rural lands to urban lands, sets infrastructure requirements for urban lands, and places limits on infrastructure for unincorporated, rural places.

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A county decides where rural development should be allowed by following what is called the "exceptions process." Rural residential, recreational, commercial, and industrial zones (in "exception areas") allow development in certain rural areas. All rural development is overseen by the county.

OBJECTIVES AND POLICIES

POLICY AND DISTRICT AGREEMENTS

POLICY A: Urban growth boundaries shall identify and separate urbanizable land from rural land. Establishment and change of the boundaries shall be based upon considerations of the following factors:

1. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
2. Need for housing, employment opportunities, and livability;
3. Orderly and economic provision for public facilities and services;
4. Maximum efficiency of land uses within and on the fringe of the existing urban area;
5. Environmental, energy, economic and social consequences;
6. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class IV the lowest priority; and
7. Compatibility of the proposed urban uses with nearby agricultural and forest activities.

POLICY B: Establishment and change of the urban growth boundaries shall be a cooperative process between a city and the county.

POLICY C: Land within the urban growth boundaries separating urbanizable land from rural land shall be considered available (over a period of time) for urban uses. Conversion of urbanizable land to urban uses shall be based on consideration of:

1. Orderly, economic provision for public facilities and services;
2. Availability of sufficient land for the various uses to insure choices in the marketplace;
3. LCDC goals or the acknowledged comprehensive plan; and,
4. Encouragement of development within urban areas before conversion of urbanizable areas.

POLICY D: Plans should designate sufficient amounts of urbanizable land to accommodate the need for further urban expansion, taking into account

1. the growth policy of the area,
2. the needs of the forecast population,

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3. the carrying capacity of the planning area, and
4. the open space and recreational needs of the area, and mapped high hazard areas.

URBAN GROWTH BOUNDARY MANAGEMENT AGREEMENTS

Each city and the county have adopted the UGB management agreements. As of June 1996, through the adopted UGB agreements the cities of Astoria, Cannon Beach, Gearhart, Seaside and Warrenton are administering and enforcing the UGB Comprehensive Plan and Zoning Ordinances inside the UGB outside the city.

POLICY A: The County shall review these agreements every three to six years, or as needed and updated accordingly. Clatsop County should be proactive in its outreach to the cities regarding their growth needs.

See each respective city's website for more information regarding the county's five incorporated cities:

[Astoria](#)

[Cannon Beach](#)

[Gearhart](#)

[Seaside](#)

[Warrenton](#)

Clatsop County has adopted each of the UGB plans and zoning for each of the above cities. They are contained in separate documents in the Clatsop County Community Development Department or respective City Hall.

POLICY B: The size of the parcels of urbanizable land that are converted to urban land should be of adequate dimension so as to maximize the utility of the land resource and enable the logical and efficient extension of services to such parcels.

POLICY C: Plans providing for the transition from rural to urban land use should take into consideration as to a major determination the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

POLICY D: Allowable uses on property in the tsunami hazard area vacated as the result of an urban growth boundary expansion to relocate existing development shall be limited. Such limitations shall include permitting only low risk non-residential uses, or requiring uses which implement adequate protection or mitigation measures for seismic and tsunami hazards. (DLCD recommendation)

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UNINCORPORATED RURAL COMMUNITIES

Clatsop County has identified and established boundaries for the following rural communities: Arch Cape, Knappa, Miles Crossing - Jeffers Gardens, Svensen, and Westport. Land use plans in these areas recognize the importance of communities in rural Clatsop County.

POLICY A: In unincorporated communities outside urban growth boundaries the county may approve uses, public facilities and services more intensive than allowed on rural lands by Goal 11 and 14, either by exception to those goals, or as provided by OAR 660 rules, which ensure such uses do not:

1. Adversely affect agricultural and forest operations, and
2. Interfere with the efficient functioning of urban growth boundaries.

POLICY B: While being mindful of Policy A, above, Clatsop County should explore the existing exceptions areas' and rural community boundaries and collaborate with rural community service providers regarding whether lands within the boundaries are planned reflecting the current and future needs of the communities or whether the boundaries should be adjusted. At the same time, the county should explore whether new areas are emerging that would be appropriate for the exceptions process and designation as new rural communities.

DISTRICT AGREEMENTS

Clatsop County has adopted agreements with the service districts with respect to land use planning and coordination. These agreements are contained in separate documents located in the Clatsop County Community Development Department and the respective district offices.

POLICY A: The County shall review these agreements every three to six years, or as needed and update accordingly.

POLICY IMPLEMENTATION

1. The type, location and phasing of public facilities and services are factors which should be utilized to direct urban expansion.
 - 1.1. The type, design, phasing and location of major public transportation facilities (i.e., all modes: air, marine, rail, mass transit, highways, bicycle and pedestrian); and
 - 1.2. Improvements thereto are factors which should be utilized to support urban expansion into urbanizable areas and restrict urban expansion from rural areas.
2. Local land use controls and ordinances should be mutually supporting, adopted and enforced to integrate the type, timing and location of public facilities and services in a manner to accommodate increased public demands as urbanizable lands become more urbanized.

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3. Additional methods and devices for guiding urban land use should include but not be limited to the following: (1) tax incentives and disincentives; (2) multiple use and joint development practices (3) fee and less-than-fee acquisition techniques; and (4) capital improvement programming.
4. Plans should provide for a detailed management program to assign respective implementation roles and responsibilities to those governmental bodies operating in the planning area and having interests carrying out the goal.
5. Clatsop County should explore a countywide discussion with the cities, service providers, community advisory committees, etc., regarding establishing better collaboration on where growth is desired and expected and how to manage it appropriately.
6. Plan for the location or relocation of critical facilities outside of tsunami hazard area when conducting the land needs analysis. (DLCD recommendation)

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[660-004](#) – Interpretation of Goal 2 Exception Process

[660-012](#) – Transportation Planning

[660-014](#) – Application of the Statewide Planning Goals to Newly Incorporated Cities, Annexation, and Urban Development on Rural Lands

[660-022](#) – Unincorporated Communities

[660-024](#) – Urban Growth Boundaries

[660-025](#) – Periodic Review

[660-032](#) – Population Forecasts

[660-038](#) – Simplified Urban Growth Boundary Method

COORDINATING STATE AGENCIES:

[Oregon Department of Land Conservation and Development \(DLCD\)](#)

[Oregon Department of Transportation \(ODOT\)](#)

BACKGROUND REPORT

[Goal 14 Background Report](#)

GOAL 19



OCEAN
RESOURCES

**STATEWIDE
PLANNING**

GOAL 19:

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

**CLATSOP COUNTY
GOAL 19:**

To assure that marine resource management and development in the territorial sea adjacent to Clatsop County occurs in a manner that conserves beneficial use of these resources.

OVERVIEW

The boundaries of the territorial sea adjacent to Clatsop County includes ocean seafloor, the water column, and the ocean surface. Beaches, headlands, islands and rocks above the high tide line, and estuaries are not included. The territorial sea is managed to conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to current and future generations.

Navigation and commercial and recreational fishing are significant uses in Oregon state’s territorial sea adjacent to Clatsop County. Clatsop County does not regulate commercial or recreational fishing or navigation in the ocean through its Comprehensive Plan or Zoning Code. But this does not diminish the importance of these activities to the County. Although Camp Rilea’s safety zone extends into the territorial sea, the County does not directly regulate Camp Rilea nor its use of the safety zone, which is under the jurisdiction of the Oregon Military Department.

Oregon state’s territorial sea adjacent to Clatsop County has numerous entities and jurisdictions with a stake in protecting ocean resources. Stakeholders include federal entities (U.S. Army Corps of Engineers, U.S. Fish & Wildlife Service, U.S. Coast Guard), state entities (Oregon Department of Land Conservation and Development, Oregon Department of Fish and Wildlife), local jurisdictions (Clatsop County, City of Astoria, City of Warrenton), tribal nations, and environmental groups.

OCEAN STEWARDSHIP AREA

The State of Oregon has interests in the conservation of ocean resources in an Ocean Stewardship Area, an ocean area where natural phenomena and human activities can affect uses and resources of Oregon’s territorial sea. The Ocean Stewardship Area includes the state’s territorial sea, the continental slope, and the adjacent ocean areas.

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Within the Ocean Stewardship Area, the State of Oregon will:

- Use all applicable state and federal laws to promote its interests in management and conservation of ocean resources;
- Encourage scientific research on marine ecosystems, ocean resources and uses and oceanographic conditions to acquire information needed to make ocean and coastal-management decisions;
- Seek co-management arrangements with federal agencies when appropriate to ensure that ocean resources are managed and protected consistent with the policies of Statewide Planning Goal 19, Ocean Resources and the Territorial Sea Plan; and
- Cooperate with other states and governmental entities directly and through regional mechanisms to manage and protect ocean resources and uses.

The Ocean Stewardship Area is not intended to change the seaward boundary of the State of Oregon, extend the seaward boundaries of the state's federally approved Coastal Zone Management Act, affect the jurisdiction of adjacent coastal states, alter the authority of federal agencies to manage the resources of the United States Exclusive Economic Zone, or limit or otherwise change federal agency responsibilities to comply with the consistency requirements of the federal Coastal Zone Management Act.

INFORMATION AND EFFECTS ASSESSMENT REQUIRED

Prior to taking an action that is likely to affect ocean resources or uses of Oregon's territorial sea, state and federal agencies shall assess the reasonably foreseeable adverse effects of the action as required in the Oregon Territorial Sea Plan. The effects assessment shall also address reasonably foreseeable adverse effects on Oregon's estuaries and shorelands as required by Statewide Planning Goal 16, Estuarine Resources; Goal 17, Coastal Shorelands; and Goal 18, Beaches and Dunes.

OBJECTIVES AND POLICIES

OBJECTIVE 1: To assure that marine resource management and development in Oregon state's territorial sea adjacent to Clatsop County occurs in a manner that conserves beneficial use of these resources.

POLICY A: The County shall rely on the Oregon Territorial Sea Plan's consultation process as a mechanism for providing input into development proposals in the territorial sea and to ensure the following:

1. Ocean resources development in the state's territorial sea adjacent to Clatsop County should be designed, located and managed in a manner that does not substantially impair the ocean's scenic value, as experienced from the shoreline, or from public parks, highways, public streets, or scenic

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overlooks in the coastal zone.

2. Ocean resources development in the state's territorial sea adjacent to Clatsop County should be designed, located and managed in a manner that is respectful of, and addresses the interests and concerns of residents, visitors, businesses and property owners in the coastal zone.
3. Ocean resources development in the state's territorial sea adjacent to Clatsop County should endeavor to be designed, located and managed in a manner that does not negatively impact or effect local government property taxes.
4. The cumulative impacts and effects, both beneficial and harmful, of ocean resources development should be considered when evaluating development proposals in the territorial sea.

POLICY B: Clatsop County should participate in state and federal rule-making and decision-making regarding impacts from and responses to climate change, sea level rise, ocean acidification, ocean temperature change, sea level rise, ocean acidification, and ocean temperature change.

POLICY C: The County should participate in state and federal rule-making and decision-making that affects the County's marine resources, or might conflict with the Comprehensive Plan.

POLICY D: The County should coordinate with state and federal agencies in the regulation of offshore energy generation facilities, which should include preserving scenic views.

Policy E: Clatsop County should coordinate with the State to assure compliance with Oregon's single use plastic bag ban.

Policy F: Clatsop County should explore ways to reduce plastic pollution on land, in waterways, and the ocean.

Policy G: Clatsop County should consider impacts to the County's waterways (e.g. rivers, lakes, wetlands, estuaries, ocean) in land use decision-making to reduce all types of land-based pollution.

Policy H: The County should consider the effects and impacts, both harmful and beneficial of offshore energy generation facilities. Consideration should be given to the entire project, including the effects and impacts to beaches and dunes resulting from an on-shore companion facility.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

[660-036 – Ocean Planning](#)

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COORDINATING STATE AGENCIES:

U.S. Army Corps of Engineers
U.S. Fish and Wildlife Service
U.S. Coast Guard
Oregon Department of Land Conservation and Development (DLCD)
Oregon Coastal Management Program (OCMP)
Oregon Department of Fish and Wildlife
Oregon Military Department

BACKGROUND REPORTS AND SUPPORTING DATA:

[Oregon Coastal Management Program](#)
[Coastal Goals](#)
[Oregon Ocean Information](#)
[Goal 19 Background Report](#)

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EXHIBIT 2

Background Reports:

- Goal 1: Public Involvement ([via link](#))
- Goal 3: Agricultural Lands ([via link](#))
- Goal 4: Forest Lands ([via link](#))
- Goal 6: Air, Water and Land Resources Quality ([via link](#))
- Goal 7: Natural Hazards ([via link](#))
- Goal 8: Recreational Needs ([via link](#))
- Goal 9: Economic Development ([via link](#))
- Goal 10: Housing ([via link](#))
- Goal 11: Public Facilities and Services ([via link](#))
- Goal 13: Energy Conservation ([via link](#))
- Goal 14: Urbanization ([via link](#))
- Goal 19: Ocean Resources ([via link](#))