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**Summary of November 21, 2019
Countywide Citizen Advisory Committee Meeting #5
Judge Guy Boyington Building
857 Commercial Street
Astoria, OR 97103**

The meeting was called to order at 4:04 p.m. by Andy Davis, CCAC Chair.

CCAC Members Present

Jim Alegria
Patrick Corcoran
Andrew Davis
Cheryl Johnson
Robert Stricklin
Tod Lundy
Jim Coughlin
Ron Weber

CCAC Commissioners Absent

Harold Gable
Jan Mitchell

Staff Present

Julia Decker

Public Present

Tim Shiel
Misty Metcalf-Ogier
Ashley Lertora
Roger Dorband
Nancy Mazzarella-Tisch

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Welcome and Introductions

The CCAC members, staff and members of the public introduced themselves.

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Review of September 19, 2019, Meeting Summary:

No corrections, additions or deletions were provided.

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Report from Countywide CAC Liaisons:

Clatsop Plains CAC (CPCAC): Robert Stricklin stated that the committee had discussed their concerns about how to accommodate younger people who want to farm. He stated that there is a focus on development west of Highway 101 and swamp area. Agriculture plays an important role of nothing driven by building houses.

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Southwest Coastal CAC (SWCCAC): Theodore Lundy stated that the SWCCAC had passed three resolutions regarding agriculture: 1) agricultural lands should be preserved; 2) the County should avoid converting agriculture land from agricultural use; and 3) the County should encourage regenerative agriculture

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Northeast CAC (NECAC): Ms. Johnson reported that three of the five NECAC members had attended the Forest Practices Act workshop. She stated that a number of the attendees had concerns about the Forest Practices Act and that those had been passed on to staff. She stated the NECAC had started their discussions of Goal 4 and that she had attended the forestry field trip that morning. Ms. Johnson spoke generally about what it means to update the comprehensive plan.

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Elsie-Jewell / Seaside Rural CAC (EJSRCAC): Ron Weber stated that the EJSRCAC had also started their discussion of Goal 4 and that four new members had been appointed to the committee. He stated that representatives from Hampton Lumber had also attended the meeting and added that the committee will continue to discuss Goal 4 at its December meeting. He provided some specific information regarding agricultural lands that had been provided by one of the newly-appointed EJSRCAC members. Mr. Weber also discussed the 80/20 principle, which states that if people manage 80% of their land remaining 20% will take care of itself. He stated that people need to actively manage their own land.

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Lewis & Clark Olney Wallooskee CAC (LCOWCAC): James Coughlin discussed ideas from the LCOWCAC meeting regarding reducing lot sizes to allow more densely-populated areas. He stated that some of the

1 ideas would likely need to go through the state legislature. He stated that the committee had also
2 discussed the issue of water supply and how that could affect development and density.

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4 The committee members discussed high-density housing options. Mr. Lundy suggested that density
5 increases should occur in urban areas first.

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7 **Comprehensive Plan Update Overview**

8 Mr. Stricklin made a motion to revise the agenda to move the Goal 4 discussion before the Goal 3
9 discussion, in order to accommodate anyone who may be attending the meeting to discuss forestry issues.
10 The motion failed for lack of a second.

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12 **Discussion of Goal 3 – Agricultural Lands:**

13 Mr. Davis stated that he understands the desire to keep farm lands for farm uses, but questioned how that
14 tied into the ongoing housing crisis the county is experiencing.

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16 Mr. Stricklin stated that the concept of using agricultural lands to reduce the cost of housing should be
17 questioned as he doesn't see developers building quarter-million-dollar houses.

18
19 Mr. Lundy stated that the SWCCAC is on the side of preserving agricultural land and reducing growth
20 outside of urban growth boundaries.

21
22 Jim Alegria stated that he agreed that just developing agricultural land will not cure the situation or provide
23 affordable housing.

24
25 Mr. Weber stated that in the Elsie-Jewell / Seaside Rural area, the housing stock needs to be rejuvenated.

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27 The committee discussed financing for housing. Mr. Weber stated that most of the residential
28 development in his neighborhood is from the 1960s and that it is worn out.

29
30 Ms. Johnson stated that two of the five NECAC members are farmers and that the committee is 100% in
31 support of not using agricultural lands for housing. She discussed the concept of allowing smaller rural
32 residential lots.

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34 Mr. Stricklin asked if there is antipathy toward very small houses, for example, in the 250-300-square-foot
35 range. He asked if the committee members would want "rabbit warrens" in their neighborhoods.

36
37 Chris Farrar asked if there was an inventory of agricultural lands. He stated that he believes that small
38 farms are making a comeback. Mr. Stricklin stated that an agricultural census is conducted every year. Mr.
39 Davis noted that while farms have gotten smaller since the 1970s, the value has been increasing rapidly.

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41 Mr. Corcoran stated that he is uncomfortable with affordable housing being the driver for decisions about
42 agricultural lands. Mr. Alegria stated that there are people who are in favor of converting farm lands for
43 housing, but that the question is how does the county encourage the preservation of agricultural lands? He
44 asked whether staff could develop ideas or policies to address this issue.

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46 Ms. Johnson stated that she liked the well-defined policies in Goal 4 and would like to create similar policies
47 for Goal 3. She suggested that policies be added to Goal 3 encouraging the preservation of farm lands and
48 smaller farms. She added that this could be encouraged by extended to smaller farms the same protections
49 enjoyed by larger EFU-zoned farms. **Motion by Cheryl Johnson, seconded by Theodore Lundy that the**

1 **committee approve a resolution stating that “The County shall encourage the creation of small specialty**
2 **farms.” Motion passed unanimously on a voice vote.**
3

4 The committee discussed the right to farm and how this might be applied to small Residential Agriculture
5 parcels. Mr. Farrar noted that the County is looking at allowing more kinds of uses for smaller farms. The
6 committee agree that they would like to have small farms treated the same as large farms on EFU-zoned
7 lands.
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9 Mr. Alegria questioned whether additional policies were needed as those right to farm protections may
10 already be in place. Misty Metcalf Ogier informed the committee that the State Board of Agriculture would
11 be holding a meeting in Astoria on December 4 and 5. The meeting will be held at the Holiday Inn Express.
12

13 **Discussion of Goal 4 – Forest Lands:**

14 Julia Decker, Planning Manager, provided a brief overview of the Goal 4.
15

16 Ms. Johnson described the forestry tour that she had participated in earlier that morning.
17

18 Mr. Stricklin noted tension between the forestry industry and other speakers. Mr. Alegria noted that that
19 tension ha existed for years, but that it is not necessarily bad. He stated that if policies and regulations are
20 optimized for one resource, other resources will suffer. He stated that the issue is balancing the needs of
21 all resources, which will be dictated by society, and that society itself is changing.
22

23 Mr. Stricklin also expressed concerns about a lack of biodiversity. Mr. Alegria stated that part of the
24 problem with the goal process is that it ends up chunking property into zones. He stated that he would like
25 a greater landscape perspective and find ways to more smoothly transition between zones.
26

27 Will Caplinger, Greenwood Resources, was introduced. Mr. Caplinger discussed the work of Greenwood
28 Resources.
29

30 Mr. Corcoran expressed interest in the nature of holding companies. He enquired about when timber
31 companies decide to become a REIT (Real Estate Investment Trust). He asked whether that created any
32 implications for the county. Mr. Caplinger provided an overview of tax law and how that impacted the
33 financial structure of timber companies. He stated that it was primarily for tax purposes for investors.
34

35 Mr. Stricklin asked whether the companies are trying to flip the timberlands. Mr. Caplinger stated that this
36 was not the case.
37

38 Roger Dorband stated that he is suspect of the concept of sustainability. He stated that sustainability
39 policies are often implemented to the detriment of many other things. He sees Clatsop County as an area
40 that can sequester carbon better than any other. He thinks there should be accommodations for farms
41 that are climate friendly.
42

43 Jed Arnold stated that he was at the meeting to act as a resource for the committee members. Tim Shiel,
44 Stimson Lumber, described Stimson’s holdings. He stated that the company is interested in continuing to
45 manage its forest land under the Forest Practices Act. He noted that the Act can be amended based upon
46 the best science available.
47

1 Mr. Arnold stated that one of the greatest concerns regarding forest lands is its conversion to urban
2 development. Mr. Shiel asked how the Forest Practices Act could incentivize practices that enhance carbon
3 sequestration. He added that the challenge is how to encourage people to delay harvesting their timber.
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5 The committee members and Mr. Shiel continued to discuss Stimson Lumber and what it might view as
6 desirous changes to the Forest Practices Act. The committee, the public and Mr. Shiel discussed how uses
7 adjacent to forest lands impact each other.
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9 Mr. Dorband stated that the minimum buffers required for aerial spraying are not large enough and that
10 not enough notification is provided.
11

12 Mr. Shiel stated that Stimson had recently harvested small units near subdivision in or near Seaside. He
13 stated that the company sent out a letter notifying neighboring property owners. He stated that they did
14 not spray or burn.
15

16 The committee began to review the policies in Goal 4. Ms. Johnson stated that she was generally satisfied
17 with the existing policies, but wanted to specifically address Policies 3 and 10 and added that she would like
18 to include policies related to salmon habitat and protection. Ms. Johnson specifically suggested that a
19 policy be added recognizing salmon as an endangered species and that actions on forest lands affect
20 salmon.
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22 Ashley Lertora, Oregon Department of Forestry, stated that heron and all fish are protected under the
23 Forest Practices Act.
24

25 Ms. Johnson discussed the general findings on Page 1. She noted a paragraph on that page that she would
26 like to have expanded. Mr. Davis tasked Ms. Johnson with researching the Forest Practices Act and
27 developing proposed language that could be included in Goal 4. Mr. Alegria asked Ms. Johnson whether
28 she wanted the language to be more generic.
29

30 Mr. Stricklin noted that it is a quirk of exceptions to be granted that allowed something to be planted other
31 than the state-approved species. Ms. Lertora stated that the Forest Practices Act encourages native
32 species. She suggested that property owners plant a minimum of native species and then plant other
33 desired plants.
34

35 As the committee began to wrap up its discussion for the evening, Chair Davis tasked the committee
36 members with becoming familiar with the policies in Goal 4. He stated that he would like to have one to
37 two more meeting regarding Goal 4.
38

39 Mr. Alegria requested that the committee members think about the wildland urban interface.
40

41 Mr. Corcoran stated his concerns regarding the conversion of forest lands.
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43 Ms. Johnson stated that she feels it is appropriate to spend a significant amount of time discussing forest
44 lands.
45

46 Mr. Lundy stated he was concerned about allowing recreational uses on forest lands. He questioned why
47 logging roads all appeared to be gated. He stated that he thought that clear cuts could be managed as fire
48 breaks. He also compared the impacts of continual selective harvest practices against the impacts of clear
49 cutting.

1 Mr. Dorband stated that questions and concerns regarding the Forest Practices Act could always be
2 submitted to legislators.

3
4 Diane Jette stated that she would like to see cluster homes on small lots in the Coastal Range. She stated
5 that the homes could share septic systems and wells and that the zoning to allow that type of use should be
6 based on soils.

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8 Ms. Lertora stated that she was offering her expertise to the committee members and that she would
9 continue to attend meetings as often as possible.

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11 The committee members agreed to utilize a Doodle poll to set the date for their meeting in December.

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13 ***There being no further business the meeting was adjourned at 6:44pm.***