



CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE
CLATSOP PLAINS
CITIZEN ADVISORY COMMITTEE
 October 10, 2019
 2:00 PM
PACIFIC GRANGE
90475 HIGHWAY 101

TIME	TOPIC	LEAD
4:00 PM	Call to Order	CPCAC Chair
4:05 PM	Introductions	All
4:10 PM	Review of August 8, 2019 Meeting Summary	CPCAC Members
4:15 PM	Report from Countywide CAC Liaison	Robert Stricklin
4:30 PM	Goal 3 Overview	Staff
4:35 PM	Goal 3 - Discussion: <ul style="list-style-type: none"> • How does zoning affect farming in Clatsop County? • How will climate change affect farming in Clatsop County? • How can the County balance demand for increased affordable housing with requirements to preserve and protect agricultural resource lands? • Cannabis and hemp: Farm crop or noxious weed? • NOTE: These are questions to create a discussion. It is not intended that they be addressed in one meeting. 	CPCAC Members Public
5:35 PM	Public Comment and Input	Public
5:45 PM	<ul style="list-style-type: none"> • Review of meeting dates and times • Holiday schedule and preparation for Goal 5 	CPCAC Members / Staff
5:50 PM	Distribute background materials for next meeting	Staff
5:55 PM	Closing comments and adjournment	CPCAC Members

BACKGROUND MATERIALS PREVIOUSLY PROVIDED:

- Goals 3 and 4 Workshop Notice
- Goal 3 Summary Report
- Statewide Planning Goal 3
- Clatsop County Goal 3
- 2016-2017 Farm Forest Report (January 25, 2019)
- Rural Resource Lands Research Report (May 16, 2019)
- State Board of Agriculture Report (January 2019)

BACKGROUND MATERIALS FOR MEETING 5 PROVIDED:

- Goal 4 Summary Report
- Statewide Planning Goal 4
- Clatsop County Goal 4
- Goal 4 Performance Review Worksheet
- Forest Practices Act Fact Sheet
- *Oregon's Forest Protection Laws An Illustrated Manual*
- Oregon Global Warming Commission *Forest Carbon Accounting Project Report (2018)*
- Timber Unity Public Comments

All Comprehensive Plan Citizen Advisory Committee meetings are open to the public. Community members are welcome to observe and provide written comment at any time to comdev.co.clatsop.or.us. As time allows, verbal comment is welcome during the time specified on the agenda.

NOTE TO CAC MEMBERS: Please contact the Community Development Department (503-325-8611) if you are unable to attend this meeting.

ACCESSIBILITY: This meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting by contacting the Community Development Land Use Planning Division, 503-325-8611.



<https://www.co.clatsop.or.us/landuse/page/comprehensive-plan-update>

1 Summary of August 8, 2019
2 Clatsop Plains Citizen Advisory Committee Meeting #3
3 Pacific Grange
4 90475 Highway 101
5

6 The meeting was called to order at 2:05 p.m. by Mary Kemhus, CPCAC Chair.
7

CPCAC Members Present

Diane Heintz
Mary Kemhus
Jerri Myers
Maria Pincetich
Robert Stricklin

CPCAC Commissioners Absent

Staff Present

Gail Henrikson
Julia Decker

Public Present

Stuart Emmons
Roger Dorband
Comm. Pamela Wev

8 **Welcome and Introductions**

9 The CPCAC members, staff and members of the public introduced themselves.
10

11 **Review of July 11, 2019, Meeting Summary:**

12 The committee stated that the summary should reflect the committee's expressed desire to open
13 membership on the CPCAC to any persons who might have a vested interested in the area, even if they did
14 not reside within the Clatsop Plains Planning Area.

15 Ms. Henrikson stated that she would revise the summary accordingly.
16
17

18 **Report from Countywide CAC (CCAC) Liaison:**

19 Mr. Stricklin stated that the CCAC is a microcosm of the nation. He discussed the presentation that had
20 been made by Maritza Romero of the Lower Columbia Hispanic Council and how it was timely given current
21 events.
22

23 Mr. Stricklin discussed remarks made by Katy Pritchard, who wanted to emphasize the urban/rural divide.
24 He stated that this is a part of the community. He stated that contention and political division is the same
25 here as everywhere else in the nation.
26

27 The committee discussed the challenges associated with trying to reach out and involve underrepresented
28 populations. Sometimes there is a fear of government or certain agencies. Ms. Henrikson stated that the
29 Lower Columbia Hispanic Council had invited staff to speak to their constituents.
30

31 Ms. Henrikson stated that Viviana Matthews from Clatsop Community Action had also addressed the CCAC.
32

33 Ms. Kemhus asked about the presentation by Lisa Phipps from the Department of Land Conservation and
34 Development. Ms. Henrikson described the presentation and reviewed the concepts that were covered.
35 She stated that the meeting was recorded, but that the audio did not work. Ms. Henrikson stated that she
36 would post the PowerPoint slides once she received them.
37

38 **Goal 2 Overview:**

39 Ms. Henrikson discussed the demographic information that had been provided in the packet. She stated
40 that the population projections from the Population Research Center indicate that the unincorporated
41 areas of the county will lose residents over the next 50 years.
42

43 Commissioner Wev stated that over the last eight years, the highest growth has been in unincorporate d
44 areas.

1
2 Mr. Emmons stated that the population projects from the Portland Metro area indicate a large amount of
3 growth. He stated that he believes these numbers are too low.
4

5 Ms. Pincetich added that one large constraint on population increase is that there is no place to live. The
6 committee discussed how second homes inflate property values, but deflate population.
7

8 Ms. Myers stated that Portland is growing by 50,000 residents per month. Mr. Emmons stated that this will
9 cause people to start bailing out of the City.
10

11 Mr. Stricklin stated that people commute and commented on the "California commute". The committee
12 discussed changes in working patterns, such as telecommuting. Ms. Myers stated that the United States is a
13 driving society.
14

15 Ms. Heintz agreed with the projections. She cited the growth that occurred over the past 40 years within
16 the county.
17

18 Ms. Henrikson reviewed the demographic slide, noting that the projections call for the population to
19 become older overall over the next 50 years. She asked the committee to consider how this might impact
20 housing needs and trends.
21

22 Ms. Henrikson also reviewed data from the recently completed Housing Study, which concluded that the
23 county has enough land and dwelling units to support growth for the next 20 years. She added that the
24 study also concluded that there is a mismatch between the cost of available housing and types of housing
25 and local incomes. The committee discussed real life examples of how this was depressing local home
26 ownership.
27

28 Ms. Pincetich asked how short-term rental units could be addressed in the comprehensive plan. She asked
29 that there be future discussion, backed up by research, about how short-term rentals are managed and
30 permitted. She stated that it eliminates the possibility of a family living there.
31

32 Mr. Stricklin discussed the inability of people to find roommates to share the costs of unaffordable rents.
33

34 Ms. Pincetich discussed other vacation cities which have already dealt with the issue of short-term rentals.
35 She said that there are many pitfalls and that she was trying to avoid unintended consequence.
36

37 The committee discussed how changing short-term regulations might affect the cities. Ms. Henrikson
38 clarified that the county and the cities have their own rules and that they don't regulate each other.
39

40 Ms. Henrikson reviewed the analysis of land supply from the housing study and mentioned some of the
41 recent housing trends.
42

43 Mr. Stricklin stated that tiny homes do not necessarily equate to affordable housing.
44

45 Ms. Henrikson addressed the issue of people living in RVs. She stated that this is a common complaint and
46 the county also receives many inquiries from people who want to do this. She stated that the code allows
47 people to live in an RV for a maximum of 30 days during any 90-day period. The committee discussed their
48 personal experiences and observations. The committee members wondered where the septic waste is
49 being disposed. The group continued to discuss the pros and cons of using RVs as dwelling units. Ms.

1 Henrikson described some of the more egregious violations related to people living in RVs. Ms. Heintz
2 stated that she thought the issue of living in an RV should be handled under some other process than code
3 enforcement.

4
5 Ms. Henrikson identified some possible issues that will affect land use and development within Clatsop
6 County over the next 20 years. These issues included:

- Climate change
- Wildlife/human interaction
- Natural disasters
- Water shortages
- Traffic

8
9 **Goal 2 Discussion:**

10 Ms. Kemhus listed what she saw as issues affecting how land is used in Clatsop County. These issues
11 included:

- Fishing
- Recreation
- Boating
- Tourism
- Logging
- Agriculture
- Homelessness
- Commercial/business uses

13
14 There was general consensus from the committee that these were important issues.

15
16 The committee discussed climate change, how it's impacts might be mitigated and how strategies to
17 address climate change can be incorporated into the comprehensive plan. Ms. Pincetich brought up the
18 issue of water management. She stated that development doesn't always consider what happens downhill.
19 She added that water will only become more valuable as climate change advances and that she would like
20 to have this as a separate topic of discussion in the future.

21
22 Mr. Dorband said that he saw water management as a Goal 4 issue because of how ODF manages timber
23 lands. He stated that he is interested in finding lands for places where trees would be planted. He
24 discussed current science regarding reforestation that could assist in mitigating climate change. The
25 committee agreed that possible future topics related to this might include water rights, water management
26 and reforestation.

27
28 Mr. Stricklin discussed small parcels of land that could be used for reforestation and habitat conservation
29 even if they are disconnected. He stated that county policies discouraged the county from acquiring and
30 maintaining these types of properties.

31
32 Commissioner Wev discussed how the county acquires land. She stated that many of those parcels are
33 acquired through foreclosure and that they do not have any access or parking, are very small in size and are
34 not conducive to public parks. There is money available to purchase and develop land, but not necessarily
35 to maintain improvements or provide law enforcement services.

36
37 Ms. Heintz mentioned that storm management is an important issue that needs be considered in
38 conjunction with climate change. She recalled the December 2007 coastal gale and the disruptions it
39 caused for residents.

1 Mr. Dorband discussed the Bear Creek watershed. The City of Astoria has approval to draw water from
2 Youngs River as a contingency measure, but does not have the infrastructure in the event they should need
3 it.

4
5 Ms. Myers provided examples from Israel as to have the manage and conserve water.

6
7 Ms. Henrikson stated that much of the development in the Clatsop Plains area is provided water by the City
8 of Warrenton. Given growth within Warrenton, this might soon cause shortages. However, that area of
9 the Clatsop Plains is where the county is directing growth.

10
11 Ms. Kemhus discussed the unintended consequences of using rain catchment systems, which may be
12 preventing the aquifer is being fully replenished.

13
14 The committee discussed how health issues can be address in a land use plan.

15
16 Ms. Heintz discussed health impacts associated with lead pollution infiltrating the aquifer from the shooting
17 range at Camp Rilea.

18
19 The committee listed the following public health issues that should be considered:

- 20
21
- Opioid crises and access to services to assist those in need
 - The county's two hospitals are both located in low-lying areas
 - There is a need for a traumatic brain injury clinic
 - Light pollution
 - Failing septic systems and people who do not have the funds to fix them
- 22
23
24
25
26

27 Ms. Pincetich asked whether additional topics could be added at a later date. Ms. Kemhus stated that she
28 wanted to leave everything open to be reviewed again. The committee agreed with this.

29
30 The committee discussed the process for reviewing and approving the changes to the comprehensive plan.

31
32 Mr. Stricklin expressed his concern regarding place names that may disrespect the traditions and beliefs of
33 indigenous persons. He cited Spirit Drive as an example.

34
35 **Distribution of Meeting #4 Materials:**

36 Ms. Henrikson reviewed the materials that had been distributed to the committee members at the start of
37 the meeting. The next CPCAC meeting will be on the topic of Statewide Planning Goal 3 – Agricultural
38 Lands.

39
40 The committee also discussed upcoming meeting dates and times. Due to scheduling conflicts, the
41 committee agreed to cancel its September 12th meeting. The next CPCAC meeting will be held on October
42 10th.

43
44 **Closing Comments and Adjournment:**

45 ***There being no further business the meeting was adjourned at 3:40pm.***

REVISED
Summary of July 11, 2019
Clatsop Plains Citizen Advisory Committee Meeting #2
Pacific Grange
90475 Highway 101
Warrenton, Oregon 97146

Revisions shown in **bold italic**.

The meeting was called to order at 2:02 p.m. by Mary Kemhus, CPCAC Chair.

CPCAC Members Present

Diane Heintz
Mary Kemhus
Maria Pincetich
Robert Stricklin

CPCAC Commissioners Absent

Jerri Meyers - excused

Staff Present

Gail Henrikson
Julia Decker

Public Present

Comm. Sarah Nebeker
Comm. Pamela Wev
Don Y. Abing
Jody D. Abing
John B. Dunzer
Stuart Emmons

Welcome and Introductions

Clatsop County Board of Commissioners Chair, Sarah Nebeker, welcomed the group and spoke to them about the importance of their work. She thanked the group for their commitment to the process.

The group and public participants introduced themselves.

Goal 1 Background Report and Presentation:

Gail Henrikson, Community Development Director, briefly provided an overview of Goal 1.

Don Abing, speaking on behalf of the Chinook Indian Nation, addressed the committee. Mr. Abing also introduced his wife, Jody Abing. Mr. Abing spoke about the recent reclamation of a portion of Tansy Point by the Chinook Indian Nation. He discussed the fishing villages that used to exist in the area and their importance to the Chinook people. Mr. Abing shared the creation story of the Chinook Nation, explaining how the land now known as the Clatsop Plains was created and populated.

Mr. Abing also discussed concerns of the Chinook Indian Nation related to overdevelopment of the Clatsop Plains, destruction of sacred grounds, and the devastating impacts that will be caused in the area following an earthquake and/or tsunami. Mr. Abing also discussed the climate crisis that is affecting the world and Clatsop County in particular.

Mr. Abing discussed the Chinook Indian Nation's goal of expanding their presence in the area and reclaiming their fisheries. He talked about the interconnected lake and stream systems within the Clatsop Plains and of their historic importance to the Chinook people.

Following Mr. Abing's presentation, the committee recommended that the Board of Commissioners open nominations for the CAC to allow for the appointment of a member of the Chinook Indian Nation. The committee also encouraged someone from the Chinook Indian Nation to attend the CAC meetings, even if the nominations were not reopened. ***The committee also wanted to open membership on the committee to any person who has a vested interest, but who may not live in the Clatsop Plains Planning Area.***

Discussion of Goal 1 – Citizen Involvement:

1 The committee members discussed the strengths and weaknesses of the currently-adopted Goal 1. Ms.
2 Pincetich pointed out that oftentimes public involvement comes too late in the process. Committee
3 members recommended that distances for notification requirements be increased and that notices be
4 written in succinct plain English. Ms. Decker explained the notification requirements.
5 The committee discussed the County's website and agreed that it was sometimes difficult to navigate.
6 They suggested having a "Give your input now!" button on the homepage so that stakeholders could easily
7 weigh in on a topic.

8
9 Committee members also questioned how communication between the county and the cities could be
10 improved. Ms. Henrikson stated that the planning directors of Warrenton, Gearhart and Seaside had all
11 been notified of this meeting, but that none of them had responded.

12
13 Ms. Henrikson asked the committee members if they believed the county's Goal 1 policies are consistent
14 with Statewide Planning Goal 1. The committee members again stressed the need for clearer, less
15 institutional language. The committee also agreed that the county's policies should be rewritten to more
16 clearly support the goal.

17
18 The committee members expressed a strong interest in keeping the CAC active, even after the
19 comprehensive plan update is completed. It was also suggested the CAC could become a subcommittee of
20 the Planning Commission.

21
22 The committee discussed the application process for the CACs and stressed the need for staff to respond to
23 applications and acknowledge that an application had been received. The committee agreed that it was
24 important to acknowledge that citizens are reaching out and want to participate.

25
26 **Public Comment and Input:**

27 John Dunzer, 2964 Keepsake Drive, Seaside, addressed the committee. Mr. Dunzer discussed the need to
28 have a public utility in this area and to constructed a renewable power plan. Mr. Dunzer provided Ms.
29 Henrikson with documents related to this proposal (attached). Mr. Dunzer then discussed the new Seaside
30 school and the process that was used to approve it. Mr. Dunzer also provided Ms. Henrikson with a letter
31 dated March 12, 2019, addressed to Jim Rue, DLCD Director (attached). The letter addresses Mr. Dunzer's
32 concerns regarding the 2017 Seaside School District Urban Growth Boundary Amendment.

33
34 **Distribution of Meeting #3 Materials:**

35 Ms. Henrikson reviewed the materials that had been distributed to the committee members at the start of
36 the meeting.

37
38 **Closing Comments and Adjournment:**

39 *As there was no further business or discussion, Chair Kemhus adjourned the meeting at 3:49 p.m.*
40