**CLATSOP COUNTY**
**COMPREHENSIVE PLAN UPDATE**
**CLATSOP PLAINS PLANNING AREA**
**CITIZEN ADVISORY COMMITTEE**
**August 8, 2019**
**2:00 PM**
**Pacific Grange**
**90475 Highway 101**
**Warrenton, OR 97146**

| TIME | TOPIC | LEAD |
|---|---|---|
| 2:00 PM | Call to Order | CPCAC Chair |
| 2:05 PM | Introductions | All |
| 2:10 PM | Review of July 11, 2019 Meeting Summary | CPCAC Members |
| 2:15 PM | Report from Countywide CAC Liaison | Robert Stricklin |
| 2:30 PM | Goal 2 Overview | Staff |
| 2:45 PM | Discussion:<br>• What issues affect how land is used in Clatsop County?<br>• What are some ways that climate change should be addressed in the comp plan? (This is intended as a general discussion as each goal will have more in-depth discussion regarding this issue.)<br>• How can public health issues be addressed in a land use plan?<br>• Other? | CPCAC Members |
| 3:30 PM | Public Comment and Input | Public |
| 3:50 PM | • Distribute background materials for next meeting | Staff |
| 3:55 PM | Closing comments and adjournment | CPCAC Members |

**BACKGROUND MATERIALS PREVIOUSLY PROVIDED:**

- Land Use Planning Goal 2 Summary
- Land Use Planning State History
- Urban Growth Boundary Summary
- Land Use and Zoning Matrix
- Coordinated Population Forecast 2017 through 2067
- Background Report on Goal 2
- Statewide Planning Goal 2
- Clatsop County Goal 2
- Clatsop County Land Use Map

**HTTPS://WWW.OREGONLANDUSETRAINING.INFO/**

**BACKGROUND MATERIALS FOR MEETING 4 PROVIDED:**

- Goals 3 and 4 Workshop Notice
- Goal 3 Summary Report

- Statewide Planning Goal 3
- Clatsop County Goal 3
- Rural Resource Lands Research Report (May 16, 2019)
- State Board of Agriculture Report (January 2019)

*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.

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

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

| CPCAC Members Present | CPCAC Commissioners Absent | Staff Present | Public Present |
|---|---|---|---|
| Diane Heintz | Jerri Meyers - excused | Gail Henrikson | Comm. Sarah Nebeker |
| Mary Kemhus | | Julia Decker | Comm. Pamela Wev |
| Maria Pincetich | | | Don Y. Abing |
| Robert Stricklin | | | 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.

**Discussion of Goal 1 – Citizen Involvement:**

The committee members discussed the strengths and weaknesses of the currently-adopted Goal 1. Ms. Pincetich pointed out that oftentimes public involvement comes too late in the process. Committee members recommended that distances for notification requirements be increased and that notices be written in succinct plain English. Ms. Decker explained the notification requirements.

The committee discussed the County's website and agreed that it was sometimes difficult to navigate. They suggested having a "Give your input now!" button on the homepage so that stakeholders could easily weigh in on a topic.

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

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

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

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

**Public Comment and Input:**

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

**Distribution of Meeting #3 Materials:**

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

**Closing Comments and Adjournment:**

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

# PRESS RELEASE

## WHY WE NEED A CASCADIA PEOPLE'S UTILITY DISTRICT

Forty-five years ago, no one even knew the Cascadia Subduction zone off the coast of Oregon existed. Now the odds of a big Cascadia earthquake and tsunami in the next 50 years are roughly one in three. The north coast of Oregon has been told that they can expect to be without electrical power for SIX months. Evacuation planning has shown that the vast majority of north Oregon coast residents and visitors WILL SURVIVE a Cascadia event. North coast residents are planning on forming a new electrical distribution organization, the Cascadia People's Utility District, which will mitigate this SIX month loss of power to the area.

Pacific Power presently furnishes electrical service to much of coastal Clatsop County. Pacific Power was approached regarding building a new renewable power facility in this area above the tsunami Inundation zone. "NO DICE THEY SAID". To comply with State mandates for more renewable power to replace their coal fueled electrical generation, Pacific Power has decided to center their renewable power generation program on building wind farms in Wyoming. While the addition of any renewable power projects is good, renewable projects in Wyoming will do nothing to mitigate the North Coast's six month loss of electrical power problem.

After investigating options, it became clear that local control of electrical power supply is an extremely viable option for the north coast of Clatsop County. All the areas that surround Clatsop County have electrical service provided by locally owned and controlled, non-profit People's Utility Districts (PUDS). PUDS are able to directly purchase power from the Federal Bonneville Power project and deliver reliable

electrical service to consumers in their service areas at rates 30 % less than power purchased by these same consumers from Pacific Power. Four years ago the Clatsop County Manager (Cole) attempted to get the County Commission to sponsor the formation of a People's Utility District. Commissioners said they were "too busy". Is it any wonder why our County Manager's move on to jobs in areas that are more open to needed fundamental change that would improve the quality of a citizen's life?

Yes there are good economic reasons that neighboring counties have all formed PUDs. Who cares that the average residential consumer would save $400 a year, right commissioners. But it is important to not lose sight that the overriding reason to form CascadiaPUD is to mitigate the impact of a Cascadia event on our coastal area. With projected Bonneville transmission line repair taking up to six months after a Cascadia earthquake, it is essential that the north Clatsop County coastal area have an independent renewable power generation capability. We don't need Pacific Power's permission; we don't need their money; we don't need to generate big profits for Wall Street; we can make our own decisions for the area.

The formation of a PUD is a legal right which is guaranteed under existing State Law. To form a PUD there must be a majority vote of the voters in the proposed PUD service area. PUD formation can be complicated and expensive because transmission and distribution lines could need to relocated. In the case of the north coast of Clatsop County, an engineering feasibility report determined that this is not the case. The existing electrical system for the CascadiaPUD service area, (Clatsop County lands that are presently served by Pacific Power south and west of Young's River, see map) is a completely independent system.

Bonneville Power for this service area is already being provided to an existing substation located in the Lewis and Clark area. Existing transmission lines from that substation to Warrenton, Gearhart, Seaside and Cannon Beach substations already distribute power to local consumers in the total service area. There are no stranded consumer areas or stranded facilities. Without touching a wire or moving a switch, CascadiaPUD would purchase at full assessed value, the existing Pacific Power facilities and equipment using revenue guaranteed bond financing. All that would happen would be that the price of electricity flowing to consumers would cost the PUD 30% less than Pacific Power existing rates.

Well what about reliability and maintenance? Pacific Power had an engineer's study completed in 2012 to identify changes to their system in this area to "correct system deficiencies". These changes have NEVER been implemented. CascadiaPUD, upon formation, would immediately implement these changes to bring our electrical supply system up to an adequate level of reliability. Existing experienced local Pacific Power employees would be offered reemployment with CascadiaPUD. Additional management and administration jobs would now be filled by informed local personnel instead of distant workers in Portland and Wyoming. Maintenance and repair parts and vehicles would be purchased at full assessed value from Pacific Power. Additional spare parts would be acquired and stored locally so that repairs would not be delayed in the future.

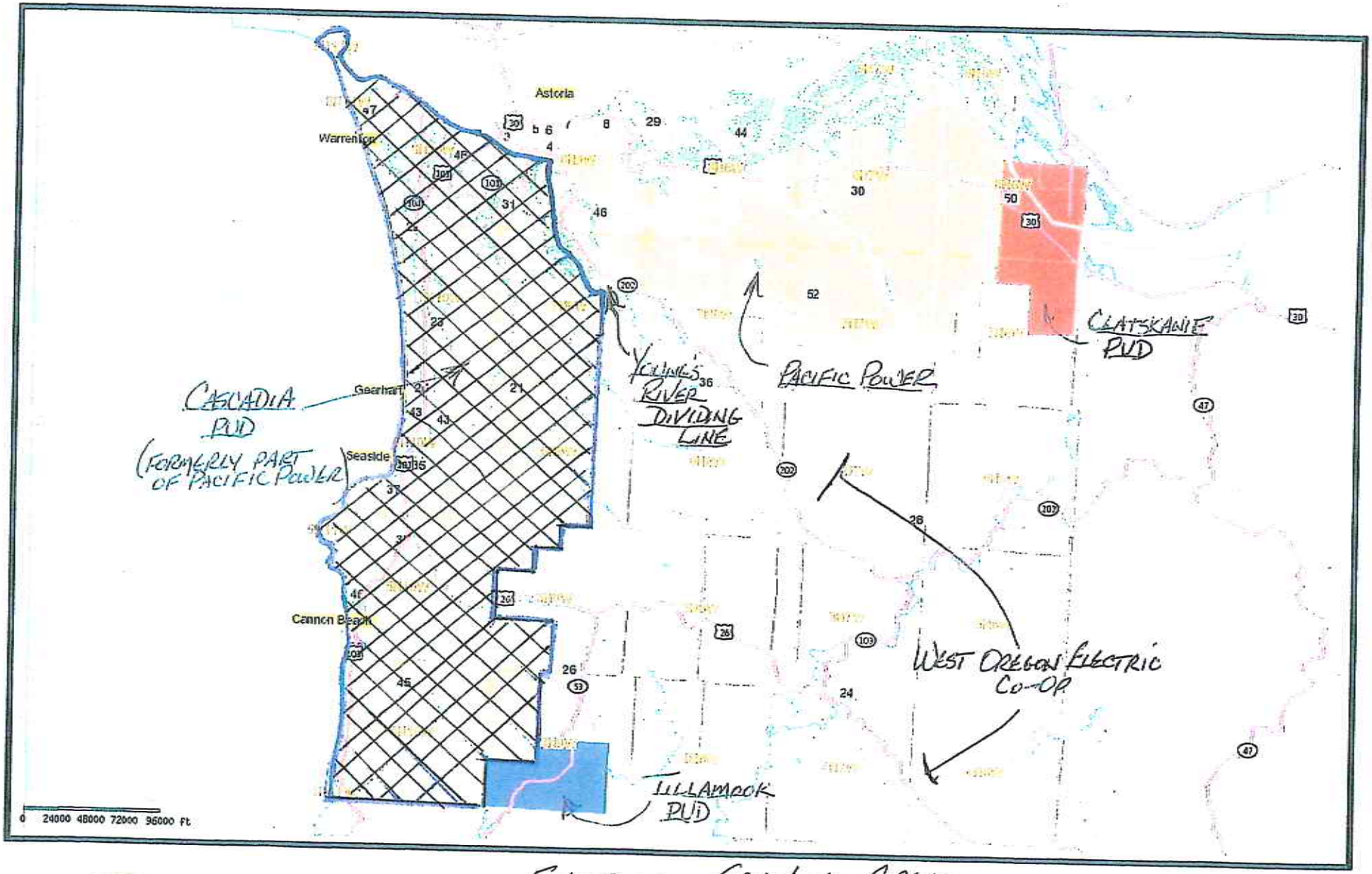
PUD financing and operating costs come from existing consumer electric service revenues with no impact on consumer taxes. Since incoming electricity costs would be 30% less, PUD management, made up of local residents, would be able to set reduced consumer rates.

But the biggest benefit for North County consumers would be the opportunity to choose to build an independent source of renewable power for the area which would mitigate the impact of a Cascadia event. When Cascadia earthquake damage to the Bonneville transmission lines causes the area to experience a six month power outage, we would have our own renewable fueled power system. This power would be less expensive than Pacific power because there are no transmission costs for shipment from Wyoming. We don't need Pacific Power's permission, we will do it ourselves. That's why CascadiaPUD needs to be formed. It costs you nothing (in fact it will save consumers in the Cascadia PUD district an average of 30% on their electric bills) and provides a future for the area.

For further information contact John Dunzer, Seaside OR

949-566-8664, johndunzer@msn.com

# Map




ELECTRICAL SERVICE AREAS
CLATSOP COUNTY OREGON

**Clatsop County Webmaps**

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.

N W E S

March 12, 2019

Jim Rue, Director

Oregon Department of Land Conservation and Development

635 Capitol St. NE Ste 150

Salem Or. 97301-2540

Subject: Seaside School District Urban Growth Boundary Amendment

Attachments: July 7, 2017 DLCD approval, November 6,2017 Clatsop County Hearing testimony

Dear Mr. Rue,

DLCD issued a letter, as attached, supporting approval by the Seaside Planning Commission for the Subject Growth Boundary Change. DLCD support was based on satisfaction of Statewide Planning Goal # 14, Urbanization, which states, "local government shall demonstrate that needs cannot reasonably be accommodated on land inside the urban growth boundary". The purpose of this letter is to illustrate that DLCD used questionable judgement and timing in issuing this letter which is resulting in the waste of 60 million dollars of taxpayer resources. These resources should be used to build vertical escape structures to reduce the probability that thousands will perish in a Cascadia tsunami event.

As a part of the City of Seaside's Planning Commission review, the Seaside School District's planning consultant prepared a submittal entitled "SSD Land Use Application Narrative" dated June 8, 2017. Section III B is entitled "Alternative Sites Analysis". This analysis was based on satisfying Seaside City Ordinance 2010-03 and ignored planning goal #14 options. Ordinance 2010-03 required that there be a single 50 acre site for the elementary, middle and high school.

This resulted in no viable school sites being identified within Seaside's current Urban Growth Boundary. There is no rationale presented or legal requirement for locating all schools on a single large site. This decision was also flawed in a number of ways as described in my November 6, 2017 letter to the Clatsop County Board of Commissioners as attached. It is very clear that neither the school district nor the City of Seaside nor the County of Clatsop had any real interest in following Statewide Planning Goal #14. The Mayor of Seaside said that this is the plan the citizen's voted for and whether it agreed with the planning goal was not his concern. The project architect said "he never looked at any alternatives". The school board said "they had no requirement to look at alternatives". The Head of the County Planning Commission said "saving 60 million dollars is not important".

I can understand that the school district, city, and county could care less about this planning goal, but I cannot fathom why DCLD would spout praise for this project; isn't DLCD's job to make sure that this goal is being met? The City of Seaside has known for over 10 years that its current tsunami evacuation plan will not work. This will require tens of millions for construction of vertical escape structures. But millions are being wasted on using a school site requiring massive grading, retaining walls and tons of rebar and concrete for foundations.

What is difficult to understand is that DCLD's approval letter states "The City of Seaside is a highly valued partner in Oregon's Coastal Management Program and a leader in pre-disaster planning for the Cascadia subduction zone earthquake and tsunami". DLCD has demonstrated by its lack of analysis and reasoning on this project, that it is not an organization serving the needs of the citizens of Oregon.
Very truly yours,

John Dunzer 2964 keepsake drive, Seaside OR 97138

# Goal 2: Land Use Planning

Goal 2 requires each local government in Oregon to have and follow a comprehensive land use plan and implementing regulations. Cities and counties must build their comprehensive plans on a factual base, and follow their plan when making decisions on appropriate zoning. City and county plans must be consistent with one another. Special district and state agency plans and programs must be coordinated with comprehensive plans.

Comprehensive plans must comply with the requirements of each applicable statewide planning goal. The Land Conservation and Development Commission (LCDC) reviewed each city and county comprehensive plan for compliance with the goals, and when LCDC found that the plan, as a whole, was consistent with the goals, the commission "acknowledged," or approved, the plan. Once a plan is acknowledged, it replaces the statewide planning goals for the purposes of local land use decision-making.

Except for federal and tribal lands, every inch of Oregon is planned and zoned. The comprehensive plan and zoning ordinances are the guiding documents for local government land use decisions. They help create predictable outcomes for the people that live and operate businesses in the community for development of homes, stores, and industries. Comprehensive plans also guide public development – streets, municipal water, sewer, and parks – and conservation of natural resources.

Part II of Goal 2 provides a process a local government can follow when taking an "exception" to one of the land use goals. A local government can take an exception to a goal when it finds that unique circumstances warrant a local override of the statewide goal to create a better outcome.

Changes to comprehensive plans must also comply with the statewide planning goals. See the post-acknowledgement plan amendments page for more information.

Original Adoption: 12/27/74; Effective: 1/25/75
Amended: 12/16/83; Effective: 12/30/83
Amended: 2/17/88; Effective: 3/31/88

*Read full text version of Goal 2*

## Administrative Rules that implement Goal 2:

OAR 660-004 – Interpretation of Goal 2 Exception Process
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

## Related:

Urban Growth Boundaries
Post Acknowledgement Plan Amendments
Periodic Review
Land Use Board of Appeals

## Program History

Oregonians in the 1960s and '70s became concerned as they watched rapid population growth begin to take place around the state. Lawmakers responded with Senate Bill 100, which Governor Tom McCall signed into law in 1973. At that time, farming and timber harvesting were the state's largest industries and many Oregonians thought eventual development of land for new homes and industries would displace these economic engines. SB 100 tied local planning to a set of guiding statewide principles. The new law created the Land Conservation and Development Commission to craft the rules that guide the system.

People and the Land: An Oral History of Oregon's Statewide Land Use Planning Program

## Historical Milestones

### Early 20th Century

| Year | Milestone |
|---|---|
| 1899 | Oregon legislature declares 30 miles of beach as a public highway from Columbia River to south line of Clatsop County. |
| 1913 | Legislature amends 1899 law, and declares all beaches as a state highway. |
| 1918 | Portland adopts state's first land use ordinances. |
| 1919 | Legislature permits city to zone private land. |
| 1925 | Oregon Supreme Court upholds zoning in Kroner v. City of Portland. |
| 1947 | Legislature permits counties to zone private land. |
| 1955 | Legislature adopts law to regulate land partitions and subdivisions. |

### 1960s and '70s

| Year | Milestone |
|---|---|
| 1961 | Legislature allows special property tax assessment for land used exclusively for farming. |
| 1963 | Legislature creates Exclusive Farm Use (EFU) zone and uses allowed in that zone (ORS Chapter 215). |
| 1967 | Oregon legislature passes the "Beach Bill," affirming the public's rights to Oregon's dry-sand beaches. |
| 1969 | Oregon Supreme Court upholds constitutionality of the Beach Bill in Thornton v Hay. |
| 1971 | Oregon Legislature adopts Senate Bill 10, which requires every city and county in |

| Year | Milestone |
|---|---|
| | the state to have a comprehensive land use plan that meets state standards. The law was weak, however, because it failed to establish an effective enforcement mechanism or a program of technical assistance from the state. Most cities and counties refuse to develop plans. |
| 1973 | Governor Tom McCall makes his famous speech to the legislature (audio file), castigating "sagebrush subdivisions, coastal condomania, and the ravenous rampages of suburbia." He requests legislation establishing a statewide program for land use planning. Senator Hector MacPherson, a Republican farmer from Linn County, and Senator Ted Hallock, a Democrat from Portland, are the chief sponsors of what became Senate Bill 100. McCall campaigns across the state, gaining public and media support to counter the opposition. |
| 1973 | On May 29, SB 100 is approved after much negotiation and compromise, and is signed by Governor McCall. The bill creates the Land Conservation and Development Commission (LCDC) and the Department of Land Conservation and Development (DLCD). Senate Bill 101 creates statewide protections for farmland by further amendments to the EFU zone (ORS 215). LCDC's first major task is to adopt the Statewide Planning Goals to govern the development of local comprehensive land use plans. |
| 1974 | Portland-area jurisdictions abandon the "Mt. Hood Freeway" idea and instead decide to construct a light rail line along the Banfield (I-84). This was a transformational event that marks the end of freeway construction and the beginning of serious efforts to integrate land use and transportation planning. At the time, it was a revolutionary change; it adopted an entirely untried solution and led to subsequent efforts to use transportation investments to achieve land use objectives, including subsequent extension of the MAX light rail system in concert with land use planning for development around station areas. |
| 1974 | On December 27, LCDC adopts the first 14 Statewide Planning Goals. (Newsprint version.) |
| 1975 | One December 6, LCDC adopts Goal 15 (Willamette River Greenway). |
| 1976 | On October 8, Medford and Central Point become the first cities to have LCDC approve, or "acknowledge," their comprehensive plans. |
| 1976 | On November 2, by a vote of 57% to 43%, the first ballot measure to repeal SB 100 and the Statewide Planning Program is defeated. |
| 1976 | On December 18, LCDC adopts goals 16-19, protecting coastal resources. Those goals became effective in 1977. |
| 1977 | One July 8, Gilliam County is the first county to have its comprehensive plan acknowledged. |

| Year | Milestone |
|---|---|
| 1978 | One November 7, another initiative to eliminate state oversight of local land use plans is defeated (61%-39%). |
| 1979 | Portland-area voters create "Metro," the first elective metropolitan council in the United States. Once again, Oregon leads the nation in progressive policies that are future facing and seek to control and plan land use development. |

## 1980s and '90s

| Year | Milestone |
|---|---|
| 1982 | Despite a deep recession that is blamed on land use planning, the third effort to repeal SB 100 is defeated (55%-45%). The following year, the legislature creates a process for the "periodic review" and update of local land use plans. |
| 1983 | Oregon legislature adopts major reforms to Oregon Land Use Law (ORS chapters 197 and 215), including revisions to the "exceptions process" and the EFU zone, and permitting the designation of marginal lands. |
| 1986 | Congress enacts the Columbia River Gorge National Scenic Area Act. |
| 1987 | The Columbia River Gorge National Scenic Area Act leads to the creations of the bi-state Columbia River Gorge Commission. The mission of the CRGC is to: "Establish, implement and enforce policies and programs that protect and enhance the scenic, natural, recreational and cultural resources of the Columbia River Gorge, and to support the economy of the area by encouraging growth to occur in existing urban areas and allowing economic development consistent with resource protection." |
| 1991 | LCDC, with support from the Oregon Department of Transportation (ODOT), adopts the Transportation Planning Rule. The rule creates a partnership program called Transportation and Growth Management (TGM), between DLCD and ODOT to enable the integration of land use and transportation planning. |
| 1992 | LCDC adopts amendments to Goals 3 and 4, permitting the identification and designation of high –value and important farm lands, and small scale resource (secondary) lands. Becomes effective August 7, 1993. |
| 1993 | Oregon legislature adopts a comprehensive bill to revise Oregon land use provisions for the protection of farm and forest lands, to permit lot-of-record dwellings on such lands, and directs LCDC to repeal its rules providing for the designation of small-scale resource lands (HB 3661). |
| 1994 | LCDC adopts rules to implement HB 3661 and to provide additional protections for high-value farmland. |

| Year | Milestone |
|---|---|
| 1994 | Metro adopts a 2040 plan, charting a long-term regional vision and framework for future land use plans. The plan designates a series of regional centers, town centers and other land use designations. The 2040 plan provides direction to local governments to change local plans and redirects regional planning and investments emphasizing more compact, pedestrian and transit friendly development within existing urban area, rather than continued expansions of the Metro urban growth boundary. |
| 1997 | Oregon Supreme Court upholds LCDC rules that protect high-value farmland adopted to implement HB 2661. (Lane County v LCDC) |
| 1998 | The 25th Anniversary of SB 100. |

## 21st Century

| Year | Milestone |
|---|---|
| 2000 | Oregon voters pass Ballot Measure 7 (54% - 46%) to compensate property owners when a government land use regulation causes a devaluation of private property. The Oregon Supreme Court overturns the measure because it would have changes more than one part of the Constitution. |
| 2004 | On November 2, Oregon voters pass Ballot Measure 37 (61% - 39%). The measure provided that governments must pay owners, or forego enforcement by repealing, changing, or not applying restrictions, when certain land use restrictions reduce property value. |
| 2005 | Oregon legislature passes Senate Bill 82 (The Big Look), creating the Oregon Task Force on Land Use Planning. The task force is charged with conducting a comprehensive review of the Statewide Planning Program and making recommendations to the 2009 Legislature for any needed changes to land-use policy. |
| 2005 | On October 14, Marion County Circuit Court Judge Mary Mertens James finds Measure 37 to be unconstitutional on several grounds. (MacPherson et al v Department of Administrative Services, et al) |
| 2006 | On February 21, the Oregon Supreme Court overturns Judge James' decision and reinstates Measure 37. |
| 2007 | On November 6, Oregon voters pass Ballot Measure 49 (62%-38%). Measure 49 modifies Measure 37, clarifying private landowners' rights to build homes; extending rights to surviving spouses; limiting large developments; and protecting farmlands, forestlands, and groundwater supplies. |
| 2011 | Oregon's Land Conservation and Development Commission adopts Recommendations on Greenhouse Gas Reduction Targets required by Senate Bill |

| Year | Milestone |
|---|---|
| | 1059 (2010) and House Bill 2001 (2009) direct that set targets for metropolitan areas to plan for reductions in greenhouse gas emissions from cars and light trucks. |
| 2013 | The Oregon Legislature passes HB 2253, a law providing for a new population forecasting process through Portland State University. Population forecasting relieves local governments from having to perform this expensive and technical task when planning for growth. |
| 2014 | On January 15, DLCD releases "Preparing for a Cascadia Subduction Zone Tsunami: A Land Use Guide for Oregon Coastal Communities," which is unique in its effort and referenced by coastal communities around the world. |
| 2015 | On December 4, LCDC adopts new rules regarding the simplification of the Urban Growth Boundary Amendment Process. These rules implement related legislation enacted by the 2013 Oregon Legislature (HB 2254, codified as ORS 197A). The rules are effective January 1, 2016. |

## New Legislative Land Use Actions

Each legislative session, new legislation is passed that has enduring outcomes for our land use system. Most changes are small, but some are significant. Significant milestones like those above will be included in the department timeline as they occur. Minor legislative actions are captured in the DLCD Legislative Report, written after the end of a legislative session. These reports are written to inform stakeholders and counties of land use related bills that might require a city or county to update its code for compliance. Go to the Legislative Information page to see the report and other related information.

# Urban Growth Boundaries

Each Oregon city is surrounded by an urban growth boundary (UGB); a line drawn on planning maps to designate where a city expects to grow over a 20-year period. This growth can occur with new houses, industrial facilities, businesses, or public facilities such as parks and utilities. Restrictions in areas outside of a UGB protect farm and forest resource land and prohibit urban development. Generally speaking, it's where the city ends and the farms and forests begin.

A UGB is expanded through a joint effort involving the city and county, and in coordination with special districts that provide important services in the urban area. The UGB expansion process typically includes some level of citizen participation. Once land is included in a UGB, it is eligible for annexation to a city. Adding land to an existing city limit through annexation is not regulated by the Land Conservation and Development Commission (LCDC).

## General Information about UGBs

# UGB Expansion Using the Simplified Method

In 2015, LCDC adopted a new simplified method for cities to use to evaluate and amend their UGB. This method is provided as an additional option for cities to consider and not in lieu of the traditional UGB amendment process. (The traditional UGB amendment process details can be found in OAR 660-024-0000.) The simplified method was created to reduce the costs, complexity, and time required to amend a UGB. The details of this method can be found in OAR 660-038-0000.

DLCD created a calculator tool for local governments to assist them in using the UGB Expansion Simplified Method.

UGB Simplified Calculator

The following reports summarize analysis performed to support the rules advisory committee tasked with creating the simplified method:

Analysis of Development on Rural Residential Lands: A Report to the HB 2254 Rules Advisory Committee

Analysis of Land Use Efficiency in Oregon Cities

Analysis of Mixed-Use Development and Redevelopment in Oregon Cities

# Urban and Rural Reserves

In 2007, the legislature authorized Metro and metro-area counties to designate urban land that might be developed in the future, and rural land to be preserved for farming, forestry, and other rural uses. Special rules for urban reserves in the Portland metropolitan area are intended to assist in the long-term planning for urban development. By designating urban reserves, the agriculture and forest industries, private landowners, and public and private service providers, are aware of future long-term (for the next 50 years) expansion locations of the Metro UGB. Additionally, rural reserves are intended to provide long-term protection for large blocks of agricultural land, forest land, and other important natural landscape features that will limit urban development. Details about designating urban and rural reserves in the Portland metropolitan area can be found in OAR 660-027-0005.

Urban reserves, outside of the Portland Metro area, may also be established by local governments. Urban reserves are intended to provide a 30- to 50-year area for long-term city growth. Urban reserves provide guidance for a city's long-term future and protect the urban reserve area from rural development which would make future city expansion more difficult. Details about designating urban reserves outside of the Portland Metro area can be found in OAR 660-021-0000.

## UGB Amendments in Review

Some UGB amendments adopted by local governments are submitted to DLCD for review. The DLCD director must either 1) approve the local decision, 2) deny the decision and return it to the local government for revision, or 3) refer it to the Land Conservation and Development Commission. The director must make a decision within 120 days from the date the information was received by DLCD. For more detailed information about UGB amendment review criteria and those currently in review by DLCD, click here.

# LAND USE AND ZONING MATRIX

| LAND USE DESIGNATION | APPROPRIATE ZONING DESIGNATIONS | |
|---|---|---|
| **Conservation Forest Lands** | AF | Agriculture Forest |
| | F80 | Forest 80 |
| | | |
| **Conservation Other Resources** | AC1 | Aquatic Conservation One |
| | AC2 | Aquatic Conservation Two |
| | NAC2 | Necanicum Estuary Aquatic Conservation |
| | OPR | Open Space, Parks and Recreation |
| | RM | Recreation Management |
| | RCP | Rural Community Parks |
| | CS | Coastal Shorelands |
| | EAC | Ecola Aquatic Conservation |
| | LW | Lake and Wetland |
| | QM | Quarry and Mining |
| | | |
| **Natural** | AN | Aquatic Natural |
| | NU | Natural Uplands |
| | NS | Natural Shorelands |
| | | |
| **Rural Agricultural Lands** | EFU | Exclusive Farm Use |
| | | |
| **Rural Lands** | CBR | Coastal Beach Residential |
| | CR | Coastal Residential |
| | SFR1 | Single Family Residential 1 |
| | RA1 | Residential Agriculture 1 |
| | RA2 | Residential Agriculture 2 |
| | RA5 | Residential Agriculture 5 |
| | RA10 | Residential Agriculture 10 |
| | GC | General Commercial |
| | NC | Neighborhood Commercial |
| | TC | Tourist Commercial |
| | MR | Military Reserve |
| | | |
| **Development** | AD | Aquatic Development |
| | RSA-SFR | Rural Service Area-Single Family Residential |
| | RSA-MFR | Rural Service Area-Multi Family Residential |
| | RCR | Rural Community Residential |
| | AC-RCR | Arch Cape Rural Community Residential |
| | KS-RCR | Knappa-Svensen Rural Community Residential |
| | RCC | Rural Community Commercial |
| | RCC-LI | Rural Community Light Industrial |
| | RCI | Rural Community Industrial |
| | RC-MFR | Rural Community-Multi Family Residential |
| | LI | Light Industrial |
| | HI | Heavy Industrial |
| | MI | Marine Industrial |
| | UGB | Urban Growth Boundary |

# Coordinated Population Forecast

**2017**

**Through**

**2067**

## Clatsop County

Urban Growth Boundaries (UGB) & Area Outside UGBs

Population Research Center
PORTLAND STATE UNIVERSITY

Photo Credit: The Astoria-Megler Bridge (Photo No. clatD0072). Gary Halvorson, Oregon State Archives http://arcweb.sos.state.or.us/pages/records/local/county/scenic/clatsop/8.html

# Coordinated Population Forecast for Clatsop County, its Urban Growth Boundaries (UGB), and Area Outside UGBs 2017-2067

**Prepared by**

**Population Research Center**

**College of Urban and Public Affairs**

**Portland State University**

**June 30, 2017**

This project is funded by the State of Oregon through the Department of Land Conservation and Development (DLCD). The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

## Project Staff:

*Jason R. Jurjevich, PhD. Assistant Director, Population Research Center & Acting Program Manager*

*Nicholas Chun, Population Forecast Program Analyst*

*Kevin Rancik, GIS & Research Analyst*

*Risa S. Proehl, Population Estimates Program Manager*

*Julia Michel, Graduate Research Assistant*

*Matt Harada, Undergraduate Research Assistant*

*Charles Rynerson, Census State Data Center Coordinator*

*Randy Morris, Research Analyst*

*The Population Research Center and project staff wish to acknowledge and express gratitude for support from the Forecast Advisory Committee (DLCD), the hard work of our staff Deborah Loftus and Emily Renfrow, data reviewers, and many people who contributed to the development of these forecasts by answering questions, lending insight, providing data, or giving feedback.*

# How to Read this Report

This report should be read with reference to the documents listed below—downloadable on the Forecast Program website (http://www.pdx.edu/prc/opfp).

Specifically, the reader should refer to the following documents:

- *Methods and Data for Developing Coordinated Population Forecasts*—Provides a detailed description and discussion of the forecast methods employed. This document also describes the assumptions that feed into these methods and determine the forecast output.
- *Forecast Tables*—Provides complete tables of population forecast numbers by county and all sub-areas within each county for each five-year interval of the forecast period (2017-2067).

# Table of Contents

Executive Summary ..... 6
Historical Trends ..... 8
Population ..... 8
Age Structure of the Population ..... 9
Race and Ethnicity ..... 10
Births ..... 11
Deaths ..... 13
Migration ..... 14
Historical Trends in Components of Population Change ..... 14
Housing and Households ..... 15
Assumptions for Future Population Change ..... 17
Assumptions for the County and Larger Sub-Areas ..... 17
Assumptions for Smaller Sub-Areas ..... 18
Forecast Trends ..... 19
Forecast Trends in Components of Population Change ..... 21
Glossary of Key Terms ..... 24
Appendix A: Surveys and Supporting Information ..... 25
Appendix B: Specific Assumptions ..... 37
Appendix C: Detailed Population Forecast Results ..... 38

# Table of Figures

Figure 1. Clatsop County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR) ..... 7
Figure 2. Clatsop County—Total Population by Five-year Intervals (1975-2015) ..... 8
Figure 3. Clatsop County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010) ..... 9
Figure 4. Clatsop County—Age Structure of the Population (2000 and 2010) ..... 10
Figure 5. Clatsop County—Hispanic or Latino and Race (2000 and 2010) ..... 11
Figure 6. Clatsop County and Oregon—Total Fertility Rates (2000 and 2010) ..... 11
Figure 7. Clatsop County—Age Specific Fertility Rate (2000 and 2010) ..... 12
Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010) ..... 12
Figure 9. Clatsop County and Sub-Areas—Total Births (2000 and 2010) ..... 13
Figure 10. Clatsop County and Sub-Areas—Total Deaths (2000 and 2010) ..... 13
Figure 11. Clatsop County and Oregon—Age Specific Migration Rates (2000-2010) ..... 14
Figure 12. Clatsop County—Components of Population Change (2000-2015) ..... 15
Figure 13. Clatsop County and Sub-Areas—Total Housing Units (2000 and 2010) ..... 16
Figure 14. Clatsop County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate ..... 16
Figure 15. Clatsop County—Total Forecast Population by Five-year Intervals (2017-2067) ..... 19
Figure 16. Clatsop County and Larger Sub-Areas—Forecast Population and AAGR ..... 20
Figure 17. Clatsop County and Larger Sub-Areas—Share of Countywide Population Growth ..... 20
Figure 18. Clatsop County and Smaller Sub-Areas—Forecast Population and AAGR ..... 21
Figure 19. Clatsop County and Smaller Sub-Areas—Share of Countywide Population Growth ..... 21
Figure 20. Clatsop County—Age Structure of the Population (2017, 2035, and 2067) ..... 22
Figure 21. Clatsop County—Components of Population Change, 2015-2065 ..... 23
Figure 22. Clatsop County—Population by Five-Year Age Group ..... 38
Figure 23. Clatsop County's Sub-Areas—Total Population ..... 38

# Executive Summary

## Historical

Different parts of the county experience differing growth patterns. Local trends within the UGBs and the area outside them collectively influence population growth rates for the county as a whole.

Clatsop County's total population has grown slowly since 2000, with an average annual growth rate of less than one half of one percent between 2000 and 2010 (**Figure 1**). However, some of its sub-areas experienced more rapid population growth. Warrenton, the third most populous UGB, and Gearhart, posted average annual growth rates of 2.0 percent and 1.4 percent, respectively.

Clatsop County's positive population growth in the 2000s was largely the result of net in-migration coupled with a small natural increase. An aging population not only led to an increase in deaths, but also in a smaller proportion of women in their childbearing years. While women in Clatsop County are choosing to have children at marginally older ages, they are also choosing to have slightly more children than in the near past, leading to a small increase in births. The larger number of births relative to deaths caused natural increase (more births than deaths) in most, but not all, years from 2000 to 2015. While net in-migration outweighed declining natural increase during the early and middle years of the last decade, the gap between these two numbers shrank during the later years—greatly reducing population growth in the late 2000s and early 2010s. In more recent years (2013 to 2015) net in-migration has increased, bringing with it population growth (**Figure 12**).

## Forecast

Total population in Clatsop County and within its sub-areas will likely grow at a slightly faster pace in the near-term (2017 to 2035) compared to the long-term (**Figure 1**). The tapering of growth rates is largely driven by an aging population—a demographic trend expected to contribute to natural decrease (more deaths than births). As natural decrease occurs, population growth will become increasingly reliant on net in-migration.

Even so, Clatsop County's total population is forecast to increase by roughly 2,350 over the next 18 years (2017-2035) and by more than 4,480 over the entire 50-year forecast period (2017-2067). UGB sub-areas that showed positive population growth in the 2000s are expected to continue growing during the forecast period, with the exception of Astoria whose population is expected to decline in the longer term.

**Figure 1. Clatsop County and Sub-Areas—Historical and Forecast Populations, and Average Annual Growth Rates (AAGR)**

| | Historical | | | Forecast | | | | |
|---|---|---|---|---|---|---|---|---|
| | 2000 | 2010 | AAGR (2000-2010) | 2017 | 2035 | 2067 | AAGR (2017-2035) | AAGR (2035-2067) |
| *Clatsop County* | *35,630* | *37,039* | *0.4%* | *38,123* | *40,474* | *42,611* | *0.3%* | *0.2%* |
| Astoria UGB | 10,345 | 9,782 | -0.6% | 10,064 | 10,665 | 10,431 | 0.3% | -0.1% |
| Cannon Beach UGB | 1,603 | 1,693 | 0.5% | 1,730 | 1,886 | 2,112 | 0.5% | 0.4% |
| Gearhart UGB | 1,318 | 1,508 | 1.4% | 1,550 | 1,752 | 1,818 | 0.7% | 0.1% |
| Seaside UGB | 6,095 | 6,657 | 0.9% | 6,872 | 7,884 | 8,571 | 0.8% | 0.3% |
| Warrenton UGB | 4,105 | 5,022 | 2.0% | 5,373 | 7,410 | 9,616 | 1.8% | 0.8% |
| Outside UGBs | 12,164 | 12,377 | 0.2% | 12,534 | 10,878 | 10,063 | -0.8% | -0.2% |

*Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).*

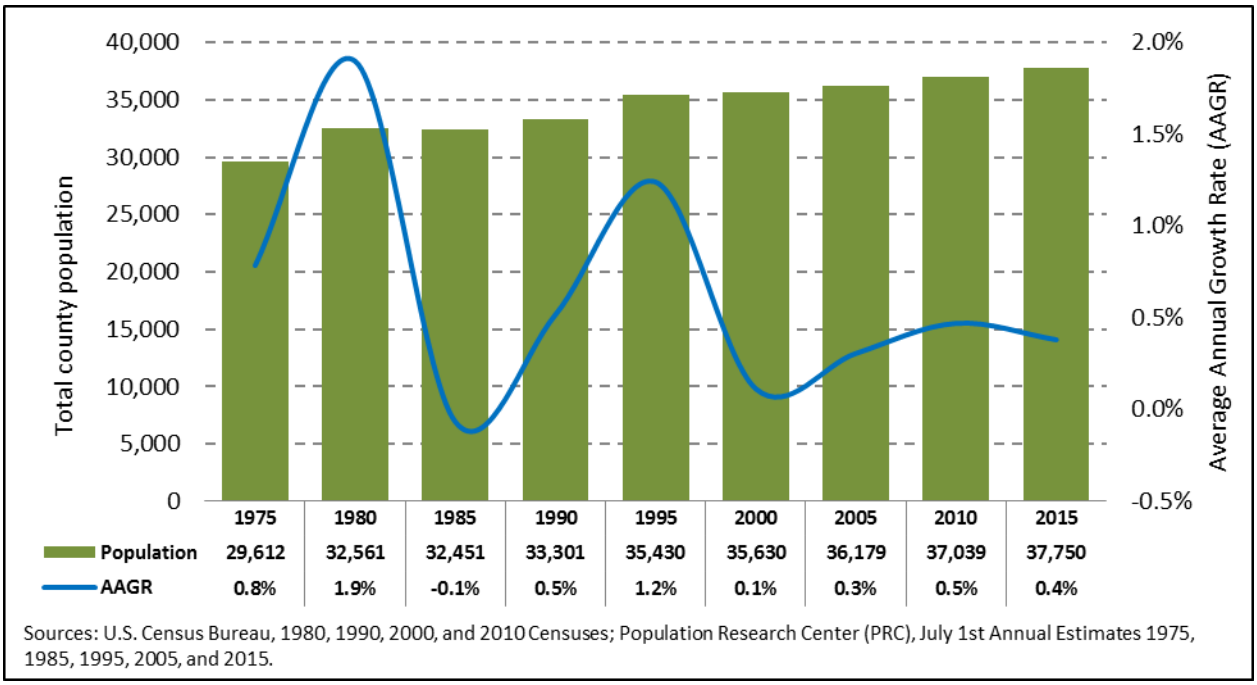
# Historical Trends

Different growth patterns occur in different parts of the County. Each of Clatsop County's sub-areas were examined for any significant demographic characteristics or changes in population or housing growth that might influence their individual forecasts. Factors analyzed include age composition of the population, race and ethnicity, births, deaths, migration, the number of housing units, housing occupancy rate, and persons per household (PPH). It should be noted that population trends of individual sub-areas often differ from those of the county as a whole. In general, however, population growth rates for the county are collectively influenced by local trends within its sub-areas.

## Population

Clatsop County's total population grew from roughly 30,000 in 1975 to nearly 38,000 in 2015 (**Figure 2**). During this 40-year period, the county experienced the highest growth rates during the late 1970s, which coincided with a period of relative economic prosperity (**Figure 2**). During the early 1980s, challenging economic conditions, both nationally and within the county, led to population decline. During the early 1990s population growth increased, but once again challenging economic conditions in the late 1990s yielded declines in population growth. Even so, Clatsop County experienced modest positive population growth over the last decade (2000 to 2010)—averaging a little less than a third of one percent per year. In recent years growth rates have slightly increased, leading to faster paced population growth between 2010 and 2015.

**Figure 2. Clatsop County—Total Population by Five-year Intervals (1975-2015)**




Sources: U.S. Census Bureau, 1980, 1990, 2000, and 2010 Censuses; Population Research Center (PRC), July 1st Annual Estimates 1975, 1985, 1995, 2005, and 2015.

Clatsop County's population change is the sum of its parts; the countywide population change is the combined population growth or decline within each sub-area. During the 2000s, Clatsop County's

average annual population growth rate stood at a less than one half percent (**Figure 3**). At the same time, the county's largest UGB, Astoria, experienced a population decline with an average annual growth rate of -0.6 percent. Warrenton and Gearhart saw the fastest growth over the decade at 2.0 and 1.4 percent, respectively. Seaside and Cannon Beach both experienced faster growth than the county at 0.9 and 0.5 percent annually. The area outside UGBs grew as well, registering an average annual growth rate of 0.9 percent. Warrenton, Seaside, Gearhart, and Cannon Beach saw small increases in their share of Clatsop County's population between 2000 and 2010, while both Astoria and the area outside UGBs saw their share reduced over the same time period.

**Figure 3. Clatsop County and Sub-areas—Total Population and Average Annual Growth Rate (AAGR) (2000 and 2010)[1]**

| | 2000 | 2010 | AAGR (2000-2010) | Share of County 2000 | Share of County 2010 |
|---|---|---|---|---|---|
| *Clatsop County* | *35,630* | *37,039* | *0.4%* | *100.0%* | *100.0%* |
| Astoria UGB | 10,345 | 9,782 | -0.6% | 29.0% | 26.4% |
| Cannon Beach UGB | 1,603 | 1,693 | 0.5% | 4.5% | 4.6% |
| Gearhart UGB | 1,318 | 1,508 | 1.4% | 3.7% | 4.1% |
| Seaside UGB | 6,095 | 6,657 | 0.9% | 17.1% | 18.0% |
| Warrenton UGB | 4,105 | 5,022 | 2.0% | 11.5% | 13.6% |
| Outside UGBs | 12,164 | 12,377 | 0.9% | 34.1% | 33.4% |

*Sources: U.S. Census Bureau, 2000 and 2010 Censuses.*

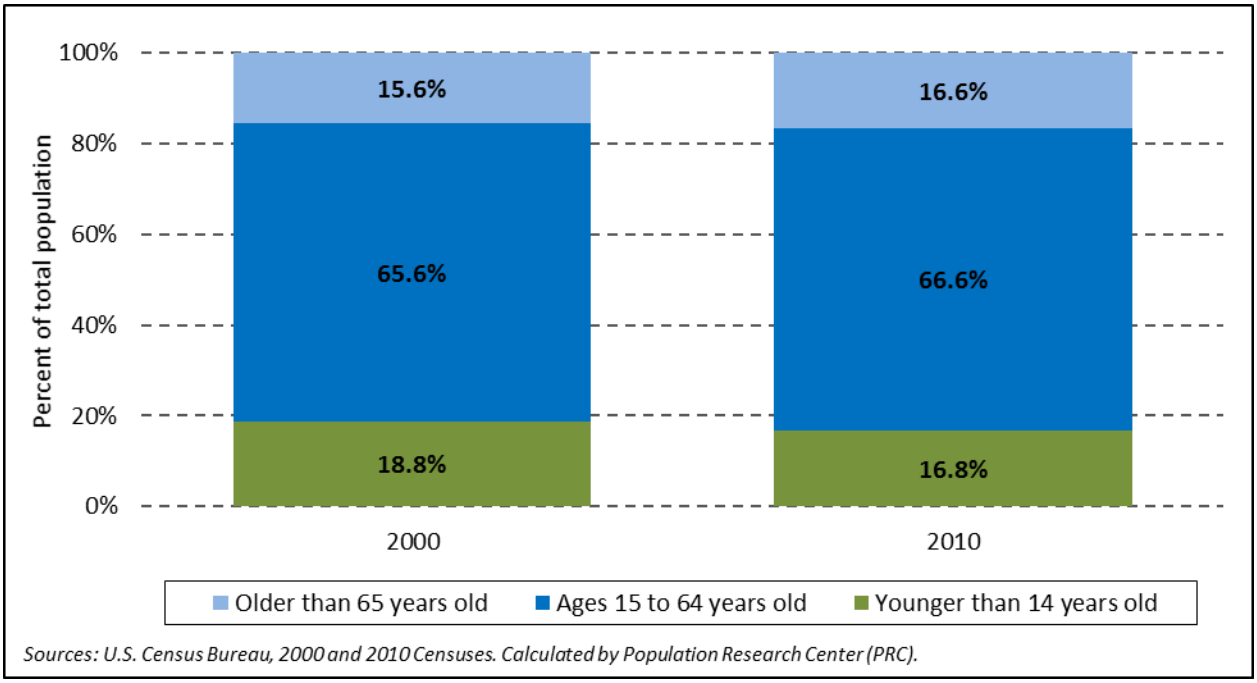
## Age Structure of the Population

Clatsop County's population is aging but at a much slower pace compared to most areas across Oregon. An aging population significantly influences the number of deaths but also yields a smaller proportion of women in their childbearing years, which may result in a decline in births. For Clatsop County births have stabilized, while the populations of people aged 15 to 64 as well as 65 and over have increased (**Figure 4**). Underscoring Clatsop County's trend in aging, the median age increased from 40 in 2000 to just over 43 in 2010 and 43.9 in 2015, a larger increase than what is observed statewide but more comparable to neighboring counties.[2]

[1] When considering growth rates and population growth overall, it should be noted that a slowing of growth rates does not necessarily correspond to a slowing of population growth in absolute numbers. For example, if a UGB with a population of 100 grows by another 100 people, it has doubled in population. If it then grows by another 100 people during the next year, its relative growth is half of what it was before even though absolute growth stays the same.

[2] Median age is sourced from the U.S. Census Bureau's 2000 and 2010 Censuses and 2011-2015 ACS 5-year Estimates.

**Figure 4. Clatsop County—Age Structure of the Population (2000 and 2010)**




*Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).*

## Race and Ethnicity

While the statewide population is aging, another demographic shift is occurring across Oregon—minority populations are growing as a share of total population. A growing minority population affects both the number of births and average household size. The Hispanic population within Clatsop County increased substantially from 2000 to 2010, recording the largest growth in absolute numbers of any group (**Figure 5**). The white, non-Hispanic population experienced modest decline over the same time period, while still composing over 87 percent of the population in Clatsop County. This increase in the Hispanic population and other minority populations brings with it several implications for future population change. First, both nationally and at the state level, fertility rates among Hispanic and minority women have tended to be higher than among white, non-Hispanic women. However, it is important to note recent trends show these rates are quickly decreasing. Second, Hispanic and minority households tend to be larger relative to white, non-Hispanic households.

**Figure 5. Clatsop County—Hispanic or Latino and Race (2000 and 2010)**

| Hispanic or Latino and Race | 2000 | | 2010 | | Absolute Change | Relative Change |
|---|---|---|---|---|---|---|
| *Total population* | *35,630* | *100.0%* | *37,039* | *100.0%* | *1,409* | *4.0%* |
| Hispanic or Latino | 1,597 | 4.5% | 2,838 | 7.7% | 1,241 | 77.7% |
| Not Hispanic or Latino | 34,033 | 95.5% | 34,201 | 92.3% | 168 | 0.5% |
| White alone | 32,364 | 90.8% | 32,295 | 87.2% | -69 | -0.2% |
| Black or African American alone | 156 | 0.4% | 163 | 0.4% | 7 | 4.5% |
| American Indian and Alaska Native alone | 342 | 1.0% | 308 | 0.8% | -34 | -9.9% |
| Asian alone | 423 | 1.2% | 445 | 1.2% | 22 | 5.2% |
| Native Hawaiian and Other Pacific Islander alone | 50 | 0.1% | 84 | 0.2% | 34 | 68.0% |
| Some Other Race alone | 14 | 0.0% | 48 | 0.1% | 34 | 242.9% |
| Two or More Races | 684 | 1.9% | 858 | 2.3% | 174 | 25.4% |

*Sources: U.S. Census Bureau, 2000 and 2010 Censuses.*

## Births

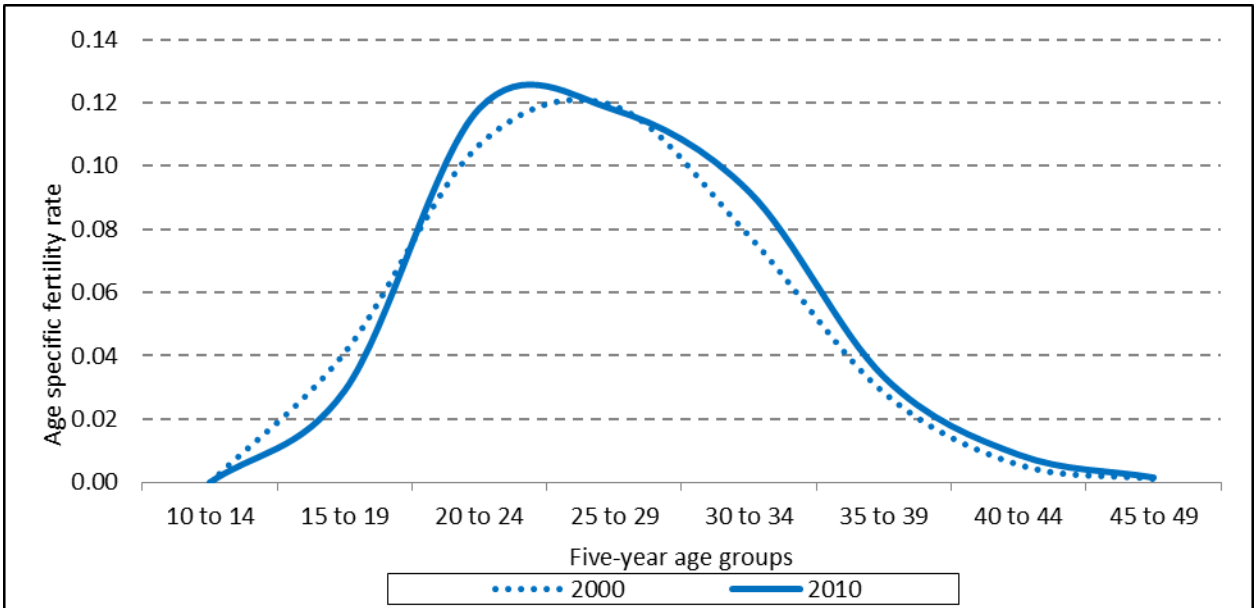
Historical fertility rates for Clatsop County do not mirror trends in the state of Oregon as a whole. Total fertility rates increased in Clatsop County from 2000 to 2010, while they decreased for the state over the same time period (**Figure 6**). As **Figure 7** demonstrates, fertility rates for youngest age groups in Clatsop County are lower in 2010 compared to earlier decades largely because women are having children at older ages**.** These changes are mirrored in statewide trends (**Figure 8**). However, Clatsop County fertility changes are distinct from those of the state in three ways. First, fertility rates for 20-24 year old women are higher in 2010 than in 2000. Second, total fertility in Clatsop County increased slightly during the 2000s, which differed from the decrease observed statewide. Lastly, total fertility in the county remains just below *replacement fertility*, while for Oregon as a whole total fertility continues to fall below that.

**Figure 6. Clatsop County and Oregon—Total Fertility Rates (2000 and 2010)**

| | 2000 | 2010 |
|---|---|---|
| **Clatsop County** | 1.90 | 1.99 |
| **Oregon** | 1.98 | 1.80 |

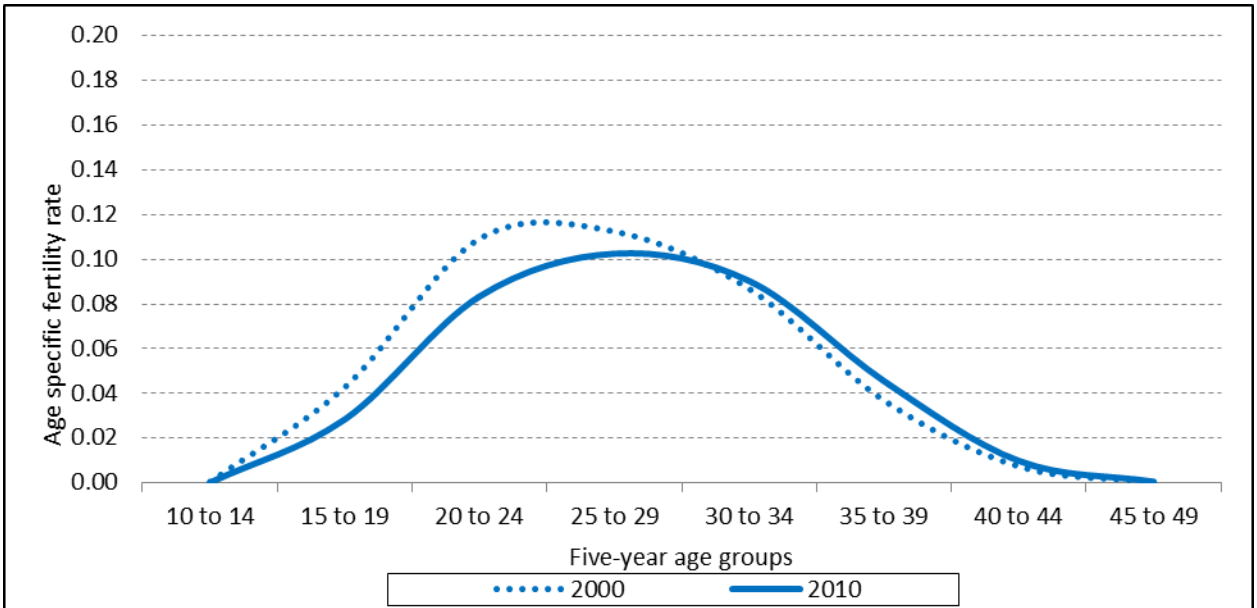
*Sources: U.S. Census Bureau, 2000 and 2010 Censuses .*
*Oregon Health Authority, Center for Health Statistics.*
*Calculated by Population Research Center (PRC).*

**Figure 7. Clatsop County—Age Specific Fertility Rate (2000 and 2010)**




*Sources: U.S. Census Bureau, 2000 and 2010 Censuses . Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).*

**Figure 8. Oregon—Age Specific Fertility Rate (2000 and 2010)**




*Sources: U.S. Census Bureau, 2000 and 2010 Censuses . Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).*

The smaller sub-areas and the area outside UGBs all contributed to the increase in births across the county.

**Figure 9** shows the number of births by the area in which the mother resides. Note that the number of births fluctuates from year to year. For example, a sub-area with an increase in births between two years may show a decrease during a different time period. For the 10- year period from 2000 to 2010, Astoria experienced a decline in births, while the county as a whole saw a small increase. The smaller sub-areas and the area outside UGBs all contributed to the increase in births across the county.

**Figure 9. Clatsop County and Sub-Areas—Total Births (2000 and 2010)**

| | 2000 | 2010 | Absolute Change | Relative Change | Share of County 2000 | Share of County 2010 |
|---|---|---|---|---|---|---|
| *Clatsop County* | *379* | *415* | *36* | *9.5%* | *100.0%* | *100.0%* |
| Astoria | 126 | 109 | -17 | -13.5% | 33.2% | 26.3% |
| Outside UGBs | 102 | 112 | 10 | 9.8% | 26.9% | 27.0% |
| Smaller UGBs | 151 | 194 | 43 | 28.5% | 39.8% | 46.7% |

*Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).*

*Note 1: For simplicity each UGB is referred to by its primary city's name.*

*Note: Smaller UGBs are those with populations less than 7,000 in forecast launch year.*

## Deaths

Though Clatsop County's population is aging, life expectancy increased in the 2000s.[3] For Clatsop County in 2000, life expectancy for males was 75 years and for females was 78 years. By 2010, life expectancy had remained relatively the same for males, but had increased for females to 81 years. For both Clatsop County and Oregon, the survival rates changed little between 2000 and 2010—underscoring the fact that mortality is the most stable component, relative to birth and migration rates, of population change. Even so, the total number of countywide deaths increased slightly (**Figure 10**).

**Figure 10. Clatsop County and Sub-Areas—Total Deaths (2000 and 2010)**

| | 2000 | 2010 | Absolute Change | Relative Change | Share of County 2000 | Share of County 2010 |
|---|---|---|---|---|---|---|
| *Clatsop County* | *345* | *395* | *50* | *14.5%* | *100.0%* | *100.0%* |
| Astoria | 103 | 85 | -18 | -17.5% | 29.9% | 21.5% |
| Outside UGBs | 239 | 113 | -126 | -52.7% | 69.3% | 28.6% |
| Smaller UGBs | 3 | 197 | 194 | 6466.7% | 0.9% | 49.9% |

*Sources: Oregon Health Authority, Center for Health Statistics. Aggregated by Population Research Center (PRC).*

*Note 1: For simplicity each UGB is referred to by its primary city's name.*

*Note 2: All other areas includes all smaller UGBs (those with populations less than 7,000) and the area outside UGBs. Detailed, point level death data were unavailable for 2000, thus PRC was unable to assign deaths to some UGBs.*

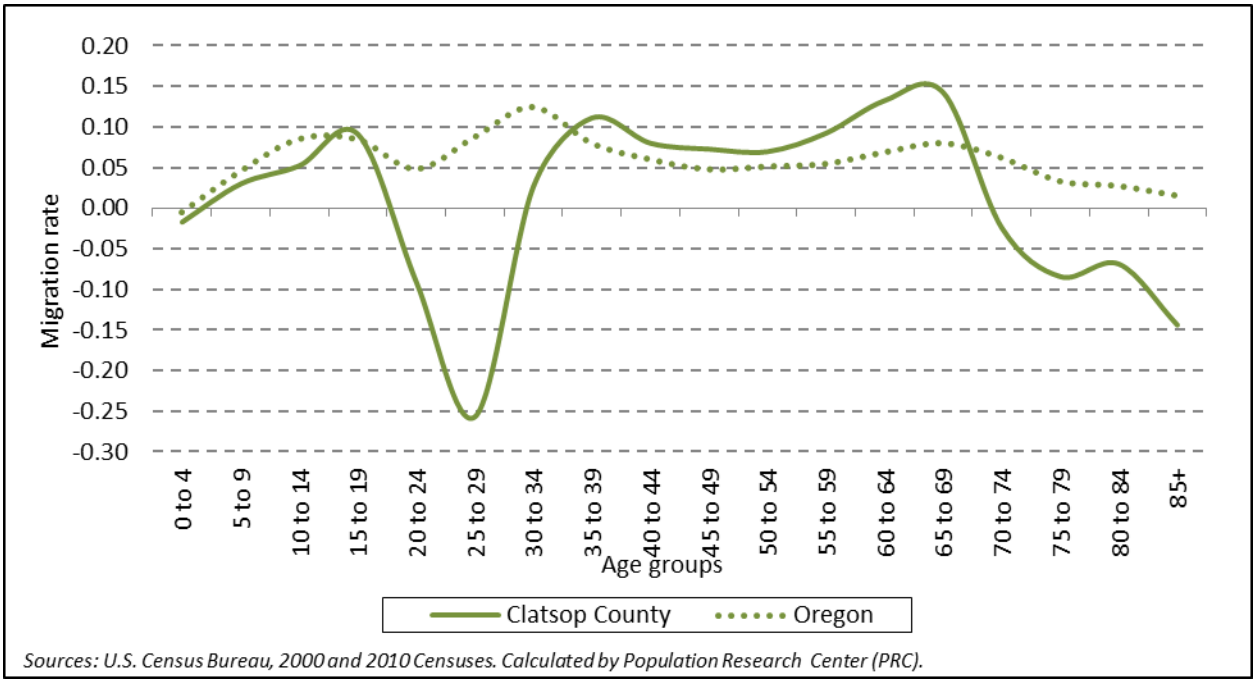
[3] Researchers have found evidence for a widening rural-urban gap in life expectancy. This gap is particularly apparent between race and income groups and may be one explanation for the decline in life expectancy in the 2000s. See the following research article for more information. *Singh, Gopal K., and Mohammad Siahpush. "Widening rural-urban disparities in life expectancy, US, 1969-2009." American Journal of Preventative Medicine 46, no. 2 (2014): e19-e29.*

## Migration

The propensity to migrate is strongly linked to age and stage of life. As such, age-specific migration rates are critically important for assessing these patterns across five-year age cohorts. **Figure 11** shows the historical age-specific migration rates by five-year age group, both for Clatsop County and Oregon. The migration rate is shown as the number of net in/out migrants per person by age group.

From 2000 to 2010, younger individuals (ages with the highest mobility levels) moved out of Clatsop County in search of employment and educational opportunities. This outmigration of young adults is a trend typical of most Oregon counties. At the same time however, the county attracted a modest number of adults and retirees. Many in-migrants were accompanied by their children, as shown in the in-migration of persons under the age of 14. The age group with the highest in-migration rate are persons of retirement age (60-69 year olds), likely drawn to coastal communities in Clatsop County.

**Figure 11. Clatsop County and Oregon—Age Specific Migration Rates (2000-2010)**

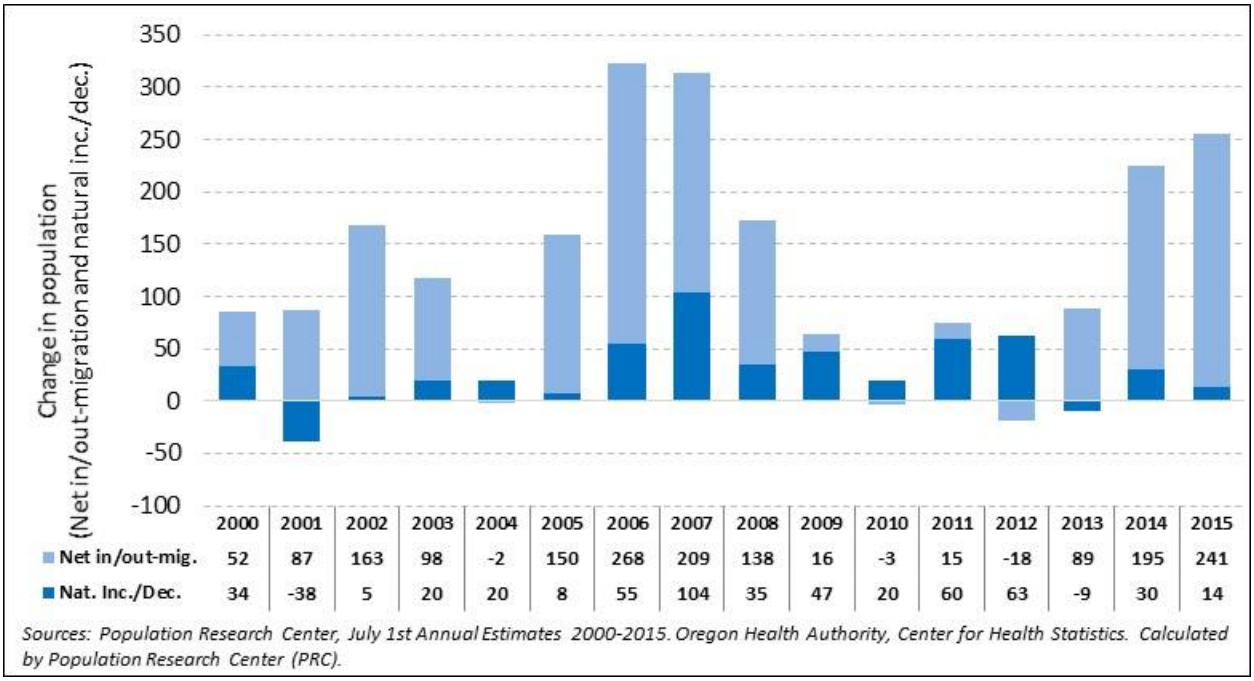



*Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).*

## Historical Trends in Components of Population Change

In summary, Clatsop County's modest population growth in the 2000s was primarily the result of fluctuating net in-migration to the county in concert with a small, though inconsistent natural increase (**Figure 12**). The early years of the decade witnessed minimal natural increase, with some years showing a decrease with a larger number of deaths relative to births. The middle and later years saw natural increase rebound to some degree, while more recent years (2011-2015) have seen a return of volatility to natural increase. While net in-migration was modest in the early 2000s, the county experienced a sharp increase of in-migrants in the middle of the decade, only to see net in-migration slow in the post-recession period, including some years showing net out-migration. More recently, increases in net in-migration have driven the county's population growth.

**Figure 12. Clatsop County—Components of Population Change (2000-2015)**




| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Net in/out-mig. | 52 | 87 | 163 | 98 | -2 | 150 | 268 | 209 | 138 | 16 | -3 | 15 | -18 | 89 | 195 | 241 |
| Nat. Inc./Dec. | 34 | -38 | 5 | 20 | 20 | 8 | 55 | 104 | 35 | 47 | 20 | 60 | 63 | -9 | 30 | 14 |

*Sources: Population Research Center, July 1st Annual Estimates 2000-2015. Oregon Health Authority, Center for Health Statistics. Calculated by Population Research Center (PRC).*

## Housing and Households

The total number of housing units in Clatsop County increased rapidly during the middle years of this last decade (2000 to 2010), but this growth slowed with the onset of the Great Recession in 2008. Over the entire 2000 to 2010 decade, the total number of housing units increased by over nine percent countywide; this was nearly 1,900 new housing units (**Figure 13**). Seaside and Warrenton garnered the largest share of the growth in total housing units, with all sub-areas as well as the area outside UGBs recording modest gains in total housing units. Seaside, Warrenton, and Gearhart all grew their share of the county totals of housing units, while Cannon Beach remained flat and Astoria and the area outside UGBs saw small declines. In terms of relative housing growth, Warrenton grew the most during the 2000s, as its total housing stock increased more than 22 percent (406 housing units) by 2010.

The rates of increase in the number of total housing units in the county, UGBs, and area outside UGBs are similar to the growth rates of their corresponding populations. Housing growth rates may differ slightly from population growth rates because (1) the numbers of total housing units are smaller than the numbers of people; (2) the UGB has experienced changes in the average number of persons per household; or (3) occupancy rates have changed (typically most pronounced in coastal locations with vacation-oriented housing). However, the patterns of population and housing change in Clatsop County are relatively similar.

**Figure 13. Clatsop County and Sub-Areas—Total Housing Units (2000 and 2010)**

| | 2000 | 2010 | AAGR (2000-2010) | Share of County 2000 | Share of County 2010 |
|---|---|---|---|---|---|
| *Clatsop County* | *19,685* | *21,546* | *0.9%* | *100.0%* | *100.0%* |
| Astoria | 4,862 | 4,982 | 0.2% | 24.7% | 23.1% |
| Cannon Beach | 1,651 | 1,814 | 0.9% | 8.4% | 8.4% |
| Gearhart | 1,346 | 1,574 | 1.6% | 6.8% | 7.3% |
| Seaside | 4,171 | 4,732 | 1.3% | 21.2% | 22.0% |
| Warrenton | 1,802 | 2,208 | 2.1% | 9.2% | 10.2% |
| Outside UGBs | 5,853 | 6,236 | 0.6% | 29.7% | 28.9% |

*Sources: U.S. Census Bureau, 2000 and 2010 Censuses.*

*Note: For simplicity each UGB is referred to by its primary city's name.*

Occupancy rates tend to fluctuate more than PPH. This is particularly true in smaller UGB areas where fewer housing units allow for larger changes—in relative terms—in occupancy rates. From 2000 to 2010 the occupancy rate in Clatsop County decreased; this was most likely due to slack in demand for housing as individuals experienced the effects of the Great Recession, plus increase in seasonal home share. All sub-areas in the county witnessed drops in occupancy rates, with Gearhart experiencing the largest change at -2.4 percent.

Average household size, or PPH, in Clatsop County was 2.3 in 2010, nearly identical to 2000 (**Figure 14**). Clatsop County's PPH in 2010 was slightly lower than for Oregon as a whole, which had a PPH of 2.5. PPH varied slightly across the sub areas, with all of them falling between 2.1 and 2.5 persons per household. In 2010 the highest PPH was 2.5 in both in Warrenton and the area, while the lowest was 2.1 in Cannon Beach.

**Figure 14. Clatsop County and Sub-Areas—Persons per Household (PPH) and Occupancy Rate**

| | Persons Per Household (PPH) | | | Occupancy Rate | | |
|---|---|---|---|---|---|---|
| | 2000 | 2010 | Change 2000-2010 | 2000 | 2010 | Change 2000-2010 |
| *Clatsop County* | *2.3* | *2.3* | *-0.1* | *74.7%* | *73.1%* | *-1.6%* |
| Astoria | 2.3 | 2.2 | -0.1 | 87.2% | 86.1% | -1.1% |
| Cannon Beach | 2.1 | 2.1 | 0.0 | 43.4% | 42.0% | -1.5% |
| Gearhart | 2.2 | 2.3 | 0.1 | 44.9% | 42.5% | -2.4% |
| Seaside | 2.2 | 2.2 | 0.0 | 65.6% | 64.4% | -1.2% |
| Warrenton | 2.5 | 2.5 | 0.0 | 90.1% | 88.8% | -1.4% |
| Outside UGBs | 2.5 | 2.5 | -0.1 | 81.7% | 80.4% | -1.3% |

*Sources: U.S. Census Bureau, 2000 and 2010 Censuses.*

*Note 1: For simplicity each UGB is referred to by its primary city's name.*

# Assumptions for Future Population Change

Evaluating past demographic trends provides clues about what the future will look like, and helps determine the most likely scenarios for population change. Past trends also explain the dynamics of population growth specific to local areas. Relating recent and historical population change to events that influence population change serves as a gauge for what might realistically occur in a given area over the long-term. The forecast period is 2017-2067.

Assumptions about fertility, mortality, and migration were developed for Clatsop County's population forecast as well as for the forecasts of larger sub-areas.[4] The assumptions are derived from observations based on life events, as well as trends unique to Clatsop County and its larger sub-areas. Astoria is the only sub-area that falls into this category.

Population change for smaller sub-areas is determined by the change in the number of total housing units, occupancy rates, and PPH. Assumptions around housing unit growth as well as occupancy rates are derived from observations of historical building patterns and current plans for future housing development. In addition assumptions for PPH are based on observed historical patterns of household demographics—for example the average age of householder. Clatsop County sub-areas falling into this category include: Cannon Beach, Gearhart, Seaside, and Warrenton.

## Assumptions for the County and Larger Sub-Areas

During the forecast period, the population in Clatsop County is expected to age more quickly during the first half of the forecast period and then remain relatively stable over the forecast horizon. Fertility rates are expected to slightly decline throughout the forecast period. Total fertility in Clatsop County is forecast to decrease from 2.03 children per woman in the 2010-15 period to 1.91 children per woman by 2065.

Changes in mortality and life expectancy are more stable compared to fertility and migration. Clatsop County and its larger sub-areas are projected to follow the statewide trend of increasing life expectancy throughout the forecast period—progressing from a life expectancy of 78 years in 2010 to 86 in 2060. However, in spite of increasing life expectancy and the corresponding increase in survival rates, Clatsop County's aging population will increase the overall number of deaths throughout the forecast period. Larger sub-areas within the county will experience a similar increase in deaths as their population ages.

Migration is the most volatile and challenging demographic component to forecast due to the many factors influencing migration patterns. Economic, social, and environmental factors—such as employment, educational opportunities, housing availability, family ties, cultural affinity, climate change, and natural amenities—occurring both inside and outside the study area can affect both the direction and the volume of migration.

[4] County sub-areas with populations greater than 7,000 in the forecast launch year were forecast using the *cohort-component method*. County sub-areas with populations less than 7,000 in forecast launch year were forecast using the *housing-unit method*. See Glossary of Key Terms at the end of this report for a brief description of these methods or refer to the *Methods* document for a more detailed description of these forecasting techniques.

We assume net migration rates will change in line with historical trends unique to Clatsop County. Net out-migration of younger persons and net in-migration of middle-aged individuals will persist throughout the forecast period. Countywide average annual net migration is expected to increase from 96 net in-migrants in 2015 to 210 net in-migrants in 2035. Over the last 30 years of the forecast period average annual net migration is expected to be more steady, remaining at 212 net in-migrants through 2065. Net in-migration is expected to account for nearly all of Clatsop County's population growth throughout the entire forecast period.

## Assumptions for Smaller Sub-Areas

Rates of population growth for the smaller UGBs are determined via corresponding growth in the number of housing units, as well as by changes in housing occupancy rates and PPH. The change in housing unit growth is much more variable than change in housing occupancy rates or PPH.

Occupancy rates and PPH are assumed to stay relatively stable over the forecast period. Smaller household size is associated with an aging population in Clatsop County and its sub-areas.

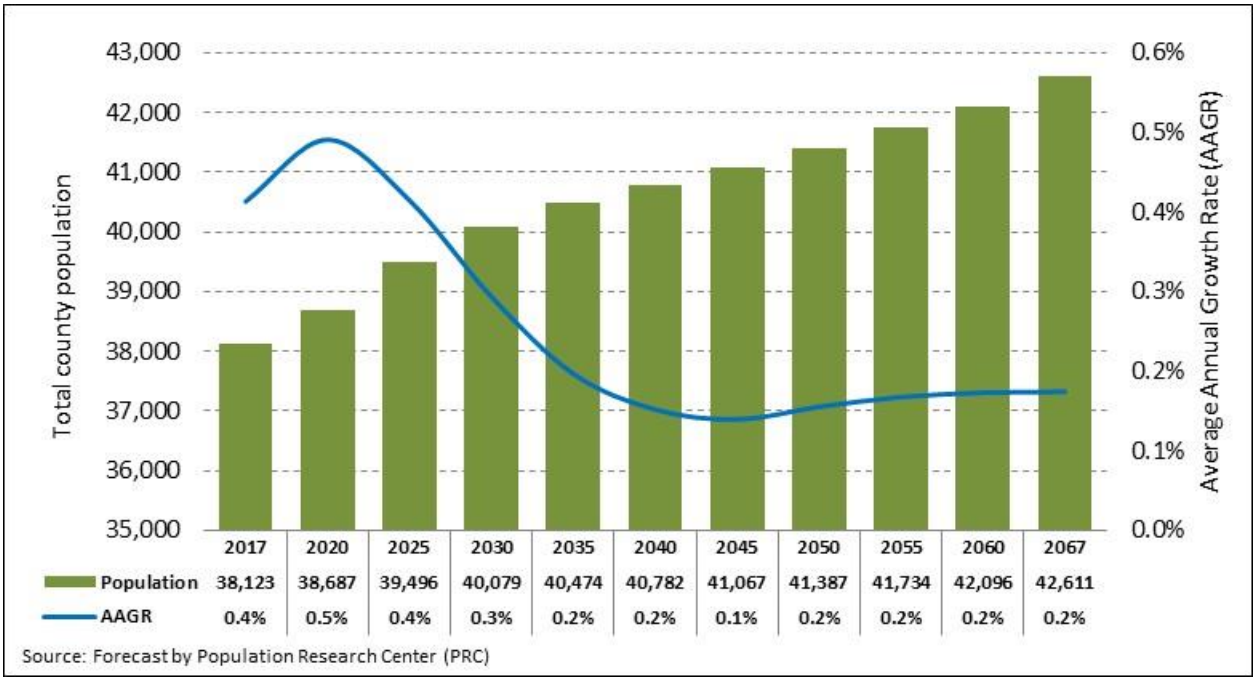
In addition, for sub-areas experiencing population growth we assume a higher growth rate in the near-term, with growth stabilizing over the remainder of the forecast period. If planned housing units were reported in the surveys, then we account for them being constructed over the next 5-15 years (or as specified by local officials). Finally, for county sub-areas where population growth has been flat or declining, and there is no planned housing construction, we hold population growth mostly stable with little to no change.

# Forecast Trends

Under the most-likely population growth scenario for Clatsop County, countywide and sub-area populations are expected to increase modestly over the forecast period. The countywide population growth rate is forecast to peak in 2020, and then steeply decline through 2040 before leveling out for the rest of the forecast period. A reduction in population growth rates is driven by both (1) an aging population, as well as (2) the expectation of relatively stable in-migration over the second half of the forecast period. The combination of these factors will likely result in population growth rates slowing as time progresses through the forecast period.

Clatsop County's total population is forecast to grow by more than 4,480 persons (roughly 12 percent) from 2017 to 2067, which translates into a countywide population of 42,611 in 2067 (**Figure 15**). The population is forecast to grow at the highest rate—at around half a percent per year—in the near-term (2017-2025). This anticipated population growth in the near-term is based on two core assumptions: (1) Clatsop County's economy will continue to strengthen over the next 10 years; (2) middle-aged persons will continue migrating into the county — bringing their families or having more children. The largest component of growth in this initial period is net in-migration (**Figure 21**). Over 280 more deaths than births are forecast for the 2017 to 2025 period. At the same time over 1,800 in-migrants are also forecast, outweighing the expected natural decrease and producing modest population growth.

**Figure 15. Clatsop County—Total Forecast Population by Five-year Intervals (2017-2067)**




Astoria, Clatsop County's largest UGB, is forecast to experience population growth of roughly 600 persons from 2017 to 2035, moving from 10,064 to 10,665 persons over the period (**Figure 16**). However, Astoria is projected to experience a population loss of over 230 persons between 2035 and 2067,

shrinking from 10,665 to 10,431. Astoria's share of the county population is projected to decrease slightly over the period, from 26.4 percent in 2017 to 24.5 percent in 2067.

Population outside UGBs is expected to decrease by more than 1,650 people from 2017 to 2035, but is expected to decline at a slower rate during the second half of the forecast period, losing nearly 820 people from 2035 to 2067. The population of the area outside UGBs is also forecast to decline as a share of total countywide population over the forecast period, composing almost 33 percent of the countywide population in 2017 and nearly 24 percent in 2067.

**Figure 16. Clatsop County and Larger Sub-Areas—Forecast Population and AAGR**

| | 2017 | 2035 | 2067 | AAGR (2017-2035) | AAGR (2035-2067) | Share of County 2017 | Share of County 2035 | Share of County 2067 |
|---|---|---|---|---|---|---|---|---|
| *Clatsop County* | *38,123* | *40,474* | *42,611* | *0.3%* | *0.2%* | *100.0%* | *100.0%* | *100.0%* |
| Astoria UGB | 10,064 | 10,665 | 10,431 | 0.3% | -0.1% | 26.4% | 26.3% | 24.5% |
| Outside UGBs | 12,534 | 10,878 | 10,063 | -0.8% | -0.2% | 32.9% | 26.9% | 23.6% |
| Smaller UGBs | 15,525 | 18,931 | 22,117 | 1.1% | 0.5% | 40.7% | 46.8% | 51.9% |

*Source: Forecast by Population Research Center (PRC)*

*Note: Smaller UGBs are those with populations less than 7,000 in forecast launch year.*

If we only include sub-areas that are expected to experience population growth, Astoria is expected to capture 15 percent of the countywide population growth between 2017 and 2035 (Figure 17); however, Astoria is forecast to decline in population over the period 2035-2067, capturing none of the growth during that time frame.

**Figure 17. Clatsop County and Larger Sub-Areas—Share of Countywide Population Growth**

| | 2017-2035 | 2035-2067 |
|---|---|---|
| *Clatsop County* | *100.0%* | *100.0%* |
| Astoria UGB | 15.0% | 0.0% |
| Outside UGBs | 0.0% | 0.0% |
| Smaller UGBs | 85.0% | 100.0% |

*Source: Forecast by Population Research Center (PRC)*

*Note: Smaller UGBs are those with populations less than 7,000 in forecast launch year.*

The smaller UGBs are expected to grow by over 3,400 persons combined from 2017 to 2035, with a combined average annual growth rate of 1.1 percent (Figure 16). This growth rate is due to modest growth expected in all smaller UGBs, with the exception of Warrenton expecting a strong growth rate in the near-term (Figure 18). All of the county's smaller UGBs are expected to grow at rates greater than that of the county between 2017 and 2035. Unlike Astoria and the area outside UGBs, the smaller UGBs in Clatsop County, while forecasted to experience slower growth in the period 2035-2067 compared to the previous period, are expected to experience positive population growth. The smaller UGBs are expected to collectively add over 3,180 people from 2035 to 2067.

**Figure 18. Clatsop County and Smaller Sub-Areas—Forecast Population and AAGR**

| | 2017 | 2035 | 2067 | AAGR (2017-2035) | AAGR (2035-2067) | Share of County 2017 | Share of County 2035 | Share of County 2067 |
|---|---|---|---|---|---|---|---|---|
| *Clatsop County* | *38,123* | *40,474* | *42,611* | *0.3%* | *0.2%* | *100.0%* | *100.0%* | *100.0%* |
| Cannon Beach UGB | 1,730 | 1,886 | 2,112 | 0.5% | 0.4% | 4.5% | 4.7% | 5.0% |
| Gearhart UGB | 1,550 | 1,752 | 1,818 | 0.7% | 0.1% | 4.1% | 4.3% | 4.3% |
| Seaside UGB | 6,872 | 7,884 | 8,571 | 0.8% | 0.3% | 18.0% | 19.5% | 20.1% |
| Warrenton UGB | 5,373 | 7,410 | 9,616 | 1.8% | 0.8% | 14.1% | 18.3% | 22.6% |
| Outside UGBs | 12,534 | 10,878 | 10,063 | -0.8% | -0.2% | 32.9% | 26.9% | 23.6% |
| Larger UGBs | 10,064 | 10,665 | 10,431 | 0.3% | -0.1% | 26.4% | 26.3% | 24.5% |

*Source: Forecast by Population Research Center (PRC)*

*Note: Larger UGBs are those with populations equal to or greater than 7,000 in forecast launch year.*

Including only sub-areas that are expected to experience population growth, Clatsop County's smaller sub-areas are expected to compose roughly 85 percent of countywide population growth in the first 18 years of the forecast period and all of the growth in the final 32 years (Figure 17). Cannon Beach and Warrenton are both expected to increase their share of countywide growth between the two periods, while the shares of Seaside and Gerhart are projected to decline (**Figure 19**).

**Figure 19. Clatsop County and Smaller Sub-Areas—Share of Countywide Population Growth**

| | 2017-2035 | 2035-2067 |
|---|---|---|
| *Clatsop County* | *100.0%* | *100.0%* |
| Cannon Beach UGB | 3.9% | 7.1% |
| Gearhart UGB | 5.0% | 2.1% |
| Seaside UGB | 25.3% | 21.6% |
| Warrenton UGB | 50.8% | 69.3% |
| Outside UGBs | 0.0% | 0.0% |
| Larger UGBs | 15.0% | 0.0% |

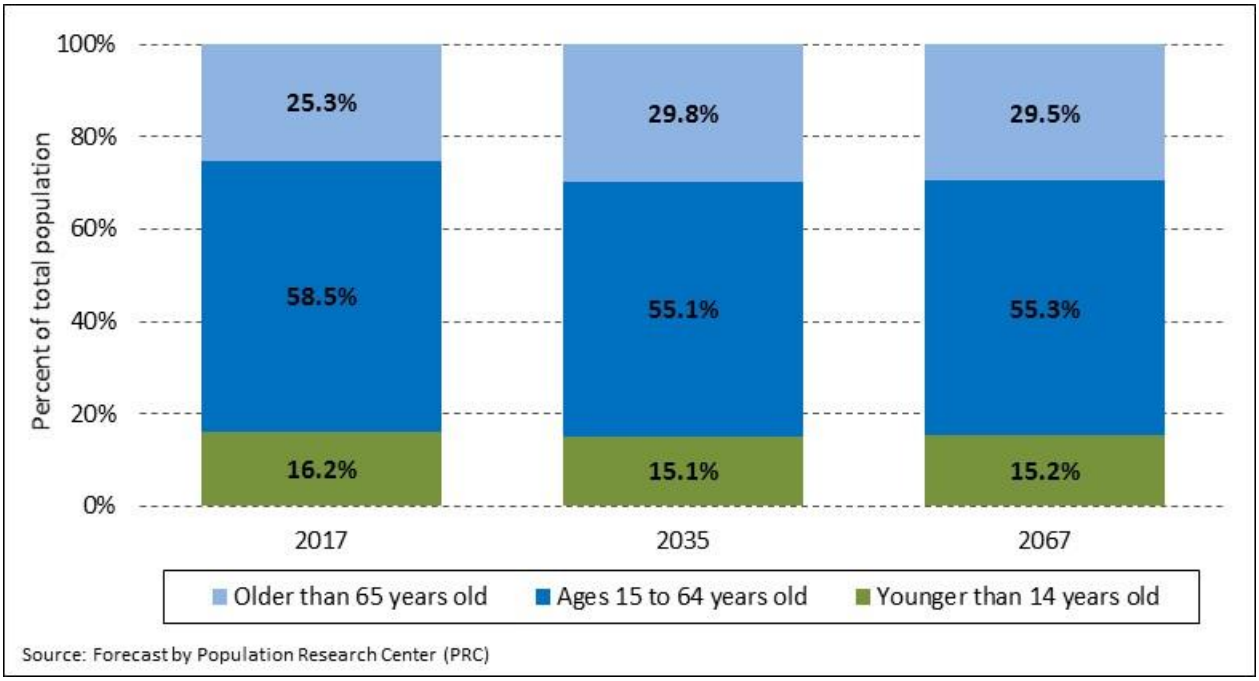
*Source: Forecast by Population Research Center (PRC)*

*Note: Larger UGBs are those with populations equal to or greater than 7,000 in forecast launch year.*

## Forecast Trends in Components of Population Change

As previously discussed, a key factor in increasing deaths is an aging population. From 2017 to 2035 the proportion of county population 65 or older is forecast to grow from roughly 25 percent to about 30 percent; between 2035 and 2067, we expect the elderly proportion to stabilize at 29.5 percent (Figure 20). For a more detailed look at the age structure of Clatsop County's population see the final forecast table published to the forecast program website (http://www.pdx.edu/prc/opfp).

**Figure 20. Clatsop County—Age Structure of the Population (2017, 2035, and 2067)**

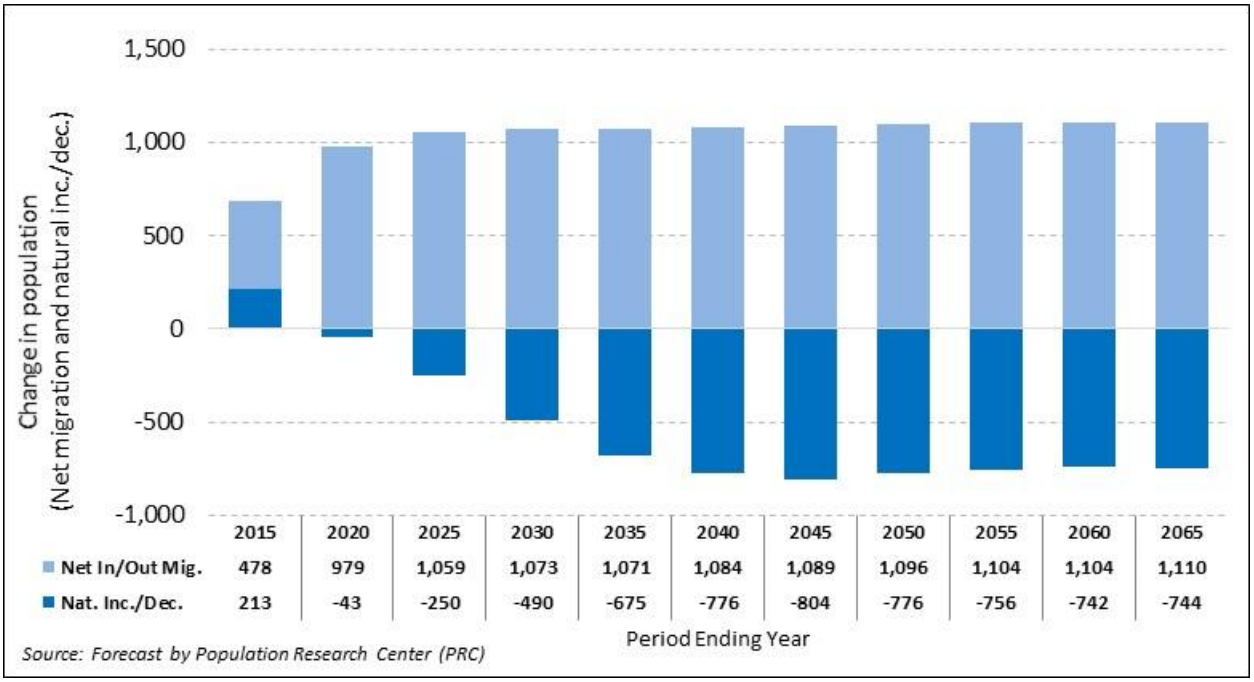



As the countywide population ages in the near-term, contributing to a slow-growing population of women in their years of peak fertility, and more women choose to have fewer children and have them at older ages, the increase in average annual births is expected to slow. This, combined with the rise in the number of deaths, is expected to result in a natural decrease beginning in 2020 and continuing through the end of the period (**Figure 21**).

Net in-migration is forecast to increase rapidly in the near-term and then remain relatively stable over the remainder of the forecast period. The majority of these net in-migrants are expected to be adults (30-69 years old) and their children under the age of 14.

In summary, a growing natural decrease and steady net in-migration are expected to lead to modest population growth reaching its peak in 2020, declining through 2040, and then stabilizing through the remainder of the forecast period (**Figure 21**). An aging population is expected to not only lead to an increase in deaths, but a smaller proportion of women in their childbearing years. Births will likely stabilize. Net migration is expected to remain relatively steady throughout the forecast period, offsetting a growing magnitude in natural decrease.

**Figure 21. Clatsop County—Components of Population Change, 2015-2065**



# Glossary of Key Terms

**Cohort-Component Method**: A method used to forecast future populations based on changes in births, deaths, and migration over time.

**Coordinated population forecast**: A population forecast prepared for the county along with population forecasts for its urban growth boundaries (UGB) areas and non-UGB area.

**Housing unit**: A house, apartment, mobile home or trailer, group of rooms, or single room that is occupied or intended for occupancy.

**Housing-Unit Method**: A method used to forecast future populations based on changes in housing unit counts, occupancy rates, the average numbers of persons per household (PPH), and group quarter population counts.

**Occupancy rate**: The proportion of total housing units that are occupied by an individual or group of persons.

**Persons per household (PPH)**: The average household size (i.e. the average number of persons per occupied housing unit).

**Replacement Level Fertility**: The average number of children each woman needs to bear in order to replace the population (to replace each male and female) under current mortality conditions in the U.S. This is commonly estimated to be 2.1 children per woman.

# Appendix A: Surveys and Supporting Information

Supporting information is based on planning documents and reports, and from submissions to PRC from city officials and staff, and other stakeholders. The information pertains to characteristics of each city area, and to changes thought to occur in the future. The cities of Gearhart and Seaside did not submit survey responses.

| **Astoria — Clatsop County—10/31/2016** | | | | | | |
|---|---|---|---|---|---|---|
| **Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)** | **Observations about Housing (including vacancy rates)** | **Planned Housing Development/Est. Year Completion** | **Future Group quarters Facilities** | **Future Employers** | **Infrastructure** | **Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes** |
| Geographic constraints generally limit population growth. Astoria School District enrollment down about 200 students in last 10 years. | Increased demand for home-stay lodging (AirBnB) | Planned 40-45 unit multi-family development just finished the per-application stage. | Short-term: KLEAN treatment facility possibly. Coast Guard housing just completed. | Columbia Memorial Hospital's new Cancer Clinic in construction will add appx 35 new employees. Proposed Mo's restaurant to add appx 25 employees, 3 new pot shops appx 10 | Major infrastructure developments limited by water treatment capacity. Bridge end repairs along the waterfront are in process, as well as CSO project recently complete. | **Promos:** Recent kick-off of 5 year economic development plan, proposed development code changes to allow flexibility for siting Accessory Dwelling Units<br><br>**Hinders:** |

| Astoria — Clatsop County—10/31/2016 | | | | | | |
|---|---|---|---|---|---|---|
| | | | | employees, new local brewery 1-5 employees, and new daycare centers 1-10 employees. | | |
| **Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)** | No UGB expansion is proposed in the near future. | | | | | |

| Astoria — Clatsop County—10/31/2016 | |
|---|---|
| **Other information (e.g. planning documents, email correspondence, housing development survey)** | School enrollments have decreased from 2024 children in 2005 to 1830 children in 2015.<br>**According to PRC background research:**<br>- A key finding from 2011 BLI is a surplus of employment land but a deficit of land zoned for commercial and retail uses. It also revealed an overall deficit in residential land.<br>- Increasing amount of second homes/short term rentals. Housing stock needed to accommodate this trend could change the amount of residentially zoned land needed to accommodate growth through 2027. |

| Cannon Beach — Clatsop County—1/23/2017 | | | | | | |
|---|---|---|---|---|---|---|
| **Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)** | **Observations about Housing (including vacancy rates)** | **Planned Housing Development/ Est. Year Completion** | **Future Group quarters Facilities** | **Future Employers** | **Infrastructure** | **Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes** |
| | More than 10% of Cannon Beach's housing stock is managed for short-term vacation rental. | | None | Unknown | Condition: good.<br>Water capacity: limited. | **Promos:**<br>**Hinders:** |
| **Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and** | No planned UGB expansion at this time. | | | | | |

| Cannon Beach — Clatsop County—1/23/2017 | |
|---|---|
| **the stage in the expansion process)** | |
| **Other information (e.g. planning documents, email correspondence, housing development survey)** | N/A |

| Gearhart — Clatsop County—NO SURVEY RESPONSE | | | | | | |
|---|---|---|---|---|---|---|
| **Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)** | **Observations about Housing (including vacancy rates)** | **Planned Housing Development/ Est. Year Completion** | **Future Group quarters Facilities** | **Future Employers** | **Infrastructure** | **Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes** |
| | | | | | | **Promos:**<br><br>**Hinders:** |
| **Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and** | N/A | | | | | |

| Gearhart — Clatsop County—NO SURVEY RESPONSE | |
|---|---|
| **the stage in the expansion process)** | |
| **Other information (e.g. planning documents, email correspondence, housing development survey)** | N/A |

| Seaside — Clatsop County—NO SURVEY RESPONSE | | | | | | |
|---|---|---|---|---|---|---|
| **Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)** | **Observations about Housing (including vacancy rates)** | **Planned Housing Development/ Est. Year Completion** | **Future Group quarters Facilities** | **Future Employers** | **Infrastructure** | **Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes** |
| | | | | | | **Promos:**<br><br>**Hinders:** |
| **Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and** | N/A | | | | | |

| Seaside — Clatsop County—NO SURVEY RESPONSE | |
|---|---|
| **the stage in the expansion process)** | |
| **Other information (e.g. planning documents, email correspondence, housing development survey)** | N/A |

| Warrenton — Clatsop County—3/21/2017 | | | | | | |
|---|---|---|---|---|---|---|
| **Observations about Population Composition (e.g. about children, the elderly, racial ethnic groups)** | **Observations about Housing (including vacancy rates)** | **Planned Housing Development/ Est. Year Completion** | **Future Group quarters Facilities** | **Future Employers** | **Infrastructure** | **Promotions (Promos) and Hindrances (Hinders) to Population and Housing Growth; Other notes** |
| | | Forte Pointe is a large development in the pre-application phase with 10 duplexes/town homes, 216 SFR and 125 apts for seniors.<br><br>95 additional SFR units are in the pipeline. 11 are expected to start construction Spring/Summer 2017. | | | | **Promos:**<br><br>**Hinders:** |

| Warrenton — Clatsop County—3/21/2017 | | | | | | |
|---|---|---|---|---|---|---|
| | | 126 apts are in the pre-application phase and 28 duplexes, 14 of which, called the Waterfront Trail Landing. are expected to begin construction Spring/Summer 2017. | | | | |
| **Highlights or summary from planning documents of influences on or anticipation of population and housing growth (including any plans for UGB expansion and the stage in the expansion process)** | N/A | | | | | |

| Warrenton — Clatsop County—3/21/2017 | |
|---|---|
| **Other information (e.g. planning documents, email correspondence, housing development survey)** | N/A |

# Appendix B: Specific Assumptions

**Astoria**

Total fertility rates are assumed to remain relatively stable over the forecast period. Survival rates are assumed to be the same as those forecast for the county as a whole; these rates are expected to gradually increase over the 50-year period. Age specific net migration rates are assumed to follow historical county patterns.

**Cannon Beach**

The 5-year average annual housing unit growth rate is assumed to slightly decline throughout the forecast period. The occupancy rate is assumed to also slightly decrease from 41.9 percent throughout the 50 year horizon. PPH is assumed to also decline from 2.07 to 1.95 over the forecast period. Group quarters population is assumed to remain at 121.

**Gearhart**

The 5-year average annual housing unit growth rate is assumed to slightly decline throughout the forecast period. The occupancy rate is assumed to decrease by 0.1 percent every 5 years from 42.4 percent throughout the 50 year horizon. PPH is assumed to increase to 2.3 from 2016 to 2035 and then decrease for the rest of the forecast period. The group quarter population is assumed to remain at zero through the 50 year horizon.

**Seaside**

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to decrease by 0.1 percent every 5 years from 64.3 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.17 over the forecast period. Group quarters population is assumed to remain at 47.

**Warrenton**

The 5-year average annual housing unit growth rate is assumed to decline throughout the forecast period. The occupancy rate is assumed to be steady at 88.8 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.45 over the forecast period. Group quarters population is assumed to remain at 216.

**Outside UGBs**

The 5-year average annual housing unit growth rate is assumed to slightly decline throughout the forecast period. The occupancy rate is assumed to be steady at 81.1 percent throughout the 50 year horizon. PPH is assumed to be stable at 2.49 over the forecast period. Group quarters population is assumed to remain at 15.

# Appendix C: Detailed Population Forecast Results

**Figure 22. Clatsop County—Population by Five-Year Age Group**

| Population Forecasts by Age Group / Year | 2017 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | 2055 | 2060 | 2065 | 2067 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 00-04 | 2,104 | 2,032 | 2,021 | 2,021 | 2,083 | 2,140 | 2,177 | 2,175 | 2,186 | 2,201 | 2,246 | 2,262 |
| 05-09 | 2,030 | 2,130 | 2,021 | 2,013 | 2,015 | 2,078 | 2,132 | 2,168 | 2,169 | 2,180 | 2,197 | 2,214 |
| 10-14 | 2,111 | 2,085 | 2,275 | 2,161 | 2,155 | 2,157 | 2,221 | 2,278 | 2,319 | 2,321 | 2,334 | 2,342 |
| 15-19 | 2,267 | 2,252 | 2,213 | 2,413 | 2,295 | 2,288 | 2,288 | 2,356 | 2,418 | 2,463 | 2,467 | 2,472 |
| 20-24 | 2,097 | 2,048 | 2,037 | 2,007 | 2,192 | 2,085 | 2,077 | 2,076 | 2,140 | 2,199 | 2,241 | 2,242 |
| 25-29 | 1,976 | 1,902 | 1,839 | 1,835 | 1,812 | 1,984 | 1,885 | 1,877 | 1,879 | 1,938 | 1,992 | 2,008 |
| 30-34 | 2,213 | 2,206 | 2,076 | 2,009 | 2,005 | 1,979 | 2,162 | 2,054 | 2,047 | 2,051 | 2,117 | 2,141 |
| 35-39 | 2,293 | 2,344 | 2,344 | 2,212 | 2,145 | 2,143 | 2,116 | 2,313 | 2,201 | 2,195 | 2,201 | 2,229 |
| 40-44 | 2,243 | 2,377 | 2,479 | 2,484 | 2,347 | 2,276 | 2,273 | 2,244 | 2,457 | 2,339 | 2,336 | 2,338 |
| 45-49 | 2,332 | 2,259 | 2,500 | 2,612 | 2,620 | 2,477 | 2,401 | 2,398 | 2,370 | 2,597 | 2,475 | 2,474 |
| 50-54 | 2,475 | 2,429 | 2,315 | 2,566 | 2,683 | 2,691 | 2,541 | 2,461 | 2,460 | 2,431 | 2,664 | 2,613 |
| 55-59 | 2,850 | 2,617 | 2,550 | 2,433 | 2,699 | 2,823 | 2,829 | 2,673 | 2,592 | 2,593 | 2,566 | 2,662 |
| 60-64 | 3,057 | 3,134 | 2,733 | 2,668 | 2,549 | 2,831 | 2,959 | 2,966 | 2,806 | 2,724 | 2,728 | 2,716 |
| 65-69 | 2,858 | 3,002 | 3,147 | 2,752 | 2,692 | 2,574 | 2,858 | 2,990 | 3,002 | 2,847 | 2,770 | 2,773 |
| 70-74 | 2,114 | 2,501 | 2,729 | 2,868 | 2,512 | 2,459 | 2,351 | 2,612 | 2,737 | 2,753 | 2,613 | 2,584 |
| 75-79 | 1,373 | 1,557 | 2,076 | 2,276 | 2,400 | 2,107 | 2,065 | 1,978 | 2,204 | 2,317 | 2,336 | 2,290 |
| 80-84 | 907 | 975 | 1,213 | 1,632 | 1,805 | 1,913 | 1,686 | 1,661 | 1,600 | 1,792 | 1,894 | 1,904 |
| 85+ | 823 | 838 | 927 | 1,117 | 1,465 | 1,779 | 2,045 | 2,106 | 2,147 | 2,154 | 2,285 | 2,345 |
| **Total** | **38,123** | **38,687** | **39,496** | **40,079** | **40,474** | **40,782** | **41,067** | **41,387** | **41,734** | **42,096** | **42,462** | **42,611** |

**Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2017.**

**Figure 23. Clatsop County's Sub-Areas—Total Population**

| Area / Year | 2017 | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 | 2055 | 2060 | 2065 | 2067 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Clatsop County | 38,123 | 38,687 | 39,496 | 40,079 | 40,474 | 40,782 | 41,067 | 41,387 | 41,734 | 42,096 | 42,462 | 42,611 |
| Astoria UGB | 10,064 | 10,208 | 10,435 | 10,581 | 10,665 | 10,687 | 10,669 | 10,631 | 10,578 | 10,527 | 10,463 | 10,431 |
| Cannon Beach UGB | 1,730 | 1,755 | 1,802 | 1,845 | 1,886 | 1,925 | 1,962 | 1,998 | 2,032 | 2,066 | 2,099 | 2,112 |
| Gearhart UGB | 1,550 | 1,591 | 1,654 | 1,708 | 1,752 | 1,770 | 1,782 | 1,792 | 1,801 | 1,809 | 1,815 | 1,818 |
| Seaside UGB | 6,872 | 7,055 | 7,379 | 7,654 | 7,884 | 8,069 | 8,206 | 8,298 | 8,382 | 8,464 | 8,541 | 8,571 |
| Warrenton UGB | 5,373 | 5,677 | 6,219 | 6,794 | 7,410 | 7,878 | 8,284 | 8,662 | 8,959 | 9,262 | 9,522 | 9,616 |
| Outside UGB Area | 12,534 | 12,401 | 12,007 | 11,498 | 10,878 | 10,453 | 10,165 | 10,006 | 9,981 | 9,968 | 10,021 | 10,063 |

**Population Forecasts prepared by: Population Research Center, Portland State University, June 30, 2017.**

# Background Report: Land Use Planning

JULY 2019

CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

BACKGROUND REPORT: LAND USE PLANNING

**STATEWIDE PLANNING GOAL 2:**

**LAND USE PLANNING**

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

## Land Use Planning in Oregon

### HISTORY

Oregonians in the 1960s an '70s became concerned as they watched rapid population growth begin to take place around the state. Lawmakers responded with Senate Bill 100, which Governor Tom McCall signed into law in 1973. At that time, farming and timber harvesting were the state's largest industries and many Oregonians thought eventual development of land for new homes and industries would displace these economic engines. Senate Bill 100 tied local planning to a set of guiding statewide principles. The new law created the Land Conservation and Development Commission to craft the rules that guide the system.

*Oregon's Land Use Planning System was established by Senate Bill 100 in 1973.*

### GOAL 2

Goal 2 requires each local government in Oregon to have and follow a comprehensive land use plan and implementing regulations. Cities and counties must build their comprehensive plans on a factual base, and follow their plan when making decisions on appropriate zoning. City and county plans must be consistent with one another. Special district and state agency plans and programs must be coordinated with comprehensive plans.

Comprehensive plans must comply with the requirements of each applicable statewide planning goal. The Land Conservation and Development Commission (LCDC) reviewed each city and county comprehensive plan for compliance with the goals, and when LCDC found that the plan, as a whole, was consistent with the goals, the commission "acknowledged," or approved, the plan. Once a plan is acknowledged, it replaces the statewide planning goals for the purposes of local land use decision-making.

## Land Use Planning in Clatsop County

### HISTORY

Clatsop County's Comprehensive Plan was originally acknowledged 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. While the Comprehensive Plan has been amended several times over the past 40 years, this will be the first complete review and update since its adoption in 1980.

# Clatsop's Rural Communities

*Updates to the County's Comprehensive Plan in 2003 focused on amendments that created Rural Communities such as Knappa*

On October 10, 2003, the Clatsop County Board of Commissioners adopted Ordinance 03-10, which established regulations for the rural communities of Arch Cape, Svensen, Knappa and Miles Crossing/ Jeffers Gardens. 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. It is intended to expedite the planning process for counties by reducing their need to take exceptions to statewide planning goals when planning and zoning unincorporated communities.

# Urban Growth Boundaries (UGB)

*Seaside extended its Urban Growth Boundary (UGB) in 2017 to include property for a new school outside of the tsunami inundation zone*

### UGBs in Clatsop County

Each Oregon city is surrounded by an urban growth boundary (UGB); a line drawn on planning maps to designate where a city expects to grow over a 20-year period. This growth can occur with new houses, industrial facilities, businesses, or public facilities such as parks and utilities. Restrictions in areas outside of a UGB protect farm and forest resource land and prohibit urban development. Generally speaking, it's where the city ends and the farms and forests begin.

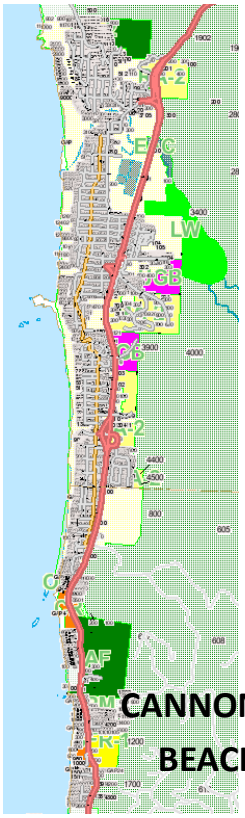
A UGB is expanded through a joint effort involving the city and county, and in coordination with special districts that provide important services in the urban area. The UGB expansion process typically includes some level of citizen participation. Once land is included in a UGB, it is eligible for annexation to a city. Adding land to an existing city limit through annexation is not regulated by the Land Conservation and Development Commission (LCDC).

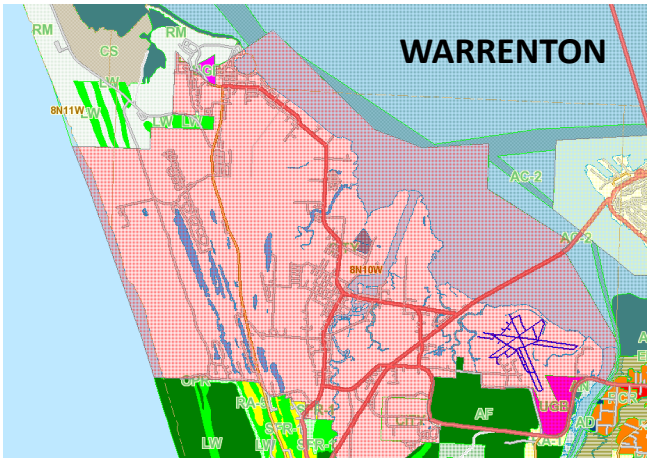
Each of the five incorporated areas within Clatsop County has areas that are designated as UGB. (see maps on next page). The County also has UGB Management Agreements with each of the incorporated cities. These management agreements detail which jurisdiction is:

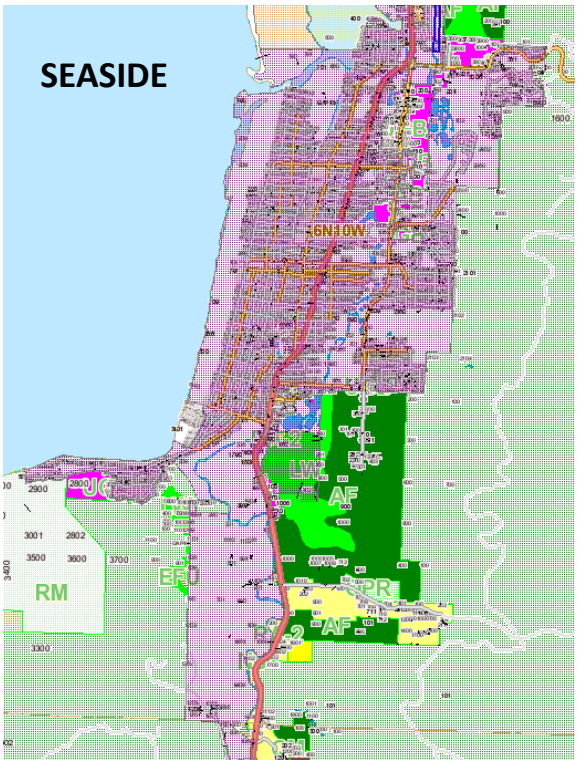
- responsible for land use decisions within the UGB areas,
- to provides code enforcement services
- responsible for issuing septic compatibility statements, electrical compatibility statements and water rights statements

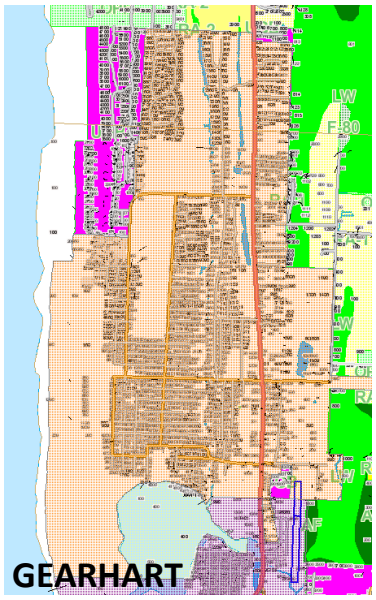
In Clatsop County, city zoning is applied within the UGB and is administered by the cities. Each individual city is also required to handle code enforcement complaints within the UGB areas.

Additionally, the document sets out a very precise process for how applications within Urban Growth Boundary areas shall be processed.




UGB

@ClatsopCD

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

# Ordinances That Matter

Although the State's current land use system did not come into effect until 1973, Clatsop County has a history of land use planning dating back more than 50 years. A few ordinances of note include:

**Ordinance #:** 66-2
**Date Adopted:** 11-23-1966
**Description:** Clatsop County Zoning Ordinance

**Ordinance #:** 69-8
**Date Adopted:** 12-22-1969
**Description:** Subdivision Ordinance

**Ordinance #:** 78-10 and 78-11
**Date Adopted:** 6-21-1978
**Description:** Original Flood Plain Ordinances

**Ordinance #:** 80-7
**Date Adopted:** 6-23-1980
**Description:** Lewis & Clark Olney Wallooskee, Elsie-Jewell, and Seaside Rural Community Plans and Goals 1, 2, 3,5, 6, 7, 8, 9, 10, 11 and 13

**Ordinance #:** 80-13
**Date Adopted:** 9-30-1980
**Description:** Goals 2, 14, 16 and 17

**Ordinance #:** 80-14
**Date Adopted:** 9-30-1980
**Description:** Land and Water Development and Use Ordinance (current zoning document)

**Ordinance #:** 97-3
**Date Adopted:** 2-27-1997
**Description:** Established 80-acre minimum parcel size in resource zones (EFU, AF-F-80)

**Ordinance #:** 03-10
**Date Adopted:** 10-10-2003
**Description:** Established rural communities

# Goal Exceptions

Statewide Planning Goal 2 requires local governments to establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure 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 needs to be addressed. In those cases, a local government may adopt an exception to a goal when one of the following can be demonstrated:

(a) 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;

(b) 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

(c) The following standards are met:

(1) Reasons justify why the state policy embodied in the applicable goals should not apply;

(2) Areas which do not require a new exception cannot reasonably accommodate the use;

(3) 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

(4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

**Exception** means a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that;

(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;

(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and

(c) Complies with standards for an exception.

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) and 18 (Beaches and Dunes). For example, in order for Ordinance 03-10 to be successfully adopted, the County had to first approve exceptions to Goal 14 (Urbanization). Once the goal exception was adopted, the County was able to establish the Rural Communities and adopt associated zoning regulations and development standards.

*The Miles Crossing/Jeffers Garden Rural Community was created through an exception to Goal 14—Urbanization.*

# Land Use Board of Appeals (LUBA)

**What is LUBA?**

The Land Use Board of Appeals (LUBA) was established by the Oregon Legislature in 1979. LUBA hears and rules on appeals of land use decisions made by local governments and special districts. LUBA is the only forum that can hear appeals of local land use decisions. The circuit courts no longer can hear such appeals. LUBA consists of three Board members who are appointed by the Governor. They are attorneys who are experts in land use planning law.

**What Cases Does LUBA Hear?**

LUBA can review only final "land use decisions" and "limited land use decisions." There are two tests for determining whether a decision is a "land use decision." One is based on a state statute. The other test is based on appellate court rulings, and is called the "significant impact" test.

The statutory test (ORS 197.015(10)) defines ´land use decision´ as a final decision by a local government or special district that concerns the adoption, amendment or application of the statewide planning goals, a comprehensive plan provision, or a land use regulation (*e.g.*, zoning or subdivision ordinance).

Examples of land use decisions in this group are:

- comprehensive plan change
- zone change
- conditional use permit
- variance
- rural land division

A final decision of a state agency is also a "land use decision" if the state agency is required to apply the statewide planning goals.

The other test for a "land use decision" comes from appellate court rulings. Under this test, a decision is a "land use decision" if it will have a significant impact on present or future land uses in the area.

For example, construction of a major street through a quiet residential area was held to be a ´land use decision´ in the Oregon Supreme Court case of *City of Pendleton v. Kerns*, 294 Or 126, 653 P2d 992 (1982); *see also Billington v. Polk County*, 299 Or 471, 703 P2d 232 (1985). You can find these cases in a public library or a law library.

The term "limited land use decision" is defined in ORS 197.015(12). Limited land use decisions include certain listed types of decisions concerning sites within urban growth boundaries. Examples of limited land use decisions include:

- urban partition
- urban subdivision
- urban site review decision
- urban design review decision

The tests for determining what is a land use decision or limited land use decision are not always easy to apply. A petitioner in a LUBA appeal must explain why the appealed decision is a land use decision. If the explanation is not stated in the petition for review (see question 13) the appeal may be dismissed.

Note that both a land use decision and a limited land use decision must be "final" before either can be appealed to LUBA. Generally, a decision is considered final when it is reduced to writing. Local government regulations may also require the signatures of certain decision makers or officials to be placed on the document. You should check the local regulations to determine when a local decision becomes final.

If local ordinances or regulations provide for an appeal from one decision maker (*e.g.*, planning commission, hearings officer) to a higher body within the same unit of government (*e.g.*, city council, county board of commissioners), that appeal *must* be completed before LUBA is asked to review the decision. State law requires completion of all available local appeals before a Notice of Intent to Appeal is filed at LUBA.

*-DLCD Website*

## LUBA and Clatsop County

Since adoption of its Comprehensive Plan in 1980, Clatsop County has had several cases appealed to LUBA. Notable appeals include:

**LUBA #2016-108**
**APRIL 21, 2017**

The Oregon Land Use Board of Appeals remanded Ordinance 16-03 back to Clatsop County to address procedural errors. The ordinance related to the discontinuation of the Southwest Coastal Citizen Advisory Committee. The ordinance was re-advertised and re-noticed and subsequently adopted as Ordinance 17-02.

**LUBA #2013-106**
**APRIL 29, 2015**

The Oregon Land Use Board of Appeals upheld Clatsop County's 2013 ruling rejecting an application for construction of 41 miles of pipeline to serve a proposed liquefied natural gas terminal in Warrenton.

**LUBA #96-033**
**February 12, 1997**

The Oregon Land Use Board of Appeals remanded a County approval of a 51-lot subdivision (Pinehurst Estates). One of the contested issues related to the location of the construction setback line.

**LUBA #82-006**
**May 11, 1982**

The Oregon Land Use Board of Appeals dismissed an appeal seeking to overturn the County's determination that a nonconforming use (Sports Acres) had a vested right to continue.

# Oregon's Statewide Planning Goals & Guidelines

# GOAL 2: LAND USE PLANNING

## OAR 660-015-0000(2)

**PART I -- PLANNING**

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

City, county, state and federal agency and special district plans and actions related to land use shall be consistent with the comprehensive plans of cities and counties and regional plans adopted under ORS Chapter 268.

All land use plans shall include identification of issues and problems, inventories and other factual information for each applicable statewide planning goal, evaluation of alternative courses of action and ultimate policy choices, taking into consideration social, economic, energy and environmental needs. The required information shall be contained in the plan document or in supporting documents. The plans, supporting documents and implementation ordinances shall be filed in a public office or other place easily accessible to the public. The plans shall be the basis for specific implementation measures. These measures shall be consistent with and adequate to carry out the plans. Each plan and related implementation measure shall be coordinated with the plans of affected governmental units.

All land-use plans and implementation ordinances shall be adopted by the governing body after public hearing and shall be reviewed and, as needed, revised on a periodic cycle to take into account changing public policies and circumstances, in accord with a schedule set forth in the plan. Opportunities shall be provided for review and comment by citizens and affected governmental units during preparation, review and revision of plans and implementation ordinances.

***Affected Governmental Units*** -- are those local governments, state and federal agencies and special districts which have programs, land ownerships, or responsibilities within the area included in the plan.

***Comprehensive Plan*** -- as defined in ORS 197.015(5).

***Coordinated*** -- as defined in ORS 197.015(5). Note: It is included in the definition of comprehensive plan.

***Implementation Measures*** -- are the means used to carry out the plan. These are of two general types: (1) management implementation measures such as ordinances, regulations or project plans, and (2) site or area specific implementation measures such as permits and grants for construction, construction of public facilities or provision of services.

***Plans*** -- as used here encompass all plans which guide land-use decisions, including both comprehensive and single-purpose plans of cities, counties, state and federal agencies and special districts.

**PART II -- EXCEPTIONS**

A local government may adopt an exception to a goal when:

(a) 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;

(b) 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

(c) The following standards are met:

(1) Reasons justify why the state policy embodied in the applicable goals should not apply;

(2) Areas which do not require a new exception cannot reasonably accommodate the use;

(3) 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

(4) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

***Compatible***, as used in subparagraph (4) is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.

A local government approving or denying a proposed exception shall set forth findings of fact and a statement of reasons which demonstrate that the standards for an exception have or have not been met.

Each notice of a public hearing on a proposed exception shall specifically note that a goal exception is proposed and shall summarize the issues in an understandable manner.

Upon review of a decision approving or denying an exception:

(a) The commission shall be bound by any finding of fact for which there is substantial evidence in the record of the local government proceedings resulting in approval or denial of the exception;

(b) The commission shall determine whether the local government's findings and reasons demonstrate that the standards for an exception have or have not been met; and

(c) The commission shall adopt a clear statement of reasons which sets forth the basis for the determination that the standards for an exception have or have not been met.

***Exception*** means a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that;

(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;

(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and

(c) Complies with standards for an exception.

**PART III -- USE OF GUIDELINES**

Governmental units shall review the guidelines set forth for the goals and either utilize the guidelines or develop alternative means that will achieve the

goals. All land-use plans shall state how the guidelines or alternative means utilized achieve the goals.

***Guidelines*** -- are suggested directions that would aid local governments in activating the mandated goals. They are intended to be instructive, directional and positive, not limiting local government to a single course of action when some other course would achieve the same result. Above all, guidelines are not intended to be a grant of power to the state to carry out zoning from the state level under the guise of guidelines. (Guidelines or the alternative means selected by governmental bodies will be part of the Land Conservation and Development Commission's process of evaluating plans for compliance with goals.)

## GUIDELINES

### A. PREPARATION OF PLANS AND IMPLEMENTATION MEASURES

Preparation of plans and implementation measures should be based on a series of broad phases, proceeding from the very general identification of problems and issues to the specific provisions for dealing with these issues and for interrelating the various elements of the plan. During each phase opportunities should be provided for review and comment by citizens and affected governmental units.

The various implementation measures which will be used to carry out the plan should be considered during each of the planning phases.

The number of phases needed will vary with the complexity and size of the area, number of people involved, other governmental units to be consulted, and availability of the necessary information.

Sufficient time should be allotted for:

(1) collection of the necessary factual information

(2) gradual refinement of the problems and issues and the alternative solutions and strategies for development

(3) incorporation of citizen needs and desires and development of broad citizen support

(4) identification and resolution of possible conflicts with plans of affected governmental units.

### B. REGIONAL, STATE AND FEDERAL PLAN CONFORMANCE

It is expected that regional, state and federal agency plans will conform to the comprehensive plans of cities and counties. Cities and counties are expected to take into account the regional, state and national needs. Regional, state and federal agencies are expected to make their needs known during the preparation and revision of city and county comprehensive plans. During the preparation of their plans, federal, state and regional agencies are expected to create opportunities for review and comment by cities and counties. In the event existing plans are in conflict or an agreement cannot be reached during the plan preparation process, then the Land Conservation and Development Commission expects the affected government units to take steps to resolve the issues. If an agreement cannot be reached, the appeals procedures in ORS Chapter 197 may be used.

### C. PLAN CONTENT

#### 1. Factual Basis for the Plan

Inventories and other forms of data are needed as the basis for the policies and other decisions set forth in the plan. This factual base should include data on the following as they relate to the goals and other provisions of the plan:

(a) Natural resources, their capabilities and limitations

(b) Man-made structures and utilities, their location and condition

(c) Population and economic characteristics of the area

(d) Roles and responsibilities of governmental units.

**2. Elements of the Plan**

The following elements should be included in the plan:

(a) Applicable statewide planning goals

(b) Any critical geographic area designated by the Legislature

(c) Elements that address any special needs or desires of the people in the area

(d) Time periods of the plan, reflecting the anticipated situation at appropriate future intervals.

All of the elements should fit together and relate to one another to form a consistent whole at all times.

**D. FILING OF PLANS**

City and county plans should be filed, but not recorded, in the Office of the County Recorder. Copies of all plans should be available to the public and to affected governmental units.

**E. MAJOR REVISIONS AND MINOR CHANGES IN THE PLAN AND IMPLEMENTATION MEASURES**

The citizens in the area and any affected governmental unit should be given an opportunity to review and comment prior to any changes in the plan and implementation ordinances. There should be at least 30 days notice of the public hearing on the proposed change.

**1. Major Revisions**

Major revisions include land use changes that have widespread and significant impact beyond the immediate area, such as quantitative changes producing large volumes of traffic; a qualitative change in the character of the land use itself, such as conversion of residential to industrial use; or a spatial change that affects large areas or many different ownerships.

The plan and implementation measures should be revised when public needs and desires change and when development occurs at a different rate than contemplated by the plan. Areas experiencing rapid growth and development should provide for a frequent review so needed revisions can be made to keep the plan up to date; however, major revisions should not be made more frequently than every two years, if at all possible.

**2. Minor Changes**

Minor changes, i.e., those which do not have significant effect beyond the immediate area of the change, should be based on special studies or other information which will serve as the factual basis to support the change. The public need and justification for the particular change should be established. Minor changes should not be made more frequently than once a year, if at all possible.

## F. IMPLEMENTATION MEASURES

The following types of measure should be considered for carrying out plans:

### 1. Management Implementation Measures

(a) Ordinances controlling the use and construction on the land, such as building codes, sign ordinances, subdivision and zoning ordinances. ORS Chapter 197 requires that the provisions of the zoning and subdivision ordinances conform to the comprehensive plan.

(b) Plans for public facilities that are more specific than those included in the comprehensive plan. They show the size, location, and capacity serving each property but are not as detailed as construction drawings.

(c) Capital improvement budgets which set out the projects to be constructed during the budget period.

(d) State and federal regulations affecting land use.

(e) Annexations, consolidations, mergers and other reorganization measures.

### 2. Site and Area Specific implementation Measures

(a) Building permits, septic tank permits, driveway permits, etc; the review of subdivisions and land partitioning applications; the changing of zones and granting of conditional uses, etc.

(b) The construction of public facilities (schools, roads, water lines, etc.).

(c) The provision of land-related public services such as fire and police.

(d) The awarding of state and federal grants to local governments to provide these facilities and services.

(e) Leasing of public lands.

## G. USE OF GUIDELINES FOR THE STATEWIDE PLANNING GOALS

Guidelines for most statewide planning goals are found in two sections-planning and implementation. Planning guidelines relate primarily to the process of developing plans that incorporate the provisions of the goals. Implementation guidelines should relate primarily to the process of carrying out the goals once they have been incorporated into the plans. Techniques to carry out the goals and plans should be considered during the preparation of the plan.

# Goal 2

# COUNTY-WIDE ELEMENT

# GOAL 2 LAND USE PLANNING

Adopted July 23, 1980 by
Clatsop County Board of Commissioners
Amended by Ordinance 03-10, 03-11, 04-06

# Goal 2 Land Use Planning Index

- Comprehensive Plan/Zoning Map
- County-wide Element
- Exception Process & Committed Lands

Identification

- Key to Exception Maps & Discussion
- Goal 2 Index Map

- Map A (East Knappa, Bradwood, Westport)
  Exception areas: 45, 46, 47, 49, 51, 52
- Map B (Astoria to East Knappa)
  Exception areas: 43, 44, 48
- Map C (Lewis & Clark, Young's, Wallooskie River Valleys, Olney)
  Exception areas: 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42
- Map D (Warrenton to Gearhart – Clatsop Plains)
  Exception areas: 53, 54, 55, 56, 60, 61, 62
- Map E (Highway 101 and 26, South Seaside to Black Bridge)
  Exception areas, 8, 11, 57, 58, 59
- Map F (Highway 101, Cannon Beach to Tillamook County)
  Exception areas: 1, 2, 3, 9, 10
- Map G (Highway 26 Black Bridge to Saddle Mountain and Highway 53)
  Exception areas: 4, 5, 6, 7
- Map H (Elsie and Jewell)
  Exception areas: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22
- Map I (Fishhawk Lake, Northrup Creek)
  Exception areas: 23, 24

- Findings for Exception areas
- Summary of exception areas
- Designation of Rural Lands criteria

Residential

- Add to Goal 2
  - Mid-water transfer of Bulk commodities facility
  - Destination Resort at Del Rey Beach area

- Other Exceptions
  - Tidegate Maintenance
  - Dike Maintenance
  - Floating Residence on John Day River
  - Aquatic Area adjoining Bradwood – Marine Industrial Zone
  - Wetlands/Marsh Wastewater Treatment Systems in and adjacent to the Ecola Creek Estuary (Cannon Beach)
  - Beachfront protection structures (Goal 18) for developed area (Arch Cape)
  - Built and Committed Exception in Active Dune (Goal 18) area (Surf Pines)
  - Beachfront protection structure (Goal 18) developed area (Cove Beach)
  - Arch Cape Ordinance #03-10
  - Miles Crossing – Jeffers Gardens Ordinance #03-10
  - Knappa Ordinance #03-10
  - Svensen Ordinance #03-10
  - Westport Ordinance #03-10

- Clatsop Plains — Ordinance #03-11
- Arcadia Beach — Ordinance #03-11
- Cove Beach — Ordinance #03-11
- Olney-Helligso Property — Ordinance #04-06

Goal 2 - Land Use Planning

The County's land and water have been placed in one of six (6) Plan designations (see map next page). They 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.

In Clatsop County, the County has three types of such areas: cities and their urban growth boundaries; rural communities; and rural service areas, which are areas similar to cities (sewer and water) but lack size and a government structure.

a. Rural Service Area (RSA). The County has designated four areas as RSAs. They are Cullaby Lake, Glenwood Mobile Home Park, Old Naval Hospital site, and Fishhawk Lake. Information on these is found in the community plan in which the RSA resides.

b. Urban Growth Boundaries. See land use plans of Astoria, Cannon Beach, Gearhart, Seaside and Warrenton. Clatsop County has adopted each of the city's 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. Clatsop County has turned over all administration and enforcement with Cannon Beach's urban growth boundary to Cannon Beach and Astoria's urban growth boundary to Astoria. Currently, Clatsop County administers and performs enforcement for areas outside the city limits inside the urban growth boundaries of Gearhart, Seaside and Warrenton.

c. Rural Communities. Clatsop County has identified and established boundaries for the following rural communities: Miles Crossing - Jeffers Gardens, Arch Cape, Svensen, Knappa, and Westport. Land use plans in these areas recognize the importance of communities in rural Clatsop County. These communities are established through a process that applies OAR 660 Division 22 requirements. Portions of land identified in the Miles Crossing and Jeffers Gardens rural community plan take an exception to Statewide Planning Goal 3 and Goal 4 for portions of land zoned EFU or AF. The exceptions documentation for a portion of the Miles Crossing and Jeffers Gardens rural community boundary is adopted as part of the Comprehensive Plan, and is located at the end of this section.

2. Rural Agricultural Lands

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.*

In land use changes involving a change from Conservation 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.*

Conservation areas provide important resource or ecosystem support functions but because of their value for low-intensity recreation or sustained yield resource (e.g. forestry), or because of their unsuitability for development (e.g. hazard areas) should be designated for nonconsumptive uses. Nonconsumptive uses are those uses which can utilize resources on a sustained yield basis while minimally reducing opportunities for other future uses of the area's resources.*

3. Conservation Forest Lands*

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

In land use changes involving a change from Conservation 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.*

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 which do not disrupt the resource and recreational 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 man and which, in their natural state, perform resource support functions including those functions vital to estuarine or riparian ecosystems. Publicly owned fragile and ecologically valuable areas, especially watersheds and groundwater resource areas, are most likely to be designated as Natural. Natural areas identified by the Oregon Natural Heritage Program, as well as fish and wildlife areas and habitats identified by the Oregon Wildlife Commission, should be considered for Natural designation.

6. Rural Lands

Rural Lands are those that are outside the urban growth boundary, outside of rural community boundaries, and are not agricultural lands or forest lands. Rural lands includes lands suitable for sparse settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use.

Rural Lands in Clatsop County

A diversity of housing options ranging from high density urban environments to low density farm-forest home sites has been a recognized need in Clatsop County since the County's first Comprehensive Plan was adopted in 1969. While developing the present Comprehensive Plan,

citizens and elected and appointed officials stressed the economic and cultural importance of providing for the demand for recreational and year round rural homesites.

Because of the rural character of the County along with its geographic proximity to the northern Willamette Valley population centers, there has been a steady demand for second homes and rural homesites located on small rural tracts (see Housing Element and Background Report). The demand for rural tracts is expected to continue. In order to continue to meet the demand for affordable rural homesites the County has looked to those which are "built upon and/or irrevocably committed" rural areas which generally have:

(a) some level of public facilities and services, especially surfaced public roads, fire protection, and piped water;
(b) a pattern of parcel sizes generally smaller than 15 acres;
(c) existing residential development at a density generally higher than 1 dwelling unit per 10 acres; and
(d) natural boundaries, such as creeks and roads, separating the exception area from adjacent resource lands.

Areas generally falling under the above set of criteria are designated Rural Lands throughout the Comprehensive Plan. Rural Lands are those lands which are outside the urban growth boundary and are not agricultural lands or forest lands. Rural Lands include lands suitable for spare settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use. Most of these lands contain agricultural site class II-IV and forest site class FA-FD.

The Coastal Shorelands Goal #17 requires that shorelands in rural areas other than those in major marshes, significant wildlife habitat areas etc. be used for appropriate for:

"f. subdivisions, 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; and

g. a single family residence on existing lots, parcels or units of land when compatible with the objectives and implementation standards of this goal."

These are areas of coastal shorelands which are "built upon or are irrevocably committed" to development and cannot be used for agricultural or forest use.

In developing the data base and criteria used to identify exception areas the County planning staff relied heavily on information provided by the six CACs, individual land owners, realtors and builders as well as the opinions of appointed and elected officials. Most of the information used to substantiate commitment of those lands was gathered over a 5 year period through the public hearings process which resulted in the current Comprehensive Plan. In addition, the various needs of each subarea were examined and weighed against the goals. After completion

of each subarea plan, each plan's specific goals and objectives and recommended land use allocations were compared against the County as a whole. This information was compiled and tabulated using the criteria developed during the planning process and forms the main body of this report.

Generally, lands which fall under the general criteria enumerated in this Exception Process and Committed Lands Identification section are designated Rural throughout the Comprehensive Plan. Characteristically, these lands have scattered residences on parcel one-half to 15 acres in size and are clustered along roads throughout the unincorporated County.

Designation of Rural Lands Policy:

Generally parcels less than 15 acres and that are "built upon or irrevocably committed" to a non-resource use are to be placed in a residential, industrial or commercial zone.

Residential

Residential densities are generally designated through the following additional criteria:

a. Where subdivisions or partitioning or both have occurred in a one acre pattern of development the area will be placed in one of the one acre zones;
b. In areas with a development pattern of two to five acre parcels (some smaller and some larger), the areas will be placed in a two acre zone;
c. In areas adjacent to resource (forest, agriculture, wetlands, estuary areas) lands, or Camp Rilea, the areas will be placed in a five acre zone;
d. In areas where large parcels (15 acres or greater) of non-resource land are located, the areas will be placed in a five acre zone;
e. In addition to criteria a through d, minimum lot sizes increase with increasing distance from the following areas:

    1. all urban growth boundaries
    2. Svensen center
    3. Knappa center

Since approximately 90% of the total County land area is forest land, it is not surprising that most of the lands identified as Rural in the Plan contains forest land class FA-FC and/or agricultural site class soils II-IV (see Forestry and Agricultural Background Report).

Interest has been expressed to locate a 400 to 600 acre Destination Resort in the area north of Gearhart. Specific information on boundaries are not available at this time. Clatsop County believes that the area north of Gearhart is a good location for a Destination Resort. Clatsop County designates the area from the north Gearhart UGB line north to the southern entrance road to Surf Pines and from U.S. Hwy. 101 on the east to the easterly Active Dune Overlay District line on the west as the boundaries within which the Destination Resort is to be contained. Clatsop County also recognized that part of the proposed Destination Resort will likely occur within the northern portion of the Gearhart UGB. When more detailed plans are submitted it

may be appropriate to amend the Gearhart UGB Plan, the Clatsop County Plan or both. Clatsop County has adopted information on Destination Resorts in its Economy Element and a Destination Resort Overlay District as background information and land use regulations for a Destination Resort.

# COMPREHENSIVE/ZONING MAPS

The Comprehensive/Zoning Maps recorded on September 30, 1983 are at a scale that may make it difficult to determine the exact Comprehensive Plan and Zoning designation for a piece of property. More detailed maps showing the precise Comprehensive/Zoning Map designation are on file in the Clatsop County Department of Planning and Development.

Clatsop County has adopted a combination Comprehensive Plan - Zoning Map. The map illustrates the zones of the County. The key includes Comprehensive Plan designations and the corresponding zones that implement the Comprehensive Plan designation. A list of the Comprehensive Plan designations and the corresponding zones is in Table 3.010 of the Clatsop County Land and Water Development and Use Ordinance 80-14. There are six (6) Plan designations each with a number of zones that are consistent with the particular Plan designation. Zone map changes may occur within the same Plan designation, e.g. F-80 to F-38 both under Conservation-Forest Lands or RA-1 to SFR-1 both under Rural Lands without changing the Comprehensive Plan/Zoning Map. However, Comprehensive Plan changes are required for changes in zones that occur between Plan designations, e.g. AF-20, Conservation-Forest Lands to RA-5, Rural Lands or OPR, Conservation-Other Resources to TC, Rural Lands or Development.

## Urban Growth Boundaries

The Comprehensive Plan/Zoning Map classifies all Urban Growth Boundaries (UGB) in a DEVELOPMENT classification. Clatsop County has adopted land use regulations for each of the cities and towns by separate ordinances. The purpose of the Map designation for Urban Growth Boundaries is illustrative. The user should refer to the appropriate UGB map and text in determining the uses allowed within the UGB.

CLATSOP COUNTY

COUNTY-WIDE ELEMENT

GOAL 2

LAND USE PLANNING

# GOAL 2 - LAND USE PLANNING COUNTY-WIDE ELEMENT

## INTRODUCTION

A diversity of housing options ranging from high density urban environments to low density farm-forest home sites has been a recognized need in Clatsop County since the County's first Comprehensive Plan was adopted in 1969. While developing the present Comprehensive Plan, citizens and elected and appointed officials stressed the economic and cultural importance of providing for the demand for recreational and year round rural homesites.

Because of the rural character of the County along with its geographic proximity to the northern Willamette Valley population centers, there has been a steady demand for second homes and rural homesites located on small rural tracts (see Housing Element and Background Report). The demand for rural tracts is expected to continue. In order to continue to meet the demand for affordable rural homesites the County has looked to those which are "built upon and or irrevocably committed" rural areas which generally have:

(a) some level of public facilities and services, especially surfaced public roads, fire protection, and piped water;
(b) a pattern of parcel sizes generally smaller than 15 acres;
(c) existing residential development at a density generally higher than 1 dwelling unit per 10 acres; and
(d) natural boundaries, such as creeks or roads, separating the exception area from adjacent resource lands.

Areas generally falling under the above set of criteria are designated RURAL throughout the Comprehensive Plan. Most of these lands contain agricultural site class II-IV and forest site class FA-FD.

The Coastal Shorelands Goal #17 requires that shorelands in rural areas other than those in major marshes, significant wildlife habitat areas etc. be used as appropriate for:

"f. subdivisions, 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; and

g. a single family residence on existing lots, parcels or units of land when compatible with the objectives and implementation standards of this goal."

These are areas of coastal shorelands which are "built upon or are irrevocably committed" to development and cannot be used for agricultural or forest use.

It is for such lands that the County claims an exception to the State-wide Planning Goals 3, 4 and 14. Such exceptions are based on criteria in OAR 660-04-025.

This report is divided into two sections. The first section gives a general outline of the process used by the County to identify committed lands and to develop the exceptions statements. The second section contains detailed findings pursuant to OAR 660-04-025 for each exception area.

## A. EXCEPTIONS PROCESS AND COMMITTED LANDS IDENTIFICATION

The six built and committed criteria in OAR 660-04-025 are discussed in this section. Clatsop County has applied these criteria in as consistent a manner as possible. The criteria are discussed below.

(1) Adjacent Uses. Most of the County's exception areas are adjacent to resource lands in the AF-20, F-38, F-80 or EFU zones. Some exception areas are adjacent to residential uses in cities or urban growth boundaries. Adjacent residential uses are an important factor in determining committment in an area.

(2) Public Facilities and Services. A wide range of services is included under this heading: Piped water, sewerage, paved roads, fire protection, garbage collection, electricity, natural gas, cable television, telephone service, schools, sheriff/police protection, ambulance service and others. It is not generally necessary to mention all of these services on each exception statement. For example, the entire County receives the same level of sheriff's service. Only those public facilities and services that distinguish different areas are examined under this plan element. These distinguishing public services include piped water, sewer, roads and fire protection.

Many of the County's exception areas are in water districts or are served by community water systems. Generally water delivered by such districts or water associations is important in committing an area, as compared to individual water systems.

There are four Rural Service Areas in the County: all are served by sewer systems. The existence of a sewer system is an important factor in the committed status of these areas.

All of the County's exception areas are served by roads. Areas served by paved public roads (including improved state and county roads) generally are more committed than areas served only by unimproved public roads. Access to public roads is also an important factor: for example, many parcels have highway frontage but cannot gain access to the highway because of grade or clear-vision problems.

(3) Parcel Size and Ownership Patterns. A pattern of small parcel sizes is an important factor in an area's committed status. "Small parcel sizes" means parcel sizes generally smaller than 15 acres. The words "parcel" or "lot" may include several tax lots under the same ownership. Only legally-created lots are considered as separate parcels for purposes of this criterion. Lots created under County ordinance without specific goal findings do not by themselves create a committed area, unless such parcels also prevent resource use of the land.

(4) Neighborhood and Regional Characteristics. Included under this criterion are factors such as the current level of development in the area (usually the existing residential density), and the types of commercial and public developments in or near the exception area.

(5) Natural Boundaries. Some exception area boundaries correspond to geographic features, usually rivers or highways. When such a natural boundary separates the exception area from adjacent resource lands, the impact of the non-resource uses in the exception area on adjacent resource lands is minimized.

(6) Other Relevant Factors. Other factors which relate to the availability or the exception area for resource uses are considered under this section. Such factors include the shape and configuration of such lands, physical obstructions and other features which preclude farm or forest uses on such parcels.

Generally, no single criterion listed above is more important than any of the other criteria. The facts under each of the criteria above are weighed and considered in the case of each exception area. A conclusion is then drawn from the facts as to whether the parcel is irrevocably built or committed to non-resource uses.

In developing the data base and criteria used to identify exception areas the County planning staff relied heavily on information provided by the six Citizens Advisory Committees, individual land owners, realtors and builders as well as the opinions of appointed and elected officials. Most of the information used to substantiate committment of those lands was gathered over a 5 year period through the public hearings process which resulted in the current Comprehensive Plan. In addition, the various needs of each subarea were examined and weighed against the goals. After completion of each subarea plan, each plan's specific goals and objectives and recommended land use allocations were compared against the County as a whole. This information was compiled and tabulated using the criteria developed during the planning process and forms the main body of this report.

Generally, lands which fall under the general criteria enumerated in the Exceptions Process and Committed Lands Identification Section are designated RURAL throughout the Comprehensive Plan Characteristically, these lands have scattered residences on parcels one-half to 15 acres in size and are clustered along roads throughout the unincorporated County.

Rural lands have been defined as: "those lands which are outside the Urban Growth Boundary and are not agricultural lands or forest lands. Rural lands include lands suitable for sparse settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use."

Since approximately 90% of the total County land area is forest land, it is not surprising that most of the lands identified as RURAL in the Plan contains forest land class FA-FC and/or agricultural site class soils II-IV (see Forestry and Agricultural Background

Reports). No agricultural site class I or V soils occur in the County and much of the class II-IV agricultural soils occur in Conservation Forest Lands. Class VI soils make up the largest percentage of soil type (77.7%) and are considered unsuitable for agriculture (Agriculture Background Report). However, these soils are suitable for pasture or woodlands and much of the lands with soils of this type are used for those purposes.

Those lands under discussion in this report comprise 2.90% of the total County land area, or about 15,230.18 acres. By contrast, virtually all of the remaining 450,000 acres of the County's conservation lands have been given Agriculture-Forest 20, 38 and 80 acre minimum lot size (AF-20, F-38, F-80), Exclusive Farm Use (EFU), or Aquatic Conservation (A-3) designations.

The County maintains that designating identified committed lands as rural development areas will contribute to an overall strengthening of the Comprehensive Plan. Broader impacts which could be generated by non-specific rural residential development spread in a homogenous 10 to 40 plus acre pattern throughout the County will be minimized through increased availability of economically priced rural residential acreages in areas already committed to development. In addition, extension of roads and services into conservation areas will be reduced resulting in considerable savings in public funds and future protection of the non-committed resource base.

The subarea plan zoning maps utilize a "graduated density" approach in which the highest rural densities (one and two acre per dwelling unit) surround areas of existing high-density development. Densities generally increase with distance from these areas. Rural residential lands predominate along existing highway corridors as a method of encouraging development in proximity to existing facilities.

The AF-20 zone is sometimes used to buffer rural residential parcels from large lot conservation 38 and 80 acre areas. Such buffering, along with forest lands setbacks will further minimize potential conflicts (such as trespass and nuisance complaints) which sometimes arise when residential uses are located near resource activities. This strategy is designed to (a) allow for rural development in areas which are the least productive resource lands due to the factors enumerated above, and (b) provide buffering of existing large resource units, thus sustaining their ability to be managed effectively.

Note: Total land area of the County 524,800 acres.

B. EXCEPTION STATEMENTS

Findings for Exception Areas

ERRATA

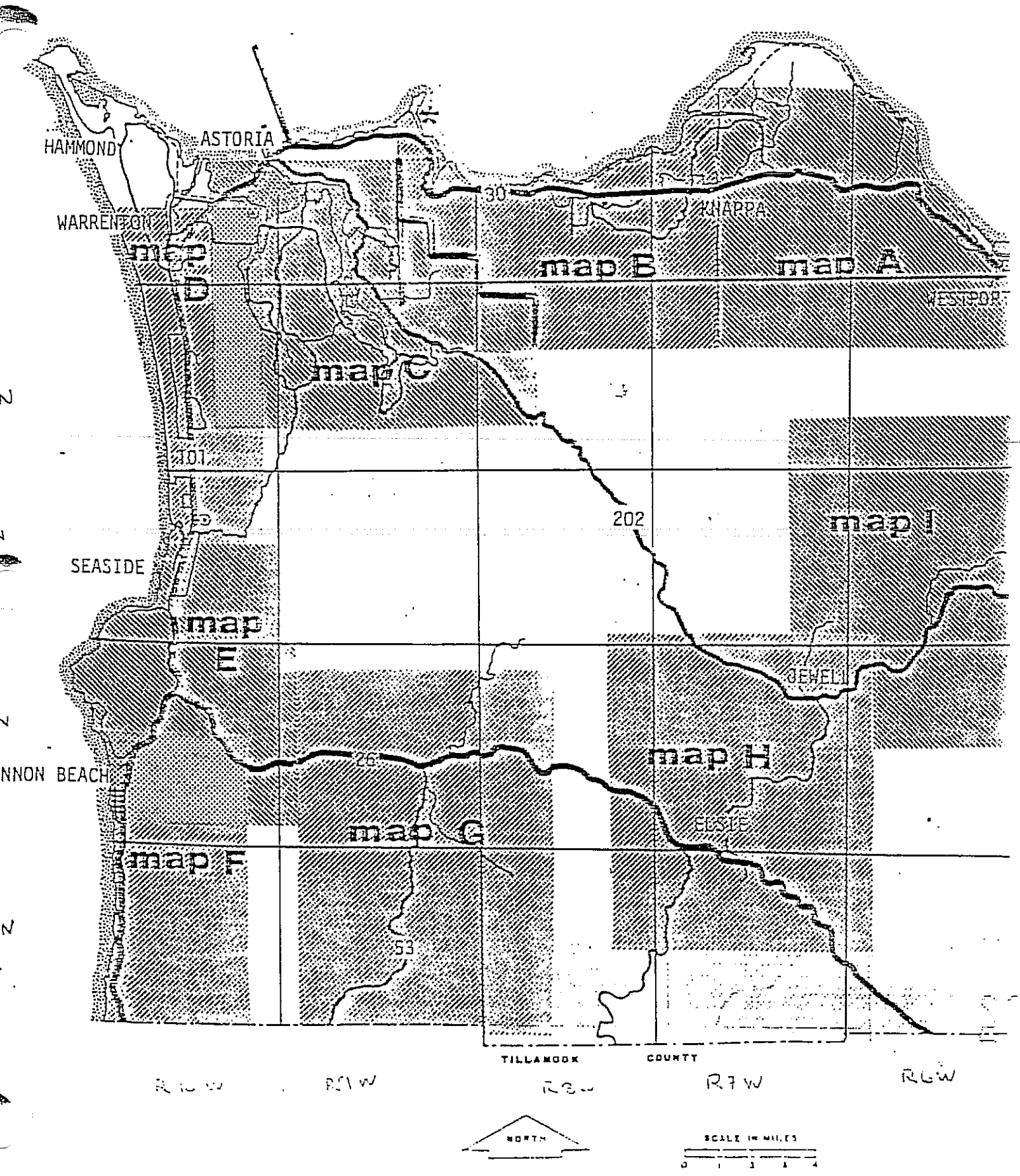
Goal 2 - Land Use Planning

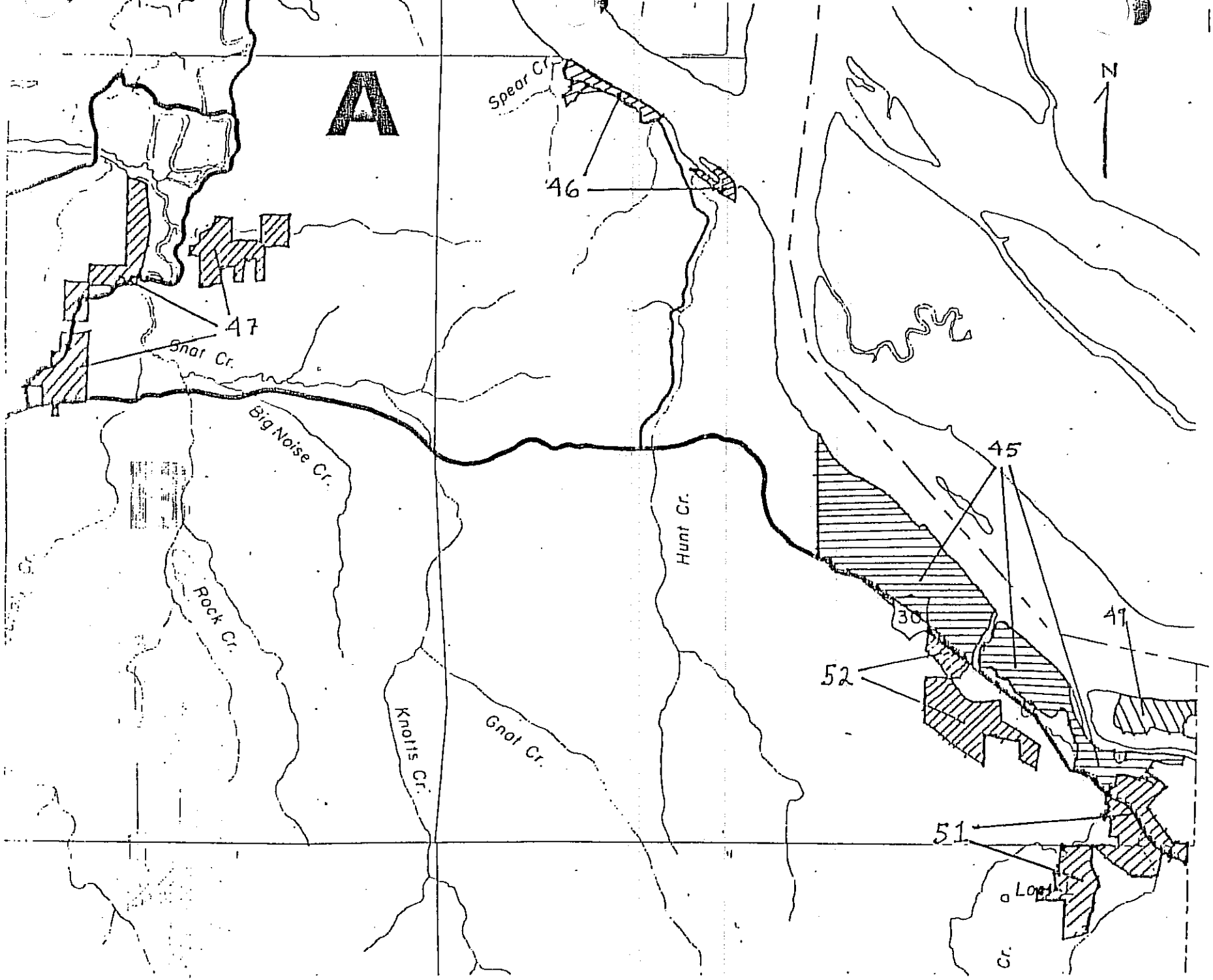
Irrevocably built and committed should read: built upon and irrevocably committed.

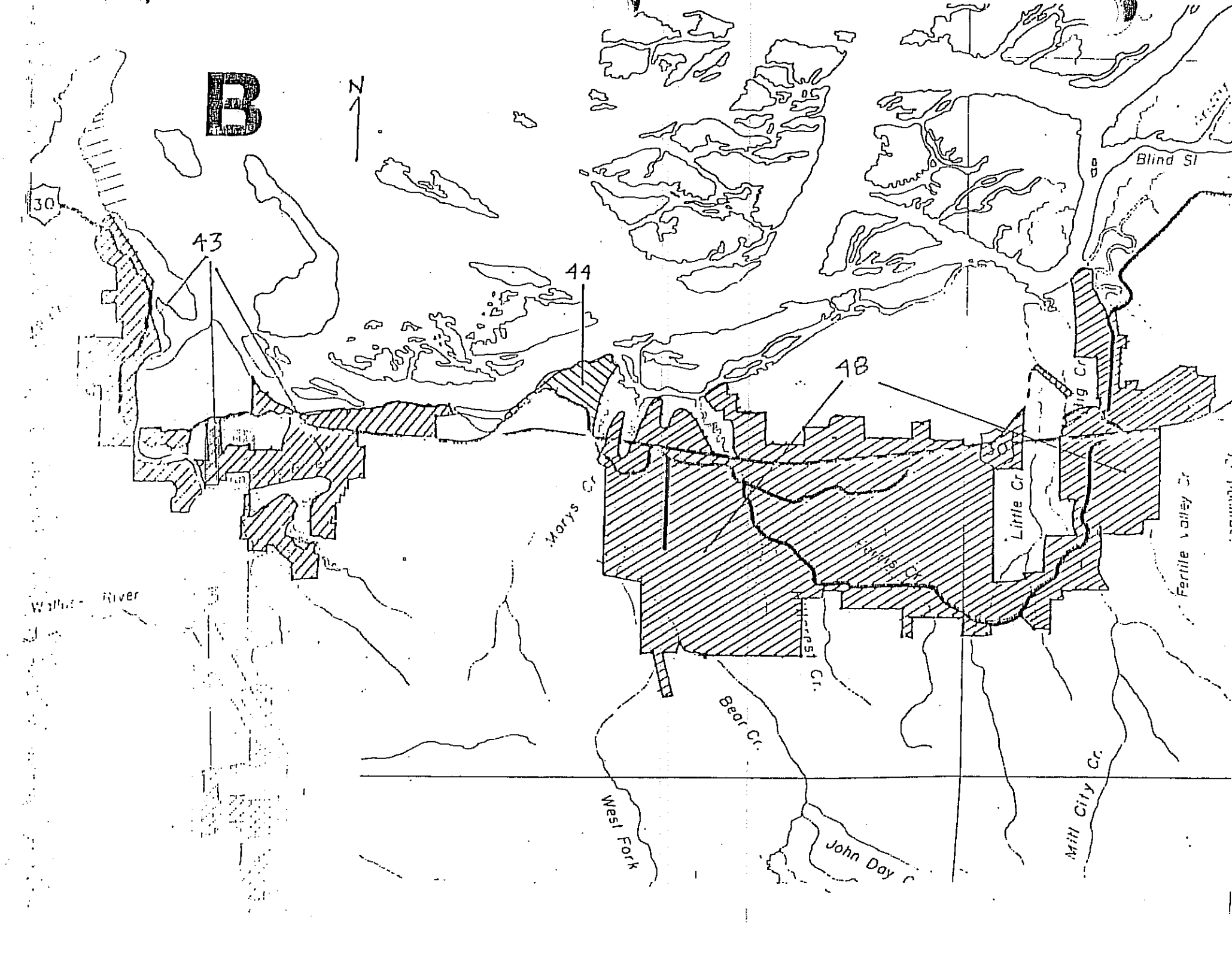
Key to Exception Maps and Discussion:

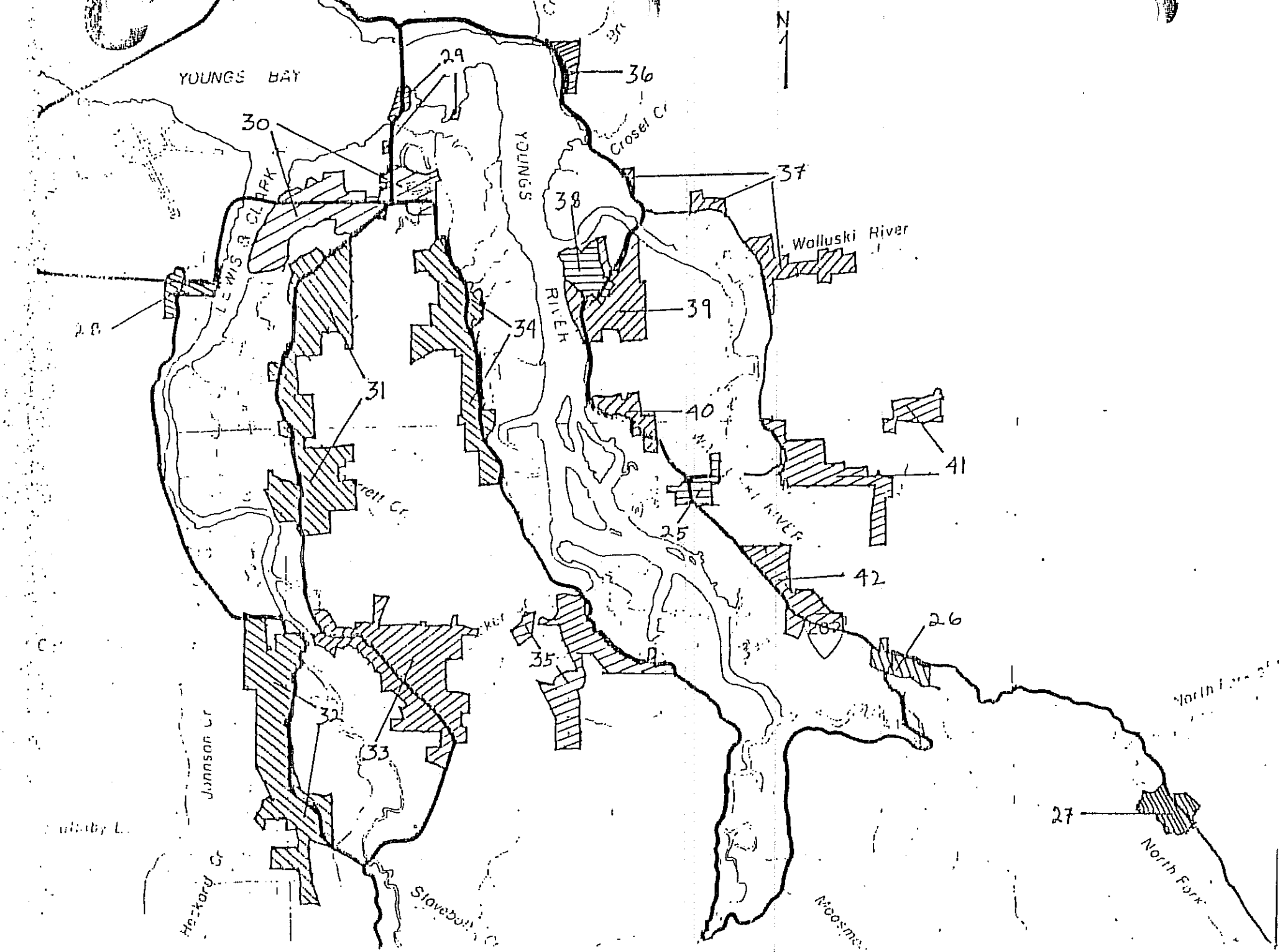
Exceptions areas have been labeled 1-49 and 51-62 as shown on Maps A-I. The discussion portion of the Exception follows the maps and each one has a number which corresponds to the area on the map (this is located in the upper left hand corner of the discussion pages). On the upper right hand corner of the discussion page are the Assessor's map(s) references. The accompanying pages list all the tax lots on the respective Assessor's map for which an Exception is being taken. The Assessor's maps noted in the Exceptions are located in the Clatsop County Department of Planning and Development.

Goal 2 Index Map



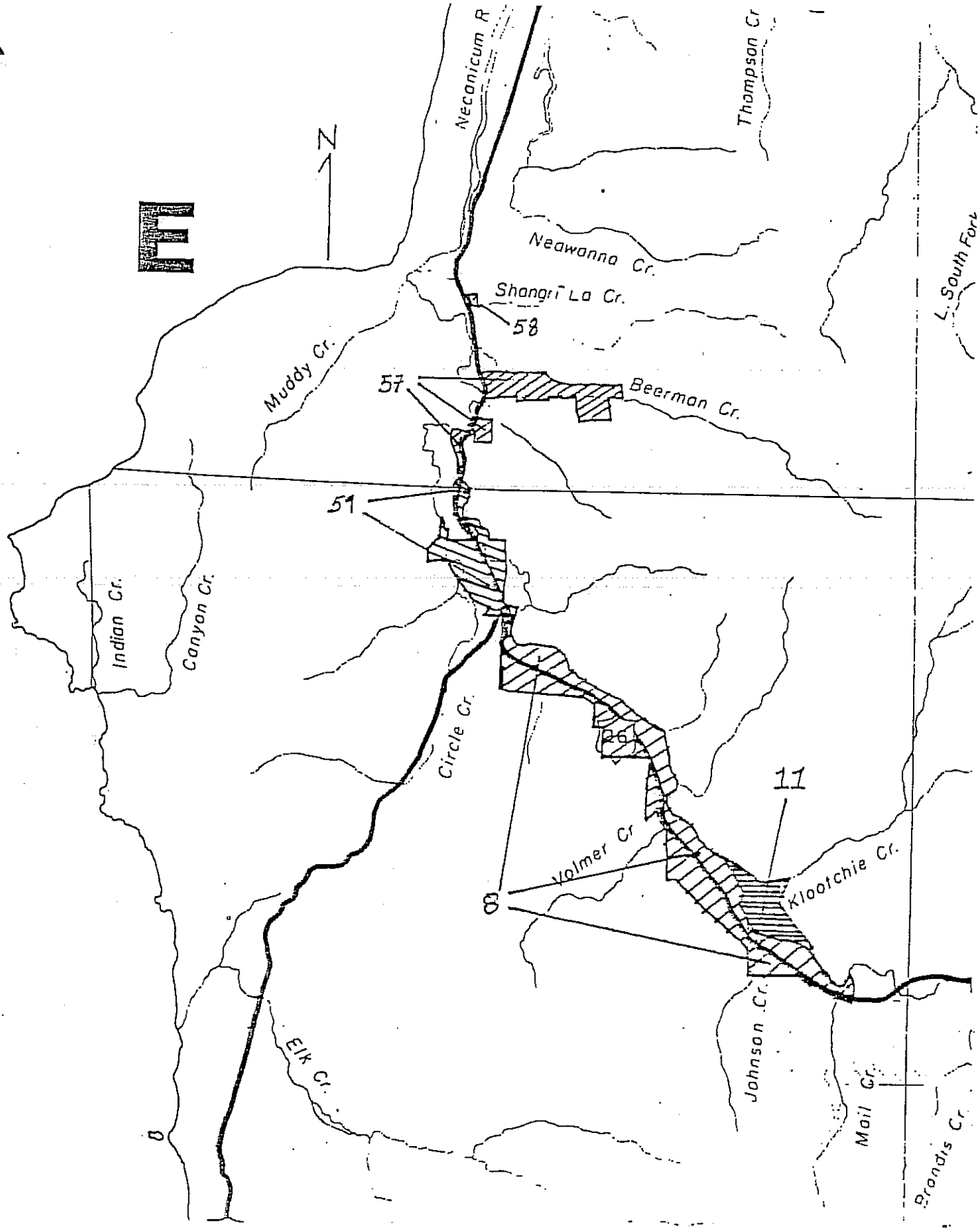

A
N
Spear Cr.
46
47
Snar Cr.
Big Noise Cr.
Rock Cr.
Knotts Cr.
Gnat Cr.
Hunt Cr.
45
30
49
52
51
Log
Cr.

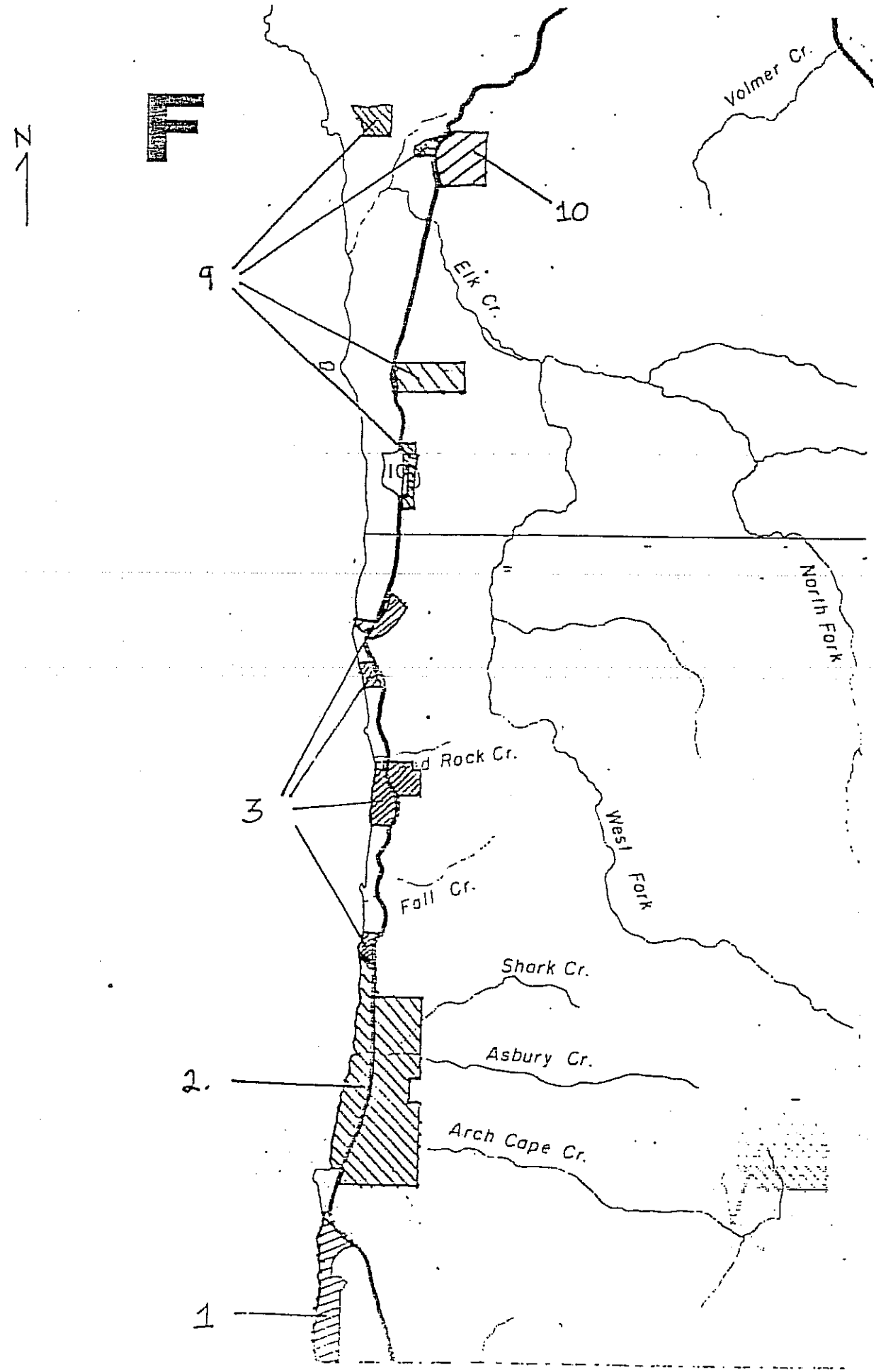

B
N
30
43
44
48
Blind Sl
Marys Cr
Little Cr
Bear Cr.
West Fork
John Day
Mill City Cr.
Fertile Valley Cr

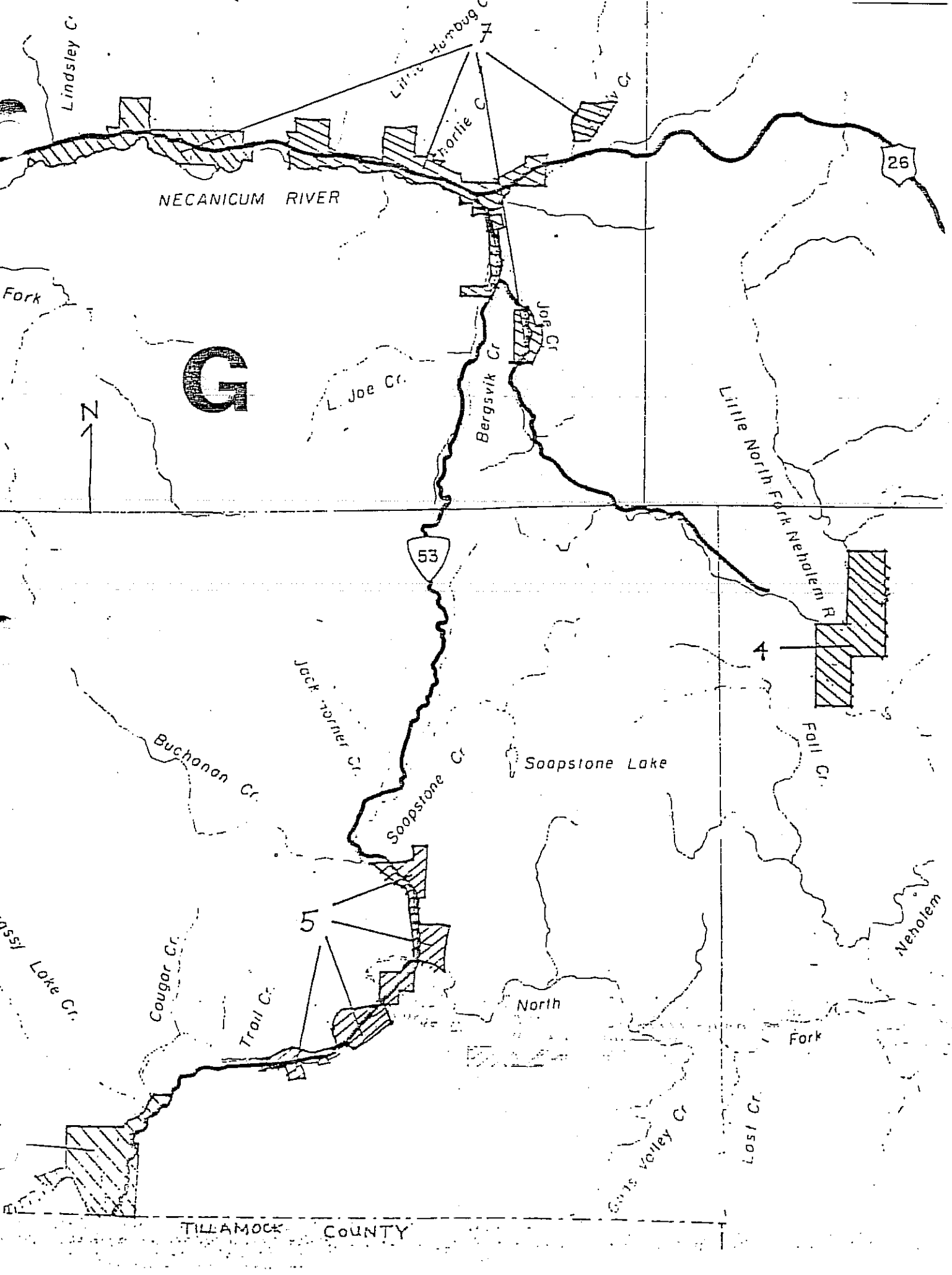


N
YOUNGS BAY
29
36
30
Crosel Cr
YOUNGS
37
38
Walluski River
LEWIS & CLARK
RIVER
39
34
28
31
40
41
25
42
26
35
32
33
Johnson Cr
27
North Fork
Hackard Cr

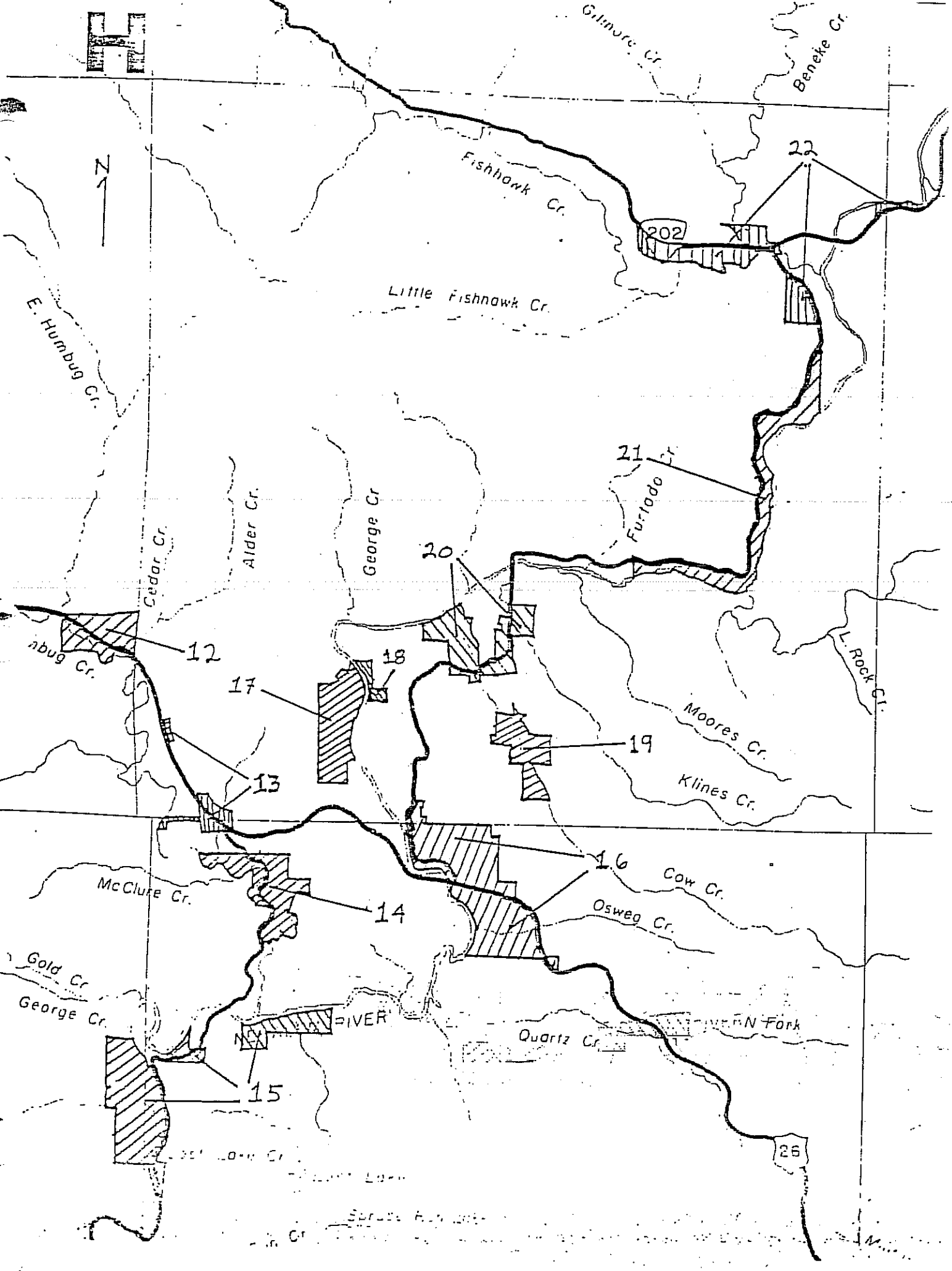
54
Smith L.
55
Slusher L.
61
Carnahan L.
Sunset Lake
56
60
Cullaby L.
53
Neacoxie Cr.
Cullaby Cr.
Hecta
62
26
101
Stanley L
PACIFIC OCEAN
N


E
N
Necanicum R
Thompson Cr
Neawanna Cr.
Shangri La Cr.
58
L. South Fork
Muddy Cr.
57
Beerman Cr.
51
Indian Cr.
Canyon Cr.
Circle Cr.
26
11
Volmer Cr
8
Klootchie Cr.
Johnson Cr.
Elk Cr.
Mail Cr.
Brandis Cr.


F
N
Volmer Cr.
10
9
Elk Cr.
North Fork
Rock Cr.
3
West Fork
Fall Cr.
Shark Cr.
Asbury Cr.
2.
Arch Cape Cr.
1



Lindsley Cr
Little Humbug Cr
7
Charlie Cr
NECANICUM RIVER
26
Fork
G
N
L. Joe Cr.
Joe Cr
Bergsvik Cr
Little North Fork Nehalem R
53
4
Jack Horner Cr.
Buchanan Cr.
Soapstone Cr
Soapstone Lake
Fall Cr.
5
Lake Cr.
Cougar Cr.
Trail Cr.
North
Fork
Neholem
Gas Valley Cr
Lost Cr.
TILLAMOCK COUNTY


N
Gilmore Cr.
Beneke Cr.
Fishhawk Cr.
22
202
Little Fishhawk Cr.
E. Humbug Cr.
Cedar Cr.
Alder Cr.
George Cr.
21
Furlado Cr.
20
12
Humbug Cr.
18
17
L. Rock Cr.
Moores Cr.
19
Klines Cr.
13
16
Cow Cr.
McClure Cr.
14
Osweg Cr.
Gold Cr.
George Cr.
RIVER
Quartz Cr.
N. Fork
15
26

COUNTY
COLUMBIA
24
23
Fishhawk Cr.
Lousignol Cr.
Northrup Cr.
Walker Cr.
Trailover Cr.
Baneke Cr.
Squaw Cr.
West Branch
Kale Cr.
Sager Cr.
Slrum Cr.

Planning Area: SOUTHWEST COASTAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: None

Maps: 4-10-31B
4-10-31BB
4-10-31BC
4-10-31C
4-10-31CB
4-10-31CC

## FINDINGS

(a)adjacent uses:

SOUTH - Residential; the Falcon Cove Beach community extends south into Tillamook County.
EAST - State Highway 101, Oswald West State Park.
NORTH - Oswald West State Park.

(b)public facilities and services:

WATER - Falcon Cove Beach Domestic Water Supply District.
FIRE - Cannon Beach Rural Fire Protection District.
ROADS - Area is served by improved public roads in the built-up areas, and by unimproved public roads in ther less developed areas.

(c)parcel size and ownership patterns:

The Clatsop County portion of this exception area consists of 66 parcels totaling 79.93 acres. The overall average lot size is 1.21 acres. There is one parcel larger than 10 acres -- a 48.53 acre parcel which includes about 61 % of the total exception area.

(d)neighborhood and regional characteristics:

The Clatsop County portion of this exception area is developed to an overall average density of about 1 d.u. per 2.28 acres.

(e)natural boundaries:

This exception area is seperated from Oswald West State Park to the east by steep terrain and by State Highway 101.

## CONCLUSION

The Falcon Cove Beach community is irrevocably built upon and committed to residential development for the following reasons:

- small-lot residential development is necessary to efficiently utilize the available public facilities,
- a pattern of small parcel sizes precludes effective farm or forest management,
- the number and density of existing residential dwellings is sufficient to preclude effective farm or forest management, and
- a natural boundary separates this exception area from resource land to the east and north.

.31 CC 100
200
300
400
1500
1600
1700

.31 CB 100
200
300

1100
1200

1000 48.53
1002

10.31 BC 100
200
300
400
1000

10.31 C 200

10.31 BB 100
600
700
500
400

.31 B 400

4, 10.31 CC 410, 402 } .22
404, 408 } □ .141
401 □ .34
403, 409, 405 } □ .33
400, 407, 701 } □ .39
500 □ .26
600 .16
700 .17
1200 .08
1100 □ .20
1400 .11
1000 □ .09
1302 .33
901 □ .17
1308 .22
900 .12
902 □ .09
800 □ .28
1502, 1501 } □ .23

.31 CC

1300, 1301 ▫ .33

1303 ▫ .11

1304, 1305 ▫ .27

1308 ▫ .22

1302 .33

0.31 CB

301, 302 ▫ .92

400 1.38

501 .26

502 .37

500 ▫ .20

601, 600, 700 ▫ .47

800 ▫ .11

900 ▫ .29

1000, 1010 .46

1003, 1007 .46

1005, 1009 .46

1008, 1001 .45

1004 .46

4, 10.31 BC

201 .92

302 ▫ .23

303, 304 .22

301 .15

305, 306 ▫ .69

602 ▫ .20

600 .19

603, 601 .29

500 ▫ .38

401 .13

400 .53

402, 403 .53

705 .34

707, 800 .81

700 .08

710, 809 ▫ .63

708, 807 ▫ .63

709, 508 ▫ .62

502 ▫ .31

.31 BC

704, 804 = .43

701, 801 = .42

706, 806 = .41

---

0.31 BB

601, 602, 603 = .33

---

503, 502, 501 = .33

---

504 = .23

401 = .14

402 = .23

10.31 B

200, 300, 200, 300 = 4.38

| | all parcels | parcels ten acres and larger |
|---|---|---|
| number of parcels | 66 | 1 |
| average parcel size | 1.21 | |
| total acreage | 79.93 | 48.53 |
| percent total acreage | 100 | 61 |

Planning Area: SOUTHWEST COASTAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: None

Maps: 4-10
4-10-19BB
4-10-19BC
4-10-19CC
4-10-30BB
4-10-30BC
4-10-30BD
4-10-30CA
4-10-30CB

## FINDINGS

(a)adjacent uses:

SOUTH - Oswald West State Park.
NORTH - Residential west of Highway 101, forestry east of Highway 101
EAST - Forestry.

(b)public facilities and services:

FIRE - Cannon Beach Rural Fire Protection District.
WATER -Arch Cape Service District.
SEWER -Arch Cape Service District.
ROADS - Improved public roads west of Highway 101. East of Highway 101 only Webb Ave. is improved.

(c)parcel size and ownership patterns:

The Arch Cape exception area consists of 413 parcels comprising a total of 231 acres. The overall average lot size is .56 acres. There are a total of 3 lots which are ten acres or larger, comprising a total of 77.93 acres or about 34 % of the total exception area.

(d)neighborhood and regional characteristics:

There are 191 houses in the Arch Cape exception area for an overall average density of 1 d.u. per 1.21 acres. Included in this figure are a church, a delicatesan/post office and a youth hostel.

## CONCLUSION

The Arch Cape exception area is irrevocably built and committed to residential development due to the following factors:

- residential development is needed to efficiently utilize the public services that are available in this area,
- a pattern of small parcel sizes precludes efficient farm and forest management, and
- both the number and density of existing residential dwellings are such that efficient farm or forest management is precluded.

4.10.19 DD

CC

D.14(.EC

| | |
|---|---|
| 200 | 1.10 |
| 100 | |
| 107 | .45 |
| 105 | .22 |
| 200 | .24 |
| 307 | .21 |
| 400 | .17 |
| 700 | .17 |
| 800 | .17 |
| 907 | .15 |
| 1150 | .17 |
| 1200 | .17 |
| 1400 | .25 |
| 1500 | .23 |
| 1600 | .17 |
| 1900 | .17 |
| 2000 | .16 |
| 2103 | .14 |
| 2101 | .15 |
| 3102 | .15 |
| 2300 | .15 |
| 2400 | .15 |
| 2600 | .22 |
| 2701 | .15 |
| 2700 | .15 |
| 2800 | .29 |
| 107 | .13 |
| 106 | .14 |
| 103 | .12 |
| 102 | .11 |
| 500 | .11 |
| 600 | .20 |
| 1003 | .28 |
| 1301 | .20 |
| 130 | .44 |
| 1400 | .14 |
| 1700 | .19 |
| 1706 | .20 |
| 1705 | .12 |
| 1701 | .38 |
| 1702 | |

| | |
|---|---|
| 2501 | .13 |
| 2502 | .45 |
| 2503 | .19 |
| 2501, 2503 | .31 |
| 2504, 2506 | .26 |

4.10.19 CA 201 .34

| | |
|---|---|
| 200, 202 | 1.91 |
| 400 | .12 |
| 500 | .25 |
| 600 | .13 |
| 700 | .13 |
| 800 | .14 |
| 900 | .21 |
| 1200 | .19 |
| 1300 | .16 |
| 1400 | .16 |
| 1550 | .17 |
| 1600 | .17 |
| 1700 | .18 |
| 1800 | .18 |
| 1900 | .19 |
| 2000 | .14 |
| 2200 | .34 |
| 2101 | .11 |
| 2100 | .12 |
| 2102 | .11 |
| 2700, 2800 | .24 |
| 2900 | .11 |
| 2600 | .12 |
| 2501, 2500 | .24 |
| 3301 | .36 |
| 3302 | .12 |
| 3300 | .12 |
| [illegible] | .24 |
| [illegible] | .21 |

| | |
|---|---|
| [illegible] | .14 |
| [illegible] | .17 |
| [illegible] | .19 |
| 4400 | .21 |
| 4500 | .17 |
| [illegible] | .17 |
| [illegible] | .17 |
| [illegible] | .17 |
| 6000 | .18 |
| 6100 | .24 |
| [illegible] | .17 |
| [illegible] | .17 |
| [illegible] | .24 |
| [illegible] | .19 |
| [illegible] | .19 |
| [illegible] | .20 |
| [illegible] | .19 |
| [illegible] | .17 |
| [illegible] | .18 |
| [illegible] | .18 |
| [illegible] | .21 |
| [illegible] | .17 |
| [illegible] | .17 |
| [illegible] | .17 |
| [illegible] | .19 |
| [illegible] | .69 |
| [illegible] | .21 |
| [illegible] | .18 |
| [illegible] | .21 |
| [illegible] | .18 |
| [illegible] | .20 |
| [illegible] | .18 |
| 2400 | .19 |
| 8500 | .36 |
| 3800 | 1.25 |
| 2400 | .91 |
| 3500 | .36 |
| 3200 | .53 |
| *3100 | .12 |
| 3000 | .24 |
| 3001 | .42 |
| 2403, 2404 | .43 |
| 2400 | .24 |
| 2300 | .19 |
| 2402, 2406 | .24 |
| 2405 | .11 |
| [illegible] | .11 |
| [illegible] | .25 |
| [illegible] | .24 |

| | |
|---|---|
| 4000 | .11 |
| 4001 | 1.25 |
| 4100 | .12 |
| 4202, 4201 | .15 |
| 4206, 4400, 4207, 4300, 4200 | 1.25 |
| 4303, 4203 | .24 |
| 4500 | 2.41 |
| 4600 | 5.19 |
| 4700 | 36.99 |

4.10.2100

4.10.19 CC 200 .16

| | |
|---|---|
| 300 | .15 |
| 400 | .30 |
| 510 | .64 |
| 503 | .15 |
| 501 | .20 |
| 3100 | .20 |
| 3000 | .13 |
| 2900 | .13 |
| 2700 | .16 |
| 2600 | .15 |
| 2500 | .15 |
| 2400 | .23 |
| 2301 | .23 |
| 2300 | .22 |
| 2000 | .19 |
| 1900 | .13 |
| 500 | .21 |
| [illegible] | .13 |

4·10·19CC 107 .13
106 .12
□ 502 .41
□ 505 .21
506 .34
□ 507 .26
□ 600 .11
509 } 3300 } .23
508 } 3200 } .21
□ 3400 .11
□ 3500 .11
□ 4001 } 4002 } .21
□ 4000 .19
□ 3800 .13
□ 3900 .09
3700 .15
3600 .22
□ 3606 .11
□ 3604 .11
□ 3602 .11
□ 3601 .16
□ 3603 .15
□ 4200 .14
□ 4201 .13
□ 4103 .15
4101 .28
□ 4100 .32
□ 1700 .21
□ 1600 .12
□ 1200 .58
□ 1500 .09
□ 1400 .10
□ 1300 .12
□ 1000 .31
□ 700 } 701 } .18
□ 702 .17
□ 800 .13
□ 900 .16
4300 .25
4400
□ 4500 } 4501 } 1.82

4600 } 4700 } 1.16

4·10·3700 18.09

4·10·30PL 2800 .13
□ 2801 .13
2900 .13
□ 3000 .30
□ 3100 .16
□ 3200 .33
3300 .16
□ 3400 .16
□ 3500 .24
□ 3600 .24
□ 3700 .16
3800 .16
3900 .30
□ 4000 .33
4100 .13
□ 4201 .20
□ 4200 .35
500 .12
600 2.73
□ 602 } 700 } .50
□ 601 } 603 } .34
□ 800 .09
801 .08
900 .59
□ 1000 .12
□ 1100 .14
□ 1200 .13
□ 1300 .41
1400 .13
□ 1600 .30
1700 .15
□ 1800 .12
[illegible]
□ 1902 } 2000 } [illegible]

1900 .70
□ 2300 .12
□ 2200 .12
□ 2100 .17
2600 .22
2601 .15
□ 2500 .12
2400 } 2401 } .36
□ 100 .64
101 .36
200 .33
300 .23
□ 400 .40
□ 401 .61
□ 402 1.49
4500 .99
□ 4300 } 4400 } .46

4·10·3703 .22

4·10·30CC □ 100 .21
□ 200 1.54
□ 300 .34
500 .79
□ 501 .11
600 .28
□ 700 .07
* 800 .54
900 .18
1200 .11
1100 .11
1000 .11
1400 .69
1500 .35
1600 .12
[illegible] .51
[illegible]
[illegible] .31
2000 .23
[illegible] .23

□ 2900 .09
□ 3100 .30
2500 .12
2600 .11
□ 2700 .09
2800 .07
4200 .12
□ 4100 .12
□ 4000 } 3900 } .24
□ 3800 .12
3700 .12
3200 .23
□ 3300 .11
3500 .22
□ 3600 .12
□ 4300 .26
□ 4500 .15
□ 4700 .16
□ 4701 .35
□ 4800 } 4900 } .29
□ 5500 .12
□ 5000 .22
□ 5200 .46
□ 5300 .12
□ 5400 .11
5600 .12
5700 .11
□ 5800 .12
□ 5901 .11
□ 5900 .12
□ 5902 .12
□ 6200 .12
6100 .12
[illegible] .14
7000 .20
6400 .12
1700 .36

, BC

□ 6800 .12
7100 .23
7200 .69
7400 .35
7300 .12
7500 .23
8000 .12
7900 .12
* 7600 .59
7800 .23
7700 .12

* 8100 .11
8200, 8300 1.61
8400 .63
8600 .12
8500 .35
8900 .20
8701, 8702, 8703, 8704 .56
□ 9300 .17
□ 9400 .19
□ 9500 .19
□ 9000 .18

30 GD
2900, 3000, 3100, 3200, 3300, 3400 6.32

* 2100, 2300, 2500, 2600, 2700, 2900, 1200, 1100, 1000, 900, 800 13.57

2100 1.37
~~2200~~ .12

1300, 1400, 1600, 1800 9.72 ©
1700 .23
1500 .12
1900 .12
2000 .23
700 .12
600 .12
100 .12
200 .12
300 .23
400 .23

4.1030 CA
100 .23
200 .12
300 .12
400, 700, 900, 1000 4.66
1300 .23
1100 .23
1400 1.15
1600 1.35
1102 .46
1105 .46
1104 .19
1103 .19
□ 1001, 1002 .34
□ 1004 .26
1005 .20
1003 .17
1006 .23
902 .23
901 .23
903 .20
904 .17
[illegible] .11
[illegible] .11
[illegible] .23
731 .25

500 .23
600 .23
1900, 1800, 3200, 3700, 2102, ~~2101~~, 2100, 2300, 3600, 3500, 2400, 2600, 3400, 3300, 3100 27.37

30CB 3300, 4300, 3600, 3900, 4200

30CA 2000 .29
□ 2001 .15
□ 2200, 2202 .62
2201 .30
□ 2401 .23
2402 .26
2500 .11
□ 2800 .06
2900 .11
□ 3000 .28
2201 .19
3200 .19

30CE [illegible] .10
[illegible] .12
[illegible] .25

w/ 30 CB

| | | |
|---|---|---|
| | 200 | .47 |
| | 300 | |
| | 400 | |
| | 600 | .15 |
| □ | 700 | .18 |
| | 800 | .14 |
| □ | 900 | .18 |
| | 1000 | .19 |
| □ | 1100 | .22 |
| □ | 1101 | .27 |
| | 2200 | .14 |
| | 1300 | .11 |
| □ | 1200 | .14 |
| | 1401 | .07 |
| | 1403 | .06 |
| □ | 1400 | .15 |
| | 2100 | .30 |
| | 2000 | |
| □ | 1500 | .14 |
| □ | 1601 | .13 |
| □ | 1600 | .11 |
| | 1902 | .29 |
| | 1900 | .22 |
| □ | 1700 | .07 |
| □ | 1800 | .05 |

all: $n = 413$

$\bar{@} = .56$

$\Sigma = 231.00$

ge 10@: $n = 3$

$\bar{@} = 2548$

$\Sigma = 7.93$ or 34%

□ = 191

Planning Area: SOUTHWEST COASTAL
Goal 3 Soils - -Not Mapped
Goal 4 Site Class - - FF and none

Maps: 4-10-6CC
4-10-7BB
4-10-7CA
4-10-7CD
4-10-18BA
4-10-19BB

## FINDINGS

(a)adjacent uses:

EAST - Forestry.
SOUTH - Arch Cape Rural Service Area.
NORTH - Cannon Beach Urban Growth Boundary.
INTERSPERSED - Parks and other resource land.

(b)public facilities and services:

FIRE - Cannon Beach Rural Fire Protection District.
ROADS - Parcels have either direct access to State Highway 101, or indirect access via improved public roads.

(c)parcel size and ownership patterns:

This exception area consists of 131 parcels totaling 79.19 acres. The overall average lot size is .60 acres. There is one parcel larger than ten acres -- a 14.83 acre parcels comprising 19% of the total exception area.

(d)neighborhood and regional characteristics:

There are a total of 21 homes in this exception area for an overall average density of 1 d.u. per 3.77 acres. There is also a small hotel in this area.

## CONCLUSION

This area is irrevocably built and committed to residential development for the following reasons:

- a pattern of small parcel sizes precludes efficient farm or forest management, and
- the number and density of residences is such that effective farm or forest management is precluded.

| | | |
|---|---|---|
| 9 BE | 401 | .55 |
| | 300 | .57 |
| | 200 | 3.96 |
| | | |
| 0.18BA | 3500 | .12 |
| | 3300 | .20 |
| | 1400, 1700 | .69 |
| | 1200, 1300, 2100, 3200, 1500 | 4.75 |
| | 1600 | .12 |
| | 900 | .27 |
| | 901 | .28 |
| | 990 | .60 |
| | 1000 | .30 |
| | 1101 | .30 |
| | 1102 | .31 |
| | 1100 | .31 |
| | 1802 | .34 |
| | 1600 | .46 |
| | 1801 | .12 |
| | 1900, 1901 | .24 |
| | 1902 | .34 |
| | 2100 | .12 |
| | 2101, 2000 | .24 |
| | 800 | .32 |
| | 700 | .17 |
| | 600 | .33 |
| | 601 | .47 |
| | 400 | .47 |
| | 1200 | .32 |
| | 300 | .16 |
| | 900 | .16 |
| | 2800 | .23 |
| | 2200, 2300 | .46 |
| | 2700 | .23 |
| | 2400 | .46 |
| | 2500 | .22 |
| | 2600 | .20 |
| 4.10.7CD | 100 | 14.83 |
| | 200 | 6.38 |
| | 300 | 5.23 |
| | 401 | 1.76 |
| | 400 | 1.56 |
| | 500 | 1.00 |
| | 600 | .95 |
| | 700 | .95 |
| | 800 | 1.93 |
| | 803 | .71 |
| | 802 | .99 |
| | 807 | .22 |
| 4.10.7CA | 2900 | .83 |
| | 700 | .160 |
| | 900 | 1.53 |
| | 5100, 5200 | .33 |
| | 4900 | .12 |
| | 2800 | .19 |
| | [illegible] | .17 |
| | [illegible] | .24 |
| | [illegible] | .11 |
| | 6600 | .11 |
| | 6700 | .11 |
| | 6800 | .11 |
| | 6400, 7000 | .22 |
| | 7100 | .11 |
| | 7200 | .11 |
| | 6200 | .11 |
| | 6100 | .11 |
| | 5300 | .11 |
| | 5200 | .11 |
| | 6000 | .11 |
| | 5900 | .11 |
| | 5800 | .22 |
| | 6600 | .11 |
| | 5700 | .11 |
| | 6300 | .52 |
| | 5500 | .11 |
| | 6400 | .23 |
| | 3900 | .11 |
| | 3800 | .11 |
| | 3100 | .11 |
| | 3000 | .11 |
| | 3700 | .35 |
| | 3600, 3500 | .81 |
| | 3400 | .11 |
| | 3300 | .11 |
| | 3200 | .23 |
| | 4600 | .23 |
| | 4300 | 1.01 |
| | 4400 | .56 |
| | 4700 | 1.01 |
| | [illegible] | .11 |
| | [illegible] | .22 |
| | [illegible] | .77 |
| | 1800, 1900 | .22 |
| | 2000 | .22 |
| | 1700 | .11 |
| | 1600 | .11 |
| | 1500 | .11 |
| | 1400 | .11 |
| | 1300 | .11 |
| | 1200 | .11 |
| | 1100 | .22 |
| | 1000 | .22 |
| 4.10.7BE | 1501, 3001, 1400, 4000, 5001, 2500, 2501 | 1.02 |
| | 2600 | .20 |
| | 2700, 5000 | .39 |
| | 2800 | 1.6 |
| | 2900 | .11 |
| | 2300 | .31 |
| | 2200 | .11 |
| | 2100, 2000, 1900 | .36 |
| | 1950 | .12 |
| 4.10.6CC | 400 | .3 |
| | 401 | .3 |
| | [illegible] | .2 |
| | [illegible] | .4 |
| | [illegible] | |
| | [illegible] | |

.6 CL

| | |
|---|---|
| 1600 | .13 |
| 1700 | .60 |
| 1800 | .16 |
| 1900 | .14 |
| 2000 | .11 |
| 2100 | .13 |
| 2300 | .41 |
| 2500 | .15 |
| 2600 | .16 |
| 2900 | .37 |
| 3000 } 2800 } | .18 |
| 2700 | .17 |
| 2400 | .20 |
| 2200 | .13 |

all $n = 131$

$\bar{e} = .60$

$\Sigma = 79.19$

$j.e. .10 e$ 1

$\Sigma$ 14.83 or 19%

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FA, FB

Map: 4-8-5B
4-8-5C
4-8-8B

## FINDINGS

(a)adjacent uses:

ALL SIDES - Forestry.

(b)public facilities and services:

ROADS - Improved County roads and improved public roads serve all parcels.

FIRE - Hamlet Rural Fire Protection District.

(c)parcel size and ownership patterns:

This area consists of 39 parcels totaling 212.67 acres. The overall average parcel size is about 5.5 acres. All parcels are smaller than ten acres.

(d)neighborhood and regional characteristics:

The Hamlet Ranch subdivision has a total of 14 homes for an overall average density of 1 d.u. per 15 acres.

## CONCLUSION

The Hamlet Ranch area is irrevocably built and committed to residential development because of the following reasons:

a pattern of small parcel sizes precludes efficient farm or forest management, and

the number and density of existing residential dwellings is such that effective farm and forest management is precluded.

E
100 6.53
200 6.60
300 2.44
301 4.12
□ 400 6.52
500 6.44
□ 600 5.54
□ 700 E.43
□ 800 5.56
□ 1000 1.95
1100 .43
1002 3.23
1102 2.76
1104 2.15
1103 3.66
1101 3.37
1200 4.82

.5C
100 9.53
200 4.70
□ 300 5.28
□ 400 526
□ 500 5.23
□ 600 5.23
700 5.69
□ 800 10.45
900 6.16
[illegible]
1100 5.57
□ 1700 [illegible]

1300 6.12
□ 1400 7.31
1500 6.87
1600 5.84
1700 5.88
1900 6.30

4.8.85
100 6.14
□ 200 5.76
□ 300 5.72
400 7.03

□ 600 5.25
700 5.69

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB

Maps: 4-9
4-9-22
4-9-27
4-9-28A
4-9-28D

## FINDINGS

(a)adjacent uses:
ALL SIDES - forestry.

(b)public facilities and services:
ROADS - State Highway 53.

(c)parcel size and ownership patterns:
This exception area consists of 31 parcels totaling 184.19 acres. The overall average lot size is 5.94acres. There are a total of 8 parcels which are ten acres or larger, totaling 149.04 acres or about 81% of the total exception area.

(d)neighborhood and regional characteristics:
This area is developed to an overall average density of about 1 d.u. per 10.83 acres.

(e)natural boundaries:
Many of these parcels are between State Highway 53 and the North Fork of the Nehalem River. These serve as natural boundaries between forest land to the east and west.

## CONCLUSION

This areaa is irrevocably built and committed to residential development due to the following factors:

- a pattern of parcel sizes which generally precludes efficient farm or forest management,
- both a number and density of existing residential dwellings such that farm and forest management is precluded, and
- natural boundaries which seperate parts of this exception area from adjacent forest lands.

3900

9-28D 101 ☐ 14.04
903

1101 2.35
1102 1.00
1103 .44
900 2.30
904 ☐ .78
902 ☐ 2.58
800
700 1.32
702 .61
600 ☐ 1.14
300 1.00
500 .29
400 ☐ .27
200 ☐
.28A 200 ☐ 18.48
100
300
400 2.57

9.27 402 ☐ 5.48
400 24.24
401 1.48
500 ☐
502
501 25.88

4.9.22 402 ☐ 22.24
500 ☐ 1.00
400
700 ☐ .67
600 ☐ 1.30
100 ☐ 7.93
200 ☐ 17.00
202 ☐ 7.48
201 ☐ 4.07
800 1.89
900 12.52
903 14.64
1000 ☐ 7.20

4.9.27 402 ☐ 5.48

6

Planning Area: SEASIDE RURAL
Goal 3 - -soils: Not Mapped
Goal 4 - -site class: FL

Maps: 4-9-31
4-9-31A
4-9-31D
4-9-32

## FINDINGS

(a)adjacent uses:

NORTH - Forestry
EAST - Forestry
WEST - Forestry
SOUTH - Agriculture.

(b)public facilities and services:

ROADS - State Highway 53, various private gravel roads.
OTHER - Electricity, telephone service.

(c)parcel size and ownership patterns:

This area consists of 43 parcels totaling 282.82 acres. The overall average parcel size is 6.58 acres. There are 6 parcels ten acres and larger, totaling 102.82 acres or about 36% of the total exception area.

(d)neighborhood and regional characteristics:

There are currently a total of 8 homes in the area. Most of the subdivision lots are not yet developed.

(e)natural boundaries:

The North Fork of the Nehalem River seperates some of these parcels from farm land to the south.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- a pattern of predominantly small parcel sizes render forest or farm management impracticle.
- the Nehalem River forms a natural boundary between this exception area and farm land to the south.

| | | | | | |
|---|---|---|---|---|---|
| 1A | 100 | 5.54 | 1900 } 3400 } | 10.03 | |
| | 200 | 5.52 | | | |
| | 300 | 7.51 | □ 2000 | 1.00 | 4.9.32 300 24.08 |
| | 400 | 6.67 | 2100 | 3.76 | 200 14.[illegible] |
| □ | 500 | 5.92 | 2100 } 2200 } | 20.54 | |
| □ | 600 | 13.19 | | | 4-9-31 500 21.[illegible] |
| | 700 | 8.47 | 2300 | 4.85 | |
| □ | 800 | 5.59 | □ 2500 | 3.58 | 4-9-31 part of 600 20.[illegible] |
| | 900 | 5.84 | □ 2600 | 2.20 | |
| 31D □ | 100 | 7.04 | 2700 | 4.87 | |
| | 200 | 4.98 | 2701 | 5.28 | |
| | 300 | 6.77 | 2800 | 2.60 | |
| | 400 | 5.01 | 3000 } 3100 } | 3.06 | |
| | 500 | .87 | | | |
| | 600 | 5.13 | 3200 } 3300 } | 6.03 | |
| | 700 | 5.55 | | | |
| | 800 | 5.55 | | | |
| | 900 | 2.92 | | | |
| | 1000 | 3.20 | | | |
| | 1100 | 3.07 | | | |
| | 1200 | 2.54 | | | |
| | 1300 | 2.80 | | | |
| | 1400 | 2.52 | | | |
| | 1500 | 3.12 | | | |
| | 1600 | 3.73 | | | |
| | 1700 | 4.27 | | | |
| | 1800 | 4.30 | | | |

~~to Mike Hilly~~

last staff report
written material from OCEAN

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Mostly III and IV, some V and VI.
Goal 4 - - site class: Mostly FB, some FC.

Maps: 5-9
5-9-17
5-9-21
5-9-22
5-9-23
5-9-26A
5-9-26D

## FINDINGS

(a)adjacent uses:
Forestry on all sides.

(b)public facilities and services:
ROADS - State Highway 26 and State Highway 53.
FIRE - Hamlet Rural Fire Protection District.

(c)parcel size and ownership patterns:
This area consists of 109 parcels totaling 531.01 acres. The overall average lot size is about 4.87 acres. There are a total of 13 parcels ten acres and larger, including 201.58 acres or about 38% of the total exception area.

(d)neighborhood and regional characteristics:
There are about 70 homes in this area, and some commercial buildings including a restaurant, gas station, community hall and auto repair. The overall average density is 1 unit per 7.08 acres.

(e)natural boundaries:
The Necanicum River seperates this exception area from commercial forest land to the south.

## CONCLUSION

This area is irrevocably built and committed to residential and commercial development due to the following factors:

- The level of public facilities is such that continued residential development in the area is necessary to ensure cost-effective delivery of those services.
- A pattern of small parcel sizes precludes effective farm or forest management.
- Both the number and density of existing residential and commercial buildings is such that farm or forest management would be hindered.
- A natural boundary seperates this area from forest land to the south.

5600 5.0
5500 5.0
4801 17.43
□ 4800 13.65
□ 4802 3.78
□ 902 2.60
900 6.50
21 905 .76
□ 800 2.21
□ 700 .13
□ 902 } 3.97
□ 900 }
□ 600 22.42
□ 500 12.37
□ 302 } 27.75
300 }
□ 301 2.25
101 4.68
102 }
□ 103 } 6.32
104 }
□ 200 2.00
1100 13.39
□ 400 5.00
□ 602 2.28
□ 904 4.60
□ 802 } 3.31
□ 901 }
□ 906 4.19

5.9.17 1100 } 8.29
□ 1501 }
1000 12.86
900 }
800 } 10.19
600 5.63
700 1.17
□ 702 .80
500 }
□ 400 } 5.75
□ 2300 .74
2200 }
2201 } 1.17
2202 4.69
□ 2204 2.13
□ 2203 .68
□ 2100 12.16
□ 2000 6.60
□ 1900 6.68
□ 1803 .80
□ 1802 5.74
□ 1801 2.15
□ 1700 6.13
□ 1600 3.38
□ 1405 4.40
□ 1402 .50
1400 4.60
□ 1404 2.70
1401 6.51

5.9.22 □ 1001 4.05
□ 800 6.81
□ 700 6.83
□ 601 6.22
□ 603 1.08
□ 600 7.78
□ 605 1.92
□ 604 5.06
□ 300 20.00
200 10.37
101 12.73
100 3.03
□ 1600 5.71
1502 }
1505 } 2.52
□ 1503 3.56
□ 1504 2.55
□ 1500 3.05
1491 2.58
□ 1403 }
1401 } 4.30
1400 4.48
□ 1304 1.08
□ 1301 1.80
□ 1200 1.08
□ 1102 [illegible]
□ [illegible] [illegible]

| | | |
|---|---|---|
| 23 | 700 | 1.52 |
| □ | 702 | 2.50 |
| □ | 600 | 5.76 |
| □ | 404 | 4.39 |
| □ | 405 | 2.64 |
| | 403 | 1.60 |
| | 409 | 3.62 |
| | 406 | 6.02 |
| □ | 1102 } 1105 } | 3.45 |
| | 407 | 3.22 |
| □ | 402 | 2.70 |
| | 1301 | 4.04 |
| □ | 100 | 2.70 |
| | 200 | 16.82 |
| □ | 1300 | 2.96 |
| | 408 | 2.82 |
| | 400 | 5.86 |
| □ | 601 | 6.60 |
| □ | 602 | 3.56 |
| □ | 600 | 12.30 |
| □ | 603 | 3.24 |

| | | |
|---|---|---|
| 5.9.26 A □ | 200 | 1.00 |
| □ | 302 | 1.90 |
| □ | 303 | 2.07 |
| □ | 700 | 2.02 |
| □ | 800 | 2.18 |
| | 900 | 2.17 |
| | 1000 | 2.37 |
| | 1100 | 2.14 |
| | 1200 | 2.05 |
| | 500 | 3.00 |

| | | |
|---|---|---|
| 5.9.26 D □ | 800 | 1.82 |
| □ | 100 } 500 } | 3.72 |
| | 400 | 4.55 |
| | 600 | 1.35 |
| □ | 700 | .09 |

all n = 109

$\bar{@}$ = 4.87

$\Sigma$ = ~~531.01~~ 531.01

ge10 n = 13

$\bar{@}$ = 15.51

$\Sigma$ = 201.58 34

□ = 25

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Mostly II and IV, some III.
Goal 4 - - site class: Mostly FB and FC, some FA, some FD.

Maps: 5-10-10
5-10-10B
5-10-10DA
5-10-14
5-10-23A
5-10-24B

## FINDINGS

(a)adjacent uses:

WEST - commercial uses (Cannon Beach Junction).
NORTH}
EAST } - Forestry.
SOUTH}

(b)public facilities and services:

FIRE - Seaside Rural Fire Protection District.
WATER - City of Seaside water lines run along the State Highway for the length of this exception area, but the City is not allowing any new hook-ups at this time.
ROADS - State Highway 26.

(c)parcel size and ownership patterns:

There are a total of 117 parcels in this area totaling 377.13 acres. The overall average lot size is 3.22 acres. There are a total of 9 parcels ten acres and larger, totaling 142.45 acres or about 38% of the total exception area.

(d)neighborhood and regional characteristics:

There are currently 66 residences in this exception area. The overall average density is about 1 d.u. per 5.7 acres.

(e)natural boundaries:

The Necanicum River seperates this exception area from forest lands to the North.

## CONCLUSION

This area is irrevocably built and committed to residential uses due to the following factors:

- Continued residential development of this area is necessary in order to allow the efficient delivery of the available public facilities.
- A pattern of small parcel sizes precludes efficient farm or forest management.
- Both the number and density of existing residences is such that effective farm or forest management would be precluded.
- A natural boundary seperates this exception area from forest lands to the north.

| | | |
|---|---|---|
| ·10 | □ 400 | .65 |
| | 500 | 5.41 |
| | 600 | 1.12 |
| | 700 | 3.24 |
| | 800 | 1.00 |
| | 501 } 1004 } | 3.89 |
| | 1005 } 300 } | 23.40 |
| | 1003 | 1.95 |
| | 1600 | 6.52 |
| | □ 1603 | .73 |
| | 1602 | 3.14 |
| | 1607 | 2.64 |
| | 1606 | .92 |
| | □ 1604 | .89 |
| | □ 1605 | .54 |
| | 2000 | 23.42 |
| | □ 1801 } 1807 } | 8.37 |
| | □ 1810 } 1809 } | 11.04 |
| | □ 1808 | 2.10 |
| | 1600 | 10.23 |
| | 1200 | 2.60 |
| | 1201 | 2.60 |
| | 1000 | 21.00 |
| | 1002 | .64 |
| | 0.55 | .80 |

| | | |
|---|---|---|
| 5·10·10 BD | □ 100 | .33 |
| | □ 200 | .30 |
| | □ 300 | .30 |
| | □ 400 | .26 |
| | □ 500 | .28 |
| | □ 600 | .30 |
| | □ 700 | .31 |
| | □ 800 | .40 |
| | □ 900 | .78 |
| | □ 1000 } 1001 } | 1.46 |
| | □ 1100 | .56 |
| | 1200 | .22 |
| | □ 1300 | .23 |

| | | |
|---|---|---|
| 5·10·10 DA | □ 300 } □ 301 } □ 302 } | 1.57 |
| | □ 405 | .41 |
| | □ 406 | .46 |
| | □ 400 | 3.04 |
| | □ 404 | .38 |
| | □ 1000 | .25 |
| | □ 900 | .25 |
| | □ [illegible] □ (401) | [illegible] |
| | □ 402 | .23 |

| | | |
|---|---|---|
| 5·10·10 DA | □ 700 | .32 |
| | □ 600 | .25 |
| | □ 403 | .24 |
| | □ 500 | .25 |

| | | |
|---|---|---|
| 5·10·14 | □ 2000 | 4.17 |
| | □ 2005 | 10.44 |
| | □ 2001 | 2.91 |
| | □ 100 | 1.95 |
| | 1400 | 1.00 |
| | 101 | 1.55 |
| | 1800 | 9.20 |
| | □ 1500 } □ 1600 } | 3.51 |
| | □ 604 | 2.02 |
| | □ 601 | 1.00 |
| | □ 600 } 602 } | 6.81 |
| | 603 | 4.96 |
| | 690 | 8.26 |
| | 691 | 2.33 |
| | □ 1100 | .67 |
| | □ 1202 | 5.61 |
| | 1208 | 1.94 |
| | [illegible] | 3.6[illegible] |
| | 1200 | [illegible] |
| | □ 1000 | 2.0[illegible] |
| | □ 1001 | 4.1[illegible] |

10.14 □ 400 8.00
□ 300 6.00

5.10.14DC
| | |
|---|---|
| 100 | .38 |
| 200 | .47 |
| □ 300 | .56 |
| 400 | .68 |
| 500 | .71 |
| 600 | .64 |
| 700 | .62 |
| □ 800 | .63 |
| □ 900 | .55 |
| □ 1000 | .57 |
| 1100 | 5.28 |

0.14 DB
| | |
|---|---|
| □ 100 | |
| □ 200 | 1.19 |
| □ 300 | .52 |
| 400 | .67 |
| 500 | .68 |
| □ 600 | .74 |
| □ 700 | .83 |
| □ 800 | |
| 900 | 1.73 |
| □ 1000 | .47 |
| □ 1100 | |
| 1200 | 1.33 |

5.10.23A
| | |
|---|---|
| 103 | .65 |
| 102 | 15.18 |
| □ 107 | 2.88 |
| 105 | 11.39 |
| 106 | 6.06 |
| 108 | 3.00 |
| 300 | 9.93 |
| □ 101 | 2.30 |
| 200 | 10.35 |

5.10.24B
| | |
|---|---|
| 200 | 5.32 |
| 201 | 2.74 |
| 400 | 3.10 |
| 402 | 3.62 |
| 401 | 3.96 |
| □ 500 | |
| 600 | 5.84 |
| 700 | 6.02 |
| 800 | 1.81 |
| 801 | 1.03 |
| 900 | 1.10 |
| □ 1000 | 1.12 |
| 3000 | 5.61 |

all
n = 117
$\bar{x}$ = 5.23
$\Sigma$ = 377.13

ge 10
n = 9
$\bar{x}$ = 15.43
$\Sigma$ = 142.45 (38%)

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB

Maps: 5-10
5-10-19AA
5-10-20BC
5-10-29
5-10-29CD
5-10-32BC
5-10-32CB

## FINDINGS

(a)adjacent uses:

All parcels are adjacent on at least one side to the City of Cannon Beach or its Urban Growth Boundary. Land on all other sides is in forestry.

(b)public facilities and services:

FIRE - Cannon Beach Rural Fire Protection District.
ROADS -State Highway 101 and Ecola Park Road.

(c)parcel size and ownership patterns:

This exception area consists of 59 parcels totaling 116.78 acres. The overall average lot size is 1.98 acres. There are 4 parcels 10 acres and larger, totaling 50.16 acres or about 43% of the total exception area.

(d)neighborhood and regional characteristics:

Although there are presently only 5 houses in this exception area, it is adjacent to much higher densities of development in the City of Cannon Beach and its Urban Growth Boundary.

## CONCLUSION

This area is irrevocably committed to residential development due to the following factors:

- close proximity to urban development in the City of Cannon Beach and its Urban Growth Boundary generally precludes effective farm or forest management of these parcels.
- public facilities are available at levels generally not found in forest and agricultural areas.
- a pattern of small parcel sizes prevents effective farm or forest management.

| | | |
|---|---|---|
| | 4300 | 3.01 |
| | 2301 | .41 |
| .19AA | 1200 | .146 |
| | 802 | .11 |
| □ | 801, 805 | .46 |
| | 804 | .11 |
| | 800, 900 | 1.23 |
| | 1000 | .26 |
| | 1100 | .11 |
| | 408, 409 | .22 |
| | 404 | .11 |
| | 406 | .11 |
| | 500 | .11 |
| | 401, 403 | .22 |
| | 402 | .11 |
| | 412 | .23 |
| | 700 | .11 |
| | 407, 411, 410 | .78 |
| | 600 | .92 |
| | 214, 100, 101, 112 | 2.63 |

| | | |
|---|---|---|
| 5.10.19AA | 206 | .11 |
| | 200, 400 | .57 |
| | 211 | .11 |
| | 110 | .11 |
| | 212 | .4 |
| | 202 | .11 |
| | 207 | .11 |
| | 203 | .11 |
| | 290 | .23 |
| | 210 | .4 |
| | 204 | .11 |
| | 201 | .11 |
| | 213, 300 | .22 |
| | 205 | .23 |
| | 301 | .11 |
| | 108, 208, 209 | .33 |
| | 107 | .11 |
| | 111, 109 | .22 |
| | 105, 102, 113, 103, 104 | .55 |

5.10.20 Bc 200 1.75

.29 303, 302 } 14.91

□ 400 1.64

401 .70

500 2.69

600 8.25

0.29 CD 1,200 12.50

901 2.31

902 2.97

900 2.09

800 1.96

700 2.64

□ 600 2.45

□ 500 2.89

□ 400 3.09

300, 200 } 3.54

201 1.67

101, 100 } 2.48

0.32 Bc 102 10.82

100, 300 } 9.54

0.32CB 200 .61

301 11.93

all

n = 59

@ = 1.98

Σ = 116.78

ge10

n = 4

@ = 12.54

Σ = 50.16 or 43%

Planning Area: SEASIDE RURAL
Goal 4 - -site class: FB

Map: 5-10-20
tax lot number: 2400

FINDINGS and CONCLUSION

attached

10

597 941

IN THE PLANNING COMMISSION

OF CLATSOP COUNTY, OREGON

IN THE MATTER OF PETITION NO. n/a )
FOR MAJOR PARTITION APPROVAL IN )
CLATSOP COUNTY )
BY CAMJERRAN COMPANY )

RESOLUTION NO. 83-5-3PC

RECORDING DATE: MAY 17 1983

THE ABOVE ENTITLED MATTER having come on regularly before the Planning Commission at its meeting(s) of December 14, 1982, January 11, 1983, February 15, 1983 April 12, 1983 and May 10, 1983 and;

IT APPEARING to the Commission that the above named petitioner applied to the Planning Commission of Clatsop County for major partition pursuant to Clatsop County Land and Water Development and Use Ordinance #80-14 on a tract of land immediately east of the junction of Highway 101N and Alternate Highway 101 (to Cannon Beach), and also described as Tax Lot 2400, Section 20, Township 5 North, Range 10 West, Willamette Meridian, Clatsop County, Oregon; and

IT APPEARING to the Planning Commission from the testimony, reports, and information produced by the petitioner, interested persons, the Planning Director, and the Department of Planning and Development Staff, that said petition should be granted; and

IT APPEARING to the Planning Commission that the findings of the (Planning Commission) should be adopted as the basis for the aforesaid Planning Commission decision, and the Planning Commission being fully advised in the premises; it is, therefore

RESOLVED that the petition to which reference was hereinabove made, be, and hereby is, granted, and the findings of the (Planning Commission) as described in Exhibit "A", attached hereto and

by this reference made a part hereof, be, and hereby are, adopted as the basis of the aforesaid; for the determination that, on balance, the public welfare is better served in granting such approval when considering the probable detrimental effects of such use on surrounding persons, properties or the public; and it is further

RESOLVED that the petition to which reference was hereinabove made, referring to the property described herein, be, and hereby is, granted, subject to the conditions contained in Exhibit "B", attached hereto and by this reference made a part hereof, all in accordance with the provisions of the Clatsop County Land and Water Development and Use Ordinance #80-14 and the rules and regulations of this Commission; and it is further

RESOLVED that this resolution granting the aforesaid application be placed on record in the files of the County Clerk.

DATED this 16th day of May, 1983.

PLANNING COMMISSION
FOR CLATSOP COUNTY, OREGON

BY _____
Chairman

BY _____
Secretary

EXHIBIT A



BEFORE THE PLANNING COMMISSION OF THE STATE OF OREGON

FOR THE COUNTY OF CLATSOP

| | |
|---|---|
| In the Matter of the Application of CAMJERAN, INC., an Oregon corporation, Applicant. | FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER |

On December 14, 1982, Applicant appeared through Joseph R. Camberg. Application was made for a major partition to create three (3) lots, together with a variance request for a 14% road grade. The Planning Commission for Clatsop County finds, concludes and orders as follows:

FINDINGS OF FACT

1) The proposed major partition into lots of approximately 2, 4, and 19 acres, is for property located as shown on Map A of the Staff Report dated February 4, 1982 (hereinafter referred to as "Staff Report"). The property is adjacent to U. S. Highway 101 for approximately 1,400 feet (Camberg testimony). The property is East and across the Highway from the North Junction to the City of Cannon Beach and a national historical marker (Camberg testimony, Exhibit IV). The property is contiguous to the city limits of Cannon Beach and approximately 300 feet from the open burning garbage dump for the City (Camberg testimony, Staff Report, Attachment A).

2) The adopted Comprehensive Plan and Zoning

Ordinance for Clatsop county designate the subject land as Residential, Agricultural - 2 (RA-2) (Camberg testimony, Staff Report). The property has been so designated since the Seaside Rural Community Plan was adopted by the clatsop County Board of Commissioners on or about July 23, 1980. In conformity with the Plan designation, the land was found to be "committed" at that time (Camberg testimony, Staff Report, Attachment A).

3) The subject property is within the City of Cannon Beach Rural Fire Protection District, the Sunset Empire Parks and Recreation District and School District No. 10, Seaside (Camberg testimony, Staff Report, Attachment A).

4) There is electricity on the property (Camberg testimony, Staff Report, Attachment A).

5) Mutual easements have been granted between Crown Zellerbach, owner of the adjacent timberlands, and Applicant, for roadway purposes (Camberg testimony, Staff Report, Attachment A).

6) The property has a unique and spectacular view. Photographs of the view were submitted by Applicant (Exhibit III).

7) The State Highway Department worked in cooperation with Applicant to develop a new access road to the City of Cannon Beach garbage dump as well as Applicant's property. The new access road eliminated a traffic hazard on Highway 101 (Camberg testimony, Staff Report, Attachment D).

8) Since July, 1980, in good faith reliance on the designation RA-2, Applicant has made further improvements to the property. Prior to July, 1980, Applicant had surveyed and cleared the land, developed flat areas suitable for residential construction and built internal roadways. As noted earlier, the land was designated "committed" in 1980. Since 1980, Applicant has constructed an access roadway of approximately 1,500 feet from U. S. Highway 101 to the proposed residential sites, in cooperation with the State Highway Department as stated above. Applicant has expended approximately $10,000 in survey fees and approximately $25,000 in road construction, obtaining access, rocking the roads and in additional site leveling (Camberg testimony, Staff Report, Attachment A).

9) Applicant proposes deed restrictions so that the parcels will not be further subdivided (Camberg testimony, Exhibit V).

10) Having residents on the property will aid in early fire detection and discourage theft of wood on this and adjacent property (Camberg testimony).

11) The three (3) proposed residential sites of 2, 4 and 19 acres meet the Comprehensive Plan and zoning requirements of Clatsop county. See, Staff Report, p. 4, "Findings - County Plan", which portion of the Staff Report is hereby adopted.

CONCLUSIONS

1) This major partition request complies with the Comprehensive Plan and zoning ordinances of Clatsop County.

2) The property, with its unique and spectacular view, has aesthetic qualities which support the conclusion that its highest and best use is for residential purposes.

3) Residential use is not incompatible with adjacent forest land uses. Crown Zellerbach apparently finds such residential use compatible with its timber management practices on adjacent parcels, as Crown cooperated with Applicant on the exchanging of easements and has made no adverse comment to this application. Having residents on this property will enhance fire suppression for the entire area, and in particular at the open burning garbage site. Owners on the property would discourage theft and other forestry damage to this and adjacent property.

4) Applicant has made a substantial investment to the benefit of this and surrounding property, acting in good faith reliance on the County's Comprehensive Plan and zoning ordinance. It would be grossly unfair and inequitable, in light of Applicant's expenditures for planning, surveying, land clearing, site preparation, road clearing, graveling, obtaining improved access for the benefit of the public as well as this property, exchanging easements, etc., for the county to deny the application for a major partition.

5) All relevant factors lead to the conclusion that

this request for a major partition be granted.

The Planning Commission has determined that the Clatsop County Comprehensive Plan and zoning ordinance govern in determining this application for a major partition. However, staff has exhibited some concern that the Forestry Goal and whether or not this parcel is committed should be applied. Without conceding that we do not have local jurisdiction of this matter, we provide the following findings and conclusions to provide a record:

FINDINGS OF FACT - MAJOR PARTITION

A) Adjacent Uses.

The proposed major partition into lots of approximately 2, 4 and 19 acres, is for property located as shown on Map A of the staff report dated February 4, 1982 (hereafter referred to as "Staff Report"). The property is adjacent to U. S. Highway 101 for approximately 1,400 feet (Camberg testimony). The property is East and across the Highway from the North Junction to the City of Cannon Beach and a national historical marker (Camberg testimony, Exhibit IV). The property is contiguous to the City limits of Cannon Beach and approximately 300 feet from the open burning garbage dump for the City (Camberg testimony, Staff Report, attachment A). The parcel is bounded on three (3) sides by Crown Zellerbach holdings (Staff Report).

B) Public Facilities and Services.

The subject property is within the City of Cannon Beach Rural Fire Protection District, the Sunset Empire Parks and Recreation District and School District No. 10, Seaside (Camberg testimony, Staff Report, attachment A). There is electricity on the property (Camberg testimony, Staff Report, attachment A).

The developer proposes a private water system and septic tank waste disposal (Staff Report).

C) Parcel size and ownership patterns.

The parcel is approximately 25 acres in size (Staff Report). Applicant proposes to partition the parcel into three (3) lots of approximately 2, 4 and 19 acres each (Staff Report). Applicant proposes to impose deed restrictions so that the lots will not be further subdivided (Camberg testimony, Exhibit V).

D) Neighborhood and Regional Characteristics.

The property is contiguous to the city limits of Cannon Beach. We take notice that Cannon Beach is a coastal resort community. Cannon Beach and the nearby coastal areas offer, and attract residents because of, lovely views of the Pacific Ocean.

The subject property, largely due to its elevation, offers unique and spectacular views of the coastline (see photographs, Exhibit III).

E) Natural Boundaries.

The land is bounded on the West by U.S. Highway

101 for approximately 1,400 feet (Camberg testimony).

F) Other Relevant Factors.

1) The adopted Comprehensive Plan and Zoning Ordinance for Clatsop County designate the subject land as Residential Agricultural - 2 (RA-2) (Camberg testimony, Staff Report). The property has been so designated since the Seaside Rural Community Plan was adopted by the clatsop County Board of Commissioners on or about July 23, 1980. In conformity with that Plan designation, the land was found to be "committed" at that time (Camberg testimony, Staff Report, Attachment A).

2) Since July, 1980, in good faith reliance on the designation RA-2, Applicant has made further improvements to the property. Prior to July, 1980, Applicant had surveyed and cleared the land, developed flat areas suitable for residential construction and built internal roadways. As noted earlier, the land was designated "committed" in 1980. Since 1980, Applicant has constructed an access roadway of approximately 1,500 feet from U. S. Highway 101 to the proposed residential sites, in cooperation with the State Highway Department as stated below. Applicant has expended approximately $10,000 in survey fees and approximately $25,000 in road construction, obtaining access, rocking the roads and in additional site leveling (Camberg testimony, Staff Report, Attachment A).

3) The three (3) proposed residential sites of 2, 4

and 19 acres meet the Comprehensive Plan and zoning requirements of Clatsop County. See, Staff Report, p. 4, "Findings - County Plan," which portion of the Staff Report is hereby adopted.

4) Mutual easements have been granted between Crown Zellerbach, owner of the adjacent timberlands, and Applicant, for roadway purposes (Camberg testimony, Staff Report, Attachment D).

5) The State Highway Department worked in cooperation with Applicant to develop a new access road from U. S. Highway 101 to the City of Cannon Beach garbage dump as well as Applicant's property. The new access road eliminated a traffic hazard on Highway 101 (Camberg testimony, Staff Report, Attachment D).

6) Having residents on the property will aid in early fire detection and discourage theft of wood on this and adjacent property (Camberg testimony).

CONCLUSIONS - MAJOR PARTITION

1) This major partition request complies with the Comprehensive Plan and zoning ordinances of Clatsop County.

2) The property, with its unique and spectacular view, has aesthetic qualities which support the conclusion that its highest and best use is for residential purposes.

3) Residential use is not incompatible with adjacent forest land uses. Crown Zellerbach apparently finds such residential use compatible with its timber management

practices on adjacent parcels, as Crown cooperated with Applicant on the exchange of easements and has made no adverse comment to this application. Having residents on this property will enhance fire suppression for the entire area, and in particular at the open burning garbage site. Owners on the property would discourage theft and other forestry damage to this and adjacent property.

4) The existing electricity on the property and the proposed water and sewage facilities are adequate for three (3) residential sites.

5) The proposed deed restrictions prohibiting further division of the three (3) parcels assures that this land will not eventually fall into urban use or density.

6) The three (3) proposed residential sites are complimentary to the regional characteristics of this coastal area. They will provide homesites at an elevation that will offer full appreciation of the areas natural beauty.

7) The natural boundary of U. S. Highway 101 provides a point of access for the property. The owner of the other adjacent property has been cooperative with Applicant, as noted in 3) above.

8) Applicant has made a substantial investment to the benefit of this and surrounding property, acting in good faith reliance on the County's Comprehensive Plan and zoning ordinance. It would be extremely unfair and inequitable, in

light of Applicant's expenditures for planning, surveying, land clearing, site preparation, road clearing, graveling, obtaining improved access for the benefit of the public as well as this property, exchanging easements, etc., for the County to reverse its finding that the land is built upon (roads) and irrevocably committed to non-forest uses.

For the above reasons, the facts that we have found compel the conclusion that it is not possible to apply the Forestry Goal to Applicant's land. We further conclude that the major partition should be granted.

EXHIBIT B



CONDITIONS:

1. All parcels and roadway shall be surveyed.

2. A final map, prepared by the surveyor, shall be submitted on a form provided by this department.

3. The above conditions shall be completed within one year of the date of recording, or the partition will be null and void.

4. Applicant will supply the Planning Department copies of the legal descriptions which will be utilized in creation of the partitioned parcels by deed and/or land sale contract for review and approval prior to recordation with the County Clerk's Office. Said descriptions shall be kept on file in the Planning Office after review and approval and shall include language describing and verifying easement rights for use of the common roadway by the partitioned parcels. Language shall be included in said deed/contract instruments which shall specify that holders of each lot approved by this report mututally agree to maintain the roadway in common and as long as the road exists.

5. Prior to issuance of a building permit or mobile home placement permit for any of the parcels, a class A-20 roadway will be constructed and approved by the Department of Planning and Development.

Planning Area: SEASIDE RURAL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB, FC

Maps: 5-10-14
5-10-23A
5-10-24B

## FINDINGS

(a)adjacent uses:

NORTH}
EAST } forestry.

SOUTH}
WEST }Nehalem River

(b)public facilities and services:

ROADS - A bridge would need to be constructed across the Nehalem River in order to provide access to this property.
WATER - Water is available fromthe Necanicum River.
FIRE - Seaside Rural Fire Protection District.

(c)parcel size and ownership patterns:

The area consists of two parcels: a 35.53 acre parcel to the north, and a 56.22 acre parcel to the south. Total acreage is 91.75 acres.

(d)neighborhood and regional characteristics:

There are no residences in this exception area at this time.

## CONCLUSION

This area is irrevocably committed to residential development.

| | | | |
|---|---|---|---|
| 10.14 | 1200 | 35.53 | |
| 10.23A | 100 | 56.22 | |
| 10.24B | 100 | | |
| | 101 | | |

Planning Area: Elsie-Jewell
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FC

Map: 5-8-25

## FINDINGS

(a)adjacent uses:
Forestry, small woodlot management, and small pasturage.

(b)public facilities and services:
FIRE: Elsie-Vinemaple Fire District.
ROADS: State Highway 26, County Road Number 307.

(c)parcel size and ownership patterns:
This area consists of 8 parcels totaling 73.85 acres. The overall average parcel size is 9.23 acres. There are 3 parcels ten acres and larger, totaling 50.13 acres or about 68% of the total acreage.

(d)neighborhood and regional characteristics:
There are currently 5 residences and one commercial structure in this exception area. The overall average density is about 1 per 12 acres.

## CONCLUSION

This area is irrevocably built and committed to residential and commercial development due to the following factors:

- The concentration of residential and commercial uses in this area are such that farm or forest management are precluded.
- A pattern of small parcel sizes prevents efficient farm or forest management from occuring.
- The area should be developed to residential and commercial uses in order to assure the efficient use of existing public facilities.

·25· ▫100 4.13
▫202 18.55
▫302 3.68
800 1.23
700 18.08
▫301 7.65
▫300 7.03
▫200 13.50

all
$n=8$
$\bar{@}=9.23$
$\mathcal{E}=73.85$

~~of 10@~~
$n=3$
$\bar{@}=16.71$
$\mathcal{E}=50.13$ or 68.

Planning Area: ELSIE-JEWELL
Goal 3 - -soils: Not Mapped
Goal 4 - -site class: FB, FC

Maps: 5-7-31
4-7-6

## FINDINGS

(a)adjacent uses:
Forestry.

(b)public facilties and services:
FIRE: Elsie-Vinemaple Fire District.
ROADS: State Highway 26 and Kampi County Road.

(c)parcel size and ownership patterns:
This exception area consists of 10 parcels totaling 58.67 acres. The overall average lot size is 5.87 acres. There are 2 parcels 10 acres and larger, totaling 37.54 acres or about 64% of the total exception area.

(d)neighborhood and regional characteristics:
This area is developed with residential and commercial structures to an overall average density of about 1 per 6.4 acres. Residential density along Kampi Road is about 1 d.u. per 2 acres.

## CONCLUSION

This area is irrevocably built and committed to residential and commercial uses due to the following reasons:

- The efficient provision of available public facilities requires continued residential development in this area.
- Effective farm or forest management is precluded by the pattern of small parcel sizes.
- The number and density of existing residential and commercial structures in this area prevents efficient farm or forest management.

7.6 □ 800 3.00

□ 700 2.95

□ 902 1.97

□ 901 1.97

□ 600 .62

□ 500 16.26

7.31 □ 500 5.49

700 1.84

600 21.28

□ 301 3.29

10 parcels total

5.87 $\bar{m}$

58.67 total acres

3 parcels > 5 @

14.34 $\bar{m}$

~~43.03 @ total~~

2 of 10

37.54 $\Sigma$ or 64%

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB, FC

Maps: 4-7-5
4-7-6

## FINDINGS

(a)adjacent uses:
Forestry.

(b)public facilities and services:
FIRE- Elsie-Vinemaple Fire District.
ROADS- Spruce Run County Road, Lukinen Loop County Road, private road.

(c)parcel size and ownership patterns:
This area consists of 20 parcels totaling 102.48 acres. The overall average lot size is 5.12 acres. There are 2 parcels ten acres and larger totaling 32.81 acres or 32% of the total exception area.

(d)neighborhood and regional characteristics:
This area is developed to an overall average density of about 1 d.u. per 12.8 acres.

(e)natural boundaries:
About 25 acres at the south end of the exception area is bounded on the east and south by Humbug Creek. An additional 18 acres at the northwest end are bounded on the south by Humbug Creek.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The existing level of public facilities requires residential development in order to assure efficient provision of those services.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- The number and density of existing residences in the area prevents effective farm or forest management from occuring.
- A natural boundary at the south and northwest end seperates this exception area from adjacent forest lands.

| | | |
|---|---|---|
| □ | 202 | 4.56 |
| | 201 | 2.20 |
| | 200 | 3.52 |
| | 203 | 2.64 |
| | 1001 | 1.25 |
| | 1002 | 4.22 |
| □ | 1000 | 3.50 |
| | 804 | 5.50 |
| | 803 | 9.60 |
| | 800 | 3.64 |
| □ | 802 | 1.80 |
| | 801 | 5.30 |
| | 900 / 1203 | 14.57 |
| □ | 1211 / 1200 | ~~5.28~~ 7.21 |
| □ | 1210 | .68 |
| | 1205 | 18.24 |
| □ | 1202 | 6.40 |
| □ | 1001 | 1.40 |
| | 1000 | 3.02 |
| | 1002 | 3.23 |

| | all | qc 10 |
|---|---|---|
| $n$ = | 20 | 2 |
| $\bar{x}$ = | 5.12 | 16.41 |
| $\Sigma$ = | 102.48 | 32.81 or 32 |

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: not mapped
Goal 4 - - site class: FB, FC, some FE

Maps: 4-7-7
4-7-7C
4-7-8
4-7-8BC
4-7-18B
4-7-18C
4-8

## FINDINGS

(a)adjacent uses:
Forestry, some agriculture.

(b)public facilities and services:
ROADS - Lower Nehalem County Road, various private roads and easements.
FIRE - Elsie-Vinemaple Fire District.

(c)parcel size and ownership patterns:
This exception area includes 51 parcels totaling 264.11 acres. The overall average lot size is 5.18 acres. There are 7 parcels which are ten acres or larger, totaling 86.72 acres or about 33% of the total exception area.

(d)neighborhood and regional characteristics:
There are currently a total of 34 residences in this exception area. The overall average density is 1 d.u. per 7.77 acres.

(e)natural boundaries:
The Nehalem River seperates the northernmost 66 acres of this exception area from forest and farm land to the north.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Existing investment in public facilities can only be efficiently utilized through residential development of this area.
- Effective forest or farm management of this area is prevented by the pattern of small parcel sizes.
- Both the number and density of existing residences precludes farm or forest management.
- A natural boundary seperates portions of the exception area from adjacent farm and forest land.

7 □ 702 5.60
▫ 704 2.92
□ 701 6.24
700 1.40
□ 703 4.56
740 13.36

7.7 □ 900 10.00
901 4.44

7.8 500 11.50
600 10.00
700 5.60

3BC □ 100 9.25
□ 200 1.08
□ 400 .97
500 } 1.90
▫ 600 }

.18B □ 2500 5.89
▫ 2400 } 18.13
2300 }
□ 2200 }
□ 2000 6.05
□ 1900 5.96
□ 1500 5.65
□ 1700 5.24
□ 1600 5.28

4.7.18B 1500 5.14
1900 5.03
□ 200 2.47
▫ 300 1.82
□ 400 1.81
500 1.00
□ 600 .90
▫ 700 1.93
▫ 1300 1.76

4.7.18C 100 } 6.94
400 }
500 .48
300 .12
□ 200 .70

4.7.7.C 100 2.72
□ 200 2.81
□ 300 11.58
□ 400 5.73
□ 500 5.75
□ 900 1.29
□ 900 1.12
700 2.74
□ 1000 6.31
1100 5.38
□ 1200 6.55
1350 5.05

4.8 □ 3502 12.15
□ 3501 9.75
3500 10.00

all
n = 51
@ = 5.18
Σ = 264.11

qe 10
n = 7
@ = 12.39
Σ = 86.72 or 33%

□ = 34
1/7.77@

Planning Area: ELSIE-JEWELL
Goal 3 - - soils:Not Mapped
Goal 4 - - site class: Mostly FC, some FB and FE

Maps: 4-7
4-7-3BC
4-7-3CB
4-7-4
4-7-4DA

## FINDINGS

(a)adjacent uses:

NORTH}
SOUTH} Forestry
EAST }

SOUTHWEST - Recreational development (Sports Acres).
NORTHWEST . Agriculture.

(b)public facilities and services:

ROADS - State Highway 26, County Roads, Public and private easements.
FIRE - Elsie-Vinemaple Fire District.
WATER - Elderberry-Nehalem Water System serves about 80% of the area.

(c)parcel size and ownership patterns:

This area consists of 203 parcels totaling 349.77 acres. The overall average lot size is 1.72 acres. There are 6 parcels ten acres and larger totaling 120.69 acres, or about 35% of the total exception area.

(d)neighborhood and regional characteristics:

There are currently 73 commercial and residential structures in this area. The commercial structures house a gas station, a towing service, a restaurant and a motel. The overall residential density is about 1 d.u. per 4.8 acres.

(e)natural boundaries:

The Nehalem River seperates this exception are from farm and forest lands to the west.

## CONCLUSION

This area is irrevocably built and committed to residential and commercial development because of the following factors:

- Public facilities are developed to such a level that their efficient provision is dependent on continued residential development.
- A pattern of small parcel sizes prevents effective farm or forest management.
- residential and commercial development are at levels which preclude farm or forest management.
- A natural boundary seperates this exception area from adjacent resource land to the west.

4.DA □600 .33
3000 .43
3100 1.00
2200 .25
□ 3300, 3400 .47
3200, 3500 .74
□ 3700 1.02
3900, 4300 .83
3600 .52
3900 .45
900, □4100, 4200 .88
5000 .11
□4900 .39
4800 .46
□4700 .93
4600 .20
□2804 .30
2800 .29
□4500 .43
4400 .31
2900, □2903 .82

4.7.4DA 2802 .16
□2808 .17
5200 .48
5300 .40
5400 .40
□5500 .38
□5600 .60
5100 .49
2300 .75
2400 .25
□2502 .30
□2501 .52
2503 .33
2500 .31
2603 .20
2600 .43
2604 .16
2601 .44
2602 .40
2700 .50
4.7.3BC □100 .40
□200 .36
200 .29
400 .29
500 .28
100 .30
□300, 200 .32

□900 .53
1000, □1100, 1200 1.22
1300 .45
1400 .47
1500, 1600, 1700 1.30
1800, 1900 .44
2000, □2100 .56
□2200, 2300 .54
□2400 .27
□2500 .44
2600, 2700 .56
□2800 .34
2900 .37
□3100 .25
3200 .29
3300 .30

A - □ 12,00 15.28
1100 .92
□ 1000, 900 10.00
600 15.83
1300 1.00
□ 800 9.20
□ 802 2.70
□ 803 1.25
□ 801 2.60
604 9.96
605 5.16
611 1.27
602 4.93
610 5.00
601 3.72
607 1.06
615 5,00
613 5,00
603, 604 10.00
614, 612 10.01
606 5.15
608 5.12
211 5,07
210 5.04
200 5.08
212 5.06
214 1.02
204 1.32
205 1.05
206 .29
□ 400 6.74
□ 401 1.27
□ 200, □ 300 6.93
□ 100 5.83
216 53.41
2400 8.58
2405 4.32
□ 2401, 2404 1.32
2402 1.16
2100 2.24
2400 1.84
2000, 2200 16.16
2003 .68
1900 .69
1800 5.96
A.7.4 DA 1701 .35
□ 1700 .52
□ 1600 .25
□ 1501 .21
1400 .07
1401 .10
1900, 1800 .25
□ 2000 .40
□ 2100 2.00
□ 900 .73
□ 901 .67
□ 1000 .60
□ 1101 .48
□ 1100 .46
□ 1200, 1301 .30
□ 1300 .21
100 1.08
200 .46
300 .40
400, 500 1.05
801 .26
□ 802 .33
□ 600 .33

3CB

□ 100 } .21
105 }
200 .21
300 } .42
400 }
500 } .42
□ 600 }
700 .21
800 .21
900 } .46
1000 }
1100 } .97
□ 2200 }
1300 .24
1400 } .59
1500 .36
□ 1600 .31
1700 .20
1800 }
1900 } .65
2000 }
2100 .49
2400 1.15
□ 2500 .45
□ 2700 1.24
2900 .18
3000 .24
3100 }
3200 } .52
3300 .30
3400 .20

3500 .95
□ 3900 } .58
4000 } .41
4100 } .54
4200 }
4300 .23
4400 }
□ 4500 } .99
4600 }
□ 5500 }
5600 } .25
5700 }
5800 .13
□ 5900 .18
□ 6000 .33
6100 .28
6200 .31
6300 .29
4700 .50
4800 .27
□ 4900 .24
□ 5000 .21
□ 5100 .19
6400 .16
6502 .16
6501 .35
6500 .19
6900 .19

7000 } .28
9000 }
8903 }
8900 } 3.77
□ 8901 .56
8902 1.36
□ 8500 .49
8600 }
8700 } .83
7100 .59
7200 .55
7300 .52
7400 .49
7500 .41
7600 .49
7700 .42
7800 }
8200 } .63
8300 .22
8400 .24
8100 }
□ 7900 } .26
7901 }
□ 8000 } .27
□ 1101 .19
1104 .45
1103 .40
1102 .20

| all | ge 10@ |
| --- | --- |
| $n = 203$ | $n = 6$ |
| @ = 1.72 | @ = 20.12 |
| $\mathcal{E} = 349.77$ | $\mathcal{E} = 20.69$ or 5% |

$\square = 73$ or $1/4.79@$

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB, some FC

Maps: 5-7-29DC
5-7-29DD
5-7-32A
5-7-32AA
5-7-32AC
5-7-32DB

## FINDINGS

(a)adjacent uses:

WEST }
NORTH } Forestry

EAST - Agriculture
SOUTH - Public Park

(b)public facilities and services:

FIRE - Elsie-Vinemaple Fire District.
WATER - Elderberry-Nehalem Water System serves the northern built-up portion of the exception area.
ROADS - County Roads, gravel public roads.

(c)parcel size and ownership patterns:

There are 112 parcels in this exception area totaling 166.97 acres. The overall average parcel size is 1.49 acres. Four parcels are ten acres or larger, totaling 66.15 acres or about 40% of the total exception area.

(d)neighborhood and regional characteristics:

Currently there are 36 homes in this exception area at an overall average density of about 1 d.u. per 4.64 acres.

(e)natural boundaries:

The Nehalem River seperates this exception area from agricultural lands to the east.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- The level of available public facilities and services is such that continued residential development is necessary to assure the efficient provision of these services.
- Effective farm or forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences is such that farm or forest management is not practical.
- A natural boundary seperates this area from agricultural lands to the east.

2 AC

| | |
|---|---|
| 2200, 2300 | .54 |
| 2400 | .14 |
| 2500 | .17 |
| 2600 | .32 |
| □ 2700 | .17 |
| 2800 | .29 |
| 2900 | .39 |
| 3000 | .17 |
| 3100 | .48 |
| 3400, □ 3500 | .67 |
| 3600, □ 3700 | .44 |
| 3800 | .25 |
| 3900, □ 4100 | .37 |
| □ 4000 | .14 |
| 4202 | .25 |
| □ 4201 | .24 |
| □ 4300, 4400, □ 4500, 4501, 4600 | .71 |

5·7·32 AA

| | |
|---|---|
| 100 | .12 |
| 200 | .13 |
| 300 | .12 |
| 400, 500 | .25 |
| □ 600 | .11 |
| 700, 800 | .21 |
| 900, 1000 | .26 |
| 1100 | .14 |
| 1200, 1300 | .19 |
| 1400, 1500, 1600 | .33 |
| □ 1700 | .35 |
| □ 1900 | .14 |
| 2000 | 1.36 |
| 2001 | .21 |
| 2100, 2200 | .58 |
| □ 2300 | .53 |
| 2400 | .27 |
| 2500, □ 2600 | .53 |
| 2700, 2800 | .51 |
| 2900 | .31 |
| 3000 | .27 |
| 3100 | .23 |
| 3200 | 1.15 |

5·7·32 DB

| | |
|---|---|
| 100 | .07 |
| 200, 300 | 1.62 |
| 400 | .21 |
| 500 | .28 |
| 501 | .41 |
| 601, 603 | .61 |
| 700 | .36 |
| □ 602 | .12 |
| □ 604 | .34 |
| 600 | .30 |

all ≡ $n = 112$

$\bar{@} = 1.49$

$\Sigma = 166.97$

ge10 $n = 4.$

$\bar{@} = 16.54$

$\Sigma = 66.15$ (4

□ = 36 or

1/4.64@

32A 1612 5.38
1600 12.50
□ 1611 6.58
1600 15.70
1613 5.37
1609 .11
1610 .46
1608 9.51
1607 8.84

29DD 100 .12
200 } .31
□ 300 }
□ 400 .55
800 } .30
900 }
1000 .32
1200 } .29
□ 1300 }
1400 } .28
1500 }
1600 } .26
1700 }
1800 } .24
1900 }
2000 .13

5.7.29DD □ 2100 .39
□ 2400 .68
□ 2500 .33
□ 2600 .19
□ 2700 .13
□ 2800 .62
3100 .30
□ 3200 .27
3300 } .69
□ 3400 }
3500 .33
3600 .37
3700 .32
3800 .35
3900 .39
4100 .25
4000 .24

5.7.29DC □ 100 2.31
200 1.93
300 5.55
400 } 10.77
500 }
600 } 27.18
700 }
800 }

5.7.29DC 900 2.47
1000 4.65
1100 6.4
1200 8.2

5.7.32AC □ 100 .2
□ 200 .2
300 .2
□ 400 .2
□ 500 .
600 .
700 .2
800 } .6
900 }
1000 .2
1100 } .4
□ 1200 }
1300 .1
1400 .0
1500 .1
□ 1600 .2
□ 1700 .1
1901 .2
□ 1900 .4
2000 }
□ 2100 }

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: IIw
Goal 4 - - site class: FC

Maps: 5-7-29
5-7-29DD

## FINDINGS

(a)adjacent uses:
Agriculture.

(b)public facilities and services:
ROADS - Bay County Road (gravel).
FIRE - Elsie-Vinemaple Fire District.

(c)parcel size and ownership patterns:
This 13.33 acre exception area consists of 17 small parcels, ranging in size from .12 acres to 7.31 acres. The overall average lot size is .78 acres.

(d)neighborhood and regional characteristics:
There are a total of 5 homes in this exception area at an overall average density of about 1 d.u. per 2.67 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- A pattern of small parcel sizes prevents effective farm or forest management.
- The concentration of residences precludes farm or forest use of this exception area.

29 ▫ 800 7.31

601 } 1.28
2900 ▫ 5900 }

▫ 5800 .93

5700 .51

5600 }
5500 } 1.15
5400 }

5300 .20

5200 .21

5100 .24

5000 .26

▫ 4900 .16

▫ 4800 .17

4700 .14

4600 .16

4500 .20

4400 .13

4300 .12

4200 .26

17 parcels
.78 m @
13.33 @

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FA, FB

Maps: 5-7-33
5-7-34

## FINDINGS

(a)adjacent uses:
Forestry.

(b)public facilities and services:
FIRE - Elsie-Vinemaple Fire District.
ROADS- Cow Creek County Road.

(c) parcel size and ownership patterns:
This 77.88 acre exception acre consists of 18 parcels ranging in size from .69 acres to 9.68 acres. The overall average lot size is 4.33 acres.

(d)neighborhood and regional characteristics:
There are a total of 12 houses in this exception area at an overall average density of 1 d.u. per 6.49 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The level of public facilities is such that continued residential development is necessary in order to assure the continued cost-effective provision of those public facilities and services.
- Efficient farm and forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences is such that farm or forest management is prevented.

| | | |
|---|---|---|
| .33 | □ 100 | 1.32 |
| | □ 102 | 6.30 |
| | 103 | 6.80 |
| | 104 | .69 |
| 7.34 | 200 | 2.40 |
| | □ 201 } 300 } | 7.48 |
| | □ 400 } 405 } | 5.56 |
| | □ 401 | 7.01 |
| | 501 | .90 |
| | □ 503 | 2.84 |
| | 500 | 1.06 |
| | □ 504 | 1.76 |
| | □ 502 | .90 |
| | □ 602 | 8.28 |
| | □ 600 | 5.00 |
| | □ 406 | 4.66 |
| | □ 402 | 5.24 |
| | 407 | 9.68 |

~~35 parcels~~
~~2.73 @~~
~~95.65 @ total~~

all 18 parcels
4.33 @
77.88 @ total

all 50 9 parcels
6.82 @
61.35 @ total

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB

Maps: 5-7-27
5-7-28
5-7-28AC
5-7-28BD
5-7-28BD

## FINDINGS

(a)adjacent uses:

NORTH - agriculture.

SOUTH }
EAST } Forestry
WEST }

(b)public facilities and services:

WATER - The portion of this exception area platted as "Evergreen Acres" and zoned RA-1 is served by the evergreen acres water system.
FIRE - Elsie-Vinemaple Fire District.
ROADS - County Road, private gravel roads.

(c)parcel size and ownership patterns:

This 133.09 acre exception area consists of 109 parcels ranging in size from .19 acres to 15.93 acres. The overall average parcel size is 1.22 acres. There are 2 parcels ten acres or larger totaling 28.73 acres or about 22% of the exception area.

(d)neighborhood and regional characteristics:

There are 72 residences in this exception area at an overall average density of 1 d.u. per 1.85 acres.

(e)natural boundaries:

The Nehalem River seperates the northwestern portion of this exception area from farm land to the north.

## CONCLUSION

This area is irrevocably built and committed to residential development because of the following factors:

- The level of public facilities is such that continued residential development is necessary in order to assure efficient delivery of such services.
- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences is such that farm or forest management is prevented.
- A natural boundary seperates this exceptio area from agricultural land to the north.

| | | | | |
|---|---|---|---|---|
| 3D | □ 2800 | .54 5 7 28DB | □ 1400 | .25 |
| | □ 2900 | .28 | □ 1500 | .50 |
| | □ 3000 | .25 | □ 1600 | .51 |
| | □ 3100 | .25 | □ 1700 | .25 |
| | 3200 | .25 | □ 1800 | .36 |
| | □ 3300 | .25 | □ 1900 | .38 |
| | □ 3400 | .25 | 2000 | .35 |
| | □ 3500 | .25 | 2100 | .25 |
| | □ 3600 | .25 | □ 2200 | .40 |
| | 3700 | .25 | □ 2300 | .32 |
| | 3800 } | ~~.50~~ | □ 2400 | .32 |
| | □ 3900 } | .50 | □ 2500 | .41 |
| | 4000 } | ~~.47~~ | 2600 | .52 |
| | □ 4100 } | .87 | □ 2700 | .48 |
| | □ 4200 | .36 | 2800 | 1.16 |

| all | ge 10 |
|---|---|
| n=109 | n = 2 |
| $\bar{@}$ = 1.22 | $\bar{@}$ = 14.37 |
| $\Sigma$ = 133.09 | $\Sigma$ = 28.73 (22% |

| | | |
|---|---|---|
| 28DB | 100 | .68 |
| | □ 200 | .73 |
| | □ 300 | .76 |
| | 400 | .68 |
| | □ 500 | .48 |
| | □ 600 | .41 |
| | 800 | .51 |
| | 900 | .28 |
| | 1000 | .42 |
| | [illegible] | .51 |
| | □ [illegible] | .53 |
| | □ 1300 | .26 |

3

| | |
|---|---|
| 505 | |
| 503 | |
| □ 502 | 12.80 |
| 508 | |
| 509 | |
| 800 | 3.42 |
| 900 | .98 |
| 1000 | .48 |
| 1101 | .66 |
| 1100 | .19 |
| 1200 | 3.39 |
| 1203 | 5.48 |
| □ 1202 | 6.62 |
| 1204 | |
| 102 | 1.70 |
| □ 101 | .73 |
| □ 301 | 1.50 |
| 300 | 1.50 |
| □ □ 400 | 7.80 |
| 401 | 1.00 |
| 506 | .21 |
| 507 | 1.62 |
| 500 | 6.90 |
| 500 | 3.70 |

| | | |
|---|---|---|
| 5.7.27 BC | 900 | 5.17 |
| | □ 100 | 1.67 |
| | □ 200 | 4.34 |
| | □ 400 | 15.93 |
| | □ 600 | 5.17 |
| 5.7.28 AC | □ 100 | .36 |
| | 200 | .40 |
| | 300 | .50 |
| | 400 | .51 |
| | 500 | .60 |
| | □ 700 | .62 |
| | □ 900 | 1.42 |
| | □ 1100 | 1.37 |
| | 1200 | |
| | □ 1300 | .80 |
| | □ 1400 | .31 |
| | □ 1500 | .44 |
| | □ 1600 | .31 |
| | □ 1700 | .29 |
| | □ 1800 | .32 |
| | □ 1900 | .32 |
| | □ 2000 | .30 |
| | □ 2100 | .27 |
| | □ 2201 | .74 |
| | □ 2202 | .71 |
| | □ 2203 | .86 |
| | □ 2204 | 1.01 |

| | | |
|---|---|---|
| 5.7.28 AC | 2205 | .71 |
| | □ 2206 | .91 |
| | □ 2207 | |
| 5.7.28 BD | □ 100 | .5 |
| | 200 | .4 |
| | □ 300 | .3 |
| | □ 400 | .26 |
| | 500 | .30 |
| | 600 | .32 |
| | 700 | .28 |
| | □ 800 | .32 |
| | □ 900 | .34 |
| | 1000 | .61 |
| | 1100 | 1.02 |
| | □ 1200 | .44 |
| | 1300 | .35 |
| | 1400 | .29 |
| | 1500 | .50 |
| | □ 1600 | |
| | □ 1700 | .50 |
| | □ 1800 | |
| | □ 1900 | .50 |
| | □ 2000 | |
| | □ 2100 | .25 |
| | □ 2200 | .25 |
| | □ 2300 | .25 |
| | □ 2400 | .24 |
| | 2500 | .50 |
| | □ 2600 | |

Planning Area: ELSIE-JEWELL Maps: 5-7-13
Goal 3 - - soils: II, III, IV, and some VI. 5-7-23
Goal 4 - - site class: FB

## FINDINGS

(a)adjacent uses:
Forestry.

(b)public facilities and services:
ROADS - Fishhawk Falls State Highway.

(c)parcel size and ownership patterns:
This exception area consists of 16 parcels totaling 144.91 acres. The overall average parcel size is 9.06 acres. There are 5 parcels larger than ten acres totaling 120.46 acres, or about 83% of the total exception area. Parcel sizes range from .69 acres to 41.97 acres.

(d)neighborhood and regional characteristics:
There are currently 11 houses in this exception area at an overall average density of 1 d.u. per 13.17 acres.

(e)natural boundaries:
The Nehalem River seperates the entire exception area from forest lands to the south and east. Fishhawk Falls State Highway separates the area from forest lands to the north and west.

(f)other relevant factors:
This exception area is a long and very narrow strip lying between the road and the river. Parcels range from 40 to 750 feet deep. Most of the area is between 200 and 400 feet deep. River protection requirements of the Oregon Forest Practices Act further reduce the effective areas of these parcels for forestry.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:
- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- The density of existing residential development conflicts with effective farm or forest management.
- Natural boundaries separate the exception area from surrounding forest lands.
- The narrow configuration of the area precludes effective forest and farm management.

23 □ 500 12.75

□ 203 2.50

□ 202 2.50

200 22.16

□ 201 2.50

300 1.35

□ 301 .86

□ 302 .87

□ 303 1.68

□ 100 23.00

7.13 700, 901 } 1.75

600, 902 } .72

500 .69

□ 800, □ 400 } 41.97

□ 300 20.58

200 8.53

parcels

.06 @

.91 @ total

10@ 5 parcels

24.09 @

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: II, III, some IV.
Goal 4 - - site class: FB, some FC and FA

Maps: 5-6-6
5-7-11
5-7-12
5-7-12B

## FINDINGS

(a)adjacent uses:
Forestry and agriculture.

(b)public facilities and services:
ROADS - State Highway 202 and Fishhawk Falls State Highway.
FIRE - Not in a Fire District, but this area does have a cooperative agreement with the Elsie-Vinemaple Fire District.

(c)parcel size and ownership patterns:
This area consists of 26 parcels totaling 126.36 acres. The overall average lot size is 4.86 acres. There are three parcels larger than ten acres, totaling 89.98 acres or about 71% of the total exception area.

(d)neighborhood and regional characteristics:
There are a total of 15 residential and commercial structures in this area at an overall average density of 1 per 8.42 acres.

(e)natural boundaries:
The western portion of this exception area is bounded on the south by an abandoned railroad right-of-way. The eastern portion of the exception area is separated from forest lands to the north by the Nehalem River, and from forest lands to the south by the Nehalem Highway.

## CONCLUSION

This area is irrevocably built and committed to residential, commercial and industrial development due to the following factors:

- Efficient farm or forest management is precluded by a pattern of small parcel sizes and by the density of existing development.
- The area is separated by natural boundaries from adjacent farm and forest lands.

400
□ 500 } 33.58
800

□ 402 1.92
600 2.40
▷ 700 1.11
× 1000 .26
□ 1003 3.42
□ 1001 1.32
□ 900 2.89
100 41.97
102 1.00
101 .23
□ 500 14.43
200 .09

,12 102 1.81
300 1.00
200 1.00

-128 □ 300 1.20
□ 900 1.00
□ 1000 .61
800 .05
□ 700 .21
□ 1100 2.64
□ 1400 } 3.36
□ 1500

5.6.6 × 800 1.00
600 .84
700 1.96

el # n = 26
m @ = 4.86 @
total @ = 126.36 @

gt 5.00 @ #n = 4
m @ = 24.41 @
@ total = 97.62 @

157

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB

Maps: 6-6-21A
6-6-21D

## FINDINGS

(a)adjacent uses:
Forestry and agriculture.

(b)public facilities and services:
ROADS: Northrup Creek County Road.

(c)parcel size and ownership patterns:
This area includes 14 parcels totaling 107.38 acres. The overall average lot size is 7.67 acres. There are 4 parcels larger than ten acres totaling 47.25 acres, or about 44% of the total exception area.

(d)neighborhood and regional characteristics:
There are currently 10 houses in this exception area at an overall average density of 1 d.u. per 10.75 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- Both the number and density of existing residences are incompatible with farm or forest management in this area.

UP CREEK AREA

0.21 A

| | |
|---|---|
| 100 | 4.63 |
| 200 | 8.13 |
| 300 | ~~5.00~~ |
| 301 | 9.83 |
| 302 | |
| 400 | 8.43 |
| 401 | 11.~~35~~ |
| 500 | ~~5.00~~ |
| 600 | 14.57 |
| 700 | 4.17 |
| 701 | 4.54 |

all:
14 parcels
7.67 @
107.38 @

qt. 10 @
4 parcels
11.81 @
47.25 @

6.21 D

| | |
|---|---|
| 1500 | 5.42 |
| 1400 | 10.16 |
| 1200 | 7.33 |
| 1300 | 4.65 |
| 1700 | 6.00 |
| 1600 | 11.14 |

Planning Area: ELSIE-JEWELL
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB, some FC

Maps: 6-6-1AA
6-6-1AB
6-6-1AD
6-6-1BD
6-6-1DB

## FINDINGS

(a)adjacent uses:
Forestry.

(b)public facilities and services:
WATER - Fishhawk Lake Service Company.
SEWER - Fishhawk Lake Service Company.
FIRE - Mist-Birkenfeld Fire District.
ROADS - County Roads, private subdivision roads.

(c)parcel size and ownership patterns:
This exception area consists of 222 parcels totaling 73.26 acres. The overall average lot size is .33 acres. The largest parcel is 2.39 acres.

(d)neighborhood and regional characteristics:
There are currently 45 homes in this exception area at an overall average density of 1 d.u. per 1.62 acres.

(f)other relevant factors:
Fishhawk Lake is an artificial lake created in the 1960's.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The types and levels of public facilities and services in this area is such that farm or forest management is economically impractical.
- A pattern of small parcel sizes precludes agriculture or silviculture.
- The number and density of existing residences is incompatible with either farm or forest management.

HAWK LAKE ESTATES.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | 100 | .23 | 2800 | .24 | 66.1 Ac | 100 | .29 |
| LAA | 200 | .22 | 2900 | .22 | | 200 | .26 |
| | 300 | .23 | 3000 | .48 | | 300 | .26 |
| | 400 | .22 | 3100 | .51 | | 400 | .25 |
| | 500 | .26 | 3200 | 1.44 | | 500 | .21 |
| | 600 | .36 | 3300 | 1.69 | | 600 | .24 |
| | 700 | .39 | 3400 | 2.39 | | 700 | .22 |
| | 800 | .46 | 3500 | 1.08 | | 800 | .22 |
| | 900 | .41 | 3600 | .51 | | 900 | .23 |
| | 1000 | .39 | 3700 | .34 | | 1000 | .23 |
| | 1100 | .33 | 3800 | .51 | | 1100 | .23 |
| | 1200 | .37 | 3900 | .81 | | 1200 | .30 |
| | 1300 | .30 | 4000 | .60 | | 1300 | .26 |
| | 1400 | .29 | 4100 | .41 | | 1400 | .28 |
| | 1500 | .27 | 4200 | .30 | | 1500 | .26 |
| | 1600 | .29 | 4300 | .40 | | 1600 | .25 |
| | 1700 | .18 | 4400 | .40 | | 1700 | .29 |
| | 1800 | .25 | 4500 | .37 | | 1800 | .34 |
| | 1900 | .29 | 4600 | .37 | | 1900 | .42 |
| | 2000 | .27 | 4700 | .37 | | 2000 | .36 |
| | 2100 | .21 | 4800 | .38 | | 2100 | .32 |
| | 2200 | .25 | 4900 | .40 | | 2200 | .28 |
| | 2300 | .28 | 5000 | .44 | | 2300 | .49 |
| | 2400 | .21 | 5100 | .48 | | 2400 | .46 |
| | 2500 | .22 | | | | 2500 | .45 |
| | 2600 | .23 | | | | 2600 | .61 |
| | 2700 | .24 | | | | 2700 | .74 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| IBD | □ 1000 | .23 | 2200 | .04 | 4800 | .29 |
| | 1100 | .31 | 2201 | .23 | 4900 | .29 |
| | □ 1200 | .33 | 2202 | .17 | □ 5000 | .30 |
| | □ 1300 | .43 | 2300 | .23 | 5100 | .30 |
| | □ 1400 | .36 | 2301 | .15 | 5200 | .30 |
| | | | □ 2400 | .31 | □ 5300 | .30 |
| 1. DB | 100 | .24 | 2500 | .29 | 5400 | .30 |
| | 200 | .24 | □ 2600 | .36 | □ 5500 | .31 |
| | □ 300 | .27 | 2700 | .30 | 5600 | .30 |
| | 400 | .31 | 2800 | .22 | 5700 | 1.62 |
| | □ 500 | .27 | □ 2900 | .27 | | |
| | 600 | .23 | 3000 | .22 | | |
| | 700 | .22 | 3100 | .22 | | |
| | 800 | .24 | 3200 | .22 | | |
| | 900 | .26 | 3300 | .22 | | |
| | 1000 | .26 | 3400 | .22 | | |
| | □ 1100 | .26 | 3500 | .22 | | |
| | □ 1200 | .29 | 3600 | .45 | | |
| | 1300 | .27 | 3800 | .22 | | |
| | 1400 | .27 | 3900 | .22 | | |
| | 1500 | .29 | 4000 | .22 | | |
| | 1600 | .39 | □ 4100 | .22 | | |
| | 1700 | .39 | 4200 | .22 | | |
| | 1800 | .38 | □ 4300 | .22 | | |
| | 1900 | .38 | 4400 | .51 | | |
| | 2000 | .35 | 4500 | .26 | | |
| | 2100 | .18 | 4600 | .32 | | |
| | □ 2101 | .26 | 4700 | .29 | | |

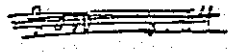
$n = 222$

$\bar{m} = .33$

73.26

.AB

| | |
|---|---|
| 2800 | .74 |
| 2900 | .74 |



.1.AD

| | |
|---|---|
| 100 | .32 |
| 200 | .29 |
| 300 | .25 |
| 400 | .24 |
| 500 | .28 |
| 600 | .23 |
| 700 | .23 |
| 800 | .23 |
| 900 | .28 |
| 1000 | .24 |
| 1100 | .28 |
| 1200 | .30 |
| 1300 | .30 |
| 1400 | .30 |
| 1500 | .27 |
| 1600 | .25 |
| 1700 | .24 |
| 1800 | .23 |
| 1900 | .25 |
| 2000 | .26 |
| 2100 | .25 |
| 2200 | .23 |
| 2300 | .24 |
| 2400 | .24 |
| 2500 | .24 |
| 2600 | .20 |
| 2700 | .21 |
| 2800 | .22 |
| 2900 | .21 |
| 3000 | .22 |
| 3100 | .27 |
| 3200 | .32 |
| 3300 | .26 |
| 3400 | .28 |
| 3500 | .24 |
| 3600 | .22 |
| 3700 | .27 |
| 3800 | .25 |
| 3900 | .24 |
| 4000 | .24 |
| 4100 | .25 |
| 4200 | .29 |
| 4300 | .29 |
| 4400 | .31 |
| 4500 | .31 |
| 4600 | .31 |
| 4700 | .31 |
| 4800 | .35 |
| 4900 | .51 |
| 5000 | .36 |
| 5100 | .31 |
| 5200 | .38 |
| 5300 | .36 |
| 5400 | .30 |
| 5500 | .26 |
| 5600 | .24 |
| 5700 | .25 |
| 5800 | .27 |
| 5900 | .21 |
| 6000 | .22 |
| 6100 | .20 |
| 6200 | .24 |
| 6300 | .25 |
| 6400 | .24 |
| 6500 | .31 |
| 6.6.1.100 | .21 |
| 200 | .23 |
| 300 | .33 |
| 400 | .30 |
| 500 | .30 |
| 600 | .32 |
| 700 | .27 |
| 800 | .19 |
| 900 | .21 |

Planning Area: LEWIS AND CLARK Map: 7-9-13
Goal 3 - - soils: II, III and IV.
Goal 4 - - site class: FC, some FB.

## FINDINGS

(a)adjacent uses:
Agriculture.

(b)public facilities and services:
WATER - Olney-Walluski Water Association.
ROADS - State Highway 202.

(c)parcel size and ownership patterns:
There are 16 parcels in this exception area totaling 61.86 acres. The overall average lot size is 3.87 acres. There are two parcels ten acres or larger totaling 22.59 acres or about 37% of the total exception area.

(d)neighborhood and regional characteristics:
This exception area is developed to an average density of 1 d.u. per 5.16 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Public services and facilities are developed to a level which precludes farm or forest management.
- A pattern of small parcel sizes prevents efficient agriculture or forestry in this area.
- Both the number and density of residences in this area are incompatible with farm or forest management practices.

ALLUSKI AREA

| | |
|---|---|
| 1800 | 1.10 |
| 1901 | 3.15 |
| 2000 | 10.61 |
| 2001 | |
| 2200 | 1.42 |
| 2301 | |
| 2300 | 3.80 |
| 2400 | 1.12 |
| 2500 | 1.82 |
| 2600 | 1.80 |
| 3001 | 2.31 |
| 2700 | 4.62 |
| 2701 | |
| 2800 | 4.41 |
| 1700 | 3.11 |
| 701 | .42 |
| 700 | .23 |
| 800 | 11.98 |
| 803 | |

all

$n = \cancel{15}$ 16

$\bar{a} = 3.46$ 3.87

61.86 ~~51.90~~ @ total

gt. 10 @

$n = 2$

22.59 @ total

37 %

F9.3 310□9.96

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II
Goal 4 - - site class: FB

Maps: 7-9-11
7-9-12
7-9-13

## FINDINGS

(a)adjacent uses:
SOUTH - Agriculture

NORTH }
EAST } - Forestry.
WEST }

(b)public facilities and services:
ROADS - State Highway 202.
WATER - Olney-Walluski Water Association.

(c)parcel size and ownership patterns:
This exception area consists of 8 parcels totaling 52.84 acres. The overall average lot size is 6.61 acres. There are 3 parcels ten acres or larger totaling 36.83 acres or about 70% of the total exception area.

(d)neighborhood and regional characteristics:
There are currently 7 structures in this area, including a store, a shake mill, a grange hall and a school building. The overall average density is 1 per 7.55 acres.

(e)natural boundaries:
This exception area is bounded on the south by the abandoned Astoria Pacific Railroad right-of-way, which seperates it from adjacent farm land.

## CONCLUSION

This exception area is irrevocably built and committed to residential, commercial and industrial uses for the following reasons:

- The level of available public facilities is such that their continued delivery in a cost-effective manner depends on continued development in this area.
- A pattern of small parcel sizes precludes agriculture or forestry.
- Both the number and density of existing non-farm, non-forest structures is incompatible with farm or forest practices.

LNEY ARM

9·11 2300 □ 2.00 7-9-11 2600 □ 13.06

2400 □ 1.01

500 } 10.19

-9·13 □ 400

401 }

-9·12 □ 501 } 13.58

600 }

□ 700 2.00

800 } 3.56

~~[illegible]~~

.3 □ 300 7.34

7 parcels

5.68 @

39.78 @ total

all n = 8

@ = 6.61

$\hat{\sigma}$ = 52.84

gel [illegible] n = [illegible]

@ = [illegible]

$\hat{\sigma}$ = [illegible]

or 70[illegible]

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: Not Mapped
Goal 4 - - site class: FB

Maps: 7-8-17
7-8-20

## FINDINGS

(a)adjacent uses:

NORTHEAST - Fish Hatchery.

SOUTH }
EAST }
WEST } Forestry
NORTHWEST }

(b)public facilities and services:

ELECTRICITY - West Oregon Electric Co-op.
ROADS - State Highway 202

(c)parcel size and ownership patterns:

This exception area includes 6 parcels totaling 64.18 acres. The overall average parcel size is 10.7 acres. There are two parcels larger than ten acres, totaling 41.33 acres or about 64% of the total exception area.

(d)neighborhood and regional characteristics:

The area is currently developed to an overall average density of about 1 d.u. per 13 acres.

(e)natural boundaries:

The Klaskanine River forms a natural boundary to the southwest, separating the exception area from adjacent forest lands.

(f)other relevant factors:

The Klaskanine River can not be used to irrigate farmland, according to the state watermaster. Only stock watering and domestic removal are permitted.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- A pattern of small parcel sizes precludes farm or forest management.
- The density of existing residences is incompatible with farm or forest management practices.
- A natural boundary separates the area from adjacent forest land.
- Restrictions on water removal from the Klaskanine River make many types of agricultural practices impractical.

| | | |
|---|---|---|
| 3.17. | 1000 | 13.11 |
| | 1002 | 5.45 |
| 7-8-20 | □ 201 | |
| 7-8-17 | 700 | 28.22 ~~28.02~~ |
| 7-8-20 | □ 401 | |
| | □ 402 | 7.80 |
| | □ 403 | 4.60 |
| | □ 300 | 6.00 |

$n = 6$

$\bar{M} = 10.70$

$n = 5$

$\bar{M} = 12.54$

$\Sigma = 64.19$

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: IV, some II and III.
Goal 4 - - site class: FD, FE.

Maps: 8-10-25
8-10-36

## FINDINGS

(a)adjacent uses:

WEST }
SOUTH } -- mixed agriculture and forestry.
NORTH }

EAST - Estuary.

(b)public facilities and services:

FIRE - LEWIS and Clark Fire District.
ROADS -State Highway 101 Alt., Fort Clatsop County Road.

(c)parcel size and ownership patterns:

This area consists of 13 parcels totaling 60.32 acres. The overall average lot size is 4.64 acres. There is only one parcel larger than ten acres: a 15.86 acre parcel which encompasses about 26% of the total exception area.

(d)neighborhood and regional characteristics:

There are presently 12 homes in this exception area at an overall average density of 1 d.u. per 5.03 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The continued efficient provision of the available public facilities depends on the continued residential development of this area.
- A pattern of small parcel sizes precludes farm or forest management of this area.
- The density of existing residences in this area is incompatible with agricultural or forest practices.

10·25 700, 704 } 15.86

702, 703, 701 } □ 5.24

900, 900 } □ 4.28

500 1.39

1000 □ 1.52

1100 □ 1.50

1200 □ 9.09

1201 □ 4.16

10·36 3000 □ 7.32

2900 □ 1.21

2700 □ 4.39

2707, 2207, 2704 } □ 3.32

2600 □ 1.09

all $n = 13$

$\bar{@} = 4.64$

$\Sigma = 60.32$

q.e. 5@ $n = 4$

$\bar{@} = 9.38$

$\Sigma = 37.51$

qe 10@ $n = 1$

$\Sigma$ 15.86

□ : 12

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: IVw
Goal 4 - - site class: none

Maps: 8-9-19AA
8-9-19AD
8-9-19DA
8-9-19DD

## FINDINGS

(a)adjacent uses:
Estuary and agriculture.

(b)public fcilities and services:
WATER - Youngs River/Lewis and Clark Water District.
FIRE - Lewis and Clark Fire District.
DIKES - Diking District No. 3
ROADS - State Highway 101 Alt.

(c)parcel size and ownership patterns:
This area consists of 26 parcels totaling 12.13 acres. The overall average lot size is .47 acres. The largest parcel is 1.86 acres.

(d)neighborhood and regional characteristics:
The area includes 16 commercial and residential structures at an overall average density of 1 per .76 acres.

## CONCLUSION

This area is irrevocably built and committed to residential and commercial uses because of the following factors:

- Public facilities and services are available in this area at a level which precludes farm or forest uses.
- A pattern of small parcel sizes precludes farm or forest uses.
- Agricultural and forest practices are incompatible with both the number and density of residential and commercial structures in this area.

9

8.9.19AA 300 □ .11

8.9.19AD 1600 .06
1700 □ .17
1800 } .92
1900 } 1.05
2100 .13
2200 }
2301 } .52
2400 .22
2500 }
2600 } □ .42
2800 □ .34
3000 □ .32
100 ○ .79
200 □ }
300 □ } .14
400 .12
500 .25
301 □ .28
600 □ .12
700 }
800 } □ .49
900 □ 1.86
1000 □ .12
1102 □
1200 } □ 1.52

8.9.19DA 300 .34

8.9.19 □D 400 □ .46
500 □ .46
600 □ .46

kll- n = 26
@ = .47
Σ = 12.13 acres.

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: IVw.
Goal 4 - - site class: FB.

Maps: 8-9-29 8-9-29BB
8-9-30AA 8-9-30AB
8-9-30AC 8-9-30AD
8-9-30BA 8-9-32BB
8-9-30BC 8-9-30BD
8-9-30CB 8-9-30DB
8-10-25AD 8-10-25DA

## FINDINGS

(a)adjacent uses:

NORTH }
EAST } agriculture
SOUTH }

SOUTH - agriculture and forestry.
WEST - Lewis and Clark River Estuary.

(b)public facilities and services:

WATER - Lewis and Clark/Youngs River Water District.
FIRE - Lewis and Clark Fire District.
ROADS - State Highway 101 Alt., various paved county roads.
DIKES - Diking Districts nos. 2, 3 and 5.

(c)parcel size and ownership patterns:

This area consists of 247 parcels totaling 293.48 acres. The overall average lot size is 1.19 acres. There are only 4 parcels ten acres or larger comprising 48.61 acres or about 17% of the total exception area.

(d)neighborhood and regional characteristics:

There are a total of 201 structures in this area, including numerous commercial, industrial and institutional structures. The overall average density is about 1 per 1.46 acres.

(e)natural boundaries:

Jeffers Slough separates part of the southern part of this exception area from adjacent farm land. Another slough separates the northeastern portion of the area from adjacent farm land to the north.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The level of public facilities and services available in this area is such that farm or forest uses are precluded.
- Efficient farm and forest management is precluded by the pattern of small parcel sizes in this exception area.
- Farm and forest management is incompatible with both the number and density of residential, commercial and industrial structures in this area.
- Natural boundaries separate portions of this exception area from adjacent farm lands.

30

.30 DB

101, 100 □ 11.71

200 □ .50

300 □ .37

400, 500 □ 1.81

600 □ 5.48

1201 .33

1200, 1101 □ 1.24

1100, 1000 2.41

1300, 1401, 1402 3.32

1500 7.13

900 □ .31

800, 700 □ .68

600 □ .33

500 □ .28

400 □ .42

401, 402 □ .41

300, 200, 601 □ 2.12

8.9.30 AC

100 □ .29

1501 □ .34

1700 □ .46

1800 □ .38

1801 □ .55

2000, 1900, 1401, 1902 □ 2.03

8.9.30 AD

300 2.75

500 □ 1.04

400 □ 2.21

301, 200, 100 □ 4.95

8.9.30 AA

300 1.39

400 □ 3.07

500 □ 1.98

601, 602 □ .67

600 □ 2.12

101 2.86

104 3.63

102 2.92

103, 101 3.24

902 .86

8.9.30 AA

800 □ .33

901 □ 1.09

1000 □ 1.7

8.9.30 AB

600, 601, 602 □ 1.75

500, 401 □ 1.68

402 □ 1.19

8.9.30 BA

100 .75

400 .69

700 .15

800 □ .08

900 □ .16

1000 □ .30

1100 □ .36

1400 □ .92

1500 □ .2

1401 □ .2

1700 .2

1600 .2

1800 .9

2000 .9

2100 1.1

2350 .7

2201 .11

30BA 2601 .34

2600 □ .23

2601, 2500 } 1.26

2300 □ .35

2700, 2800 } □ 1.89

2900 1.97

3000, 3100, 3200, 3400 } □ .71

3300, 3401 } □ .29

3500, 3700 } □ .24

3600 □ .23

3800, 4000 } □ .30

3900 □ .24

9100 □ .35

4400 □ .17

1601 □ .17

9600, 4700 } □ .18

4800 □ .12

4500 □ .23

4300 □ .12

4200 □ .12

9900 □ .19

8.9.30BA 5300 □ .23

5400 .23

5500, 6600 } □ .24

5100 □ .35

5500 □ .18

5700 □ .23

5800 □ .23

5900 □ .12

6200 □ .12

6300 □ .23

6301, 6400, 6100 } □ .36

6000 □ .12

6500 □ .67

6600 □ .14

6700 □ .23

6800 □ .23

6604 .11

6900 .36

6902 .23

7000 □ .24

7100 .11

6901 □ .35

8.9.30BB 2001 □ 3.70

2000 □ 4.09

1501, 1600 } .48

8.9.30BB 1500, 1601 } □ .46

201, 1300, 5700 } 4.05

400 □ .15

401, 600 } □ .20

1000 □ .22

1200, 1300, 1100 } □ .47

1700 .36

1400 .12

1703, 900 } □ .22

1702, 1701, 1704 } □ .44

8.9.30BC 2300 □ .80

2200 □ .91

2400, 2500, 2600 } □ 2.61

2700 □ .25

2800 □ 2.37

2900 .87

3000 □ 3.62

1200 □ .92

1100 □ .87

1.01, 120 } 1.15

1401 □ .18

.0 BC

1302 □ .44
1500 □ 2.62
1600 □ .87
1700 □ .68
1701 □ .19
1900 □ .56
1901 1.04
2000 □ .94
903 □ .24
401 □ .12
402 □ .10
300 □ .38
200 □ .55
100 □ .34
600 □ 2.67
700 □ .87
800 □ .90
900 □ .96
1000 □ 2.14

.30 CB

200 □ 1.80
301 □ .46
400 □ .38
500 □ .25
600 □ .36
700 □ .21
800 □ .30
900 □ .28

8.9.30 CB

1000 □ .31
1100 □ .33
1200 □ .33
1300 □ .60

8.9.30 BD

101 □ 1.67
102, 100, 103 □ 12.72

8.9.29.BB

100 14.00
200, 201 □ 10.18
1100 □ .87
1200, 1300 □ .80
1402 .33
1400 .31
1000 □ .98
900 □ .75
1501 .08
1500 □ .56
1800 □ .35
1700 □ .27
1800 □ .52
2200 1.47
2300 .35
1900 □ 1.07
2001 □ .41
2000, 2002 □ .42
306 □ .34

8.9.29BB

304 □ .40
800 □ .43
700 □ .43
600 □ 2.95
500 □ .58
400 □ .86
302 □ 1.84
301 .39

8.9.29

800 □ 4.00

8.10.25 AD

100 □ .70
200, 300 0 .55
400 .34
500 .06
600 □ 1.66
700 1.01
800 □ 1.12
900, 1000 □ 1.13
1200 .55
1100, 1400, 1500, 1600 □ 2.25
1300 □ 1.33
1700, 1501, 1701, 3320 □ 2.97
1800, 1900 □ .46

25 AD

| | | |
|---|---|---|
| 2000 | □ | 1.33 |
| 2100 | □ | 1.33 |
| 2200 | □ | 1.90 |
| 2201 } 2300 } | □ | 1.65 |
| 2400 | □ | .95 |
| 2500 | □ | 1.00 |
| 2600 | □ | .46 |
| 2700 } 2800 } | □ | .46 |
| 2900 | □ | .46 |
| 3000 | □ | .46 |
| 3100 } 3201 } | □ | 1.83 |
| 3200 | | .92 |
| 3400 | □ | .89 |
| 3500 | □ | .72 |
| 3600 | □ | .18 |
| 3700 | □ | .19 |
| 3800 | □ | .69 |

10-25DA

| | | |
|---|---|---|
| 1100 | □ | 1.05 |
| 1200 | | 3.78 |
| 1300 | □ | 2.00 |
| 1400 | □ | .51 |
| 1500 } 1501 } 2500 } | □ □ □ | 5.90 |
| 2501 | □ | 1.74 |
| 2400 | □ | 2.13 |

8.10.25 DA

| | | |
|---|---|---|
| 2200 | □ | 1.14 |
| 2100 | □ | 2.40 |
| 2000 | □ | .50 |
| 1900 | □ | 1.98 |
| 1800 | □ | 1.77 |
| 1700 | □ | 6.24 |
| 1600 | | .11 |
| 900 | □ | .46 |
| 800 | □ | .46 |
| 700 | □ | .92 |
| 500 | □ | .19 |
| 400 | □ | .17 |
| 300 | □ | .19 |
| 200 | □ | .92 |
| 100 | □ | 3.53 |
| 400 | | 1.29 |

(201 □)

ALL - $n = 247$

$\bar{@} = 1.19$

$\Sigma @ = 293.48$

g@ 5@ - $n = 8$

$\bar{@} = 9.17$

$\Sigma @ = 73.36$

[illegible] - $n = 4$

$\bar{@} = 12.15$

$\Sigma @ = 48.61$

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II, III, IV, some VI.
Goal 4 - - site class: FB, some FC.

Maps: 7-9-6, 7-9-6BC, 7-9-6BD, 7-9-6CB, 7-10-1, 8-9-30CA, 8-9-30CB, 8-9-30CC, 8-9-30CD, 8-9-31, 8-9-31BA, 8-9-31CC, 8-10-36

## FINDINGS

(a)adjacent uses:

SOUTH }
WEST } agriculture.

EAST - forestry.

(b)public facilities and services:

WATER - Youngs River/Lewis and Clark Water District.
FIRE - Lewis and Clark Fire District.
ROADS - County roads, including Lewis and Clark Road, Mudd Rd., Seppa Rd., and others.

(c)parcel size and ownership patterns:

This area consists of 212 parcels totaling 457.67 acres. The overall average lot size is 2.16 acres. There are 10 parcels larger than ten acres, totaling 151.51 acres or about 33% of the total exception area.

(d)neighborhood and regional characteristics:

This area is built to a density of about 1 d.u. per 2.95 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following reasons:

- The continued efficient provision of existing public facilities and services depends on continued residential development in this area.
- Efficient farm and forest management is precluded by a pattern of small parcel sizes.
- Farm and forest management practices are incompatible with both the number and density of existing residences.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| .1 | 900 □ | ~~[illegible]~~ | 8.9.31 | 6600 □ 1.61 | 8.9.31 | 4900 □ 4.85 | |
| | 903 | 20.88 | | 6602 2.34 | | 4901 2.40 | |
| | 904 | | | 6802 4.83 | | | |
| | 600 □ | .92 | | 6800 4.90 | 8.9.31BA | 900 □ 2.37 | |
| | 700 □ | .40 | | 6801 4.84 | | 901 .13 | |
| | | | | 6702 | | 800 1.00 | |
| 0.36 | 1700 □ | 1.47 | | 6703 □ 2.46 | | 700 □ .23 | |
| | 1701 | 4.40 | | 6704 □ .90 | | 600 □ .23 | |
| | 1703 □ | .60 | | 6700 □ .98 | | 500 □ .23 | |
| | 900 □ | 3.00 | | 6701 2.29 | | 400 □ .23 | |
| | 800 □ | 2.00 | | 6000 □ 22.14 | | 500 .05 | |
| | 400 | .09 | | 6500 □ 2.00 | | 200 .28 | |
| | 401 | .28 | | 6201 | | 100 .05 | |
| | 402 □ | .16 | | 6200 □ 1.50 | | 1000 | |
| | 1002 □ | .52 | | 6400 □ 1.00 | | 1100 □ .54 | |
| | 1100 □ | 1.24 | | 6300 □ 1.00 | | 2200 .24 | |
| | 1202 □ | .70 | | 6100 □ 2.00 | | 2000 □ 1.56 | |
| | 1200 □ | .36 | | 5900 | | 2300 .47 | |
| | 1203 □ | .61 | | 5902 | | 1803 .11 | |
| | 120- □ | .28 | | 5901 | | 2400 .22 | |
| | 1300 □ | 1.71 | | 6001 | | 1800 | |
| | 1500 □ | .69 | | 4903 | | 1801 □ 4.29 | |
| | 1501 □ | .70 | | 5900 □ .92 | | 1802 □ 2.17 | |
| | 1600 □ | 1.03 | | 5700 □ .76 | | 1700 □ .2[illegible] | |
| | 1704 | .96 | | 5600 □ .83 | | 1600 □ .2[illegible] | |
| | | | | 5500 | | [illegible] □ .2[illegible] | |
| | | | | 5502 □ .62 | | | |
| | | | | 5503 .50 | | | |
| | | | | 5501 | | | |
| | | | | 5403 □ 1.95 | | | |
| | | | | 5401 □ 2.15 | | | |
| | | | | [illegible] □ 3.47 | | | |
| 9.31 | 5200 □ 10.57 | | | 5400 3.49 | | 1200 | |
| | 5002 □ [illegible] | | | [illegible] | | [illegible] | .4 |

9.31 CC 100 □ 1.30
200 □ 2.01
300 2.01
400 1.78

7.9.6 1600 17.00
1504 □ 2.80
1507 □ 2.61
1506 □ 2.32
1505 □ 3.02
1502 □ 2.64
1503 □ 2.65
1501 .75
1400 □ 5.14
1201 10.31
1300 □ 2.03
1200 □ 3.85
1000 7.70
352 □ .85
350 1.68
301 □ 3.97
801 □ 1.35
800 a □ 2.35
800 b. □ 15.00
800 c. 3.30
603 □ .69
600 7.38

7.9.6 500 □ .68
400 650
7.9.6 BC 400 } □ ~~2.11~~
401 } □ 2.70
300 □ 2.90
200 □ 1.35
500 } ◇ 2.52
600 }
700 □ 2.10
800 □ 1.70
900 .43
1000 □ 2.04
1100 □ 2.02
1200 □ 5.57
7.9.6 BD 100 } 3.94
1100 }
300 1.92
400 4.18
500 □ 1.70
600 2.14
700 1.58
800 1.64
900 1.56
1000 1.90

7.9.6 CB 100 1.56
200 □ 1.56

7.9.6 CB 600 □ .
500 □ .
700 1.0
800 2.
900 1.2
1000 □ 1.2
1001 □ 1.0
1201 □ .6
1100 □ .3
1200 □ .5
1202 □ .47
1300 .43
1301 □ .44
1302 .43
1400 □ .27
1500 □ .40
1600 □ .5
8.9.30 CA 200 □ 1.2
300 □ .3
400 □ .5
500 □ .9
600 □ .9
700 □ .9
102 □ 1.1
800 □ .
901 □ .
920 □ .

9.30 CB 101 } 4.33
104 }
~~103~~ } 2.16
102 }

9.30 CC 1301 □ 1.71
1400 □ 1.68
500 □ 3.30
400 □ 4.07
1101 1.52
1000 □ .33
900 □ 1.08
901 } □ .79
800 }
700 □ .41
701 □ .45
600 □ .61
301 □ .51
100 □ .46
200 □ .37
300 □ .37
1501 □ 2.04
1500 □ .40
2001 □ .60
2002 □ .50
2000 .40
1900 □ .51
1800 □ .50

8.9.30 CC ~~[illegible]~~
1700 □ 1.18
~~[illegible]~~
2502 □ .98
2200 □ .47
2100 □ .46
3000 □ .36
3001 □ .36
3200 } □ .72
3400 }
3500 □ .36
3700 □ .36
3800 □ .36
3600 □ .36
3300 □ .36
3301 □ .36
3100 □ .36
2900 □ .36
2901 □ .36
2700 □ .36
2600 □ .36
2400 □ .36

8.9.30 CD 600 □ .68
700 } □ 2.20
800 }
500 □ .53
300 □ .17

8.9.30 CD 200 □ 1.48
101 □ 3.67
100 17.33
900 □ 10.43
1000 □ .34
1100 } □ .72
1200 }
1402 } □ 7.16
1400 }
1301 □ .36
1300 □ .34

all: n = 212 parcels
$\bar{@}$ = 2.16 acre
Σ @ = 457.67 acre

ge 5@ n = 18 parcels
$\bar{@}$ = 11.26 @
Σ @ = 202.60

ge 10@ n = 10 - parcels
$\bar{@}$ = 15.15
Σ @ = 151.51

(1550)

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II, III and IV.
Goal 4 - - site class: FC

Maps: 7-9-18
7-9-19
7-10-12
7-10-13

## FINDINGS

(a)adjacent uses:

NORTH }
EAST } - agriculture and forestry.

WEST }
SOUTH } - forestry.

(b)public facilities and services:

FIRE - Lewis and Clark Fire District.
WATER -Youngs River/Lewis and Clark Water District.
ROADS -County Roads, including Fort Clatsop Road.

(c)parcel size and ownership patterns:

This exception area includes 56 parcels totaling 426 acres. The overall average lot size is 7.6 acres. There are 14 parcels larger than ten acres totaling 276.39 acres, or about 65% of the total exception area.

(d)neighborhood and regional characteristics:

This area is built up to an overall density of about 1 d.u. per 13.30 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development because of the following reasons:

- The continued efficient provision of the existing public facilities and services available at this site depends in part on continued residential development in this area.
- Forestry and agriculture are precluded by a pattern of small parcel sizes.
- Many farm and forest practices are incompatible with both the number and density of existing residences in this area.

| | | |
|---|---|---|
| .12 | 3100 | |
| | 3200 | □ 5.42 |
| | 3300 | |
| | 3401 | □ 4.14 |
| | 3400 □ | .79 |
| | 3500 □ | |
| | 3600 □ | 3.48 |
| | 3201 | 1.80 |
| | 3202 | 2.18 |
| | 2200 | 40.62 |
| | 2100 | |
| | 1100 □ | .76 |
| | 1200 | .39 |
| | 1300 □ | .38 |
| | 1400 □ | 1.00 |
| | 900 □ | 12.45 |
| | 1000 □ | .90 |
| | 1600 □ | 17.62 |
| | 1900 □ | 18.83 |
| | 2100 | 1.22 |
| | 2000 | .87 |
| 7.10.13 | 100 | 34.42 |
| | 200 | 9.74 |
| | 201 | 2.80 |
| | 300 □ | .85 |
| | [illegible] | [illegible] |
| | 500 □ | 20.00 |
| | 600 | [illegible] |

| | | |
|---|---|---|
| 7.10.13 | 800 □ | 19.34 |
| 7.9.18 | 500 □ | 10.26 |
| | 600 □ | .38 |
| | 900 □ | 2.52 |
| | 1004 □ | 23.52 |
| | 1005 | 2.00 |
| | 1001 | 1.00 |
| | 1002 □ | 10.60 |
| | 1100 | |
| | 1200 | □ 6.61 |
| | 1003 | |
| | 1201 | 17.32 |
| | 300 | 4.61 |
| 7.9.19 | 900 □ | 2.44 |
| | 905 | 9.30 |
| | 903 | 17.28 |
| | 902 □ | 5.26 |
| | 901 □ | 2.20 |
| | 904 | □ |
| | 900 | .82 |
| | 700 □ | 4.34 |
| | 600 □ | 2.48 |
| | 1100 | 7.75 |
| | 114 | .86 |
| | 113 □ | 2.09 |
| | [illegible] | [illegible] |
| | 1109 | 6.00 |
| | 1108 | 6.08 |

| | | |
|---|---|---|
| 7.9.19 | 1106 | 6.56 |
| | 1111 | 4.30 |
| | 1105 | 4.84 |
| | 1112 | 5.04 |
| | 1101 | 5.40 |
| | 1302 □ | 7.70 |
| | 1300 □ | 7.52 |

all $n = 56$

$\bar{@} = 7.60$

$\Sigma @ = 425.66$

g.e 10@ $n = 14$

$\bar{@} = 19.74$

$\Sigma @ = 276.39$

g.e 15@ $n = 9$

$\bar{@} = 23.74$

$\Sigma @ = 213.62$

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II, III and IV.
Goal 4 - - site class: FB, FC.

Maps: 7-9-7
7-9-7CA
7-9-7DB
7-9-7DD
7-9-8
7-9-8C
7-9-17
7-9-18

## FINDINGS

(a)adjacent uses:

WEST }
SOUTH } - agriculture

NORTH }
EAST } - mixed agriculture and forestry.

(b)public facilities and services:

WATER - Youngs River/Lewis and Clark Water District.
FIRE - Lewis and Clark Fire District.
ROADS - Tucker Creek Co. Rd. and Logan Co. Rd.

(c)parcel size and ownership patterns:

There are 91 parcels in this exception area totaling 338.50 acres. The overall average lot size is 3.72 acres. There are 8 parcels larger than ten acres totaling 101.84 acres, or about 30% of the total exception area.

(d)neighborhood and regional characteristics:

- This exception area is includes a church, fire house and a grange hall in addition to 49 residences. The overall average residential density is about 1 d.u. per 6.5 acres.

## CONCLUSION

This area is irrevocably committed to residential development due to the following factors:

- The continued cost-effective provision of existing public facilities depends in part on continued residential development in this area.
- Efficient farm or forest management is precluded by a pattern of small parcel sizes.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences in this area.

7.9.7 400 } 9.92
7.9.7CA 500 }
7.9.7 502 1.19
503 1.00
500 □ 1.24
506 5.57
501 } □ 2.22
505 }
700 } □ 15.76
701 } □
1003 3.04

7.9.7CA 600 } □ 3.25
700 }
900 }
400 □ 1.00
200 1.31
300 .78
100 1.68
800 } 9.40
7.9.7 900 }
7.9.7DB 100 9.71
300 □ 1.25
400 4.00

7.9.7DB 600 □ 1.01
700 □ 3.92
800 3.87
900 □ .50
1000 □ .50
7.9.7DD 400 □ 1.38
500 1.08
700 1.00
600 1.00
1300 □ 1.36
1400 1.00
1500 □ 1.00
1600 □ 1.00
1700 □ 1.00
1801 □ .28
1800 □ 1.98
1900 □ .50
2000 □ .65
2100 □ .66
2200 □ .59
2201 □ .61
2202 □ .75
1200 □ 5.60
1100 □ 2.50
900 □ .53
800 □ 7.00

7.9.7DD 300 } 2.56
200 6.43
100 □ 1.00
7.9.8 1901 □ 2.00
2100 6.50
2000 □ 10.13
7.9.8C 400 5.00
300 4.63
600 } □ 4.00
900 }
700 2.00
502 } 12.16
500 }
501 □ .48
1100 □ .68
1000 □ .42
1200 5.72
1300 □ 10.00
1401 2.23
1404 .58
1400 □ 7.05
1500 } □ 1.74
1600 }
200 3.93

9.8C 100 ▫ 1.96

2000 3.83

all 91 parcels

7.9.17 800 ▫ 1.75

3.72 @

338.50 acres total

700, 703 } 7.84

702 ▫ .73 gk. 10 @ = 8 parcels

701 ▫ 1.21 12.73 acres

501, 500 } 10.00 101.84 @ £

400 ▫ 16.45

300 6.62

302 ▫ 2.00

201 ▫ 2.35

200 5.43

1402 4.25

1400 5.01

1402 2.75

1404 5.05

1301 6.80

1200 1.00

1100 ▫ 6.60

1000, 1001 ▫ 12.93

7.9.15 901, 101 } 1.800

100 } 14.41

7.9.17 900

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II, IV, V, some VI and VII.
Goal 4 - - site class: FB.

Maps: 7-9-5
7-9-5AB
8-9-29
8-9-29CA
8-9-32
8-9-32B
8-9-32C
8-9-32D

## FINDINGS

(a)adjacent uses:
EAST }
NORTH } - agriculture.

SOUTH }
WEST } - forestry.

(b)public facilities and services:
FIRE - Lewis and Clark Fire District.
WATER- Youngs River/Lewis and Clark Water District.
ROADS- Youngs River Loop County Rd.

(c)parcel size and ownership patterns:
This exception area consists of 115 parcels totaling 296.07 acres. The overall average lot size is 2.57 acres. There are 8 parcels larger than ten acres totaling 114.15 acres or about 39% of the total exception area.

(d)neighborhood and regional characteristics:
There are a total of 88 residences in this exception area at an overall average density of 1 d.u. per 3.36 acres.

(e)natural boundaries:
At the north end of the exception area Cook's Slough separates the exception area from agricultural lands to the east. In the middle portion, Youngs River Loop Rd. seperates the exception area from agricultural lands to the east.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The continued cost-effective provision of existing public services and facilities depends in part on continued residential development in this area.
- Farm and forest management are precluded by a pattern of small parcel sizes in this area.
- Certain farm and forest practices are precluded by the number and density of residences in this area.
- Natural boundaries separate portions of this exception area from farm lands to the east.

.54 B. 1001 } □ 1.61
1000 }

900 } 1.37
800 }

1500 x □ .50

1500 y □ .50

1500 □ 12.92

500 □ .47

400 □ .55

300 □ .46

200 1.00

.32 D 1600 □ 1.32

1700 □ .31

1501 □ .22

1800 }
1300 } □ 2.99
1000 }

1900 4.24

900 .30

1200 □ 19.6

1100 .49

7.9.5 400 □ 7.06

201 □ 2.04

[illegible] □ 1.92

202 □ 4.16

101 □ [illegible]

7.9.5 102 □ 2.60

900 □ 11.50

all = 115 parcels

2.57 $\bar{@}$

296.07 $\Sigma @$

gt. 5@ = 14 parcels

10.84 $\bar{@}$

151.77 $\Sigma @$

88 hses

ge. 10 $n = 8$

$\bar{@} = 14.2\bar{7}$

$\Sigma = 114.15$ or 39%

Dow Rd.

34

8.9.29 CA 100 □ .60
102 .08
200 □ .66
300 □ .45
400 □ .46
500 □ .54
600 □ 1.00
1700 □ 1.43
1801 □ .35
1900 .49
8.9.29 1502 } 2.60
8.9.29 CA 2000 } ~~[illegible]~~
1800 4.09
1603 } ~~[illegible]~~
8.9.29 1400 } 2.36
8.9.29 CA 1500 □ .71
1400 □ 3.86
1300 } ~~[illegible]~~
1600 } 7.71
1200 □ .44
1602 □ .45
1100 } □ .45
1001 }
1000 □ .31
900 □ 2.48
800 } □ 1.50
401 }
700 □ .53

8.9.29 1505 } □ 6.33
1506 }
1504 □ 2.06
1600 □ 1.16
1503 4.02
1700 .84
1800 .77
8.9.32B 1900 } □ 4.39
100 }
201 1.00
200 □ 1.35
300 □ 3.07
400 □ .72
500 □ 1.90
600 3.10
700 5.00
900 □ 2.46
1000 □ 2.00
1101 □ 2.44
1100 □ .29
1200 □ .60
1300 □ .42
1400 □ .21
1500 □ .50
1600 □ 2.00
1700 □ 2.40
1801 □ .35

B.9.32B 1900, 2000, 2100 □ 2.01.

2300 1.09

2401 □ 2.03

2500 □ .50

2400 2.47

2902 □ 1.39

2600 □ 2.04

2903 □ .87

2800 □ .39

2900 □ 1.68

2905 1.93

2904 □ 3.31

2905 □ .50

3100 □ .92

3201 .78

3200 □ .97

3300 □ .65

3602 □ 1.04

3601 □ .94

3500, 3400 .39

3604, 3600, 3603 11.70

C.9.32 300 17.18

300 5.46

300 11.96

C.9.32G 400 □ .75

300 □ .51

200 □ .49

100 □ .40

500 □ 2.17

600 6.74

1000 □ .55

900 □ 14.25

1200 □ 1.60

1100 □ .40

1300 □ 5.03

1400 □ .94

1402 □ 3.08

~~1000 □ 3.18~~

~~1501~~

1500 □ 1.34

1700 □ .52

1400 □ .69

~~7.9.32~~ 1600, 1401, 7.9.32AB 1400, 1300 □ 14.79

1200 □ 4.03

PETER JOHNSON ROAD

35

| | | | |
|---|---|---|---|
| 7.9.16 | 500 | □ | 12.62 |
| | 509 / 509 | □ | 5.25 |
| | 500 | | 11.74 |
| | 501 / 502 | | ~~9.00~~ 14.84 |
| | 503 | | 4.76 |
| | 504 | | .52 |
| | 508 | | 5.38 |
| | 515 | | 1.50 |
| | 514 | | 3.40 |
| | 507 | | 21.31 |
| | 510 | | .30 |
| | 511 | □ | 2.42 |
| | 512 | □ | 1.47 |
| | 513 | | 4.94 |
| 7.9.9 | 900 | □ | 9.58 |
| | 1700 | □ | 9.50 |
| | 1500 | □ | 1.00 |
| | 2200 | | 3.50 |
| | 1100 | □ | 7.00 |
| | 1000 | □ | .87 |
| | 901 | □ | 1.75 |
| | 1600 | □ | 10.02 |
| | 2001 / 2000 | □ | 23.76 |

| | | | |
|---|---|---|---|
| 7.9.9 | 1200 / 1202 | □ | 9.15 |
| | 1201 / 1400 | □ | 3.44 |
| | 1500 | □ | 2.30 |
| | 2700 | □ | 7.81 |
| | 2600 | | .48 |
| | 2301 / 2800 | □ | 10.65 |
| | 2300 | | 14.23 |
| | 2302 | □ | 1.64 |
| | 2303 | □ | 1.24 |
| | 2310 / 2309 | □ | 1.28 |
| | 2305 | □ | 1.40 |
| | 2306 | □ | 2.69 |
| | 2312 | □ | 1.46 |
| | 2308 | □ | 4.04 |
| | 2900 / 2304 | | 2.44 |
| | 2901 | | .51 |
| | 2400 / 2500 | | 6.46 |
| 7.9.10 | 1600 | | 2.64 |
| | 1700 | □ | 6.32 |

all -- n = 65
@ 3.95
Σ @ 257

gt. 10@ n = 8
@ = V
Σ @ = 1

46%

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: not mapped
Goal 4 - - site class: FC

Maps: 8-9-21BA
8-9-21BD

## FINDINGS

(a)adjacent uses:

NORTHEAST - City of Astoria (residential).
EAST - Forestry.
SOUTH - Forestry.
WEST - Estuary.

(b)public facilities and services:

ROAD - State Highway 202.

(c)parcel size and ownership patterns:

This area consists of 24 parcels totaling 25.84 acres. The overall average lot size is 1.08 acres. The largest parcel is 5.39 acres.

(d)neighborhood and regional characteristics:

There are a total of 16 houses in this exception area at an overall average density of 1 d.u. per 1.62 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Farm or forest management is precluded by a pattern of small parcel sizes in this area.
- Certian agricultural and forestry practices are incompatible with both the number and density of existing residences.

21BA

1200, 700 } 1.66

600 .17

1400, 1301, 800, 200, 300 } 3.63

1100, 1000 } .29

1300 .29

900 .29

3200 .11

500, 2901, 2900, 3300, 100 } 539

2201 .34

2800 .17

1500 .19

1600, 1701, 1700, 1800, 2700 } 1.54

3100 .22

8-9-21 BD

300, 800, 500 } 1.77

301 .17

700, 701 } .22

1900 .32

1600, 1800 } .70

1700, 1401 } 1.12

1500 .82

1300, 1501 } .85

1200 .07

1100 .32

all

n = 24

$\bar{@}$ = 1.08 @

total @ = 25.84 @

Brech Rt 1 Box 984

Paulson 987

Goodrich 988

Claterbos 984

[illegible]

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: not mapped
Goal 4 - - site class: FB and FC.

Maps: 8-9-26
8-9-27
8-9-34
8-9-35

## FINDINGS

(a)adjacent uses:

WEST - agriculture.

NORTH }
SOUTH } - forestry.
EAST }

(b)public facilities and services:

ROADS - Paved County roads.
WATER - Olney-Walluski Water Association.

(c)parcel size and ownership pattern.

This area consists of 34 parcels totaling 176.70 acres. The overall average lot size is 4.53 acres. There are 5 parcels larger than 10 acres totaling 60.90 acres or about 34% of the total area.

(d)neighborhood and regional characteristics:

There are currently 27 dwellings in this exception area at an overall average density of 1 d.u. per 6.54 acres.

(e)natural boundaries:

A county road separates this exception area from farmland to the west.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Continued cost-effective provision of existing public facilities depends in part on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences.

.26 □ 601 } 11.66
600 }
700 6.93
□ 500 11.50
□ 1200 4.51
1400 8.62 ~~[illegible]~~
1003 2.04
□ 1000 2.33
□ 1001 .72
□ 1100 4.97
□ 1401 7.66
2102 }
2000 } 4.00
1900 }
□ 1500 6.53
□ 1801 .90
1800 }
1702 }
□ 1802 } 11.43
1803 }
□ 1701 2.00
□ 1700 3.88

8.9.34 □ 101 1.16
102 } 1.44
103 }
□ 100 ~~[illegible]~~ .60

8.9.35 □ 2201 4.50
□ 2202 1.12

8.9.27 1702 6.39
1800 1.00
□ 1700 }
1703 } 6.40
1502 }
1500 1.79
□ 1403 1.64
□ 1402 .88
1400 4.95
□ 1201 3.65
□ 402 } ~~[illegible]~~
400 } 15.25
□ 500 2.05
□ 600 .50
□ 900 .84
□ 700 } 1.14
901 }
□ 701 } 2.61
702 }
800 9.38
501 11.06

8.9.28 500 5.80
□ 100 2.72

all n = 39
$\bar{@}$ = 4.
Σ @ = 176

gt.10@ n = 
$\bar{@}$ = 12.
Σ @ = 60

Planning Area: LEWIS AND CLARK Map: 8-9-28D
Goal 3 - - soils: VIII
Goal 4 - - site class: FB

## FINDINGS

(a)adjacent uses:

SOUTH - residential.
EAST - residential.
NORTH - agriculture and forestry.
WEST - estuary.

(b)public facilities and services:

WATER - Willowdale Water District.
ROADS - Paved private roads.
SEWER - A DEQ-approved sewer system is available on the site, but there is insufficient water at this time for its full operation.

(c)parcel size and ownership patterns:

There are 11 parcels in this area totaling 70.38 acres. The overall average parcel size is 6.4 acres. The largest parcel is 52.36 acres and is a developed industrial site.

(d)neighborhood and regional characteristics:

This area includes 7 single family residences, a number of industrial buildings (currently vacant), and some multi-family housing.

## CONCLUSION

This area is irrevocably built and committed to residential and industrial development due to the following factors:

- The level of existing public facilities is such that their cost-effective provision is in part dependent on residential and industrial development of this site.
- A pattern of small parcel sizes precludes farm or forest management.
- Many farm and forest management practices are incompatible with both the number and density of existing non-resource structures in this area.

8.9.28D

| | | |
|---|---|---|
| | 1600 | 2.17 |
| | 1700 | |
| □ | 1701 | .63 |
| ⊡ | 1800 | 1.22 |
| | 1900 | 2.26 |
| □ | 2000 | |
| □ | 2100 | 1.02 |
| □ | 2200 | .64 |
| | 2400 | 2.23 |
| | 2700 | 52.36 |
| □ | 1500 | |
| | 2500 | |
| | 2600 | 3.00 |
| □ | 703 | .90 |
| ⊡'s | 800 | 3.95 |

all n = 11

$\bar{@}$ = 6.40

$\Sigma @$ = 70.38

w/o 52.36@ n = 10

$\bar{@}$ = 1.50

$\Sigma @$ = 18.00

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: II, III, some VI and VIII.
Goal 4 - - site class: FB, FC.

Maps: 8-9-28
8-9-28D
8-9-33

## FINDINGS

(a)adjacent uses:

NORTHWEST - residential and light industrial.
SOUTH - mixed forestry and agriculture, and cemetary.
EAST - forestry.
NORTH - mixed forestry and agriculture.

(b)public facilities and services:

WATER - Willowdale Water District.
ROADS - State Highway 202 and Christians County Road.

(c)parcel size and ownership patterns:

This area includes 42 parcels totaling 200.70 acres. The overall average lot size is 4.78 acres. There are 6 parcels larger than ten acres, totaling 90.05 acres or about 45% of the total exception area.

(d)neichborhood and regional characteristics:

The current overall average density in this area is about 1 d.u. per 7.4 acres.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- Continued cost-effective provision of the existing public facilities and services is in part dependent on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences.

Willowdale

23

1900 6.03
1908 3.29
1907 5.18
1502 6.40
1500 20.01
1400, 200 □ 12.00
1600 11.72
1100 □ 4.00
1000 □ 6.28
1002 □ .94
1001 □ 1.66
900, 1100 □ .38
800 .90
1300 3.68
501 □ 2.12
500 8.60
600 □ .90
700 □ 2.40
402 □ 2.60
1301 8.30
400 □ .50
301 □ .99
900 □ 15.02
102 □ .90
101 □ 4.45
103 □ .87

8.9.28 602 □ 1.12

8.9.28 D 100 □ 1.31
200 .44
300 6.34
301 □ .91
400 2.75
500 4.00
600 □ 9.01
702, 700 □ 19.02
701 □
900, 902 □ 3.47
901 □ .81
1000 □ 5.36
1200 □ .85
1201 □ 1.41
1100 □ 1.50
2700 12.28

all
n = 42
@ = 4.78
Σ@ = 200.70

G.T. 10 @
n = 6
@ = 15.01
Σ@ = 90.05

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: mostly IV, some III, VI and VII.
Goal 4 - - site class: FB, FC.

Maps: 7-9-3
7-9-4
8-9-33

## FINDINGS

(a)adjacent uses:

SOUTH - agriculture.
NORTH - mixed agriculture and forestry.
EAST - forestry.
WEST - estuary.

(b)public facilities and services:

WATER - Olney-Walluski Water Association.
ROADS - State Highway 202.

(c)parcels size and ownership patterns:

There are 17 parcels in this exception area totaling 63.96 acres. The overall average lot size is 3.76 acres. There are three parcels larger than ten acres, totaling 39.75 acres or about 62% of the exception area.

(d)neighborhood and regional characteristics:

This exception area currently has 12 houses at an overall average density of 1 d.u. per 5.33 acres.

(e)natural boundaries:

State Highway 202 separates this exception area from estuarine and agricultural resources to the west.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- In order to continue delivering existing public facilities in a cost-effective manner, continued residential development of this area is necessary.
- Farm and forest management of this area is precluded by a pattern of small parcel sizes.
- Many farm and forest management practices are incompatible with both the number and density of residences in this area.
- A natural boundary separates this area from resource lands to the west.

7c

9.33 ~~[illegible]~~

□ 2300 1.38

~~1905~~

□ 1901 } 1.24
1905 }

1902 .86

1909 2.01

1910 1.90

2301 (+) 4.02

□ 2400 1.61

1905 }
□ ~~[illegible]~~ } 13.35
2501 }

2900 3.20

□ 3000 2.29

□ 3100 5.17

□ 3200 15.12

7.9.4 □ 100 3.45

all $n = 17$

$\bar{@} = 3.76$

$@\Sigma = 63.96$

7.9.3 □ 1400 5.11

□ 1200 5.33

□ 1100 1.21

□ 1600 11.28

1500 .55

g.t. 10@ $n = 3$

$\bar{@} = 13.25$

$@\Sigma$ 39.75

.2 101 1.54

□ 100 .86

402 1.93

□ 401 .96

□ 200 .47

□ 400 4.62

□ 600 5.48

501 4.13

□ 500 .87

□ 900 7.30

□ 1000 12.19

□ 1003 3.96

□ 1001 5.44

□ 1200 } 41.38
1301 }

□ 1600 4.47

□ 1603 1.17

□ 1601 1.05

800 5.00

□ 700 2.50

□ 301 .92

□ 301 5.00

□ 302 1.04

204 1.50

□ 1800 }
□ 2.3 } 32.35
□ 200 }

8-9-36

□ 3100 7.41

3101 .84

3200 7.90

□ 3102 1.10

3000 5.77

□ 3700 7.42

□ 3001 .93

□ 3090 .72

□ 3002 .39

□ 2800 .38

2900 .55

1801 .15

2700 .71

7-4-3 □ 101 4.69

100 }
102 } 6.31

31 □

all n = 39 parcels

$\bar{x}$ = 4.91

total = 191.40

at 100 n = 3

$\bar{x}$ = 28.6

Grand

Planning Area: LEWIS AND CLARK
Goal 3 - - soils: Mostly IV, some II, III and V.
Goal 4 - - site class:Mostly FB, some FC and FA.

Maps: 7-9-1
7-9-2
7-9-3
8-9-36

## FINDINGS

(a)adjacent uses:
Agriculture.

(b)public facilities and services:
WATER - Olney-Walluski Water Association.
ROADS - Labiske County Road, Walluski Loop County Road.

(c)parcel size and ownership patterns:
This area consists of 39 parcels totaling 191.40 acres. The overall average lot size is 4.69 acres. There are three parcels larger than ten acres, totaling 85.92 acres or about 45% of the total exception area.

(d)neighborhood and regional characteristics:
There are presently 31 houses in this area at an overall average density of 1 d.u. per 6.17 acres.

(e)natural boundaries:
The southwest portion of the area is separated from adjacent forest lands by the Walluski River. The west end of the exception area is seperated from adjacent farm land by Walluski Loop Road.

## CONCLUSION

This area is irrevocably built and committed to residential development due to the following factors:

- The continued cost-effective provision of existing public services is in part dependent on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes in this area.
- Certain farm and forest management practices are incompatible with both the number and density of existing residences in this area.
- Natural boundaries separate portions of the exception area from adjacent farm and forest land.

IS AND CLARK
II, III and IV.
lass: FB and FC.

Maps: 7-9-10
7-9-11

## FINDINGS

es:
iculture

forestry.

: facilities and services:
- Olney-Walluski Water Association.
- State Highway 202.

rcel size and ownership patterns:
is area consists of 20 parcels totaling 127.19 acres. The overall verage parcel size is 6.36 acres. There are 3 parcels larger than ten acres, totaling 41.41 acres or about 33% of the total exception area.

d)neighborhood and regional characteristics:
There are currently 14 residences in this exception area at an overall average density of about 1 d.u. per 9.09 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development due to the following factors:

- The continued cost-effective delivery of existing public facilities is in part dependent on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes.
- Certain forest and farm management practices are incompatible with both the number and density of existing residences in this area.

100 15.59

200 8.20

300 8.20

400 5.23

600 6.90

1-9-11

500, 501 6.34

402 2.06

403 2.00

400 6.33

404 3.00

4000 10.65

1000 9.89

1200 2.48

1300 2.60

1301 2.92

1400 5.08

1402 1.00

1100 15.17

700 9.50

600 4.00

N = 20

$\bar{x}$ = 6.36

@ = 127.19

lanning Area: NORTHEAST

Goal 3 - - soils: II, IIe, III, IIIe, IV, IVe, VI, VIe and VII.

Goal 4 - - site class: FB, FC and FD.

Maps:

| | |
|---|---|
| 8-8-19 | 8-8-19BD |
| 8-8-19DA | 8-8-19DB |
| 8-8-18CC | 8-8-20 |
| 8-8-30 | 8-9-11 |
| 8-9-12 | 8-9-13 |
| 8-9-14 | 8-9-14AD |
| 8-9-14DA | 8-9-14DD |
| 8-9-23 | 8-9-24 |
| 8-9-24AD | 8-9-24B |
| 8-9-24BC | |

## FINDINGS

(a)adjacent uses:

Forestry and aquatic.

(b)public facilities and services:

WATER - John Day Water District and Fernhill Water District.
FIRE - John Day Fire District.
ROADS - State Highway 30, Fernhill County Road, Claremont County Road, and John Day River County Road.

(c)parcel size and ownership patterns:

This exception area includes 256 parcels totaling 896.43 acres. The overall average lot size is 3.50 acres. There are 25 parcels larger than ten acres totaling 422.20 acres, or about 47% of the exception area.

(d)neighborhood and regional characteristics:

There are a total of 165 residences in this exception area at an average overall density of 1 d.u. per 5.43 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of the existing public facilities and services is in part dependent on contiued residential development of this area.
- Farm and forest management are precluded by the pattern of small parcels in this area.
- Many farm and forest management practices are not compatible with either the number or density of existing residences in this area.

1.11

800 □ 12.40

4900 □ 5.32

4901, 5000 } □ 2.29

5100 2.40

5200 □ 3.14

5300 □ 2.04

5400 4.71

4600 1.00

5500 1.81

9.12

200 3.20

301 □ 1.00

400 8.50

300 .62

500 □ 1.47

502 .80

501 .95

402, 403 } .63

9.13

200, 300, 500 } □ 7.71

400 □ 1.35

[illegible] 3.15

601 □ 2.79

603 □ 2.28

8.9.13

[illegible]

700, 902, 901 } □ 2.75

900 □ 11.20

1000, 1101, 1180 } □ 6.40

1200 □ 2.82

1300 □ .56

1301 □ .44

1400 □ 14.40

1900 2.00

8.9.14

3500 20.00

3400 20.00

6300 □ 5.04

6400 □ 4.00

8.9.14 AD

3900, 4000, 4101 } □ 5.32

4100 □ 1.98

4200 □ 1.37

4300 □ 3.64

4201 □ .79

[illegible] □ .81

2600 .43

8.9.14 AD

2700, 2300 } □ .78

2800 □ .31

2900 □ .32

3000 .30

3100 □ .23

3200, 3350 } □ .44

3301, 3400 } □ .44

3700 □ 9.93

3800, 100, 200, 300, 400, 500 } 5.27

1300 □ .98

3602, 3601, 3600 } □ 6.17

3603 .67

4400, 4401 } □ 1.10

2000 □ 1.35

3500 2.20

DA 900 } 4.07
1000 }
1400 □ .65
1100 □ 1.07
1300 □ .55
1500 □ .62
1200 □ .46
1600 □ .28
1700 □ .65
800 (21□) 3.03
700 } □ 2.48
1800 }
1900 □ .40
100 □ .65
200 1.35
300 □ 1.75
400 .10
500 } □ .65
600 }
2001 } □ 6.35
2000 }
9.14 DD 100 7.69
900 } □ 14.08
1100 }
1300 } 4.97
1200 }
200 □ .52
201 □ .59

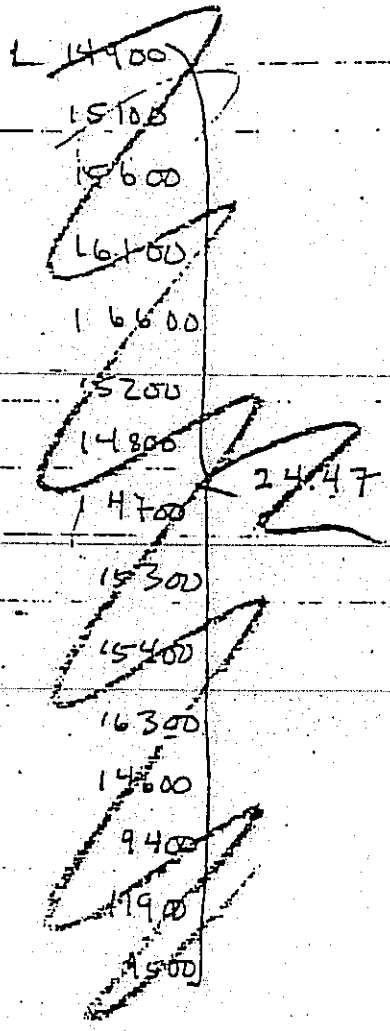
8.9.14DD 300 □ .67
800 □ 1.19
600 } 11.69
700 }
500 2.61
501 □ 1.00
8.9.23 200 6.04
205 □ 17.28
201 □ .84
300 □ 1.00
400 □ 1.00
500 □ 2.00
101 5.00
100 □ 1.50

8.9.24B 1400 □ 7.20

8.9.24BC 800 .11
900 □ .07
1000 .13
1100 .20
1300 } 1.87
1400 }
1500 }
1600 .22
1700 □ .17
1800 .28
1900 .18

8.9.24BC 2000 } .35
2100 }
2200 .12
2300 } .12
2400 }
2500 .45
2600 .09
8.9.24B 3400 □ 20.54
3500 } □ 26.73
6100 }
6101 3.60
6300 1.99
7500 □ 6.50
7600 5.35

8.8.19 15000 } 13.24
15700 }
15800 }
15900 }
16700 }
16900 }
17600 }
17700 }
16000 .11
16800 .64
17800 } □
17900 }
18000 [illegible]



~~14900~~
~~15100~~
~~15600~~
~~16100~~
~~16600~~
~~15200~~
~~14800~~
~~14700~~ 24.47
~~15300~~
~~15400~~
~~16300~~
~~14600~~
~~9400~~
~~11900~~
~~9500~~

16500 □ 2.41
17500 .11
17400 □ 17.04
17200
17300 □ 2.03
15500
16200 8.15
16400

8.30 500
1500
1700 9.25
1800

8.8.30 600
800 □ 4.66

1300
1900
2300 10.69
3000
1100
2100

900
1000
2000 10.10
2200
3100

1200 .60

8.8.19 13900
14000 □ 2.68

14500 □ 14.10

13800
14100 □ 2.06

13600 .46
13700 .23
8100 38.00
8101 □ .62
[illegible] [illegible]
8200 □ 16.07
107 28.33

8.8.19 903
902 □ .74

900 □ 2.08
2700 □ 11.15
2800 □ 7.55
2500 5.07
1200 2.10
3501 6.02
3402 □ 2.46
3400 □ 2.59
6200
3600 16.65
7700

3600
3502 13.85

3500 5.52
3601 9.78
3800 5.14
8000 □ 6.63
8004
8005 7.23

8.8.19 BD 100 □ 4.35

200
300 □ 1.5
500
800

,D

201 ..... .16

400 □ .34

501 □ .38

600 3.56

700 □ 8.37

1001
1000 } □ 1.31

1200 1.57

1300 .71

.8.19 DA

200 .34

300 .17

400 .17

500 .45

2200 1.96

1000
1200 } .23
1100

1300 .06

1400 .86

1500 .22

2400 □ 2.73

.19 DB

400
300 } □ .27

.31

200 □

8.8.19 DB

901 □ .56

800
900 } .07

902 □ .39

500
600 } .72
700

1900 □ 3.55

1301 .07

2201 = 1.90

1500 .11

1500 .50

1400
2700 } □ 1.50

2800
2900 } 2.00

3000 1.05

2600 .46

2500 .10

3100
2400 } 2.65

8.8.20 400 5.13

901 □ 1.79

600 1.14

603 .57

601
800 } □ 2.15

8.8.20 1000 □ 1.2

1301 2.8

1400 3.1

1402 2.9

1600 □ 2.8

1700 3.

8.8.18 CC 100 □ 1.

200 □ 1.

300 □ 1.

400 □ 1.

500 □ 1.

600 □ .4

700
600 } □ 2.

901
902 } 3.
903

1000 □ 2.

1400 □ 2

1300 .9

1200 .

1100 .2

2800 □ .

2600 } 1.

CC 1600 ▫ 2.40
2400 ▫ .32
2500 ▫ .31
1700 .52
1800 ▫ .52
1900 .52
2000 ▫ .30
2100 ▫ .34
2200 .18
2300 ▫ .50

8.9.24 AD 1002 ▫ 2.04
1001 ▫ .33
1200 ▫ 1.22
1300 ▫ .95
1301 .68
1400 ▫ 3.42
1402 ▫ 1.15
1500 ▫ 3.76

8.9.24 B 200 ▫ .80
400, 300 ▫ 1.70
501 ▫ 3.42
500 ▫ 4.33
503 .38
800 ▫ 1.40
1000 1.23

8.9.24 BC 700 ▫ .99
500 ▫ .73
300, 200 ▫ 8.27
100

8.9.24
200, 201, 300 ▫ 3.00
2200, 2202 18.70
2201 1.30
2001 18.64

9.24 AD
100 11.30
200 ▫ .50
300, 400 ▫ 4.24
700, 600 ▫ 4.72
600 ▫ 1.10
900 .54
900 ▫ .65
1100 ▫ .88

Planning Area: NORTHEAST
Goal 3 - - soils: not mapped.
Goal 4 - - site class: FB and FC.

Maps: 8-8-16
8-8-16DA
8-8-16DB
8-8-16DC
8-8-16DD
8-8-21

## FINDINGS

(a)adjacent uses:

NORTH }
EAST } - aquatic.
WEST }

SOUTH - forestry.

(b)public facilities and services:

WATER - Burnside Water Association.
FIRE - Knappa-Svenson-Burnside Fire District.
ROADS - State Highway 30, various improved county roads.

(c)parcel size and ownership patterns:

This area includes 106 parcels totaling 109.84 acres. The overall average lot size is 1.66 acres. There is one parcels larger than ten acres: a 12.08 acre parcel comprising about 11% of the total exception area.

(d)neighborhood and regional characteristics:

There are a total of 55 residences in this area at an average overall density of about 1 d.u. per 2.00 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part in continued residential development in this area.
- Farm and forest management are precluded in this area by a pattern of small parcel sizes.
- Certain farm and forest management practices are not compatible with either the number or the density of residences in this area.

5100 □ .96
700 1.15

501 □ 2.30
502 □ .56
000 □ 8.43
300 } 1.91
400 }

8.8.16 DA
200 } □ 12.08
701 }
400 }
500 } □ 1.64
600 }
700 □ .51
401 □ .25
704 □ .31
705 .34
702 □ .70
703 } .47
801 }
800 □ 1.24
900 □ .70
1000 □ .27
1101 .17
1200 □ .58

8.8.16 DA
1300 □ 2.10
1400 □ .58
1500 } □ 1.88
1600 }
1700 .15
1500 1.13
1800 □ 1.41
2000 } □ .38
2300 }
2100 □ .15
2401 } □ .64
2400 }
2402 □ 2.48
2501 □ .37
2500 □ 3.31

8.8.16 DB
101 □ 3.09
102 □ 3.61
107 .33
110 } □ .69
100 }
104 □ .88
103 □ .88
105 □ .19
1000 □ 2.83

8.8.16 DB
1200 1.3
1300 □ 1.9
300 □ .7
700 □ 2.
500 } □ 1.4
501 }
700 } □ .9
600 }
800 □ 1.6
900 □ .
901 □ .

8.8.16 DC
301 □ .
300 □ .
502 } □ .
600 }
200 □ 1.0
100 □ 2.
700 □ 2.
703 □ .
501 } □ 1.
601 }
701 □ 1.
704 □ .

.6 DD 400 4.40

301 □ 3.09

200 □ 8.81

100 } 2.44

500 } □

501 } 1.36

anning Area: NORTHEAST
oal 3 - - soils: not mapped.
oal 4 - - site class: FB, FC and FE.

Maps: 8-6-22
8-6-26
8-6-26CB
8-6-27
8-6-28
8-6-35
8-6-36

## FINDINGS

(a)adjacent uses:

EAST - residential (Westport) and forestry.
SOUTH- Highway 30, forest land and residential (Oklahoma Hills area).
NORTH- Columbia River.
WEST - forestry.

(b)public facilities:

The Wauna Westport Paper Mill (Crown Zellerbach) is largely self-sufficient in terms of services. The other parcels are not served by either public water or fire protection. This area is designated as an industrial development site because of its unique transportation access characteristics: rail, water and highway transportation are available.

(c)parcel size and ownership patterns:

There are a total of 4 parcels in this exception area:

| | | | |
|---|---|---|---|
| (1) | 582.14 acres | — | the mill site. |
| (2) | 2.47 acres | — | power substation. |
| (3) | 29.06 acres | — | vacant. |
| (4) | 51.83 acres | — | vacant. |
| (5) | 62.63 acres | — | vacant. |
| | 728.13 acres | — | total. |

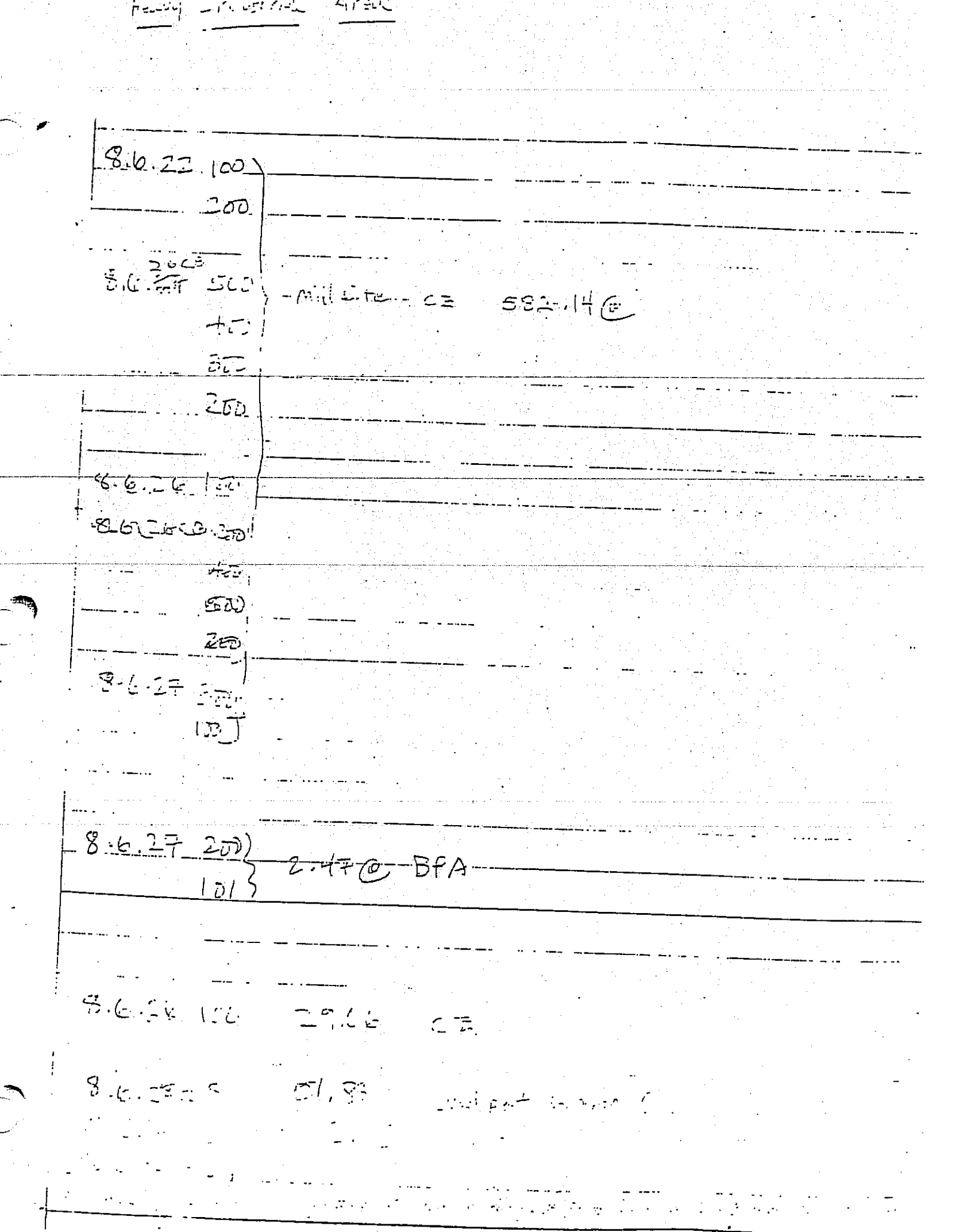
(e)natural boundaries:

This area is generally separated from other lands to the south by State Highway 30 to the south.

## CONCLUSION

This area is built and irrevocably committed to industrial development for the following reasons:

- The area is well served in terms of transportation facilities.
- A large portion of the area is already developed as a pulp mill.
- The area is generally separated from other lands by State Highway 30.



Planning Area: NORTHEAST
Goal 3 - - soils: not mapped.
Goal 4 - - site class: FB and FC.

Maps: 8-6
8-6-5

## FINDINGS

(a)adjacent uses:
Forestry, aquatic, including a deep water channel.

(b)public facilities and services:
ROADS - Clifton County Road.

(c)parcel size and ownership patterns:
This area consists of two subareas. The Bradwood area is a 47.4 acre parcel zoned for Marine Industrial uses (MI), having access to a deep water channel. The Clifton area consists of 11 parcels totaling 18.23 acres located generally north of the county road, between the road and the river. The overall average lot size is 1.66 acres. The largest parcel is 8.28 acres.

(d)neighborhood and regional characteristics:
The clifton subarea consists of 7 structures at an average overall density of 1 per 2.6 acres. These include residences and structures associated with the fishing industry.

(f)other relevant factors:
The Clifton subarea is long and narrow.

## CONCLUSION

This area is built and irrevocably committed to residential and industrial development for the following reasons:

- A deep water channel is adjacent to the area.
- Farm and forest practices are generally precluded by a pattern of small parcel sizes in this area.
- Certain farm and forest practices are incompatible with the number and density of non-farm, non-forest structures in this area.
- The configuration of the Clifton area is such that farm or forest management is not practical.

Bradwood Area

| | | |
|---|---|---|
| 200 | □ | 47.44 (acres M1) |
| 1102 | □ | 8.28 |
| 6.5 700 | | |
| 701 | | 3.00 |
| 703 | □ | .60 |
| 704 | | .53 |
| 702 | | 1.32 |
| 600 | □ | 1.22 |
| 500 | □ | 1.26 |
| 300 | □ | .89 |
| 400 | □ | .85 |
| 401 | □ | .09 |
| 200 | | .21 |

(cut-off)

all

$n = 12$ (11)

$\bar{a} = 5.47$ (1.66)

$\sigma = 65.67$ (18.23)

$\square = 8$ (7)

Area: NORTHEAST
- - soils: IIe, IVe and VIe.
- - - site class: FA and FB.

Maps: 8-7-10
8-7-11
8-7-15
8-7-16
8-7-16D

## FINDINGS

(a) adjacent uses:

NORTH - agriculture and forestry.

SOUTH }
WEST } - forestry.
EAST }

(b) public facilities:

ROADS - Upper Brownsmead County Road, Ziak-Gnat Creek County and Davis Bottom County Road.
WATER - Knappa Water Association.
FIRE - Knappa-Svenson-Burnside Fire District.

(c) parcel size and ownership patterns.

This area consists of 74 parcels totaling 394.58 acres. The overall average lot size is 5.33 acres. There are 7 parcels larger than ten acres, totaling 131.83 acres or about 33% of the total exception area.

(d) neighborhood and regional characteristics:

There are a total of 49 structures in this area, including one industrial building. The overall average residential density is 1 d.u. per 8.05 acres.

(e) natural boundaries:

Ziak-Gnat Creek Road separates part of this exception area from a natural aquatic area to the east.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Farm and forest management is precluded by a pattern of small parcel sizes in this area.
- Certain forest and farm management practices are not compatible with either the number or density of residences in this area.
- A natural boundary separates this exception area from resource lands to the east.

6.16 900 4.50
1000 ▫ 2.98
1001 ▫ .44
1002 ▫ .78
1100 ▫ 1.02
1303 1.33
1203 ▫ 2.03
1201 ▫ 1.57
1301 2.69
1500 6.41
1700 4.50
400 4.60

8.7.16D 100 ▫ } 4.52
102
103 ▫ .05
101 ▫ .71
1800 ▫ .83
1801 } .58
1708
1700 ▫ 2.92
200 ▫ 4.15
300 3.35
1650 ▫ 2.91
1400 ▫ 6.1

8.7.16D 2000 6.32
2100 } 3.02
2200
2300 .70
1700 ▫ 3.76
1700 ▫ .74
1100 5.18
900 ▫ 2.14
1001 } 2.66
902
700 } 1.89
800
901 2.17
1000 2.49
[illegible] } ▫ 1.68
[illegible]
8.7.15 8.7.16D 400 } ▫ .90
903 ▫ 1.03
1002 ▫ 1.03

8.7.15 800 ▫ 20.57
[illegible] .28
[illegible] ▫ 1.76
401 ▫ 1.82
[illegible] ▫ [illegible]
401 ▫ 2.78

8.7.15 300 4.70
200 ▫ 9.60

8.7.10 2100 2.14
2103 } ▫ [illegible]
2100
2000
2001 ▫ 8.91
900 ▫ 19.50
1000 ▫ 18.05
1100 [illegible]
1200 ▫ 7.30
1300 9.95
1400 6.07
1500 ▫ 3.77
1600 ▫ 10.26

8.7.11 1801 ▫ 8.80
1701 ▫ 7.00
1301 3.95

1600 ▫ 9.63
1500 ▫ 9.70
1400 ▫ 9.85
[illegible]
[illegible] ▫ [illegible]
800 [illegible]

00 = 9.35

500 = 19.02

400 } = 29.66
401 }

1700 = 2.28

1800 .38

300 5.02

all. $n = 74$

$\bar{@} = 5.33$

$\hat{\Sigma} = 394.58$

[illegible] $n = 7$

$\bar{@} = 18.83$

$\Sigma = 131.83$ or 33%

.anning Area: NORTHEAST
.oal 3 - soils: II, III, IVw and VIe.
Goal 4 - site class: Mostly FB,
some FA, FC and FG.

Maps:

| | |
|---|---|
| 8-7-8CC | 8-7-16 |
| 8-7-17 | 8-7-17B |
| 8-7-17C | 8-7-17CD |
| 8-7-18 | 8-7-19 |
| 8-7-19BA | 8-7-19DA |
| 8-7-20 | 8-7-20AA |
| 8-7-20B | 8-7-20BB |
| 8-7-21 | 8-7-29 |
| 8-7-30 | 8-8-14 |
| 8-8-15 | 8-8-16DD |
| 8-8-21 | 8-8-22A |
| 8-8-22B | 8-8-22BA |
| 8-8-22C | 8-8-22D |
| 8-8-23 | 8-8-24 |
| 8-8-25 | 8-8-25DA |
| 8-8-26 | 8-8-26CC |
| 8-8-26D | 8-8-27 |
| 8-8-27B | 8-8-27C |
| 8-8-27D | 8-8-34 |

## FINDINGS

(a)adjacent uses:

WEST - forestry.
SOUTH- forestry.
EAST - forestry and agriculture.
NORTH- forestry, agriculture and aquatic areas.

(b)public facilities and services:

WATER - Burnside Water Association, Wickiup Water District, Knappa Water Association, Carmen Creek Water Association.
FIRE - Knappa-Svenson-Burnside Fire District.
ROADS - State Highway 30, various paved county roads.

(c)parcel size and ownership patterns:

This exception area consists of 835 parcels totaling 4,031.73 acres. The overall average lot size is 4.83 acres. There are 107 parcels larger than ten acres totaling 2,235.57 acres or about 55% of the total exception area. Of those parcels larger than ten acres, there are 39 lots larger than 20 acres, totaling 1,235.41 acres or about 31% of the total exception area. These larger parcels are surrounded by smaller parcels.

(d)neighborhood and regional characteristics:

There are a total of 682 residential, commercial and institutional structures in this area at an overall density of about 1 per 5.91 acres.

## CONCLUSION

This area is built and irrevocably committed to residential and commercial development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential and commercial development in this area.
- Farm and forest management are precluded by a pattern of small lot sizes in this area.
- Many forest and farm management practices are not compatible with either the number or density of residences and other non-farm, non-forest uses in this area.

| | n | $\bar{\sigma}$ | $\varepsilon$ | % acreage | □ | [illegible] |
|---|---|---|---|---|---|---|
| lo. | 835 | 4.83 | 4,031.73 | 100 % | 682 | ⇒ 1/5. |
| e 10 [illegible] | 107 | 20.34 | 2,235.57 | 55% | 86 | ⇒ 1/26 |
| [illegible] e 50 [illegible] | 39 | 31.68 | 1,235.41 | 31 % | 22 | ⇒ 1/[illegible] |

Krupper / [illegible]



| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8-8-21 | 5600 | □ | 9.16 | 8.8.22A | 1601 | □ 2.40 | 8.8.22A | 2500 □ .23 |
| | 1500 | | | | 1600 | □ 1.32 | | 2600 □ .54 |
| | 1600 | | | | 401 | 1.83 | | 2400 .60 |
| | 1700 | | 7.69 | | 430 | □ 2.80 | | 2700 □ 1.73 |
| | 1400 | | | | 4400 | | | 1900 □ [illegible] |
| | 1300 | | | | 4500 | □ 5.46 | | 3000 □ .72 |
| | | | | | 4600 | □ 4.43 | | 3700 □ 1.80 |
| 8.8.16 DD | 600 | | 2.10 | | 4700 | □ .15 | | 3800 □ |
| | | | | | 4601 | □ .13 | | 3400 1.96 |
| 8.8.15 | 600 | | | | 4501 | □ 2.37 | | 1801 □ .78 |
| | 601 | | 13.25 | | 4900 | □ .39 | | 4000 .71 |
| | 1400 | | 2.14 | | 5000 | □ .25 | | 4000 □ .95 |
| | 1401 | □ | 7.21 | | 5101 | □ 1.11 | | 4000 |
| | | | | | 4800 | | | 4100 □ 1.00 |
| 8.8.22A | 600 | □ | 2.79 | | 5200 | □ 1.69 | | |
| | 500 | □ | .75 | | 4302 | □ .09 | 8.8.22B | 400 □ 1.2[illegible] |
| | 900 | □ | 5.92 | | 3501 | □ .37 | | 500 □ .60 |
| | 1000 | □ | 9.95 | | 3500 | □ 7.82 | | 301 .41 |
| | 1100 | □ | 6.61 | | 2900 | □ .17 | | 300 □ .52 |
| | 1901 | | 3.25 | | 2901 | □ .16 | | 601 □ .72 |
| | 2001 | | .36 | | 2900 | □ .15 | | 600 □ 1.08 |
| | 800 | □ | 5.40 | | 2902 | .05 | | [illegible] □ |
| | 1800 | □ | 7.00 | | 3000 | □ .08 | | [illegible] 4.47 |
| | [illegible] | □ | 1.[illegible] | | 3101 | □ [illegible] | | 1[illegible] |
| | [illegible] | □ | [illegible] | | | | | |
| | 700 | □ | .40 | | [illegible] | □ [illegible] | | [illegible] |
| | 1500 | □ | 3.84 | | 3400 | □ .60 | | 800 |

| | | | | | |
|---|---|---|---|---|---|
| 2901 | .58 | 8.8.22B 1000 | 29.20 | 8.8.22C 1011 | 2 |
| 2900 | 4.24 | 1101 | 2.17 | 1200 | 3. |
| 2500 / 2800 | 1.95 | 1200 | 2.72 | 1400 | 1. |
| | | 1100 | 14.80 | 800 | 17. |
| [illegible] | 1.91 | 1102 | 2.34 | 700 | |
| 2000 | 1.35 | | | 601 | 10 |
| 3000 | 7.06 | 8.8.22BA 100 | .44 | 2000 | |
| 1000 | 1.20 | 200 | .33 | 600 | .3 |
| 2501 | .68 | 300 | .30 | 100 | 3.16 |
| 2401 | 6.03 | 400 | .39 | 101 | .3 |
| 2300 | .38 | 500 | .37 | 200 / 500 | |
| 2400 | .72 | 600 | .31 | | |
| 2100 | .54 | 700 | .41 | 1500 | 20.37 |
| 2200 | .90 | 800 | .35 | 1600 | .39 |
| 2000 / 2001 | 3.49 | | | 1700 | 3.[illegible] |
| | | 8.8.22C 1000 | 5.39 | 1800 | 4.4[illegible] |
| 1700 | .32 | 1007 | 5.41 | 1900 | 9.17 |
| 1900 | .16 | 1006 | 4.07 | 2100 / 2000 | .6[illegible] |
| 1800 | 1.52 | 1004 | 1.35 | | |
| 1600 / 1601 | 2.02 | 1008 | 5.40 | | |
| | | 1002 | 5.35 | 8.8.22D 1200 | .4[illegible] |
| 1500 / 1501 | 4.85 | 1300 | 13.10 | 1100 | .2[illegible] |
| | | 900 | .60 | 1300 | 1.2[illegible] |
| 1401 | .69 | 1005 | 5.25 | 1400 | .7[illegible] |
| [illegible] | | [illegible] | [illegible] | [illegible] | [illegible] |
| [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| | | 1009 | 200 | [illegible] | |

D 1000 □ .34 8.8.22D 2900 □ 11.93 8.8.27 1400 □ 3.81

900 □ 4.43 3002 1.77 1402 } □ 1.04
1413 }

800 □ 4.77 3001 }
3003 } 7.23 1500 □ 4.78

701 5.00 3101 1600 □ 17.51

700 □ .36 3100 □ 3.07 1602 □ 1.06

702 □ 1.11 1700 □ .37

601 □ .64 1601 □ 20.00

602 □ 1.99 8.8.27 200 } □ 1402 7.76
303 } .67

600 } 14.95 1905 1.82
500 }

301 □ 8.04

400 .53 302 □ 1.29 1900 }
1901 } □ 6.64

300 □ 1.85 400 □ .75

201 } □ 12.81 500 (12 □) 16.10 1904 □ 3.17
200 }

600 □ 9.85 2503 .54

101 } □ 14.60 750 □ .58 2501 □ .64
100 }

800 □ .79 2502 □ .47

1900 □ 2.92 900 □ .52 2400 □ 1.86

2001 □ .90 1002 □ 1.03 2300 □ .70

2000 □ 35.53 1001 □ 1.43 2200 □ .62

2300 .98 1000 □ 1.06 2000 □ .23

2200 } 1100 □ 1.39 2100 □ 3.86
2100 }

1002 □ 1.83 2000 □ 4.77

2700 } □ 12.81 1101 □ 1.13 2500 5.31
2800 }

1200 □ 1.14 2700 □ 1.79

[illegible]

[illegible] 2.52 [illegible] □ [illegible]

2400 .98 1401 □ 5.00

EB 400 □ 37.29 8.8.27 D 300 □ 6.92 8.8.34 100 □ 14.8

500 9.79 400 □ 10.50 104 □ .52

800 } □ 4.80 501 } □ 11.19 103 □ .68
801 } 500 }
700 }

901 4.04 600 .18 8.8.26 1700 } □ 38.96
903 □ 4.94 800 } 1800 }

902 □ 5.12 1200 } □ 8.45 2001 80.2

300 □ 16.51 ✓ 1300 } 2002 □ 25.2

200 } 9.61 701 □ 3.67 2000 □ 1.02
205 }

100 □ 1.70 2100 □ 2.65 2800 □ 2.97

202 } □ 2.13 2200 □ 3.50 2804 □ 2.50
204 }

2300 1.36 2802 } □ .46
2803 }
2801 }

203 } □ 7.71 2400 □ 1.50
201 } 2600 3.45

1400 □ 1.45 2000 □ 13.62 2700 □ 13.9

1300 □ 9.95 100 □ 1.97 2600 15.15

1000 □ 5.25 200 □ .32 2601 □ 4.02

1200 □ 6.86 201 7.61 2500 □ 38.59

1100 □ 7.58 900 9.85 2100 } □ 21.60
2101 }

1000 □ .50 1901 }

8.8.27C 400 □ 7.00 1100 .84

401 □ 3.00 1500 □ 9.64 1900 32.13

300 □ 10.22 1600 □ 6.67 1500 □ 4.52

200 □ 2.10 1700 □ 13.69 1600 □ .52

100 □ .95 1800 □ 12.06 1900 □ 1.44

800 □ 1.10

700 □ 2.07 1500 } □ 2.92
1504 }

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8.8.26 | 1300 | 1.51 | 8.8.26 | 200 | ¤ .48 | 8.8.26D | 700 | 4.69 |
| | 1301 | 1.00 | | 300 | ¤ 1.08 | | 801 | ¤ .99 |
| | 1400 | ¤ 4.36 | | 301 | .82 | | 800 | 5.09 |
| | 1302 | 11.17 | | 400 | ¤ .90 | | 900 | 2.93 |
| | 1041 | ¤ 15.10 | | 500 | ¤ 7.02 | | 1000 | ¤ 15.00 |
| | 1023 | | | 600 | ¤ 5.08 | | 1100 | ¤ 3.20 |
| | 106 | 4.00 | | 700 | ¤ .60 | | 1200 | ¤ 3.20 |
| | 101 | ¤ 6.00 | | | | | 1300 | ¤ 3.20 |
| | 201 | ¤ 11.64 | 8.8-26CC | 100 | ¤ 1.92 | | | |
| | 1201 | ¤ 6.08 | | 201 | ¤ 1.52 | 8.8.23 | 100 | ¤ 1.04 |
| | 1101 | ¤ 7.84 | | 200 | ¤ .64 | | 101 | ¤ .40 |
| | 1100 | 4.68 | | 300 | ¤ 6.00 | | 200 } 1200 } | ¤ 19.30 |
| | 1103 | 1.84 | | 400 | ¤ 3.50 | | 201 | .23 |
| | 1102 | 1.12 | | 500 | ¤ 2.50 | | 1100 | ¤ 2.66 |
| | 1000 | ¤ 1.24 | | 600 | ¤ [illegible] | | 900 | ¤ 3.86 |
| | 1200 | ¤ 4.32 | | 701 | 4.77 | | 804 | ¤ .90 |
| | 1202 | ¤ .49 | | 800 | ¤ 3.08 | | 803 } 801 } | ¤ 4.36 |
| | 900 | ¤ 2.32 | | | | | 301 | ¤ .97 |
| | 105 | ¤ 1.04 | 8.8.26D | 100 | ¤ .95 | | 601 | 1.08 |
| | 103 | ¤ 5.46 | | 101 | ¤ 5.50 | | 602 | ¤ .46 |
| | 108 | .48 | | 200 | ¤ 2.01 | | 603 } 603 } | ¤ 2.90 |
| | 107 | ¤ .56 | | 300 | ¤ 2.07 | | 600 | ¤ 2.35 |
| | 100 | ¤ .38 | | 403 | ¤ .77 | | 700 | ¤ 17.00 |
| | 106 | 4.00 | | 400 | ¤ 1.72 | | | |
| | 201 } 202 } | ¤ 12.13 | | 701 } 702 } | ¤ 4.69 | | 2501 | ¤ 2.75 |

500 □ 4.76
3700 □ 18.19
3600 □ 18.42
3701 □ 1.43
600 } □ 15.24
601 }
701 23.77
2700 }
2600 } □ 20.06
2601 }
2501 }
2500 } 57.42
2400 }
3800 □ 39.59
3400 }
4000 } □
8825 600 } 96.72
88.24 4202 }
900 □ 2.85
1000 □ } 9.03
1100 □ }
1102 .36
1202 □ .99
700 □ 3.63
1205 } □ [illegible]
[illegible] □ [illegible]
[illegible] □ [illegible]
200 } □ 8.98

88.24 1300 □ 14.46
1400 1.09
1500 .90
1700 □ 1.00
[illegible] □ 4.40
[illegible] □ 18.31
2000
2100 □ .20
2201 □ .95
2200 □ 18.28
2300 □ 19.69
4203 □ 1.38
4201 } .89
4200 }
4100 □ 20.95
8.8.25 500 □ 26.98
900 □ 3.82
901 □ .69
1000 □ 4.85
700 □ 20.00
1100 □ 24.10
[illegible] □ [illegible]
1104 □ 18.33
[illegible] □ [illegible]
[illegible] } □ 18.09

8.8.25 1404 □ .94
1400 □ 1.06
1401 □ 1.00
1405 } 1.33
1406 }
1402 □ [illegible]
1101 [illegible]
2200(a) 29.75
2200(b) 7.19
1700 □ 11.36
500 } 23.67
100 }
101 □ [illegible]
200 □ .35
702 □ 3.84
200 } □ [illegible]
2103 } 11.72
2104 □ 3.97
2105 24.70
2102 □ 4.00
2101 } 2.94
2106 }
2191 .42
200 □ [illegible]
1800 .30
8.8.25 100 □ .24
[illegible]
[illegible] □ [illegible]
400 □ .24

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 500 | □ 2.47 | 8.8.23 | 4300 } | □ 9.77 | 8.8.23 | 6000 | □ 9.35 |
| 2502 | □ 3.01 | | 4400 } | | | 6100 | □ 25.18 |
| 2600 | □ 5.80 | | 4500 | □ 17.43 | | | |
| 1400 | □ 7.92 | | 7000 | 1.12 | 8.8.14 | 500 | 24.00 |
| 1500 | □ 11.61 | | 5900 } | 6.46 | | 600 } | □ 5.06 |
| 2700 } | □ 6.67 | | 4800 } | | | 601 } | |
| 2702 } | | | 4700 | 2.74 | | 501 | □ 1.00 |
| 2701 | □ .48 | | 4701 } | □ 1.86 | | | |
| 1600 | □ 18.20 | | 4702 } | | 8.8.24 | 407 | 2.39 |
| 1700 | □ .53 | | 5601 | □ 1.00 | | 405 | □ [illegible] |
| 1800 } | | | 5602 | □ 2.33 | | 402 | [illegible] |
| 1900 } | □ 15.34 | | 5500 | □ 4.07 | | 401 | 9.36 |
| 2000 } | | | 5600 | □ 9.27 | | 403 } | □ 3.00 |
| 2100 | 3.10 | | 5100 | 16.95 | | 403 } | |
| 2200 | □ .25 | | 5101 | □ 1.80 | | 404 | 2.00 |
| 2300 | □ 2.12 | | 5100 | □ .65 | | 406 | 6.74 |
| 2300 | □ 1.56 | | 4900 } | □ 18.81 | | 409 | 3.06 |
| 3400 | □ .30 | | 5000 } | | | 410 | 3.02 |
| 3500 | □ .60 | | 1000 | □ 6.72 | | 500 | 45.59 |
| 3700 | □ .94 | | 5300 | □ 7.50 | | 2800 } | □ 7.14 |
| 3900 | □ 1.50 | | 5400 | □ 1.00 | | 2900 } | |
| 3900 | 1.70 | | 500 | □ 1.78 | | 3001 | □ .90 |
| 3900 | □ 11.50 | | 901 | □ 4.92 | | 3002 | .53 |
| 400 | □ .05 | | 500 | □ 4.04 | | 3000 | □ .53 |
| [illegible] | □ [illegible] | | [illegible] | [illegible] | | [illegible] } | □ 4.33 |
| 4200 | □ 9.77 | | 5800 | □ 7.11 | | 3300 } | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| DA | 500 | □ .27 | 8.7.30 | 1000 | □ 21.30 | 8.7.30 | 3200 □ 3.20 |
| | 600 | .25 | | 1100 | 23.60 | | 201 3.00 |
| | 700 | .25 | | 1200 | □ 6.75 | | 101 8.62 |
| | 800 | .29 | | 1400 | □ 2.72 | | 103 3.79 |
| | 900 | .35 | | 1300 | .73 | | 104 .51 |
| | 1000 | .32 | | 1000 | □ 3.05 | | 102 [illegible] |
| | 1100 | .29 | | 1900 | □ 13.04 | | 100 9.55 |
| | 1200 | .29 | | 1803 | □ 6.51 | | 105 1.50 |
| | 1300 | .30 | | 1802 | □ 15.91 | | 3001 □ 4.04 |
| | 1400 | .30 | | 1801 | □ 13.14 | | 3000 □ .76 |
| | 1500 | .30 | | 1400 | □ 2.08 | | 3002 1.20 |
| | 1600 | .24 | | 2101 | 9.02 | | |
| | 1700 | .23 | | 2100 2000 | □ 3.00 | 8.7.19 | 2102 1.00 |
| | 1800 | .25 | | 2300 | □ 3.80 | | 2101 □ 29.07 |
| | 1900 | .27 | | [illegible] | [illegible] | | [illegible] 1.00 |
| | 2000 | .26 | | 2400 | □ [illegible] | | [illegible] □ [illegible] |
| | 2100 | .34 | | 3100 | .18 | | [illegible] □ [illegible] |
| | 2200 | .24 | | 2500 | □ 7.68 | | 1000 32.23 |
| | 2300 | .28 | | 2601 | 1.00 | | 1001 2.57 |
| | 2400 | .24 | | 2600 | □ 6.10 | | 1002 2.64 |
| | 2500 | .26 | | 2400 | □ 12.37 | | 1005 .97 |
| | 2600 | .30 | | 2402 | □ [illegible] | | 1003 □ 1.09 |
| | 2700 | .32 | | [illegible] | □ [illegible] | | [illegible] □ [illegible] |
| | | | | [illegible] | [illegible] | | [illegible] .95 |
| | [illegible] | □ [illegible] | | [illegible] | □ [illegible] | | [illegible] □ [illegible] |
| | [illegible] | □ [illegible] | | [illegible] | □ [illegible] | | [illegible] [illegible] |
| | [illegible] | □ [illegible] | | [illegible] | [illegible] | | [illegible] [illegible] |
| | 900 | □ .70 | | | | | 500 .40 |

Planning Area: CLATSOP PLAINS
Goal 17 - - an exception to section (3)(f)

Maps: 7-10-16C
7-10-21
7-10-21BA
7-10-21BD
7-10-21CD
7-10-28AB
7-10-28AC
7-10-28DB

## FINDINGS

(a)adjacent uses:

NORTH - residential
SOUTH - residential
EAST - residential
WEST - Pacific Ocean.

(b)public facilities and services:

WATER - Surf Pines Water District.
FIRE - Warrenton Rural Fire District
ROADS- Paved private roads.

(c)parcel size and ownership patterns:

There are 75 parcels in this exception area totaling 168.59 acres. The overall average lot size is 2.31 acres. The area includes 3 parcels larger than ten acres, totaling 44.36 acres or about 26% of the total exception area.

(c)neighborhood and regional characteristics:

There are a total of 28 houses in the Surf Pines exception area at an overall average density of 1 d.u. per 6.02 acres.

## CONCLUSION

This area is built and irrevocably committed to land divisions not otherwise permitted under Goal 17 for the following reasons.

- Lands surrounding this area are divided into small residential parcels.
- Public facilities and services are developed to a level which supports continued small lot residential development in this area.
- The area is already divided into small residential parcels: only a small portion of the land is not yet divided.
- The area is already developed to residential densities.

3f

$\bar{\epsilon} = 2.31$ $\bar{\epsilon} = 14.79$

$\delta = 168.59$ $\square = 28$ $\delta = 44.36$ or 26%

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 10.16 C | 400 □ | 1.50 | 7.10.21 BD | 1300 | 1.20 | 7.10.28 AB | 1000 □ | 2.1 |
| | 500 □ | 1.27 | | 1400 □ | 1.19 | | 1001 } □ | 2.1 |
| | 600 | 1.29 | | 1500 | 1.19 | | 1002 } | |
| | 700 □ | 1.30 | | 1600 | 1.19 | | 800 | 9.4 |
| | 800 □ | 1.32 | | 1700 □ | 1.18 | | 700 | 2.6 |
| | 900 | 1.34 | | 1800 | 1.18 | | | |
| | 1000 | 1.35 | | 1900 | 1.18 | 7.10.28 AC | 1700 □ | 2.4 |
| | 1100 | 1.36 | | 2000 | 1.18 | | 1600 | 2.5 |
| | ~~1200~~ | ~~9.20~~ | | 2100 | 1.17 | | 1400 | 2.2 |
| 7.10.21 BA | 800 | 1.30 | | 2200 | 1.17 | | 1300 | 2.2 |
| | 900 | 1.21 | | 1100 | 10.08 | | 1200 □ | 7.1 |
| | 901 } | 1.39 | | 2300 | 3.09 | | 1100 } □ | 2.94 |
| | 1000 } | | 7.10.21 | 1000 | 19.08 | | 1000 } | |
| | 1100 □ | 1.28 | 7.10.21 CD | 500 | 1.27 | | 900 } | |
| | 1200 □ | 1.28 | | 600 | 1.29 | | 800 } □ | 3.14 |
| | 1300 | 1.25 | | 700 □ | 1.30 | | 700 } | |
| | 1400 | 2.40 | | 800 | 1.32 | 7.10.28 DB | 1700 | 1.5 |
| | 1500 | 1.45 | | 900 □ | 1.02 | | 1600 | 1.6 |
| | 1600 | 1.21 | | 1000 | 3.45 | | 1500 □ | 1.2 |
| | 1700 □ | 1.21 | | 1200 □ | 2.13 | | 1400 | 1.6 |
| | 1800 | 1.20 | | 1201 □ | 1.71 | | 1302 □ | 1.2 |
| | 7001 | 15.20 | | 1300 | .43 | | 1300 □ | 1.2 |
| 10.16 C | 1200 | | | 1400 □ | .86 | | 1301 □ | 1.2 |
| 10.21 BA | 1900 | 3.48 | | 1501 | .80 | | 1200 □ | 1.1 |
| | 2000 | [illegible] | | [illegible] | 1.22 | | 1100 | |
| | 1301 □ | [illegible] | | 1700 | .59 | | [illegible] | |

8T

300 2.75

103 } 27.51
.18 600 }

.7.19 106 } □ 1.20
108 }

109 □ 6.80

2800 □ 12.66

2801 □ .80

2700 9.89

2400 }
2401 } 12.42
8.7.20 800 }

8.7.8 CC 800 □ 2.57

200 □ 1.21

300 1.49

400 □ 1.18

500 □ 2.08

600 .31

8.7.17 3000 □ 16.20

1100 11.89

[illegible] 6.00

2400 41.34

2500 [illegible]

[illegible]

2504 □ 11.20

2503 } □ 5.91
[illegible]

8.7.17 10 2505 (47□) 7.11

2800 □ 26.40

8.7.17B 500 .66

600 □ .32

[illegible] .16

[illegible] .80

900 □ 1.24

400 □ .81

300 .43

1000 □ 1.28

1100 □ .32

1200 □ .64

800 .32

1400 1.40

200 □ 2.35

100 □ 4.70

1500 □ 1.00

1600 □ .83

1700 □ 1.10

8.7.17C 200 □ .42

[illegible] □ .42

1400 □ .93

[illegible] □ 7.76

[illegible] 54.64

1600 □ .92

8.7.17C 1300 □ 2.3

1400 } □ 1.0
1302 }

1500 □ .3

1200 }
1201 } □ 1.2
[illegible]

1100 □ 2.12

1000 } □ 3.42
900 }

[illegible] 3.66

[illegible] [illegible]

300 .71

200 9.75

[illegible] [illegible]

400 .26

100 6.85

107 □ 8.84

500 □ 1.29

105 □ .51

106 □ .52

103 5.00

[illegible] } 5.00
101 }

104 □ 4.11

[illegible]

[illegible] [illegible]

CCD 100 } = .37
200 }
300 5.39
400 } = .46
500 }
600 }
700 } = 2.32
800 }
900 .51
1000 = .29
1100 .25
1200 } .43
1300 }
1400 } .34
1500 }
1600 = .27
1700 }
1800 } .44
1900

1600 5.17
1601 3.02
1602 3.68
1700 .32
1800
1900 = .42
1400 3.54

S.T.20 1300 $.60
1100 □ 1.25
1000 □ 1.50
900 = .60
700 □ 1.50
600 .97
501 = .50
600 □ 7.80
500 □ 8.80
601 22.29
40 □ 27.53
401 = 1.03
402 = 1.39
305 14.29
311 = 1.75
312 = 1.75
313 1.14
303 □ .88
309 2.82
302 } = 5.41
311 }
312 } = .7
313 }
314 }
315 }
316 }
317 }
318 }
319 }
320 }
321 }
322 }
323 }
324 }
325 }
326 }
327 }
328 }
329 }
330 }
331 }
332 }
333 }
334 }
335 }
336 }
337 }
338 }
339 }
340 }
341 }
342 }
343 }
344 }
345 }
346 }
347 }
348 }
349 }
350 }
351 }
352 }
353 }
354 }
355 }
356 }
357 }
358 }
359 }
360 }
361 }
362 }
363 }
364 }
365 }
366 }
367 }
368 }
369 }
370 }
371 }
372 }
373 }
374 }
375 }
376 }
377 }
378 }
379 }
380 }
381 }
382 }
383 }
384 }
385 }
386 }
387 }
388 }
389 }
390 }
391 }
392 }
393 }
394 }
395 }
396 }
397 }
398 }
399 }
400 }
401 }
402 }
403 }
404 }
405 }
406 }
407 }
408 }
409 }
410 }
411 }
412 }
413 }
414 }
415 }
416 }
417 }
418 }
419 }
420 }
421 }
422 }
423 }
424 }
425 }
426 }
427 }
428 }
429 }
430 }
431 }
432 }
433 }
434 }
435 }
436 }
437 }
438 }
439 }
440 }
441 }
442 }
443 }
444 }
445 }
446 }
447 }
448 }
449 }
450 }
451 }
452 }
453 }
454 }
455 }
456 }
457 }
458 }
459 }
460 }
461 }
462 }
463 }
464 }
465 }
466 }
467 }
468 }
469 }
470 }
471 }
472 }
473 }
474 }
475 }
476 }
477 }
478 }
479 }
480 }
481 }
482 }
483 }
484 }
485 }
486 }
487 }
488 }
489 }
490 }
491 }
492 }
493 }
494 }
495 }
496 }
497 }
498 }
499 }
500 }
501 }
502 }
503 }
504 }
505 }
506 }
507 }
508 }
509 }
510 }
511 }
512 }
513 }
514 }
515 }
516 }
517 }
518 }
519 }
520 }
521 }
522 }
523 }
524 }
525 }
526 }
527 }
528 }
529 }
530 }
531 }
532 }
533 }
534 }
535 }
536 }
537 }
538 }
539 }
540 }
541 }
542 }
543 }
544 }
545 }
546 }
547 }
548 }
549 }
550 }
551 }
552 }
553 }
554 }
555 }
556 }
557 }
558 }
559 }
560 }
561 }
562 }
563 }
564 }
565 }
566 }
567 }
568 }
569 }
570 }
571 }
572 }
573 }
574 }
575 }
576 }
577 }
578 }
579 }
580 }
581 }
582 }
583 }
584 }
585 }
586 }
587 }
588 }
589 }
590 }
591 }
592 }
593 }
594 }
595 }
596 }
597 }
598 }
599 }
600 }
601 }
602 }
603 }
604 }
605 }
606 }
607 }
608 }
609 }
610 }
611 }
612 }
613 }
614 }
615 }
616 }
617 }
618 }
619 }
620 }
621 }
622 }
623 }
624 }
625 }
626 }
627 }
628 }
629 }
630 }
631 }
632 }
633 }
634 }
635 }
636 }
637 }
638 }
639 }
640 }
641 }
642 }
643 }
644 }
645 }
646 }
647 }
648 }
649 }
650 }
651 }
652 }
653 }
654 }
655 }
656 }
657 }
658 }
659 }
660 }
661 }
662 }
663 }
664 }
665 }
666 }
667 }
668 }
669 }
670 }
671 }
672 }
673 }
674 }
675 }
676 }
677 }
678 }
679 }
680 }
681 }
682 }
683 }
684 }
685 }
686 }
687 }
688 }
689 }
690 }
691 }
692 }
693 }
694 }
695 }
696 }
697 }
698 }
699 }
700 }
701 }
702 }
703 }
704 }
705 }
706 }
707 }
708 }
709 }
710 }
711 }
712 }
713 }
714 }
715 }
716 }
717 }
718 }
719 }
720 }
721 }
722 }
723 }
724 }
725 }
726 }
727 }
728 }
729 }
730 }
731 }
732 }
733 }
734 }
735 }
736 }
737 }
738 }
739 }
740 }
741 }
742 }
743 }
744 }
745 }
746 }
747 }
748 }
749 }
750 }
751 }
752 }
753 }
754 }
755 }
756 }
757 }
758 }
759 }
760 }
761 }
762 }
763 }
764 }
765 }
766 }
767 }
768 }
769 }
770 }
771 }
772 }
773 }
774 }
775 }
776 }
777 }
778 }
779 }
780 }
781 }
782 }
783 }
784 }
785 }
786 }
787 }
788 }
789 }
790 }
791 }
792 }
793 }
794 }
795 }
796 }
797 }
798 }
799 }
800 }
801 }
802 }
803 }
804 }
805 }
806 }
807 }
808 }
809 }
810 }
811 }
812 }
813 }
814 }
815 }
816 }
817 }
818 }
819 }
820 }
821 }
822 }
823 }
824 }
825 }
826 }
827 }
828 }
829 }
830 }
831 }
832 }
833 }
834 }
835 }
836 }
837 }
838 }
839 }
840 }
841 }
842 }
843 }
844 }
845 }
846 }
847 }
848 }
849 }
850 }
851 }
852 }
853 }
854 }
855 }
856 }
857 }
858 }
859 }
860 }
861 }
862 }
863 }
864 }
865 }
866 }
867 }
868 }
869 }
870 }
871 }
872 }
873 }
874 }
875 }
876 }
877 }
878 }
879 }
880 }
881 }
882 }
883 }
884 }
885 }
886 }
887 }
888 }
889 }
890 }
891 }
892 }
893 }
894 }
895 }
896 }
897 }
898 }
899 }
900 }
901 }
902 }
903 }
904 }
905 }
906 }
907 }
908 }
909 }
910 }
911 }
912 }
913 }
914 }
915 }
916 }
917 }
918 }
919 }
920 }
921 }
922 }
923 }
924 }
925 }
926 }
927 }
928 }
929 }
930 }
931 }
932 }
933 }
934 }
935 }
936 }
937 }
938 }
939 }
940 }
941 }
942 }
943 }
944 }
945 }
946 }
947 }
948 }
949 }
950 }
951 }
952 }
953 }
954 }
955 }
956 }
957 }
958 }
959 }
960 }
961 }
962 }
963 }
964 }
965 }
966 }
967 }
968 }
969 }
970 }
971 }
972 }
973 }
974 }
975 }
976 }
977 }
978 }
979 }
980 }
981 }
982 }
983 }
984 }
985 }
986 }
987 }
988 }
989 }
990 }
991 }
992 }
993 }
994 }
995 }
996 }
997 }
998 }
999 }
1000 }

S.T.20 B 101 } = .75
100 }
200 □ .3
300 □ .5
400 (SE) .7
500 1.0
600 } □ .6
700 }
800 .67
900 1.0
1000 □ .3
1100 □ .3
1200 .6
900 □ .50
1500
1700 1.16
1300
1600 2.00
2500 □ .24
1750 □ .58
1803 } □ 1.11
1821 }
1900 = 2.55
2000 } = 1.25
2100 }
2200 1.00 =

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8.7.20 B | 3100 | □ 4.50 | 8.7.20 BB | 300 | □ .56 | 8.7.19 CB | 400 | .3 |
| | 3200 | □ 2.46 | | 400 | □ .50 | | 500 | .3 |
| | 3300 | □ | | 500 | 1.30 | | 600 | .3 |
| | 3301 | 12.56 | | 600 | | | 700 | .3 |
| | 3400 | □ 5.40 | | 700 | □ .64 | | 800 | .27 |
| | 3500 | □ 2.80 | | 800 | □ .89 | | 900 | .3 |
| | 3600 | □ .53 | | 900 | □ .57 | | 1000 | .40 |
| | 3001 | □ 1.05 | | 1000 | □ .51 | | 1100 | .36 |
| | 3000 | 6.45 | | 1100 | □ .32 | | 1200 | .36 |
| | 2100 | □ 8.[illegible] | | 1200 | □ .34 | | 1400 | □ .56 |
| | 2000 | | | 1300 | □ .50 | | 1500 | □ .74 |
| | 2001 | □ 12.[illegible] | | 1400 | □ .42 | | 1600 | □ .35 |
| | 2602 | .96 | | 1500 | □ .42 | | 1700 | .26 |
| | 2700 | □ 7.[illegible] | | 1600 | .45 | | 1800 | .29 |
| | 2800 | □ 1.27 | | 1701 | □ .98 | | 1900 | .29 |
| | 2801 | | | 1700 | | | 2000 | .36 |
| | | | | 1800 | □ 3.56 | | 2100 | □ .42 |
| 8.7.20 BB | 2201 | | | 1803 | | | 2200 | .36 |
| | 2200 | 1.99 | | 1804 | | | 2300 | .29 |
| | 2090 | | | 1802 | □ .51 | | 2400 | .29 |
| | 2100 | | | 2000 | □ .47 | | 2500 | □ .29 |
| | 2300 | □ 4.11 | | 1901 | | | 2600 | .29 |
| | 2101 | | | 1900 | □ .44 | | 2700 | .36 |
| | 2400 | .32 | | 1901 | .3[illegible] | 8.7.19 DA | 200 | □ .3[illegible] |
| | [illegible] | | | | | | | |
| | [illegible] | □ .08 | | 200 | .46 | | 300 | □ .3[illegible] |
| | 200 | □ .51 | | 300 | .38 | | 400 | □ .34 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 19 | 500 □ | .34 | S.T.20AA | 200 | .32 | S.T.20AA | 1699 = 2.00 |
| | 600 | .33 | | 300 □ | .27 | | |
| | 750 □ | .67 | | 400 □ | .26 | S.T.21 | 707 □ 5.44 |
| | 800 □ | 1.25 | | 500 □ | .26 | | 600 .95 |
| | 900 | .67 | | 607 □ | | | 500 2.11 |
| | 1000 □ | .32 | | 701 { | .20 | | |
| | 1100 | .34 | | 700 | .19 | S.T.29 | 300 1.50 |
| | 1200 □ | .34 | | 800 | .23 | | 400 □ 3.50 |
| | 1300 □ | .34 | | 900 | .29 | | 411 .46 |
| | 1400 □ | .34 | | 1000 | .32 | | 705 { |
| | 500 □ | .25 | | 2300 | .29 | | 410 { 16.01 |
| | 1600 □ | .25 | | 2400 | .77 | | 404 6.43 |
| | 1750 □ | .25 | | 2700 □ | 2.58 | | |
| | 1901 □ | .34 | | 2200 □ | .34 | S.T.16 | 2801 □ 3.69 |
| | 1803 □ | .34 | | 2100 □ | .31 | | 2700 .46 |
| | 1900 □ | .34 | | 2300 □ | .37 | | 2600 9.52 |
| | 1902 □ | .34 | | 1900 □ | .20 | | 2901 □ .58 |
| | 2000 □ | 1.30 | | 1800 □ | .29 | | 2800 □ .79 |
| | 2100 □ | 1.24 | | 1700 □ | .36 | | 2923 □ .53 |
| | 2202 □ | .32 | | 1600 | .25 | | 2902 □ .53 |
| | 2300 { | | | 1500 | .32 | | 2900 □ 3.72 |
| | 2201 { | .64 | | 1400 □ | .35 | | 3002 1.10 |
| | 2400 □ | .32 | | 1100 □ | .26 | | 3000 { |
| | 2500 □ | .36 | | 1300 □ | .24 | | 3001 { 9.35 |
| | 2600 □ | 7.12 | | | .22 | | 3031 □ .47 |
| | | | | | | | |
| SC 4A | 2500 □ | 3.13 | | 1479 | .25 | | 3102 □ 3.14 |
| | 160 | .34 | | 1599 | .25 | | |

ıning Area: NORTHEAST
.l 3 - - soils: IVw and VIe (preliminary).
al 4 - - site class: None.

Maps: 8-6-25CD
8-6-25DC
8-6-36

## FINDINGS

(a)adjacent uses:

EAST - agriculture.

NORTH }
SOUTH } - Columbia River Estuary.
WEST }

(b)public facilities and services:

WATER - Westport Water Association
ROADS - Paved public and private roads.

(c)parcel size and ownership patterns:

This area consists of 51 parcels totaling 98.95 acres. The overall average parcel size is 1.94 acres. There is only one parcel larger than 10 acres: a 70.49 acre parcel comprising about 71% of the total exception area.

(d)neighborhood and regional characteristics:

The area includes 11 homes at an overall average density of 1 d.u. per 9.00 acres. All of these homes are concentrated in the northen 1/3 of the exception area at an effective density of 1 d.u. per 2.59 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective provision of existing public facilities depends in part on continued residential development in this area.
- Forest and farm management are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with the density of residences in this area.

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| -6-1 | 702 | 5.18 | | | | | |
| -6 | 300 | ~~5.00~~ | 7.6.1B | 100 | □ 12.10 | 7.6.1.BC | 600 □ .52 |
| GP | 301 | | | 200 | | | 700 .36 |
| 7-6-1 | ~~[illegible]~~ | | | 101 | 8.08 | | 800 □ .39 |
| | 701 | 1.01 | | 102 | □ 2.90 | | 900 .34 |
| 7-6-1B | [illegible] | | | 400 | □ 3.49 | | 1000 [illegible] |
| | | | | 401 | | | 1[illegible] □ .35 |
| 7-6-1 | 700 | 2.85 | | 700 | □ .55 | | 1[illegible] □ [illegible] |
| | 400 | 5.94 | | 600 | .33 | | 1300 □ .36 |
| | | | | 203 | □ .74 | | 1400 .49 |
| ~~.6-1A~~ | ~~800 a.~~ | ~~3.56~~ | | ~~800~~ | ~~.49~~ | | ~~1[illegible] □ [illegible]~~ |
| | b. | 9.22 | | 207 | .56 | 7.6.1 C.B | 100 □ [illegible] |
| | [illegible] | [illegible] | | 206 | | | [illegible] □ [illegible] |
| | 1200 □ | 10.30 | | 208 | | | 300 [illegible] |
| | 1000 □ | 9.05 | | 204 | 10.85 | | 400 □ [illegible] |
| | 300 | 1.56 | | 202 | | | 500 □ [illegible] |
| | 303 | .91 | | 205 | 1.64 | | [illegible] □ [illegible] |
| | 400 | .32 | | 201 | 1.18 | | 700 □ [illegible] |
| | 500 | | | 300 | 6.19 | | 800 □ [illegible] |
| | 301 | .39 | | 302 | □ .72 | | 900 □ .67 |
| | 602 | | | 301 | □ .24 | | 1000 □ .6[illegible] |
| | 601 | .09 | | | | | 1100 □ [illegible] |
| | 700 | .06 | 7-6-1BC | [illegible] | □ .27 | | 1200 □ [illegible] |
| | 900 | □ .09 | | [illegible] | □ .27 | | [illegible] □ |
| | 100 | | | | | | [illegible] |
| | 200 | [illegible] | | [illegible] | □ [illegible] | | [illegible] |

170

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 26-JCB | 1800 | .30 | 8.6.36 | 1301 □ | 2.80 | 8.6.36 CA | 2310 □ |
| | 1900 | .43 | | 1300 □ | 6.42 | | 2304 □ |
| | 2000 | .45 | | 1400 | □ 12.16 | | 2500 □ |
| | 2100 | .39 | | 1500 | | | 2305 □ |
| | 2200 □ | .38 | | 1100 | 13.29 | | 2312 □ |
| | 2300 □ | .42 | | 1000 □ | 1.41 | | 2316 □ |
| | 2400 □ | .38 | | 1101 | .17 | | 2306 □ |
| | 2500 | .42 | | 1200 | 1.23 | | 2311 □ |
| | 2600 | .46 | | 902 | .17 | | 2600 □ |
| | | | | 801 | .37 | | 2303 □ |
| 7.6.15C | 1600 | .45 | | 900 | .12 | | 2315 □ |
| | 1700 □ | .37 | | | | | 2301 □ |
| | 1800 | | 8.6.36CA | 2200 | 1.18 | | 2317 □ |
| | 1900 | | | 2202 | | | 2318 □ |
| | 1901 | .83 | | 2204 | | | 2314 |
| | 2000 | | | 2206 □ | 1.06 | | 2319 □ |
| | 2100 | .11 | | 2203 | | | 2302 |
| 8.6.36 | 1903 □ | 1.24 | | 2100 | | | 2700 □ |
| | 1902 □ | .23 | | 2201 | .08 | | 2800 □ |
| | 1900 □ | 4.37 | | 2205 □ | .29 | | 2321 |
| | 1904 (35□) | 12.31 | | 2102 □ | .18 | | 2300 □ |
| | 1600 □ | .23 | | 2101 □ | .32 | 8.6.36DC | 200 □ |
| | 1700 □ | .18 | | 1500 | .21 | | 100 □ |
| | [illegible] | | | 1900 □ | .06 | | 300 □ |
| | 1801 | .50 | | 2000 □ | .25 | | [illegible] |
| | [illegible] | [illegible] | | | | | |
| | 1800 □ | 1.30 | | [illegible] | [illegible] | | [illegible] |

0.36 DC 800 □ .09
900 □ .10
1000 □ .09
1100 □ .60
1200 □ .41
1301 □ .21
1300 .27
1700 □ .11
1800 □ .12
1400 □ .19
2000 □ .32
1400 □ .32
1500 □ 3.30

all - $n = 144$
$\bar{@} = 1.61$
$\Sigma = 231.32$
$\square = 155$

ge 10 e
$n = 8$
$\bar{@} = 12.33$
$\Sigma = 98.65$ or 43%

Planning Area: NORTHEAST
Goal 3 - - soils: Not Mapped.
Goal 4 - - site class: FB and FC, some FD and FE.

Maps: 8-6, 8-6-26CC, 8-6-27DA, 8-6-27DD, 8-6-34AA, 8-6-35, 8-6-35AB, 8-6-35BA, 8-6-35BB

## FINDINGS

(a)adjacent uses:

WEST - forestry
SOUTH -forestry
EAST -forestry
NORTH -industrial, wetlands.

(b)public facilities and services:

FIRE - Wauna-Westport Fire District.
WATER- Wauna Water District.
Various surfaced county roads.

(c)parcel size and ownership patterns:

This area consists of 83 parcels totaling 168.12 acres. The overall average lot size is 1.89 acres. There are 3 parcels larger than 10 acres, totaling 58.95 acres or about 30% of the total exception area.

(d)neighborhood and regional characteristics:

This area is built to an overall average density of 1 d.u. per 2.80 acres.

(e)natural boundaries:

The Bonneville Power Administration right-of-way forms a natural boundary to the south of this exception area.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small lot sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.
- A natural boundary separates the southern portion of this exception are from adjacent forest land.

1

.27 DA 700 1.65
800 .34
900 .60
500 □ 5.02
300 □ .91
700 □ 1.8
1100 □ 5.87
1102 □ .48
1101 } □ 1.65
1200 }
1700 □ .50
1402 □ .63
1400 }
8.6.27 DD 200 } □ 1.93
201 □ .37
300 18.00
500 }
600 } 1.37
700 .87
800 □ .35
1000 □ .35
900 □ .55
1700 □ .35
1600 □ 1.27
[illegible] □ [illegible]
1300 } □
1200 } .79

8.6.27 DD 1100 □ .42

8.6.26 CC 500 .37
400 }
301 } □ .81
302 }
300 □ 1.98
1400 12.30
1300 □ .59
1200 } □ 3.54
800 }
1100 .28
1200 □ .31
900 □ .40
700 □ .64
[illegible] [illegible]

8.6.35 200 □ 9.20

8.6.35AB 100 □ .30
200 □ .35
300 □ .34
400 .29
500 □ .29
600 □ .26
900 } □ .53
1000 }

8.6.35AB 1000 } □ .6
1100 }
1200 □ .4
1300 .36
1400 □ .40

8.6.35BA 100 □ 1.30
2200 }
8.6.35 201 } □ .82
2000 } □ .98
2100 }
1900 } □ .32
1800 }
1700 } □ 5.89
2300 }
1500 }
1501 } □ .62
1600 }
1400 □ .18
900 .45
903 □ .30
2400 }
903 } □ 2.36
1300 } □ 2.97
900 }
[illegible]

-35 1200 } 8.6.34 AA 100 .73
1201 } □ 1.13 901 □ .39
1202 } 200 □ .45
908 } 201 □ .47
902 } □ .70 300 □ .95
909 400 □ 1.80
1203 □ .37 500 } .68
1000 } .27 600 }
1100 } 700 .17
600 □ .44 800 □ .23
701 } 902 .25
700 } 1000 .05
907 } □ 3.47
800 }
904 }

all ≡ n = 83
@ = 1.89
Σ = 168.12

6.35 B3 300 } □ 8.20
400 }
200 4.40
500 }
600 }
100 }
700 } = 28.65

ge 11@ ≡ n = 3
@ = 19.65
Σ = 53.95 or 35%

.6 . 3700 □ = 66

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: IVw and VIe.
Goal 4 - - site class: FG, some FC.

Maps: 8-10-28
8-10-28CA
8-10-33A
8-10-33D

## FINDINGS

(a)adjacent uses:

NORTH - residential and commercial (City of Warrenton).
WEST - residential (west side of State Highway 101).
EAST - wetlands and small agriculture/forestry.

(b)public facilities:

WATER - City of Warrenton.
FIRE - Warrenton Rural Fire District.
ROADS - State Highway 101.

(c)parcel size and ownership patterns:

This area consists of 19 parcels totaling 50.66 acres. The overall average lot size is 2.67 acres. There is one parcel larger than ten acres: a 10.28 acre parcel comprising 20% of the total exception area.

(d)neighborhood and regional characteristics:

The area is built-up to an average density of 1 d.u. per 3.90 ares.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.

| | | | |
|---|---|---|---|
| .0.33A | 1200 | | 4.64 |
| | 1300 | | 3.71 |
| | 1400 | □ | .62 |
| | 1401 | □ | .29 |
| | 1500 | □ | .24 |
| | 1700 | □ | 1.66 |
| | 1800 | □ | 1.90 |
| | 1900 | □ | 8.29 |
| | 2000 | □ | 1.00 |

all $n = 19$

$\bar{@} = 2.67$

$\mathcal{E} = 50.66$

qe.10 $n_e = 1$

$\mathcal{E} = 10.28$

$q = 13$

| | | | |
|---|---|---|---|
| 8.10.33D | 1100 | | 5.58 |
| | 1200 | □ | 1.67 |

| | | | |
|---|---|---|---|
| 8.10.28 | 3400 | | 10.28 |
| | 3700 | | 2.14 |
| | 3100 | □ | 5.74 |
| | 3102 | □ | .58 |
| | 3101 | □ | .53 |

| | | | |
|---|---|---|---|
| 5.10.28 CA | 2400 | □ | .57 |
| | 2300, 2302 | | .95 |
| | 2301 | □ | .23 |

Planning Area:CLATSOP PLAINS
Goal 3 - - soils: II, IVw and VIe
Goal 4 - - site class: FC and FD.

Maps: 7-10-4
7-10-4A
7-10-4AB
8-10-33A
8-10-33D
8-10-34

## FINDINGS

(a)adjacent uses:

SOUTH - agriculture and forestry.
WEST - State Highway 101 and residential.
NORTH - forestry and wetlands.
EAST - forestry.

(b)public facilities and services:

FIRE - Warenton Rural Fire District.
WATER- City of Warrenton.
ROADS- State Highway 101, Perkins County Road and Dolphin Road.

(c)parcel size and ownership patterns:

This area includes 52 parcels totaling 228.29 acres. The overall average lot size is 4.39 acres. There area 7 parcels larger than ten acres, totaling 117.56 acres or about 51% of the total exception area.

(d)neighborhood and regional characteristics:

The overall average density in this area is 1 d.u. per 6.92 acres.

## CONCLUSIONS

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities depends in part on continued residential development of this area.
- Agriculture and forestry is precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.

7.10.4 1900 / 1801 } .40

1900 / 2000 } □ 1.10

7.10.4A 1002 / 101 / 201 } □ 2.03

103 □ 3.00
200 3.80
300 3.56
900 □ 5.00
1000 5.00
1101 □ 1.25
1100 □ 6.25
1200 □ 2.50
1400 □ 4.00

1501 / 1500 } □ 3.00

1600 □ 1.00
1700 6.57

900 / 800 } □ 9.59

500 □ 2.34
[illegible] □ 2.05
700 1.99

7.10.4A 702 / 600 } □ 10.42

7.10.4AB 100 .56
200 □
201 □ .56
300 □ .35
400 .37
500 .57
600 .40
700 □ .52
800 □ .45
801 □ .54

8.10.33A 1000 / 800 } 3.49
900 □ 4.00

8.10.33D 103 24.34 all n=52
[illegible] @ = 4.39
900 □ 6.75 £ = 229.09
600 □ .73
500 □ .93 ge.10e
900 4.10 n = 7
900 □ 1.00 x̄ = 16.79
[illegible] □ .43

100 / 1000 } 5.00 □ .33

8.10.34 900 15.00

1057 / 1002 } 16.57

1003 □ / 1004 } 28.1

702 10.3
707 .9
705 .9
704 1.3
700 □ 12.0
901 □ 1.2
901 □ 2.3
902 □ 1.3
904 □ 3.4
903 2.4

8.10.3.4 [illegible]

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| .15 AC | 100 | □ .15 | 7.10.15 AC | 2800 | □ .21 | 7.60.15 AC | 5700 | □ .22 |
| | 200 | □ .15 | | 2900 | □ .17 | | 5900 | □ .11 |
| | 300 | □ .15 | | 3000 | □ .14 | | 6000 | □ .11 |
| | 400 | □ .16 | | 3100 | .17 | | 6100 | □ .11 |
| | 500 | .19 | | 3200 | .17 | | 6200 | □ .11 |
| | 600 | □ .22 | | 3300 | .20 | | 6300 | .29 |
| | 700 | □ .28 | | 3400 | □ .20 | | | |
| | 800 | □ .27 | | 3500 | .11 | | 6400 | □ .30 |
| | 900 | □ .17 | | 3501 | .12 | | 6500 | □ .32 |
| | 1000 | .15 | | 3600 | □ .21 | | 6600 | □ .18 |
| | 1100 | □ .15 | | 3700 | □ .20 | | 6700 | □ .2 |
| | 1200 | □ .20 | | 3800 | □ .20 | | 6800 | □ .2 |
| | 1300 | □ .24 | | 3900 | .20 | | 6900 | □ .2 |
| | 1400 | .10 | | 4000 | .20 | | 7000 | □ .2 |
| | 1401 | .10 | | 4100 | □ .20 | | 7101 | □ .1 |
| | 1500 | □ .20 | | 4200 | □ .20 | | 7200 | □ .2 |
| | 1600 | □ .20 | | 4300 | □ .21 | | 7300 | □ .2 |
| | 1700 | □ .20 | | 4400 | □ .23 | | 7400 | □ .2 |
| | 1900 | .20 | | 4500 | □ .29 | | 7500 | □ .2 |
| | 1900 | .20 | | 4600 | □ .11 | | 7600 | □ .2 |
| | 2000 | .18 | | 4700 | □ .21 | | 7700 | □ |
| | 2100 | .05 | | 4900 | □ .25 | | 7800 | □ |
| | 2200 | .14 | | 4900 | □ .20 | | 7900 | □ |
| | 2300 | □ .18 | | 5000 | □ .18 | | 9000 | □ |
| | 2400 | | | 5100 | .85 | 7.10.15 BA | 100 | □ |
| | 2401 | | | | | | | |
| | 2600 | .67 | | 5300 | .66 | | 300 | |
| | 2700 | □ .17 | | 5600 | .09 | | 400 | |

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: IVw and VIe.
Goal 4 - - site class: FB and FD.

Maps: 7-10-15
7-10-15BA
7-10-15DB

## FINDINGS

(a)adjacent uses:

WEST - residential and wetlands.
NORTH and SOUTH - county-owned recreational lands.
EAST - Cullaby Lake.

(b)public facilities and services:

WATER - City of Warrenton.
SEWER - Shoreline Sanitary District.
FIRE - Gearhart Rural Fire District.

(c)parcels size and ownership patterns:

This exception area includes 129 separate parcels totaling 41.32 acres. The overall average lot size is .32 acres. There are no lots larger than 5 acres.

(d)neighborhood and regional characteristics:

There area presently 94 homes in this area at an overall average density of 1 d.u. per .44 acres.

(e)natural boundaries:

Cullaby Lake separates this exception area from forest lands to the east.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services in this area depends in part on continued residential development of this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.
- A natural boundary separates this exception area from adjacent forest lands.

7.10.15BA 500 □ .29
600 □ .35
700 □ .20
800 □ .20
900 □ .46
1000 □ .48
1100 □ .22
1200 □ .22
1300 } □ .83
1400 }
1500 □ .20
1600 □ .40
1700 □ .29
1800 □ .32

7.10.15DB 100 □ .34
200 □ .36
300 □ .35
400 □ .33
500 □ .35
600 □ .33
700 □ .22
800 □ .23
900 □ .23
1000 □ .22
1100 □ .22
1200 □ .20
1300 □ .20

7.10.15DB 1400 □ .20
1500 □ .21
1600 □ .19
1700 □ .17
1800 □ .17
1900 □ .17
2000 □ .17
2100 □ .21
2200
2500
2400
2300
3000
2900
3100
2500
3200 } 5.51
2600
3300
2700
3400
3500
3600
3700
⋮
4700

7.10.15 1304 .82
1318 .14
1309 .20
1328 .33
1312 .64
1302 1.75
600 □ 2.30
[illegible] = .37
800 □ .50
900 □ .50

7.10.15 1000 [illegible]
1001 }
1316 }

all n = 129
@ = .32
Σ = 41.32

□ : 94 / 41.32
= 2.27 d.u./acre

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: II, III, IV and VI.
Goal 4 - - site class: FB.

Maps: 6-10-33
6-10-34

## FINDINGS

(a)adjacent uses:

NORTH - cemetary and mixed agriculture and forestry.
EAST - forestry.
SOUTH - forestry.
WEST - agriculture.

(b)public facilities and services:

FIRE - Seaside Rural Fire Protection District.
WATER- City of Seaside.
ROADS- Beerman Creek County Road and State Highway 101.

(c)parcel size and ownership patterns:

This area includes 29 parcels totaling 121.61 acres. The overall average lot size is 4.19 acres. There are 4 parcels larger than ten acres, totaling 48.35 acres or about 40% of the total exception area.

(d)neighborhood and regional characteristics:

This exception area is developed to an average overall density of about 1 d.u. per 7 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- The continued cost-effective delivery of existing public facilities depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or density of residences in this area.

6-10-33

1402 6.43

1603, 1602 ▫ 3.53

1600 ▫ .79

1601 ▫ 2.47

200, 202 ▫ 17.40

203 ▫ .16

= 6.10.34

500a 10.16

500b 10.16

700 10.63

703 ▫ 1.15

708 ▫ 1.00

709 ▫ 1.36

711, 712 ▫ 1.72

701 3.04

705 3.03

706, 710 ▫ 3.73

206 7.70

209, 201 ▫ 6.34

207 ▫ 1.04

6.10.34

208 ▫ .59

216 ▫ 2.40

212, 302, 213 ▫ 3.90

202, 300 5.13

301 ▫ 2.92

203, 204 ▫ 4.83

205 3.75

200 2.60

704 2.10

all parcels: n = 29

avg. = 4.19 acres

total = 121.61 acres

ten acres & larger n = 4

avg. = 12.09

total = 48.35

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: II.
Goal 4 - - site class: FD.

Map: 6-10-28

## FINDINGS

(a)adjacent uses:

NORTH and SOUTH - commercial within the Seaside Urban Growth Boundary.
WEST - golf course.
EAST - wetlands.

(b)public facilities:

FIRE - Seaside Rural Fire District.
WATER- City of Seaside.
ROADS- State Highway 101.

(c)parcel size and ownership patterns:

This area consists of one 1.4 acre parcel. The parcel to the north is within the Seaside UGB and is about 5 acres. To the south is a 2 acre parcel, also within the Seaside UGB.

(d)neighborhood and regional characteristics:

This parcel is in the middle of a developed commercial strip along Highway 101.

(f)other relevant factors:

This parcel was not included in the Seaside UGB despite being surrounded on three sides by UGB lands.

## CONCLUSION

This parcel is irrevocably committed to residential development for the following reasons:

- Existing public facilities and services on this site are the same as on adjacent UGB property.
- The parcel is not large enough to pursue either farm or forest management, and is not adjacent to other farm or forest lands.
- Many farm and forest management practices are not compatible with the number or the density of commercial uses along Highway 101 in this area.

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: II and III.
Goal 4 - - site class: FB and FC.

Maps: 5-10-3CC
5-10-4A
5-10-4D
6-10-33

## FINDINGS

(a)adjacent uses:

NORTH - City of Seaside.
SOUTH - residential.
EAST - forestry.
WEST - forestry.

(b)public facilities and services:

WATER - City of Seaside.
FIRE - Seaside Rural Fire Protection District.
ROADS - State Highway 101 and 26.

(c)parcel size and ownership patterns.

This area includes 47 parcels totaling 134.12 acres. The overall average parcel size is 2.85 acres. There are 2 parcels larger than ten acres, totaling 29.30 acres or about 22% of the total area.

(d)neighborhood and regional characteristics:

There are 36 commercial and residential structures in this area at an avergae overall density of 1 per 1.31 acres.

(e)natural boundaries:

An abandoned railroad right-of-way forms a natural boundary along much of the western side of this exception area.

## CONCLUSION

This area is built and irrevocably committed to residential and commercial development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or density of residential and commercial uses in this area.
- A natural boundary separates much of this exception area from forest lands to the west.

| | | | |
|---|---|---|---|
| 5-10-3 CC | 100 | □ | 1.81 |
| | 300 | □ | 1.88 |
| | 400 | □ | .11 |
| 5-10-4 A | 2300 | □ | 4.10 |
| | 2600 | | 1.24 |
| | 2500 | | 3.80 |
| | 2100 | □ | 5.76 |
| | 1900 | □ | .72 |
| | 2000 | | 6.30 |
| | 1800 | □ | .36 |
| | 1700 | □ | .53 |
| | 1601 | □ | 1.30 |
| | 1602 | □ | .85 |
| | 1600 | □ | .65 |
| | 1500 | □ | 1.80 |
| | 1100 | □ | 16.86 |
| | 500 | | .11 |
| | 400 | □ | .56 |
| | 600 | □ | 1.97 |
| | 300 | □ | 1.20 |
| 5-10-4 D | 2100, 2001 | □ | 7.65 |
| | 2000, 1800 | □ | 2.33 |
| | 1900, 2200 | □ | 5.57 |
| | [illegible] | □ | [illegible] |

| | | | |
|---|---|---|---|
| 5-10-4 D | 1500 | | 1.52 |
| | 1700 | □ | .60 |
| | 1400 | □ | 5.17 |
| | 2401 | | 2.57 |
| | 1300 | □ | 2.50 |
| | 1100 | □ | 4.94 |
| | 2403 | □ | 7.01 |
| | 1000 | □ | 4.12 |
| | 2204 | | .19 |
| | 500 | □ | .23 |
| | 600 | □ | 1.13 |
| | 700 | □ | 1.28 |
| | 2404, 800 | □ | 2.80 |
| | 400 | □ | 2.00 |
| | 300 | | 9.15 |
| | 100 | | 2.44 |
| | 101 | □ | 2.06 |
| | 201 | □ | .68 |
| | 200 | □ | .45 |
| 6-10-33 | 1800 | □ | .13 |
| | 1400 | □ | 2.11 |
| | 1701 | | .29 |

| | n= | avg= | total= |
|---|---|---|---|
| all pinceles - | 47 | 2.85 | 134.12 |
| [illegible] to [illegible] | 2 | 14.15 | 29 |

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: IVw, some VI.
Goal 4 - - site class: FB, FC and FD.

Maps: 7-10-10, 7-10-15, 7-10-22, 7-10-22B, 7-10-22C, 7-10-22CB, 7-10-22D, 7-10-22DC, 7-10-27, 7-10-34

## FINDINGS

(a)adjacent uses:

EAST - forestry, agriculture, park and wetland.
WEST - State Highway 101.

(b)public facilities and services:

FIRE - Gearnart Rural Fire District.
ROADS- State Highway 101, Dellmore Loop County Road.
WATER- City of Warrenton, except souther end south of Del Rey Beach Road, which is served by City of Gearhart water.

(c)parcel size and ownership patterns:

This area includes 143 parcels totaling 374 acres. The overall average lot size is 2.6 acres. There are 4 parcels larger than ten acres, totaling 48.37 acres or about 13% of the total exception area.

(d)neighborhood and regional characteristics:

The area is built up to an average overall density of 1 d.u. per 4.02 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.

7-10-10

| | | |
|---|---|---|
| 1800 | □ | .52 |
| 1900 | □ | 1.24 |
| 2000 | □ | .40 |
| 2100 | □ | .66 |

7-10-15

| | | |
|---|---|---|
| 1319 | | 4.32 |
| 1321 | | 1.29 |
| 1320 | □ | 2.80 |
| 1311 | | 12.90 |
| 1308 | | 5.44 |
| 1303 | | 5.37 |
| 2200 | | 1.65 |
| 2300 | | 1.00 |
| 2400 | | 3.00 |
| 2500 | □ | 2.81 |
| 2600 | | 1.54 |

7-10-22

| | | |
|---|---|---|
| 400, 601 | □ | 7.63 |
| 700 | □ | 3.37 |
| 900 | | 2.82 |
| 801 | □ | .38 |
| 805 | | .38 |
| 804 | □ | .38 |
| 502, 503 | | .55 |

10-22B

| | | |
|---|---|---|
| 1900, ... | □ | .18 |

7.10.22B

| | | |
|---|---|---|
| 2000 | □ | 2.85 |
| 2100 | □ | 1.00 |
| 2250 | □ | 1.63 |
| 2300, 2400 | □ | 1.90 |
| 2500 | □ | 5.60 |
| 2600 | □ | 1.71 |
| 2700, 2800 | □ | 4.62 |
| 2900 | □ | .52 |
| 1900 | □ | .74 |
| 1700 | □ | .55 |
| 1701 | | 1.75 |
| 1400 | | .92 |
| 1501 | □ | 1.64 |
| 1503, 1300 | □ | 9.55 |

7-10-22C

| | | |
|---|---|---|
| 500, 400 | □ | 8.50 |
| 700 | | .22 |
| 1701, 1600 | | 3.71 |
| 1500 | □ | 2.67 |
| 1400 | □ | 2.10 |
| 1300 | | 2.1 |

7-10-22C

1100 5.58
100 □ 1.50
200 □ 2.90
300 □ 4.58
800 .20
1000 .10

7-10-22CB

100 □ 4.53
200 □ .50
300 □ 3.22
400 □ 2.38
500 □ .62
600, 700 □ 6.33

7-10-22D

200, 300 □ 1.24
100 .80
400 .56
500 1.44
700 □ 2.69
801, 901 □ 1.30
903 .34
904 □ .97
900 □ 1.17
1100 1.15
1300 1.09
1400 .22
1500 1.59
1600 1.50

7-10-22D

1702 □ 1.39
1701 □ 2.11
1703 □ 1.99
1200, 1100 □ 2.18
1000 □ 4.30
902 .97

7-10-22DC

100 □ .84
200 □ .81
300 □ .81
400 □ .86
500 □ .97
600 .80
700 .80
800 □ .87
900, 1000 1.59

7-10-27

101 1.57
100 □ 1.58
1302, 1303 □ 5.21
1300 □ 9.90
1301 4.67
1400 .62
1500 1.13
1501 □ 3.38
1600 5.

| | | | |
|---|---|---|---|
| 7-10-27 | 1901, 1902 | □ | 5.97 |
| | 1908, 1907, 1906, 1900 | □ | 3.77 |
| | 1904 | □ | 1.96 |
| | 1905 | □ | 3.13 |
| | 2000, 2001 | | 7.33 |
| | 2100 | | 1.13 |
| | 2200 | □ | 11.04 |
| | 2300, 2401 | □ | 3.56 |
| | 2400 | □ | .99 |
| | 3000 | □ | 2.70 |
| | 3101 | | 4.79 |
| | 3102 | □ | 3.11 |
| | 3108 | □ | 1.88 |
| | 3110 | □ | 11.13 |
| | 3109 | □ | 1.94 |
| | 3100 | □ | 1.00 |
| | 3105 | □ | 2.15 |
| | 3106 | □ | 1.95 |
| | 3107 | | 1.68 |
| | 3103 | | .80 |
| | 2801 | □ | 1.84 |
| | [illegible] | □ | 1.85 |
| | [illegible] | | .82 |

| | | | |
|---|---|---|---|
| 7-10-27 | 2700 | □ | 1.60 |
| | 2600 | □ | 2.50 |
| 7-10-34 | 100 | □ | 7.74 |
| | 1100 | □ | 1.22 |
| | 109 | □ | 1.14 |
| | 112 | | 1.13 |
| | 103 | | 13.30 |
| | 105 | □ | 1.66 |
| | 110 | | 1.66 |
| | 108 | □ | 1.66 |
| | 106 | □ | 1.73 |
| | 400 | □ | 4.04 |
| | 310 | □ | .19 |
| | 311 | □ | 1.54 |
| | 314 | □ | 1.10 |
| | 313 | | 5.28 |
| | 316 | □ | 1.00 |
| | 300 | □ | 1.41 |
| | 315 | □ | 1.57 |
| | 303 | | 2.51 |
| | 305 | | 1.32 |
| | 306 | | .63 |
| | 304 | | 2.41 |

| | n | avg | total |
|---|---|---|---|
| all parcels : | 143 | 2.61 acres | 373.8 |
| larger than 10 acres : | 4 | 12.09 acres | 48 |
| 11 ones : | 93 | | |

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: VIe.
Goal 4 - - site class: None.

Maps: 7-10-3
7-10-4
7-10-10
7-10-10B

## FINDINGS

(a)adjacent uses:
EAST - agriculture and forestry.
WEST - State Highway 101.

(b)public facilities and services:
FIRE - Warrenton Rural Fire District.
WATER- City of Warrenton.
ROADS- State Highway 101.

(c)parcels size and ownership patterns:
There are 25 parcels in this area totaling 120.14 acres. The overall average lot size is 4.81 acres. There are 5 parcels larger than ten acres, totaling 52.47 acres or about 44% ofthe total exception area.

(d)neighborhood and regional characteristics:
There are a total of 47 residences in this are at an average overall density of 1 d.u. per 2.79 acres. Most of these residences are mobile homes in the Glenwood Village Mobile Home Park (7-10-10B 100). The average density outside the mobile home park is about 1 d.u. per 9.7 acres.

(e)natural bouncaries:
The Burlington Northern Railroad tracks seperate most of the eastern side of this parcel from adjacent farm land.

## CONCLUSION

This are is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many farm and forest management practices are not compatible with either the number or the density of residences in this area.
- A natural boundary separates this exception area from adjacent farm lands.

| | | | |
|---|---|---|---|
| 7-10-10B | 100 | (33□) | 22.91 |
| | 2100 | | 10.95 |
| | 2200 | □ | 15.22 |
| | 1900 } 1901 } | | 11.59 |
| | 2000 | | 11.80 |
| | 200 | □ | 1.00 |
| | 300 | □ | .72 |
| | 500 | | .61 |
| | 600 | □ | 2.12 |
| | 800 | □ | 1.00 |
| | 700 | | 1.22 |
| | 900 | | 5.61 |
| | 1000 | □ | 2.46 |
| | 1100 | | 1.67 |
| | 1200 | □ | 2.97 |
| | 1300 | □ | 1.50 |
| | 1400 | | 1.15 |
| -10-10 | 103 | | 5.03 |
| -10-4 | 4500 | □ | 2.48 |
| | 4400 } 4300 } | □ | 6.36 |
| | 4100 | | 1.00 |
| | 4200 | | 1.00 |
| | 3000 | | 2.08 |
| 10-3 | 301 | | .68 |
| | [illegible] | | [illegible] |

all parcels - n = 25
avg = 4.81 acres
total = 120.14 acres

10 acres and larger - n = 5
avg = 10.49 acres
total = 52.47 acres

houses n = 43

Planning Area: CLATSOP PLAINS
Goal 3 - - soils: IVw and VIe.
Goal 4 - - site class: FC and FD.

Maps: 6-10-3A
6-10-3D
6-10-10
6-10-10D
7-10-34

## FINDINGS

(a)adjacent uses:

WEST - residential (City of Gearhart and Gearhart UGB).
NORTH }
SOUTH } wetland, pasture and forestry.
EAST }

(b)public facilities and services:

FIRE - Gearhart Rural Fire Protection District.
WATER- City of Gearhart.
ROADS- McCormack Garden County Road, Hibla County Road, and Salminen County Road.

(c)parcel size and ownership patterns:

There are 37 parcels in this area totaling 205.27 acres. The overall average lot size is 5.55 acres. There are 5 lots larger than ten acres, totaling 75.13 acres or about 37% of the total exception area.

(d)neighborhood and regional characteristics:

The overall average density in this area is about 1 d.u. per 9.33 acres.

## CONCLUSION

This area is built and irrevocably committed to residential development for the following reasons:

- Continued cost-effective delivery of existing public facilities and services depends in part on continued residential development in this area.
- Agriculture and forestry are precluded by a pattern of small parcel sizes in this area.
- Many forest and farm management practices are not compatible with either the number or the density of residences in this area.

| | | |
|---|---|---|
| 6-10-10 | 100 | 15.42 |
| 6-10-3D | 1000 | |
| 6-10-10 | 300 □ | 7.68 |
| | 500 | 10.95 |
| 6-10-10D | 400 | |
| 6-10-3D | 900 | 7.47 |
| | 800 | 7.11 |
| | 700 □ | 7.82 |
| | 500 | .21 |
| | 600 □ | .95 |
| | 501 | 6.90 |
| | 400 | 9.62 |
| | 300 □ | 10.12 |
| | 200 | 4.05 |
| | 100 □ | 16.08 |
| | 1200 □ | 7.46 |
| | 1100 | 1.80 |
| | 1103 □ | 1.00 |
| | 1102 □ | 1.63 |
| | 1101 □ | 1.00 |
| 6-10-3A | 100 | 2.28 |
| | 200 □ | 22.56 |
| | 300 □ | 3.99 |
| | 500 □ | 5.01 |
| | 400 □ | 4.67 |
| | 401 □ | .34 |

| | | |
|---|---|---|
| 6.10.3A | 1400 □ | 2.32 |
| | 1500 | 3.48 |
| | 1600 □ | |
| | 1700 □ | 2.90 |
| | 1300 | 2.22 |
| | 1200 | 3.18 |
| | 1215 □ | |
| | 1100 □ | 3.10 |
| | 800 | 4.00 |
| | 700 □ | |
| | 600 | |
| | 900 □ | 2.00 |
| | 1001 | 5.67 |
| | 1102 □ | 6.01 |
| 7.10.34 | 814 | 1.92 |
| | 815 | 6.01 |
| | 800 | 6.94 |

all parcels: n = 37

avg = 5.55 acres

total = 205.27 acres

ten acres & larger n = 5

avg = 15.03 acres

total = 75.13 acres

| Map # | Size | Parcels | Area |
|---|---|---|---|
| 1 | 79.93 | 66 | SW |
| 2 | 231 | 413 | SW |
| 3 | 79.19 | 131 | SW |
| 4 | 212.67 | 39 | SR |
| 5 | 184.19 | 31 | SR |
| 6 | 262.82 | 43 | SR |
| 7 | 531.01 | 109 | SR |
| 8 | 377.13 | 117 | SR |
| 9 | 116.78 | 59 | SR |
| 10 | 25.30 | 3 | SR |
| 11 | 91.75 | 2 | SR |
| 12 | 73.85 | 8 | EJ |
| 13 | 58.67 | 10 | EJ |
| 14 | 102.48 | 20 | EJ |
| 15 | 264.11 | 51 | EJ |
| 16 | 349.77 | 203 | EJ |
| 17 | 166.97 | 112 | EJ |
| 18 | 13.33 | 17 | EJ |
| 19 | 77.88 | 18 | EJ |
| 20 | 133.09 | 109 | EJ |
| 21 | 144.91 | 16 | EJ |
| 22 | 126.36 | 26 | EJ |
| 23 | 107.38 | 14 | EJ |
| 24 | 73.26 | 222 | EJ |
| 25 | 61.86 | 16 | LC |
| 26 | 52.84 | 8 | LC |
| 27 | 64.18 | 6 | LC |
| 28 | 60.32 | 13 | LC |
| 29 | 12.13 | 26 | LC |
| 30 | 293.48 | 247 | LC |
| 31 | 457.07 | 212 | LC |
| 32 | 426 | 56 | LC |
| 33 | 338.5 | 91 | LC |
| 34 | 296.07 | 115 | LC |
| 35 | 257 | 65 | LC |
| 36 | 25.84 | 24 | LC |
| 37 | 176.70 | 34 | LC |
| 38 | 70.38 | 11 | LC |
| 39 | 200.70 | 42 | LC |
| 40 | 63.96 | 17 | LC |
| 41 | 191.40 | 39 | LC |
| 42 | 127.19 | 20 | LC |
| 43 | 896.43 | 256 | NE |
| 44 | 109.84 | 106 | NE |
| 45 | 726.13 | 4 | NE |
| 46 | 65.63 | 12 | NE |
| 47 | 394.58 | 74 | NE |
| 48 | 4031.72 | 835 | NE |
| 49 | 96.95 | 51 | NE |
| 50 | [illegible] | [illegible] | [illegible] |
| 51 | [illegible] | [illegible] | [illegible] |
| 52 | 108.12 | 83 | NE |

| Map # | Size | Parcels | Area |
|---|---|---|---|
| 53 | 168.59 | 73 | CP |
| 54 | 50.66 | 19 | CP |
| 55 | 228.29 | 52 | CP |
| 56 | 41.32 | 129 | CP |
| 57 | 121.61 | 29 | CP |
| 58 | 1.4 | 1 | CP |
| 59 | 134.12 | 47 | CP |
| 60 | 374 | 143 | CP |
| 61 | 120.14 | 25 | CP |
| 62 | 205.27 | 37 | CP |
| Total | 15,250.18 | 5,000 | |

Designation of Rural Lands

Generally parcels less than 15 acres and that are "built upon or irrevocably committed" to a non/resource use are to be placed in a residential, industrial or commercial zone.

RESIDENTIAL

Residential densities are generally designated through the following additional criteria:

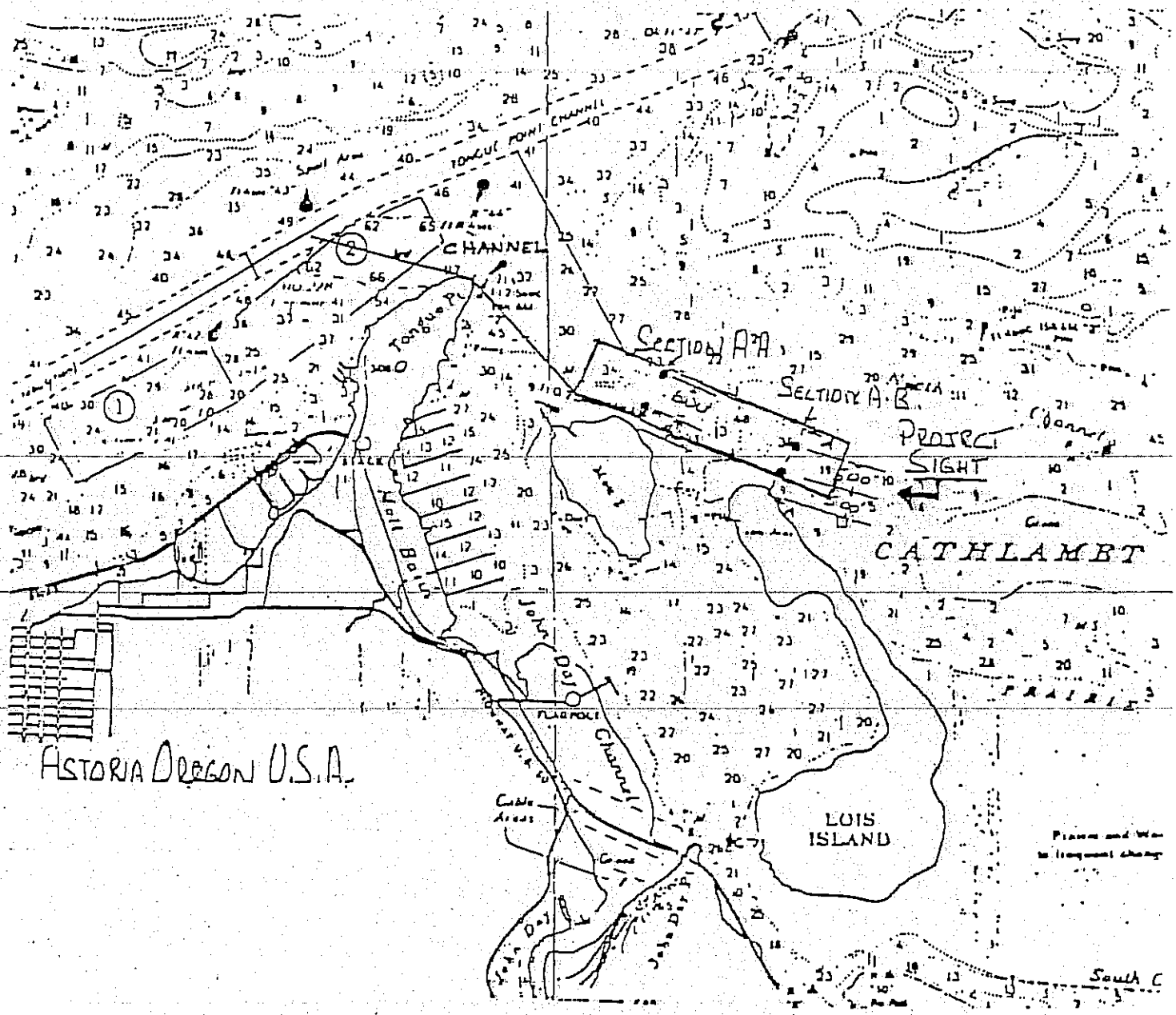
a. Where subdivisions or partitioning or both have occurred in a one-acre pattern of development the area will be placed in one of the one-acre zones;
b. In areas with a development pattern of two to five acre parcels (some smaller and some larger), the areas will be placed in a two-acre zone;
c. In areas adjacent to resource (forest, agriculture, wetlands, estuary areas), lands, or Camp Rilea, the areas will be placed in a five-acre zone;
d. In areas where large parcels (15 acres or greater) of non-resource land are located, the areas will be placed in a five-acre zone;
e. In addition to criteria a through d, minimum lot sizes increase with increasing distance from the following areas:

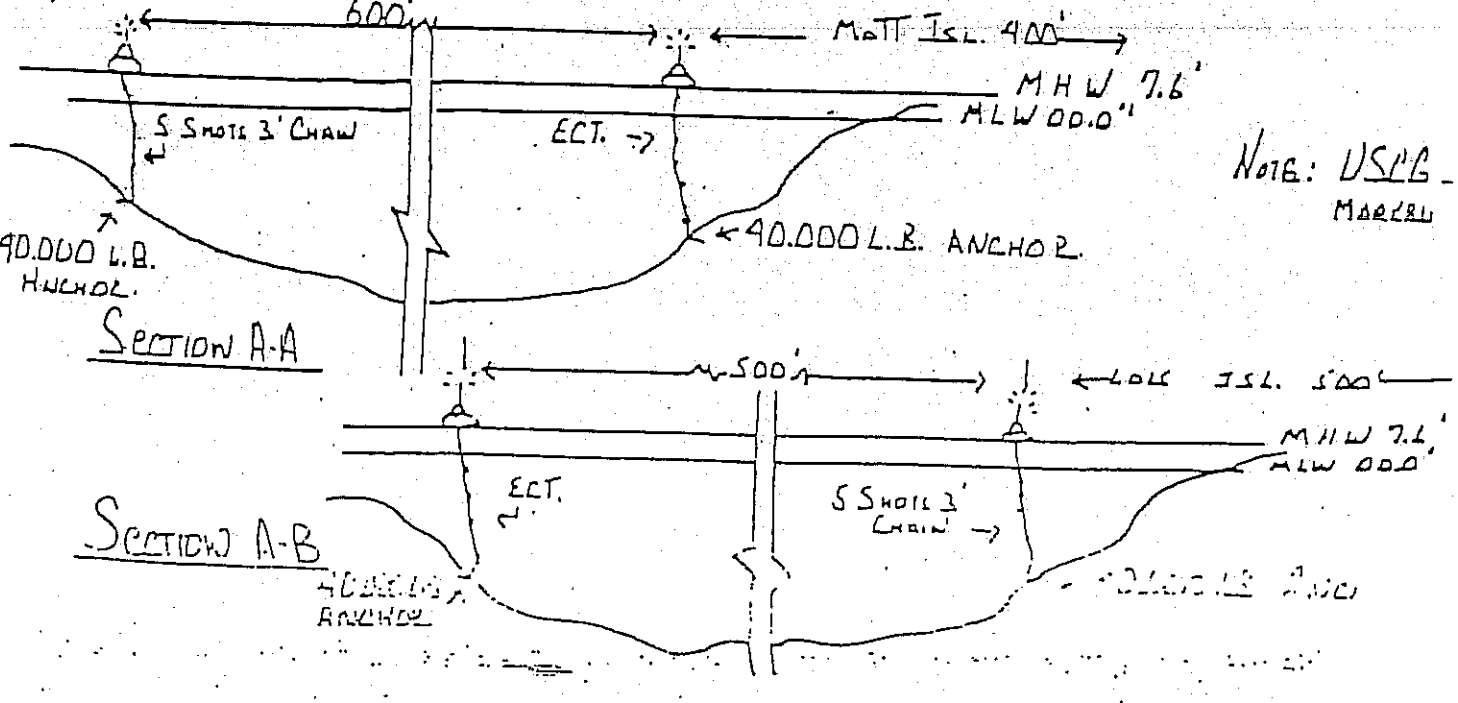
   1. all urban growth boundaries
   2. Svensen center
   3. Knappa center

(2) Add to Goal 2 Land Use Planning the following language and map.

1. A need for "mid-water transfer of bulk commodities facility" within the columbia River near Lois and Mott Islands has been proposed. Clatsop County concurs with the expressed need, however, additional information on dredging requirements and whether or not an Exception to Goal 16 Estuarine Resources will be required, impacts on the natural environment, economic impacts etc. are needed. When more detailed information on the project (see attached map) is presented it would be appropriate to consider amending the Plan and Land and Water Development and Use Ordinance.

2. Interest has been expressed to locate a 400 to 600 acre Destination Resort in the area north of Gearhart. Specific information on boundaries are not available at this time. Clatsop County believes that the area north of Gearhart is a good location for a Destination Resort. Clatsop County designates the area from the north Gearhart UGB line north to the southern entrance road to Surf Pines and from U.S. Hwy 101 on the east to the easterly Active Dune Overlay District line on the west as the boundaries within which the Destination Resort is to be contained. Clatsop County also recognized that part of the proposed Destination Resort will likely occur within the northern portion of the Gearhart UGB. When more detailed plans are submitted it may be appropriate to amend the Gearhart UGB Plan, the Clatsop County Plan or both. Clatsop County has adopted information on Destination Resorts in its Economy Element and a Destination Resort Overlay District as background information and land use regulations for a Destination Resort.




NOTE: USCG MARKED

## Part II Other Exceptions

### Goal 16 & 17

1. Columbia River Estuary: Tidegate Maintenance
2. Columbia River Estuary: Dike Maintenance
3. Columbia River Estuary: Floating Residence Community on John Day River
4. Columbia River Estuary: Aquatic Development Designation at Bradwood
5. Ecola Creek Estuary: To Permit Wetlands/Marsh Treatment

### Goal 18 Beaches and Dunes (Goal 18)

- Beachfront protection structures (Goal 18) for developed area (Arch Cape)
- Built and committed Exception in Active Dune (Goal 18) area (Surf Pines)
- Beachfront protection structure (Goal 18) developed area (Cove Beach)

## Tidegate Maintenance

### Description of the proposed exception

Seventeen diking and drainage districts are chartered within Clatsop County exercising taxation powers over 15,156 acres of agricultural land and urban developed areas. Approximately 63.4 miles of dikes are the means of protecting nearly all of the farmland in the estuary area (80 percent of crop and pasture land in Clatsop County is diked), and make possible urban development in Warrenton (3,800 acres, including the Port of Astoria Airport), Jeffers Gardens and Miles Crossing. For the most part, flood control structures in Clatsop County were constructed prior to 1940, some diking districts were formed in the early 1900s, with all dikes, tidegates and tidegate drainage channels requiring periodic maintenance. Maintenance of tidegate drainage channels generally entails removal of sediments which have accumulated in adjacent slough channel and drainage ways waterward of the tidegate structure. Because of the remote nature of the dikes in Clatsop County and limited access to the dikes by land-based heavy equipment, maintenance of tidegate drainage channels has historically been dependent upon dredging of sediments from aquatic areas serving as tidegate drainage routes and spoiling of the dredged materials atop and along the dike structures. Since dredging of estuarine aquatic areas to remove shoal areas waterward of tidegates in order to restore the drainage capacity of these structures is a necessary activity in Clatsop County, an exception to two requirements of Statewide Planning Goal 16, Estuarine Resources, is proposed. First, dredging in estuarine aquatic areas is broadly limited to water-dependent uses by Goal 16. As a result, dredging to restore or maintain the function of tidegates would be prohibited in all estuarine areas of Clatsop County. Secondly, permissible uses identified in the natural and conservation management unit sections of Goal 16 do not permit dredging activities in aquatic areas with such management unit designations. The proposed exception is site specific in scope, in that in specific areas of Clatsop County the most effective and feasible means of accomplishing necessary maintenance of existing tidegate drainage channels and drainage ways is dredging of aquatic area sediments and dike-top disposal of the dredged materials.

### Need - Why dredging for tidegate maintenance should be provided for

Along the lower-Columbia River, and within the CREST planning area, an extensive system of diking and drainage districts protect and make possible agricultural and development uses. Most of the dikes located in aquatic margins of Clatsop County are composed of materials excavated from immediately adjacent sediments - soils that are easily eroded. Generally, dikes built along the lower-Columbia River and tributary areas have been sited in estuarine aquatic and swampy lowland areas where soils are comprised of estuarine deposits (Coquille and Clatsop soil associations), river terrace deposits (Knappa, Walluski, Chitwood and Hebo soil associations), and floodplain deposits (Sauvie and peat soil associations). These soils may contain considerable decayed or decaying organic matter. Although in some cases the soils underlying dikes in Clatsop County may be interstratified with un-

consolidated silt and clay, the soils are mostly compressible and not well suited for supporting structures such as dike foundations and tidegates, or for use as filled earth embankments. Thus, the character of soils underlying Clatsop County dikes and used in the construction of dikes contributes to degradation of the dike embankments and shoaling of tidegate drainage channels. In addition, sediments accumulate in tidegate drainage channels due to erosion caused by livestock, wave action (natural and created by man), and other adverse effects of human activities, including sediments eroded from uplands and hills adjoining flood control structures.

Although dredging to restore drainage channels in service as drainage passages waterward of tidegates does not occur on a regular basis in Clatsop County, it is necessary to recognize the potential need for such activity and establish that this particular activity is available as a maintenance option to diking and drainage districts. Following is a discussion of three circumstances leading to the necessity of clearing tidegate drainages in Clatsop County.

(1) In areas where dike networks and tidegates have been efficiently designed and maintained sediments should not accumulate in tidegate drainage channels. Generally, dike systems are planned and constructed such that tidegates may be sited adjacent to natural sloughs in the area. Tidegates are located to take maximum advantage of the existing slough network as it becomes isolated by dike construction. Tidegates are commonly situated at the point near where dike structures cross sloughs, but are set aside the slough channel due to the difficulty of placing fill of stability sufficient to support a tidegate pipe and flapgate on the fine sediments within the slough channel. Thus, tidegates funnel drainage from slough areas behind dikes, discharging water to the remaining portion of the slough channel waterward of the dike structure. When interior drainages (in agricultural and developed areas) are kept clear, flow through tidegates during periods of low tide is sufficiently vigorous to scour slough channels waterward of the dike. In cases where drainage is impeded tidegate discharge is not adequate to flush sediments from the slough channel and shoaling may result, reducing tidegate discharge flow rates. Dredging is necessary in such cases to restore drainage capacity and facilitate self-scouring action.

(2) A second circumstance resulting in the need for dredging of estuarine aquatic areas to restore drainage from tidegates involves erosion at the discharge point of the tidegate. As noted above, tidegates are generally installed adjacent to the location at which existing sloughs are crossed by dike structures. Since it is necessary to site tidegates aside the centerline of sloughs crossed by dikes, short drainage ways connecting tidegates to the slough channel waterward of the dike are necessary. Excavated drainage ways are subject

to erosion due to discharge from tidegates, with plunge pools forming under the tidegate discharge point and shoal areas or blockages forming to separate the drainage way from the existing slough drainage channel. This creates a perched condition at the discharge of tidegates accompanied by reduction in flow volume from diked areas. Dredging of the shoal area (and riprap of the discharge point) is necessary in such cases to restore discharge capacity.

(3) Shoaling of tidegate drainage channels due to erosion and increased sedimentation caused by human activities is a third circumstance necessitating dredging of estuarine aquatic areas to maintain the function of tidegates. Erosion of dikes and banklines by boat wakes results in deposition of sediments in tidegate drainages. Further, sediments released by dredging operations may accumulate in tidegate drainage channels. An example of the latter has occurred to a limited degree in drainage channels servicing tidegates draining pasture area at the base of the east Skipanon peninsula into the Skipanon Waterway. Disposal of dredged materials within diked areas on the east Skipanon peninsula has occurred on three occasions in the last twenty years and in each instance discharge from disposal areas has been routed through interior drainages to tidegates emptying into the Skipanon Waterway. Drainage of sediment laden water through tidegates leads to accumulation of materials in tidegate drainage channels, thus requiring dredging as a remedial action.

o Frequency of tidegate drainage channel and drainage way maintenance

As sediment traps, tidegate drainage channels require periodic dredging to remove obstructing accumulations of sediments. Attachment 1 indicates 137 tidegates are in service in Clatsop County, providing for drainage in twelve active diking and drainage districts. Responsibility for maintenance of dikes and tidegates in Clatsop County generally lies with individual diking districts. In several cases, however, maintenance of flood control structures is the responsibility of entities other than chartered diking districts. For example, the City of Warrenton is responsible for maintenance of structures comprising the Warrenton Diking District (formerly Warrenton Diking Districts No. 1, 2, and 3). In addition, many areas (Svenson Island, the Walluski River, and portions of the Lewis and Clark River and the Youngs River) are maintained by the efforts of individual property owners, since particular diking districts have become defunct and because some areas were never included in diking or drainage districts. In any case, it is difficult to ascertain the frequency of tidegate drainage maintenance events, due to the absence of adequate record keeping. Each diking and drainage district is directed by elected officers, without continuity of documentation of maintenance activities. Individual property owners often maintain dike and drainage facilities under

their control in a piecemeal fashion and records, if such information is kept for periods exceeding two to three years, are generally unavailable. The Corps of Engineers began documentation of dredge and fill activities in aquatic areas pursuant to federal regulatory requirements in 1968, however, in many instances federal permits allowing dredging activities may be issued while the permitted dredging is never performed, or is carried out in reduced scope. Thus, the record of federal permit actions certifying dredging activities does not relate directly to the periodicity of dredging for maintenance of dike facilities. Attachment 2, recording expenditures by individual diking districts during the period 1970 - 1981, is submitted as an account of dike maintenance activities in Clatsop County. Each chartered diking district is authorized to raise, through taxation of property owners within the district, funds necessary for maintenance of flood control structures. Tax funds are collected by the Clatsop County Treasurer and held for payment to contractors engaged by individual diking districts. County Treasurer records of payments to contractors are not itemized, however, and it is not always possible to distinguish between outlays of diking district funds for maintenance activities such as mowing of dikes, refitting of tidegate drain pipes, etc., and expenses for dredging activities. Information presented in Attachment 2, together with verification of the entries with the Clatsop County Office of the Soil Conservation Service and local diking and drainage district superintendents, indicates that dredging of sediments from tidegate drainage channels and drainage ways has not been frequent in Clatsop County. It is not possible to say with certainty if dredging of tidegate drainages has occurred in the last ten years. Such activity is not indicated in recent diking and drainage district records as illustrated in Attachment 2.

In the event of shoal material accumulating in drainage channels leading from tidegates it is emphasized that dredging necessary to clear sediments is limited to the minimum necessary to restore the discharge capacity of tidegates. Since nearly all tidegates in Clatsop County are located near the channel of existing sloughs, maintenance dredging entails removing materials that have accumulated in natural slough channels or clearing of short drainage ways connecting tidegate discharge points with slough channels. Thus, dredging needs are limited to existing slough channels and connecting drainage ways, and dredging for maintenance of tidegate drainage channels is not for the purpose of establishing new ditches or channels in estuarine aquatic areas. Tidegate maintenance dredging does not include enlarging or extending the dimensions of, or changing the bottom elevations of, the affected tidegate drainage channel or drainage way as it existed prior to the accumulation of sediments or formation of a sediment blockage and subsequent constriction of tidegate discharge flow capacity.

to ensure adequate protection of estuarine resources (e.g., fish runs, spawning activity, benthic productivity, wildlife habitat, etc.).

Socio-Economic Consequences

Maintenance of tidegate drainage channels will protect existing investments in agriculture and urban development in areas served by dike structures and tidegates in Clatsop County. Flood control will be more consistently attained, with agriculture and urban areas subjected less frequently to interruption of activities and damage due to high water. Positive benefits are expected as a result of the proposed exception.

Energy Consequences

The net impact of the proposed exception on economic and efficient utilization of all forms of energy is expected to be positive. Maintenance of existing tidegate drainage channels and drainage ways will enhance the productive use of agricultural and urban development areas of Clatsop County. Protection from flooding events will reduce the need to expend energy resources to control flooding behind dikes and eliminate commitment of non-renewable resources to reconstruct and rehabilitate flood damaged areas. It is anticipated that these savings will exceed the energy resources consumed by dredging of sediments from tidegate drainage channels and drainage ways.

Compatibility

The limited and specific dredging activities proposed by this exception narrative are intended to be compatible to the maximum extent feasible with the preservation and protection of fish and wildlife habitat and essential properties of the estuarine resource (e.g., dynamic geological processes, continued biological productivity, unique or endemic communities of organisms, species diversity). Minor and temporary estuarine perturbation due to tidegate maintenance dredging proposed by this exception is consistent with preservation and protection of natural resource values and the long-term use and conservation of renewable estuarine resources. Further, maintenance dredging of existing tidegate drainage channels and drainage ways is essential to the protection of adjacent agricultural and urban developed areas protected by dikes. The low frequency, periodic aspect of the activity proposed by this exception does not introduce the potential for cumulative adverse effects on fish and wildlife habitat and essential properties of the estuarine resource. Dredging necessary for maintenance of the discharge capacity of tidegate drainage channels and drainage ways is not expected to

Alternative means of maintaining tidegate drainage channels

Reestablishing drainage capacity in tidegate channels that have become blocked is possible only by physically removing accumulated sediments. Dredging is the most common method of removing sediment obstructions in aquatic areas and appears to be the only feasible means available to diking and drainage districts for maintenance of tidegate channels. It has been suggested that water pumped through a nozzle apparatus would be capable of cleansing or forcing sediments from drainage channels, but such equipment is not generally available and sediments flushed from the site may exacerbate shoal conditions elsewhere. Alternatively, timely and appropriate management of agricultural lands and maintenance of structures protecting and draining agricultural areas would reduce the need for remedial dredging of tidegate drainage channels. (Reference: CREST Regional Policies, Agriculture 23.23.)

Enrivonmental Consequences

The Goal 16 exception proposed by this narrative is limited in scope and applies only to dredging necessary to restore the functional operation of tidegates through excavation of accumulated sediments. No dredging of naturally occurring vegetation or other estuarine aquatic area resources is proposed or intended. Excavation will in all cases be limited to restoring the flow capacity of existing drainage channels and drainage ways. As a result, no net loss of functional characteristics and processes important to estuarine aquatic areas is expected. Areas of sediment accumulation may provide habitat for estuarine invertebrates and fish and wildlife species. However, the habitat value of sediment blockages or bars affected by the proposed exception probably differs little from the habitat value of unaffected portions or existing slough channels and drainage ways. Thus, no significant impact is expected due to removal of sediment blockages and restoration of the depth and flow capacity of natural slough channels and existing drainage ways. In instances of perched tidegate discharges, excavation and restoration of drainage ways will reduce the likelihood of fish stranding. In all cases dredging will involve fine sediments, but increases in oxygen demand and turbidity are expected to be limited in scale and duration, and confined only to existing drainage channels and drainage ways. Moreover, the frequency of tidegate drainage channel dredging maintenance is very low. All dredged sediments will be deposited along dike tops within reach, as nourishment of dike structures with special provisions taken to prevent return of dredged sediments to estuarine aquatic areas, thus preventing adverse estuarine impacts. In all instances, dredging necessary for maintenance of tidegate drainage channels and drainage ways will be coordinated with state and federal resource agencies, local governments and private interests

adversely impact estuarine aquatic resources in areas adjacent to dredging operations. Notwithstanding this proposed exception, dredging for maintenance of tidegate drainage channels and drainage ways must meet the other dredging requirements of Goal 16: (1) demonstration of public need, and (2) minimization of adverse estuarine impacts. The foregoing discussion of need, alternatives and environmental consequences is intended as a general expression of the appropriateness of the dredging activity proposed by this exception with respect to these Goal 16 requirements. Dredging activities necessary for maintenance of tidegate drainage channels and drainage ways will in all cases be coordinated with state and federal resource agencies, local governments and private interests to ensure adequate protection of estuarine resources.

CLATSOP COUNTY DIKING DISTRICTS

ATTACHMENT 1

| | Acres Protected | Linear Feet of Dike | Miles of Dike | Tidegates |
|---|---|---|---|---|
| Drainage District No. 1 (Brownsmead) | 1391 | 35400 | 6.7 | 7 |
| Diking District No. 2 (Miles Crossing) | 248 | 6120 | 1.1 | 3 |
| Diking District No. 3 (Cook and Nolan Slough) | 485 | 3280 | 0.62 | 4 |
| Diking District No. 4 (Blind Slough) | 90 | Gnat Creek Wetlands | | |
| Diking District No. 5 (Jeffers Gardens) | 535 | 6320 | 1.2 | 8 |
| Diking District No. 6 (Tenasillahe Island) | 1709 | 34350 | 6.5 | 3 |
| Diking District No. 7 (Blind Slough) | 928 | 3900 | 0.73 | 3 |
| Diking District No. 8 (Lewis and Clark River) | 1133 | 36780 | 7.0 | 14 |
| Diking District No. 9 (Youngs River) | 2528 | 79050 | 14.9 | 30 |
| Diking District No. 10 (Karlson Island) | 370 | 17600 | 3.3 | 3 |
| Diking District No. 11 (Lewis and Clark River) | 373 | 7620 | 1.4 | 5 |
| Diking District No. 12 (Knappa) | 69 | 1200 | 0.22 | 2 |
| Diking District No. 13 (Walluski River) | 610 | 39850 | 7.5 | 19 |
| Diking District No. 14 (John Day River) | 246 | 18210 | 3.5 | 16 |
| Diking District No. 15 (Westport) | 259 | 9840 | 1.9 | 1 (3 wiers) |
| Svenson Island Improvement District | 326 | 25200(?) | 4.8(?) | 6(?) |
| Warrenton Diking District (formerly Warrenton 1,2&3) | 3856 | 36100 | 6.8 | 19 |

Note: 1. Defunct diking districts include: Diking District No.4 (Blind Slough), Diking District No.6 (Tenasillahe Island), Diking District No.8 (Lewis and Clark River), Diking District No.10 (Karlson Island), and Diking District No.13 (Walluski River).

2. Svenson Island is privately maintained and details relating to dikes surrounding the island are imprecise.

3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership and is undergoing extensive renovation at present.

ATTACHMENT 2

| | 71-72 | 72-73 | 73-74 | 74-75 | 75-76 | 5 yr. Total | 76-77 | 77-78 | 78-79 | 79-80 | 80-81 | 5 yr. Total | 10 yr. Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Drainage Dist. No.1 (Brownsmead) | | | d 1452 | d 1347 | d 1446 | 4245 | | | | | e 3898 | 3898 | 8143 |
| Diking Dist. No.2 (Miles Crossing) | 334 | 482 | 226 | 800 | 191 | 2033 | 180 | b 2228 | | | 195 | 2603 | 4636 |
| Diking Dist. No.3 (Cook and Nolan Slough) | | | | 101 | | 101 | | | | b 2400 | | 2400 | 2501 |
| Diking Dist. No.5 (Jeffers Gardens) | 714 | 487 | 112 | a 3096 | c 1646 | 6055 | b 1415 | | | 346 | | 1761 | 7816 |
| Diking Dist. No.7 (Blind Slough) | 330 | | | 1009 | | 1339 | | a 2234 | b 1924 | | d 1083 | 5241 | 6580 |
| Diking Dist. No.9 (Young's River) | b 1785 | 933 | D 7109 | b 3626 | b 1485 | 14938 | b 2683 | | D 5100 | c 3300 | c&D 13703 | 24786 | 39724 |
| Diking Dist. No.11 (Lewis and Clark River) | 422 | a 2043 | a&d 1026 | 351 | c 1012 | 4854 | 730 | 354 | 200 | 240 | | 1524 | 6378 |
| Diking Dist. No.14 (John Day River) | D 1437 | | c 1592 | 252 | 436 | 3717 | | 320 | 371 | D 1540 | a 2345 | 4576 | 8293 |

D - Indicates Dredging Source of Fill Material for Dike Maintenance

a tidegate installation and/or replacement of existing tidegate
b rip-rap of existing tidegate and/or maintenance of tidegate flaps and walls
c rip-rap of dike slope
d landside dike maintenance (fill excavated from landward drainages, mowing and spraying of dikes
e pump installation

Note 1. Defunct diking districts include: Diking District No.4 (Blind Slough), Diking District No.6 (Tenasillahe Island), Diking District No.8 (Lewis and Clark River), Diking District No.13 (Walluski River), and Diking District No.10 (Karlson Island).

2. Svenson Island is privately maintained and information detailing activities of the Svenson Island Improvement District are lacking.

3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership, dike maintenance information is not available.

4. Knappa Diking District No.12 does not assess a diking district maintenance tax.

Dike Maintenance

Description of the Proposed Exception

Clatsop County contains sixteen chartered diking and drainage districts, exercising taxation powers over nearly 15,200 acres of agricultural land and urbanized areas. Approximately 63.4 miles of flood containment structures are the means of protecting nearly all of the farmland in the estuary area (80 percent of crop and pasture land in Clatsop County is diked), and make possible urban development in Warrenton (3800 acres, including the Clatsop County Airport) and the Jeffers Gardens area. For the most part, food control structures in Clatsop County were constructed prior to 1940. Some diking districts were formed in the early 1900s. All dikes and dike structures require periodic maintenance, which generally entails placing fill material atop and behind the dikes, augmenting the elevation of the dikes and adding to their structural integrity. Because of the remote nature of the the dikes in Clatsop County (i.e., distance from fill material sources of suitable quality, distance from other water-dependent dredging operations that may produce fill material useful for dike maintenance, and limited access to the dikes by land-based heavy equipment), maintenance of flood control structures has historically been dependent upon dredging of fine clay and silty sediments from subtidal aquatic areas adjacent to dikes and spoiling of the dredged materials atop and along the dike structures. Since dredging of subtidal aquatic areas to obtain materials for dike maintenance is needed in certain situations or areas of Clatsop County where alternative sources of maintenance materials are not available or are not economically feasible, an exception to two requirements of Statewide Planning Goal 16, Estuarine Resources, is proposed to allow for this alternative dike maintenance activity. First, dredging in estuarine aquatic areas is broadly limited to water-dependent uses by Goal 16. As a result, dredging to obtain fill materials for dike maintenance would be prohibited in all estuarine areas of Clatsop County. Secondly, permissible uses identified in the natural and conservation management unit sections of Goal 16 do not permit dredging activities in aquatic areas with such designations. The proposed exception is situational in scope, in that in certain cases and circumstances in Clatsop County the most effective and feasible means of accomplishing necessary maintenance of flood control structures is dredging of aquatic area sediments and dike-top disposal of the dredged materials.

Need - why dredging for dike maintenance materials should be provided for

Along the lower-Columbia River, and within the CREST planning area, an extensive system of diking and drainage districts protect and make possible agricultural and development uses. Most of the dikes located in the aquatic margins of Clatsop County are composed of materials excavated from immediately adjacent sediments - soils that are easily eroded. Generally, dikes built along the lower-Columbia River and tributary areas have been sited in estuarine aquatic and swampy lowland areas where soils are comprised of estuarine deposits (Coquille and Clatsop soil associations), river terrrace deposits (Knappa, Walluski, Chitwood and Hebo soil associations), and floodplain deposits (Sauvie, Nehalem and peat soil associations). These soils may contain considerable decayed or decaying organic matter. Although in some cases the soils underlying dikes in Clatsop County may be interstratified with unconsolidated silt and clay, the soils are mostly compressible and not well suited for supporting structures such as dike foundations or for use as filled earth embankments. In addition to the character of soil materials underlying Clatsop County dikes and used in the dike embankments contributing to dike subsidence and degradation of the dike slopes, these flood control structures are subject to erosion caused by river current and tidal

action, wave action (wind generated and vessel wakes), livestock, damage from floating debris, and other negative effects of human activities. The structural integrity of the dikes is also jeopardized by holes created by burrowing animals and voids resulting from decaying organic materials within the dikes. Further, the dikes are aged, narrow (and therefore have less capacity to withstand subsidence and erosion), and increasingly difficult to maintain.

o Frequency of dike maintenance

Responsiblity for maintenance of dikes in Clatsop County generally lies with individual diking districts. In several cases, however, maintenance of flood control structures is the responsibility of entities other than chartered diking districts. The City of Warrenton is responsible for maintenance of levees comprising the Warrenton Diking District (formerly Warrenton Diking Districts No. 1, 2, and 3). In addition, several areas (Svenson Island, the Walluski River, and portions of the Lewis and Clark River and the Youngs River) are maintained by the efforts of individual property owners, since particular diking districts have become defunct and because some areas were never included in diking districts (Attachment 1). In any case, it is difficult to ascertain the frequency of dike maintenance events and the volume of materials handled during each maintenance activity due to the absence of record keeping. Each diking district is directed by elected officers and documentation of maintenance is incomplete due to frequent changes in diking district leadership. Individual property owners often maintain dikes under their control in a piecemeal fashion and records, if such information is kept for periods exceeding two to three years, are generally unavailable. The Corps of Engineers began documentation of dredge and fill activities pursuant to federal regulatory requirements in 1968, but, in many instances federal permits authorizing dredging activities are issued while the permitted dredging is never performed, or is carried out in reduced scope. Thus, the record of federal permit actions certifying dredging activities does not relate directly to the periodicity of dredging for dike maintenance and it is difficult to ascertain the frequency of dike maintenance events from diking district and private sources due to the absence of adequate records and documentation.

Attachment 2, recording expenditures by individual diking districts during the period 1970-1981, is submitted as an account of dike maintenance activities in Clatsop County. Each chartered diking district is authorized to raise, through taxation of property owners within the district, funds necessary for maintenance of flood control structures. Tax funds are collected by the Clatsop County Treasurer and held for payment to contractors engaged by individual diking districts. County treasurer records of payments to contractors are not itemized, however, and it is not possible to distinguish between outlays of diking district funds for maintenance activities such as mowing of dikes, refitting of tidegates, etc., and actual dredging expenses. Attachment 2 expenditure entries have been checked with local diking and drainage district superintendents, the Clatsop County office of the Soil Conservation Service, and Corps of Engineers permit records in order to identify specific maintenance events. After verification of maintenance records, it is evident that major expenditures to accomplish dredging for dike maintenance have not been frequent in Clatsop County. Diking districts have undertaken dredging of aquatic areas to obtain fill materials for use in the maintenance of dikes on five occasions in the past ten years. Information obtained from landowners maintaining private flood control structures - these dredging activities are not recorded in Attachment

has taken place three times in the past ten years (two instances near River Mile 3.5-5.5 on the Lewis and Clark River and a single dredging for dike maintenance event near River Mile 2 on the Walluski River).

Therefore, dredging to obtain fill materials for dike maintenance has occurred at least eight times in Clatsop County in the period 1970 through 1981. Dredging has taken place in four areas - the John Day, Youngs, Walluski, and Lewis and Clark Rivers. The frequency of dredging and dike maintenance activities represented in Attachment 2 agrees with the experience of local diking district officials and representatives of the Soil conservation Service, in that dike maintenance may be expected in areas of dike subject to erosion at intervals of eight to ten years, while dikes susceptible to subsidence may require special rehabilitation efforts followed by maintenance at similar intervals. Diking District No. 14 is indicative of the former, while maintenance on Youngs River (Diking District No. 9) dikes and at private dikes along the Lewis and Clark River have required reconstruction, which must then be followed by normal maintenance efforts.

o Locational factors, dike structure and dredging of subtidal aquatic areas to obtain fill for dike maintenance

As indicated by Attachments 1 and 2, and information gathered from individual dike owners dredging as source of fill for dike maintenance during the period 1970-1981 has been limited to areas where dikes do not have road access. More specifically, approximately 62 percent of the dike footage in Clatsop County (protecting 32 percent of the total amount of diked farmland) does not have dike top road access (Attachment 1). The premise of this exception narrative is that dredging of subtidal aquatic areas for maintenance fill of dikes located in remote areas (i.e., distant from suitable fill sources) and without dike top road access may be justified due to the absence of alternative, feasible dike maintenance methods. Analysis of alternative dike maintenance opportunities is included in the following section. In instances where dike location and structure require dredging to obtain fill material, aquatic area sediments are excavated from the river bottom by means of barge-mounted clamshell equipment and deposited on the dike top. Generally, a dredging contractor is hired to fill a prescribed length of dike, with dredging costs computed based on the equipment used, the number of operators at the site, and the length of time required to complete the activity. Dredging equipment commonly used in clatsop County includes a clamshell of 1.5 to 4 cubic yards capacity manipulated by a barge-mounted crane, with a boom reach of 100-120 feet to each side of the barge. Based on compiled permit information, fill requirements for dike maintenance average 0.75 to 1.5 cubic yards of dredged material for each foot of dike, depending on the increase in height and width of dike required. The environmental consequences of dredging to obtain fill for dike maintenance in relation to the frequency of dredging events noted above will be described in the Environmental Consequences section below.

Alternative means of maintaining dikes

Dike maintenance is required on a periodic basis because of degradation of the dike structures due to subsidence and erosion. Maintenance of earthern flood control structures is generally accomplished by depositing fill on the top and slopes of dikes. Since the dikes in Clatsop County are constructed of estuarine, river terrace, and floodplain materials, fill rehabilitation of the

dikes is performed rather than installation of impervious wood, metal, or concrete additions or structures. Fill material necessary to rehabilitate dike structures may be obtained from two principal sources. The most commonly used source of fill material is sediments dredged from the adjacent river bottom. Alternatively, fill material may be transported from off-site locations. Off-site material is generally obtained from upland quarry sources or consists of aquatic area sediments which have been dredged from other locations and either transported directly to the dike maintenance site or stockpiled at upland dredged material disposal areas. The following describes and contrasts the utility and cost of these alternate sources of dike maintenance fill material.

(1) Use of adjacent aquatic area sediments as a source of fill material. Historically, dredging of adjacent sediments, located in estuarine aquatic areas and swampy lowlands, has been the means of obtaining materials for construction and maintenance of dikes in Clatsop County. Maintenance dredging is carried out by dredging contractors engaged by particular diking districts or individual dike owners. Dredging equipment consists of a barge-mounted crane, fitted with a clamshell bucket, and a small tender vessel (the barge is generally towed to the work area by a larger vessel or tug, while the barge is manuvered at the dredging site by the tender or using crane and barge winches). The dredging operation commonly requires two men - crane operator and oiler/tender operator. Under normal working conditions dredging equipment of this sort can excavate and deposit 700-1000 cubic yards of aquatic area sediments atop dikes in an eight hour work period. Materials may be excavated up to 150 feet from the dike crest. Average dredging costs are $1.25 - 1.75 per cubic yard of material handled. Costs vary with the total amount of time required for maintenance activities, including time required for mobilization and transport of equipment to the site, on-site manuvering, total amount of fill required, tidal and river conditions and sediment characteristics.

(2) Transport of fill materials from off-site locations. Areas requiring dike rehabilitation and maintenance may receive fill materials hauled to the work area by truck. Such an operation requires several types of landbased equipment. First, material must be excavated and loaded onto trucks at the fill material or quarry site. Fill material transported to the dike maintenance site must then be unloaded, distributed and placed along the dikes. At a minimum, one quarry loader, two transport trucks and a loader or dozer at the dike site would be required, necessitating four equipment operators. Under normal operating conditions, land-based equipment may transfer 500-700 cubic yards of material per eight hour shift. Average dike maintenance costs using such land-based equipment are $4.00-5.50 per cubic yard of material handled. As with dredging equipment, the time required to complete the fill affects the project cost, determining the cost per cubic yard of fill material placed at the dike. Project cost is dependent on the price of fill material excavated at the quarry or fill supply source, the haul distance between the quarry and fill sites, total amount of fill required, and the effort required to receive and distribute the material at the dike location.

Fill projects accomplished by upland means are three to three and one-half times more costly to undertake than water-based operations. Much of the difference in project opportunity cost results from the greater productivity of dredging equipment. However, three additional dike maintenance considerations favor the use of dredging equipment over land-based operations. First, deposition of

dredged aquatic area sediments as fill material is a more effective means of dike maintenance. Dredging equipment delivers sediments and interstitial water to the fill area, with saturated material dropped from heights of four to ten feet to the dike fill areas. The impact of water-laden fine sediments on the dike serves to penetrate the dike surface, filling crevices and animal burrows. Maintenance fill may be performed in stages, with layers of fill deposited over previously placed and dewatered sediments, adding to the height and structural integrity of the dike. In contrast, fill arriving at the dike maintenance site by truck is relatively dry and, once dumped at the fill site, must be distributed over the dike top. This consumes valuable machine and labor time and does not fill and patch the dike surface as uniformly or effectively as dredged fill material. Second, Clatsop County dikes are aged and in most cases were not constructed of sufficient width or bearing capacity to allow modern heavy vehicle access along the dike tops. Barge-mounted dredging equipment is capable of approaching nearly all reaches of dikes for thorough maintenance, excepting areas fronted by broad fringing marsh and intertidal areas. Land-based equipment is generally too heavy and wide to transit dike tops and is often denied access to dikes through pasture areas since the load bearing capacity of diked lowland soils is insufficient to support the equipment. Also drainage channel systems within the diked areas limit heavy equipment access and may require bridging. Third, the timing of dike fill activities is facilitated by the use of dredging equipment. Material may be deposited on dikes in most weather conditions, however large projects require dewatering of sediments for repeated spoiling and would be limited to non-winter months. Conversely, heavy earth moving equipment can not operate in pasture areas during rainy conditions and would be prevented from overland dike access for extended periods of time.

The Goal 16 exception proposed by this narrative is situational in scope and applies to dredging necessary to obtain fill materials for maintenance of dikes as the most practical and effective means of accomplishing dike maintenance. Dredged dike fill material is the most feasible dike maintenance alternative available to diking districts and private dike owners in remote areas of Clatsop County, especially in cases where the dike structures are narrow and without dike top access roads. This includes many of the districts described in Attachments 1 and 2. Approximately 62 percent of the dike footage in Clatsop County (protecting 36 percent of the total amount of diked farmland) is without direct dike top road access. Diking Districts No. 8 (Lewis and Clark River), No. 9 (Youngs River), No. 11(Lewis and Clark River), No. 13 (Walluski River), and No. 14 (John Day River) are comprised of dikes inaccessible by heavy vehicles. In addition, several miles of privately owned dikes along the Walluski and Lewis and Clark rivers are not accessible by land-based equipment. In these areas dike rehabilitation and fill activities by dredging of aquatic area sediments is, at present, the only feasible means of dike maintenance. The remaining 38 percent of combined dike length in Clatsop County, protecting 61 percent of the County's diked agricultural land, is accessible by road and therefore potentially servicable by land-based equipment. Dikes with road access have, generally, received more continuous maintenance, obviating the necessity of large scale rehabilitation. For small scale dike maintenance efforts along dikes with roads, involving dike top fill volumes of 500-600 cubic yards for example, land-based equipment is often used due to the relatively higher cost of mobilizing barge-mounted equipment for handling of small volumes of materials. As indicated in Attachment 2, the roadless dikes are the principal areas where dredging activities have taken place within the last ten years.

Environmental Consequences

In certain areas of Clatsop County the remote location and structure (i.e., dike material composition and narrow cross section) of dikes combine to make dredging of adjacent subtidal aquatic areas to obtain fill materials the most effective and feasible means of accomplishing needed dike maintenance. Discussion above, outlining the frequency of dike maintenance dredging activities in Clatsop County during the period 1970 to 1981, identifying the location of these dredging events, and analyzing alternative methods of dike maintenance, describes the situational aspect of this activity in Clatsop County.

Dredging of subtidal aquatic areas proposed by this exception applies only to dredging necessary to fill areas of dike requiring maintenance where alternative methods of dike maintenance have been demonstrated as infeasible. Dredging in all cases will be limited to that necessary to maintain the structural integrity of dikes and no dredging of emergent vegetation, intertidal flats, or other intertidal estuarine resources is proposed by this exception. Estuarine resources affected by the proposed exception will be limited to subtidal aquatic areas near the centerline of tributary rivers, and subtidal areas greater than 80 feet distant from the foot of dikes in reaches of the estuary exceeding 200 feet in width. Dredging to obtain dike fill material is restricted to these conditions since: (1) excavation near the base of dikes encourages sloughing along the outer slope of the dike and a maximum amount of shallow water and berm should be maintained adjacent to dikes providing protection from erosion, and (2) excavation of dike fill material from the deepest subtidal aquatic area within reach of dredging equipment will reduce disturbance of valuable intertidal and shallow subtidal (i.e., the portion of the water column subject to effective light penetration) aquatic area resources.

o Physical consequences of dike maintenance dredging

Dredging as a source of fill material for dike maintenance, therefore, will occur only in subtidal aquatic areas near the centerline of narrow waterways or in the deepest subtidal area available to float-mounted dredging equipment, areas at least 80 feet from MLLW at the dike foot, in cases where dredging takes place in waterways greater than 200 feet in width (measured from bank to bank at MLLW). Dredging would, in all cases, be limited to subtidal areas deeper than the level of effective light penetration (greater than 6 to 14 feet MLLW, depending on the location of the dredging activity in the estuary). As discussed above, dike maintenance may require dredging of 0.75 to 1.5 cubic yards of sediment for each foot of dike maintained. Aquatic area impacts due to excavation of sediments for dike maintenance must be considered in relation to the linear aspect of dike maintenance dredging. Dredging of aquatic areas adjacent to particular lengths of dike results in a linear dispersion of excavation impacts. Float-mounted dredging equipment commonly used in Clatsop County has an effective working radius of up to 100 to 120 feet. Therefore, it is possible to spoil dredged sediments along approximately 200 feet of dike top before moving dredging equipment to the next adjacent area of dike maintenance. While moored at a single station, up to 300 cubic yards of sediment would be excavated for maintenance of 200 feet of dike. Sediments would not be excavated from a confined area of the river bottom since efficient operation of dredging equipment necessitates minimization of dredging cycle time (i.e., the time elapsed between

sucessive dredge bucket excavations). As a result, the distance between the dike top spoil location and the excavation area is minimized during dredging operations. Therefore, an area approximately 100 feet in length near the waterway centerline or in subtidal area 80 feet from the dike foot would be excavated. Each dike maintenance station would receive spoils excavated from a longitudinally oriented aquatic dredging site, avoiding dredging of deep holes or significantly upsetting the existing contour of the river bottom. Further, areas of sediment excavation would be dispersed among dredging stations situated along the length of dike requiring maintenance. These physical dredging impacts would be temporally separated by periods of eight to ten years (refer to discussion of frequency of dike maintenance in needs section above and Attachment 2).

o Biological consequences of dike maintenance dredging

In general, dredging as a source of fill for dike maintenance has occurred in waterways tributary to the estuary, areas minimally affected by salinity intrusion (e.g., the John Day, Youngs, Walluski, and Lewis and Clark rivers). Dredging limited to subtidal aquatic area, in water depths exceeding the level of effective light penetration, would affect epibenthic and benthic organisms, including insect larva, amphipods, sand shrimp, polychaetes, epibenthic zooplankton, and bivalves, and resident and migratory fish species. The biological effects of dredging for dike maintenance fill include removal of epibenthic and benthic organisms in the excavated sediments and suspension of sand, silt, clay, and organic sediment constituents. Impacts expected from removal of lifeforms from limited areas of subtidal substrate will be negligible since excavated areas may be quickly repopulated from adjacent undisturbed areas. Suspension of fine sediments will be localized and temporary, and impacts due to reduction of light penetration, physiological damage to filter feeders, reduction of oxygen levels, and sediments settling on adjacent bottom dwelling communities are expected to be minimal. Excavation will be lineally dispersed and suspended materials will be removed from the area by tidal exchange and river discharge. Biological impacts will be limited in extent by the small amount of dredged sediments required (approximately 300 cubic yards of sediment for maintenance of 200 feet of dike) and dispersed along the entire length of dike receiving sediments. Adverse effects due to suspended sediments will be limited to short time periods by tidal exchange and river discharge. Maintenance events are generally limited to eight to ten year intervals, preventing potential chronic biological disturbance.

In all instances, dredging operations necessary as a source of fill for dike maintenance will be coordinated with state and federal resource agencies, local governments, and private interests to determine project timing and dredging conditions ensuring protection of estuarine resources (e.g., fish runs, spawning activity, benthic productivity, wildlife habitat, etc.).

Socio-Economic Consequences

Thorough maintenance of exiting dikes and flood control structures will protect investments in agriculture and urban development areas in Clatsop County. Flood control will be more consistently attained, with agriculture and urban areas subjected less frequently to interruption of activities and damage due to high water. Positive economic benefits are expected as a result of the proposed exception.

Energy Consequences

The net impact of the proposed exception on economic and efficient utilization of all forms of energy is expected to be positive. Maintenance of existing dikes and flood control structures will enhance the productive use of agricultural and urban development areas of Clatsop County. Protection from flooding events will reduce the need to expend energy resources to control flooding behind dikes and eliminate commitment of non-renewable resources to reconstruct and rehabilitat flood damaged areas. It is anticipated that these savings will exceed the energy resources consumed by dredging of aquatic area sediments to obtain fill needed for maintenance of dikes.

Compatibility

The situational and limited dredging activities proposed by this exception narrative are intended to be compatible to the maximum extent feasible with the preservation and protection of fish and wildlife habitat and essential properties of the estuarine resource (e.g., dynamic geological process, continued biological productivity, unique or endemic communities of organisms, species diversity) in areas designated as aquatic natural and aquatic conservation management units. Limited and temporary estuarine perturbation due to dredging as a source of fill for dike maintenance proposed by this exception is consistent with preservation and protection of natural resource values and the long-term use and conservation of renewable estuarine resources. Further, dredging to obtain fill material for maintenance of particular areas of existing dikes is essential to the protection of adjacent agricultural and urban developed areas protected by dikes. The low frequency, periodic aspect of the activity proposed by this exception does not introduce the potential for cumulative adverse effects on fish and wildlife habitat and essential properties of the estuarine resource. Dredging necessary to obtain fill for maintenance of particular areas of existing dikes is not expected to adversely impact estuarine aquatic resources in management units adjacent to dredging operations. Notwithstanding this proposed exception, dredging as a source of fill material for dike maintenance must meet the other dredging requirements of Goal 16: (1) demonstration of public need, and (2) minimization of adverse estuarine impacts. The foregoing discussion of need, alternatives and environmental consequences is intended as a general expression of the appropriateness of the dredging activity proposed by this exception with respect to these Goal 16 requirements. Dredging activities necessary as a source of fill material for dike maintenance will in all cases be coordinated with state and federal resource agencies, local governments, and private interests to ensure adequate protection of estuarine resources.

| | Acres Protected | Linear Feet of Dike | Miles of Dike | Number of Tidegates | Dike-Top Road Access |
|---|---|---|---|---|---|
| ainage District No. 1 Brownsmead) | 1391 | 35400 | 6.7 | 8 | Yes |
| Diking District No. 2 (Miles Crossing) | 248 | 6120 | 1.1 | 2 | Yes |
| Diking District No. 3 (Cook and Nolan Slough) | 485 | 3280 | 0.6 | 2 | Yes |
| Diking District No. 4 (Blind Slough) [1] | 90 | Gnat Creek Wetlands | | | |
| Diking District No. 5 (Jeffers Gardens) | 535 | 6320 | 1.2 | 7 | Yes |
| Diking District No. 6 (Tenasillahe Island) [1] | 1709 | 34350 | 6.5 | 9 | None |
| Diking District No. 7 (Blind Slough) | 928 | 3900 | 0.7 | 8 | Yes |
| Diking District No. 8 (Lewis and Clark River) [1] | 1133 | 36780 | 7.0 | 18 | None |
| Diking District No. 9 (Youngs River) | 2528 | 79050 | 14.9 | 31 | None |
| Diking District No. 10 (Karlson Island) [1] | 370 | 17600 | 3.3 | 3 | None |
| ing District No. 11 ewis and Clark River) | 373 | 7620 | 1.4 | 5 | None |
| Diking District No. 12 (Knappa) | 69 | 1200 | 0.2 | 2 | None |
| Diking District No. 13 (Walluski River) [1] | 610 | 39850 | 7.5 | 23 | None |
| Diking District No. 14 (John Day River) | 246 | 18210 | 3.5 | 16 | None |
| Diking District No. 15 (Westport) [3] | 259 | 9840 | 1.9 | 2 (3 wiers) | Yes |
| Svenson Island Improvement District [2] | 326 | 25200 | 4.8 | 4 | Yes |
| Warrenton Diking District (formerly Warrenton 1,2&3) | 3856 | 36100 | 6.8 | 21 | Yes |

Note: 1. Defunct diking districts include: Diking District No. 4 (Blind Slough), Diking District No. 6 (Tenasillahe Island), Diking District No. 8 (Lewis and Clark River), Diking District No. 10 (Karlson Island), and Diking District No. 13 (Walluski River).

2. Svenson Island is privately maintained and details relating to dikes surrounding the island are imprecise.

3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership and is undergoing extensive renovation at present.

| | 71-72 | 72-73 | 73-74 | 74-75 | 75-76 | 5 yr. Total | 76-77 | 77-78 | 78-79 | 79-80 | 80-81 | 5 yr. Total | 10 yr. Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Drainage Dist. No.1 (Brownsmead) | | | d 1452 | d 1347 | d 1446 | 4245 | | | | | e 3898 | 3898 | 8143 |
| Diking Dist. No.2 (Miles Crossing) | 334 | 482 | 226 | 800 | 191 | 2033 | 180 | b 2228 | | | 195 | 2603 | 4636 |
| Diking Dist. No.3 (Cook and Nolan Slough) | | | | 101 | | 101 | | | | b 2400 | | 2400 | 2501 |
| Diking Dist. No.5 (Jeffers Gardens) | 714 | 487 | 112 | a 3096 | c 1646 | 6055 | b 1415 | | | 346 | | 1761 | 7816 |
| Diking Dist. No.7 (Blind Slough) | 330 | | | 1009 | | 1339 | | a 2234 | b 1924 | | d 1083 | 5241 | 6580 |
| Diking Dist. No.9 (Young River) | b 1785 | 933 | D 7109 | b 3626 | b 1485 | 14938 | b 2683 | | D 5100 | c 3300 | c&D 13703 | 24786 | 39724 |
| Diking Dist. No.11 (Lewis and Clark River) | 422 | a 2043 | a&d 1026 | 351 | c 1012 | 4854 | 730 | 354 | 200 | 240 | | 1524 | 6378 |
| Diking Dist. No.14 (John Day River) | D 1437 | | c 1592 | 252 | 436 | 3717 | | 320 | 371 | D 1540 | a 2345 | 4576 | 8293 |

D - Indicates Dredging as a Source of Fill Material for Dike Maintenance

a tidegate installation and/or replacement of existing tidegate
b rip-rap of existing tidegate and/or maintenance of tidegate flaps and walls
c rip-rap of dike slope
d landside dike maintenance (fill excavated from landward drainages, mowing and spraying of dikes)
e pump installation

Note 1. Defunct diking districts include: Diking District No.4 (Blind Slough), Diking District No.6 (Tenasillahe Island), Diking District No.8 (Lewis and Clark River), Diking District No.13 (Walluski River), and Diking District No.10 (Karlson Island).

2. Svenson Island is privately maintained and information detailing activities of the Svenson Island Improvement District are lacking.

3. Westport Diking District No.15 is entirely included in Crown Zellerbach ownership, dike maintenance information is not available.

4. Knappa Diking District No.12 does not assess a diking district maintenance tax.

Exception to Goal 16 to Allow Infilling of a Built and Committed Floating Residence Community on the John Day River in Conservation Aquatic Area.

The John Day River has historically and is presently used for floating residences. The specific area of the exception is shown on the attached map. This area is built and committed to residential use considering the criteria in OAR 660-04-025.

John Day River

(a) Adjacent uses - the upland areas are zoned either RA-5 or GC and are committed to nonresource use.

(b) Public Facilities available - John Day Water District serves the existing floating residences and can serve new ones in the same manner as they serve any other new residences in the area. The John Day Fire District boundary goes only to the water's edge. Any floating residence may contract for fire services from the John Day Fire District.

Existing floating residences discharge sewage directly into the river. The County encourages owners of those residences to develop upland septic systems, either individually or as a community system. Any new floating residence, reconstruction of a floating residence or reorientation of an existing floating residence requires an approved, individual sewage disposal system.

Sufficient upland parking must also be provided for any new floating residences.

The question of leases from the Division of State Lands (DSL) has come up concerning floating residences. There are no currently valid leases for floating residences in the area. DSL has the authority to require such leases, but has never pursued it. A condition of any new floating residence is obtaining a lease from DSL. The Division of State Lands should also require leases on the existing floating residences, even if this requires upgrading of parking and sewage disposal facilities for the existing units.

(c) Parcel size and ownership patterns - Upland parcel sizes range from less than 1/2 acre along John Day Road to a 7+ acre parcel north of the river. The built and committed boundary is drawn to include only a small portion of the waterfront of the 7 acre parcel. Nine floating residences currently exist in this area.

The exception area is approximately 1300' on the south bank of the river and 500' on the north bank of the river. With 25' required between new floats and an average 50' float, a maximum of 23 to 24 floating residences could be located in this exception area at complete infill. It is highly unlikely that this number could ever be reached due to upland limitations for parking and sewage

disposal, location of the County road adjacent to a portion of the exception area and location of existing floating residences. It would be more reasonable to expect that a complete infilling would result in a total of 15 to 18 floating residences including the nine existing.

(d) Neighborhood and regional characteristics - This area on the John Day has been used for floating residences for many years. In fact, the residences once extended much further upriver and downriver than this exception area. Floating residences have been used in this area since at least the 1920's.

(e) Natural boundaries - None. There are no natural boundaries which would prevent floating residences from locating either upriver or downriver of this exception area.

(f) Other - Because existing floating residences are scattered through the exception area, there is little public recreational value here. Public access to the river is provided downstream and most recreational use occurs from that point down to, and into, the Columbia. This area is not needed for public recreational use.

JY:ta

The Aquatic Conservation Two Zone (AC-2) should be changed as follows to allow houseboats within the exception area:

Add to Section 3.704 Development Uses and Activities Permitted:

9. New floating residences within the John Day exception area as described in the Comprehensive Plan and subject to standards in S4.217.

10. Reorientation of existing floating residences within the John Day exception area as described in the Comprehensive Plan and subject to standards in S4.217.

Revise the Standards Document on Residential Uses in Shoreland and Aquatic areas as follows:

S4.217 Residential Uses. Development of land and water and structures for human occupancy as living quarters. This category includes single and multi-family dwellings, floating residences, subdivisions, mobile homes and mobile home parks, and planned unit developments.

(A) Residential uses in shoreland zones which permit housing shall comply with the following standards:

(1) The basic shoreline setback for residential structures and associated parking shall be 35 feet as measured from the aquatic-shoreland boundary. If the applicant can demonstrate that existing structures on adjoining lots infringe on the 35 foot setback, the setback may be determined by the building line common to the adjacent existing structures.

(2) Riparian vegetation shall be protected and maintained within shoreline setbacks set forth in Section S4.237, Riparian Vegetation Protection Standards, except where direct water access is required for a water-dependent or water-related use. Temporary removal of riparian vegetation due to construction practices or landscaping may be permitted subject to a revegetation plan approved by the County specifying:

a. Temporary stabilization measures;

b. Methods and timing for restoration of riparian vegetation. Vegetation used for restoration shall be consistent with the criteria presented in Riparian Vegetation Protection Standards S4.237 and section S4.230, Shoreline Stabilization Standards.

(3) Unless it can be demonstrated that adequate public access exists in the area, subdivisions, mobile home parks and planned unit developments shall provide for public pedestrian access to the shoreline within the development.

(4) Aquatic areas adjacent to the shoreland area being developed will not be used to compute the lot area or density of the residential development.

(5) Pile dikes shall be sited and constructed in accordance with the standards for pile and dolphin installation, section S4.230.

(6) Fills shall be placed in accordance with the standards applying to fill activities, section S4.235.

(B) Floating residences within the John Day exception area as set out in the Comprehensive Plan must meet the following standards prior to issuance of a building permit:

(1) Any new floating residence must have a DEQ approved sewage disposal system.

(2) New floating residences must show an upland parking area off any public road right-of-way.

(3) New or reoriented floating residences must have an approved lease from the Division of State Lands to occupy the water surface.

(4) Alignment of floating residences shall be such that navigability on the river is hindered as little as possible.

(5) Maximum building height shall be equivalent to that in the adjacent upland zone.

(6) Any reorientation of an existing floating residence is subject to the four standards above (S4.217(B)(1)-(4)).

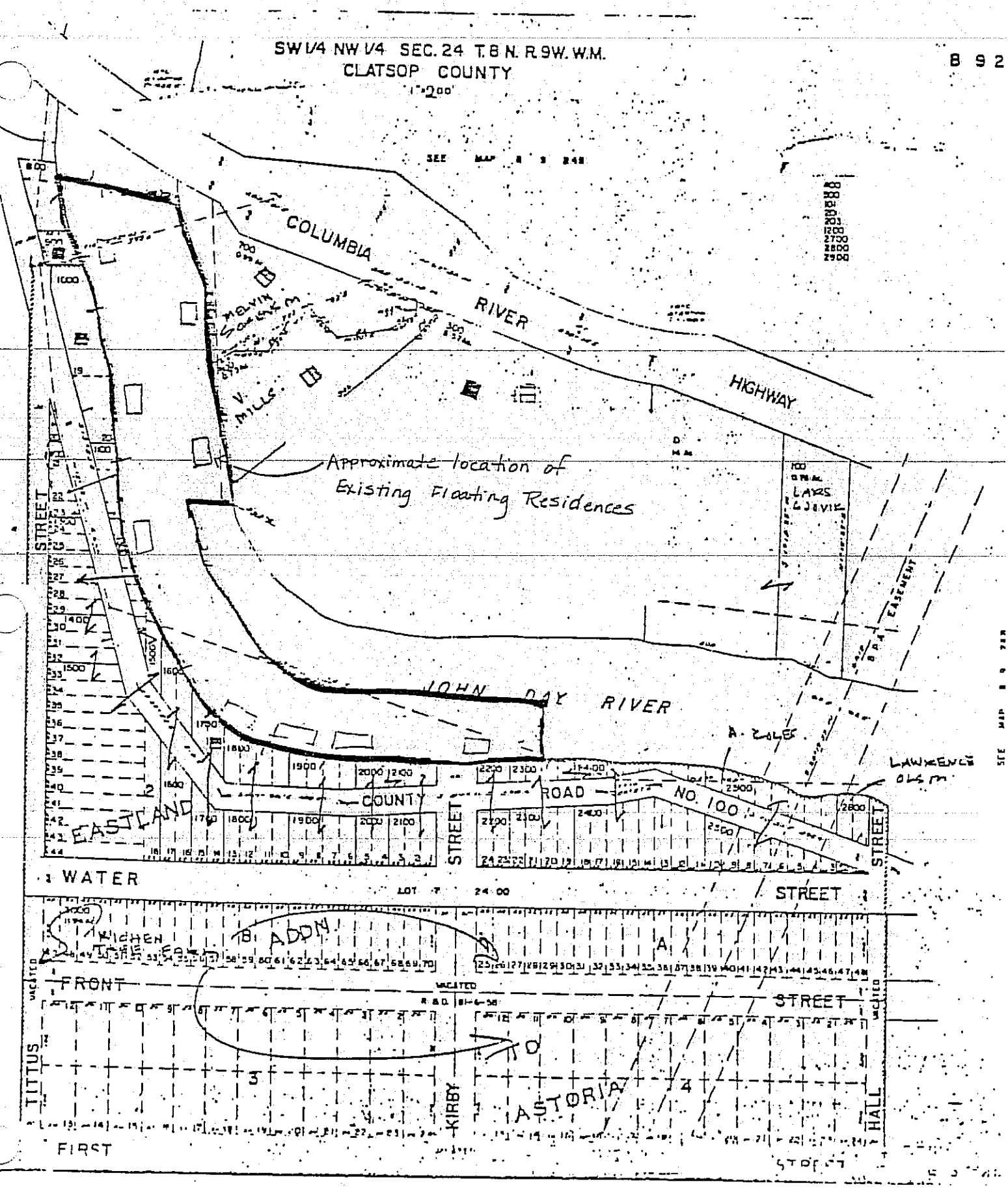
(7) A distance of 25' is required between any portion of the floats of a new or reoriented floating residence and any existing floating residence.

(8) Any new or reoriented floating residence shall be sited so that the longer dimension runs parallel with the shoreline.

Section 1.030 of the Land and Water Development and Use Ordinance should be amended to add the following definition:

FLOATING RESIDENCE: A dwelling unit which floats on a water body and is designed such that it does not come into contact with land except by a ramp. Floating residences may also be referred to as floating homes or houseboats. A floating residence is not equivalent to a duck shack or other similar recreational structure designed for temporary use. It is also not equivalent to a boathouse, designed for storage of boats.

JOHN DAY RIVER EXCEPTION AREA FOR FLOATING RESIDENCES



AN EXCEPTION TO GOAL 16 PLACING AN AQUATIC AREA ADJOINING THE MARINE INDUSTRIAL SHORELANDS AT BRADWOOD INTO THE AQUATIC DEVELOPMENT DESIGNATION

## BACKGROUND

This exception to Goal 16 places an aquatic area near Bradwood in the County's Aquatic Development Zone. The exception is to the Goal 16 management unit requirements for conservation management units and to the Goal 16 aquatic area designation criteria. The exception will allow for water-dependent industrial development of the Bradwood Marine Industrial tract. This industrial tract includes 40 to 50 acres of developable shorelands with 3,000 feet of Columbia River Estuary frontage. The eastern portion of this river frontage has relatively deep water near to shore and is in close proximity to the Columbia River navigational channel. Currently, there is an existing dock structure along the Columbia River shoreline and a mill pond which cuts into the interior of the industrial tract; the southern portion of the mill pond has been designated for Aquatic Development use in the past. This exception would place the remainder of the mill pond, including its entrance and an aquatic band adjoining the MI shorelands, into the Aquatic Development designation; this band will extend 400 feet out from the shoreline or to the -40 foot depth contour if that contour is closer than 400 feet from shore. The Aquatic Development band would stretch from the mill pond entrance to the upriver boundary of the MI Zone. These Aquatic Development expansions would provide for a more complete utilization of this water-dependent industrial tract by allowing for the following range of uses or activities: (1) filling of the old mill pond (2) lateral expansion of the existing dock or the construction of new docks along the Columbia River shoreline; (3) dredging to provide navigational access along the face of the existing dock and future new docks within the AD Zone.

This exception will not directly permit any new dock construction or new dredging projects in aquatic areas. Uses involving the construction of new dock facilities or dredging for new facilities will be reviewed on an individual basis by Clatsop County and affected state and federal agencies.

Factors that must be addressed for the exception are described in Oregon Administrative Rules, Chapter 660, Division 4, Sections 020 and 022. The specific exception criteria are listed in the following paragraphs, followed by appropriate findings.

## FINDINGS

A. *"Reasons justify why the state policy embodied in the applicable goals should not apply" [OAR 660-04-020(2a)].*

New dredging and filling for water-dependent uses are permitted in development management units, but not in conservation management units. This policy protects estuarine resources in Conservation management units from adverse impacts associated with major estuarine alterations. It should not apply in this situation because the potential dredging activities will not result in major alterations to the estuary or create substantial adverse impacts. Additionally, the project site lacks many of the characteristics protected by the Conservation management unit.

The old mill pond area has silted in during recent years and its entrance has been partially blocked to navigation by an accidental sand spill that occurred during a pipeline dredging project on the main navigational channel. The Columbia River shoreline that adjoins the Aquatic Development area is a sandy shoreline that was created over 20 years ago as a channel dredging spoils disposal site. There is no established band of riparian vegetation along this shoreline.

The adoption of the Aquatic Development designation will not result in major estuarine alterations. The potential filling of the existing mill pond is the single largest identifiable alteration that may occur. If the mill pond were filled, a surface area of about 3 ½ acres (including the pond and entrance) would be impacted. About 2 ½ acres of this area is subtidal, ¼ acre is upland, and ¾ acre is intertidal wetland. The upland and intertidal areas are the result of the past dredged material sand spill at the entrance to the pond.

The mill pond cannot currently be utilized because of limited water depth and the dredge spoil spill blockage at the entrance to the pond.

The mill pond in its existing configuration effectively splits Bradwood into two separate developable parcels; (1) the existing dock and backup land upriver from the pond, and (2) the old Corps river sand disposal area downriver from the pond. Both parcels are about 20 acres in size. The pond both separates these potential development tracts and severely limits access between the two parcels. A narrow access road on the west side of the pond connects the two parcels. This access limitation would create problems for potential developments on the downstream parcel which needed to utilize the existing deep-draft dock.

The mill pond and its entrance remove valuable potential backup land from the center of the Bradwood Marine Industrial tract. The pond occupies about 200 feet in the center of the available 600 feet of backup land between the Columbia River shoreline and the railroad tracks to the west. This leaves narrow strips of land to the east and west that are difficult to efficiently utilize. The presence of the 3 ½ acre pond in the center of the site effectively removes 10 to 11 acres from use as backup land. The pond location also severely limits road and railroad access options to the downriver portion of the site.

Filling of the mill pond will significantly enhance the overall development potential of the Bradwood Marine Industrial tract. With the existing pond, Bradwood offers two small (20+ acres) separated development parcels with severe access limitations between the two sites. Filling of the 3.5 acre mill pond will allow adjoining narrow strips on both sides of the pond to be more efficiently utilized resulting in the addition of 10 - 11 acres of backup land. The pond fill will result in the creation of a 50 acre contiguous development tract and eliminate existing internal access restrictions.

Projected dock improvements to support a single (or multiple) water-dependent industrial use(s) could include any of the following combination of structures:

1. Reconstruction of the existing shoreside dock which has an approximate surface area of 150' x 500'; and

2. Construction of a secondary deep draft vessel dock of the same basic configuration downstream of the existing dock; and

3. Construction of a graving dock with an approximate size of 200' x 400' immediately downstream from the existing dock and perpendicular to the shoreline.

Reconstruction of the existing dock is permitted in the AD Zone. Basically this activity would involve placing a new deck atop the existing piling foundation. Dredging needs along the face of this dock would be minimal to existing self-scouring water depths relatively close to shore. This maintenance dredging would impact a subtidal area of about 1 ½ acres and involve an estimated 15,000 cubic yards of dredged material.

The construction of a secondary deep draft vessel dock would involve the placement of new support piling, construction of a dock deck and dredging along the face of the dock for navigational moorage. The piling would impact an area or about 1 ¾ acres (150' x 500'). Dredging would also impact an area of about 1 ¾ acres (150' x 500') and create an estimated 15,000 cubic yards of material.

Construction of a perpendicular graving dock would impact an intertidal area of about ¼ of an acre (200' x 50') and a subtidal area of about 1 acre (200' x 200') to provide navigational access into the dock. The gracing area would largely utilize excavated uplands. Combined intertidal and subtidal dredging volumes are estimated at 40,000 cubic yards.

In relative terms all of the projected dredging volumes are comparatively small. During the summer of 1990, approximately 250,000 cubic yards of material was removed from a short section of the navigational channel to the immediate north of Bradwood.

Goal 16 describes areas appropriate for the Conservation management unit as:

> "... areas needed for maintenance and enhancement of biological productivity, recreational and aesthetic uses, and aquaculture. They shall include tracts of significant habitat smaller or of less biological importance than those in (Natural management units) ..."

The Columbia River bankline along the band of the Aquatic Development is a sandy unvegetated shoreline that is partially riprapped. There is no established riparian vegetation along this river shoreline. The Aquatic Development area adjoins a medium sized water-dependent industrial development tract.

The involved area has not been the subject of any detailed biological studies and does not possess any known unique biological resources. It is not known to have any recreational significance. There are no aquaculture facilities in the area, nor are there any site characteristics that suggest its special suitability for aquaculture. Site characteristics suggest that it may have only limited habitat value. The existing mill pond may represent a fish habitat hazard by creating a tidal containment area that could trap fish during periods of extreme low tide.

Taking into account both the resources present at the project site and the types of areas appropriate for the Conservation management unit, it appears that the site may not be suited for inclusion in the Conservation management unit. The development designation will allow for filling of the mill pond which has a historic record of industrial use but which cannot now be utilized due to inadequate water depths and a blockage at its entrance. Filling of the mill pond will create a more useable contiguous tract of industrial land. The development designation will also allow for the continued use and (lateral extension if needed) of the existing riverside dock at Bradwood.

For these reasons, Clatsop County concludes that the Goal 16 policy prohibiting dredging in Conservation management units should not apply in this case.

B. *"Areas which do not require a new exception cannot reasonably accommodate the proposed use" [OAR 660-01-020(2b)].*

The Bradwood Marine Industrial tract has a combination of features which make the site unique to Clatsop County. There are no other comparable water-dependent industrial development sites within the County. The Bradwood Marine Industrial tract can be characterized by the following list of features:

(1) Located at River Mile 39.
(2) Within 1,000 feet of Columbia River channel.
(3) Self-scouring water depths of 30 to 40 feet close to shore.
(4) Direct railroad access.
(5) 40 to 50 acres of developable backup lands.
(6) Single ownership.
(7) Dredged material disposal and mitigation areas on-site.
(8) Relatively isolated location.
(9) Existing dock structure.
(10) Rock source on-site for site development needs that also has commercial development potential.

There are no alternative water-dependent industrial development sites in Clatsop County which possess the same combination of physical features. Of particular significance, there are no other sites in the County with developable backup land and both deep water access and rail access.

Other potential water-dependent industrial development sites within Clatsop County include three Marine Industrial sites in the unincorporated portion of the County; the Port of Astoria docks, north Tongue Point, and south Tongue Point within the Astoria Urban Growth Boundary; and the East Bank Skipanon, West Bank Skipanon, and Tansy Point sites within the Warrenton Urban Growth Boundary. The three MI sites in the unincorporated portion of the County are all located on either the Lewis and Clark River or Youngs River. Each of these sites are relatively small, have only shallow depth water access and nonrail access. The Port of Astoria docks and backup lands are committed to existing industrial uses. North Tongue Point is committed to an auto import facility and has water access that is limited by a 25 foot channel depth. South Tongue Point has the same channel depth access limitations as North Tongue Point and will require an exception for future dock access and turning basin dredging. All of the sites within the Warrenton Urban Growth Boundary lack rail access. Both the East Skipanon and the West Skipanon sites have limited developable areas due to wetland constraints and will require an exception to provide deep water access to the industrial shorelands. Tansy Point is committed to an existing water-dependent industrial use.

There are no available Marine Industrial sites within Clatsop County which could accommodate a general purpose deep draft dock and associated shoreland support facilities. Areas which do not require an exception cannot reasonably accommodate the proposed water-dependent industrial uses.

C. *"The long-term environmental, economic, social and energy consequences resulting from the use at the proposed site ... are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception ..." [OAR 660-04-020(2c)].*

The consequences of three general activities need to be considered in applying this standard. These activities are pond filling, dock front dredging and new dock construction.

(1) Environmental Consequences

The filling of the mill pond would impact about 2 ½ acres of subtidal area and ¾ of an acre of intertidal area. The subtidal area is the silted floor of the old mill site log pond. The intertidal area was created by the accidental sand spill from a Corps of Engineer's channel dredging project. Emergent wetland vegetation has established itself on this intertidal sand spill. On-site mitigation will be required in the form of wetland habitat creation to compensate for the loss of these intertidal areas. The mill pond has low habitat values and may currently create a tidal containment area that could trap fish during periods of extreme low tide. The pond has no in-flowing streams and is only flushed by tidal action.

Dredging along the face of the existing dock would impact up to 1 ½ acres of subtidal area. Dredging along the face of a lateral extension of the existing dock or a new dock would impact a similar subtidal area. Graving dock dredging would impact a ¼ acre intertidal area and a 1 acre subtidal area. The major identifiable environmental consequences of the proposed dredging are temporary, localized disruption of fauna in the water column and temporary localized turbidity. The water column impacts will only be temporary and these organisms are expected to reestablish themselves after the dredging work is completed. Turbidity will increase during the periods of dredging activity. Dredge volumes along the dock areas would be minimal due to existing deep water and the close proximity of the navigational channel. The self-scouring river characteristics will also reduce the frequency and volume of future maintenance dredging at this site.

Additional dock construction along the Columbia River shoreline at Bradwood would have limited environmental consequences because of two site characteristics - the dock would front upon a sandy dredge spoils shoreline without impacting any established riparian vegetation and the size of the overall dock would be minimized due to the close proximity of deep water to the shorelands.

In relative terms, the environmental consequences resulting from the proposed activities at Bradwood are not substantially different from those that might be expected at other sites requiring an exception. Because the involved dock dredging areas front on relatively deep water, the anticipated dredging volumes would be somewhat less than those typically expected at other sites.

(2) Economic Consequences

Filling costs, dredging costs, dock construction costs and mitigation costs are the four economic consequences that have been identified in association with the proposed activities.

Dredge spoils on an old dredged material disposal site to the immediate west of the mill pond are available for the filling of the pond. The existing of this favorable borrow source will promote the cost-effective filling of the pond. Dredging costs are a function of the volume of material to be removed, the method of removal and the method of disposal.

The costs of dredging along the face of the existing and expanded shoreside docks would be comparatively low because of the limited volumes involved and the availability of adjoining upland disposal areas.

Dock construction costs would be comparatively low because of relatively deep self-scouring water depths close to shore. This will minimize the area of dock required to bridge the distance from the shoreline to easily maintainable deep water. The exception will also provide for dredging along the face of the existing dock structure; this will allow for a fuller utilization of an existing facility which is more cost effective than constructing new docks at other locations.

Mitigation costs will be relatively low because on-site mitigation lands are available under the same property ownership.

Comparatively low filling and dredging costs, limited dock area needs, and available on-site mitigation areas all reduce the expected economic impact at this site.

Economic consequences arising from the use of this site are not significantly different from the concedes expected from the use of other sites requiring an exception.

(3) Social Consequences

The social consequences of the proposed activities are difficult to identify and quantify. The exception will provide for the development of certain facilities in aquatic areas which would be utilized in conjunction with shoreland industrial activities. The overall industrial use would be conducted on lands that have been designated for industrial use. This site was the location of a large and active sawmill and shipping dock for a number of years. The site is relatively isolated with the closest residences being down river more than one mile at Clifton and across the river at a distance of about ½ mile on Puget Island. The site is visible from Puget Island but not Clifton. A commercial rock quarry has been approved on lands adjoining the west boundary of the MI Zone. Noise and air quality concerns associated with the overall land use will be handled through the County and State permit process. Visual impacts will be minimized by County screening requirements.

Because of Bradwood's relative isolation, the social consequences resulting from the uses associated with the proposed activities area not substantially different from those that might be expected at other sites requiring an exception. The residents of Puget Island on the north side of the river channel will view development of the Bradwood site. These view impacts will be mitigated through County screening requirements. These residents will have to accept certain social impacts that are associated with the eventual utilization of designated water-dependent industrial site which is an economic asset of Clatsop County.

(4) Energy Consequences

Dredging activities are the only form of energy-related consequence that has been identified in conjunction with the proposed activity. Comparatively low dredge volumes and the availability of on-site disposal areas have been noted above. These two factors will reduce the energy consumption associated with dredging as compared to other sites. The energy consequences resulting from the proposed activities are not significantly different form those that might be expected at other sites requiring an exception.

The long-term environmental, economic, social and energy consequences resulting from the proposed activities as proposed are not significantly more adverse at the proposed site than they would be at other possible project locations requiring an exception.

D. *"The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts" [OAR 660-04-020 (2d)].*

The owner of the Bradwood industrial tract owns all adjacent shorelands. A commercial rock quarry is located on his ownership adjoining the south boundary of the Marine Industrial tract. Rock from this quarry will be transported by barge from the site. Accordingly, the purposed activities and the existing quarry are compatible uses. The Columbia River adjoins to the northeast. The proposed activities will provide for navigational access and shipping uses that are similar to uses that occurred at the site for more than a century. The navigational channel is located about 1,000 feet from the shorelands at Bradwood and the proposed activities would in no way hinder navigation within the established channel. The proposed activities are compatible with existing adjacent land uses.

Ord 81-7, 30 Dec 1981

AN EXCEPTION TO PERMIT A WETLANDS/MARSH WASTEWATER TREATMENT SYSTEM IN AND ADJACENT TO THE ECOLA CREEK ESTUARY

Description of the proposed action

The construction of a wetland/marsh wastewater treatment system within and adjacent to the Ecola Creek estuary, directly east of Highway 101 and the existing Cannon Beach sewage treatment lagoons (see attached drawing). The marsh, consisting of about 15 acres, would provide tertiary sewage treatment capacity during the summer months.

An exception is being taken to that portion of the estuarine resources goal which state that,"dredge, fill or other reduction or degradation of these natural values by man shall be allowed only:

1) if required for navigation or other water dependent uses that require an estuarine location,..."

The major elements of the project that involve alteration of the estuary are:

1. The construction of a portion of a perimeter dike across a a drainage channel that connects with Ecola Creek.
2. Facing of the water-ward perimeter of the dike with rip-rap.
3. The construction of a discharge point allowing effluent treated in the wetland/marsh treatment system to enter the drainage channel east of highway 101.

An exception is also being taken to that portion of the coastal shorelands goal which state that "major marshes, significant wildlife habitat, coastal headlands, exceptional aesthetic resources, and histo archaelogical sites shall be protected". The site provides significant wintering habitat for a herd of 18 to 20 Roosevelt elk.

The major elements of the project that involve possible impact on this significant habitat are:

1. construction of a perimeter dike, toan elevation of 11' to 11½' M.S.L. of the northeast and south sides of the proposed treatment area; and
2. Pumping prechlorinated effluent from the City's stabilization ponds into the wetland/marsh area in the southern portion through a number of inlets; and
3. Construction of internal baffles for controlling flows of introduced effluent.

Need

Sewage treatment in Cannon Beach is presently provided by a three-celled stabilization pond system. During the winter months the plant operates well below design capacity and discharges chlorinated effluen into Ecola Creek in conformance with both present and anticipated future winter effluent limitations established by the Department of Environmental Quality. During the summer, however, the plant operates near or in excess of design capacity and effluent quality exceeds the more stringent summer discharge limitations. Because the present sewer system cannot meet the summer effluent discharge standards, the Department of Environmental Quality is requiring that the City upgrade its wastewater treatment facility.

Alternatives

1. Alternative Treatment Systems.

[illegible] conducted to evaluate alternative wastewater treatment methods: CH2M Hill Inc. "Wastewater Facilities Plan-City of Cannon Beach," 1976, and CH2M-Hill Inc. "Supplement to Wastewater Facilities Plan-City of Cannon Beach," 1977; KCM "Development and Evaluation of Alternative Wastewater Treatment Schemes-City of Cannon Beach Facilities Plan Addendum," 1978; and KCM "Development and Evaluation of Wetlands/Marsh Wastewater Treatment System, Facilities Plan Addendum No. 1", 1981.

The 1976 study evaluated numerous alternatives. Their advantages and disadvantages are summarized in Table 1. Three main alternatives were focused on: chemical treatment, isolation ponds and ocean out-fall. Their advantages and disadvantages are summarized in Table 2. Ocean disposal was rejected primarily because of high cost and question about technical feasibility. The main resons for rejecting the chemical treatment alternatives were cost, the difficulty of operating sophisticated equipment by a small town, and the disposal of sludge. Phase isolation ponds' major disadvantages were found to be its requirement for an extensive land area and its experimental nature. A similar system later proved unsuccessful in Ontario, Oregon.

Subsequently an evaluation of a biological treatment plant (activated sludge) was made. This system was found to have major problems involving high cost, disposal of sludge and the aesthetic implications of converting existing settling ponds to sludge holding ponds. These were felt to outweigh the advantage of the known reliability of this most conventional of sewage treatment methods.

Based on the City's dissatisfaction with the presented alternatives, a third study examining systems that required low amounts of energy that were non-mechanical in nature was made. This is consistent with the 1977 Federal Clean Water Act amendements which encourage innovative systems. Three systems were investigated; a marsh system, a marsh/aquaculture system, and an intermittent sand filtration system. The selected alternative was the marsh system.

The major advantages of this system were found to be: the lowest cost of all systems reviewed, little consumption of energy, and no sludge to be disposed of. The major disadvantages were short-term environmental disturbances resulting from conversion of the present wetland to an artificial marsh, the potential loss of elk wintering habitat, and introduction of new plant species.

Because of State and Federal resource management agency's concerns about the possible impact of the artificial marsh system on the elk wintering habitat and the effects of introducing non-native plants, a fourth study was prepared. This study further reviewed alternatives that would use a natural filtration system and would meet expressed resource management agency concerns. Three alternatives were examined. A natural wetlands system utilizing 100%. natural overland flow through the existing wetlands. This alternative would require 40 acres. Second, development of a semi-natural wetland/marsh system which would rely on 50% natural over land flow 50% controlled flow. This alternati would require 25 acres. The third alternative was development of a wetlands/marsh system utilizing an internal baffle system through the entire treatment area to maintain controlled flows and treatment. This alternative would require 15 acres.

The third alternative was selected because the highest degree of treatment could be achieved through the most completely controlled wetlands/marsh system and because the overall wetlands impact would be minimized through the use of the least amount of wetland area.

2.Alternative sites

In addition to the proposed site, other marsh treatment site alternatives have been investigated. An alternative "wetland" sit located between the present sewage lagoons and Spruce Street was

considered. This site has the advantage of being in closer proximity to the existing sewage treatment facility. Its disadvantages were insufficient land area, the possible loss of the area's important flood retention capability with regard to the town center, and its use as an elk wintering area. The disadvantages were found to substantially outweigh the advantages. Higher upland sites were not considered desirable because of the accepted engineering practice of locating sewage treatment facilities at as low an elevation as possible.

3. Design alternatives within the selected site

The proposed wetlands/marsh treatment system uses Highway 101 as the dike on the west side of the treatment system. A design alternative considered was to build a dike parallel to Highway 101 just enough to the east that the northern dike would not have to cross the drainage channel entering Ecola Creek. This alternative was not selected for two reasons.

First, a primary concern of federal resource management agencies was that the development of the system minimally disrupt the fresh water wetland that functions as elk wintering habitat. The construction of a second dike, parallel to Highway 101, would disrupt substantially more habitat then would the alternative using Highway 101 as the wester dike. Second, it is estimated that the construction of a parallel dike would raise overall system construction cost by $100,000.-$125,000

Environmental Consequences

The area enclosed by the dike would be altered by felling of trees in the dike/baffle areas and changes in hydraulics resulting from construction of the dikes. Trees would be cut within those areas occupied by the alder/spruce community and the western portion of the spruce/elderberry community.

Felling trees, especially the older and larger spruce, alder, and maple, where dikes and baffles are constructed, would reduce cover for a variety of wildlife, roughly in proportion to the acreage disrupted. Flycatchers, warblers, kinglets, wrens, both chickarees and grey squirrels, racoons and many other birds and mammals utilize this habitat. The construction of perimeter dikes enclosing the wetlands area would result in some vegetation and wildlife habitat being destroyed or disrupted.

The increase in water levels in the wetlands/marsh area would result in:

a) Changes in the wildlife community with more aquatically oriented species increasing in population at the expense of other coastal forest and brush inhabitating species.
b) The twinberry and other vegetation, including alder and spruce, will likely die off, sedges and emergent species would increase in populations.
c) The developed wetlands/marsh area would likely have less diversity in plant and animal communities than the existing wetlands

Less mobile animals, such as small rodents, frogs, and salamanders, could be killed during construction of the Cannon Beach system. During the operational phase, these aquatic organisms, along with herons and waterfowl, should quickly repopulate the marsh.

The wildlife community would change with more aquatically oriented species such as ducks, rails, and herons, muskrat and marsh shrews increasing in population at the expense of other coastal forest and brush inhabiting species including flycatchers, warblers, kinglets, song sparrows, bobcats and coyote. Because elk feed on slough sed

[illegible] area. Most of the length of dike would not be high enough to prevent significant elk movement. No endangered or threatened wildlife or plants are known to exist on the project site.

The construction of perimeter dikes and baffles may result in temporary degradation of water quality due to increases in turbidity from erosion and siltation processes.

Ecola Creek water quality would be improved during the summer months with the discharge of a higher quality effluent. Probably greater phosphorus and nitrogen removals would be achieved by the wetlands/marsh system than by conventional treatment.

Depending on Ecola Creek flow and DO levels, the organic content and consequent $BOD_5$ of the effluent from the marsh system (10 mg/l) could cause a localized area of relatively low DO levels near the outfall structure during summer months. It is anticipated that quick mixing with the creek water would minimize any effects from low DO levels. Recommended level for salmonid populations is above 5 ppm. Tidal actions affecting Ecola Creek in this area would also act to dissipate effluent twice daily.

Changes in hydraulics would result from the dike diverting runoff, mainly from south of the site during the summer, and the introduction of secondary wastewater effluent. Winter runoff from south of the site would continue through the site through a flood structure located on the south. A channel would route this runoff around the dike to Ecola Creek during the summer. The three flood structures, situated along the eastern dike, would allow winter flood water to flow through the site if desireable for flushing. High flood waters of over 12-13 feet MSL in elevation would spill over the dike into the marsh pond and out the outlet structure. The flooding would be unlikely to disturb the slough sedge, a rhizomatous perennial, which is well rooted and adapted to flooding ( and is indeed, subjected to periodic flooding now).

The creek's fish resources should be positively affected through and improvement in water quality.

This method of treatment does not create sludge that must be disposed of.

The project will be designed to minimize any adverse impacts, this will be ensured through the State/Federal Permit process.

The project includes the filling of between 1,000-1,500 square feet of estuarine surface area. This loss of estuarine surface area is judged to be of minimal significance. First, because of the small portion of the total estuarine surface area that is being filled Secondly, because the area to be filled does not consist of habitat that contribute significantly to the productivity of the estuary. The area does not include major tracts of salt marsh, tideflats and seagrass/algae beds (the criteria for natural estuarine management units) nor does it include smaller tracts of salt marsh tideflats, seagrass and algae beds and oyster and clam beds (the criteria for conservation estuerine management units). The project includes a small alteration of estuarine area and thus may require mitigation as defined by O.R.S. 541-6:05-541.665. Whether mitagation will be required will be determined by the Division of State Lands in the permitting process.

Economic, Social and Energy Consequence

The wetlands/marsh system is the least expensive of all alternat[illegible]

[illegible] of the [illegible] system will [illegible] knowledge about this type of innovative wastewater treatment system.

An archaeological survey established the existence of a previously undocumented archaeological site approximately 25 meters south of Ecola Creek, approximately 100 meters east of Ecola Creek bridge on Highway 101. The proposed design avoids any construction activity in this area. If construction is planned on or near the locality, archaeologi testing will be undertaken to determine the significance of the site.

## Compatability

The immediately adjacent areas are presently vacant. The existing City wastewater treatment plant is located west of the site, across Highway 101. The Cannon Beach Comprehensive Plan and the Cannon Beach Zoning Ordinance designate the area to the South as Residential-Alternative Mobile Homes. This is a residential zone which permits conventional built housing and mobile homes. No conflicts between the artificial marsh and residences are foreseen. The area to the southeast is designated by both the Clatsop County and Cannon Beach Comprehensive Plans and Zoning Ordinances as Residential Very Low Density. This is a holding zone inside the City's urban growth boundary permitting single family residences on 1 acre lots. When sufficient City services become available such areas may annex into the City and request higher density residential zoning. No conflicts between the artificial marsh and either low density or higher density residences are foreseen.

The Ecola Creek estuary has been classified by both Cannon Beach and Clatsop County as a conservation estuary. Furthermore, because Ecola Creek is small it functions more as a tidal stream then an estuary. There are no areas within Ecola Creek that meet the Goal #16 criteria for natural management units(i.e. major tracts of salt marsh, tideflats and seagrass/algae beds) therefore, there are no natural management units within Ecola Creek. The purpose of a conservation estuary and estuary management units is to provide for long-term uses of available resources that do not require major alteration of the estuary. The wetlands/marsh is compatible with this intent. The wetlands marsh system represents a long term use of available resource. With the wetlands, both estuaine and fresh-water, being the available resource. The diking of approximately 1,500 square feet of the esturary is a minimal alteration of the estuary. The project will not preempt any other anticipated or foreseeable water-dependent use.

The design of the treatment area's periphery is such that it will minimize the impact on the continued use of the area as elk-wintering habitat.

## Conclusions

There is a need for the City of Cannon Beach to upgrade its wastewater treatment plant. The proposed wetlands/marsh treatment system and its location is the alternative selected after more than four years of study and the evaluation of numerous alternatives. The design alternatives selected is the one with the minimal impact of elk wintering habitat and has the least cost. The environmental, social, economic and energy consequences of the project are acceptable. The project will [illegible] Ecola cr[illegible] the existing elk wintering habitat and the [illegible] of the surrounding area.

TABLE 1

ALGAE REMOVAL TREATMENT PROCESS ALTERNATIVES

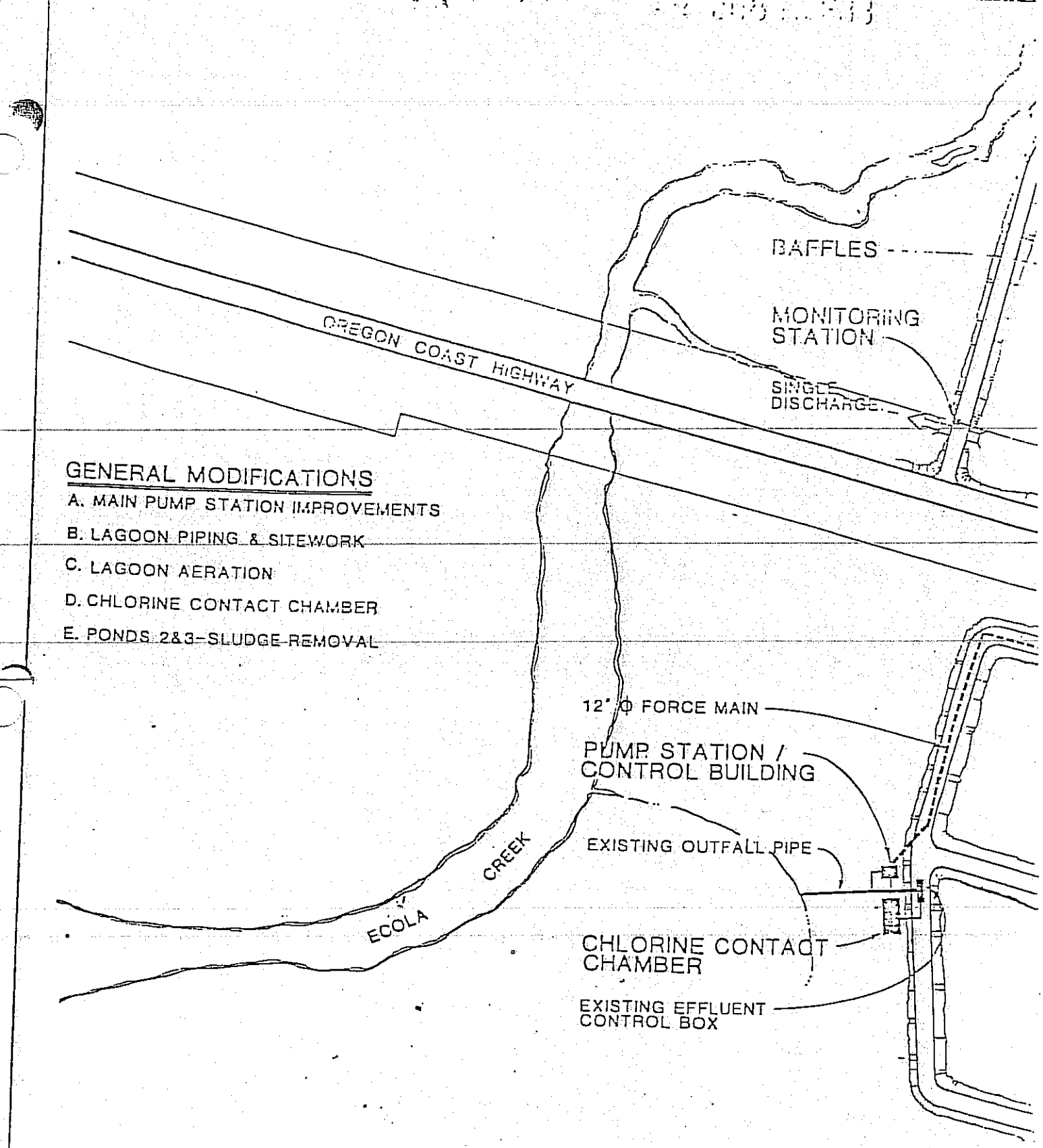
| Treatment Method (References*) | Advantages | Disadvantages |
|---|---|---|
| Chemical Coagulation with Settling (1,2,3,11,14,15) | 1. Consistent effluent quality<br>2. Simple mechanical operation<br>3. Flexible process control<br>4. Considerable test data | 1. Requires attention to chemical addition for process control<br>2. Possible natural flotation of algae<br>3. Need to add filtration to assure 10/10 effluent quality<br>4. Dilute sludge produced |
| Chemical Coagulation with Flotation (1,4,6,18) | 1. Consistent effluent quality<br>2. Flexible process control<br>3. Concentrated sludge produced<br>4. Considerable test data | 1. More complex mechanical operation<br>2. Requires attention to chemical addition and flotation variables for process control<br>3. Need to add filtration to assure 10/10 effluent quality |
| Mixed-Media Filtration (6,15) | 1. Consistent effluent quality | 1. Need to precede by chemical coagulation and settling (or flotation) to prevent rapid headloss buildup in filter<br>2. More complex mechanical operation |
| Sand Filtration (7,8) | 1. Simple mechanical operation<br>2. Consistent effluent quality<br>3. Considerable test data | 1. Tested process only for low algae concentrations<br>2. Labor-intensive operation to clean and replace sand<br>3. Wet climate may require covered filter area |
| Rock Filtration (9,10) | 1. Simple mechanical operation<br>2. Considerable test data | 1. Inconsistent effluent quali<br>2. Untested process for high algae concentrations |
| In-Pond Chemical Coagulation and Settling (5,15) | 1. Simple mechanical operation (motorboat application of chemicals) | 1. Inconsistent effluent quali<br>2. Not possible to control process once chemicals are added<br>3. Only tested once |
| Isolated Algae Removal Pond (Phase Isolation) (16) | 1. Simple mechanical operation<br>2. Full scale system in operation | 1. Relies upon natural algal precipitation; process control not possible<br>2. Additional large pond area required for adequate detention |
| Microscreening (1,2) | 1. Simple mechanical operation | 1. Inflexible process control<br>2. Unreliable process on single-cell algae<br>3. May need to precede by chemical coagulation |

*References are listed in Appendix C.

TABLE 2

SUMMARY OF ALTERNATIVE EVALUATION

| Alternative | Major Advantage | Major Disadvantage |
|---|---|---|
| | ENGINEERING EVALUATION | |
| 1A and 1B (Chemical Treatment) | Well demonstrated treatment system for algae removal. | Pilot testing required to deter best sludge dewatering method. |
| 2 (Isolated Ponds and Future Chemical Treatment) | Requires least attention to additional treatment process. | Pilot testing required to deter isolated pond performance. |
| 3 (Ocean Outfall) | No additional treatment process to control. | Permanence of outfall pipe installation is uncertain. |
| | ENVIRONMENTAL EVALUATION | |
| 1A and 1B (Chemical Treatment) | Retains maximum buffer zone around plant site. | Uses considerable amounts of chemicals and requires sludge disposal. |
| 2 (Isolated Ponds and Future Chemical Treatment) | May delay requirement for chemical treatment. | Uses large land area and leaves minimal buffer zone around plan site. |
| 3 (Ocean Outfall) | Uses least amount of natural resources and energy. | More disruption of community during construction. |
| | ECONOMIC EVALUATION | |
| 1A and 1B (Chemical Treatment) | Process combinations could reduce capital costs. | Highest O&M costs. |
| 2 (Isolated Ponds and Future Chemical Treatment) | Lowest overall present worth, and amenable to staging. | Capital costs will increase if must be purchased. |
| 3 (Ocean Outfall) | Lowest O&M costs. | Highest overall present worth. |



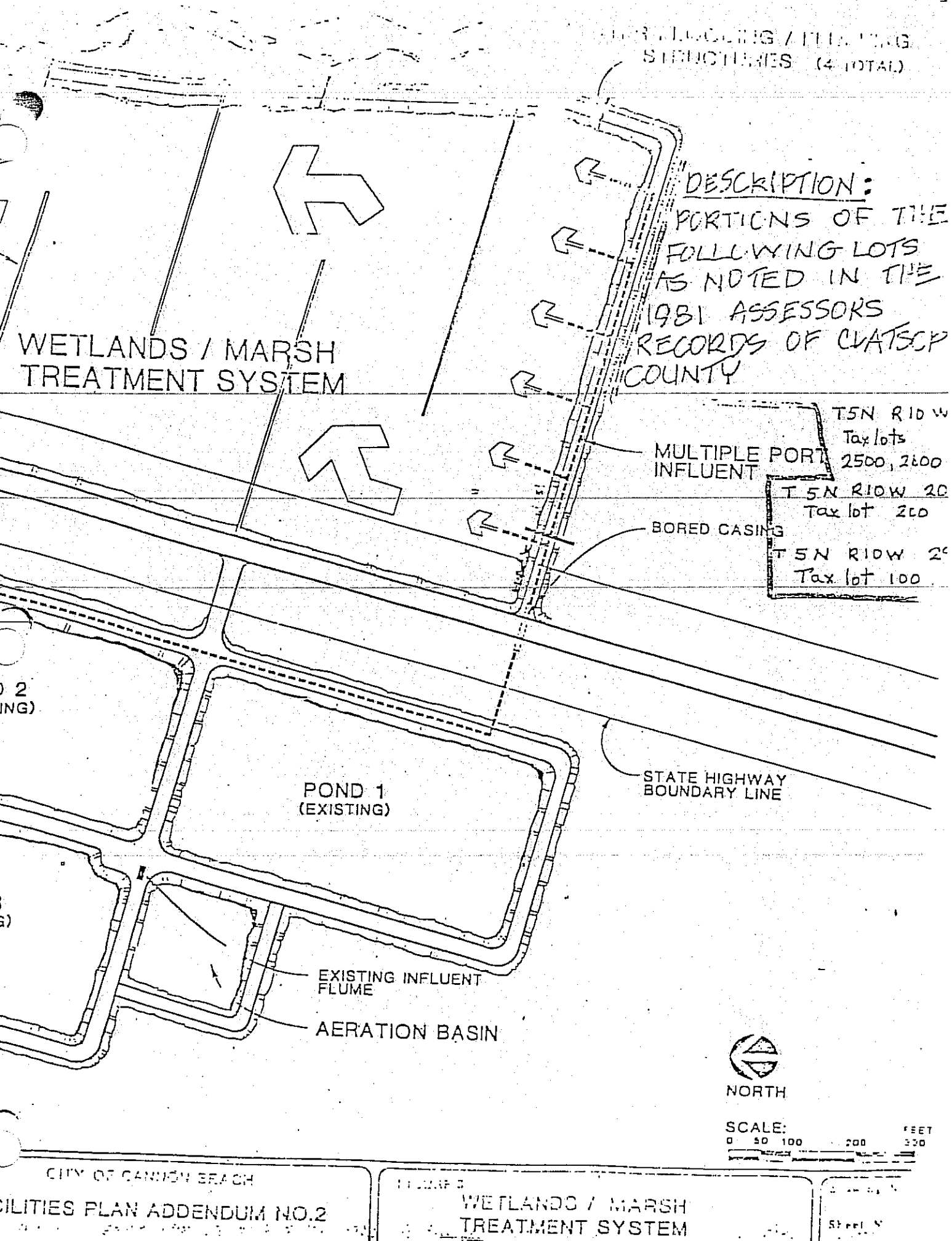

Kramer, Chin & Mayo, Inc.
Consulting Engineers, Landscape Architects, Planners
2755 Twelfth Street, Salem, Oregon 97302
Phone (503) 370-8554

Scale

Drawn By

Checked By

Approved By


STRUCTURES (4 TOTAL)
DESCRIPTION:
PORTIONS OF THE FOLLOWING LOTS AS NOTED IN THE 1981 ASSESSORS RECORDS OF CLATSOP COUNTY
WETLANDS / MARSH TREATMENT SYSTEM
T5N R10W Tax lots 2500, 2600
MULTIPLE PORT INFLUENT
T 5N R10W 20
Tax lot 200
BORED CASING
T 5N R10W 2
Tax lot 100
POND 1 (EXISTING)
STATE HIGHWAY BOUNDARY LINE
EXISTING INFLUENT FLUME
AERATION BASIN
NORTH
SCALE:
FEET
0 50 100 200 300
CITY OF CANNON BEACH
CILITIES PLAN ADDENDUM NO.2
WETLANDS / MARSH TREATMENT SYSTEM

Goal 2

Exceptions

Goal 18 Beaches and Dunes

Provision - Permits for beach front protection structures shall be issued under ORS 390.605-390.770, only where development existed on January 1, 1977.

a.) Why these other uses should be provided for;

The County wishes to allow continued development in the Arch Cape area (see map). Also see committed and built exception and coastal shoreland exception. There currently exist 24 beach front protective structures out of approximately 107 ocean front lots in the area. The existing beach front protective structures are interspersed with existing development consisting of about 66 dwellings. This area has been platted since the early 1920's. Approximately one-third of the existing structures are over 30 years old. The properties within this exception area are served by sewer through the Arch Cape Sewer District and water through the Arch Cape Water District. Both private and public roads provide access to the ocean front lots. The exception is needed to protect public and private investment. By permitting additional beach front protective structures for structures built after 1977 or in the future it will enable property owners to utilize their property similar to their neighbors.

b.) What alternative locations within the area could be used for the proposed uses;

Public services already exist in the area, i.e. sewer, water and roads. Clatsop County prefers to protect the public and private investments made and does not wish to encourage beach front protective structures and public facilities in other areas.

c.) What are the long term environmental, economic, social and energy consequences to the locality, the region or the state from not applying the goal or permitting the alternative use;

Environmental - If additional beach front protective structures are permitted a small loss of flora and fauna will occur. This area has not been identified as a significant wildlife habitat area. Therefore, no significant wildlife will be lost. Through use of the State of Oregon criteria for approving (or denying) permit requests, it will be assured that permits issued will result in a minimal amount of environmental effects.

Economic, Social and Energy - If the exception is not taken, erosion over time may weaken the existing beach front protective structures, erode adjacent unprotected property and jeopardize the roads, sewers, water lines and structures in the area. Not permitting additional beach front protective structures may result in accelerated erosion in areas not permitted protection. Through the exception the County is encouraging continued development of an area where facilities already exist, and protecting property with and without structures from being damaged.

There are no known archaeological or historical sites in the exception area.

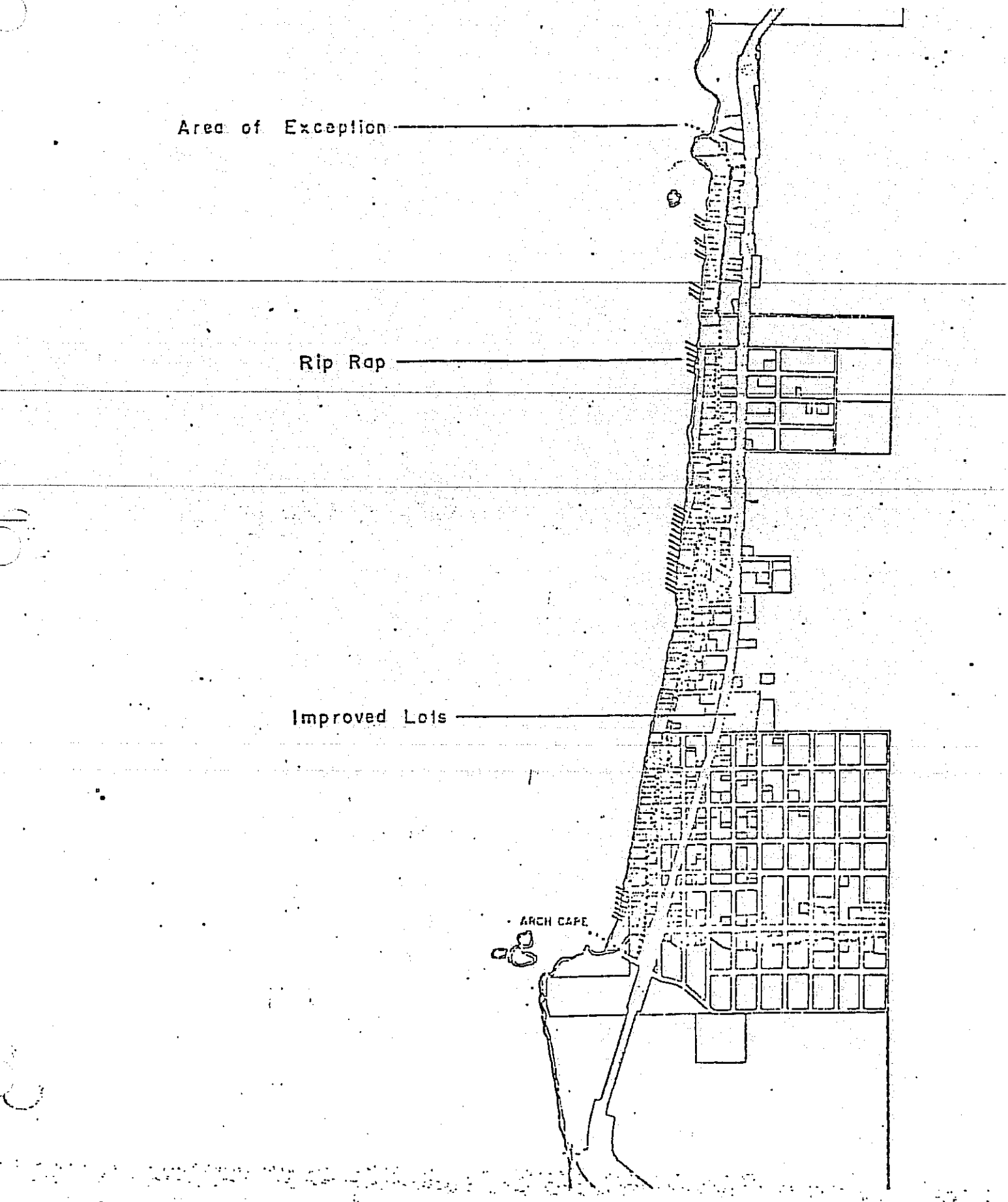
d.) A finding that the proposed uses will be compatible with other adjacent uses.

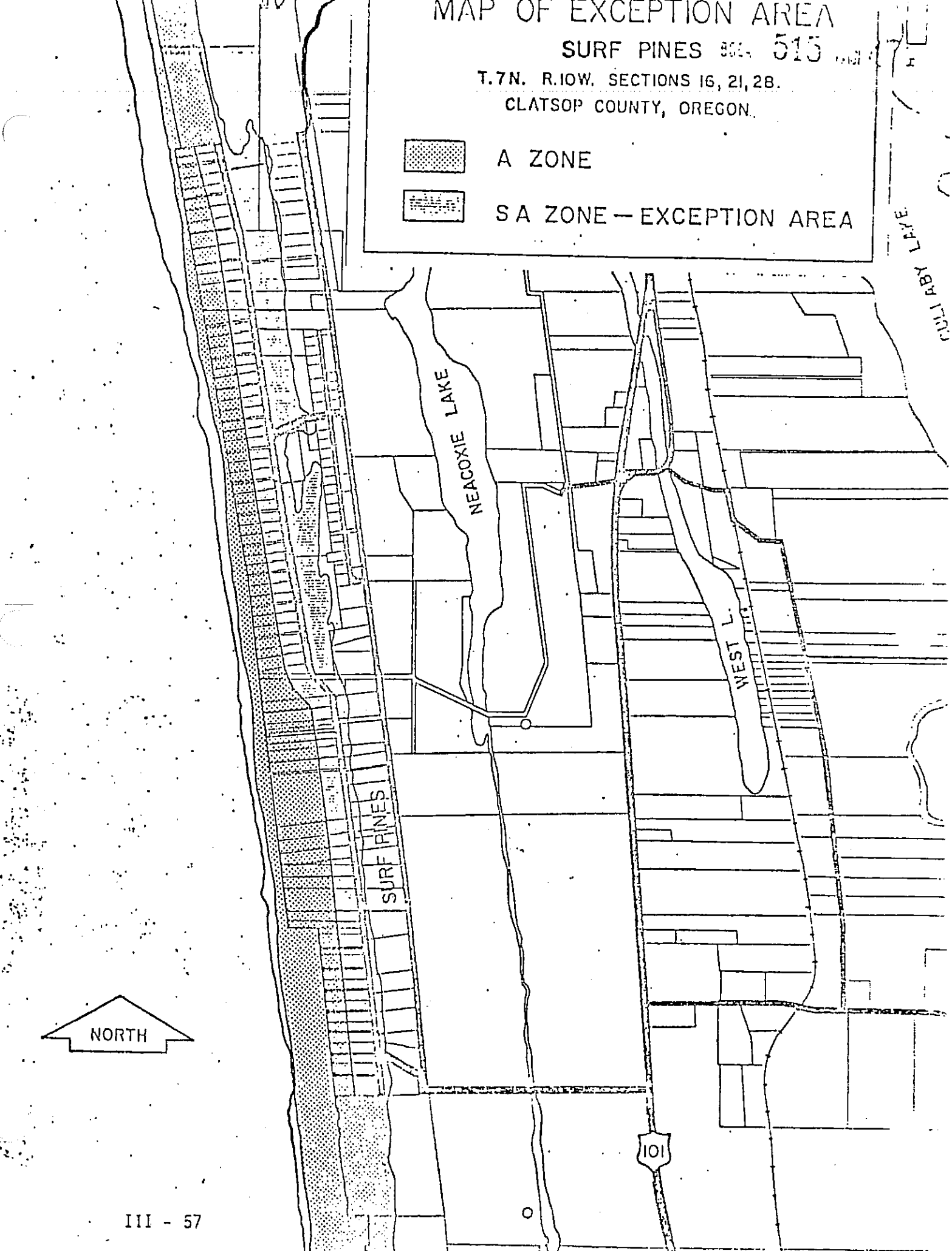
The upland adjacent areas are presently platted and in numerous ownerships. The Clatsop County Comprehensive Plan designates the area as a Development (Rural Service Area) area. The Clatsop County Land and Water Development and Use Ordinance Map designates the area as Rural Service Area - Single Family Residential (RSA-SFR). This is a residential zone which permits conventional built housing. No conflicts between the beach front protective structures and the residences is foreseen.

Conclusion: There is a need for Clatsop County to permit additional beach front protective structures on existing parcels and future parcels. The exception will protect existing property, structures and public utilities and facilities. Permitting additional beach front structures will reduce the need for beach front protective structures in other areas. The environmental, social, economic and energy consequences of the project are acceptable. Additional beach front protective structures will be compatible with the existing and proposed development of the area.

FIGURE 8

# EXCEPTION TO BEACHES & DUNES GOAL NO. 18




MAP OF EXCEPTION AREA
SURF PINES SEC. 515
T.7N. R.10W. SECTIONS 16, 21, 28.
CLATSOP COUNTY, OREGON.
A ZONE
S A ZONE — EXCEPTION AREA
NEACOXIE LAKE
WEST L.
SURF PINES
101
NORTH

# Exception to Goals 3 and 4 for Agricultural Land Within the Miles Crossing - Jeffers Gardens Rural Community

03 December 2002
Amended August 2003 Ordinance 03-10

## 1. Summary

This document contains findings justifying an exception to Statewide Planning Goals 3 and 4. An exception is needed to include agricultural land within the proposed boundaries of the Miles Crossing - Jeffers Gardens rural community; and to allow non-agricultural uses and densities in the exception area. Miles Crossing – Jeffers Gardens rural community covers about 860 acres. Most of this land was subject to an exception adopted by Clatsop County in 1982. Also included within the proposed rural community boundary are 33 tax lots covering about 250 acres in Clatsop County's Exclusive Farm Use (EFU) zone. Additionally, about eight acres of undeveloped public street right-of-way in the EFU zone is included within the proposed rural community boundary. A total of about 258 acres of land in the EFU zone are included in this exception.

Oregon Administrative Rules (OAR) chapter 660, division 22, contains rules and requirements governing the establishment of rural communities. Including farm or forest land within rural community boundaries is prohibited except under relatively narrow circumstances (OAR 660-022-0020 (3) and (4)). Clatsop County is taking this exception to the agricultural lands goal (statewide planning goal 3) and the forest lands goal (statewide planning goal 4) for about 258 acres of EFU-zoned land within the proposed rural community boundary. These lands will then meet the criteria in OAR 660-22-20(3)(a), allowing exception areas to be included in rural communities.

Exceptions to the statewide planning goals are governed by ORS 197.732; OAR 660-04; and statewide planning goal 2. This document includes findings as required under these statutes and administrative rules.

## 2. Exception Requirements

### 2.1 Statewide Planning Goals

This exception is taken to statewide planning goals 3 and 4.

Statewide planning goal 3 addresses agricultural lands. The goal is "To preserve and maintain agricultural lands." Land included in this exception has been designated in Clatsop County's acknowledged comprehensive plan as agricultural land, and placed in the County's EFU zone. This proposed exception is to statewide planning goal 3. Exceptions to goal 3 are authorized under OAR 660-04-10(1)(a).

Statewide planning goal 4 addresses forest lands. The goal is:

*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.*

The subject property is not designated as forest land in the County's comprehensive plan, nor is there any evidence that it qualifies as forest land under statewide planning goal 4. Nonetheless, this goal exception includes an exception to goal 4 to allow uses and densities not allowed on forest lands under statewide planning goal 4. Exceptions to goal 4 are authorized under OAR 660-04-10(1)(b).

The proposed exception area includes resources and features covered by other statewide planning goals, such as wetlands (goals 5 or 17); riparian corridors (goal 5); fish and wildlife habitat (goal 5); floodplains (goal 7); transportation facilities (goal 12); public facilities and services (goal 11); housing (goal 10); and estuarine shoreland areas (goal 17). This goal exception does not exempt the subject property from the requirements of these other statewide planning goals.

**2.2 Exception Criteria**

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. Exceptions to the statewide planning goals are authorized under ORS 197.732, OAR 660-04, and statewide planning goal 2. Exception requirements are described below.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions:

- a "physically developed" exception (ORS 197.732(1)(a));
- an "irrevocably committed" exception (ORS 197.732(1)(b)); and
- a "reasons" exception (ORS 197.732(1)(c)).

This proposed exception is a reasons exception. ORS 197.732(1)(c) contains requirements for a reasons exception:

*(1) A local government may adopt an exception to a goal if:*

*(c) The following standards are met:*

*(A) Reasons justify why the state policy embodied in the applicable goals should not apply;*

*(B) Areas which do not require a new exception cannot reasonably accommodate the use;*

*(C) The long term environmental, economic, social and energy consequences resulting from the use at 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*

*(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.*

Statewide Planning Goal 2 establishes requirements for exceptions. Part II(c) is applicable to this proposed reasons exception, and is identical to ORS 197.732(1)(c), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

*An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's*

*comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal.* (OAR 660-04-000(2))

*An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:*

*(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;*

*(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and*

*(c) Complies with the provisions of this Division.* (OAR 660-04-05(1))

OAR 660-04-20(2) establishes detailed requirements for a reasons exception:

*(1) If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.*

*(2) The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:*

*(a) "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;*

*(b) "Areas which do not require a new exception cannot reasonably accommodate the use":*

*(A) The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for the use, which do not require a new exception. The area for which the exception is taken shall be identified;*

*(B) To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:*

*(i) Can the proposed use be reasonably accommodated on nonresource land that would not require an exception, including increasing the density of uses on nonresource land? If not, why not?*

*(ii) Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to nonresource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?*

*(iii) Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?*

*(C) This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A detailed evaluation of specific alternative sites is thus*

*not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.*

*(c) The long-term environmental, economic, social and energy consequences resulting from the use at 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 other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site 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. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;*

*(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.*

*(3) If the exception involves more than one area for which the reasons and circumstances are the same, the areas may be considered as a group. Each of the areas shall be identified on a map, or their location otherwise described, and keyed to the appropriate findings.*

OAR 660-04-22 lists reasons needed to justify an exceptions under goal 2, part II(c). Those pertaining to this exception include:

*An exception Under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not allowed on resource lands are set forth in the following sections of this rule:*

*(1) For uses not specifically provided for in subsequent sections of this rule or OAR 660, division 014, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:*

*(a) There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and either*

*(b) A resource upon which the proposed use or activity is dependent can be reasonably obtained only at the proposed exception site and the use or activity requires a location near the resource. An exception based on this subsection must include an analysis of the market area to be served by the proposed use or activity. That analysis must demonstrate that the proposed exception site is the only one within that market area at which the resource depended upon can reasonably be obtained; or*

*(c) The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.*

*(2) Rural Residential Development: For rural residential development the reasons cannot be based on market demand for housing, except as provided for in this section of this rule, assumed continuation of past urban and rural population distributions, or housing types and cost characteristics. A county must show why, based on the economic analysis in the plan, there are reasons for the type and density of housing planned which require this particular location on resource lands. A jurisdiction could justify an exception to allow residential development on resource land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area.*

*(3) Rural Industrial Development: For the siting of industrial development on resource land outside an urban growth boundary, appropriate reasons and facts include, but are not limited to, the following:*

*(a) The use is significantly dependent upon a unique resource located on agricultural or forest land. Examples of such resources and resource sites include geothermal wells, mineral or aggregate deposits, water reservoirs, natural features, or river or ocean ports; or*

*(b) The use cannot be located inside an urban growth boundary due to impacts that are hazardous or incompatible in densely populated areas; or*

*(c) The use would have a significant comparative advantage due to its location (e.g., near existing industrial activity, an energy facility, or products available from other rural activities), which would benefit the county economy and cause only minimal loss of productive resource lands. Reasons for such a decision should include a discussion of the lost resource productivity and values in relation to the county's gain from the industrial use, and the specific transportation and resource advantages which support the decision.*

These requirements are addressed in the following sections.

# 3. Findings

### 3.1 Reasons justify why the state policy embodied in the applicable goals should not apply (OAR 660-04-20(2)(a))

This section sets forth the facts and assumptions for determining that state policy embodied in goals 3 and 4 should not apply to the exception area. The exception area includes about 258 acres. Specific properties are listed in Appendix A. This section also explains why the proposed uses require a location on resource land.

The state policy embodied in goal 3 is found in ORS 215.243 and 215.700:

*Agricultural land use policy. The Legislative Assembly finds and declares that:*

*(1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.*

*(2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.*

*(3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases in costs of community services, conflicts between farm*

*and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.*

*(4) Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones.* (ORS 215.243)

The state policy embodied in goal 4 is found in the text of 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.* (Statewide planning goal 4)

The state policy embodied in these goals should not apply to the proposed exception area for the following reasons:

· Land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state. This is addressed in subsection 3.1.1, starting on page 6. Including the proposed exception area in the Miles Crossing Sanitary Sewer District is more cost-effective with respect to sewer service than excluding the proposed exception area. This is explained in subsection 3.1.2, starting on page 10.

· Including the proposed exception area within the Miles Crossing-Jeffers Gardens rural community will not increase conflicts between farm and non-farm activities because the proposed exception area relies on natural boundaries between farmland and land zoned for non-farm uses. *For areas that are not adjacent to natural boundaries they are adjacent to developed land, pubic roads and have access to a public water system. Some lands include portions of a tract that is built and no longer in farm use.* This is further explained in subsection 3.1.3, beginning on page 10.

· Land in the proposed exception area is not part of the forest land base of either the County or the state, nor does it contribute to the forest products industry. *On parcel in T.8.N., R.9W. Section 30, Tax Lot 1500 is currently zoned A/F, and at one time was in forest production but was cleared, stumpes removed and is currently pasture.* This is explained in subsection 3.1.4, on page 11.

· Forest practices are not presently occurring on lands within the proposed exception area, nor are they likely to occur in the future. This is covered in subsection 3.1.5, page 11

· Recreational opportunities associated with forest land (such as hiking, hunting, camping, and fishing) are not present on the proposed exception lands. This is addressed in subsection 3.1.6, starting on paged 11.

· Unlike forest land, the proposed exception area is not managed for soil, air, water, fish or wildlife resources. This is explained in subsection 3.1.7, on page 11.

**3.1.1**

Land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state. Clatsop County has a small agricultural sector relative to other counties in Oregon. According to 1997 data from the US National Agricultural Statistics Service:

· Clatsop County has relatively few farms: 229 in 1997, or less than one percent of all farms in Oregon. [2]

· Clatsop County has less farm acreage than any other county in Oregon; 34,030 acres in 1997, less than two-tenths of one percent of Oregon's farm acreage. [2]

· Clatsop County farms produced about $5,325,000 worth of farm products in 1997, less than two-tenths of one percent of the state total, and less than any other County except one

(Lincoln County) [2]. In 2001, Clatsop County was still the next-to-the-last producer, this time with Wheeler County in last place. [1]

The subject property contributes relatively little to the County's agricultural sector. The proposed exception covers about 258 acres of land in the EFU zone. Some of this land is in small parcels, and is unlikely to be part of the 34,030 acres of Clatsop County farm land identified in the 1997 *Census of Agriculture* [2]. However, even if all of the exception area were "farm land" under the 1997 *Census of Agriculture*, it would represent less than one percent of the County's farmland.

The exception area currently yields seasonal pasture for beef cattle and dairy cows, and silage [4] [5] [6]. These are low-value farm activities, especially compared to some of the other agricultural products grown in Clatsop County, such as dairy products and cranberries. Land owners in the exception area have identified several reasons why these higher-value products cannot be grown on land in the exception area:

· Pasture in the exception area is saturated for about six months out of every year. Fewer animals can be pastured during the wet months to avoid damage to the pasture, and to keep grazing animals healthy. Areas of the state receiving less rain can pasture more animals for longer periods of time. Pasture land in Clatsop County that is better drained can accommodate more animals for more of the year. [6]

· Milk production in Oregon is changing from a system involving many small dairies to one with a few large dairies. The Tillamook Creamery Association has contracted with a single large dairy near Boardman, Oregon, for a large quantity of its milk. Although small milk producers in Clatsop County continue to sell their milk to the Tillamook Creamery, economies of scale associated with the Boardman dairy's size and location are making smaller dairies non-competitive. A large Boardman-scale dairy cannot be developed or efficiently operated in the exception area because: (1) feed (alfalfa) comes from the east side of the Cascades; (2) too many neighboring non-farm residences exist around the exception area; and (3) animal waste management and runoff control in Clatsop County's rainy environment is more expensive than in the dry environment east of the Cascades. [4] [8]

· Cranberries are grown in Clatsop County in peat bogs south of Cullaby Lake and north of Gearhart. They are also grown on the Long Beach (Washington) peninsula, and near Bandon, Oregon. Nearly all cranberries in Oregon and Washington are grown for Oceanspray, a grower's cooperative. Where they are grown successfully, cranberries are grown on low-lying sandy soils overlaying peat bogs. Generally, acidic soil conditions are needed. Soils in the proposed exception area are not sandy: Coquille-Clatsop complex soils are silty-clay. While it might be possible to grow cranberries in the exception area, soil conditions are not ideal, and it is unlikely that cranberry production in the exception area would be economically feasible.

· Grazing beef cattle in the exception area is not currently a profitable agricultural activity, although it is pursued by some exception area landowners. Two land owners in the exception area have stated that beef cattle are not profitable [5] [6]. Small-scale grazing is pursued as a hobby in the exception area; larger-scale grazing is pursued in the hope that beef prices will rise in the future enough to offset other trends: rising production costs; price competition from imported beef; declining per-capita beef consumption; consolidation in the beef purchasing market; and regulatory costs that fall disproportionately on small producers.

Historically, the exception area produced grass seed and dairy products [4] [6]. Consolidation in the dairy industry, as well as other factors notes above, preclude this historically successful agricultural operation in the exception area. Other historically successful crops are no longer feasible in the exception area for the following reasons:

· Grass seed was successfully produced in the exception area, and elsewhere in Clatsop County, for many years. Much of the seed was colonial bentgrass (*Agrostis tennuis*). Several factors lead to the demise of this crop in the exception area:

1. A nematode infects bentgrass seed grown in the cool, damp coastal climate. Nematodes are microscopic roundworms. The nematode does not infect bentgrass grown in the Willamette Valley. Grass seed needs to be nematode-free to be certified at the highest grade. There is no practical way to remove infected seed from un-infected seed, so bentgrass from the exception area can only be sold as a lower-grade seed, at a price lower than production costs. [4] [6] [7]
2. The loss of rail service in the region in the 1970s increased the cost of moving seed to Willamette Valley markets. Competing seed is grown in the Willamette Valley, where transportation costs are lower. [6]
3. Grass seed yields are higher in the Willamette Valley than in the exception area. Reasons for this include climate and soil fertility. [4]
4. Grass seed production requires relatively expensive, specialized harvesting equipment and storage facilities. A combine for harvesting bentgrass seed costs between $200,000 and $300,000; a cost that can be justified on highly productive farm land growing certified seed, but not on low-productivity land in small tracts growing non-certified seed. [4] [7]
5. Nearly all of the certified seed grown in Oregon is grown in the Willamette Valley or east of the Cascades. Seed certification, authorized under ORS 633.620, relies on a series of field inspections. Inspectors are not located in Clatsop County. They are located in the seed-producing regions of Oregon: Benton, Malheur, Clackamas, Marion, Crook, Morrow, Douglas, Polk, Gilliam, Sherman, Harney, Umatilla, Jackson, Union, Jefferson, Wallowa, Klamath, Wasco, Lane, Washington, Linn, and Yamhill counties. [7]

· Mink pelts have been successfully grown in Clatsop County. At least one viable ranch remains, located outside of the proposed exception area. Mink are not a viable product for farm land within the exception area because:

1. Mink production generates odors that non-farm neighbors are likely to find objectionable. The proposed exception area has many non-farm neighboring residences, and the prospect of more to come.
2. Mink demand has declined with changing fashions and consumer preferences.
3. Fur breeders in other regions have been the victims of acts of vandalism. This threat increases production costs and acts as a dis-incentive to people considering starting or continuing in the fur breading business.
4. High groundwater and abundant rainfall make mink waste management more expensive than in drier locations. The proposed exception area has high groundwater and abundant rainfall.
5. Mink ranching attracts nuisance animals, notably gulls. Non-farm neighbors are likely to find this objectionable.

· Peas were successfully grown in Clatsop County. They are no longer grown commercially here because production has shifted to areas with better growing climates; because there are no processing or storage facilities in the County; and because plant diseases associated with our cool, moist climate result in lower yields. Peas are not a feasible crop choice for the exception area for these reasons. [4] [6]

· Flower bulbs were grown commercially in Clatsop County. They are a poor crop choice for the exception area because of the distance to markets; distance to the I-5 transportation corridor; cost competition from foreign producers; and poorly-drained soil conditions in the exception area. [4] [6]

The small size of the County's agricultural sector is linked to the lack of agricultural support services in the County. The lack of developed markets, storage facilities, processing plants, farm equipment and chemical suppliers, and transportation infrastructure in Clatsop County raises production costs relative to competing farms with these services close at hand.

The *Soil Survey of Clatsop County, Oregon* [3] classifies soils in the exception area as "Coquille-Clatsop Complex". The Soil Survey assigns this soil type a Land Capability Class of IVw. The Land Capability Classification System shows, in a general way, the suitability of soils for most kinds of field crops. Class I soils have few limitations that restrict their use. Class VI soils have severe limitations that make them generally unsuitable for cultivation. The Soil Survey describes Class IV soils, including Coquille-Clatsop complex soils, as follows:

*Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.* The Soil Survey adds a "w" modifier to its classification of Coquille-Clatsop Soils. This means that too much water is the limiting factor. Farm land in the exception area is diked former tideland. A system of dikes protects this area from tidal inundation. Ditches and tidegates carry runoff out of the proposed exception area. Land in the exception area has a relatively high water table, and (as noted above) soils in the exception area are poorly drained. These factors combine to make many agricultural practices difficult, or prohibitively expensive:

- It is difficult or impossible to move farm equipment onto fields within the exception area for nearly half of the year because soils are saturated at the surface.
- Animal waste products are more difficult to manage because of the potential for causing ground-water or surface water pollution.

Most parcels in the exception area are too small to contribute to the County's or to the state's agricultural sector. A total of 16 families own land in the 246-acre proposed exception area. The average tract size is about 15 acres. This is too small to effectively manage for production of farm products. Only one of the tracts in the proposed exception area is large enough to meet the 80-acre minimum lot size standard in the County's EFU zone.

Small tracts are not effectively manageable for farm use. This is recognized in statewide planning goal 3 and its administrative rules. ORS 215.780(1)(a) establishes a minimum lot size of 80 acres for creation of new parcels in the EFU zone. ORS 215.262(1) addresses the lot size issue:

*The Legislative Assembly declares that the creation of small parcels for nonfarm dwellings in exclusive farm use zones introduces potential conflicts into commercial agricultural areas and allows a limited number of nonfarm dwellings in exclusive farm use zones. To protect the state's land base for commercial agriculture from being divided into multiple parcels for nonfarm dwellings while continuing to allow a limited number of nonfarm dwellings on less productive agricultural land not suitable for farm use, it is necessary to:*

*(a) Limit the incremental division of lots or parcels larger than the minimum size established under ORS 215.780 into smaller lots or parcels for the purpose of creating new nonfarm dwellings; and*

*(b) Allow a limited number of lots or parcels equal to or less than the minimum size established under ORS 215.780 to be partitioned into not more than two parcels unsuitable for farm use and eligible for siting nonfarm dwellings under ORS 215.284.*

This demonstrates that the state policy of preserving farm land is not aimed at small tracts in fragmented ownership, especially where non-farm dwellings

predominate. Of the twelve existing homes within the proposed exception area, ten are non-farm dwellings, based on the size of the tract they occupy.

Nearby non-farm dwellings make certain kinds of farm practices difficult to conduct, especially those that generate odors. Spreading manure on fields in the proposed exception area has generated complaints [6]. Animal waste storage facilities also result in complaints from neighbors [4]. The proposed rural community ~~and the planned sewage collection system~~ will result in additional non-farm dwellings adjacent to the proposed exception area. Farm activities in the proposed exception area will be subject to more complaints.

Small parcel sizes; large numbers of non-farm residences; the lack of a substantial agricultural sector in Clatsop County; poor soil quality within the exception area; the absence of agricultural infrastructure; and drainage and flooding problems all support a conclusion that land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state.

3.1.2

Including the proposed exception area in the Miles Crossing Sanitary Sewer District is more efficient and cost-effective with respect to sewer service when compared to excluding the proposed exception area. The Miles Crossing Sanitary Sewer District is preparing to install a sewage collection system within district boundaries. All of the proposed exception area is within the sewer district's boundaries. A feasibility study prepared by KCM Inc. demonstrates that without the exception area or some other additional land, projected costs associated with operating and managing the sewage system will be relatively high. Sewer district staff have polled landowners in these other adjoining areas outside of the proposed exception area, and have generally not found a high level of support for the district, or a need for sewage collection and treatment. Consequently, the sewer district supports the inclusion of the proposed exception area within the Miles Crossing – Jeffers Gardens rural community.

The sewer district's lines will need to pass by the proposed exception area whether it is included or not. In particular, the district needs to install a sewage collection line along Business Route 101 (Alternate Highway 105.) Land in the proposed exception area on both sides of Business Route 101 to the north of an industrially-zoned area could be served by this line at little or no additional cost. Without this part of the proposed exception area, the costs of maintaining this line are spread among fewer rate-payers. Similarly, land in the proposed exception area is located north *and south* of the Lewis and Clark School. *Thenorth section is located* at the southeast corner of the Youngs River Road/Lewis & Clark Road intersection, will be adjacent to sewage collection lines the district must install to serve lands that do not require an exception. Without this part of the proposed exception area, the costs of maintaining this line are spread among fewer rate-payers.

3.1.3

Including the proposed exception area within the Miles Crossing-Jeffers Gardens rural community will not increase conflicts between farm and non-farm activities because the proposed exception area relies *generally* on natural boundaries between farmland and non-farm activities. These boundaries include:

- Cook Slough forms the eastern boundary of the proposed exception area. Farm land in the County's EFU zone lies to the east of Cook Slough.
- An un-named slough forms part of the western boundary of the exception area. Farm land in the County's EFU zone lies to the west of this un-named slough.

These sloughs are relatively effective natural boundaries, affording some protection from conflicts between farm and non-farm uses. For example, dogs in non-farm residential areas are

unlikely to cross the slough and chase livestock. Other types of conflicts, involving odors, for example, are not controlled by these natural boundaries.

3.1.4

Land in the proposed exception area is not part of the forest land base of either the County or the state, nor does it contribute to the forest products industry. The proposed exception area is used primarily for non-farm and non-forest uses, including residential and commercial activities. Farm uses include low-intensity seasonal grazing, and production of hay.

3.1.5

Forest practices are not presently occurring on lands within the proposed exception area, nor are they likely to occur in the future. Coquille-Clatsop complex soils are not listed in the *Soil Survey of Clatsop County, Oregon* as being suitable for the production of forest tree species [3]. The reference document *Land Evaluation of Forest Soils; Clatsop County, Oregon* [9] omits Coquille-Clatsop complex soils from its evaluation of soils suitable for timber production. There is no evidence that the proposed exception area could be successfully managed for timber production.

3.1.6

Recreational opportunities associated with forest land (such as hiking, hunting, camping, fishing) are not present on the proposed exception lands. These lands are privately-owned, so public access for recreational opportunities is not available. The exception area is poorly suited for these activities. There is no evidence that land in the proposed exception area could be successfully managed for forest recreational activities. Waterways adjoining the exception area (Cooke Slough, Knowland Slough and their tributaries) provide habitat for certain warm-water game fish species [11]. However, water quality problems associated with untreated human sewage in these sloughs limit recreational fishing opportunities.

3.1.7

Unlike some forest lands, the proposed exception area is not managed for soil, air, water, fish or wildlife resources, except as noted in the following paragraphs.

Soil resources in the exception area are managed to improve drainage, to the extent they are managed at all. Ditching, diking and drain tiles have been installed in the proposed exception area in an attempt to prevent high groundwater from disrupting grazing, hay production, and both farm and non-farm residential uses.

Air resources are not actively managed in the proposed exception area. Vegetated farm land provides a sink for carbon, part of greenhouse gases such as carbon dioxide. Timbered forest lands also retain carbon.

Water resources in and adjacent to the exception area are affected by both farm and non-farm activities. Runoff from farmlands can be contaminated with animal wastes and waste by-products, and with agricultural chemicals. Residential runoff in the Miles Crossing – Jeffers Gardens area is contaminated with human wastes associated with poorly functioning septic systems. Water resources in and adjacent to the exception area are also affected by upstream activities, and by activities higher in the watershed. The proposed exception will alter this situation by resulting in the installation of a ~~sewage treatment and~~ collection system in the proposed Miles Crossing Sanitary Sewer District, and by the eventual phase-out of agricultural practices on most lands in the exception area.

Fish resources in and adjacent to the exception area are affected by both farm and non-farm activities. Fish populations are also affected by activities outside of the proposed exception area.

Runoff from farmlands can be contaminated with animal wastes and and waste by-products, and with agricultural chemicals. This can degrade water quality, and harm fish habitat. Residential runoff in the Miles Crossing – Jeffers Gardens area is contaminated with human wastes associated with poorly functioning septic systems. This also degrades water quality and harms fish habitat. Fish resources in and adjacent to the exception area are also affected by upstream activities, by activities higher in the watershed, and by factors unrelated to the proposed exception. In particular, endangered and threatened salmon species in the estuarine water adjoining the proposed exception area are, for the most part, suffering from the effects of off-site activities (hydroelectric dams, for example). The proposed exception may have a beneficial impact on fish resources due to the installation of a sewage ~~treatment and~~ collection system in the proposed Miles Crossing Sanitary Sewer District, and the eventual phase-out of agricultural practices on most lands in the exception area.

## 3.2 Areas which do not require a new exception cannot reasonably accommodate the use (OAR 660-04-20(2)(b))

Alternative areas for residential, commercial and industrial uses planned for the Miles Crossing – Jeffers Gardens rural community cannot reasonably accommodate these uses. These alternative areas, and the reasons for this conclusion, are described below.

### 3.2.1 Urban areas within the Astoria UGB:

Commercial, residential and industrial uses planned for the exception area might be accommodated within the Astoria UGB, located north of the proposed exception area. However, the UGB cannot reasonably accommodate these uses because:

- Astoria has a limited supply of vacant buildable commercial land, and has not approved recent requests to expand its commercial zoning.
- The type of commercial uses in Clatsop County's rural areas are different than commercial uses in the Astoria UGB. Rural commercial uses tend to be more land intensive than urban commercial uses that could be accommodated within Astoria's UGB, and are more sensitive to land costs.
- The Astoria UGB includes limited areas of industrial zoning. A site in northeast Astoria is limited to light industrial uses. Other industrially-zoned parcels within the Astoria UGB are limited to marine industrial uses.
- The type of industrial use typically occurring in Clatsop County's rural communities differs from that occurring within the Astoria UGB. In general, rural industrial uses are more land-intensive than urban industrial uses, and are more sensitive to land costs.
- Astoria contains some vacant buildable residential areas. Tentative populations prepared by CREST [10] indicate that Astoria is likely to grow by slightly less than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling units, during the twenty year planning horizon ending in 2020. Some of this can be accommodated in other rural communities, but the proposed Miles Crossing-Jeffers Gardens rural community is well positioned to accommodate a large share of this growth.

### 3.2.2 Urban areas within the Warrenton Urban Growth Boundary:

Commercial, residential and industrial uses planned for the exception area might be accommodated within the Warrenton UGB, located west of the proposed exception area. However, the Warrenton UGB cannot reasonably accommodate these uses for several reasons:

· The Warrenton UGB contains large tracts of land in commercial zones; however, many commercially-zoned vacant buildable lots in the Warrenton UGB contain wetlands under the jurisdiction of the US Army Corps of Engineers and the Oregon Division of State Lands. Because of the additional regulatory requirements imposed by these agencies, and uncertainties associated with their permit processes, some of this commercially-zoned land within the Warrenton UGB is not available for commercial development.

· Industrially-zoned land at the Airport Industrial Park in Warrenton could accommodate some of the industrial uses likely to locate in the exception area. At the present time, the industrial park cannot meet fire flow requirements for some types of industrial buildings. In addition, the industrial park's owner (the Port of Astoria) will lease but not sell land in the park, limiting the kinds of tenants who can locate there.

· The industrially-zoned North Coast Business Park is in Warrenton. This land cannot reasonably accommodate commercial or industrial development proposed for the exception area because of pending enforcement action by the US Army Corps of Engineers concerning possible wetland permitting problems associated with the access road.

· The Warrenton UGB contains large tracts of vacant land in residential zones; however, many vacant residentially-zoned buildable lots contain wetlands under the jurisdiction of the US Army Corps of Engineers and the Oregon Division of State Lands. Because of additional regulatory requirements imposed by these agencies, and uncertainties associated with their permit processes, some of this vacant, residentially-zoned land within the Warrenton UGB is not available for residential development.

· Warrenton contains some vacant buildable residential lands. Tentative population forecasts prepared by CREST [10] indicate that Warrenton is likely to grow slightly more than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling unit, during the twenty year planning horizon ending in 2020. Some of this can be accommodated in other rural communities, but the proposed Miles Crossing-Jeffers Gardens rural community is well positioned to accommodate a large share of this growth.

### 3.2.3 Urban areas within the Gearhart Urban Growth Boundary:

The Gearhart UGB contains vacant, buildable land in commercial and residential zones. However, these areas cannot reasonably accommodate commercial, industrial or residential development planned for the exception area for the following reasons:

· Gearhart lacks a sewer system, and instead relies on individual subsurface wastewater disposal systems. This practice limits residential, commercial and industrial development opportunities in the Gearhart UGB.

· The northern extent of the Gearhart UGB is located about ten miles south of the exception area. For some uses this distance is not a barrier. Other types of uses are more location-sensitive. The Gearhart UGB cannot reasonably accommodate location-sensitive land uses that require a north-county location.

· The type of commercial uses typically occurring in Clatsop County's rural areas differ somewhat from those occurring within the Gearhart UGB. In general, rural commercial uses

are more land intensive than urban commercial uses that could be accommodated within Gearhart's UGB, and are more sensitive to land costs.

· Gearhart contains some vacant buildable residential lands. Tentative populations prepared by CREST [10] indicate that Gearhart is likely to grow by slightly more than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling units, during the twenty year planning horizon ending in 2020. Some of this can be accommodated in other rural communities, but the proposed Miles Crossing-Jeffers Gardens rural community is well positioned to accommodate a large share of this growth.

### 3.2.4 Areas outside of the proposed Rural Community:

Rural exception areas exist outside of the proposed rural community boundary. These areas contain vacant, buildable land in commercial, industrial and residential zones. However, these areas cannot reasonably accommodate commercial, industrial or residential development planned for the exception area for the following reasons:

· The level of public facilities and services needed for some kinds of commercial and industrial development can only be provided within a rural community boundary, or within a UGB.

· Residential minimum lot sizes in these areas are likely to increase, from a mix of one, two and five acres under present zoning, to a mix of lot sizes ranging from two acres to five acres. This means that fewer homes can be accommodated in existing exception areas.

· The recent public investment in a new school building, and in a new water filtration plant, and the planned investment in sewer collection ~~and treatment facilities,~~ can be most efficiently used if development occurs where the services provided by these investments can be used. The proposed exception area is within the service boundaries for the Astoria School District, the Youngs River-Lewis & Clark Water District, and the Miles Crossing Sanitary Sewer Service District.

### 3.2.5 Existing exception areas within the proposed rural community boundary:

Existing exception areas within the proposed Miles Crossing-Jeffers Gardens rural community cannot accommodate all of the additional residential, commercial and industrial growth planned for the exception area for several reasons:

· Most of the proposed exception area is undeveloped, and has few if any physical obstacles for new residential, commercial or industrial development. This is in contrast with the already developed parts of the proposed rural community, which have an existing overlay of driveways, buildings and other elements of the built environment to which new development work must conform.

· An existing industrial area within the proposed rural community boundary, located along the east side of Business Highway 101 north of the Youngs River Road and the Lewis & Clark Road intersection, can be expanded to the north, into the proposed exception area, without creating any new residential-industrial conflicts. Other areas with potential for industrial development within the proposed rural community that do not require an exception would adjoin existing residential areas. Using these areas would avoid the need to take an exception, but would increase the likelihood of residential-industrial conflicts.

## 3.3 Long-term environmental, economic, social and energy consequences (OAR 660-04-20(1)(c))

The County must find that the following criteria are met in order to approve this exception:

*The long-term environmental, economic, social and energy consequences resulting from the use at 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 other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site 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. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts.*

These criteria are addressed in the following subsections.

### 3.3.1 Environmental consequences:

The long-term environmental consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. Facts supporting this conclusion are discussed below.

**Water quality:** Residential, commercial and industrial development within the proposed exception area is not likely to have significant water quality impacts because:

- All new development will be served by sanitary sewers;
- Existing County regulations controlling soil erosion and establishing riparian setbacks help mitigate some of the water quality impacts of new development;
- Residential, commercial and industrial development in the proposed exception area will displace grazing, which will reduce water quality impacts associated with farm animal waste.

**Air quality:** Residential, commercial and industrial development within the proposed exceptions area is not likely to have significant air quality impacts because:

- All air emissions associated with new industrial development in the exception area will be required to meet current air quality regulations;
- The exception area, like all other lands in Clatsop County, is not listed as a "non-attainment" area with respect to air quality standards by the Oregon Department of Environmental Quality.
- Air emissions from automobile and truck transportation associated with the exception area are the same as would be expected from other potential exception areas in the County. The proposed exception area is closer to Astoria than some other

possible exception areas, which may help minimize travel distances, and thus minimize transportation-related air emissions.

- Odors associated with farm animal waste are likely to be reduced as a result of the exception as grazing and associated activities are replaced by non-farm activities in the proposed exception area.

**Fish and wildlife habitat:** Residential, commercial and industrial development within the proposed exception area is not likely to have significant impacts on fish or wildlife habitat because:

- Fish habitat within the exception area is found in Cooks Slough, Knowland Slough and their un-named tributaries. Because of low dissolved oxygen levels and seasonally-elevated water temperature, fish are probably limited to species such as large-mouth bass, brown bullhead, yellow perch, bluegill, warmouth, catfish, and crappie [11]. The County can enforce setbacks from these sloughs to minimize impacts of new development on fish habitat
- Nearby waters of the Columbia River Estuary includes habitat for many fish species [10], including threatened or endangered salmon species. Commercial, residential or industrial development in the exception area could impact estuarine fish habitat by degrading water quality. This impact is unlikely to be any worse in the proposed exception area than it is in any other potential exception area because (1) new development in the exception area will be served by a proposed sanitary sewer; (2) existing County regulations governing riparian setbacks and erosion control will be imposed on new development in the exception area; and (3) development in the exception area will result in a reduction of grazing, which should reduce animal waste runoff entering the estuary.
- Wildlife habitat in the proposed exception area is likely to be impacted by new residential, commercial and industrial development; but this impact is unlikely to be significantly greater than it would be in other potential exception areas because (1) the proposed exception area has not been identified as providing exceptional or significant habitat for any wildlife species; (2) wildlife habitat in the proposed exception area is limited by surrounding non-farm development; and (3) land management practices in the proposed exception area lower its value for wildlife habitat by, for example, removing brush and trapping nuisance animals.

**Noise:** Residential, commercial or industrial development within the proposed exception area may increase noise levels, but this environmental impact is not likely to be significantly greater in the proposed exception area than it would be in alternative exception areas because:

- Noise from the operation of motorized farm equipment is likely to be substantially replaced by noises associated with non-farm equipment in residential, commercial and industrial developments planned for the proposed exception area.
- Animal noise associated with farm activities in the proposed exception area is likely to be replaced by animal noises from, for example, barking dogs in residential development.

**Other environmental consequences:** Environmental impacts associated with solid waste disposal, toxic substances, and global warming are not likely to be substantially different in the proposed exception area than in any other alternative exception area.

Based on this information, the County can conclude that the long-term environmental consequences resulting from residential, commercial and industrial development in the proposed exception area are not significantly more adverse than would typically result from the same development being located in other areas requiring an exception.

### 3.3.2 Economic consequences:

The long-term economic consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here. Potential economic consequences of residential development in the proposed exception area include the following:

- Land values are likely to rise because the per-acre value of agricultural land in Clatsop County is less than the value of residential, commercial or industrial land, other factors being equal.
- The total value of all agricultural products sold from Clatsop County may drop slightly as a result of the proposed exception. If agricultural production per acre in the exception area were the same as the County-wide average, based on the 1997 *Census of Agriculture*, the loss could be as high as about $60,000 annually (1997 dollars) [2]. This figure is probably high because farm production within the exception area is probably lower than average farm production county-wide because the exception area does not include any high-value dairy farms. It may be possible to find an alternative exception area with lower production value, and thus a smaller impact on overall County agricultural production, but there is no evidence that alternative exception areas would significantly reduce this potential loss.
- *Total* operating costs faced by rate-payers in the Miles Crossing Sanitary Sewer Service District are likely to be higher as a result of the proposed exception; however, these costs will be spread over more rate-payers and the cost faced by *individual* rate-payers is likely to be lower with the proposed exception. Other alternative exception areas could not participate in the cost-spreading opportunity afforded by the proposed exception area.
- Infrastructure maintenance costs are likely to increase as a result of residential, commercial and industrial development in the proposed exception area. There is no reason to believe that this effect will be substantially different in the proposed exception area as compared to alternative exception areas.

Based on this information, the County can conclude that the exception's long-term economic consequences are not significantly worse than would typically result from the same proposal being located in other areas requiring a Goal exception.

### 3.3.3 Social consequences:

The long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. Findings supporting this conclusion are discussed here.

**Population growth:** New homes are likely to be built in residentially-zoned parts of the exception area. This will result in more families living in the Miles Crossing-Jeffers Gardens area than at present, and may result in changes in the social setting in this rural community. This is unlikely to be significantly worse than in other alternative exception areas because the Miles Crossing-Jeffers Gardens area already accommodates a relatively large rural residential population; the area is well-served by infrastructure and services needed to accommodate residential development; and the area is close to existing residential population centers (Astoria and Warrenton). Additionally, new residential construction is subject to development standards that, to a limited extent, help minimize social disruption. Examples of these standards include yard setbacks and height limits.

**Commercial activity:** New commercial development is likely to occur in commercially-zoned parts of the proposed exception area. This will result in more commercial activity in the Miles Crossing-Jeffers Gardens area than at present, and may result in changes in the

social setting in this rural community. This is unlikely to be significantly worse than in other alternative exception areas because the Miles Crossing-Jeffers Gardens area already has a relatively large and well-established commercial district; the area is well-served by infrastructure and services needed to accommodate commercial development; and the area is close to existing commercial centers (Astoria and Warrenton). Standards for new commercial development limit store sizes so as to exclude large retail buildings. This development standard will help minimize negative social consequences that might arise from large-scale commercial development.

**Industrial development:** New industrial development is likely to take place in industrially-zoned parts of the exception area. This will result in more industrial activity in the Miles Crossing-Jeffers Gardens area than at present, and may cause changes in the social setting in this rural community. This is unlikely to be significantly worse than in other alternative exception areas because the Miles Crossing-Jeffers Gardens area has existing industrial uses; the area is well-served by infrastructure and services needed to accommodate industrial development; and the area is relatively close to existing industrial development in Astoria and Warrenton. Standards for new industrial development limit building sizes so as to exclude large industrial buildings. This development standard will help minimize negative social consequences that might arise from large-scale industrial development.

**Loss of farm land:** The proposed exception will result in the loss of open farm land. The open space afforded by this farm land may provide social benefits to surrounding residents, and for visitors passing through the exception area. There is no evidence that the proposed exception area provides this kind of social benefit to a significantly greater degree than do alternative exception areas. If this social consequence exists, it is likely to be roughly proportional to the number of people who pass the site, plus the number of surrounding property owners who benefit from adjoining farm land. Some alternative exception sites, such as farm land on the east side of Highway 101, south of Warrenton, have substantially more passing traffic than does the proposed exception site. Other alternative exception sites may have less. Overall, there is no evidence that the proposed exception area will result in this kind of negative social consequence to a significantly greater degree than any other alternative exception area.

Based on this information, the County can conclude that the long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

### 3.3.4 Energy consequences:

Long-term energy consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a Goal exception. This conclusion is supported by the following findings:

- No known energy resources (such as oil or gas fields, geothermal resources, hydroelectric generating capacity, or coal deposits) are located in the exception area.
- Energy consumption may change as a result of residential, commercial, and industrial development. These uses typically consume more energy per acre than do low-intensity agricultural uses. However, this change is unlikely to be substantially greater than it would be at alternative exception areas.
- Energy distribution requirements are likely to change as a result of development within the proposed exception area. The proposed exception area is relatively near large-capacity electricity transmission lines. Northwest Natural has tentatively indicated that they will install natural gas lines in parts of the exception area as sewer lines are installed. Other

alternative exception areas may have similar advantages with respect to energy transmission. There is no evidence that the proposed exception area is significantly worse with respect to energy transmission than any other potential exception area.

· Waste products resulting from energy production are unlikely to be more difficult to manage as a result of the proposed exception than would be the case if an alternative exception site were chosen.

Based on this, the County can conclude that long-term energy consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

### 3.3.5 Conclusion (Long-term environmental, economic, social and energy consequences):

Based on the findings in preceding pages, the County concludes that long-term environmental, economic, social and energy consequences resulting from the uses allowed within the proposed rural community on the proposed exception area are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

## 3.4 Compatibility with adjacent uses (OAR 660-04-05(1)(d))

OAR 660-04-20(2)(d) reads as follows:

*(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.*

Proposed uses in the exception area include commercial, industrial and residential uses as allowed in a rural community under OAR 660-22-30. The distribution of these uses is shown on the proposed Miles Crossing- Jeffers Gardens rural community zoning map.

Adjacent uses within the Miles Crossing – Jeffers Gardens rural community are generally the same as proposed for the exception area: a mix of residential, commercial and industrial uses. Sanitary sewer service will allow the Miles Crossing – Jeffers Gardens area to develop more densely than it has in the past, so future residential development is likely to be more dense than existing residential development. Several development standards help assure compatibility:

- New commercial buildings are limited to 4,000 square feet.
- New industrial buildings are limited to 10,000 square feet.
- Residential lot sizes can be no smaller than 7,500 square feet.

Clatsop County finds that proposed uses in the exception area are generally compatible with uses on adjacent lands within the proposed rural community boundary.

Adjacent uses outside of the proposed rural community boundary include small-scale farming; small-scale forestry; estuarine waters and wetlands in Youngs Bay; and non-estuarine wetlands and waters. These adjacent uses are addressed in the following paragraphs.

### 3.4.1 Adjacent farm use:

Land in the EFU zone is located adjacent to parts of the proposed exception area. Farm uses on these lands include grazing, production of hay. Potentially incompatible activities associated with these farm uses include animal waste management, harvesting activities, and application of chemicals.

Conflicts between residential development and some of these farm uses have occurred, and are likely to recur. The proposed exception area is physically separated from some adjoining farm land by Cook Slough, and by other un-named sloughs. This natural buffer can mitigate some conflicts, but not others. Odors associated with manure spreading, for example, are unlikely to be affected by these natural buffers.

It may not be possible to guarantee absolute compatibility between adjoining farm and non-farm residential uses. The applicable administrative rule (OAR 660-04-20(2)(d)) does not require the complete absence of interference or negative impacts. The County should conclude that measures to avoid conflicts between adjoining farm uses have been incorporated into the proposed rural community boundary and ordinances, and that compatibility can be achieved to the extent possible using land use planning measures.

### 3.4.2 Adjacent forest use:

Land designated as forest land in the County's comprehensive plan is located adjacent to a portion of the exception area (see the attached proposed Miles Crossing – Jeffers Gardens zoning map. Forestry-related activities on these lands are small-scale in nature, and may include timber harvesting, thinning, application of chemicals, and slash disposal.

The County relies on the following measures to ensure compatibility between adjoining forestry uses and residential, commercial and industrial uses within the exception area:

- Relatively little of the proposed exception area adjoins forest lands.
- Oregon Forest Practices Act and its administrative rules include provisions to avoid conflicts between forestry and adjoining non-forest uses.
- Clatsop County's development code includes a 50-foot setback from adjoining resource zones (including land in forest zones) for new structures.

The County should conclude that measures to avoid conflicts between adjoining forest uses have been incorporated into the proposed rural community boundary and ordinances, and that compatibility can be achieved to the extent possible using land use planning measures.

### 3.4.3 Adjacent estuarine uses:

Portions of the proposed exception area adjoin Youngs Bay, part of the Columbia River Estuary. Compatibility between estuarine resources and proposed uses in the exception area can be achieved with the following measures:

- Relatively little of the proposed exception area adjoins estuarine areas.
- Clatsop County's code includes development standards for estuarine shorelands that minimize conflicts in favor of protecting the estuarine resource.
- Except for uses in the existing Marine Industrial zone, none of the proposed land uses in the exception area are water-dependent or water related. Because of this, a location over the water or in the estuarine shorelands boundary is not permitted.

Based on this, the County finds that compatibility between estuarine resources and proposed uses within the exception area will be achieved to the extent possible using land use planning.

### 3.4.4 Adjacent non-estuarine wetlands and waters:

Sloughs adjoin parts of the exception area. These sloughs are waters of the United States. Most new development is prohibited in these water. Additional regulations imposed by the US Army Corps of Engineers, Oregon Division of State Lands, and the Oregon Department of Environmental Quality assure that most new land uses in and adjoining these waters are consistent with maintenance of water quality standards. The County imposes setbacks from these waterways that help avoid conflicts between development and these aquatic resources. Clatsop County finds that conflicts between non-estuarine aquatic resources and proposed residential, commercial and industrial development in the exception area are avoided to the extent possible using land use planning measures and related environmental programs.

### 3.4.5 Conclusion: Compatibility with adjacent uses

Clatsop County finds that proposed residential, commercial and industrial uses planned for the exception area compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Exceptions Document Miles Crossing and Jeffers Gardens.

## Appendix A - List of Properties in the Exception Area

The following properties have been revised based on Ordinance 3-10 to amend the zoning map for Miles Crossing and Jeffers Gardens in conformance with OAR 660 Division 22 requirements. The changes modify certain lands and limit the exceptions area to portions of tax lots listed below and as shown on the Rural Community Plan and Zoning Map. Portions of tax lots that are listed below represent a modification of Ordinance 02-06. The acreage listed represents a portion of a tax lot and are only approximations. Refer to the zoning map for an accurate boundary description of the portion of the tax lot included within in the Rural Community. The remaining portion of a these tax lots are zoned Exclusive Farm Use. For a more accurate legal description of the boundaries refer to the Miles Crossing Sanitary Sewer District annexation documentation as recorded in the County Clerks records.

8-9-19-DA-200; 5 acres; John/Paula Dean includes approximately five acres of land where the residential use occurs on the northern most portion of the tax lot, refer to zoning map.
8-9-19-DC-300; 3.42 acres; Robert/Nancy Jacobson
8-9-19-DC-380; 6.41 acres; Nestor Leino, James River Timber Company
8-9-19-DD 300; 2.02 acres; Reikkola family plus up to 600 north of tax lot 300's southern boundary line, refer to zoning map.
8-9-19-DD 700; .75 acres; Nestor Leino from edge of Highway 101 right- of -way west 370', refer to zoning map
8-9-19-DD 800; 0.17 acres; Gordon Haglund
8-9-19-DD 900; 5 acres; Nestor Leino a portion east and perpendicular to the west boundary line of tax lot 700, refer to zoning map
8-9-19-DD 901; 1.00 acres; Norman/Judith Shatto
8-9-19-DD 1000; 3.00 acres; Larry/Deanna Helligso from the edge of Highway 101 right-of-way west 370 feet, refer to map.
8-9-20 900; 0.97 acres; John/Carol Folk
8-9-20 1000; 1.2 acres; John/Carol Folk
8-9-20 1100; 0.3 acres; Paul White
8-9-20 1200; 1.00 acres; John/Carol Folk
8-9-20 1300; 2.7 acres; John/Carol Folk
8-9-20 1401; 5.00 acres; Reikkola family
8-9-29 900; 0.61 acres; Jimmie/Sheila Pierce
8-9-29 901; 17.64 acres; Charles/Marion McBride
8-9-29 902; 5.92 acres; Charles/Marion McBride
8-9-29 903; partial - about 3 acres; Neal/Enola Baeten
8-9-29-904; partial – about 12 acres Richard Lee, refer to zoning map
8-9-29 905; 2.28 acres; Michael/Mary Warren
8-9-29 907; .25 acres
8-9-29-908; .37 acres
8-9-29 1000; 3.22 acres; Charles/Marion McBride
8-9-29 1101; 7.9 acres; Richard/Mary Kettlekamp, Darlene/Michael Koskela
8-9-29 1200; partial - about 16 acres; Richard Lee, refer to zoning map
8-9-30 800; 6.95 acres; Robert/Nancy Jacobsen
8-9-30 900; 12.87 acres; Thomas/Suzanne Iverson
8-9-30 1000; partial - about 24.3 acres Richard Lee, refer to zoning map
8-9-19-DD; 3.9 acres of road right-of-way
8-9-20; 4.1 acres of road right-of-way

8-9-30 1700; 12.97 acres Astoria School District
8-9-30 1800; 24.8 acres Astoria School District
8-9-30-1500; 20.19 Warrla

## References

[1] Oregon Department of Agriculture. (October 2002. *Oregon Agriculture: Facts and Figures.* Salem: Oregon Department of Agriculture.
[2] National Agricultural Statistics Service. (May 1999). *1997 Census of Agriculture: Ranking of States and Counties.* Washington, D.C.: US Department of Agriculture.
[3] Soil Conservation Service. (1988). *Soil Survey of Clatsop County, Oregon.* Washington, D.C.: US Department of Agriculture.
[4] Richard Lee. Personal conversation, 31 October 2002.
[5] Tom Iverson. Personal conversation, 31 October 2002.
[6] Jon Reikkola. Personal conversation, 31 October 2002.
[7] Oregon State University Extension Service. 2000. *Oregon Seed Certification Service: Handbook 2000.* Corvallis, Oregon: Oregon State University.
[8] Dairy Business Communications. February 2000. *Boardman Cheese Plant to Help Tillamook Survive and Expand.* www.dairybusiness.com/western/Feb00
[9] Forestland Evaluation Committee. (1990). *Land Evaluation of Forest Soils: Clatsop County, Oregon.* Astoria, Oregon: Clatsop Soil and Water Conservation District.
[10] Columbia River Estuary Study Taskforce. (2002). *DRAFT Clatsop County Population Projections.* Astoria, Oregon: CREST.
[11] Duncan W. Thomas. (1982) *Significant shoreland and wetland habitats in the Clatsop Plains.* Astoria, Oregon: Columbia River Estuary Study Taskforce.
[10] Bottom, D. L., Jones, K. K., Herring, M. J. (1984). *Fishes of the Columbia River Estuary.* Astoria, Oregon: Oregon Department of Fish and Wildlife, Columbia River Estuary Data Development Program.
[13] Franklin, Jerry F. and Dyrness, C. T. (1988). *Natural Vegetation of Oregon and Washington.* Corvallis, Oregon: Oregon State University Press.
[14] Hitchcock, C. Leo, and Cronquist, Arthur. (1973). *Flora of the Pacific Northwest.* Seattle, Washington: University of Washington Press.
[15] US Department of Agriculture, Soil Survey Staff. (1999). *Soil Taxonomy: A basic system of soil classification for making and interpreting soil surveys.* USDA Agricultural Handbook 436. Washington, D.C.: US Government Printing Office.

# Exception to Goals 3 and 4 for the Lewis and Clark School, in the Miles Crossing-Jeffers Gardens Rural Community

19 November 2002
Portion of Ordinance 03-10

## 1. Summary

This document contains findings justifying an exception to Statewide Planning Goals 3 and 4. An exception is needed to include forest land within the proposed boundaries of the Miles Crossing-Jeffers Gardens rural community; and to allow non-forest uses and densities in the exception area.

The proposed Miles Crossing-Jeffers Gardens rural community covers about 860 acres. Most of this land was subject to an exception adopted by the County in 1982. Also included is a tract covering about 37.15 acres occupied by the Lewis and Clark School, and in the County's Agricultural-Forest (AF) zone. It is this land that is the subject of this proposed exception. The tract consists of two tax lots: 8-9-30-1700 (12.97 acres) and 8-9-30-1800 (24.18 acres).

Oregon Administrative Rules (OAR) chapter 660, division 22, contains rules and requirements governing the establishment of rural communities. Including farm or forest land within rural community boundaries is prohibited except under relatively narrow circumstances (OAR 660-022-0020 (3) and (4)). Clatsop County is taking this exception to the forest lands goal (statewide planning goal 4) and the agricultural lands goal (statewide planning goal 3) for about 24.65 acres of AF-zoned land within the proposed rural community boundary. This land will then meet the criteria in OAR 660-22-20(3)(a), allowing exception areas to be included in rural communities.

Exceptions to the statewide planning goals are governed by ORS 197.732; OAR 660-04; and statewide planning goal 2. This document includes findings as required under these statutes and administrative rules.

## 2. Exception Requirements

### 2.1 Statewide Planning Goals

This is an exception to statewide planning goals 3 and 4.

Statewide planning goal 4 addresses forest lands. The goal is:

> *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.*

Statewide planning goal 3 addresses agricultural lands. The goal is "To preserve and maintain agricultural lands." Land included in this exception has been designated in Clatsop

County's acknowledged comprehensive plan as forest land, and placed in the County's AF zone. This proposed exception is to statewide planning goal 4. Exceptions to goal 4 are authorized under OAR 660-04-10(1)(a).

The subject property is not designated as agricultural land in the County's comprehensive plan, nor is there any evidence that it qualifies as farm land under statewide planning goal 3. Nonetheless, this goal exception includes an exception to goal 4 and to goal 3, to allow uses and densities not allowed on agricultural lands under statewide planning goal 3.

The proposed exception area includes resources and feanures covered by other statewide planning goals, such as wetlands (goal 5); wildlife habitat (goal 5); and public facilities and services (goal 11). This goal exception does not exempt the subject property from the requirements of these other statewide planning goals.

### 2.2 Exception Criteria

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. Exceptions to the statewide planning goals are authorized under ORS 197.732, OAR 660-04, and statewide planning goal 2. Exception requirements are described below.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions:

- a "physically developed" exception (ORS 197.732(1)(a));
- an "irrevocably committed" exception (ORS 197.732(1)(b)); and
- a "reasons" exception (ORS 197.732(1)(c)).

This proposed exception is a "physically developed" exception. ORS 197.732(1)(a) contains requirements for this kind of goal exception:

*(1) A local government may adopt an exception to a goal if:*

*(a) 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.*

Statewide Planning Goal 2 establishes requirements for exceptions. Part II(a) is applicable to this proposed exception, and is identical to ORS 197.732(1)(a), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

*An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal.* (OAR 660-04-000(2))

*An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:*

*(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;*

*(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and*

*(c) Complies with the provisions of this Division.* (OAR 660-04-05(1))

OAR 660-004-0025 establishes exception requirements for land physically developed with uses not allowed by the goal:

*(1) A local government may adopt an exception to a goal when 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.*

*(2) Whether land has been physically developed with uses not allowed by an applicable Goal, will depend on the situation at the site of the exception. The exact nature and extent of the areas found to be physically developed shall be clearly set forth in the justification for the exception. The specific area(s) must be shown on a map or otherwise described and keyed to the appropriate findings of fact. The findings of fact shall identify the extent and location of the existing physical development on the land and can include information on structures, roads, sewer and water facilities, and utility facilities. Uses allowed by the applicable goal(s) to which an exception is being taken shall not be used to justify a physically developed exception.*

These requirements are addressed in the following sections.

# 3. Findings

Tax lots 1700 and 1800 are physically developed to the extent that they are no longer available for uses allowed by goals 3 or 4. Reasons supporting this conclusion are:

- A school building and associated facilities have occupied this site for more than ninety years.
- The old school was razed in 2002, and a new school building was constructed on the site, opening in the fall of 2002.
- The site is served by water (Youngs River-Lewis & Clark Water District) and fire protection (Lewis & Clark Rural Fire Protection District).
- The site is within the Miles Crossing Sanitary Sewer District, and will soon be connected to the District's wastewater collection system.
- Site owners, the Astoria School District, do not manage the proposed exception area, or any of their lands for forestry or agriculture.
- The site's small size prevents it from being efficiently managed for commercial forestry.
- Existing residential development in the area, and planned residential development densities within the proposed Miles Crossing-Jeffers Gardens rural community, conflict with commercial forestry activities.
- Management of the school site for public education conflicts with some aspects of commercial timber management activities

These conclusions are supported in the following paragraphs.

### 3.1 A school building and associated facilities have occupied this site for more than ninety years.

A school was built on this site in 1904, and the site has been continuously used for public educational purposes since then. The site has not been used for farm or forest uses since a school was built.

### 3.2 The old school was razed in 2002, and a new school building was constructed on the site, opening in the fall of 2002.

Voters in the Astoria School District passed a $22 million bond measure in 1999. Complete replacement of the existing Lewis & Clark School was one of several projects financed by the bond. The new school was completed in the fall of 2002. The site could have been abandoned

and returned to forest use by the School District. Instead, the District decided to continue using the site for a school due to its location and the availability of services.

**3.3 The site is served by water and fire protection.**

Tax lots 1700 and 1800 receive water from the Youngs River-Lewis & Clark Water District. Fire protection at the school site is provided by the Lewis & Clark Rural Fire Protection District.

**3.4 The site is within the Miles Crossing Sanitary Sewer Service District**

The school site is within the Miles Crossing Sanitary Sewer Service District, and will soon be connected to the District's wastewater collection system. The old school used a conventional subsurface wastewater disposal system to handle wastewater generated at the school. This system performed poorly, but the Oregon Department of Environmental Quality (DEQ) approved a temporary on-site disposal system for the new school with the understanding that the school would be connected to the new Miles Crossing Sanitary Sewer District's collection system as soon as this service becomes available.

**3.5 Site owners do not manage their lands for forestry or agriculture.**

Astoria School District's mission is to provide public education services for grades kindergarten through 12. The district does not have the staff resources or the legal authority to manage land for farm or forest uses.

**3.6 The site's size is too small to be efficiently managed for commercial forestry.**

The site covers about 37 acres. Even if the entire site were available for growing trees, it is too small to be efficiently managed for forest uses. Oregon establishes a minimum lot size of 80 acres for creation of new forest parcels (ORS 215.780(1)(c)). Small parcels typically are not actively managed because the return is too small to justify the expense, and because economies of scale work against small tracts.

**3.7 Existing and planned residential development in the area conflict with commercial forestry activities.**

Existing residential development in the area, and planned residential development densities within the proposed Miles Crossing-Jeffers Gardens rural community, conflict with commercial forestry activities. Residences adjoin the school to the north, south and west. If the school site were managed for commercial timber production, conflicts between these residences and timber production on tax lots 1700 and 1800 would be unavoidable. The proposed Miles Crossing-Jeffers Gardens rural community designation will increase the allowable residential density in the vicinity of the school. Timber-residential conflicts would be exacerbated by increased density on surrounding lands.

**3.8 Management of the school site for public education conflicts with commercial timber management activities.**

Lewis & Clark School is managed for grade K through 5 education. Children attending the school need a safe environment. Many activities associated with commercial forestry cannot be conducted on a school site without compromising student safety, or without taking relatively costly measures to ensure safety, thus making commercial forestry economically infeasible.

## 4. Conclusion

Based on this information, the County finds that tax lots 1700 and 1800 are physically developed to the extent that the site is no longer available for uses allowed under statewide planning goals 3 and 4.

Comprehensive Plan
Section 2
**Exception to Goal 14 - Urbanization,**
**CLATSOP PLAINS AREA**

Summary:
This exception is taken to statewide planning goal 14, urbanization, to allow residential development at a density of one dwelling unit per acre in certain areas of the Clatsop Plains planning area.

Exception Requirements:

This exception is for land that is physically developed with residences at a density of one (1) dwelling unit per acre in the Coast Beach Residential (CBR), Single Family Residential-1 acre (SFR-1); and for land that is irrevocably committed to residential development at the one (1) acre density. Applicable exception requirements are in ORS 197.732(1)(b), OAR 660-004-0010.1(c) and OAR 660-014-0030.1 – 5. Pertinent parts are excerpted below:

660-014-0030: *...RURAL LANDS IRREVOCABLY COMMITTED TO URBAN LEVELS OF DEVELOPMENT (1) A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirements prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocable committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-04-0020(2) need not be addressed.*

*(2) A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site proposed for incorporation. The exact nature and extent of the areas found to be irrevocably committed shall be clearly set forth in the justification for the exception. The area proposed for incorporation must be shown on a map or otherwise described and keyed to the appropriate findings of fact.*

*(3) A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:*

- *(a) Size and extent of commercial and industrial uses;*
- *(b) Location, number and density of residential dwellings;*
- *(c) Location of urban levels of facilities and services; including at leas public water and sewer facilities; and*
- *(d) Parcel sizes an ownership patterns.*

*(4) A conclusion that rural land is irrevocable committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban level development rather than a rural level of development.*

*(5) Larger parcels or ownerships on the periphery of an area committed to urban densities may only be considered committed to urban development and included in the area proposed for incorporation of findings of fact demonstrate:*

*(a) Urban levels of facilities are currently provided to the parcel; and*

*(b) The parcel is irrevocably committed to nonresource use or is not resource land; and*

*(c) The parcel can reasonable be developed for urban density uses considering topography, natural hazards or other constraints on site development.*

These requirements are addressed on the following pages.

The Exception Area:
The proposed exception area is shown on the attached maps, and includes the following areas:

Surf Pines: A residential community in sections 16, 21, and 28 (T.7N., R.10W.) already developed at a one-acre density. Surf Pines is located between the ocean beach on the west; and Neacoxie Creek and Sunset Lake on the east. The Strawberry Hill and Silverspot Meadows subdivisions are part of Surf Pines and form the northern border. Land shown on tax maps 7-10-28AC and 7-10-28DA is included in Surf Pines and forms the southern border. A complete listing of the tax lots in this part of the exception area is attached.

Country Club Estates: A platted residential subdivision located on tax map 7-10-9DD. It contains 39 residential lots. A complete listing of the Country Club Estates tax lots in the exception area is attached.

Teal Court and Beachwood: Two adjoining, platted residential subdivisions located in tax map 7-10-34BB. Beachwood contains 38 lots ranging in size from 0.27 acres to 0.98 acres. Teal Court contains 14 lots ranging in size from 0.57 acres to 1.56 acres. A complete listing of these tax lots is attached.

OAR660-014-0030
These criteria are reproduced above and addressed in this section....existing adjacent uses...:Lands adjacent to the exception area are not developed at one-acre residential densities. These adjacent areas include open space, the ocean beach, golf courses, and large tracts of undeveloped land. ...other relevant factors...:Land in the exception area has been developed at a one-acre density. Exception area subdivisions (Teal Court, Country Club Estates, Beachwood, Silverspot Meadows, Surf Pines Landing, Horizon Estates, Strawberry Hill, Shady Pines, Malarkey Grove) have been platted and developed with one-acre residential lots. Landowners in these areas have investment-backed expectations of developing their property at a one-acre density. Based on this, Clatsop County concludes that the exception area is irrevocably

committed to residential density not allowed under statewide planning goal 14 because existing adjacent uses and other relevant factors make compliant densities impracticable.

Physically Developed Criteria OAR 660-014-030(2):
Criteria for a physically developed exception are on page 1 of this document. This exception is taken to allow one-acre residential lots in the exception area. The exception area is already divided into residential lots that do not conform to Goal 14's residential lot size requirements. The following facts support a physically developed exception: 1. Nearly all lots in the exception area are smaller than two acres. Proposed zoning in the exception area does not allow land divisions creating lots smaller than one acre, so lots smaller than two acres cannot be further divided. Some of the lots are over-sized tax and are unbuildable because they are dedicated open space for subdivisions, and cannot be further divided or developed for additional residences. 2. Many lots in the exception area are already occupied by single family dwellings.

Based on these facts, Clatsop County concludes that the exception area is physically developed to the extent that it is no longer available for development at a density of one dwelling unit per two acres.

Committed Lands Criteria OAR 660-014-030 (3):
Criteria for land irrevocably committed to other uses begin on page 2 of this document. This exception is taken to allow one-acre residential lots in the exception area. The exception area is committed to one-acre residential development by virtue of the following:

Water: The exception area is served by drinking water from the City of Warrenton. Teal Court, Country Club Estates and Beachwood are developed subdivisions with water service provided to each subdivision lot, including vacant lots. Surf Pines is not a subdivision, but includes subdivisions (Silverspot Meadows, Surf Pines Landing, Horizon Estates, Strawberry Hill, Shady Pines, Malarkey Grove) with water service provided to each subdivision lot, including vacant lots. The provision of water service to each subdivision lot constitutes an irrevocable commitment to support residential development at the platted density.

Fire Protection: The exception area is served by the Gearhart Rural Fire Protection District (Surf Pines, Teal Court, Beachwood) and by the Warrenton Rural Fire Protection District (Country Club Estates). These platted subdivisions, and platted subdivision within Surf Pines (Silverspot Meadows, Surf Pines Landing, Horizon Estates, Strawberry Hill, Shady Pines, Malarkey Grove) are provided with fire hydrants located to protect single family residences on one-acre lots. Most of Surf Pines is developed at a one-acre residential density, with fire hydrants placed along Ocean Drive, Manion Drive, Horizon Drive and Lucas Drive. The provision of fire hydrants in the exception area constitutes an irrevocable commitment to support residential development at a one-acre density.

Electrical Service: The exception area is served by Pacific Power, a regulated, investor-owned, public utility. Electrical lines are buried within the platted subdivisions; and along Ocean Drive, Manion Drive, Horizon Drive and Lucas Drive in Surf Pines. Within the subdivisions, electrical

power is provided to each lot. The provision of electrical service to each subdivision lot constitutes an irrevocable commitment to support residential development at a one-acre density.

Natural Gas: Northwest Natural, an investor-owned, regulated public utility, provides natural gas service within the exception area. Natural gas lines are buried within exception area road right-of-ways. Lines are sized and placed to support one-acre residential development. Northwest Natural sized and located these lines in anticipation of eventual residential development at a one-acre density. The provision of natural gas within the exception area constitutes an irrevocable commitment to support residential development at a one-acre density.

Streets: The exception area and surrounding property is served by a network of public and private streets. Internal circulation is over private streets. Within subdivisions in the exception area, streets are designed to meet the needs of the built-out subdivision. These subdivisions include Teal Court, Beachwood, Country Club Estates, Silverspot Meadows, Surf Pines Landing, Strawberry Hill, and Shady Pines. The provision of the street system as designed within these platted subdivisions constitutes and irrevocable commitment in support of residential development at a one-acre density.

Homeowner Association Dues: All property within the exception area is subject to home-owner's association dues, special assessments and maintenance fees. Owners of vacant land within the exception area pay these fees with the reasonable expectation that their property can be divided and developed as currently zoned.

Based on these factors, Clatsop County concludes that the exception area is irrevocably committed to residential development at a density of one dwelling unit per acre.

**List of Properties in the Exception Area**

The properties listed below are for informational purposes only, and do not accurately describe the parcels as over time the tax map identification numbers may change. Refer to the exceptions map document included in the Comprehensive Plan Section 2 Appendix, for an accurate boundary of the parcels included in the Goal 14 exceptions area.

**Property Included in the Clatsop Plains Exception Area:**

| Tax lot | Acreage | Dwelling |
|---|---|---|
| Country Club Estates: | | |
| 7-10-9DD-100 | .57 | |
| 7-10-9DD-200 | .64 | YES |
| 7-10-9DD-300 | .54 | |
| 7-10-9DD-400 | .33 | YES |
| 7-10-9DD-500 | .51 | YES |
| 7-10-9DD-600 | .42 | YES |
| 7-10-9DD-700 | .51 | |
| 7-10-9DD-800 | .52 | YES |
| 7-10-9DD-900 | .54 | YES |
| 7-10-9DD-1000 | 1.09 | YES |
| 7-10-9DD-1100 | .64 | YES |
| 7-10-9DD-1200 | .37 | YES |
| 7-10-9DD-1300 | .35 | YES |
| 7-10-9DD-1400 | .39 | YES |
| 7-10-9DD-1500 | .39 | YES |
| 7-10-9DD-1600 | .42 | YES |
| 7-10-9DD-1700 | .52 | YES |
| 7-10-9DD-1800 | .33 | YES |
| 7-10-9DD-1900 | .37 | YES |
| 7-10-9DD-2000 | .37 | YES |
| 7-10-9DD-2100 | 4.44 | |
| 7-10-9DD-2200 | .41 | YES |
| 7-10-9DD-2300 | .41 | YES |
| 7-10-9DD-2400 | .39 | YES |
| 7-10-9DD-2500 | .38 | YES |
| 7-10-9DD-2600 | .44 | YES |
| 7-10-9DD-2700 | .59 | YES |
| 7-10-9DD-2800 | .45 | YES |
| 7-10-9DD-2900 | .42 | YES |
| 7-10-9DD-3000 | .49 | YES |
| 7-10-9DD-3100 | .53 | |
| 7-10-9DD-3200 | .38 | |
| 7-10-9DD-3300 | .48 | YES |
| 7-10-9DD-3400 | .36 | YES |
| 7-10-9DD-3500 | .28 | YES |
| 7-10-9DD-3600 | .31 | YES |
| 7-10-9DD-3700 | .37 | YES |

**Property Included in the Clatsop Plains Exception Area:**

| Tax lot | Acreage | Dwelling |
|---|---|---|
| 7-10-9DD-3800 | .41 | YES |
| 7-10-9DD-3900 | 1.01 | |
| 7-10-9DD-3901 | 1.00 | |
| 7-10-9DD-3903 | 1.00 | |
| 7-10-9DD-3904 | 1.21 | |
| 7-10-9DD-3905 | 1.36 | |
| 7-10-9DD-3906 | 1.00 | |
| 7-10-9DD-3907 | 1.00 | |
| 7-10-9DD-3908 | 1.01 | |

**Beachwood:**

**Property Included in the Exception Area:**

| Tax lot | Acreage | Dwelling |
|---|---|---|
| 7-10-34BB-100 | 0.72 | YES |
| 7-10-34BB-200 | 0.86 | YES |
| 7-10-34BB-300 | 0.80 | YES |
| 7-10-34BB-400 | 0.72 | YES |
| 7-10-34BB-500 | 0.74 | YES |
| 7-10-34BB-600 | 0.70 | YES |
| 7-10-34BB-700 | 0.66 | YES |
| 7-10-34BB-800 | 0.96 | YES |
| 7-10-34BB-900 | 0.88 | YES |
| 7-10-34BB-1000 | 0.88 | YES |
| 7-10-34BB-1100 | 0.54 | YES |
| 7-10-34BB-1200 | 0.44 | YES |
| 7-10-34BB-1300 | 0.51 | YES |
| 7-10-34BB-1400 | 0.61 | |
| 7-10-34BB-1500 | 0.54 | YES |
| 7-10-34BB-1600 | 0.49 | YES |
| 7-10-34BB-1700 | 0.54 | YES |
| 7-10-34BB-1800 | 0.48 | YES |
| 7-10-34BB-1900 | 0.41 | YES |
| 7-10-34BB-2000 | 0.39 | YES |
| 7-10-34BB-2100 | 0.45 | YES |
| 7-10-34BB-2200 | 0.43 | YES |
| 7-10-34BB-2300 | 0.44 | YES |
| 7-10-34BB-2400 | 0.43 | YES |
| 7-10-34BB-2500 | 0.32 | YES |
| 7-10-34BB-2600 | 0.27 | YES |
| 7-10-34BB-2700 | 0.40 | YES |

**Beachwood:**

**Property Included in the Exception Area:**

| Tax lot | Acreage | Dwelling |
|---|---|---|
| 7-10-34BB-2800 | 0.43 | YES |
| 7-10-34BB-2900 | 0.47 | YES |
| 7-10-34BB-3000 | 0.55 | YES |
| 7-10-34BB-3100 | 0.46 | YES |
| 7-10-34BB-3200 | 0.49 | YES |
| 7-10-34BB-3300 | 0.44 | |
| 7-10-34BB-3400 | 0.59 | YES |
| 7-10-34BB-3500 | 0.70 | YES |
| 7-10-34BB-3600 | 0.67 | YES |

**Teal Court:**

**Property Included in the Exception Area:**

| Tax lot | Acreage | Dwelling |
|---|---|---|
| 7-10-34BB-3700 | 0.60 | |
| 7-10-34BB-3800 | 0.60 | |
| 7-10-34BB-3900 | 0.54 | |
| 7-10-34BB-4000 | 0.57 | YES |
| 7-10-34BB-4100 | 0.57 | YES |
| 7-10-34BB-4200 | 0.61 | YES |
| 7-10-34BB-4300 | 0.54 | YES |
| 7-10-34BB-4400 | 0.60 | |
| 7-10-34BB-4500 | 0.50 | YES |
| 7-10-34BB-4600 | 0.63 | YES |
| 7-10-34BB-4700 | 2.57 | YES |
| 7-10-34BB-4800 | 1.96 | YES |
| 7-10-34BB-4900 | 1.20 | YES |
| 7-10-34BB-5000 | 1.44 | YES |

**Surf Pines:**

| Tax lot | acreage available but not provided below | dwelling information available but not provided below |
|---|---|---|
| 7-10-16DB | | |
| 7-10-16CA | | |
| 7-10-16C | | |
| 7-10-16D | | |
| 7-10-21A | | |
| 7-10-21AB | | |
| 7-10-21BA | | |

7-10-21BD
7-10-21CA
7-10-21AC
7-10-21
7-10-21DB
7-10-21AD
7-10-21DA
7-10-21DC
7-10-21D
7-10-21CD
7-10-22C
7-10-22AB
7-10-28
7-10-28AA
7-10-28AC
7-10-28DA

Comprehensive Plan
Section 2
**Exception to Goal 14 - Urbanization,**
**COVE BEACH AREA**

Summary:
This exception is taken to statewide planning goal 14, urbanization, to allow residential development at a density of twenty-thousand square feet (20,000) in the Cove Beach – Falcon Cove area at the southern boundary of Clatsop County, which borders Highway 101 to the west.

Exception Requirements:
This exception is for land that is physically developed with residences at a density of 20,000 square feet in the Coast Residential (CR) zone; and for land that is irrevocably committed to residential development at the 20,000 square feet density. Applicable exception requirements are in ORS 197.732(1)(b), OAR 660-004-0010.1(c) and OAR 660-014-0030.1 – 5. Pertinent parts are excerpted below:

OAR 660-014-0030: *...RURAL LANDS IRREVOCABLY COMMITTED TO URBAN LEVELS OF DEVELOPMENT*

*(1) A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirements prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocable committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-04-0020(2) need not be addressed.*

*(2) A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site proposed for incorporation. The exact nature and extent of the areas found to be irrevocably committed shall be clearly set forth in the justification for the exception. The area proposed for incorporation must be shown on a map or otherwise described and keyed to the appropriate findings of fact.*

*(3) A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:*

- *(a) Size and extent of commercial and industrial uses;*
- *(b) Location, number and density of residential dwellings;*
- *(c) Location of urban levels of facilities and services; including at least public water and sewer facilities; and*
- *(d) Parcel sizes an ownership patterns.*

*(4) A conclusion that rural land is irrevocable committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be*

*supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban level development rather than a rural level of development.*

*(5) Larger parcels or ownerships on the periphery of an area committed to urban densities may only be considered committed to urban development and included in the area proposed for incorporation of findings of fact demonstrate:*

*(a) Urban levels of facilities are currently provided to the parcel; and*

*(b) The parcel is irrevocably committed to nonresource use or is not resource land; and*

*(c) The parcel can reasonable be developed for urban density uses considering topography, natural hazards or other constraints on site development.*

These requirements are addressed as follows:

**The Exception Area:**

The proposed exception area is shown on the attached maps, and includes the following areas:

The residential area of Cove Beach also known as Falcon Cove, is located in T.4N., R.10W., sections 31BC, 31CB, and 31CC. It includes a recent subdivision, Cove Creek Subdivision a 7-parcel subdivision and one conservation tract. The Cove Beach area has developed over the last 50-plus years through the consolidation of tracts of land to meet the 20,000 square feet minimum lot size, legal lots of record from existing plats and a few subdivisions. The level of development will be restricted by the GHO overlay, and soils adequate for septic system. The area is served by the Falcon Cover Water District. A complete listing of the tax lots in the exception area is attached.

OAR 660-014-030 (2):
These criteria are reproduced above, and addressed in this section. Existing adjacent uses...:Lands adjacent to the exception area are not developed at the 20,000 square feet density. The exceptions area is bordered on the north and east by open space zoned Recreation Management (RM) which is Oswald West State Park, and agricultural-forest (A-F) also borders a portion on the east, and the ocean beach borders the western side. The southern border is Tillamook County, which is further developed like Cove Beach-Falcon Cove with small residential parcels. ...other relevant factors...:Land in the exception area has been developed at 20,000 square feet lots or larger through combining lots of record from old plats. The exception area includes a subdivision (Cove Creek T.4N., R.10W., Section 31B, TL 400, a 15.43 acre parcel/subdivided) which has been platted and developed with most lots slightly above twenty-thousand square feet. Landowners in these areas have investment-backed expectations of developing their property at that density, making allowances for geological overlay and adequate septic systems. Based on this, Clatsop County concludes that the exception area is irrevocably committed to residential density not allowed under statewide planning goal 14 because existing adjacent uses and other relevant factors make compliant densities impracticable.

Physically Developed Criteria OAR 660-014-0030(3)

Criteria for a physically developed exception are on page 1 of this document. This exception is taken to allow 20,000 square feet lots in the exception area. The exception area is already divided into residential lots that do not conform to Goal 14's residential lot size requirements. The following facts support a physically developed exception: 1. Nearly all lots in the exception area are smaller than two acres. Proposed zoning in the exception area does not allow land divisions creating lots smaller than one acre, so lots smaller than two acres cannot be further divided. The exception area contains approximately 140 separate tax lots; none are larger than two acres. Some of the over-sized tax lots (larger then 20,000 square feet) are unbuildable because they are development constraints associated with geological hazards along the coast shoreland and from Highway 101the topography contains steep ravines that form wetland areas from runoff along the hillsides towards the ocean. With steep slopes and an identified GHO area covering most of the exceptions area, some of the areas identified in the exceptions areas will not be further subdivided for residential uses. 2. Many lots in the exception area are already occupied by single family dwellings. A total of 52 single-family dwellings are present in the exception area.

Based on these facts, Clatsop County concludes that the exception area is physically developed to the extent that it is no longer available for development at a density of one dwelling unit per two acres.

Committed Lands Criteria OAR 660-014-030(4)
Criteria for land irrevocably committed to other uses is listed above. This exception is taken to allow 20,000 square feet residential lots in the exception area. The exception area is committed to this density for development by virtue of the following:

Water: The exception area is served by drinking water from the Cove Beach Water District. The provision of water service to each lot constitutes an irrevocable commitment to support residential development at the platted density.

Fire Protection: The exception area is served by the Arch Cape Rural Fire Protection District.

Electrical Service: The exception area is served by Pacific Power, a regulated, investor-owned, public utility. Electrical lines are above ground and throughout the Cove Beach area. The provision of electrical service to each lot constitutes an irrevocable commitment to support residential development at a 20,000 square feet density.

Streets: The exception area is served by a network of public and private streets. Internal circulation is over public streets. The provision of the street system as designed were created from existing plats and constitutes an irrevocable commitment in support of residential development at a 20,000 square feet density.

Based on these factors, Clatsop County concludes that the exception area is irrevocably committed to residential development at a density of one dwelling unit per 20,000 square feet lot.

## List of Properties in the Cove Beach Exception Area

The properties listed below are for informational purposes only, and do not accurately describe the parcels as over time the tax map identification numbers may change. Refer to the exceptions map document included in the Comprehensive Plan Section 2 Appendix, for an accurate boundary of the parcels included in the Goal 14 exceptions area.

Property Included in the Cove Beach Exception Area:

| Tax lot | | Acreage | Building |
|---|---|---|---|
| 4-10-31BB, 502 | | 0.11 | |
| 4-10-31BB, 503 | | 0.11 | |
| 4-10-31BB, 504 | | 0.23 | X |
| 4-10-31BB, 505 | | 0.32 | |
| 4-10-31BB, 506 | | 0.69 | |
| 4-10-31BB, 601 | | 0.11 | X |
| 4-10-31BB, 602 | | 0.11 | |
| 4-10-31BB, 603 | | 0.11 | |
| 4-10-31BB, 604 | 2.19 Plat 1994-040 | 2.19 | |
| 4-10-31BB, 606 | 1.11 Plat 1994-040 | 1.11 | |
| 4-10-31BC, 100 | 1 lot | 0.79 | X |
| 4-10-31BC, 101 | 1 lot | 0.79 | |
| 4-10-31BC, 200 | 1 lot | 0.57 | |
| 4-10-31BC, 201 | 1 lot | 0.47 | |
| 4-10-31BC, 202 | 1 lot | 0.44 | X |
| 4-10-31BC, 203 | 1 lot | 1.31 | |
| 4-10-31BC, 300 | | .76 | |
| 4-10-31BC, 301 | | .15 | X |
| 4-10-31BC, 302 | 1 lot | .34 | X |
| 4-10-31BC, 303 | 1 lot | 0.11 | |
| 4-10-31BC, 304 | 1 lot | 0.11 | |
| 4-10-31BC, 305 | | 0.34 | |
| 4-10-31BC, 306 | | 0.35 | |
| 4-10-31BC, 307 | 1 lot | 0.11 | |
| 4-10-31BC, 311 | | .69 | X |
| 4-10-31BC, 400 | 3 lots | .53 | |
| 4-10-31BC, 401 | 1 lot | 0.13 | X |
| 4-10-31BC, 402 | 3 lots | 0.25 | |
| 4-10-31BC, 403 | 1 lot | 0.28 | X |
| 4-10-31BC, 500 | 2 lot | 0.38 | X |
| 4-10-31BC, 600 | 1 lot | 0.19 | |

Property Included in the Cove Beach Exception Area:

| Tax lot | Lots | Acreage | Building |
|---|---|---|---|
| 4-10-31BC, 601 | 1 lot | 0.22 | X |
| 4-10-31BC, 602 | 1 lot | 0.02 | X |
| 4-10-31BC, 603 | 1 lot | 0.07 | |
| 4-10-31BC, 700 | 1 lot | 0.08 | |
| 4-10-31BC, 701 | 1 lot | 0.17 | |
| 4-10-31BC, 704 | 1 lot | 0.18 | |
| 4-10-31BC, 705 | 1 lot | 0.34 | |
| 4-10-31BC, 706 | 1 lot | 0.18 | |
| 4-10-31BC, 707 | 1 lot | 0.27 | |
| 4-10-31BC, 708 | 1 lot | 0.26 | |
| 4-10-31BC, 709 | 1 lot | 0.26 | |
| 4-10-31BC, 710 | 1 lot | 0.26 | |
| 4-10-31BC, 800 | 1 lot | 0.54 | |
| 4-10-31BC, 801 | 1 lot | 0.25 | X |
| 4-10-31BC, 802 | 1 lot | 0.39 | X |
| 4-10-31BC, 804 | 1 lot | 0.25 | X |
| 4-10-31BC, 806 | 1 lot | 0.23 | |
| 4-10-31BC, 807 | 1 lot | 0.37 | X |
| 4-10-31BC, 808 | 1 lot | 0.36 | X |
| 4-10-31BC, 809 | 1 lot | 0.37 | X |
| 4-10-31BC, 900 | 1 lot | 1.38 | |
| 4-10-31BC, 901 | 1 lot | 0.46 | |
| 4-10-31BC, 902 | 1 lot | 0.46 | |
| 4-10-31BC, 903 | 1 lot | 0.46 | |
| 4-10-31BC, 1000 | 1 lot | 1.32 | |
| 4-10-31C, 200 | | 0.55 | |
| 4-10-31CB, 200 | | 1.25 | |
| 4-10-31CB, 202 | | 2.53 | |
| 4-10-31CB, 300 | | 1.37 | |
| 4-10-31CB, 301 | | .69 | X |
| 4-10-31CB, 302 | | .23 | X |
| 4-10-31CB, 303 | | .46 | |
| 4-10-31CB, 400 | | 1.01 | |
| 4-10-31CB, 401 | | 0.35 | |
| 4-10-31CB, 402 | | 0.68 | |
| 4-10-31CB, 500 | | 0.02 | X |
| 4-10-31CB, 501 | | 0.26 | |
| 4-10-31CB, 502 | | 0.37 | |
| 4-10-31CB, 600 | | 0.06 | |
| 4-10-31CB, 601 | | 0.03 | |
| 4-10-31CB, 700 | | 0.11 | |
| 4-10-31CB, 800 | | 0.21 | X |
| 4-10-31CB, 900 | | 0.21 | X |
| 4-10-31CB, 1000 | | 0.23 | |

Property Included in the Cove Beach Exception Area:

| Tax lot | Lots | Acreage | Building |
|---|---|---|---|
| 4-10-31CB, 1002 | | 0.23 | |
| 4-10-31CB, 1003 | | 0.23 | |
| 4-10-31CB, 1004 | | 0.46 | |
| 4-10-31CB, 1005 | | 0.23 | |
| 4-10-31CB, 1006 | | 0.23 | X |
| 4-10-31CB, 1007 | | 0.23 | X |
| 4-10-31CB, 1007 | | | |
| 4-10-31CB, 1008 | | 0.46 | |
| 4-10-31CB, 1009 | | 0.23 | X |
| 4-10-31CB, 1010 | | 0.23 | X |
| 4-10-31CB, 1100 | | 0.69 | |
| 4-10-31CB, 1101 | | 0.46 | X |
| 4-10-31CB, 1102 | | 0.69 | X |
| 4-10-31CB, 1103 | | 0.46 | |
| 4-10-31CB, 1104 | | 0.46 | |
| 4-10-31CB, 1200 | | 0.34 | |
| 4-10-31CB, 1201 | | 0.8 | |
| 4-10-31CB, 1202 | | 0.23 | |
| 4-10-31CC, 100 | 1 lot | 0.46 | |
| 4-10-31CC, 101 | 1 lot | 0.46 | |
| 4-10-31CC, 102 | 1 lot | 0.46 | |
| 4-10-31CC, 200 | 1 lot | 0.69 | X |
| 4-10-31CC, 201 | 1 lot | 0.92 | |
| 4-10-31CC, 202 | 1 lot | 0.69 | |
| 4-10-31CC, 203 | 1 lot | 0.46 | |
| 4-10-31CC, 300 | 1 lot | 2.29 | |
| 4-10-31CC, 301 | 1 lot | 0.46 | |
| 4-10-31CC, 302 | 1 lot | | |
| 4-10-31CC, 303 | 1 lot | | |
| 4-10-31CC, 304 | 1 lot | | |
| 4-10-31CC, 401 | 1 lot | 0.34 | X |
| 4-10-31CC, 402 | | 0.06 | |
| 4-10-31CC, 403 | 1 lot | 0.62 | X |
| 4-10-31CC, 404 | 1 lot | 0.34 | X |
| 4-10-31CC, 408 | 1 lot | 0.07 | |
| 4-10-31CC, 410 | 1 lot | 0.24 | |
| 4-10-31CC, 500 | 1 lot | 0.26 | X |
| 4-10-31CC, 600 | 1 lot | 0.16 | X |
| 4-10-31CC, 601 | | 0.01 | |
| 4-10-31CC, 700 | 1 lot | 0.17 | |
| 4-10-31CC, 701 | 1 lot | 0.29 | X |
| 4-10-31CC, 702 | 1 lot | 0.11 | |
| 4-10-31CC, 800 | 1 lot | 0.28 | X |

Ordinance 03-11 Comprehensive Plan Text Amendment

Property Included in the Cove Beach Exception Area:

| Tax lot | Lots | Acreage | Building |
|---|---|---|---|
| 4-10-31CC, 801 | | 0.03 | |
| 4-10-31CC, 900 | 1 lot | 0.12 | |
| 4-10-31CC, 901 | 1 lot | 0.17 | |
| 4-10-31CC, 902 | 1 lot | 0.09 | X |
| 4-10-31CC, 1000 | 1 lot | 0.09 | X |
| 4-10-31CC, 1100 | 1 lot | 0.20 | X |
| 4-10-31CC, 1200 | 1 lot | 0.08 | X |
| 4-10-31CC, 1300 | 1 lot | 0.11 | X |
| 4-10-31CC, 1301 | 1 lot | 0.22 | |
| 4-10-31CC, 1302 | 1 lot | 0.33 | X |
| 4-10-31CC, 1303 | 1 lot | 0.11 | X |
| 4-10-31CC, 1304 | 1 lot | 0.22 | X |
| 4-10-31CC, 1308 | 1 lot | 0.22 | X |
| 4-10-31CC, 1400 | 1 lot | 0.11 | |
| 4-10-31CC, 1500 | | 0.69 | |
| 4-10-31CC, 1501 | 1 lot | 0.11 | X |
| 4-10-31CC, 1502 | 1 lot | 0.12 | |
| 4-10-31CC, 1503 | | 0.69 | |
| 4-10-31CC, 1504 | | 1.15 | |
| 4-10-31CC, 1600 | | 1.77 | |
| 4-10-31CC, 1601 | | 0.26 | |
| 4-10-31CC, 1603 | | 0.44 | |
| 4-10-31CC, 1604 | | 0.21 | |
| 4-10-31CC, 1700 | 1 lot | 0.26 | |
| 4-10-31CC, 1701 | 1 lot | 0.30 | |
| 4-10-31CC, 1702 | 1 lot | 0.60 | |
| 4-10-31CC, 1703 | 1 lot | 0.30 | |
| 4-10-31CC, 1704 | 1 lot | 0.30 | |

**Comprehensive Plan**
**Section 2**
**Exception to Goal 14 - Urbanization**
**ARCADIA BEACH AREA**

Summary:
This exception is taken to statewide planning goal 14, urbanization, to allow residential development at a density of twenty-thousand square feet (20,000) in the Arcadia Beach area south of Cannon Beach and a portion of land adjacent to Arch Cape on the north boundary. Portions of these two areas border both the east and west side of Highway 101.

Exception Requirements:
This exception is for land that is physically developed with residences at a density of 20,000 square feet in the SFR-1 and CR zone; and for land that is irrevocably committed to residential development at the 20,000 square feet density. Applicable exception requirements are in ORS 197.732(1)(b), OAR 660-004-0010.1(c) and OAR 660-014-0030.1 – 5. Pertinent parts are excerpted below:

660-014-0030: ...*RURAL LANDS IRREVOCABLY COMMITTED TO URBAN LEVELS OF DEVELOPMENT*

*(1) A conclusion, supported by reasons and facts, that rural land is irrevocably committed to urban levels of development can satisfy the Goal 2 exceptions standard (e.g., that it is not appropriate to apply Goals 14's requirements prohibiting the establishment of urban uses on rural lands). If a conclusion that land is irrevocable committed to urban levels of development is supported, the four factors in Goal 2 and OAR 660-04-0020(2) need not be addressed.*

*(2) A decision that land has been built upon at urban densities or irrevocably committed to an urban level of development depends on the situation at the specific site proposed for incorporation. The exact nature and extent of the areas found to be irrevocably committed shall be clearly set forth in the justification for the exception. The area proposed for incorporation must be shown on a map or otherwise described and keyed to the appropriate findings of fact.*

*(3) A decision that land is committed to urban levels of development shall be based on findings of fact, supported by substantial evidence in the record of the local proceeding, that address the following:*

- *(a) Size and extent of commercial and industrial uses;*
- *(b) Location, number and density of residential dwellings;*
- *(c) Location of urban levels of facilities and services; including at leas public water and sewer facilities; and*
- *(d) Parcel sizes an ownership patterns.*

*(4) A conclusion that rural land is irrevocable committed to urban development shall be based on all of the factors listed in section (3) of this rule. The conclusion shall be supported by a statement of reasons explaining why the facts found support the conclusion that the land in question is committed to urban uses and urban l3evel development rather than a rural level of development.*

*(5) Larger parcels or ownerships on the periphery of an area committed to urban densities may only be considered committed to urban development and included in the area proposed for incorporation of findings of fact demonstrate:*

- *(a) Urban levels of facilities are currently provided to the parcel; and*
- *(b) The parcel is irrevocably committed to non-resource use or is not resource land; and*
- *(c) The parcel can reasonable be developed for urban density uses considering topography, natural hazards or other constraints on site development.*

These requirements are addressed as follows:

**The Exception Area:**
The proposed exception area is shown on the attached maps, and includes the following areas:

The residential area of Arcadia Beach, is located in T.4N., R.10W., Sections 6CC, 7BB, 7CA, 7CB, 7CC, 7CD, T.4N., R.10W., Sections 18BA, 18BB. The Arcadia Beach area has developed over the last 50-plus years through the consolidation of tracts of land to meet the 20,000 square feet minimum lot size, legal lots of record from existing plats and a few subdivisions. The level of development will be restricted by the GHO overlay, and soils adequate for septic system and potable water. A complete listing of the tax lots in the exception area is attached along with an arial photo with the exceptions area shown as cross-hatched.

OAR 660-014-0030(2)
These criteria are reproduced above, and addressed in this section. Existing adjacent uses...:Lands adjacent to the exception area are not developed at the 20,000 square feet density. The exceptions area is bordered on the north and east by open space zoned Recreation Management (RM) and Forest (F) which also borders a portion on the east, and the ocean beach borders the western side. The southern border is Forest and a portion is bordered by the Arch Cape rural community. ...other relevant factors...:Land in the exception area has been developed at 20,000 square feet lots or some what larger through combining lots of record from old plats. The existing lot sizes are generally one-half acre in size. Attached is a listing of the exceptions area lot sizes and includes information on which lots are developed. The exception area includes a tract of land that has been zoned TC and proposed to be rezoned to CR to allow for a change in use from a existing motel to residential development of four to six homes. Landowners in these areas have investment-backed expectations of developing their property at that density, making allowances for geological overlay and adequate septic systems and potable water. Based on this, Clatsop County concludes that the exception area is irrevocably committed to residential density not allowed under statewide planning goal 14 because existing adjacent uses and other relevant factors make compliant densities impracticable.

Physically Developed Criteria OAR 660-014-0030(3)

Criteria for a physically developed exception are reproduced above. This exception is taken to allow twenty-thousand square feet lots in the exception area. The exception area is already divided into residential lots that do not conform to Goal 14's residential lot size requirements. The following facts support a physically developed exception: 1. Nearly all lots in the exception area are smaller than two acres. Proposed zoning in the exception area does not allow land divisions creating lots smaller than 20,000 square feet, so lots smaller than two acres cannot be further divided. The exception area contains approximately 139 separate tax lots; none are larger than two acres. Some of the over-sized tax lots (larger then 20,000 square feet) are unbuildable because they are development constraints associated with geological hazards along the coast shoreland and from Highway 101 the topography contains steep ravines that form wetland areas from runoff along the hillsides towards the ocean. With steep slopes and an identified GHO area covering most of the exceptions area, some of the areas identified in the exceptions areas will not be further subdivided for residential uses. 2. Many lots in the exception area are already occupied by single family dwellings. A total of 28 single family dwellings are present in the exception area.

Based on these facts, Clatsop County concludes that the exception area is physically developed to the extent that it is no longer available for development at a density of one dwelling unit per two acres.

Committed Lands Criteria OAR 660-014-030(3)
Criteria for land irrevocably committed to other uses is listed above. This exception is taken to allow 20,000 square feet residential lots in the exception area. The exception area is committed to this density for development by virtue of the following:

Water: The exception area is served by established wells. The provision of potable water to the developed lots scattered between vacant lots, constitutes an irrevocable commitment to support residential development at the platted density.

Fire Protection: The exception area is served by the Cannon Beach Rural Fire Protection District.

Electrical Service: The exception area is served by Pacific Power, a regulated, investor-owned, public utility. Electrical lines are above ground and throughout the Arcadia Beach area. The provision of electrical service to each lot constitutes an irrevocable commitment to support residential development at a 20,000 square feet density.

Streets: The exception area is served by a network of public and private streets. Internal circulation is over public streets. The provision of the street system as designed were created from existing plats and constitutes an irrevocable commitment in support of residential development at a 20,000 square feet density.
Based on these factors, Clatsop County concludes that the exception area is irrevocably committed to residential development at a density of one dwelling unit per 20,000 square feet lot.

## Property Included in the Exception Area (Arcadia Beach):

| Township | Range | Section | TaxLot | Lots | Acreage | Building |
|---|---|---|---|---|---|---|
| 4 | 10 | 6CC | 400 | | 0.40 | |
| 4 | 10 | 6CC | 401 | | 0.44 | |
| 4 | 10 | 6CC | 900 | | 0.37 | |
| 4 | 10 | 6CC | 1000 | | 0.43 | |
| 4 | 10 | 6CC | 1100 | | 0.16 | |
| 4 | 10 | 6CC | 1200 | | 0.13 | |
| 4 | 10 | 6CC | 1300 | | 0.10 | |
| 4 | 10 | 6CC | 1400 | | 0.08 | X |
| 4 | 10 | 6CC | 1600 | | 0.13 | |
| 4 | 10 | 6CC | 1700 | | 0.60 | |
| 4 | 10 | 6CC | 1800 | | 0.16 | |
| 4 | 10 | 6CC | 1900 | | 0.14 | |
| 4 | 10 | 6CC | 2000 | | 0.11 | |
| 4 | 10 | 6CC | 2100 | | 0.13 | |
| 4 | 10 | 6CC | 2200 | | 0.13 | |
| 4 | 10 | 6CC | 2300 | | 0.41 | |
| 4 | 10 | 6CC | 2400 | | 0.20 | |
| 4 | 10 | 6CC | 2500 | | 0.15 | |
| 4 | 10 | 6CC | 2600 | | 0.16 | |
| 4 | 10 | 6CC | 2700 | | 0.18 | |
| 4 | 10 | 6CC | 2800 | | 0.18 | |
| 4 | 10 | 6CC | 2900 | | 0.37 | |
| 4 | 10 | 6CC | 3000 | | 0.20 | |
| 4 | 10 | 6CC | 3600 | | 0.09 | |

## Property Included in the Exception Area (Arcadia Beach):

| Township | Range | Section | TaxLot | Lots | Acreage | Building |
|---|---|---|---|---|---|---|
| 4 | 10 | 7BB | 301 | | 0.21 | |
| 4 | 10 | 7BB | 400 | | 0.07 | |
| 4 | 10 | 7BB | 500 | | 0.26 | |
| 4 | 10 | 7BB | 501 | | 0.02 | |
| 4 | 10 | 7BB | 1400 | | 0.11 | |
| 4 | 10 | 7BB | 1501 | | 0.42 | |
| 4 | 10 | 7BB | 2000 | | 0.13 | |
| 4 | 10 | 7BB | 2100 | | 0.12 | |
| 4 | 10 | 7BB | 2200 | | 0.12 | |
| 4 | 10 | 7BB | 2300 | | 0.37 | X |
| 4 | 10 | 7BB | 2400 | | 0.12 | |
| 4 | 10 | 7BB | 2500 | | 0.18 | |
| 4 | 10 | 7BB | 2501 | | 0.07 | |
| 4 | 10 | 7BB | 2600 | | 0.20 | |
| 4 | 10 | 7BB | 2700 | | 0.13 | |
| 4 | 10 | 7BB | 2800 | | 0.58 | X |
| 4 | 10 | 7BB | 2801 | | 0.05 | |
| 4 | 10 | 7BB | 2900 | | 0.09 | X |
| 4 | 10 | 7BB | 3000 | | 0.09 | |
| 4 | 10 | 7BB | 3100 | | 0.25 | X |
| 4 | 10 | 7BB | 3200 | | 0.03 | |
| 4 | 10 | 7BB | 3300 | | 0.03 | |

## Property Included in the Exception Area (Arcadia Beach):

| Township | Range | Section | TaxLot | Lots | Acreage | Building |
|---|---|---|---|---|---|---|
| 4 | 10 | 7CA | 1400 | | 0.04 | |
| 4 | 10 | 7CA | 1500 | | 0.05 | |
| 4 | 10 | 7CA | 2000 | | 0.10 | |
| 4 | 10 | 7CA | 2100 | | 0.11 | |
| 4 | 10 | 7CA | 2200 | | 0.06 | |
| 4 | 10 | 7CA | 2300 | | 0.24 | |
| 4 | 10 | 7CA | 3000 | | 1.03 | |
| 4 | 10 | 7CA | 3100 | | 0.11 | |
| 4 | 10 | 7CA | 3400 | | 0.11 | |
| 4 | 10 | 7CA | 3600 | | 0.80 | |
| 4 | 10 | 7CA | 4000 | | 0.80 | |
| 4 | 10 | 7CA | 4200 | | 0.11 | |
| 4 | 10 | 7CA | 4301 | | 0.78 | |
| 4 | 10 | 7CA | 5200 | | 0.11 | |
| 4 | 10 | 7CA | 5300 | | 0.22 | |
| 4 | 10 | 7CA | 5400 | | 0.23 | |
| 4 | 10 | 7CA | 5500 | | 0.11 | |
| 4 | 10 | 7CA | 5700 | | 0.44 | |
| 4 | 10 | 7CA | 5701 | | 0.02 | |
| 4 | 10 | 7CA | 5800 | | 0.23 | |
| 4 | 10 | 7CA | 5900 | | 0.11 | |
| 4 | 10 | 7CA | 6000 | | 0.11 | |
| 4 | 10 | 7CA | 6100 | | 0.11 | |
| 4 | 10 | 7CA | 6200 | | 0.11 | X |
| 4 | 10 | 7CA | 6300 | | 0.11 | |
| 4 | 10 | 7CA | 6301 | | 0.11 | |
| 4 | 10 | 7CA | 6302 | | 0.35 | |
| 4 | 10 | 7CA | 6500 | | 0.10 | |
| 4 | 10 | 7CA | 6600 | | 0.11 | |
| 4 | 10 | 7CA | 6700 | | 0.11 | |
| 4 | 10 | 7CA | 6800 | | 0.11 | |
| 4 | 10 | 7CA | 6900 | | 0.11 | |
| 4 | 10 | 7CA | 7000 | | 0.11 | |
| 4 | 10 | 7CA | 7100 | | 0.10 | |
| 4 | 10 | 7CA | 7200 | | 0.11 | |
| 4 | 10 | 7CA | 7302 | | 0.35 | |

## Property Included in the Exception Area (Arcadia Beach):

| Township | Range | Section | TaxLot | Lots | Acreage | Building |
|---|---|---|---|---|---|---|
| 4 | 10 | 7CB | 1100 | | 0.12 | |
| 4 | 10 | 7CB | 1200 | | 0.96 | X |
| 4 | 10 | 7CB | 1800 | | 0.69 | X |
| 4 | 10 | 7CB | 1900 | | 1.50 | X |
| 4 | 10 | 7CB | 1902 | | 0.80 | |
| 4 | 10 | 7CC | 200 | | 1.15 | X |
| 4 | 10 | 7CC | 300 | | 1.01 | |
| 4 | 10 | 7CC | 400 | | 1.04 | |
| 4 | 10 | 7CC | 500 | | 0.99 | X |
| 4 | 10 | 7CC | 600 | | 1.34 | |
| 4 | 10 | 7CC | 700 | | 1.37 | |
| 4 | 10 | 7CC | 800 | | 1.41 | |
| 4 | 10 | 7CC | 900 | | 1.59 | |
| 4 | 10 | 7CC | 1000 | | 1.77 | X |
| 4 | 10 | 7CD | 101 | | 2.22 | |
| 4 | 10 | 7CD | 102 | | 0.86 | |
| 4 | 10 | 7CD | 103 | | 0.96 | |
| 4 | 10 | 7CD | 104 | | 1.11 | |

## Property Included in the Exception Area (Arcadia Beach):

| Township | Range | Section | TaxLot | Lots | Acreage | Building |
|---|---|---|---|---|---|---|
| 4 | 10 | 18BA | 1300 | | 0.23 | |
| 4 | 10 | 18BA | 1400 | | 0.46 | |
| 4 | 10 | 18BA | 1500 | | 0.80 | X |
| 4 | 10 | 18BA | 1600 | | 0.12 | |
| 4 | 10 | 18BA | 1700 | | 0.23 | |
| 4 | 10 | 18BA | 1800 | | 0.35 | |
| 4 | 10 | 18BA | 1801 | | 0.12 | X |
| 4 | 10 | 18BA | 1802 | | 0.34 | |
| 4 | 10 | 18BA | 1803 | | 0.11 | |
| 4 | 10 | 18BA | 1900 | | 0.12 | |
| 4 | 10 | 18BA | 1901 | | 0.12 | X |
| 4 | 10 | 18BA | 1902 | | 0.34 | X |
| 4 | 10 | 18BA | 2000 | | 0.12 | |
| 4 | 10 | 18BA | 2100 | | 0.12 | X |
| 4 | 10 | 18BA | 2101 | | 0.12 | X |
| 4 | 10 | 18BA | 2200 | | 0.28 | X |
| 4 | 10 | 18BA | 2300 | | 0.23 | |
| 4 | 10 | 18BA | 2400 | | 0.46 | |
| 4 | 10 | 18BA | 2500 | | 0.22 | |
| 4 | 10 | 18BA | 2600 | | 0.20 | |
| 4 | 10 | 18BA | 2700 | | 0.23 | |
| 4 | 10 | 18BA | 2800 | | 0.23 | |
| 4 | 10 | 18BA | 2900 | | 0.08 | |
| 4 | 10 | 18BA | 3000 | | 0.86 | |
| 4 | 10 | 18BA | 3100 | | 0.86 | |
| 4 | 10 | 18BB | 100 | | 2.00 | X |
| 4 | 10 | 18BB | 200 | | 0.27 | |
| 4 | 10 | 18BB | 300 | | 0.28 | X |
| 4 | 10 | 18BB | 400 | | 0.61 | |
| 4 | 10 | 18BB | 500 | | 0.31 | |
| 4 | 10 | 18BB | 600 | | 0.31 | X |
| 4 | 10 | 18BB | 700 | | 0.32 | X |
| 4 | 10 | 18BB | 800 | | 0.33 | X |
| 4 | 10 | 18BB | 900 | | 0.35 | |
| 4 | 10 | 18BB | 1000 | | 0.32 | X |
| 4 | 10 | 18BB | 1100 | | 0.18 | |
| 4 | 10 | 18BB | 1200 | | 0.16 | |
| 4 | 10 | 18BB | 1300 | | 0.34 | |
| 4 | 10 | 18BB | 1400 | | 0.16 | X |
| 4 | 10 | 18BB | 1500 | | 0.16 | |
| 4 | 10 | 18BB | 1600 | | 0.49 | |
| 4 | 10 | 18BB | 1700 | | 0.49 | |

## Property included in the Exception Area (Arcadia Beach):

| Township | Range | Section | TaxLot | Lots | Acreage | Building |
|---|---|---|---|---|---|---|
| 4 | 10 | 19BB | 200 | | 6.32 | |
| 4 | 10 | 19BB | 300 | | 1.22 | X |
| 4 | 10 | 19BB | 401 | | 0.67 | X |

- Zoning Map amendment from RA2 to AF (see exhibit 3);
- comprehensive plan text amendment, amending the existing exception to remove these two tax lots from the existing exception area (see exhibit 5).

This exception is needed to allow the proposed comprehensive plan map and zoning map amendments on tax lot 300.

Exceptions to the statewide planning goals are governed by ORS 197.732; OAR 660-04; and statewide planning goal 2. This document includes findings as required under these statutes and administrative rules.

## Exception Requirements

### Statewide Planning Goals

This exception is taken to statewide planning goals 3 and 4.

Statewide planning goal 3 addresses agricultural lands. The goal is "To preserve and maintain agricultural lands." Tax lot 300 has not been designated in the comprehensive plan as agricultural land, nor is there any evidence that it qualifies as farm land under statewide planning goal 3. Nonetheless, this goal exception includes an exception to goal 3 to allow uses and densities not allowed on farm land. Exceptions to goal 3 are authorized under OAR 660-04-10(1)(a).

Statewide planning goal 4 addresses forest lands. The goal reads as follows:

> *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.*

Tax lot 300 is designated as forest land in the County's comprehensive plan. Exceptions to goal 4 are authorized under OAR 660-04-10(1)(b).

The proposed exception area may include resources and features under one or more of the other statewide planning goals. This goal exception does not exempt the subject property from the requirements of these other statewide planning goals. Proposed goal findings are included with the amendment request as exhibit 8.

## Exception Criteria

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. Exceptions to the statewide planning goals are authorized under ORS 197.732, OAR 660-04, and statewide planning goal 2. Exception requirements are described below.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions: physically developed (ORS 197.732(1)(a)); irrevocably committed (ORS 197.732(1)(b)); and reasons (ORS 197.732(1)(c)).

This exception is a *reasons* exception. ORS 197.732(1)(c) establishes requirements for a reasons exception:

> *(1) A local government may adopt an exception to a goal if:*
> .
> .
> .
> *(c) The following standards are met:*
> *(A) Reasons justify why the state policy embodied in the applicable goals should not apply;*
> *(B) Areas which do not require a new exception cannot reasonably accommodate the use;*
> *(C) The long term environmental, economic, social and energy consequences resulting from the use at 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*
> *(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.*

Statewide planning goal 2 establishes requirements for exceptions. Part

II(c) of goal 2 is applicable to a reasons exception, and is identical to ORS 197.732(1)(c), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

> *An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal.* (OAR 660-04-000(2))

> *An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:*
>
> *(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;*
>
> *(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and*
>
> *(c) Complies with the provisions of this Division.* (OAR 660-04-05(1))

OAR 660-04-20(2) sets detailed requirements for a reasons exception:

> *(1) If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.*
>
> *(2) The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:*

*(a) "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;*

*(b) "Areas which do not require a new exception cannot reasonably accommodate the use":*

*(A) The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for the use, which do not require a new exception. The area for which the exception is taken shall be identified;*

*(B) To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:*

*(i) Can the proposed use be reasonably accommodated on nonresource land that would not require an exception, including increasing the density of uses on nonresource land? If not, why not?*

*(ii) Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to nonresource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?*

*(iii) Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?*

*(C) This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A*

*detailed evaluation of specific alternative sites is thus not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.*

*(c) The long-term environmental, economic, social and energy consequences resulting from the use at 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 other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site 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. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;*

*(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.*

*(3) If the exception involves more than one area for which the reasons and circumstances are the same, the areas may be considered as a group. Each of the areas shall be identified on a map, or their location otherwise described, and keyed to the appropriate findings.*

OAR 660-04-22 lists reasons needed to justify an exceptions under goal 2, part II(c). Those pertaining to this exception include:

*An exception Under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not allowed on resource lands are set forth in the following sections of this rule:*

*(1) For uses not specifically provided for in subsequent sections of this rule or OAR 660, division 014, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:*

*(a) There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and either*

*(b) A resource upon which the proposed use or activity is dependent can be reasonably obtained only at the proposed exception site and the use or activity requires a location near the resource. An exception based on this subsection must include an analysis of the market area to be served by the proposed use or activity. That analysis must demonstrate that the proposed exception site is the only one within that market area at which the resource depended upon can reasonably be obtained; or*

*(c) The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.*

*(2) Rural Residential Development: For rural residential development the reasons cannot be based on market demand for housing, except as provided for in this section of this rule, assumed continuation of past urban and rural population distributions, or housing types and cost characteristics. A county must show why, based on the economic analysis in the*

> *plan, there are reasons for the type and density of housing planned which require this particular location on resource lands. A jurisdiction could justify an exception to allow residential development on resource land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area.*

These requirements are addressed in the following sections.

## Reasons justify why the state policy embodied in the applicable goals should not apply (OAR 660-04-20(2)(a))

This section sets forth the facts and assumptions for determining that state policy embodied in goals 3 and 4 should not apply to the exception area. This section also explains why the proposed uses require a location on resource land. The exception area includes all of tax lot 7-9-12-300, covering 19.16 acres.

The policy embodied in goal 3 is in ORS 215.243:

> *Agricultural land use policy. The Legislative Assembly finds and declares that:*
>
> *(1) Open land used for agricultural use is an efficient means of conserving natural resources that constitute an important physical, social, aesthetic and economic asset to all of the people of this state, whether living in rural, urban or metropolitan areas of the state.*
>
> *(2) The preservation of a maximum amount of the limited supply of agricultural land is necessary to the conservation of the state's economic resources and the preservation of such land in large blocks is necessary in maintaining the agricultural economy of the state and for the assurance of adequate, healthful and nutritious food for the people of this state and nation.*
>
> *(3) Expansion of urban development into rural areas is a matter of public concern because of the unnecessary increases*

> *in costs of community services, conflicts between farm and urban activities and the loss of open space and natural beauty around urban centers occurring as the result of such expansion.*
>
> *(4) Exclusive farm use zoning as provided by law, substantially limits alternatives to the use of rural land and, with the importance of rural lands to the public, justifies incentives and privileges offered to encourage owners of rural lands to hold such lands in exclusive farm use zones.* (ORS 215.243)

The State policy embodied in goal 4 is stated in the text of the goal:

> *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.* (Statewide planning goal 4)

Goals 3 and 4 should not apply to tax lot 300 for the following reasons:

- Tax lot 300 contributes relatively little to the agricultural economy of the County or the state. The 19-acre exception area contains about 16 acres of grass that can be mown for forage.
- Tax lot 300 is not part of the forest land base of either the County or the state, nor does it contribute to the forest products industry.
- Forest practices are not presently occurring on tax lot 300, nor are they likely to occur in the future.
- Recreational opportunities associated with forest land (such as hiking, hunting, camping, and fishing) are not present on the tax lot 300.
- The proposed exception area is not managed for soil, air, water, fish or wildlife resources.

These reasons are explained in the following paragraphs.

Farming:

Land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state. Clatsop County has a small agricultural sector compared to other Oregon counties. According to 1997 data from the US National Agricultural Statistics Service:

- Clatsop County has relatively few farms: 229 in 1997, or less than one percent of all farms in Oregon. [1]
- Clatsop County has less farm acreage than any other county in Oregon; 34,030 acres in 1997, less than two-tenths of one percent of Oregon's farm acreage. [1]
- Clatsop County farms produced about $5,325,000 worth of farm products in 1997, less than two-tenths of one percent of the state total, and less than any other County except one (Lincoln County) [1].

Tax lot 300 contributes relatively little to the County's agricultural sector. The proposed exception covers about 19 acres in the AF zone. About 16 acres are managed as a hay field. However, even if all 19 acres were "farm land" under the 1997 *Census of Agriculture*, it would represent less than one-tenth of one percent of the County's farmland.

The exception area currently yields hay, a low-value farm product, especially compared to nearly all other agricultural products grown in Clatsop County. Relative to other forage products, hay from tax lot 300 is low-value. Tax lot 300 is not planted in alfalfa, perennial ryegrass, or other more valuable feed crops. Instead, hay from tax lot 300 is a mix of native and invasive grasses, including velvetgrass, bentgrass species, and various undesirable weeds. Dairy products, grass seed, beef cattle, and cranberries are examples of higher-value agricultural products that have been or are currently grown on Clatsop County farms. Higher-value products are not grown on tax lot 300 for several reasons:

- Soil on tax lot 300 is saturated for about five months out of every year. Fewer animals can be pastured during the wet months to avoid damage to the pasture, and to keep grazing animals healthy. Areas of the state receiving less rain can pasture more animals for longer periods of time.

- Milk production in Oregon is changing from a system involving many small dairies to one with a few large dairies. The Tillamook Creamery Association contracts with a single dairy near Boardman, Oregon, for a large quantity of its milk [6]. Although small milk producers in Clatsop County continue to sell their milk to the Tillamook Creamery, economies of scale associated with the Boardman dairy's size and location are making smaller dairies non-competitive. A large Boardman-scale dairy cannot be developed or efficiently operated on tax lot 300 because: (1) feed (alfalfa) comes from the east side of the Cascades; (2) neighboring non-farm residences exist around the exception area; (3) management of animal waste and controlling runoff in Clatsop County's rainy environment is more expensive than in the dry environment east of the Cascades; and (4) tax lot 300 is not large enough to support even a small commercial dairy.

- Cranberries are grown in Clatsop County in peat bogs south of Cullaby Lake and north of Gearhart. They are also grown on the Long Beach (Washington) peninsula, and near Bandon, Oregon. Nearly all cranberries in Oregon and Washington are grown for Oceanspray, a grower's cooperative. Where they are grown successfully, cranberries are cultivated on low-lying sandy soils overlaying peat bogs. Acidic soil conditions are desirable. Soils in the proposed exception area are not sandy: soils on tax lot 300 are silt-loam. While it might be possible to grow cranberries on the site, soil conditions are not ideal, and it is unlikely that cranberry production in the exception area would be economically feasible.

- Grazing beef cattle in the exception area is not currently a profitable agricultural activity. Rising production costs, price competition from imported beef, declining per-capita beef consumption, consolidation in the beef purchasing market, and regulatory costs are all factors that weigh against small-scale beef producers. More recently, feed and export restrictions have worsened this situation.

- Grass seed has been successfully grown elsewhere in Clatsop County. Much of the seed was colonial bentgrass (*Agrostis tennuis*). Several factors lead to the demise of this crop in the County:

    1. A nematode infects bentgrass seed grown in the cool, damp coastal climate. Nematodes are microscopic roundworms. The nematode does not infect bentgrass grown in the Willamette Valley. Grass seed must be nematode-free to be certified at the highest grade. There is no practical way to remove infected seed

from un-infected seed, so bentgrass from the exception area can only be sold as a lower-grade seed, at a price lower than production costs. [5]

2. The loss of rail service in the region in the 1970s increased the cost of shipping seed to Willamette Valley markets. Competing seed is grown in the Willamette Valley, where transportation costs are lower.
3. Grass seed yields are higher in the Willamette Valley than they are west of the Coast Range. Reasons for this include climate and soil conditions.
4. Grass seed production requires relatively expensive, specialized harvesting equipment and storage facilities. A combine for harvesting bentgrass seed costs between $200,000 and $300,000; a cost that can be justified on highly productive farm land growing certified seed, but not on low-productivity land in small tracts growing non-certified seed. [5]
5. Nearly all of the certified seed grown in Oregon is grown in the Willamette Valley or east of the Cascades. Seed certification, authorized under ORS 633.620, relies on a series of field inspections. Inspectors are not located in Clatsop County. They are located in the seed-producing regions of Oregon: Benton, Malheur, Clackamas, Marion, Crook, Morrow, Douglas, Polk, Gilliam, Sherman, Harney, Umatilla, Jackson, Union, Jefferson, Wallowa, Klamath, Wasco, Lane, Washington, Linn, and Yamhill counties. [5]

- Minks have been successfully raised in Clatsop County. At least one viable ranch remains, located outside of the proposed exception area. Mink are not a viable product for the exception area because:

1. Mink production generates odors that non-farm neighbors are likely to find objectionable. Tax lot 300 has many non-farm neighbors.
2. Mink demand has declined with changing fashions and consumer preferences.
3. Fur breeders in other regions have been victims of acts of vandalism. This threat increases production costs, and is a strong dis-incentive to starting or continuing in the fur breading business.
4. Abundant rainfall make mink waste management more expensive than in drier locations. The proposed exception area

receives an average of about 70 inches of precipitation annually, with a twenty percent chance of more than 77 inches in a given year [2].

5. Mink ranching attracts nuisance animals, notably gulls. Non-farm neighbors are likely to find this objectionable.

- Peas were grown successfully in Clatsop County. They are no longer grown commercially here because production has shifted to areas with better growing climates; because of the lack of local processing or storage facilities; and because plant diseases associated with our cool, moist climate result in lower yields. Peas are not a feasible commercial crop choice on tax lot 300 for these reasons.
- Flower bulbs were grown commercially in Clatsop County. They are a poor crop choice for the exception area due to the distance to markets; distance to the I-5 transportation corridor; and cost competition from foreign producers.

The small size of the County's agricultural sector is linked to the lack of agricultural support services in the County. The lack of developed markets, storage facilities, processing plants, farm equipment and chemical suppliers, and transportation infrastructure in Clatsop County raises production costs relative to competing farms with these services close at hand.

The *Soil Survey of Clatsop County, Oregon* [2] classifies soils in the exception area as "Grindbrook silt loam" and "Walluski silt loam". The *Soil Survey* assigns these soil types a Land Capability Class of IVe (for the Grindbrook soil), and IIIe (for the Walluski soil). The Land Capability Classification System shows, in a general way, the suitability of soils for most kinds of field crops. Class I soils have few limitations that restrict their use. Class VI soils have severe limitations that make them generally unsuitable for any cultivation. The *Soil Survey* describes Class IV soils, including Grindbrook silt loam, as follows:

> *Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.*

Class III soils, including the Walluski silt loam, are described as follows:

> *Class III soils have severe limitations that reduce the choice of plants, or that require special conservation practices, or both.*

The *Soil Survey* adds an "e" modifier to its classification of both of these soil types. This means that the risk of erosion is present.

Tax lot 300 is too small to contribute to the County's or to the state's agricultural sector. Sixteen acres is too small to effectively manage for production of farm products. This is recognized in goal 3 and its administrative rules. ORS 215.780(1)(a) establishes a minimum lot size of 80 acres for creation of new parcels in the EFU zone. The lot size issue is also addressed in ORS 215.262(1):

> *The Legislative Assembly declares that the creation of small parcels for nonfarm dwellings in exclusive farm use zones introduces potential conflicts into commercial agricultural areas and allows a limited number of nonfarm dwellings in exclusive farm use zones. To protect the state's land base for commercial agriculture from being divided into multiple parcels for nonfarm dwellings while continuing to allow a limited number of nonfarm dwellings on less productive agricultural land not suitable for farm use, it is necessary to:*
>
> *(a) Limit the incremental division of lots or parcels larger than the minimum size established under ORS 215.780 into smaller lots or parcels for the purpose of creating new nonfarm dwellings; and*
>
> *(b) Allow a limited number of lots or parcels equal to or less than the minimum size established under ORS 215.780 to be partitioned into not more than two parcels unsuitable for farm use and eligible for siting nonfarm dwellings under ORS 215.284.*

This demonstrates that the state policy of preserving farm land is not aimed at small tracts.

Nearby non-farm dwellings make certain kinds of farm practices difficult to conduct, especially those that generate odors. Adjoining property is not in farm use. Land to the north is owned by Weyerhaeuser, Inc., and is managed for commercial forestry. A church is located to the immediate east of tax lot 300. A residences and the Olney Store are to the immediate west. Across Highway 202 to the south are a small-scale lumber mill, and the Olney School.

Tax lot 300 is not needed to assure continued agricultural use on adjoining farm land: adjoining land is not in farm use, nor is it in the EFU zone.

Adjoining land is used for commercial forestry (to the north), residential and neighborhood commercial uses (to the west), a church (to the east), and the Olney School and a small sawmill (to the south).

Small parcel sizes; nearby non-farm residences; the lack of a sizable agricultural sector in Clatsop County; poor soil quality on tax lot 300; and the absence of agricultural infrastructure all support a conclusion that land in the proposed exception area contributes relatively little to the agricultural economy of the County or the state.

**Forestry:**

Land in the proposed exception area is not part of the forest land base of the County or the state, nor does it contribute to the forest products industry. Forest practices are not presently occurring on the proposed exception area, nor are they likely to occur in the future.

Grindbrook silt loam and Walluski silt loam, the two soil types found on the exception area, are rated in the *Soil Survey of Clatsop County, Oregon* [2], and in *Land Evaluation of Forest Soils; Clatsop County, Oregon* [7] for forest productivity. The Grindbrook soil has a relatively high site index for Western hemlock of 166. The Walluski soil is not rated for forest productivity in either of the documents cited above as being suitable for the production of forest tree species. The site is approximately evenly split between these two soil types.

Even though half of the site consists of soils with a relatively high productivity rating, there is no evidence that tax lot 300 could be successfully managed for commercial forestry.

Tax lot 300 covers about 19 acres. This is too small to be managed for viable commercial forestry. Oregon requires an 80-acre minimum lot size for land divisions in forest zones (OAR 660-06-026(1)). A commercially-managed forest tract adjacent to tax lot 300 covers more than 500 acres.

Recreational opportunities associated with forest land (such as hiking, hunting, camping, fishing) are not present on tax lot 300. The exception area is privately-owned, and public access for recreational opportunities is not available. Tax lot 300 is poorly suited for these activities. There is no evidence that the proposed exception area could be successfully managed for forest recreational activities.

Unlike some forest lands, the proposed exception area is not managed for soil, air, water, fish or wildlife resources.

Tax lot 300 is not planted in commercial tree species. It is presently managed as a hay field.

### Conclusion - OAR 660-04-20(2)(a):

These reasons justify a decision to not apply the state policy embodied in the forest lands goal and the agricultural lands goal to tax lot 300.

## Areas which do not require a new exception cannot reasonably accommodate the use (OAR 660-04-20(2)(b))

Alternative areas for the rural residential uses planned for the exception site cannot reasonably accommodate these uses. These alternative areas, and the reasons for this conclusion, are described below.

### Urban areas within the Astoria UGB:

Rural residential uses planned for tax lot 300 might be accommodated within the Astoria UGB, located north-west of the exception area. However, the UGB cannot reasonably accommodate these uses for reasons explained in the following paragraphs.

Astoria contains some vacant buildable residential areas. Tentative populations prepared by CREST [8] indicate that Astoria is likely to grow by slightly less than one percent annually during the 20-year planning horizon ending in 2020. This assumed growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more dwelling units, during the twenty year planning horizon ending in 2020. Most of this can be accommodated in rural communities, but some can be accommodated outside of rural communities, in places like the proposed exception area.

The proposed exception site is in the Olney area. Rural residences fill a different need than do urban residences. Density is the key difference. Homesites on tax lot 300 will be developed at a maximum density of one

dwelling unit per two acres. Residential densities in the Astoria UGB are substantially greater, between four and eight dwelling units per acre.

### Urban areas within the Warrenton Urban Growth Boundary:

Rural residential uses planned for tax lot 300 might be accommodated within the Warrenton UGB, located some miles west of the proposed exception area. However, the Warrenton UGB cannot reasonably accommodate these uses for the reasons explained in the following paragraphs.

The Warrenton UGB contains large tracts of land in urban residential zones; however, many vacant buildable lots in the Warrenton UGB contain wetlands under the jurisdiction of the US Army Corps of Engineers [4] and the Oregon Division of State Lands [3]. Because of the additional regulatory requirements imposed by these agencies, and uncertainties and delays associated with their permit processes, some of this residentially-zoned land within the Warrenton UGB is not available for immediate development.

Warrenton contains some vacant buildable residential lands. Tentative populations prepared by CREST [8] indicate that Warrenton is likely to grow by more than slightly more than one percent annually during the 20-year planning horizon ending in 2020. This growth rate, plus growth rates for other cities in the County, and for the County as a whole, means that the unincorporated County will need to absorb more than 500 additional people, or about 250 more additional dwelling unit, during the twenty year planning horizon ending in 2020. A small part of this can be accommodated at the proposed exception site.

### The Jeffers Gardens-Miles Crossing Rural Community:

Vacant buildable residential land exists in the Jeffers Gardens–Miles Crossing rural community, located west of the exception area. Residential lands within the Jeffers Gardens–Miles Crossing rural community boundary are not the same as land in the Olney area, or at the proposed exception site:

**Traffic:** Alternate Highway 101 (highway 105) passes through the Jeffers Gardens–Miles Crossing rural community. Average Daily Traffic on

Highway 105 just north of the Miles Crossing intersection is 6,500, compared to average daily traffic volumes on State Highway 202 of about 950 vehicles per day at the proposed exception site, according to the Oregon Department of Transportation (2001, the most recent year for which figures are available).

**Non-residential uses:** The Jeffers Gardens–Miles Crossing rural community hosts many commercial and industrial uses within its boundaries. The Olney area has substantially fewer commercial or industrial uses.

**Planned residential density:** The Jeffers Gardens–Miles Crossing rural community has a planned residential density of about five dwelling units per net acre. The proposed exception site would be zoned at a substantially lower density of one dwelling unit per two acres.

### The Existing Olney Exception Area:

Vacant buildable residential land exists in the existing Olney exception area. According to the exception text adopted by Clatsop County in 1982, exception area # 26 (which covers the non-farm and non-forest land in the Olney area) has eight parcels containing a total of about 53 acres. This proposed exception adds a 19.6 acre parcel, but another component of the proposed amendment package removes two residentially-zoned parcels from exception area # 26 (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400). Because of this, the proposed exception is neutral with respect to the existing Olney exception area. Tax lots 500 and 400 are buildable, but their development would require extensive grading and filling on a steep slope.

## Long-term environmental, economic, social and energy consequences (OAR 660-04-20(1)(c)):

The following criteria must be met in order to approve this exception:

> *The long-term environmental, economic, social and energy consequences resulting from the use at 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 other areas requiring a Goal*

*exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site 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. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts.*

These criteria are addressed in the following paragraphs.

**Environmental Consequences:**

The long-term environmental consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception. Facts supporting this conclusion are discussed below.

**Water quality:** Residential development within the proposed exception area is not likely to have significant water quality impacts because:

- All new development will be served by new DEQ-approved drainfields and septic tanks;
- Existing County regulations controlling soil erosion (section S4.300 – S4.310) and establishing riparian setbacks (S4.237) help mitigate some of the water quality impacts of new development.

**Air quality:** Residential development within the proposed exception area is unlikely to have significant air quality impacts because:

- The exception area, like all other lands in Clatsop County, is not listed as a "non-attainment" area with respect to air quality standards by the Oregon Department of Environmental Quality.
- Air emissions from motor vehicle transportation associated with the exception area are the same as would be expected from other potential exception areas in the County. The proposed exception area is closer to Astoria than other possible exception areas to the south and east, which may help minimize travel distances, and thus minimize transportation-related air emissions.

**Fish and wildlife habitat:** Residential development planned for tax lot 300 is not likely to have significant impacts on fish or wildlife habitat because:

- Fish habitat is not present at the proposed exception area.
- Nearby waters of the Klaskanine River includes habitat for many fish species [9], including threatened or endangered salmon species. Potential down-slope water quality impacts can be minimized or avoided by following best management practices during and after construction, and by requiring DEQ-approved drainfields and septic tanks for new homes on tax lot 300.
- Wildlife habitat in the proposed exception area may be impacted by new residential development; but this impact is unlikely to be significantly greater than it would be in other potential exception areas because (1) the proposed exception area has not been identified as providing exceptional or significant habitat for any wildlife species; and (2) wildlife habitat in the proposed exception area is limited by existing development in the surrounding area.

**Noise:** Residential development planned for tax lot 300 may increase noise levels in the immediate vicinity, but this environmental impact is not likely to be significantly greater in the proposed exception area than it would be in alternative exception areas.

**Other environmental consequences:** There is no evidence that environmental impacts associated with solid waste disposal, toxic

substances, or greenhouse gas emissions are substantially different at the proposed exception area as compared to any other alternative exception area.

Based on this information, the County can conclude that the long-term environmental consequences resulting from residential, commercial and industrial development in the proposed exception area are not significantly more adverse than would typically result from the same development being located in other areas requiring an exception.

**Economic consequences:**

The long-term economic consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here. Potential economic consequences of residential development in the proposed exception area include the following:

- Land values may rise slightly because the per-acre price of agricultural or forest land in Clatsop County is less than the per-acre price of residential, commercial or industrial land, other factors being equal.
- The total value of all agricultural products sold from Clatsop County may drop slightly as a result of the proposed exception. The applicant, Mr.Helligso, harvested a small quantity of hay from the site in 2002. Other potential exception sites are likely to yield some farm or forest products.

Based on this information, the County can conclude that the exception's long-term economic consequences are not significantly different than would typically result from the same proposal being located in alternative areas requiring a goal exception.

**Social consequences:**

The long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same

proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here.

**Population growth:** New homes are likely to be built on tax lot 300 as a result of this exception. This will result in more families living in the Olney area than at present, and may result in changes in the social setting in this community. This is unlikely to be significantly worse than might be expected at other alternative exception areas because the Olney area already accommodates a small rural residential population; the area is well-served by infrastructure and services needed to accommodate low-density rural residential development; and the area is close to existing urban residential population centers (Astoria and Warrenton). Additionally, new residential construction is subject to development standards that, to a limited extent, help minimize social disruption. Examples of these standards include yard setbacks and height limits.

**Commercial activity:** New commercial development is not planned for the proposed exception area. An existing store located west of the proposed exception, in the Neighborhood Commercial zone, may benefit from additional residences in the area.

**Industrial development:** New industrial development is not planned for the exception area. An existing industrial use in the vicinity of the proposed exception area is separated from the exception area by Highway 202.

**Loss of open space:** The proposed exception will result in the loss of open space. The open space afforded by tax lot 300 may provide social benefits to surrounding residents, and for visitors passing the exception area on Highway 202. There is no evidence that the proposed exception area provides this kind of social benefit to a significantly greater degree than do alternative exception areas. If this social consequence exists, it is likely to be roughly proportional to the number of people who pass the site, plus the number of surrounding property owners who benefit from adjoining farm land. Some alternative exception sites, such as farm land on the Clatsop Plains, have substantially more passing traffic than does the proposed exception site. Other alternative exception sites may have less. In general, the site's open space value can't be preserved for the public without compensating the owner. Overall, there is no evidence that the proposed exception area will result in this kind of negative social consequence to a significantly greater degree than any other alternative exception area.

This information supports a conclusion that the long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

**Energy consequences:**

Long-term energy consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a goal exception. This conclusion is supported by the following findings:

- No known energy resources (such as oil or gas fields, geothermal resources, hydroelectric generating capacity, or coal deposits) are located on tax lot 300.
- Energy consumption may change as a result of residential development. These uses typically consume more energy per acre than do low-intensity agricultural or forestry uses. However, this change is unlikely to be substantially greater than it would be at alternative exception areas.
- Energy distribution requirements are likely to change as a result of development within the proposed exception area, but the change is likely to be relatively minor. There is no evidence that the proposed exception area is significantly worse with respect to energy transmission than any other potential exception area.
- Waste products resulting from energy production are unlikely to be more difficult to manage as a result of the proposed exception than would be the case if an alternative exception site were chosen.

These facts support a conclusion that long-term energy consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

**Conclusion (Long-term environmental, economic, social and energy consequences):**

Findings on preceding pages support a conclusion that long-term environmental, economic, social and energy consequences resulting from the uses allowed within the proposed exception on tax lot 300 are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

## Compatibility with adjacent uses (OAR 660-04-05(1)(d))

OAR 660-04-20(2)(d) reads as follows:

> *(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.*

Proposed uses on tax lot 30 are those listed in the RA2 zone:
300

- Single-family dwelling (LWDUO section 3.204(1) and (2))
- Limited home occupation (LWDUO section 3.204(3))
- Minor utilities (LWDUO section 3.204(4))
- Farm use (LWDUO section 3.204(5))
- Roadside stand for farm products grown on the premises (LWDUO section 3.204(6))
- Forestry (LWDUO section 3.204(7))
- Low intensity recreation (LWDUO section 3.204(8))
- Public or private neighborhood park or playground (LWDUO section 3.204(9))

- Horticultural nursery (LWDUO section 3.204(10))
- Cluster developments (LWDUO section 3.204(11))
- Duplex (LWDUO section 3.204(12))
- Temporary uses (LWDUO section 3.204(13))
- Handicapped housing facility (LWDUO section 3.204(14))
- Health hardship dwelling (LWDUO section 3.204(15))
- Communication facilities (LWDUO section 3.204(17))
- Public/semi-public development (LWDUO section 3.207(1))
- Utilities necessary for public service (LWDUO section 3.207(2))
- Extraction, processing, and stockpiling of rock, sand, mineral and other subsurface materials (LWDUO section 3.207(3))
- Dog kennel (LWDUO section 3.207(4))
- Airport (LWDUO section 3.207(5))
- Public or private recreation such as riding stable, fishing or boating docks or ramps, gun club, golf course, or resort type establishment in association with recreation (LWDUO section 3.207(6))
- Home occupation (LWDUO section 3.207(7))
- Veterinary clinic (LWDUO section 3.207(8))
- Golf course (LWDUO section 3.207(9))
- Golf driving range (LWDUO section 3.207(10))
- Campground, primitive (LWDUO section 3.207(11))
- Boat ramps (LWDUO section 3.207(12))
- Bed and breakfast establishment (LWDUO section 3.207(14))

Single-family residences are the primary use intended for the exception area. Some of the potential uses listed above and allowed in the RA2 zone can't be developed on tax lot 300. The site is too small for a airport, golf course or driving range; it lacks water access needed for a boat ramp. Some uses listed above don't require a goal exception: agriculture or

forestry; a primitive campground; low-intensity recreation. Some of the allowable RA2 uses would not be allowed under this exception because they haven't been addressed: communications facilities, public and semi-public development, kennels, and veterinary clinics would require an additional (or amended) exception on tax lot 300.

Adjacent uses include the Olney Community Church (tax lot 901, to the east); commercial forest land (tax lot 200, to the north); a rural residence and the Olney Store (tax lots 2300 and 2400, to the west); a small wood products processing facility (tax lot 400, across Highway 202 to the south); and the Olney School (tax lot 501, across Highway 202, to the south). Planned uses in the proposed exception area are generally compatible with existing and planned uses on adjoining lands for the following reasons:

**Adjacent forest use:** Forest land is located adjacent to a portion of the exception area. Forestry-related activities on these lands may include timber harvesting, thinning, application of chemicals, and slash disposal. The County relies on the following measures to ensure compatibility between adjoining forestry uses and residential uses in the proposed exception area:

- Oregon Forest Practices Act and its administrative rules include provisions to avoid conflicts between forestry and adjoining non-forest uses.
- Clatsop County's development code includes a 50-foot setback from adjoining resource zones (including land in forest zones) for new structures (see LWDUO section 3.208(5) and (6)).

**Nearby industrial use:** A small sawmill is located south of tax lot 300, across Highway 202. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby industrial use:

- The Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 400.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the industrial site on tax lot 400: see LWDUO section 3.208(4).

- Mr.Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections 3.150 through 3.159.
- Residential development on tax lot 300, allowed under this exception, would be no nearer to incompatible industrial development on tax lot 400 than residential development on tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400. These two tax lots are to be down-zoned as a part of this amendment. As a result, the proposed exception does not worsen potential residential-industrial conflicts involving the small saw mill.

**Church:** The Olney Community Church is located immediately adjacent to tax lot 300 to the east, on tax lot 901. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- The Olney Community Church is a relatively small facility with use patterns consistent with its rural location.
- Setbacks between residential development on tax lot 300 and the church can be imposed during development of tax lot 300 to avoid some kinds of conflicts.
- Mr.Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from this potentially incompatible use to the east: see Clatsop County standards document sections 3.150 through 3.159.
- Mr.Helligso recognizes the Olney Community Church's right to operate a place of worship on tax lot 901. This right is guaranteed under federal law [11].

**Olney Store:** A small convenience store is located on tax lot 2400, to the west of the proposed exception area. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby commercial use:

- The Olney Store is separated from tax lot 300 by an intervening lot.

- The County's Neighborhood Commercial zone (NC) restricts uses so as to avoid conflicts between rural residential uses and more intense commercial activities: see LWDUO sections 3.304 and 3.306.
- Mr.Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from this potentially incompatible use to the west: see Clatsop County standards document sections 3.150 through 3.159.

**Olney School:** A school building is located south of tax lot 300, across Highway 202. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- The Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 501.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the school: see LWDUO section 3.208(4).
- Mr.Helligso intends to cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections 3.150 through 3.159.
- The Olney School is not currently used by the Astoria School District. Because of this, there is almost no activity at the School. This should completely avoid incompatibility, although the school's closure is unlikely to be permanent.
- School-related activities may be largely compatible with residential uses. Many elementary schools are located in residential neighborhoods. Gray and Astor schools in Astoria, Warrenton Elementary, Seaside Heights, and Gearhart Elementary are all located in residential neighborhoods.

**Conclusion: Compatibility with adjacent uses**

Clatsop County finds that proposed residential, commercial and industrial uses planned for the exception area compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

## References

[1] National Agricultural Statistics Service. (May 1999). *1997 Census of Agriculture: Ranking of States and Counties.* Washington, D.C.: US Department of Agriculture.

[2] Soil Conservation Service. (1988). *Soil Survey of Clatsop County, Oregon.* Washington, D.C.: US Department of Agriculture.

[3] State Land Board. 2001. *OAR Chapter 141, Division 90: Administrative Rules for Wetland Delineation Reports and for Jurisdictional Determinations for Purposes of Regulating Fill and Removal Within Waters of the State.* Salem, Oregon: Oregon Division of State Lands.

[4] Environmental Laboratory. 1987. *Corps of Engineers Wetlands Delineation Manual.* Vicksburg, Mississippi: US Army Engineers Waterways Experiment Station.

[5] Oregon State University Extension Service. 2000. *Oregon Seed Certification Service: Handbook 2000.* Corvallis, Oregon: Oregon State University.

[6] Dairy Business Communications. February 2000. *Boardman Cheese Plant to Help Tillamook Survive and Expand.* www.dairybusiness.com/western/Feb00

[7] Forestland Evaluation Committee. (1990). *Land Evaluation of Forest Soils: Clatsop County, Oregon.* Astoria, Oregon: Clatsop Soil and Water Conservation District.

[8] Columbia River Estuary Study Taskforce. (2002). *DRAFT Clatsop County Population Projections.* Astoria, Oregon: CREST.

[9] Bottom, D. L., Jones, K. K., Herring, M. J. (1984). *Fishes of the Columbia River Estuary.* Astoria, Oregon: Oregon Department of Fish and Wildlife, Columbia River Estuary Data Development Program.

[10] US Department of Agriculture, Soil Survey Staff. (1999). *Soil Taxonomy: A basic system of soil classification for making and interpreting soil surveys.* USDA Agricultural Handbook 436. Washington, D.C.: US Government Printing Office.

[11] 106th Congress of the United States of America. (2000) *Religious Land Use and Institutionalized Persons Act of 2000.* Washington, D.C.: US Government Printing Office.

# Exception to Goal 14 for Tax Lot 7-9-12-300

11 March 2004

## Summary

This document contains an exception to statewide planning goal 14 for tax lot 7-9-12-300, covering about 19 acres in the Olney area.

Clatsop County is considering a proposal consisting of the following amendments:

- Comprehensive Plan Map amendment from the *Conservation–Forest Lands* plan designation to the *Rural Lands* plan designation (see exhibit 2) for tax lot 7-9-12-300;
- Zoning Map amendment from AF to RA2 (see exhibit 3) for tax lot 7-9-12-300;
- Comprehensive Plan Map amendment from the *Rural Lands* plan designation to the *Conservation–Forest Lands* plan designation (see exhibit 2) for tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400;
- Zoning Map amendment from RA2 to AF (see exhibit 3) for tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400.

These amendments allow rural residential development on tax lot 300. As part of these amendments, two new exceptions are needed. One is an exception to statewide planning goal 14 (this document); the other is an exception to statewide planning goal 4 (forest lands – see exhibit 4). Finally, the proposal includes the removal of tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400 from the existing goal 4 exception area (see exhibit 5).

## Exception Requirements

An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals. This exception to goal 14 is provided to meet the requirements of OAR 660-04-0040(6):

> *(6) After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14.*

This exception is a *reasons* exception, subject to OAR 660-004-0020 and 660-004-0022. These requirements are addressed on the following pages.

Goal 14 addresses urbanization. The goal is "To provide an orderly and efficient transition from rural to urban land use." Administrative rules have been adopted by the state to implement goal 14 by requiring counties to regulate residential density and service availability in rural residential areas. Proposed amendments do not affect service availability (such as water or fire protection) at the exception site; however, density *is* affected. The proposal changes the maximum density on tax lot 300 to one dwelling unit per two acres.

Goal 14 does not state that a two-acre minimum lot size is urban; in fact, Oregon's administrative rules state that two acres is generally the smallest rural lot size:

> *A rural residential zone currently in effect shall be deemed to comply with Goal 14 if that zone requires any new lot or parcel to have an area of at least two acres.* (OAR 660-004-0040(5)(a))

Nonetheless, goal 14 may be interpreted as requiring an exception for any up-zoning involving rural residential lands, regardless of lot size:

> *After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14.* (OAR 660-04-0040(6))

This reasons exception is taken to satisfy the language in OAR 660-04-0040(6).

OAR 660-14-0040 may be relevant, too. This administrative rule is entitled " Incorporation of New Cities on Undeveloped Rural Lands". It is addressed beginning on page 22 of this exception.

Oregon Revised Statutes (ORS) 197.732(1) establishes three different types of exceptions: physically developed (ORS 197.732(1)(a)); irrevocably committed (ORS 197.732(1)(b)); and reasons (ORS 197.732(1)(c)). This exception is a *reasons* exception. ORS 197.732(1)(c) establishes requirements for a reasons exception:

> *(1) A local government may adopt an exception to a goal if:*
>
> .
>
> .
>
> .
>
> *(c) The following standards are met:*
>
> *(A) Reasons justify why the state policy embodied in the applicable goals should not apply;*
>
> *(B) Areas which do not require a new exception cannot reasonably accommodate the use;*
>
> *(C) The long term environmental, economic, social and energy consequences resulting from the use at 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*
>
> *(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.*

Statewide planning goal 2 establishes requirements for exceptions. Part II(c) of goal 2 is applicable to a reasons exception, and is identical to ORS 197.732(1)(c), cited above.

Oregon Administrative Rules (OAR) chapter 660, division 4, establishes rules for exceptions. OAR 660-04-000(2) and OAR 660-04-05(1) provide general definitions of an exception:

> *An exception is a decision to exclude certain land from the requirements of one or more applicable statewide goals in*

*accordance with the process specified in Goal 2, Part II, Exceptions. The documentation for an exception must be set forth in a local government's comprehensive plan. Such documentation must support a conclusion that the standards for an exception have been met. The conclusion shall be based on findings of fact supported by substantial evidence in the record of the local proceeding and by a statement of reasons which explain why the proposed use not allowed by the applicable goal should be provided for. The exceptions process is not to be used to indicate that a jurisdiction disagrees with a goal.* (OAR 660-04-000(2))

*An "Exception" is a comprehensive plan provision, including an amendment to an acknowledged comprehensive plan, that:*

*(a) Is applicable to specific properties or situations and does not establish a planning or zoning policy of general applicability;*

*(b) Does not comply with some or all goal requirements applicable to the subject properties or situations; and*

*(c) Complies with the provisions of this Division.* (OAR 660-04-05(1))

OAR 660-04-20(2) sets detailed requirements for a reasons exception:

*(1) If a jurisdiction determines there are reasons consistent with OAR 660-004-0022 to use resource lands for uses not allowed by the applicable Goal, the justification shall be set forth in the comprehensive plan as an exception.*

*(2) The four factors in Goal 2 Part II(c) required to be addressed when taking an exception to a Goal are:*

*(a) "Reasons justify why the state policy embodied in the applicable goals should not apply": The exception shall set forth the facts and assumptions used as the basis for determining that a state policy embodied in a goal should not apply to specific properties or situations including the amount of land for the use being planned and why the use requires a location on resource land;*

*(b) "Areas which do not require a new exception cannot reasonably accommodate the use":*

*(A) The exception shall indicate on a map or otherwise describe the location of possible alternative areas considered for*

*the use, which do not require a new exception. The area for which the exception is taken shall be identified;*

*(B) To show why the particular site is justified, it is necessary to discuss why other areas which do not require a new exception cannot reasonably accommodate the proposed use. Economic factors can be considered along with other relevant factors in determining that the use cannot reasonably be accommodated in other areas. Under the alternative factor the following questions shall be addressed:*

*(i) Can the proposed use be reasonably accommodated on nonresource land that would not require an exception, including increasing the density of uses on nonresource land? If not, why not?*

*(ii) Can the proposed use be reasonably accommodated on resource land that is already irrevocably committed to nonresource uses, not allowed by the applicable Goal, including resource land in existing rural centers, or by increasing the density of uses on committed lands? If not, why not?*

*(iii) Can the proposed use be reasonably accommodated inside an urban growth boundary? If not, why not?*

*(C) This alternative areas standard can be met by a broad review of similar types of areas rather than a review of specific alternative sites. Initially, a local government adopting an exception need assess only whether those similar types of areas in the vicinity could not reasonably accommodate the proposed use. Site specific comparisons are not required of a local government taking an exception, unless another party to the local proceeding can describe why there are specific sites that can more reasonably accommodate the proposed use. A detailed evaluation of specific alternative sites is thus not required unless such sites are specifically described with facts to support the assertion that the sites are more reasonable by another party during the local exceptions proceeding.*

*(c) The long-term environmental, economic, social and energy consequences resulting from the use at 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 other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the*

*Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site 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. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts;*

*(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.*

*(3) If the exception involves more than one area for which the reasons and circumstances are the same, the areas may be considered as a group. Each of the areas shall be identified on a map, or their location otherwise described, and keyed to the appropriate findings.*

OAR 660-04-22 lists reasons needed to justify an exceptions under goal 2, part II(c). Those pertaining to this exception include:

*An exception Under Goal 2, Part II(c) can be taken for any use not allowed by the applicable goal(s). The types of reasons that may or may not be used to justify certain types of uses not*

*allowed on resource lands are set forth in the following sections of this rule:*

*(1) For uses not specifically provided for in subsequent sections of this rule or OAR 660, division 014, the reasons shall justify why the state policy embodied in the applicable goals should not apply. Such reasons include but are not limited to the following:*

*(a) There is a demonstrated need for the proposed use or activity, based on one or more of the requirements of Statewide Goals 3 to 19; and either*

*(b) A resource upon which the proposed use or activity is dependent can be reasonably obtained only at the proposed exception site and the use or activity requires a location near the resource. An exception based on this subsection must include an analysis of the market area to be served by the proposed use or activity. That analysis must demonstrate that the proposed exception site is the only one within that market area at which the resource depended upon can reasonably be obtained; or*

*(c) The proposed use or activity has special features or qualities that necessitate its location on or near the proposed exception site.*

*(2) Rural Residential Development: For rural residential development the reasons cannot be based on market demand for housing, except as provided for in this section of this rule, assumed continuation of past urban and rural population distributions, or housing types and cost characteristics. A county must show why, based on the economic analysis in the plan, there are reasons for the type and density of housing planned which require this particular location on resource lands. A jurisdiction could justify an exception to allow residential development on resource land outside an urban growth boundary by determining that the rural location of the proposed residential development is necessary to satisfy the market demand for housing generated by existing or planned rural industrial, commercial, or other economic activity in the area.*

These requirements are addressed in the following sections.

## Reasons justify why the state policy embodied in the applicable goals should not apply (OAR 660-04-20(2)(a))

This section sets forth the facts and assumptions for determining that state policy embodied in goal 14 should not apply to tax lot 7-9-12-300. This section also explains why the proposed uses require a location on resource land. The exception area includes all of tax lot 300, covering about 19.16 acres.

The policy embodied in goal 14 is "To provide for an orderly and efficient transition from rural to urban land use." Administrative rules adopted to implement this policy include OAR 660-04-0040(6):

> *(6) After the effective date of this rule, a local government's requirements for minimum lot or parcel sizes in rural residential areas shall not be amended to allow a smaller minimum for any individual lot or parcel without taking an exception to Goal 14.*

This exception is intended to address OAR 660-04-0040(6). Reasons justifying this exception are best summarized by comparing the proposed exception site (tax lot 300) with the proposed off-setting downzone (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400):

**Topography:** Tax lot 300, the exception site, is moderately-sloping, and includes relatively flat areas suitable for home-site development with minimal grading. The proposed down-zone site (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400) is steeply-sloping. Rural residential development on the proposed downzone site will require extensive excavation and engineering.

**Habitat:** The proposed down-zone site includes extensive wetland areas. These wetland areas may provide habitat for migratory waterfowl, anadromous fish, reptiles and amphibians, and neo-tropical songbirds. The proposed exception area has a much less extensive wetland which does not provide these types of habitat.

**Traffic Impacts:** The proposed exception site can be developed with an internal road system, and one or two access points onto Highway 202. The proposed down-zone site can only be developed in a linear fashion with each home-site having an individual driveway onto the County Road.

**Density:** Because this proposal contains off-setting amendments, the exception has no net impact on buildable vacant land or overall density in the Olney area.

**Pedestrian Access:** The proposed exception site is on the same side of Highway 202 as two community facilities: the Olney Store and the Olney Community Church. Pedestrians can reach the store or the church without crossing the highway. The proposed down-zone site is on the opposite side of Highway 202.

**Solar Access:** Potential homesites on the exception site have a southern exposure. The proposed down-zone site has a westerly and south-westerly exposure.

These reasons justify a decision to approve an exception to the goal 14 requirement in OAR 660-04-0040(6).

## Areas which do not require a new exception cannot reasonably accommodate the use (OAR 660-04-20(2)(b))

The use planned for the exception site is a rural residential development located in the Olney area consisting of no more than five single-family detached dwellings. Alternative non-exception areas cannot reasonably accommodate this use, for reasons explained in the following paragraphs.

Administrative rules identify certain areas that are not subject to the exception requirement in OAR 660-04-0040(6). These areas are potentially available to accommodate the proposed use. However, practical difficulties preclude using these areas for the proposed use:

- *Lands within an urban growth boundary (OAR 660-04-0040(2)(a) and (2)(c)(A))*. There are no UGB lands in the Olney area. The nearest Urban Growth Boundary is Astoria, about six miles northwest of Olney. Land in the Astoria UGB is not available for the proposed use because it is zoned for urban rather than rural residential density; because Astoria UGB lands are not in the Olney area, and residents of the Astoria UGB do not generally participate in Olney community activities; and because residential land in the Astoria UGB does not offset the loss of residential land in the Olney area associated with the proposed down-zoning of tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400.

- *Lands divided prior to the effective date (3 April 2001) of the administrative rule (OAR 660-04-0040(2)(b)).* Existing divided lands are not available in the Olney area. Approved partitions and subdivisions in the Olney area are limited to the following: partition plats 1993-014 and 1994-013, in the AF zone; partition plat 1995-008, in the EFU zone, and the Plat of the Town of Olney, in the EFU zone. The proposed use is prohibited under the current zoning on these partition and subdivision lots.

- *Land in an unincorporated community (OAR 660-04-0040(2)(c)(B)).* There are no unincorporated communities in the Olney area. The nearest unincorporated community is Jeffers Gardens – Miles Crossing, about five miles to the northwest. Land in the Jeffers Gardens – Miles Crossing unincorporated community is zoned at a higher density than is planned for the exception area. Residents of the Jeffers Gardens – Miles Crossing unincorporated community do not generally participate in community life in Olney.

- *Land in an urban reserve area (OAR 660-04-0040(2)(c)(C)).* There are no urban reserve lands in the Olney area. The nearest urban reserve areas are in Washington County, approximately 60 miles southeast of the proposed exception area. These urban reserve areas are not suitable for the proposed use.

- *Land in an area designated for destination resort development (OAR 660-04-0040(2)(c)(D)).* Clatsop County's comprehensive plan does not identify any lands in the Olney area suitable for destination resorts. There are no existing destination resorts in the Olney area, or anywhere in Clatsop County. Some lands in Tillamook County have been identified in that county's comprehensive plan as suitable for destination resort development. These areas are not suitable for the proposed use.

- *Resource land (OAR 660-04-0040(2)(c)(E)).* Resource lands are zoned for farm use, forestry, open space, recreation, wetlands, and aquatic uses. These lands are present in the Olney area, but they are not available for the proposed use because rural residential development is not permitted in Clatsop County's resource zones.

- *Nonresource land (OAR 660-04-0040(2)(c)(F)).* Non-resource lands are not suitable for agriculture or forestry due to a physical factor such as poor soil conditions. There are no lands in the Olney area identified as non-resource lands. The nearest non-resource lands are about eight miles to the west, on the west side of Highway 101 in the Clatsop Plains, where the County adopted findings in 1982

demonstrating that this area was not suitable for farming or forestry. Clatsop Plains non-resource lands are not suitable for the proposed use because they are too far removed from the Olney area.

- *Marginal land (OAR 6660-04-0040(2)(c)(G)).* Low-value farm land formally identified as such in the 1980s can be classified as marginal land. There is no identified marginal land in the Olney area, or anywhere in Clatsop County.

- *Rural industrial, commercial, or public use lands (OAR 6660-04-0040(2)(c)(H)).* The Olney Store is zoned for rural commercial uses. A sawmill across Highway 202 from the exception site is zoned for rural industrial uses. These sites are not available for the proposed use because their zoning does not allow rural residential development.

- *Curry County compliant lands (OAR 660-04-0040(3)(b)).* Rural residential areas found to comply with goal 14 after the Oregon Supreme Court's 1986 ruling in *1000 Friends of Oregon v. LCDC* (301 Or 447), and before 3 April 2001 are exempt from this exception requirement. There are no rural residential lands in the Olney area, or elsewhere in Clatsop County, that were acknowledged as compliant with goal 14 during the period between the 1986 court decision and LCDC's adoption in 2001 of goal 14 lot size rules (OAR 660-04-0040).

- *Lands in a rural residential zone that requires a new lot or parcel to have an area of at least two acres (OAR 660-04-0040(5)(a)).* The Olney area includes lands in the RA2 and RA5 zones. The proposed down-zone lands (tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400) are in the RA2 zone. These lands are poorly suited for the proposed use because of steep slopes; the presence of extensive wetland areas; and other development-related constraints.

This information justifies a conclusion that areas which do not require a new exception cannot reasonably accommodate the proposed use.

## Long-term environmental, economic, social and energy consequences (OAR 660-04-20(1)(c)):

The following criteria must be met in order to approve this exception:

> *The long-term environmental, economic, social and energy consequences resulting from the use at 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 other areas requiring a Goal exception. The exception shall describe the characteristics of each alternative areas considered by the jurisdiction for which an exception might be taken, the typical advantages and disadvantages of using the area for a use not allowed by the Goal, and the typical positive and negative consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts. A detailed evaluation of specific alternative sites is not required unless such sites are specifically described with facts to support the assertion that the sites have significantly fewer adverse impacts during the local exceptions proceeding. The exception shall include the reasons why the consequences of the use at the chosen site 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. Such reasons shall include but are not limited to, the facts used to determine which resource land is least productive; the ability to sustain resource uses near the proposed use; and the long-term economic impact on the general area caused by irreversible removal of the land from the resource base. Other possible impacts include the effects of the proposed use on the water table, on the costs of improving roads and on the costs to special service districts.*

These criteria are addressed in the following paragraphs.

**Environmental Consequences:**

The long-term environmental consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Facts supporting this conclusion are discussed below.

**Water quality:** Residential development within the proposed exception area is not likely to have significant water quality impacts because:

- All new development on the exception site will be served by new DEQ-approved drainfields and septic tanks;
- Existing County regulations controlling soil erosion (section S4.300 –

S4.310) and establishing riparian setbacks (S4.237) help mitigate potential water quality impacts of new development.

**Air quality:** Residential development within the proposed exception area is unlikely to have significant air quality impacts because:

- The exception area, like all other lands in Clatsop County, is not listed as a "non-attainment" area with respect to air quality standards by the Oregon Department of Environmental Quality.
- Air emissions from motor vehicle transportation associated with the exception area are substantially the same as would be expected from other potential exception areas. The proposed exception area is closer to Astoria than other possible exception areas to the south and east, which may help minimize travel distances, and thus minimize transportation-related air emissions.

**Fish and wildlife habitat:** Residential development planned for tax lot 300 is unlikely to have significant impacts on fish or wildlife habitat because:

- Fish habitat is not present on the proposed exception site.
- Nearby waters of the Klaskanine River includes habitat for many fish species [1], including threatened or endangered salmon species. Potential down-slope water quality impacts can be minimized or avoided by following best management practices during and after construction, and by requiring DEQ-approved drainfields and septic tanks for new homes on tax lot 300.
- Wildlife habitat in the proposed exception area may be impacted by new residential development; but this impact is unlikely to be significantly greater than it would be in other potential exception areas because (1) the proposed exception area has not been identified as providing exceptional or significant habitat for any wildlife species; and (2) wildlife habitat in the proposed exception area is limited by existing development in the surrounding area.

**Noise:** Residential development planned for tax lot 300 may increase noise levels in the immediate vicinity, but this environmental impact is not likely to be significantly greater in the proposed exception area than it would be in alternative exception areas.

**Other environmental consequences:** There is no evidence that environmental impacts associated with solid waste disposal, toxic substances, or greenhouse gas emissions are substantially different at the proposed exception area as compared to other alternative exception areas. Significant local noise sources include the sawmill, truck traffic on Highway 202, and a nearby quarry.

Based on this information, the County can conclude that the long-term environmental consequences resulting from residential, commercial and industrial development in the proposed exception area are not significantly more adverse than would typically result from the same development being located in other areas requiring an exception.

**Economic consequences:**

The long-term economic consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here. Potential economic consequences of residential development in the proposed exception area might include:

- Land values may rise slightly because the per-acre price of farm or forest land in Clatsop County is less than the per-acre price of residential, commercial or industrial land, other factors being equal. The Olney area lacks any non-resource or marginal lands.
- The total value of all agricultural products sold from Clatsop County may drop slightly as a result of the proposed exception. The landowner harvested a small quantity of hay from the site in 2002. Other potential exception sites are likely to yield some farm or forest products.

Based on this information, the County can conclude that the exception's long-term economic consequences are not significantly different than would typically result from the same proposal being located in alternative areas requiring a goal exception.

**Social consequences:**

Long-term social consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception. Findings supporting this conclusion are discussed here.

**Population growth:** New single-family dwellings are likely to be built on tax lot 300 as a result of this exception. This will result in more families living in the Olney area than at present, and may result in changes in the character of this community. This is unlikely to be significantly worse than might be expected at other alternative exception areas because the Olney area already accommodates a small rural residential population; the area is well-served by infrastructure and services needed to accommodate low-density rural residential development; and the area is relatively close to existing urban residential population centers (Astoria and Warrenton). Additionally, new residential construction is subject to development standards that help minimize social disruption. Examples of these standards include yard setbacks and building height limits.

**Commercial activity:** New commercial development is not planned for the proposed exception area. An existing store located west of the proposed exception, in the Neighborhood Commercial zone, may benefit from additional residences in the area.

**Industrial development:** New industrial development is not planned for the exception area. An existing industrial use in the vicinity of the proposed exception area is separated from the exception area by Highway 202.

**Loss of open space:** The proposed exception will result in the loss of open space. The open space afforded by tax lot 300 may provide social benefits to surrounding residents, and for travelers passing the exception area on Highway 202. There is no evidence that the proposed exception area provides this kind of social benefit to a significantly greater degree than do alternative exception areas. If this social consequence exists, it is likely to be roughly proportional to the number of people who pass the site, plus the number of surrounding property owners who benefit from adjoining vacant land. Some alternative exception sites, such as farm land on the Clatsop Plains, have substantially more passing traffic than does the proposed exception site. Other alternative exception sites may have less. In general, the site's open space value can't be entirely reserved for the public without compensating the owner. Overall, there is no evidence that the proposed exception area will result in this kind of negative social

consequence to a significantly greater degree than any other alternative exception area.

This information justifies a conclusion that the long-term social consequences resulting from the exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

**Energy consequences:**

Long-term energy consequences resulting from the proposed exception are not significantly worse than would typically result from the same proposal being located in other areas requiring a goal exception. This conclusion is supported by the following facts:

- No known energy resources (such as oil or gas deposits, geothermal resources, hydroelectric generating capacity, or coal deposits) are located on tax lot 300.
- Energy consumption may change as a result of residential development. These uses typically consume more energy per acre than do low-intensity agricultural or forestry. However, this change is unlikely to be substantially greater than it would be at alternative exception areas.
- Energy distribution requirements may change in response to development within the proposed exception area, but the change is likely to be relatively minor. There is no evidence that the proposed exception area is significantly worse than any other potential exception area with respect to energy transmission.
- Waste products resulting from energy production are unlikely to be more difficult to manage as a result of the proposed exception than would be the case if an alternative exception site were chosen.

These facts justify a conclusion that long-term energy consequences resulting from the proposed exception are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a goal exception.

**Conclusion – Long-term environmental, economic, social and energy consequences:**

Findings on preceding pages support a conclusion that long-term environmental, economic, social and energy consequences resulting from the uses allowed within the proposed exception on tax lot 300 are not significantly more adverse than would typically result from the same proposal being located in other areas requiring a Goal exception.

## Compatibility with adjacent uses (OAR 660-04-05(1)(d))

OAR 660-04-20(2)(d) reads as follows:

> *(d) "The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts." The exception shall describe how the proposed use will be rendered compatible with adjacent land uses. The exception shall demonstrate that the proposed use is situated in such a manner as to be compatible with surrounding natural resources and resource management or production practices. "Compatible" is not intended as an absolute term meaning no interference or adverse impacts of any type with adjacent uses.*

Proposed uses on tax lot 30 are those listed in the RA2 zone:

- Single-family dwelling (LWDUO section 3.204(1) and (2))
- Limited home occupation (LWDUO section 3.204(3))
- Minor utilities (LWDUO section 3.204(4))
- Farm use (LWDUO section 3.204(5))
- Roadside stand for farm products grown on the premises (LWDUO section 3.204(6))
- Forestry (LWDUO section 3.204(7))
- Low intensity recreation (LWDUO section 3.204(8))
- Public or private neighborhood park or playground (LWDUO section 3.204(9))

- Horticultural nursery (LWDUO section 3.204(10))
- Cluster developments (LWDUO section 3.204(11))
- Duplex (LWDUO section 3.204(12))
- Temporary uses (LWDUO section 3.204(13))
- Handicapped housing facility (LWDUO section 3.204(14))
- Health hardship dwelling (LWDUO section 3.204(15))
- Communication facilities (LWDUO section 3.204(17))
- Public/semi-public development (LWDUO section 3.207(1))
- Utilities necessary for public service (LWDUO section 3.207(2))
- Extraction, processing, and stockpiling of rock, sand, mineral and other subsurface materials (LWDUO section 3.207(3))
- Dog kennel (LWDUO section 3.207(4))
- Airport (LWDUO section 3.207(5))
- Public or private recreation such as riding stable, fishing or boating docks or ramps, gun club, golf course, or resort type establishment in association with recreation (LWDUO section 3.207(6))
- Home occupation (LWDUO section 3.207(7))
- Veterinary clinic (LWDUO section 3.207(8))
- Golf course (LWDUO section 3.207(9))
- Golf driving range (LWDUO section 3.207(10))
- Campground, primitive (LWDUO section 3.207(11))
- Boat ramps (LWDUO section 3.207(12))
- Bed and breakfast establishment (LWDUO section 3.207(14))

Single-family residences are the primary use intended for the exception area. Some of the potential uses listed above and allowed in the RA2 zone can't be developed on tax lot 300. The site is too small for an airport, golf course or driving range; it lacks water access needed for a boat ramp. Some uses listed above don't require a goal exception: agriculture or forestry; a primitive campground; low-intensity recreation. Some of the allowable RA2 uses would not be allowed under this exception because they haven't

been addressed: communications facilities, public and semi-public development, kennels, and veterinary clinics would require an additional (or amended) exception on tax lot 300. The principal use proposed under this exception is single family residential use, along with the accessory buildings and uses characteristic of rural residential development.

Adjacent uses include the Olney Community Church (tax lot 901, to the east); commercial forest land (tax lot 200, to the north); a rural residence and the Olney Store (tax lots 2300 and 2400, to the west); a small wood products processing facility (tax lot 400, across Highway 202 to the south); and the Olney School (tax lot 501, across Highway 202, to the south). Planned uses in the proposed exception area are generally compatible with existing and planned uses on adjoining lands for the following reasons:

**Adjacent forest use:** Forest land is located adjacent to a portion of the exception area. Forestry-related activities on these lands may include timber harvesting, thinning, application of chemicals, and slash disposal. The County can rely on the following measures to ensure compatibility between adjoining forestry uses and residential uses in the proposed exception area:

- Oregon Forest Practices Act and its administrative rules include provisions to avoid and minimize conflicts between forestry and adjoining non-forest uses.
- Clatsop County's development code includes a 50-foot setback from adjoining resource zones (including land in forest zones) for new structures (see LWDUO section 3.208(5) and (6)).

**Nearby industrial use:** A small sawmill is located south of tax lot 300, across Highway 202. The County can rely on the following to ensure compatibility between residential use on the proposed exception area and this nearby industrial use:

- Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 400.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the industrial site on tax lot 400: see LWDUO section 3.208(4).

- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections S3.150 through S3.159.

- Residential development on tax lot 300, allowed under this exception, would be no nearer to incompatible industrial development on tax lot 400 than residential development on tax lot 7-9-12-500 and a portion of tax lot 7-9-13-400. These two tax lots are to be down-zoned as a part of this amendment. As a result, the proposed exception does not worsen potential residential-industrial conflicts involving the small saw mill.

**Church:** The Olney Community Church is located immediately adjacent to tax lot 300 to the east, on tax lot 901. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- The Olney Community Church is a relatively small facility with use patterns consistent with its size and its rural location.

- Setbacks between residential development on tax lot 300 and the church can be imposed during development of tax lot 300 to avoid some kinds of conflicts.

- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's cluster development review process allows additional setbacks from this potentially incompatible use to the east: see Clatsop County standards document sections S3.150 through S3.159.

- Mr. Helligso recognizes the Olney Community Church's right to operate a place of worship on tax lot 901. This right is guaranteed under federal law [2].

**Olney Store:** A small convenience store is located on tax lot 2400, to the west of the proposed exception area. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby commercial use:

- The Olney Store is separated from tax lot 300 by an intervening lot.

- The County's Neighborhood Commercial zone (NC) restricts uses so as to avoid conflicts between rural residential uses and more intense commercial activities: see LWDUO sections 3.304 and 3.306.
- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from this potentially incompatible use to the west: see Clatsop County standards document sections S3.150 through S3.159.

**Olney School:** A school building is located south of tax lot 300, across Highway 202. The County relies on the following to ensure compatibility between residential use on the proposed exception area and this nearby non-residential use:

- Highway 202 has a 50-foot wide right-of way past the exception site. This provides a spatial buffer between potentially incompatible residential development on tax lot 300, and existing industrial development on tax lot 501.
- Minimum street-side setbacks in the proposed RA2 zone provide an additional setback from the school: see LWDUO section 3.208(4).
- Mr. Helligso may cluster residences on tax lot 300. Clatsop County's review procedure for cluster developments provides an opportunity to impose additional setbacks from potentially incompatible industrial development on tax lot 400: see Clatsop County standards document sections S3.150 through S3.159.
- The Olney School is not currently used by the Astoria School District. Because of this, there is almost no activity at the school site. This should completely avoid incompatibility, although the school's closure may not be permanent.
- School-related activities may be largely compatible with residential uses. Many elementary schools are located in residential neighborhoods. Gray and Astor schools in Astoria, Warrenton Elementary, Seaside Heights, and Gearhart Elementary are all located in predominantly residential neighborhoods.

**Conclusion: Compatibility with adjacent uses**

Clatsop County finds that proposed rural residential uses planned for the exception area compatible with adjacent uses or will be so rendered

through measures designed to reduce adverse impacts.

## Incorporation of New Cities on Undeveloped Rural Lands

OAR 660-014-0040(1) reads as follows:

> *(1) As used in this rule, "undeveloped rural land" includes all land outside of acknowledged urban growth boundaries except for rural areas committed to urban development. This definition includes all resource and nonresource lands outside of urban growth boundaries. It also includes those lands subject to built and committed exceptions to Goals 3 or 4, but not developed at urban density or committed to urban level development.*

The subject property is *undeveloped rural land* under this definition because it is outside of an urban growth boundary, and it is not committed to urban density or to urban level development.

OAR 660-014-0040(2) reads as follows:

> *(2) A county can justify an exception to Goal 14 to allow incorporation of a new city or establishment of new urban development on undeveloped rural land. Reasons which can justify why the policies in Goals 3, 4, 11, and 14 should not apply can include but are not limited to findings that an urban population and urban levels of facilities and services are necessary to support an economic activity which is dependent upon an adjacent or nearby natural resource.*

Subsection (2) is not applicable to this proposed exception because the exception does not allow the establishment of new urban development on undeveloped rural land. The proposed exception would allow the establishment of no more than five rural homesites on a 19-acre tract of undeveloped rural land. The maximum density would be one dwelling unit per 3.8 acres. This density does not constitute "urban development", as the term is used in this rule.

OAR 660-014-0040(3) reads as follows:

*(3) To approve an exception under this rule, a county must also show:*

*(a) That Goal 2, Part II(c)(1) and (c)(2) are met by showing the proposed urban development cannot be reasonably accommodated in or through expansion of existing urban growth boundaries or by intensification of development at existing rural centers;*

*(b) That Goal 2, Part II(c)(3) is met by showing the long-term environmental, economic, social and energy consequences resulting from urban development at 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 on other undeveloped rural lands, considering:*

*(A) Whether the amount of land included within the boundaries of the proposed urban development is appropriate, and*

*(B) Whether urban development is limited by the air, water, energy and land resources at or available to the proposed site, and whether urban development at the proposed site will adversely affect the air, water, energy and land resources of the surrounding area.*

*(c) That Goal 2, Part II(c)(4) is met by showing the proposed urban uses are compatible with adjacent uses or will be so rendered through measures designed to reduce adverse impacts considering:*

*(A) Whether urban development at the proposed site detracts from the ability of existing cities and service districts to provide services; and*

*(B) Whether the potential for continued resource management of land at present levels surrounding and nearby the site proposed for urban development is assured.*

*(d) That an appropriate level of public facilities and services are likely to be provided in a timely and efficient manner;*

*(e) That incorporation of a new city or establishment or new urban development of undeveloped rural land is coordinated with comprehensive plans of affected jurisdictions and consistent with plans that control the area proposed for incorporation.*

This section is not applicable to this exception for the following reasons:

**(3)(a):** This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(a) are not applicable. However, the requirements of Goal 2, Part II(c)(1) and (c)(2) are met: see the discussion starting on page 9 of this exception.

**(3)(b):** This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(b) are not applicable. However, the requirements of Goal 2, Part II(c)(3) are met: see the discussion beginning on page 11 of this exception.

**(3)(c):** This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(c) are not applicable. However, the requirements of Goal 2, Part II(c)(4) are met: see the discussion beginning on page 17 of this exception.

**(3)(d):** This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(d) are not applicable. However, the County can find that an appropriate level of public facilities and services are likely to be provided in a timely and efficient manner because:

- A minimum level of water service is established in the County's development standards, in section S2.400. The site is in the area served by the Olney-Walluski Water Association. Water availability can be evaluated at the time the land is divided or a dwelling is approved.
- The site has about 1,500 linear feet of frontage on State Highway 202. This part of the highway is not access-limited. Driveway location can be reviewed at the time a development permit or land division is requested.
- The Olney-Walluski Fire and Rescue District provides these services to the subject property. There is no need to expand the district's boundaries to service the property.
- Other services, such as electricity, solid waste collection, and telephone, are provided by investor-owned for-profit companies.

**(3)(e):** This exception does not allow urban development or urban densities, so the requirements of OAR 660-14-040(3)(e) are not applicable. The site will not be annexed into any city or urban service district as a result of this exception. Clatsop County will retain planning and zoning authority on the site regardless of whether or not the exception is approved.

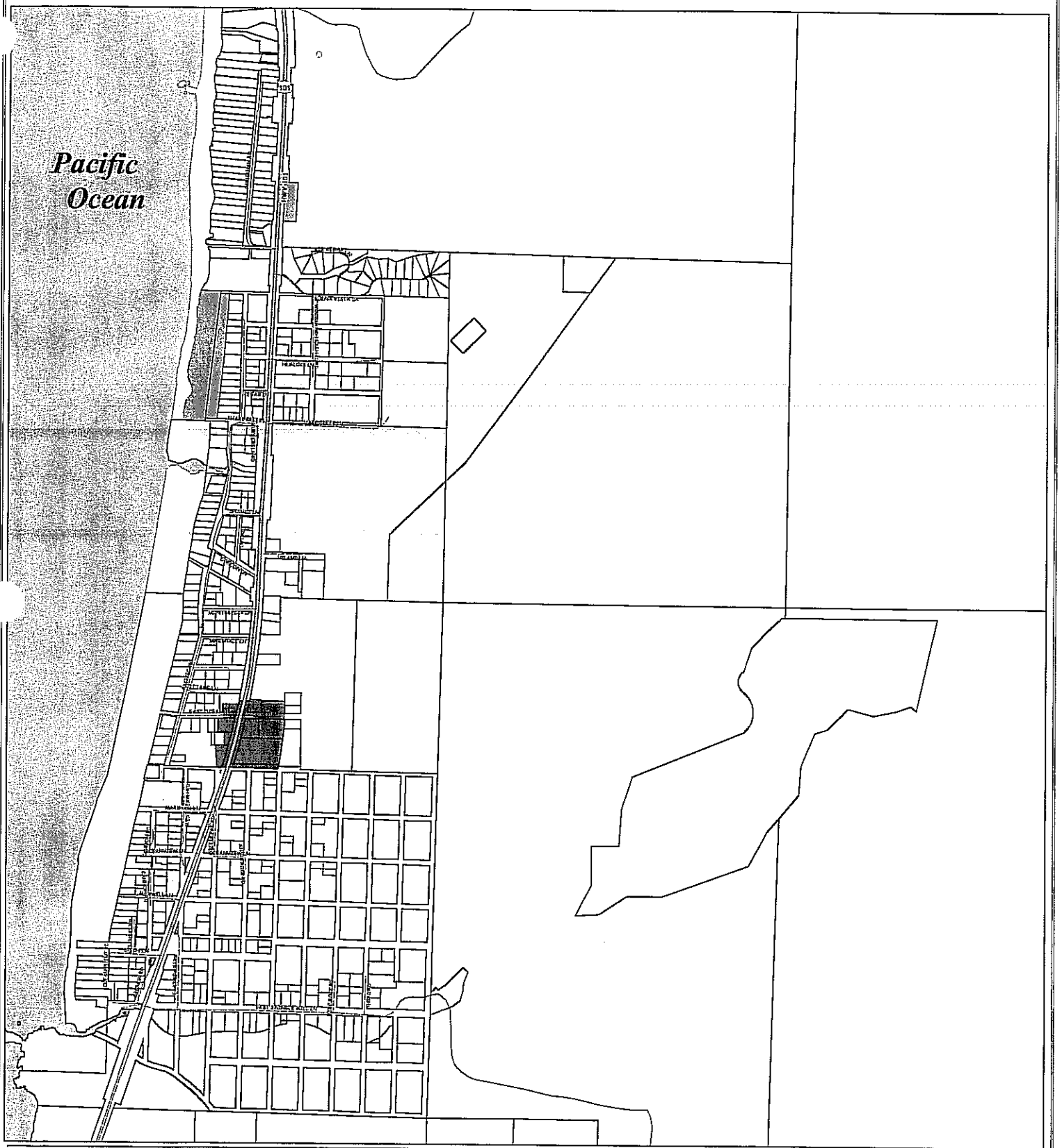
Based on this, the County can conclude that the requirements of OAR 660-014-0040(1) through (3) do not apply to this exception.

# References

[1] Bottom, D. L., Jones, K. K., Herring, M. J. (1984). *Fishes of the Columbia River Estuary.* Astoria, Oregon: Oregon Department of Fish and Wildlife, Columbia River Estuary Data Development Program.

[2] 106th Congress of the United States of America. (2000) *Religious Land Use and Institutionalized Persons Act of 2000.* Washington, D.C.: US Government Printing Office.

# Arch Cape Rural Community Zoning Designation




Tax Lot

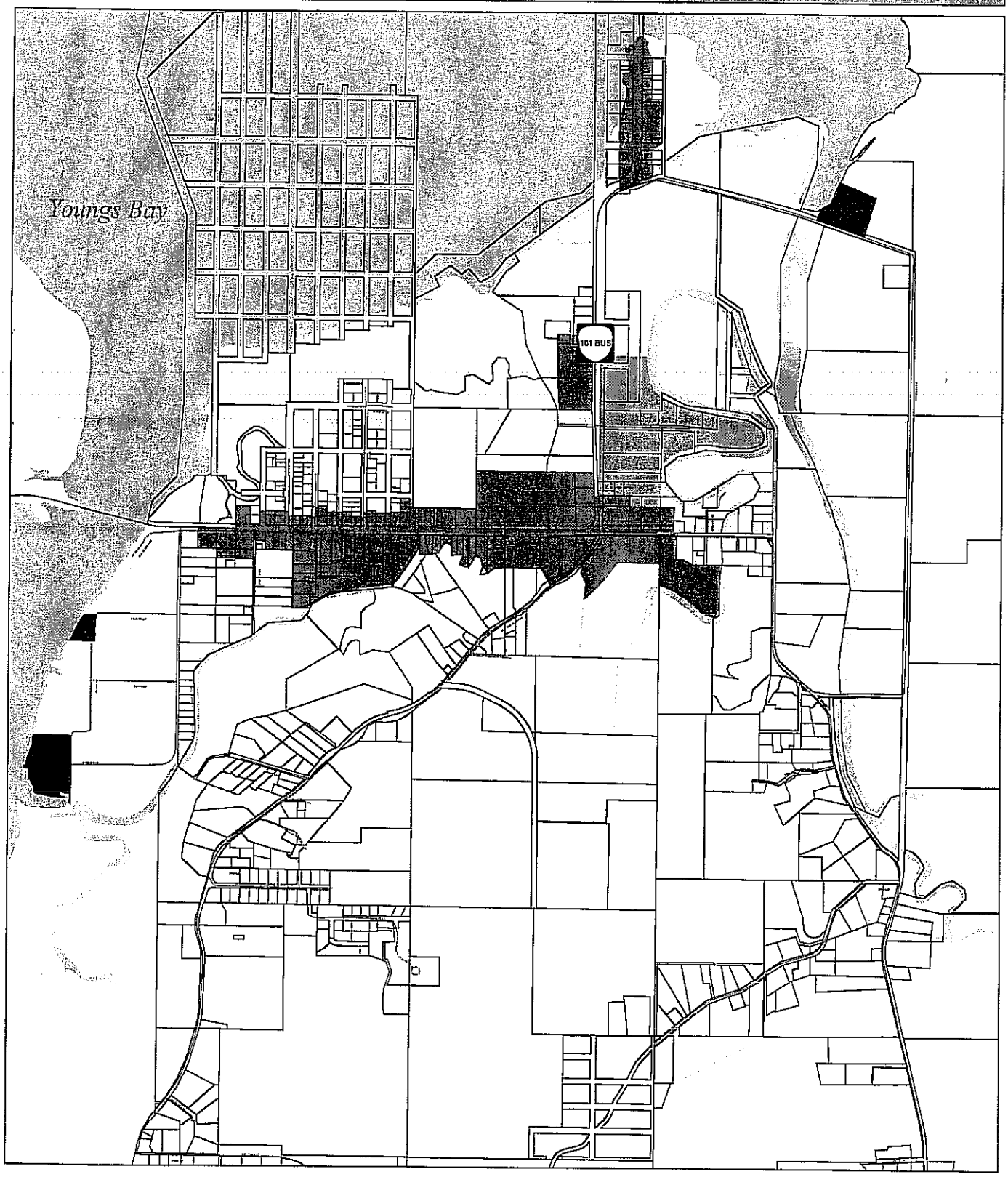
AG-RCR - Arch Cape Rural Community Residential

RCC - Rural Community Commercial

RM - Recreation Management

Produced By Clatsop County GIS
Assessment & Taxation
Astoria, Oregon
August 19, 2003

# Miles Crossing/Jetters Garden Rural Community Zoning




RCR - Rural Community Residential
RCI - Rural Community Industrial
RCC - Rural Community Commerical
MI - Marine Industrial
Tax Lot

Produced by Clatsop County GIS
Assessment & Taxation
Astoria, Oregon
September 9, 2003

# Svensen Rural Community Zoning Designation

Tax Lot

RCC - Rural Community Commercial

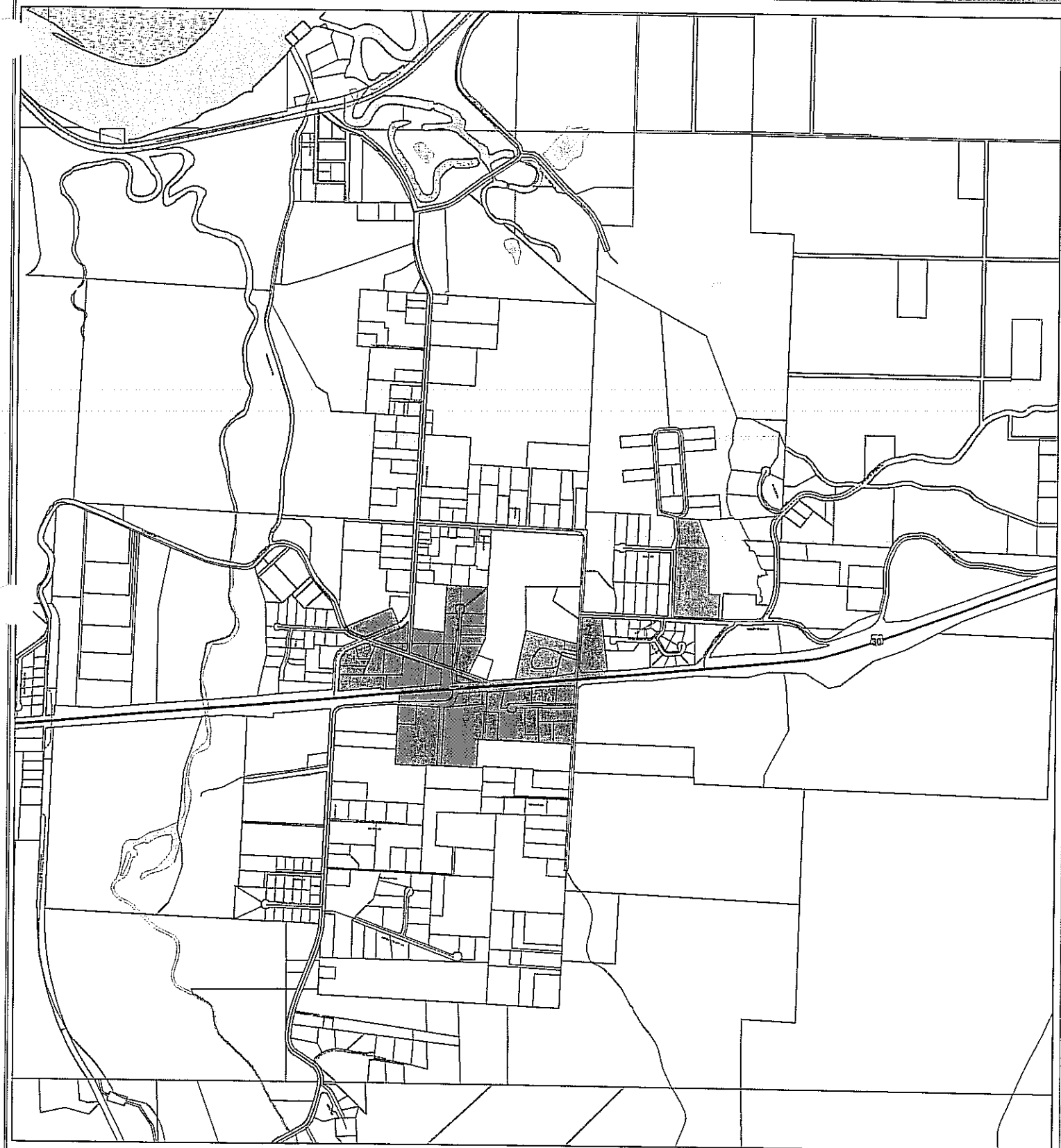
KS-RCR - Knappa-Svensen Rural Community Residential

RCR-MF - Rural Community Residential Multi-Family

Produced By Clatsop County GIS
Assessment & Taxation
Astoria, Oregon

September 9, 2003

# Knappa Rural Community Zoning Designation




Tax Lot

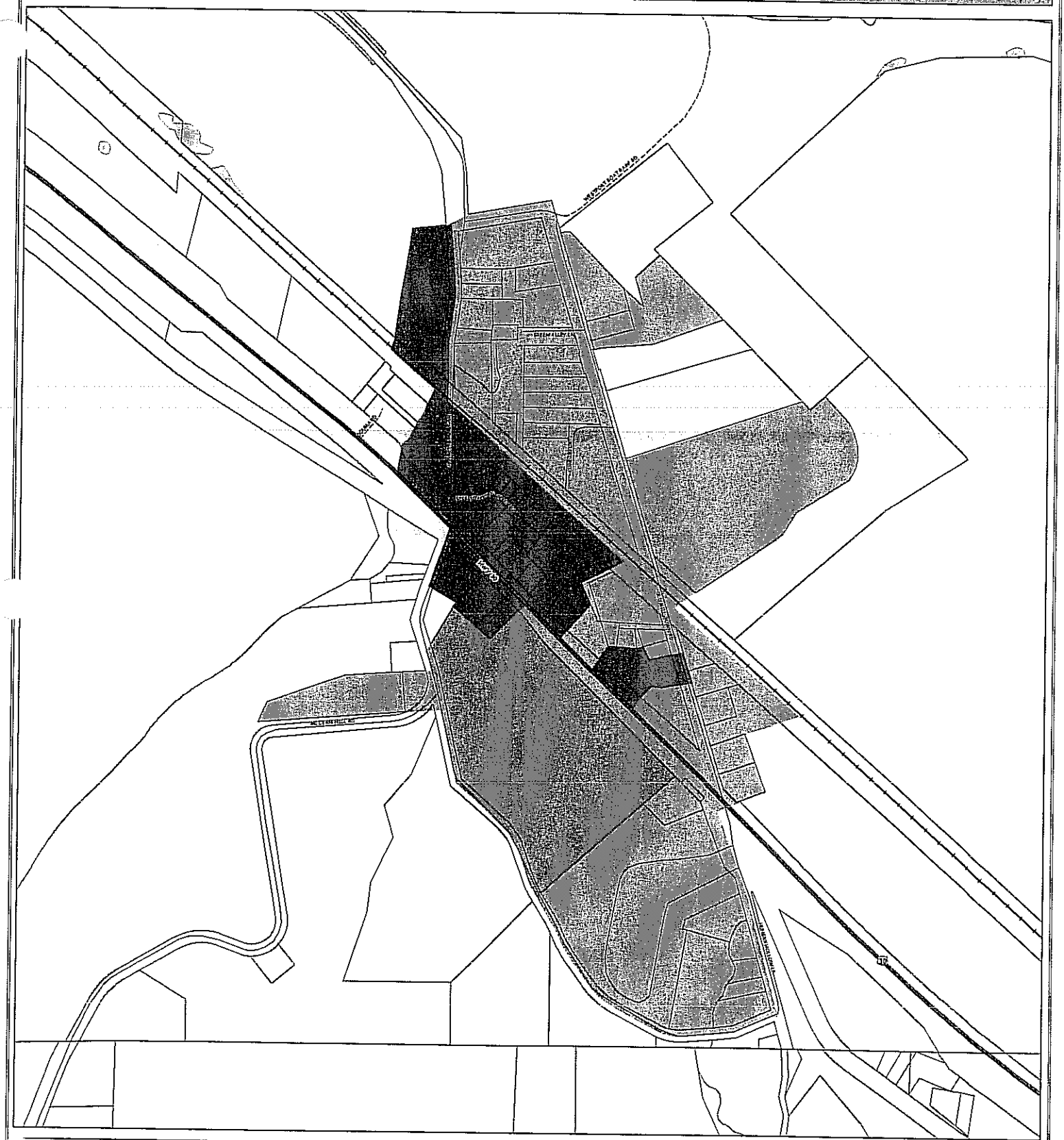
KS-RCR - Knappa-Svensen Rural Community Residential

RCC-LI - Rural Community Commercial-Light Industrial

RCR-MF - Rural Community Residential Multi-Family

Produced By Clatsop County GIS
Assessment & Taxation
Astoria, Oregon
August 8, 2003

# Westport Rural Community Zoning Designation



Tax Lot

OPR - Open Space Parks & Recreation

RCC - Rural Community Commercial

RCC/LI - Rural Community Commercial-Light Industrial

RCR/MF - Rural Community Residential Multi-Family

W-RCR - Westport Rural Community Residential

Produced By Clatsop County GIS
Assessment & Taxation
Astoria, Oregon

August 19, 2003

# EXISTING GEOLOGIC HAZARD RELATED POLICIES PROPOSED FOR DELETION

## NATURAL HAZARDS SECTION

General Mass Movement Policies

1. ~~The County shall recognize the development limitations imposed by areas of mass movement potential.~~

   **Discussion: This concept is covered by proposed policy 1.**

2. ~~Mass movement hazards do not necessitate disapproval of development, but higher development standards can be expected in order to minimize problems.~~

   **Discussion: This concept is covered by proposed policy 2.**

3. ~~Clustering of development on stable or less steep portions of sites is encouraged in order to maintain steeper or unstable slopes in their natural conditions.~~

   **Discussion: This policy has been slightly revised as policy 3.**

4. ~~Closely spaced septic tanks and drainfields should be restricted from moderately to steeply sloping areas because of the potential for sliding.~~

   **Discussion: This policy has been slightly revised as Policy 7.**

5. ~~Projects which include plans for modifying the topography of sloping areas or established drainage patterns shall be evaluated in terms of the effect these changes would have on slope stability.~~

   **Discussion: This concept is covered by proposed policy 4 & 5.**

6. ~~The presence of faults in an area shall constitute additional reason for restricting development in areas of landslide topography.~~

   **Discussion: Areas of potential landside topography, including those that include faults will be subject to proposed policy 2.**

7. ~~The County Planning Department should inform potential builders and developers of the presence of fault lines and may require a site investigation in appropriate situations (such as the construction of a school, hospital or large residential development).~~

**Discussion: Areas of potential landside topography, including those that include faults will be subject to proposed policy 2. In addition, proposed policy 8 addresses the educational component of this policy.**

Development Policies for Areas of Mass Movement

1. ~~Structures should be planned to preserve natural slopes. Cut and fill construction methods shall be discouraged.~~

**Discussion: This concept is covered by proposed policy 4.**

2. ~~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.~~

**Discussion: This concept is covered by proposed policy 4, 5 &6.**

3. ~~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 should generally leave the natural topography of the site intact. Existing vegetation, particularly trees, should be retained on the site.~~

**Discussion: This concept is covered by proposed policy 4.**

4. ~~The County shall require a preliminary slope stability investigation in the following hazard areas:~~

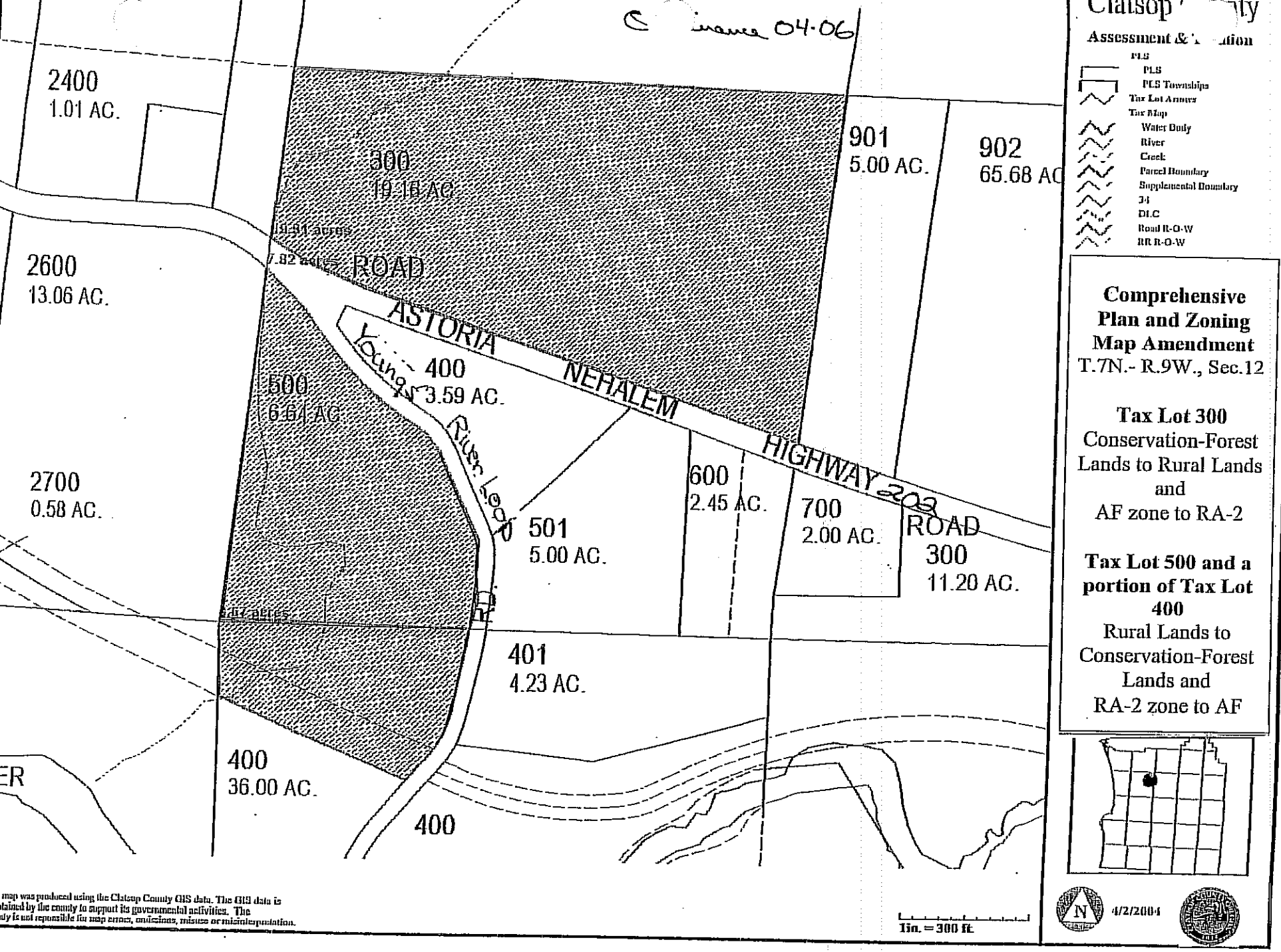
~~a. Where detailed soils map exist, in hazardous soils areas listed in Table 2;~~

~~b. Where no detailed soil maps exist, all areas which have slopes in excess of 25%.~~

~~Where the preliminary slope stability investigation indicates mass movement hazards on the site, a detailed site investigation report shall be prepared. The detailed report shall indicate the severity of the hazard and any recommended techniques that could be used to alleviate the hazard before structures, roads, and septic tanks are allowed in non-commercial forest lands.~~

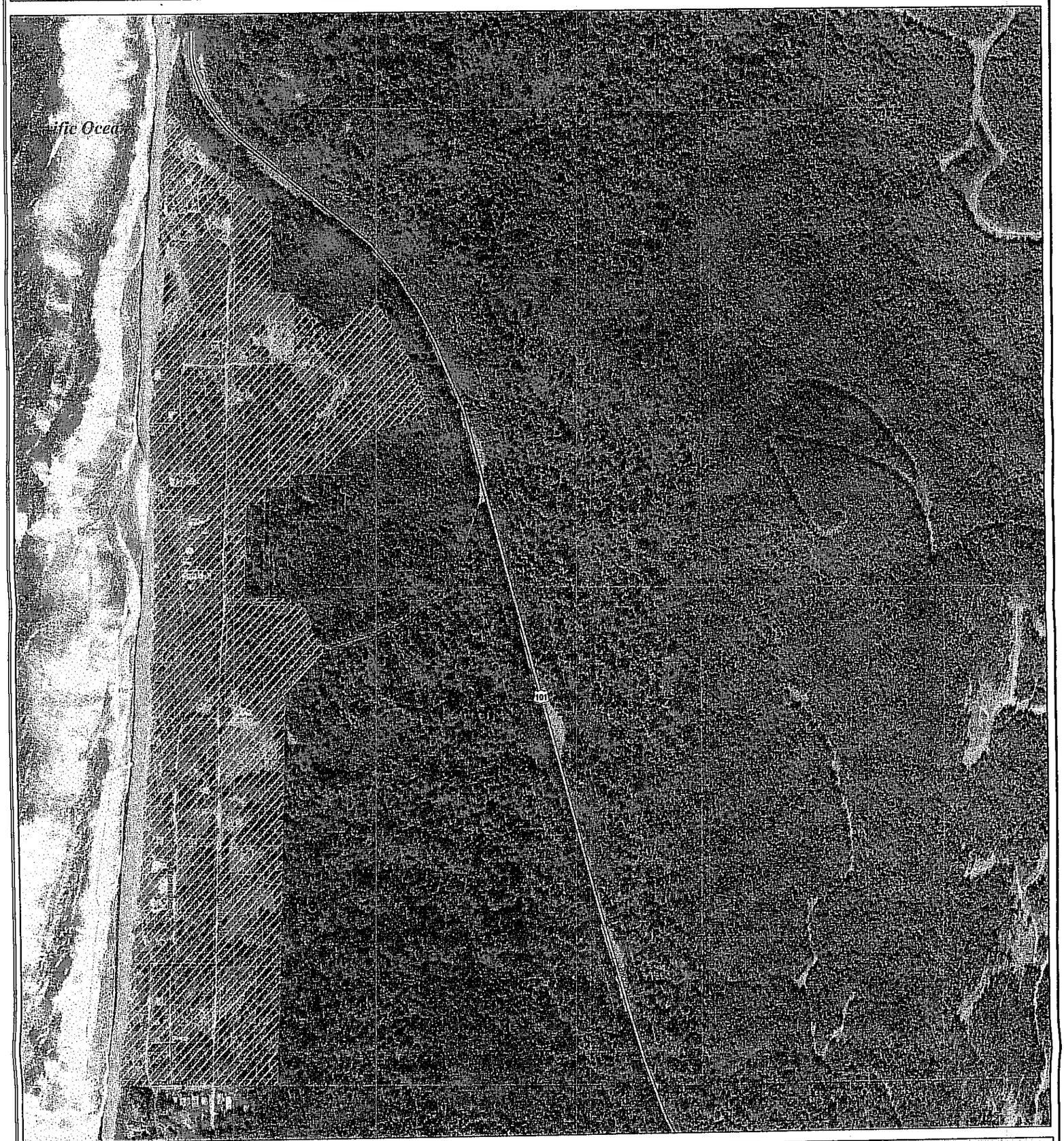
**Discussion: This concept is covered by proposed policy 2. More detailed information about where site investigations will be required will be contained in the revised geologic hazard section of the development code.**

Policies for Streambank Erosion and Deposition


Clatsop County
Assessment & Taxation
PLS
PLS
PLS Townships
Tax Lot Annex
Tax Map
Water Body
River
Creek
Parcel Boundary
Supplemental Boundary
DLC
Road R-O-W
RR R-O-W
Comprehensive Plan and Zoning Map Amendment
T.7N.- R.9W., Sec.12
Tax Lot 300
Conservation-Forest Lands to Rural Lands
and
AF zone to RA-2
Tax Lot 500 and a portion of Tax Lot 400
Rural Lands to Conservation-Forest Lands and
RA-2 zone to AF
2400
1.01 AC.
300
19.16 AC.
901
5.00 AC.
902
65.68 AC
2600
13.06 AC.
ROAD
ASTORIA
NEHALEM
HIGHWAY 202
Young's River Loop
400
3.59 AC.
500
6.64 AC.
2700
0.58 AC.
501
5.00 AC.
600
2.45 AC.
700
2.00 AC.
ROAD
300
11.20 AC.
401
4.23 AC.
400
36.00 AC.
400
1in. = 300 ft.
4/2/2004
map was produced using the Clatsop County GIS data. The GIS data is
obtained by the county to support its governmental activities. The
ty is not reponsible for map errors, omissions, misuse or misinterpretation.

Goal 14 Exception Zo[illegible] in the Clatsop Plains

# Goal 14 Exception Area -- Vicinity of Cove Beach




Tax Lot

Exception Zone OR

Produced By Clatsop County GIS
Assessment & Taxation
Astoria, Oregon
August 12, 2003

# Goal 14 Exception Area -- Vicinity of Arcadia Beach

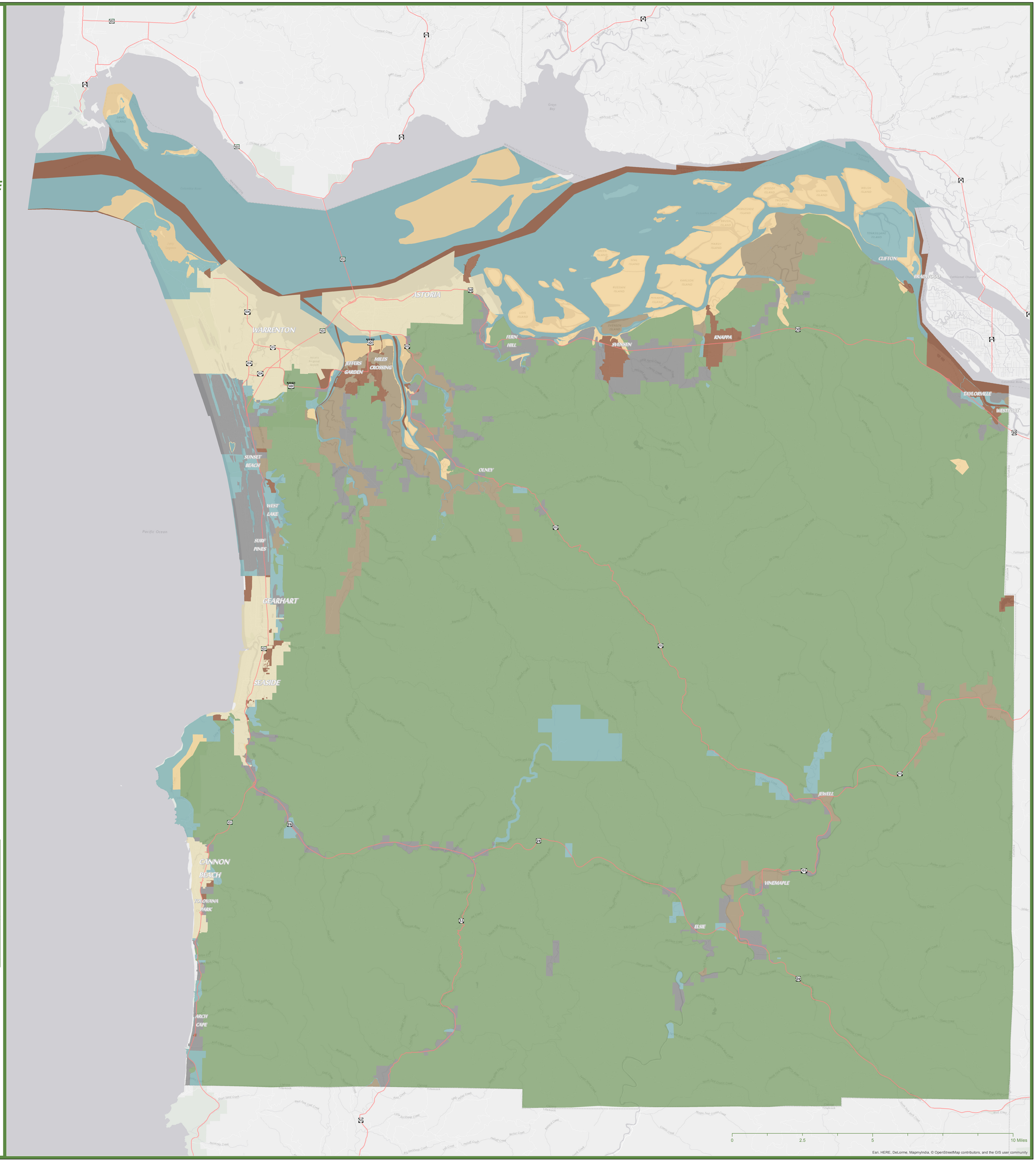
Tax Lot

Exception Area

Produced By Clatsop County GIS
Assessment & Taxation
Astoria, Oregon
August 12, 2003

# CLATSOP COUNTY

## COMPREHENSIVE PLAN DESIGNATIONS 2016




Zoning Comprehensive Plans

- Conservation Forest Lands
- Conservation Other Resources
- Development
- Natural
- City
- Rural Agricultural Lands
- Rural Lands

**REGIONAL INSET MAP**

NORTH

Disclaimer: This data was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.


CLATSOP COUNTY
800 EXCHANGE STREET
SUITE #300

MAP AUTHOR: Krysta Houseknecht
DATE: 9/21/2016


Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community