



**CLATSOP COUNTY  
COMPREHENSIVE PLAN UPDATE  
NORTHEAST PLANNING AREA  
CITIZEN ADVISORY COMMITTEE**

June 5, 2019

2:00 PM

**Knappa Fire Station  
43114 Hillcrest Loop  
Astoria, OR 97103**

TIME	TOPIC	LEAD
2:00 PM	Welcome	Planning Staff
2:05 PM	Introductions: <ul style="list-style-type: none"> <li>• What inspired you to serve?</li> <li>• What do you hope to get out of the process?</li> </ul>	NECAC Members
2:15 PM	Election of Chair and Vice-Chair	NECAC Members
2:25 PM	Review of Project Scope of Work and Schedule	Staff
2:55 PM	<ul style="list-style-type: none"> <li>• Distribute meeting binders</li> <li>• Review background documents</li> <li>• Distribute background materials for next meeting</li> </ul>	Staff
3:10 PM	Establish regular meeting date and time	NECAC Members
3:20 PM	Public comment	Public
3:30 PM	Closing comments and adjournment	NECAC Members

**BACKGROUND MATERIALS PROVIDED:**

- Countywide Citizen Advisory Committee Bylaws
- Clatsop County Committee Handbook
- Comprehensive Plan Update Scope of Work and Schedule
- Comprehensive Plan Update Public Involvement Plan
- Clatsop Vision 2030
- Clatsop County 2012 Strategic Plan
- List of planning terms and acronyms

*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](http://comdev.co.clatsop.or.us). As time allows, verbal comment is welcome during the time specified on the agenda.*

**NOTE TO CCAC 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.



# Clatsop County

## Community Development – Planning

800 Exchange St., Suite 100  
Astoria, OR 97103  
(503) 325-8611 phone  
(503) 338-3606 fax  
[www.co.clatsop.or.us](http://www.co.clatsop.or.us)

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**TO:** Northeast Planning Area Citizen Advisory Committee Members

**FROM:** Gail Henrikson, AICP, Community Development Director

**RE:** **COMPREHENSIVE PLAN UPDATE - MEETING 1**

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### SUMMARY

Enclosed is the agenda for the June 5, 2019, Northeast Planning Area Citizen Advisory Committee (NECAC) kick-off meeting. Also included are the following preliminary background materials:

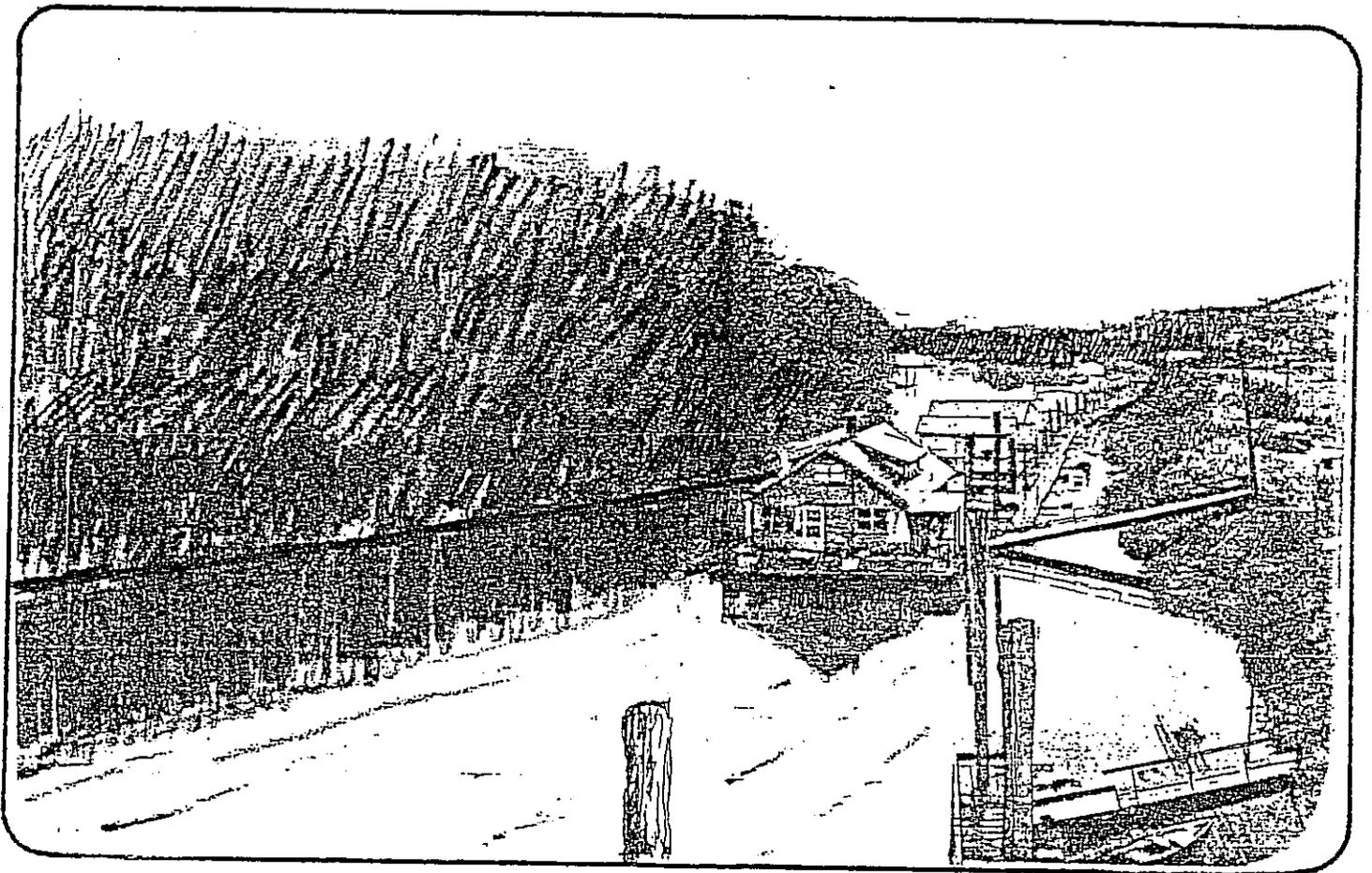
- Adopted CAC bylaws
- Clatsop County advisory committee handbook
- Adopted scope of work for the comprehensive plan update
- Adopted public involvement plan
- Clatsop Vision 2030 plan and community profile
- Clatsop County 2012 Strategic Plan
- A “cheat sheet” of commonly used planning terms and acronyms

Staff will provide binders for these materials at the June 5<sup>th</sup> meeting. Staff will also provide the background materials for the next meeting on June 5<sup>th</sup>. The goal is to provide the committee members with adequate time to review the background materials prior to the meeting. All materials will also be posted on the County’s website.

Staff has provided suggested times on the agenda as a tool for committee members to use in gauging discussions. It is completely at the discretion of the CCAC members to determine how much discussion is required. The purpose is simply to keep meetings on track and assist the public by providing time-certain scheduling of various discussion items. The tentative schedule is not meant to limit discussion in any manner.

**TAB 19**  
**NORTHEAST**  
**COMMUNITY PLAN**

# NORTHEAST COMMUNITY PLAN



~~DRAFT~~

NORTHEAST COMMUNITY PLAN

~~Adopted Ordinance 79-14, December 24, 1979~~

Prepared jointly by

Northeast Citizen Advisory Committee  
Clatsop County Department of Planning and Development

Adopted  
Ordinance 79-14  
December 24, 1979

The preparation of this report was financially aided through grants from the Land Conservation and Development Commission with funds obtained from the National Oceanic and Atmospheric Administration, and appropriated for Section 305 and 306 of the Coastal Zone Management Act of 1972.

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Map 1. Landscape Units of the Northeast Clatsop County Study following page 12  
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Table 1. Aquatic Area Permitted Uses/Activities Matrix.

## INTRODUCTION

The Northeast planning area includes all of the area along U.S. Highway 30 from the east County line to the eastern edge of Astoria Urban Growth Boundary (UGB). The southern boundary generally follows the drainage patterns of the coastal hills and valleys. There are no incorporated cities in the planning area, but it does contain the unincorporated communities of Westport, Knappa, and Svensen. The estimated 1978 population of the area was 4,138 persons.\*

The Comprehensive Plan for Clatsop County is in two parts: a County-wide Element and a Community Plan. The County-wide Element deals with state goals and programs of County-wide concern such as the economy and housing. The Community Plan is an amplification of many of the County-wide policies which addresses specific concerns of the area. The Community Plan also addresses items not covered in the County-wide Element because they are unique to the Northeast, such as a management plan to protect the endangered bald eagle.

Taken together, the Plans provide the foundation for future social, economic, and environmental developments in the Northeast Community.

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\*Amended 83-17, dated September 30, 1983.

## LANDSCAPE UNITS

### Introduction

The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitute a natural process. The soils, hydrology, wildlife, vegetation, and land forms are interrelated as a functional unit. The landscape units provide a framework for development that is, in part, based on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the Northeast planning area are Alluvial Terraces, Coast Range Foothills, Estuary Wetlands, Waterbodies, Estuary and Shorelands, Sedimentary Uplands, Basaltic Highlands, and Headlands and Points. Figure 1. demonstrates the profile of the landscape units, while Map 1 shows their locations in the Northeast planning area.\*

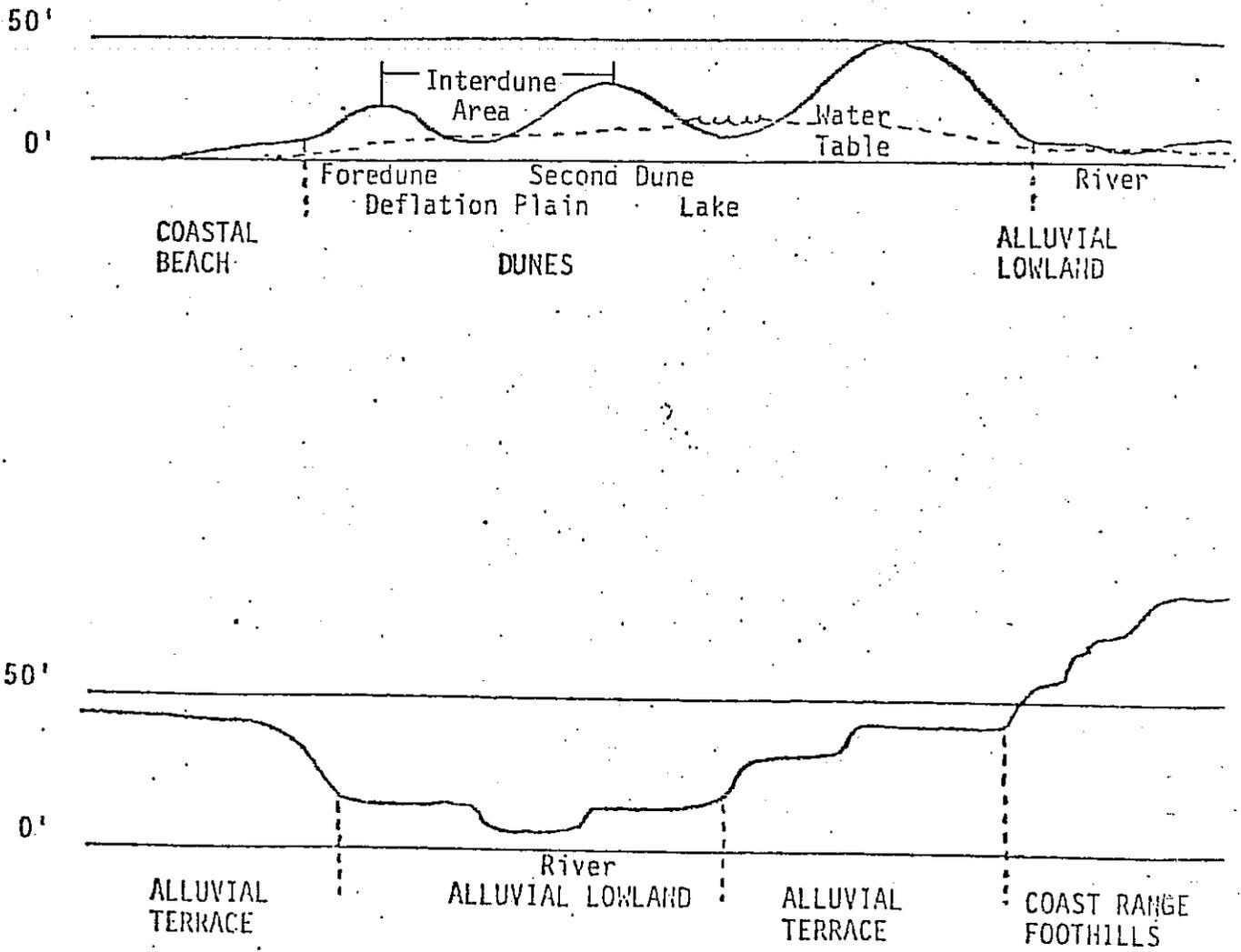
Further discussion on the landscape units capacities and limitations can be found in the Northeast Environmental Plan (1974). The Environmental Plan contains four elements: landscape units, critical hazards areas, an open space program, and priority resources areas. Each element performs a specific purpose in incorporating environmental data and policies into the Community Plan Element. The policies in the Environmental Plan are the basis and background for the policies in this section and other sections of the Plan.

In order to adapt these landscape units for use as a management tool and to relate them to the Statewide Goals, the landscape unit Water Bodies and Shorelands has been merged with Estuary Wetlands.

\*Amended 83-17, dated September 30, 1983.

Figure 1.

PROFILES OF THE LANDSCAPE UNITS



## Alluvial Lowlands (bottom land)

Alluvial lowlands are plains occupying valley floors which result from the deposition of material by water. Within the alluvial lowland landscape unit are floodplains, diked lands, fills, and tidal surge plains, or areas where the action of the tide dams the lower Columbia River causing water to spread across the adjacent lowlands.

Alluvial lowlands in the Northeast Clatsop County study area include the lowlands along the Columbia River estuary such as areas southeast of Tongue Point and the areas both east and west of Wauna. Also included are those areas surrounding Brownsmead, the John Day River and Big Creek.\*

Many of these areas consist primarily of valley floors and possess soils which are poorly drained and constitute serious limitations for development and sanitary facilities.

### Alluvial Lowland Policies:

1. Low density activities, such as agriculture, shall be preferred uses in the alluvial lowlands.
2. Commercial or industrial uses proposed in alluvial lowlands should be water dependent or water-related when adjacent to the water.

## Alluvial Terraces

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. They are generally the most suitable landscape unit for most types of development in the Northeast. Stream downcutting has caused the terraces to be higher than the present valley floor. Alluvial terrace deposits consist of gravel, sand, and finer material.

In the Northeast area, alluvial terraces are found along the Columbia and John Day Rivers.

The soils of the alluvial terraces consist of well to moderately drained silty soils of the Walluski-Knappa Association. Knappa soils occur on the better drained, front faces of the terrace. Permeability is moderate and slope varies between 0 to 25%.

Walluski soils occur on the lower terraces. Walluski soils have severe limitations for septic tank drainfields due to slow percolation and wetness.

### Alluvial Terrace Policies:

1. Development is encouraged on alluvial terraces due to the slight to moderate slopes and moderately well-drained soils.

\*Amended 83-17, dated September 30, 1983.

## Coast Range Foothills

Coast range foothills are low subsidiary hills on the edges of the coast range uplands. They range in elevation from 250 to 2,000 feet and are generally composed of basaltic and sedimentary rock. They tend to have rounded ridge tops. Slopes vary from 10 to 60%. Much of the rural area of the Northeast is characterized by this landscape unit.

Coast range foothills in the Northeast study area generally start close to the Columbia River shoreline and range southward until they reach heights of about 2,000 feet and become the coast range (i.e. Bradley cliffs). There are some soil limitations due to the high clay and silt content. Foundation characteristics for these soils are generally poor and may have limitations for septic tanks and drainfields.

### Coast Range Foothills Policies:

1. Residential development within the coast range foothills which do not have a history of landslide activity shall be preferred over development of less suitable landscape units.
2. Preliminary investigations of slope stability may be necessary if development is proposed in landslide area.
3. Construction and road building on the foothills shall be designed to minimize cutting and filling.
4. Forest uses shall be the preferred use of the coast range foothills.

## Estuary Wetlands, Coastal Shorelands and Water Bodies

The Columbia River estuary, its wetlands, tributaries and shorelands are important to the Northeast community as well as the entire state. The Columbia River is the largest river in Western North America and plays a major role in the economy, fish and wildlife habitat, energy production, water supply, and scenic and recreational values of the area.

The Columbia River Estuary Study Taskforce (CREST), a bi-state local organization of the governments of Oregon and Washington, completed a regional management program for the estuary in 1979. The program developed for the Northeast County is contained within the Eastern Clatsop Management Unit Plan, one of several plans CREST prepared. The plans together cover the entire Columbia River Estuary and are based on many factors including physical characteristics, biological productivity, fisheries protection, water transport opportunities and economic development.\*

Aquatic and shoreland areas in the Columbia River estuary exhibit a wide range of natural and human features requiring different types of management.

\*Amended 83-17, dated September 30, 1983.

Aquatic areas include the tidal waters and wetlands of the estuary and non-tidal sloughs, streams, lakes, and wetlands within the shoreland planning boundary. The lands underlying the waters are also included. The upper limit of aquatic areas is the line of non-aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas. Aquatic areas can be divided into wetlands, the upper portion of the aquatic zone, and waters, the lower portion.

Coastal shorelands were also identified in the CREST planning process. The extent of the Coastal Shorelands boundary included:

1. Lands which limit, control, or are directly affected by the hydraulic action of the coastal water body, including floodways;
2. Adjacent areas of geologic instability;
3. Natural or man-made riparian resources, especially vegetation necessary to stabilize the shoreline and to maintain water quality and temperature necessary for the maintenance of fish habitat and spawning areas;
4. Areas of significant shoreland and wetland biological habitats;
5. Areas necessary for water-dependent and water-related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities, and areas having characteristics suitable for aquaculture;
6. Areas of exceptional aesthetic or scenic quality, where the quality is primarily derived from or related to the association with coastal water areas;\*
7. Coastal headlands.\*

See the Columbia River Estuary section of the Estuarine Resources and Coastal Shorelands Element for discussion and application of the above criteria. Refer to the Clatsop County Comprehensive Plan Map and Land and Water Development and Use Ordinance Map for location of the Coastal Shorelands boundary.\*

The following definitions will help one better understand this portion of the Comprehensive Plan concerning the estuarine areas and their related shorelands:\*

#### Definitions

**AQUATIC AREAS.** Aquatic areas include the tidal waters and wetlands of the estuary and non-tidal sloughs, streams, lakes and wetlands within the shoreland planning boundary. The upper limit of aquatic areas is the line of non-aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas.\*

\*Amended 83-17, dated September 30, 1983.

SHORELAND AREAS. Estuary shorelands include forests, cliffs and steep topography, diked farm and urban lands along the estuary and the tidal reaches of estuary tributaries; and shoreline areas suitable or already developed for water-dependent uses.

CREST developed an inventory of Estuary and Shoreland Resources and Regional Policies for the Columbia River Estuary. The policies serve as the base policy statement for the County on development and other actions related to the estuary. In addition, the Estuary was divided into 5 planning areas, with each of the planning areas being broken into subareas.\*

During the process of designating areas for recommended uses in the Northeast planning area, several issues and concerns became apparent. These included wildlife protection, adequate area for development, maintenance of agricultural lands, the use of navigable waters for houseboats, floathouses, and private docking facilities. These issues specifically for the Northeast area are addressed in the Plan through policy statements. General policies that pertain to the entire planning area are listed below. More specific policies are contained in the subarea descriptions which follow.

#### GENERAL POLICIES

1. Recognizing the contribution of shallow water areas, fresh water marshes, and wetlands to the biological productivity of the Columbia River Estuary, the indiscriminate filling of such areas is discouraged. It is also recognized that to develop areas adjacent to the river, some dredging and filling will be necessary. Therefore, potential water oriented sites that require the least amount of fill shall be preferred for development.
2. Fishing is a traditional industry and lifestyle of the Northeast County. The fishing industry shall be preserved and promoted:
  - a. through strict enforcement of the Forest Practices Act,
  - b. through encouragement of alternatives to water storage of logs,
  - c. through discouragement of oil tanker traffic on the Columbia River,
  - d. through the allowance of boat houses, net floats and associated fisheries-related facilities in appropriate waterways,
  - e. through production of fish by both hatchery and natural means, and
  - f. through close evaluation of industrial development and other activities to ensure compatibility and maintenance of water quality.

\*Amended 83-17, dated September 30, 1983.

3. Natural areas in the estuary that are necessary to maintain a healthy balance with development and to maintain the existing quality of life in this area should be given full protection to ensure their preservation.
4. As provided by state and federal laws, dredged material from adjoining wetlands may be used for emergency dike maintenance when immediate action is required to prevent a hazard or loss of property.
5. Coastal shorelands in areas outside of urban or urbanizable areas shall only be used as appropriate for the following uses:
  - a. Farm use,
  - b. Forest use,
  - c. Private and public water-dependent recreation,
  - d. Aquaculture,
  - e. Water-dependent commercial and industrial uses and water-related uses only upon a finding by the governing body of the County that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas,
  - f. Subdivision, major and minor partitions and other uses only upon a findings 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.

#### John Day River-Settlers Point

There is limited development potential in the area. The John Day River being relatively narrow and shallow makes increased river traffic unlikely and could further increase dike erosion. The shorelands of the John Day area are either low and flood prone or steep and unsuitable for intensive development. Factors which could improve development potential in the future would be the use of low areas for disposal or dredged material and possible relocation of U.S. Highway 30.

Residential houseboat use has clustered around the John Day bridge for many years. There are also many recreational boathouses in use. The John Day boat ramp is located nearby.

Tidal marshes are found at the river mouth with significant fish and wildlife values. Fringing tidal marshes also are found adjacent to the railroad along much of the Columbia River shoreline. The tidal marshes at the mouth of Twilight Creek have been intensely studied and are a valuable natural resource. There are several small docks and walkways giving access to tidal channels, managed primarily by a local waterfowl hunting club. Maintenance and improvement of docks and duck shacks is expected.

Dike erosion is a major concern in this area. Property owners are of the opinion that dike material should be obtained using materials dredged from the river. State and federal resource agencies, however, discourage this practice.

#### Settlers Point, East to Ivy Station and Svensen Island

Most of this area is characterized by rural residential use, agriculture and some forestry. The wetland areas of Mary's, Bear and Ferris Creeks were at one time diked and in agriculture use. Proposals for restoring the dikes have recently been initiated.

The entire Svensen Island is diked and presently used as pasture with several houseboats and private moorage facilities close to the bridge. Some problems with erosion of dikes on the north side of the island have occurred and material to maintain the dikes is difficult to obtain.

#### Ivy Station to the mouth of Blind Slough

Tidal marshes surrounding Calendar Island and fringing the shoreline north of the railroad have significant fish and wildlife value. Some log storage occurs north of Calendar Island. Big and Little Creeks, a large tidal spruce swamp at the mouth of the creeks, and Knappa Slough are all predominant features with very high fish and natural resource values. The old growth spruce swamp has been recommended for protection by the Nature Conservancy. This estuarine environment is the most important area for anadromous fish populations in the Northeast County, especially with the Big Creek Fish Hatchery located upstream. It also provides needed habitat for bald eagles, great blue herons, and waterfowl. If protected, the area has a good chance of perpetuating itself. According to the Nature Conservancy, this area is deserving of the highest degree of protection and restricted human use. Knappa Slough also has significant historical and archeological value. The Knappa dock has been proposed by the Oregon Department of Fish and Wildlife as a possible boat launch.

Fertile Valley Creek is diked. The area is private waterfowl reserve and receives significant wildlife use. Development potential is limited, with poor transportation access and no public facilities.

The freshwater wetland areas north and south of Blind Slough are some of the largest, undisturbed tidal spruce and shrub swamps along the shoreline of the estuary. Natural resource values are high and probably similar to the Big Creek area. Blind Slough, Prairie Channel, and Knappa Slough have numerous houseboats, used mainly for recreation. Water quality is good, water deep enough so that grounding at low water is not a problem, and there are no gillnet fish drifts in the area.

#### Policies

1. The Natural designation of the Big Creek spruce swamp is in recognition of the unique natural fish and wildlife values of this area.

2. The Natural designation on the privately-owned portion of wetland south of Blind Slough expressly provides for construction of a single residence at some future time on a piece of higher ground near the railroad. The residence would provide for a caretaker of the area, which is intended as a wildlife preserve.
3. Maintenance and possible expansion of log storage activities in Blind Slough are provided for in this Plan. This area is well protected from winds and river currents, has relatively deep water and is one of the most important log storage areas in the estuary.
4. The Conservation designation of the adjacent spruce swamp at the mouth of Blind Slough is intended to provide for protection of the natural vegetation and wildlife values, while not limiting adjacent log storage and transport activities. Logging in the swamp shall not be permitted.\*

#### Gnat Creek-Brownsmead

Gnat Creek, with its wetlands, riparian vegetation and important fishery is recommended for protection by the Nature Conservancy. The recreation value of the stream for sport fishing is high, however, and some pressure exists for installation of private docks on the adjacent shore.

The CREST Plan designated the marsh Conservation with a policy to carefully evaluate each project for docks or moorages. The policy further states that projects or alteration which would have a detrimental impact on fishery values would not be permitted.

The Northeast Plan designates this area south of Brownsmead Hill Road Natural because of the high fisheries value and rich diversity of marsh plants and wildflowers, including wapato (*Sagittaria latifolia* - a plant species of concern) as well as habitat for marsh wildlife. The wet marsh habitat and dense brush areas naturally restrict access but uses on adjacent lands should also be controlled to avoid possible impact to the site.

The Brownsmead area, according to the U.S. Soil Conservation Service is the best agricultural land in Clatsop County, and is designated Exclusive Farm Use (EFU). The public boat launching facility at Aldrich Point should not be expanded because the traffic generated by the facility already causes problems with local rural farm uses. There are several other water access points. Private docks are located mainly on Blind Slough and a portion of the slough is used for log storage.

A major issue in this area is potential development of a nuclear power plant to the south of Blind Slough, which would have extensive impacts in Brownsmead.

\*Amended 83-17, dated September 30, 1983.

## Clifton Channel and Bradwood

The old fishing community of Clifton is still occupied by several families and is used as a staging area for fishing the Clifton channel with gillnet fish drifts. These fish drifts are very productive, but are hampered by drifts and snag material. Most of these obstructions are sinker logs from log rafts stored across the channel. Occasional broken log bundles also cause serious problems, resulting in lost fishing time and expensive snag removal. Local fishermen are working with the logging companies to alleviate the problem.

The aquatic area of Clifton are designated "Conservation" which will allow for needed improvements and expansion of fish receiving and moorage facilities. The shoreland immediately adjacent to the water is designated "Rural" which will allow the development of in-shore fishing facilities and marina development in conjunction with expanded water use.

The Bradwood industrial site is not currently used but offers excellent potential for small to medium size water dependent development. There is deep water close to shore, some available vacant land, and railroad access. There are constraints to development, however, including poor highway access and the proximity of the wildlife refuge.

### Policy

1. Development activities at Bradwood shall be primarily marine industrial based activities.

### Sedimentary Uplands

Sedimentary uplands consist of areas above the alluvial terraces, underlain chiefly by sedimentary rocks. Most sedimentary rocks are found below 1,200 feet, although in a few areas Eocene age sedimentary rocks are exposed at elevations of 2,000 feet. Slopes may vary from 10 to 60%.

In the Northeast study area of Clatsop County there are significant areas of sedimentary uplands. Sedimentary uplands are characteristically lower and or more gradual slope than the basaltic highland, and are generally found at elevations above 250 feet.

Landslides are the major geologic hazard of the uplands. Landslide topography is present and occurrence of inactive landslides, are typical. The sedimentary rock of the upland area is much more susceptible to landslides than are the basalt outcrops of the higher peaks.

### Sedimentary Uplands Policy

1. The preferred use of the sedimentary uplands is timber productions, open space and wildlife habitat.

## Basaltic Highlands

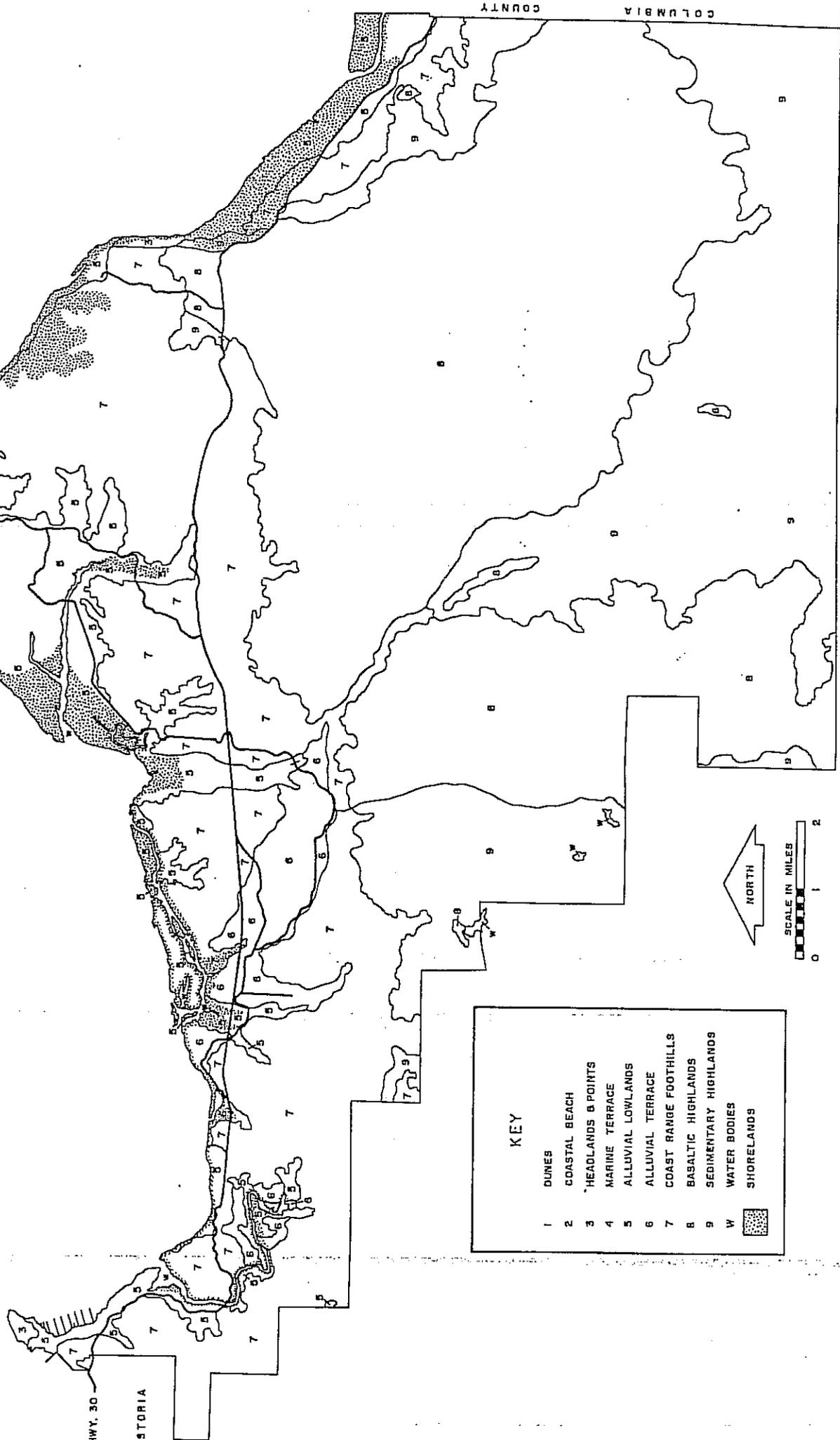
Basaltic highlands are underlain by igneous material. Most basaltic highlands are over 1,200 feet in elevation although outcrops of basalt are also exposed at lower elevations. Slopes are frequently over 40%.

Basaltic highlands in the Northeast study area of Clatsop County are found in the interior, which include both Nicolai and Wickiup Mountains.

### Basaltic Highlands Policy

1. The highlands are primarily a resource unit, and uses other than forest uses, wildlife habitat, recreation, preservation of natural features and development of mineral resources shall be discouraged.

Map 1  
 GENERALIZED LANDSCAPE UNITS  
 NORTHEAST CLATSOP COUNTY



**KEY**

1	DUNES
2	COASTAL BEACH
3	HEADLANDS & POINTS
4	MARINE TERRACE
5	ALLUVIAL LOWLANDS
6	ALLUVIAL TERRACE
7	COAST RANGE FOOTHILLS
8	BASALTIC HIGHLANDS
9	SEDIMENTARY HIGHLANDS
W	WATER BODIES
[Stippled Box]	SHORELANDS

NORTH

SCALE IN MILES

0 1 2

HWY. 30  
 STORIA

COLUMBIA COUNTY

## CRITICAL HAZARD AREAS

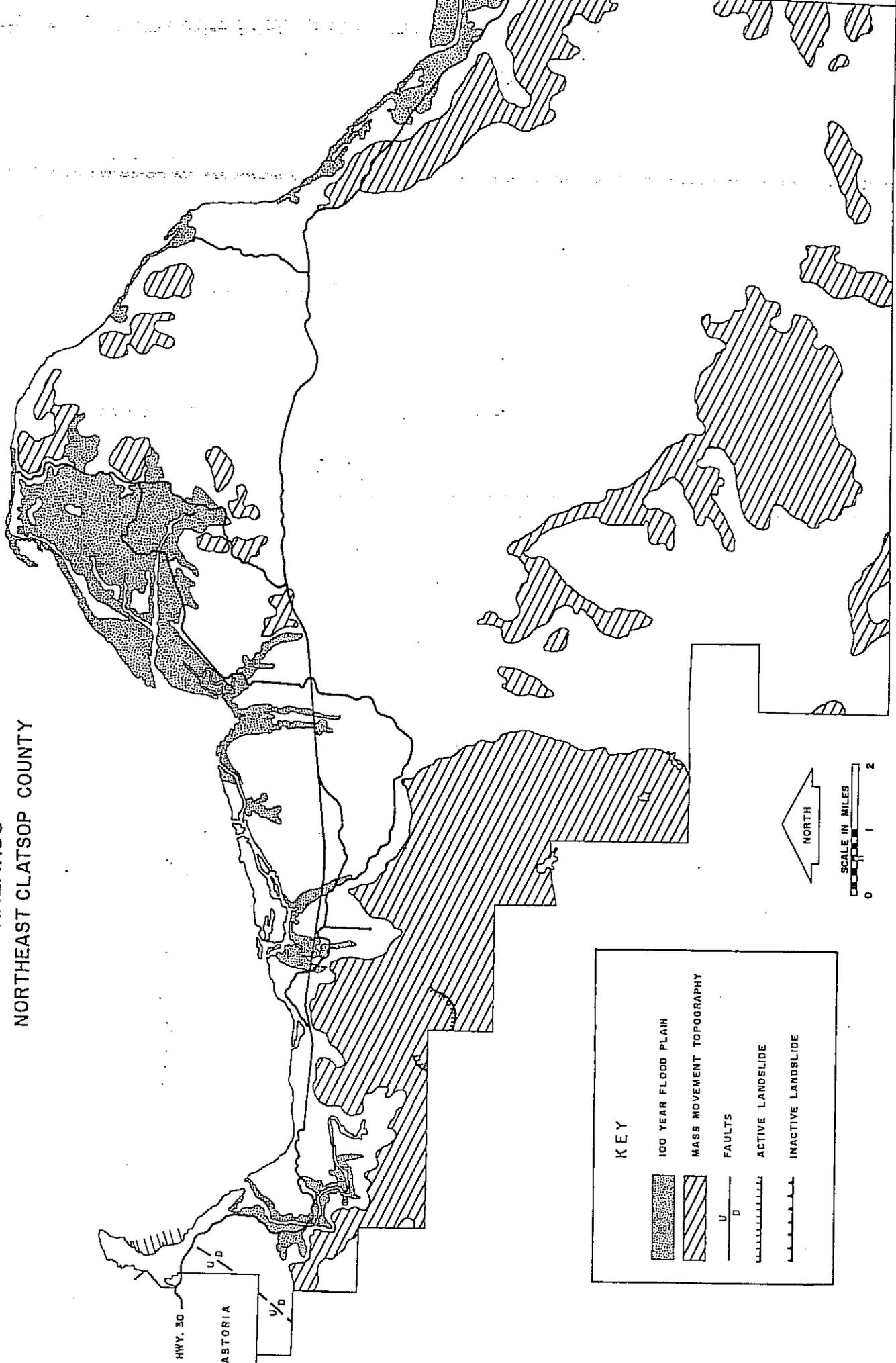
Areas within the Northeast are susceptible to the following natural hazards:

1. Mass movement.
2. Stream flooding.
3. Streambank erosion.

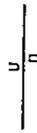
Hazard areas in the Northeast County are shown on Map 2.

These areas pose risks for the construction of buildings, utilities and roads, and for the safety of persons living in those areas. The degree of risk varies over these areas. For example, some areas along Big Creek have chronic stream flooding and erosion problems that can be solved through careful construction; certain sites in landslide prone or mass movement areas of the Northeast (i.e., above George Hill Road and south of the JohnDay River Road) are suitable for construction if a thorough site investigation is carried out. Hazardous areas are classified with respect to the degree of risk present. Policies and standards for development in these areas are contained in the County-wide Hazard Policies.

*Map*  
**HAZARDS**  
**NORTHEAST CLATSOP COUNTY**



**KEY**

	100 YEAR FLOOD PLAIN
	MASS MOVEMENT TOPOGRAPHY
	FAULTS
	ACTIVE LANDSLIDE
	INACTIVE LANDSLIDE

**NORTH**

SCALE IN MILES

0 1 2

HWY. 30  
 ASTORIA

### Surface Water and Groundwater Quality

The occurrence and distribution of water, whether surface or subsurface, within Clatsop County is dependent upon many complex factors which include such elements as precipitation, topography, geology, soils, vegetation, and winds, waves, and tides.

Over 100 inches of precipitation falls annually along the southeast and northeast axis of the Coast Range, on rocks that are relatively impervious. The slopes of the Coast Range Mountains are steep; as a consequence the waters rapidly run off, drain into the streams and rivers and thence, ultimately to the ocean. Despite the high precipitation in the County, relatively little of the water that falls as rain and snow in the mountains infiltrates into the ground to sustain the stream flows during the late summer and early fall period when there is relatively little precipitation. Thus, during the winter months, the streams have a very low flow because of limited groundwater storage.

The streams in the study area are an invaluable resource for the people in the region. These streams provide water for the residents of the area, provide water for irrigation and industry, as well as providing habitats for both fish and wildlife.

Two of the major streams in the planning area are Big Creek and Gnat Creek. These streams fluctuate considerably between January and August. For example, Big Creek has an average stream flow of 365 cubic feet per second (cfs) in January as compared to a flow of 28 cfs in August. Gnat Creek has an average of 232 cfs in January while in the summer months the stream decreases until August when it is 7 cfs.

During the winter months when the streams are at their peak, there is plenty of water in the stream channels and there is no problem. But as the streams dry up during the summer, if the existing water rights are exercised, a problem could develop.

Big Creek is an example of a stream that could possibly run dry in August. The average stream flow is 28 cfs. Existing water rights on Big Creek presently total 58.120 cfs. Should everyone use their complete water rights at the same time, Big Creek would have a stream flow of -30.120, which removes all the water from the stream.

As long as one-half of all existing water rights are exercised, this problem will not arise. But the people of the study area must be careful in their use of the precious water resources in the area or someday the idea of a dried-up stream bed may be more than an idea.

#### Policy:

1. The County shall recommend that state agencies regulate the issuance of water rights so as to insure that the total water rights of a stream bed do not exceed the minimum stream flow.

## Gnat Creek Aquifer:

In the Miocene lava rocks in the Northeast corner of the County near Gnat Creek, the water infiltrates downward into layered lava rocks where considerable quantity is stored in the pervious sandstone rock of the interbeds. In this area the groundwater is reported to be under artesian pressure (i.e., the water would flow on the ground surface if a well were not capped).

To date, very few wells have been drilled in this area so its full potential is not known, but this potential artesian area should certainly be explored further. In the lava rock aquifer of Gnat Creek, test wells have been reported to yield in the range of 100 gallons per minute.

The aquifer area has been placed in a CONSERVATION designation reflecting the site's high forest site class and potential for forest uses. This designation will protect the aquifer from potential contamination from septic tanks until a study can be completed on the extent and potential of the aquifer.

### Policies:

1. Activities which have the potential for contaminating the water supply beyond established acceptable levels shall not be permitted in the aquifer area.
2. The County shall investigate the possibility of conducting a study of the aquifer to determine its potential to provide a water source for residents of the area.

## Agriculture and Forestry

Agriculture and forestry are the primary uses of land in the Northeast. The Brownsmead community is probably the best agricultural area in Clatsop County containing many dairy farms and good crops of corn and peas. The Knappa, Svensen and John Day areas are characterized by many small part-time farms interspersed with rural housing and woodlots. Livestock grazing is the predominant use of farms in these areas, especially in the lowlands subject to water inundation.

### Policies:

1. The diked lands of Brownsmead are designated for exclusive farm use (EFU zone). This discourages housing developments, subdivision of farms into small uneconomical units, and keeps property taxes low, thus encouraging farmers to make long term plans and investments.
2. The Forest Practices Act shall be strictly enforced in all watersheds that drain into agricultural lands. Poor drainage is a major problem to agricultural practices. Strict implementation of the Forest Practices Act would help keep siltation of sloughs and drainage ditches to a minimum.

3. Cleaning of sloughs and ditches and dike maintenance shall be allowed under the supervision of the local diking districts and in cooperation with the Clatsop Soil and Water Conservation District.
4. Trapping of nuisance furbearers, such as nutria, shall be encouraged to minimize crop and dike damage.

Forest lands cover 90% of the land area of the Northeast. Those areas owned by corporate and state interests are intensively managed for timber production. Forestry is the primary industry of the area. While some smaller property owners operate holly tree farms or nurseries or manage woodlots, many are not at this time taking advantage of the benefits of small woodland management.\*

For information on Agricultural Lands and Forest Lands see the respective Background Report and County-wide Element.\*

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\*Amended 83-17, dated September 30, 1983.

## CULTURAL

### Housing

More people live in the Northeast County than other unincorporated County areas. This is due largely to the employment provided by the Wauna Mill. The average household size in the Northeast is larger than the rest of the County averaging 3.3 persons per house compared with the County average of 2.7.

The homes in the Northeast County are primarily single family detached dwellings built prior to 1950, rated "less than fair" by the Assessor. Two older neighborhoods targeted for rehabilitation have been located in the Svensen and Westport areas. Many other homes will need attention if expected to remain in the housing stock in the future.

The biggest building boom occurred in 1967 when the Wauna Mill opened. Since that time, new construction has been steady, averaging 38 building permits per year. There are now a total of 1,466 residences; 1,190 are conventional single family dwellings, 270 are mobile homes, and 6 are multi-family dwellings.

As construction of buildings increases, proper sewage disposal by individual sewage systems becomes more difficult and the need for community sewers becomes more pressing. Increased populations will also add pressure to several water systems nearing capacity. The lack of proper water and sewer services are limiting factors which must be considered in the housing plan for the area.

Population growth has averaged around 50 persons per year since 1970. Future projections estimate a total of 4,653 persons by 1980, 5,292 in 1990, and 6,452 by the year 2000. The rate of residential growth, however, will be greatly influenced by the rapidity with which new industries locate and construct plants along the lower Columbia River.

### Housing Policies

1. The plan shall designate ample areas for a variety of locational and acreage choices for those desiring rural housing.
2. The clustering of dwellings shall be encouraged to maintain the rural character of the area, provide the best utilization of the land, and to reduce housing costs.
3. Current regulations of the Department of Environmental Quality concerning sewage disposal indicate that additional houseboats are unlikely. These residences also block navigable waters which could otherwise be used by the public. Therefore, expansion of this type of residence should be limited to the John Day River where they have historically been a way of life.

4. Large scale low income subsidized housing projects should be located in urban areas or rural service areas where necessary community services can be provided. (Astoria and Westport).
5. Mobile homes and conventional homes shall be constructed and installed in accordance with current state law. Mobile homes shall be skirted. However, mobile home parks shall be allowed to locate in Urban Growth Boundaries or Rural Service Areas. They shall be adequately buffered or screened with a sight-obscuring fence or landscape planting around the periphery of the park.\*

### Recreation

Clatsop County has emphasized its great recreational resources by developing parks and picnic areas, boat launch sites, and beach access points within the Northeast planning area, including:

1. John Day Park - consisting of 54 acres on the river front, two boat ramps, toilets and parking facilities.
2. Big Creek Park - consisting of 35 acres near the creek with picnic tables, toilets and stoves; and
3. Aldrich Point Boat Ramp - on one acre with one boat lane for Columbia River access.

Other access points and recreational facilities in the area are at Gnat Creek providing fishing, hunting, and picnicking, and at Bradley Wayside and Tongue Point, scenic viewpoints and picnic areas.

Ballfields and playgrounds are located at the Florence Tagg Elementary School, Hillcrest ballfield, Knappa High School, and Nicolai Primary School. Knappa High School also has tennis courts. Wil-Mar Stables has 15 horse stalls and an indoor arena. Campgrounds can be found on Boise Cascade land along Big Creek.

The Plan recognizes the importance of providing public access to the Columbia River, its tributaries, and sloughs. But these access points should be limited because of the area's natural environment for wildlife, the desire to protect areas from overuse and potential damage, and in consideration of the rural nature of the area.

Nearly 50% of the Northeast County residents felt existing recreational facilities were adequate (Public Needs Survey, 1977). The expected population growth in the area for the future, however, could induce an added burden on existing facilities. One of the needs cited was a public swimming pool. In January of 1978, an initiative failed for the formation of an East Clatsop County Recreation District which could have made this possible.

The needs of out-of-area visitors are even more difficult to meet. For instance, there has been some pressure to expand the Aldrich Point facility, which currently consists of one boat lane on one acre of land at the

\*Amended 83-17, dated September 30, 1983.

terminus of a long, narrow, winding County road that passes through some of the best dairy land in the County. Typical of a country road are numerous cattle crossings, playing children, and slow vehicles. Additional use of the facility could potentially alter the rural lifestyle of the area. In addition, to the east along the railroad tracks, an eagles nest has been cited. The Nature Conservancy has suggested protecting this area in order to attract as many eagles to the point as possible. The Aldrich Point facility, except for general maintenance requirements, as far as Northeast County residents are concerned, should be adequate for many generations.

Recreation is an important human need, it provides the opportunity for personal fulfillment, broadens interest, and helps create social interaction. Policies for recreation are controversial, however. The mass use of recreational areas involve a direct dilution of the opportunity for solitude. Some other major issues involved are problems with trespassing, road safety, wildlife protection, and potential loss of the rural character of the area. In addition, existing parks are not being used to their full potential. Without officially designated and well-maintained public areas these problems could multiply. New sites must be well chosen and types of uses must be controlled if a benefit is to be realized. The following policies are intended to address these problems:

#### Policies

1. Big Creek Park and Aldrich Point should be regularly maintained. A resident near these parks should serve on the County Parks Board so that improvements and beautification projects can more adequately serve local residents' needs, specifically the needs of young people (i.e. ballparks and game areas).
2. The summer youth recreation program should be continued after the School District abandons it. A board, the school, county, state and federal agencies should be encouraged to coordinate their efforts in the development of other local recreational resources.\*
3. Trespassing should be discouraged on private lands by the development of an area-wide signing system which explains the extent of the area for public use and encourages respect for private property rights. The state should be contacted to assist in this effort.
4. Additional locations for public recreational access or expansion of existing facilities should be jointly considered by interested state agencies and the County to assess needs and protect the environment. Non-intensive recreational uses of the shoreland and water areas that are compatible with the rural character of the area (such as bird watching, canoeing, fishing, hiking, etc.) shall be preferred over noisy, high intensity uses. In consideration of expansion of existing or potential recreational facilities along the river, therefore, a public hearing shall be held to assess the needs of the area, and based on the intensity of use, the following standards met:

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\*Amended 83-17, dated September 30, 1983.

- a. Access from U.S. Highway 30 must be appropriately located and designed to provide for safe exit from and entry to the highway by large motor homes and vehicles pulling trailers.
  - b. State or County roads connecting U.S. Highway 30 with access points must be capable of handling the types and volumes of traffic that such a facility would create.
  - c. The impacts of site development and the resulting traffic upon local residential areas shall be carefully considered. The County will reject proposals which will have undue impacts on local citizens.
5. Existing public land shall be preferred for public recreational development prior to acquiring additional locations. Land trades should also be considered in order to keep property on the tax rolls.

Also see Open Space, Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine and Coastal Shorelands Background Reports and County-wide Elements.\*

#### Open Space, Historic, Scenic and Natural Areas

The Northeast County is rich in natural history and beauty. The abundant network of channels and shoals, the wooded islands on the river, high sheer bluffs, heavily forested mountains, and green meadows amidst endless log booms, overhead power lines, and scattered housing, makes this area unique to the other coastal communities. It was here that a Chinook Indian tribe settled centuries before the coming of Lewis and Clark. Later loggers, fishermen, hunters and farmers found their way to this land by the river. Today, the Northeast County is still sparsely settled with much to preserve and enhance.

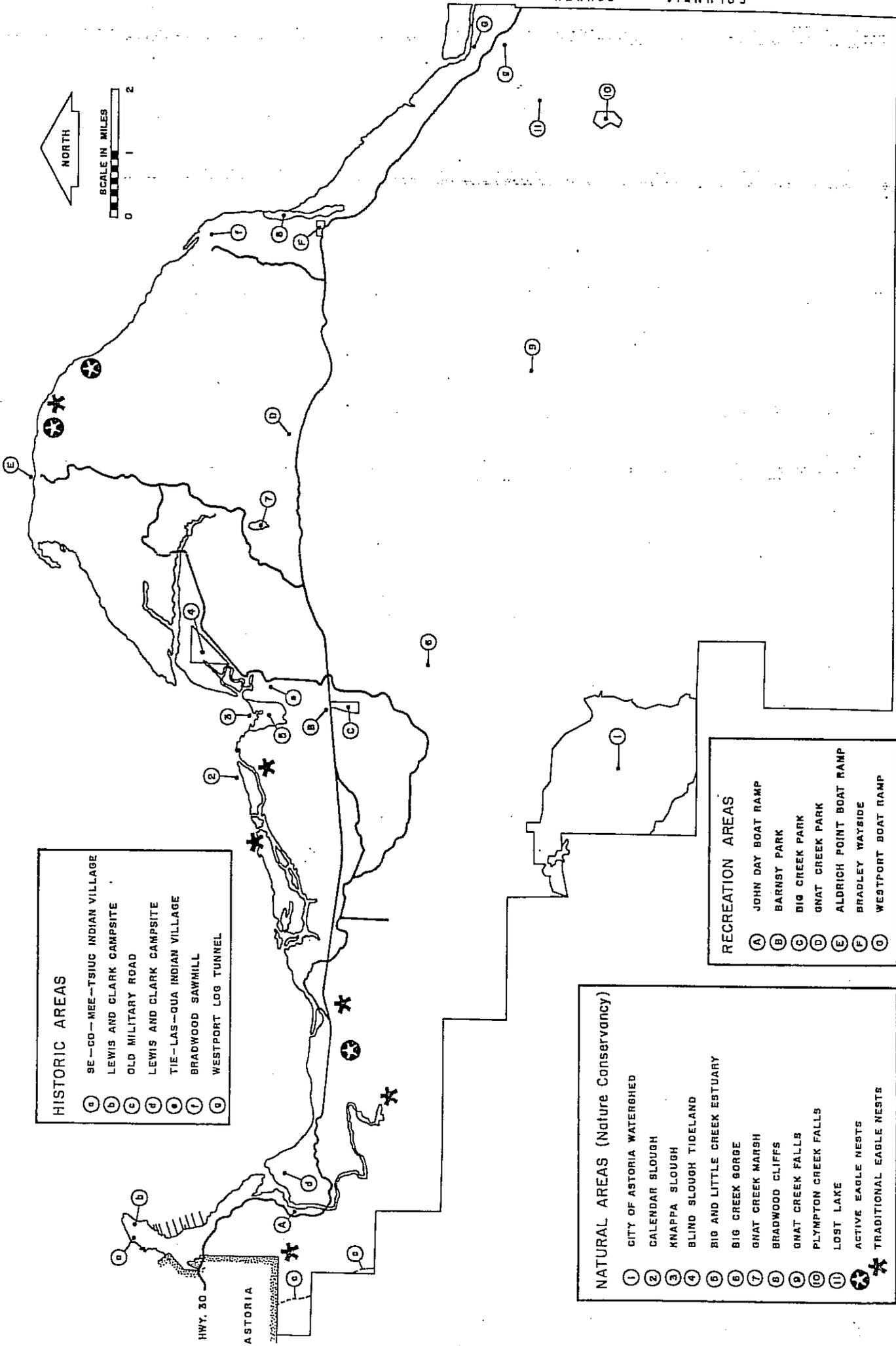
The following discussion and policies are in addition to those found in the Open Space, Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine and Coastal Shorelands Elements. Sites inventoried in this section that are in addition to those inventoried in the above referenced reports are local desires and are not to be construed as additional Goal site requirements. See these Background Reports and County-wide Elements for additional information and policies.\*

#### Open Space:

Open space is one of the benefits that results from Resource Management, which relates to the ability of the land to yield a resource on a sustained basis. These resource management lands, such as forest and agriculture lands provide or have potential economic value which requires some form of protection to maintain their wise utilization. A majority of the Northeast area will be preserved for forest uses and the entire Brownsmead area preserved for agriculture.

\*Amended 83-17, dated September 30, 1983.

# OPEN SPACE, PARKS AND RECREATION NORTHEAST CLATSOP COUNTY



- HISTORIC AREAS**
- (a) SE-CO-MEE-TSIUC INDIAN VILLAGE
  - (b) LEWIS AND CLARK CAMPSITE
  - (c) OLD MILITARY ROAD
  - (d) LEWIS AND CLARK CAMPSITE
  - (e) TIE-LAS-QUA INDIAN VILLAGE
  - (f) BRADWOOD SAWMILL
  - (g) WESTPORT LOG TUNNEL

- NATURAL AREAS (Nature Conservancy)**
- (1) CITY OF ASTORIA WATERSHED
  - (2) CALENDAR SLOUGH
  - (3) KNAPPA SLOUGH
  - (4) BLIND SLOUGH TIDELAND
  - (5) BIG AND LITTLE CREEK ESTUARY
  - (6) BIG CREEK GORGE
  - (7) GNAT CREEK MARSH
  - (8) BRADWOOD CLIFFS
  - (9) GNAT CREEK FALLS
  - (10) PLYMPTON CREEK FALLS
  - (11) LOST LAKE
  - ACTIVE EAGLE NESTS
  - TRADITIONAL EAGLE NESTS

- RECREATION AREAS**
- (A) JOHN DAY BOAT RAMP
  - (B) BARNBY PARK
  - (C) BIG CREEK PARK
  - (D) GNAT CREEK PARK
  - (E) ALDRICH POINT BOAT RAMP
  - (F) BRADLEY WAYSIDE
  - (G) WESTPORT BOAT RAMP

Parks and other recreational areas provide open space as part of their function. Gnat Creek Park and Big Creek Park consist of large open spaces that will remain undeveloped. A complete inventory of recreation areas, including ballparks and playgrounds is contained in the Recreation Section.

Areas that pose a hazard for development such as floodways become a system of open space in the Northeast, as no structures or improvements are allowed.

Areas that are to be preserved in their natural state for resource or wildlife protection such as the Columbia River Islands, will provide large areas of open space in the Northeast. Descriptions of these areas are contained in the following pages.

The Northeast Plan encourages the clustering of homes to provide additional open space. In addition, the provision of acreage homesites provides elbow room and will maintain a rural open space character for much of the Northeast.

#### Historic Areas:

Historical sites which have been inventoried in the Northeast include the Lewis and Clark campsite near the Knappa dock area and the Westport log tunnel. Two old sawmills have also been identified and serve as important landmarks of the economic history of the County. These sites are potentially important to industry and are located on land especially suited for water dependent uses. What remains of their past use (i.e., pilings, foundations, etc.) will probably be removed to make room for new development. Signs would be appropriate to inform the public of the historical nature of these sites.

The Lewis and Clark campsite is also believed to be the site of an Indian village and has been investigated by amateur archeologists. A residence presently exists on the site and further excavation of the area would appear difficult. Another archeological site is located under the railroad tracks in approximately the same area. The sites are presently privately owned. The Westport log tunnel is in a forest management area and the owner has recognized its significance and intends to protect the area. An elk trail leading up to the tunnel is oftentimes used by hikers and there is some concern that continued logging could be harmful to the aesthetic qualities of the site.

Figure 2 lists historical names and places derived from the Oregon Historical Society Journals. These places could be identified by signs which would inform the public of their historical nature.

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\*Amended 83-17, dated September 30, 1983.

## Policies

1. A professional archeological study team should be encouraged to conduct a survey of the Indian villges in the area and develop a strategy for excavation or protection. Until such a study is complete, the County shall carefully review all development proposals that would impact the archeological sites.
2. Care shall be taken to avoid placement of incompatible uses on properties adjoining significant archeological and historic sites or permitting activities which would conflict with the nature of identified sites.
3. The use of identifying signs for historic and cultural landmarks shall be encouraged. Other historic sites such as old churches, schoolhouses, etc. should also be signed. The Clatsop County Historical Society shall be encouraged to assist in this project.
4. Technical and financial assistance from all sources shall be sought in order to protect, restore, or purchase significant historical areas that can fulfill the needs for parks, recreation, natural and scenic resources. For instance, the Westport log tunnel might be incorporated into the State trail system (proposed Northwest loop).
5. The County shall work with the Department of Forestry and other adjoining property owners to develop a protection plan for the Westport log tunnel.
6. Local state and federal agencies and committees are encouraged to work together to identify and preserve historical sites in Clatsop County.

### Scenic and Natural Areas:

Scenic views that characterize the Northeast area include the vistas of Wickiup, Nicolai and other Coast Range Mountains and views of the Columbia River. The Coast Range Mountains dominate the landscape of the area and can be viewed traveling along the Columbia River Highway as well as through much of the planning area. The coastal foothills are a forest resource area and will be protected from intensive development. The Columbia River Highway closely follows the river from the John Day River to Settler's Point providing many scenic vantage points. From this area eastward a visitor to the area must leave the highway and follow a County road down to the river. Particularly interesting is the Knappa dock area and Aldrich Point, both areas having a boat dock or boat launch open to public use. The most satisfying scenic views, however, can be obtained from the thousands of acres of water open to recreational use.

The Bradwood wayside, located near the top of Clatsop Crest, offers a sweeping vista of the Columbia River and surrounding miles of countryside. This is probably the most well known scenic area and is preserved as a State park.

Various possible natural and scenic areas of the Northeast have been identified through the Oregon Natural Heritage Program. The following areas have been identified and are described as in the Site Evaluation Reports. See Open Space, Scenic and Historic Areas and Natural Resources and Columbia River Estuary Section of the Estuarine Resources and Coastal Shorelands Background Report and County-wide Element.\*

1. Bradwood Cliffs.

The area consists of 40 acres of old growth Douglas Fir forest standing on basalt ledge overlooking the Columbia River. This stand is highly natural and the old trees will continue to constitute a viable natural ecosystem if left alone. The steep rocky slopes could not tolerate logging.

2. Knappa Gorge.

This area consists of a scenic gorge with areas of basalt cliffs, outcroppings, and steep terrain with Big Creek flowing below. A logging road parallels the creek in the bottom of the gorge. Passive recreation potential is high; a trail up the gorge would be compatible with the natural character, as would be scientific research that might be carried out here.

3. City of Astoria Watershed.

This 3,400 acre area contains the entire Bear Creek watershed down to the dam and Astoria reservoir. Included are Wickiup Lake and Middle Lake, both small and natural. Logging and burning has altered the ecosystem from its natural state. With protection, which seems assured, the system should reestablish itself as a Spruce-Hemlock forest.

4. Knappa Slough.

The approximately 150 acres is a segment of the natural shoreline on the Columbia River, comprising tidelands, fringe marsh, and riparian swamp. One of the few remaining segments of natural shoreline, the slough provides needed habitat for bald eagles, great blue herons, and waterfowl.

5. Big Creek and Little Creek Estuary.

This highly diverse estuary is exceptionally unique and one of the few remaining examples of pristine estuary on the lower Columbia River. The lowland is estuary dominated by a magnificent Sitka Spruce swamp with fringe marsh and riparian hardwoods bordering on the slough. The streams support large anadromous fish runs and provide excellent feeding grounds for the endangered Northern Bald Eagle.

6. Gnat Creek Falls.

Gnat Creek has a series of seven falls dropping a total of 1,500 feet in less than one mile, the highest having a drop of 60 feet. This very serene and beautiful area has some of the most spectacular waterfalls in Clatsop County. A well designed trail would alleviate some of the danger of maneuvering on the wet, steep slopes and open the area for hiking.

7. Gnat Creek Marsh.

The marsh is on a flat, lowland surgeplain near the mouth of Gnat Creek on Blind Slough. It is dominated by a rich diversity of marsh plants. The marsh is generally undisturbed.

8. Plympton Creek Falls.

The falls lie in a steep forested canyon above Westport. Giant fire-scarred old Douglas Fir up to 6 feet in diameter cover the rocky steep slopes. A large 75 foot high basalt ridge blocks the canyon to form fan-shaped Plympton Creek Falls which drops 30 feet to a deep pool and gravel bar.

Policies

1. In order to preserve the scenic views and vistas, off-premise signs and billboards shall not be allowed along the Columbia River Highway.
2. Areas identified through the Oregon Natural Heritage Program or the Columbia River Estuary Plan that are rich in wildlife or of a fragile ecological nature shall be considered for protection.

Fish and Wildlife

The Northeast County is perhaps the most important habitat area for fish, eagles, waterfowl and other wildlife in Clatsop County.\*

Sensitive areas for fish in the Northeast County are rivers, streams, and estuaries. Big Creek, Gnat Creek, Bear Creek and Plympton Creek have been identified as anadromous fish spawning streams. Anadromous fish hatch in upland freshwater streams, migrate to sea to spend a major part of their life, and return to the freshwater upland stream to spawn a new generation of fish. Important to these streams is the maintenance of water quality and low turbidity levels. Fish hatcheries to augment the natural production of anadromous fish are located on Big Creek and Gnat Creek.\*

Headwater areas are sensitive drainages that fish generally do not inhabit, but where man's activities can cause a direct impact on downstream water quality. The goal for these areas is to reduce erosion and

\*Amended 83-17, dated September 30, 1983.

turbidity. Headwater areas in the Northeast are located in areas planned for forest uses which thereby limits development. Strict adherence to the Forest Practices Act will help to maintain water quality in headwater areas.\*

The Northeast County is thought to contain one of the last remaining areas inhabited by the endangered Columbian White-Tailed Deer. Essential habitat has been mapped to include all of Tenasillahe Island and areas north and east of Westport. Tenasillahe Island is part of the Columbian White-Tailed Deer National Wildlife Refuge and is designated predominantly Conservation in the Lower River and Islands Plan.\*

The diked land east of Westport is designated Conservation Forest Lands which provides for farm, forest, and open space uses compatible with maintenance of Columbian White-Tailed Deer habitat.\*

Portions of the peninsula north of Westport have previously been committed to residential use. The past subdivision approval required installation of appropriate fencing and that the adjacent wetland be protected for continued habitat use. This wetland area has been designated "Conservation" in the CREST Plan.\*

The Northeast area is an important nesting, feeding and resting area for resident and migrating waterfowl. The Lewis and Clark National Wildlife Refuge contains over 30,000 acres of tidal marshes, islands and waters dedicated to preserve, manage and safeguard migratory birds and other wildlife. This refuge has been protected with NATURAL and CONSERVATION OTHER RESOURCES designations in the Plan.\*

The Northeast County also contains some rather small, but very important populations of wildlife such as eagles, hawks, owls and white-tailed deer, whose numbers should be protected wherever possible.\*

Bald eagles have historically nested in large numbers on the Lower Columbia River. Because of habitat destruction, the population has drastically declined. Through the assistance of the Audubon Society, the active and traditional eagle's nests have been inventoried. Their locations can be found in The Open Space, Scenic and Historic Areas and Natural Resources and Columbia River Estuary Section of the Estuarine Resources and Coastal Shorelands Background Report and County-wide Elements.\*

Grouse, mountain quail and pigeons are the most numerous and most hunted upland game birds in the County. Maintaining a wide variety of vegetation is important, especially seed and fruit bearing plants. Reduced populations of upland game birds are probably the product of chemical manipulation of insects and vegetations, predator increases and habitat changes. With reference to big game, the Oregon Department of Fish and Wildlife classifies areas within the County as Major Big Game Range, Peripheral Big Game Range and Excluded Range. For a discussion of Big Game and other fish and wildlife resources see the Open Space, Scenic and Historic Areas and Natural Resources and Coastal Shorelands Background Reports and County-wide Elements.\*

\*Amended 83-17, dated September 30, 1983.

\*POLICIES:

1. New roads, bridges, etc. over rivers and streams shall be designed to minimize removal of shoreline vegetation and shall be installed in a manner that will not impede the flow of water or passage of fish.
2. Proliferation of individual, single purpose piers and mooring facilities is discouraged in water areas to avoid increasing damage to fish habitat and scattered shoreline alterations.
3. Parks should be managed to leave natural vegetation when possible.
4. Chemical spraying along County roads is discouraged. Other methods (i.e. mowing) should be utilized to control plant growth.
5. Steps to increase native or hatchery runs on Plympton Creek, Little Creek, Mary's Creek, Ferris Creek, Bear Creek or the John Day River are encouraged.
6. Because of the importance of the Gnat Creek and Big Creek hatcheries, activities of development that could be detrimental to their water quality are discouraged in these creeks or in the waters into which they drain. All waters which drain into these creeks should be carefully managed to avoid harmful effects.
7. Dredging and filling of freshwater wetlands and water areas should be minimized.
8. Off-road vehicles should only be allowed in designated areas.
9. Mining, dredging or removal of gravel or similar materials from streams and other surface water shall be strictly controlled to prevent adverse alteration to flow characteristics, siltation and pollution, and destruction or disruption of spawning areas.
10. Considering that the eagle is the national symbol of freedom; it is an endangered species; there are only 708 breeding pairs in the lower 48 United States (August 1978 National Geographic); there are only a few known pairs residing in Clatsop County; the eagle is part of the ecosystem of the estuary; and Clatsop County is a wintering ground for migrating eagles from Alaska, eagles should be given full protection through compliance with "Bald Eagle Management Guidelines - Oregon and Washington" administered by the U.S. Fish and Wildlife Service. (See Appendix A). Landowners are encouraged to develop eagle habitat plans with these guidelines tailored to suit specific conditions.

\*Amended 83-17, dated September 30, 1983.

- \*11. The Conservation Other Resources\* designation for lands comprising habitat for the Columbia White-tailed deer is intended to protect the species. Any proposal to change the use or modify Columbian White-tailed deer habitat of these lands shall be carefully evaluated for possible effects on Columbian White-tailed deer survival.\*

12. Wildlife refuges:

Existing wildlife refuges which are owned/leased and managed by the Oregon Department of Fish and Wildlife (ODFW) or by the United States Fish and Wildlife Service (USFWS) shall be designated Conservation-Other Resources and zoned Open Space, Parks and Recreation (OPR).

Proposed wildlife management areas which are managed and either owned or leased by the Oregon Department of Fish and Wildlife (ODFW) located in areas designated Conservation Forest or in other lowland areas under any Plan designation shall be reviewed by the County for compliance with the approval standards listed below. Such hearings shall be conducted according to a Type IV procedure at a time and place convenient to residents of the affected planning area. ODFW shall provide an evaluation of the economic, social, environmental and energy consequences of the proposal and\*\*\* information sufficient to support findings with respect to the following approval criteria:

1. Identification of the need for the proposed new wildlife management area. "Need" means specific problems or conflicts that will be resolved or specific ODFW objectives that will be achieved by establishing the proposed area.
2. Alternative lands and management actions available to the ODFW, and an analysis of why those alternatives or management actions will not resolve identified problems or achieve objectives.

### Transportation

The transportation system in the Northeast as well as the whole County, has been greatly influenced by the natural features of the land and water; the single most important factor being the Columbia River.

Highway 30 is the major state highway in the Northeast. The highway is in good repair and uncongested most of the way. Highway approaches, however, increase every year and could cause problems in the future if not adequately controlled. The turning lanes that were installed about 5-6 years ago are helpful, but overpasses may be needed at the crossroads in the future.

During the past year, the Oregon Transportation Commission reordered priorities in highway development. New emphasis has been placed on

\*Amended 83-17, dated September 30, 1983.

\*\*Amended 84-9, dated May 23, 1984.

\*\*\*Amended 84-10, dated June 27, 1984.

preservation and maintenance of existing roads rather than construction of new roads. The State developed two different programs for highway improvement. Program A is based on increased revenue from gas tax, weight/mile, and registration fees. Program B is based on revenue if increases are not approved. Below are the State projects in the Northeast:

Map Index	Route Nos.	Section	Work Description	Estimated Cost	Programs	
					A	B
214 1983	U.S. 30	M.P. 76-83-	Overlay	\$326,000	1980	
		Rock Creek				
215	U.S. 30	Knappa Rd. Jct. w/County Road	Plant Mix Seal	\$504,000	1984	—

The road system maintained by the County is generally narrow and uncongested and residents generally think it is adequate. (Public Needs Survey, November 1977).

The automobile is the major transportation mode in the Northeast. There is no bus service planned for the area and no other transit facility is available to residents of the area or employees of the mill. Most residents live within 10-15 minutes of their employment and shopping areas and bicycling and walking is not always feasible. There is no designated bike route in the Northeast but one is planned which would follow U.S. Highway 30 from Portland to Astoria to be called the Portland-Astoria loop. Because of the recent gas shortage, County residents are urged to limit traveling and carpool whenever possible. Although other modes of travel service are not planned, major employers could contribute a great deal in reducing consumption in the area through organized carpooling or vanpooling.

Rail service is provided by Burlington Northern and is limited to freight traffic. Major rail traffic is from Portland to Astoria and consists mainly of exports of lumber and paper products from the Wauna and Warrenton Mills. Water transportation is also utilized by the industries. The Columbia River handles all classes of waterborne commerce including dry cargo ships and tankers up to 50,000 tons, barges, log rafts, commercial fishing vessels and pleasure craft. Many of the sloughs and channels are used for log raft storage and transportation.

### Policies

1. Major industries existing or planned should develop programs to aid employees in fuel conservation.
2. Walking and bicycling is encouraged. Shoulders along roads should be wide and shaded whenever possible. A footpath/bicycle path should be planned which would link Astoria and Knappa.
3. A regular passenger bus service to the Northeast should be explored by the County.

4. Housing developments shall be encouraged to locate along existing roads and avoid the creation of new roads. When new roads are created they should be as short as possible and designed to serve as many residents as possible by the use of clustering techniques or other means to minimize travel distances and long stretches of pavement.
5. Highway approaches shall be minimized wherever possible through the use of common driveways, access points, frontage roads and other means. Commercial developments should be clustered together and parking should be shared. County regulations shall be written so as to implement this policy.
6. Minor partitioning shall be required for all property adjacent to U.S. 30. Minor partition proposals will be reviewed in order to prevent numerous access points along this highway. The requirement for minor partition review shall take effect on the date of adoption of the Northeast Community Plan.
7. Clatsop County shall:
  - a. require new subdivisions to have access taken from the existing collectors and frontage roads unless a variance is given,
  - b. review new access points based upon proximity to existing access points and safety standards developed by the Department of Transportation.
8. Clatsop County shall encourage the development of transshipment points along the Columbia River where deep water is close to the shore.\*

Also see Transportation Background Report and County-wide Element.\*

### Public Facilities and Services

Some of the statistics concerning public facilities are updated in the Goal 11 Element of the Comprehensive Plan.\*

#### Water Systems:

There are many small community water systems in the Northeast. The John Day, Fernhill and Burnside water systems purchase water from the City of Astoria. Problems of turbidity and degradation of raw water quality could cause the City to begin the task of providing better treatment. Of the three systems, only the Burnside Water Association is capable of handling more connections at this time. The other two systems are at capacity because of inadequate pipe size. In addition, at this time the City is reluctant to give more water to these districts than has already been committed.

\*Amended 83-17, dated September 30, 1983.

The Wickiup Water District serves an estimated 1,300 people in the Svensen area from its water source at Little Creek. The system has connected with the Burnside system giving them future potential to purchase water from Astoria.

The Knappa Water System is one of the better managed systems in the County serving an estimated 780 people in the Knappa and Brownsmead areas. Current improvements involve the completion of two wells and a new storage reservoir. The Carmen Creek Water System could hook up to this system, particularly if the Big Creek potential were developed.

Water service to the Wauna-Westport area is provided by a number of systems that are at or near capacity. The Gnat Creek artesian aquifer may be a potential source for expansion of these systems.

Detailed information regarding existing water systems and their capacity and improvements is contained in the Public Facilities Background Report.

A number of well systems are also being utilized in the area and may be a feasible alternative where the water districts have limited capacity. However, success in well digging has varied. In one area of Knappa, for instance, water was encountered within the first 50 feet while a few thousand feet away the owner had to abandon the project.

#### Sewer:

The Northeast is utilizing septic tanks primarily served by individual private septic systems. A building moratorium still exists in the Westport area. A sewer will allow for increased population densities in this area where most of the employment is generated.\*

#### Diking Districts:

There are seven active diking districts in the Northeast County. Utilized for flood control and agriculture, constant maintenance is required. Many diking districts are in bad repair because of neglect and lack of funds. Detailed information regarding existing diking districts are contained in the Public Facilities Background Report.

#### Schools:

The Columbia School District 5-J is within the Northeast planning area. The district has experienced some decline in enrollment since 1970.

<u>District 5-J, Knappa-Westport</u>	<u>Grades</u>	(as of 1977)		<u>Year Built</u>
		<u>Enrollment</u>	<u>Capacity</u>	
Florence I. Tagg Grade School	1-7	118	200	1971
Lahti Grade School	1-8	388	450	1958, rem.'76
Knappa High School	9-12	256	500	1952, rem.'76

\*Amended 83-17, dated September 30, 1983.

## Fire Protection:

The Northeast planning area is served by a number of rural fire protection districts including the John Day-Fernhill Rural Fire Protection District (RFPD), Knappa-Svensen-Burnside RFPD and the Wauna-Westport RFPD, all with fair ratings.

## Power Generation:

The primary Pacific Power and Light (PP&L) transmission lines serving the County are from the 115KV substation at Longview, Washington. This line bisects the Northeast planning area. The mill at Wauna buys directly from the Bonneville Power Administration.

The natural gas main feeder line also bisects the Northeast. No power is directly produced in this County.

## Policies

1. All diking districts and landowners of affected areas are encouraged to take immediate steps to identify those areas in need of repair and to take appropriate action with assistance from the Corps of Engineers.
2. Sewer systems shall be extended outside the Rural Service District only to alleviate a health hazard or water pollution problem identified by DEQ and will be used only as a last resort. Every effort will be made to avoid health hazards and failing systems which necessitates costly sewer construction. Periodic inspection of existing septic systems especially in higher density areas will be encouraged in order to anticipate needed improvements or possible needed changes in zoning density.
3. Composting toilets and the use of other alternative sewage treatment systems are encouraged.
4. Efforts to improve and expand existing water systems to serve rural population densities are encouraged. Consolidation of districts is also encouraged for economies of sale and better coordination. In areas where the future water supply by districts is questionable, well systems may be feasible. Lot sizes in these areas shall be larger to reflect this alternative.
5. A study should be undertaken to determine the extent of the aquifer (a large underground lake or water supply) area believed to be along the basalt ridge from Knappa to Westport, currently in forest management. Every effort should be made to utilize this supply for future growth as opposed to expanding surface water systems because of the costliness of required treatment for surface water.
6. New power transmission lines will be confined to existing easements to eliminate further scarring of the hills.

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\*Amended 83-17, dated September 30, 1983.

- \*7. Power systems which utilize solar (i.e. solar farms) and wind generated energy are well suited for the Northeast County and shall be encouraged to locate here.
- \*8. Major manufacturing operations shall be encouraged to develop their own sources of energy through waste treatment or other alternatives which utilize renewable resources.

\*Amended 83-17, dated September 30, 1983.

## COMMUNITY DEVELOPMENT

### Setting

Northeast Clatsop County is a predominantly rural area with forest lands covering most of the land. Farming occurs along the Columbia River because of the creation of the various diked tidelands. Upland farming is carried on in logged off areas and was, at one time, a common occurrence. Over the years the Knappa and Svensen areas have developed into rural residential housing. The gentle sloped topography of the alluvial terraces and sedimentary uplands along with sufficient water supply has led to this development.

The Astoria (including Tongue Point) urban growth boundary (UGB) is the western boundary of the area and has historically provided the economic base for employment. Tongue Point was once an active naval facility and then became a storage area for World War II ships. Westport on the eastern part of the County has traditionally provided employment through the logging and wood products industry.\*

U.S. Highway 30 provides the main route of transportation east and west with numerous County roads bisecting and paralleling the highway. The communities of Knappa, Svensen and Westport provide commercial services to the residents, as well as for some highway travelers.

### Assumptions

Growth for growth's sake or uncontrolled growth is seen more and more as a questionable ethic. The effects of growth on the quality of life are widely debated, and management and control of growth are seen by many as key factors of the Comprehensive Plan. The costs and benefits of uncontrolled growth has emerged as a real issue the past few years. There is a hesitancy over accommodating further developments with the consequences of greater numbers of people requiring more and more services. These concerns have been expressed at the numerous Citizen Advisory Committee meetings with a growing sentiment.

There are those, however, who also question this approach and question the implications of growth restrictions. Much of this opposition is based upon the individuals claim of private property rights above that of the common good.

We all have a stake in this community which goes beyond our own personal property lines. The day of the boundless limits of land with few people are behind us. The spread patterns of growth are reminders that we no longer have endless acres of land to build upon and unlimited resources to enjoy and consume.

Our forests, land, water, and other resources are limited in their ability to support the needs and wastes of uncontrolled growth. The land supply is static while the population will continue to grow. The result will be greater demand and need for housing, commercial, and industrial uses.

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\*Amended 93-17, dated September 30, 1983.

The following policies under this section attempt to take a positive approach to growth, not a negative one. The population of the area will continue to grow. The Northeast Community Plan will provide for an orderly and efficient transition of current land use to more intensified uses within the framework of a set of policies, standards, and regulations. The Plan will apply to all persons equally.

The Plan is based upon the best information available, desires for future livability, economical and environmental balances, and lastly, to comply with the Statewide Planning Goals and Guidelines.

Growth is not to be discouraged, but managed to minimize or avoid environmental, cultural, or economic conflicts.

OVERALL GOAL: To preserve and maintain the present overall rural quality of life now enjoyed in the Northeast.

Below are the definitions, objectives and policies for DEVELOPMENT, RURAL LANDS, RURAL AGRICULTURAL LANDS\*, CONSERVATION FOREST LANDS\*, CONSERVATION OTHER RESOURCES\*, and NATURAL areas:

#### DEVELOPMENT

Areas designated DEVELOPMENT are areas 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.

Areas within Urban Growth Boundaries and Rural Service Areas are included in this designation. Lands within an Urban Growth Boundary are those determined to be necessary and suitable for future urban growth. The Urban Growth Boundary for the Northeast area is around Astoria and Tongue Point. This boundary provides for the economic and efficient extension of public facilities and services, to maximize energy savings, and to assure buffers occur between urban development and forest and other rural uses. Buffers may be open space or a decrease in housing density. The Urban Growth Boundary is a projection of available city services to the year 2000.\*

Astoria's Urban Growth Boundary encompasses Tongue Point and the MARAD Basin. The City has identified the need for additional land to accommodate industrial development. Policies for the Astoria Urban Growth Boundary are contained in the Astoria UGB Comprehensive Plan.\*

A Rural Service Area is an unincorporated area located some distance away from a city and contains residential densities similar to those found in cities. The size of Rural Service Areas is based upon many factors, some of which are: population projections, capacity of public facilities and proximity to a city. There is no Rural Service Area in the Northeast area.\*

\*Amended 83-17, dated September 30, 1983.

The community of Westport has historically had fairly dense housing and has been a small commercial center for the residents and highway travelers. Poor soils, failing septic tanks, and raw sewage outfalls have contributed to the halt of any development in the area for years. A sewer district was formed to correct the situation and later dissolved. An RSA designation will be appropriate for Westport when the community agrees on where sewers are necessary.\*

Predominant Uses:

1. Medium to high density single family houses (less than 1 acre).
2. Multi-family housing (apartment, mobile home parks).
3. Offices, commercial facilities.
4. Industrial facilities (light/heavy).

Rural Service Area Policies :\*

1. The minimum building site in Rural Service Area shall be 7,500 square feet in sewered areas and 15,000 square feet before sewered.
2. Changes in the Rural Service Area boundary shall be done only after the following factors are considered:
  - a. there is demonstrated need to accommodate long range urban population growth requirements;
  - b. there is need for housing, employment opportunities, and livability;
  - c. the change could provide an orderly and economic extension of public facilities and services;
  - d. the change would allow for efficient land use and utility patterns within and on the fringe of the existing urban area;
  - e. the environmental, energy, economic, and social consequences.
3. The existing commercial zone in Westport should be reduced to a size that is more appropriate for the community.

RURAL LANDS AND RURAL AGRICULTURAL LANDS\*

RURAL LANDS. Rural Lands are those lands which are outside the urban growth boundary 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 are those which, due to their value for aquaculture, low density residential uses, high intensity recreational uses, and non-renewable mineral and non-mineral resource uses should be protected from conversion to more intensive uses. Rural subdivisions, major and minor

\*Amended 83-17, dated September 30, 1983.

partitions, and other uses served by few public services which satisfy a need that cannot be accommodated in urbanizable areas are also likely to occur within this designation.\*

Most Rural Lands designations in this Plan area contain old town plats and fragmented land ownerships. These areas may require vacation and replatting or utilization of a Planned Development to protect the natural resources of the area. This designation fulfills the recreational tourist demand for housing which has been characteristic of Clatsop County's Northeast area.\*

**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.\*\*  
**Predominant Uses:\***

1. Farm Use. (See Agricultural Lands Background Report and County-wide Element)
2. Low density residential (1 acre or more).
3. Commercial (gas station, grocery store).
4. High intensity recreation (i.e. golf course).

**Objectives:\***

1. To retain rural areas as sparse settlement, small farms or acreage homesites with hardly any public services.
2. To protect agricultural land. See Agricultural Lands Background Report and County-wide Element.

**RURAL LAND POLICIES:\***

1. Generally the minimum parcel size for building sites shall be one acre, where adequate public facilities are available. Clustering will allow smaller lot sizes, depending on septic tank approval. The overall density, however, will be 1 acre/dwelling unit.
2. The conversion of lands adjacent to forest land which are "built upon or are irrevocably committed" to a higher density by rezoning shall be encouraged at Plan updates if it is determined that more land is needed for housing than was anticipated at the time of adoption of the Northeast Plan, and public facilities are adequate to serve higher densities. Conversion of these lands to higher densities should occur before conversion of resource lands (EFU, Forest) to housing.

\*Amended 83-17, dated September 30, 1983.

\*\*Amended 84-9, dated May 23, 1984.

3. New commercial zones shall only be considered if of a neighborhood type or if concentrated in and adjacent to existing, well-established business areas, in order to increase the patronage and vitality of these areas and to avoid undue dispersal of new commercial activities.
4. When considering new commercial buildings or when existing commercial uses are considering expansion, the following standards shall be required in addition to those polices addressed in the Transportation Section:
  - a. Adequate off-street parking shall be provided.
  - b. A buffer or landscape planting area shall be provided when abutting residential zones.
  - c. Signs shall be limited. Signs which advertise national brands of products or similar advertisements which are not promoting the primary item for sale on the premises shall be discouraged.

#### CONSERVATION FOREST LANDS AND CONSERVATION OTHER RESOURCES\*

##### CONSERVATION FOREST LANDS AND CONSERVATION OTHER RESOURCES.

Conservation areas provide important resource or ecosystem support functions but because of their value for low-intensity recreation or because of their unsuitability for development (e.g. hazard areas) should be designated for 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.

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.\*\*

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.

##### Predominant Uses:

1. Forestry/Forest Processing (See Forest Lands Background Report and County-wide Element.)
2. Small woodlots (See Forest Lands Background Report and county-wide Element.)

\*Amended 83-17, dated September 30, 1983.

\*\*Amended 84-9, dated May 23, 1984.

3. Parks and Scenic areas (See Open Space Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements.)
4. Community watersheds (See Open Space Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements.)

Objectives:

1. To conserve and protect natural, scenic, historic, and cultural resources.
2. To develop for uses which do not substantially degrade the existing character or interrupt the flow of natural resource use of recreational benefits.
3. To protect life and property in hazardous areas.

FOREST LAND POLICIES:\*

1. Forest lands shall be conserved for forest uses.
2. Forest Lands shall be designated Conservation-Forest in the County's Comprehensive Plan. When considering a zone change to a forest zone, the Planning Commission or other reviewing body shall review the proposal against the acreage, management, and other approval criteria in County-wide Forest Lands Policies #19, #20 and #21.\*\*

Other policies pertaining to CONSERVATION FOREST LANDS areas are located in the Forestry Background Report and County-wide Element.

CONSERVATION OTHER RESOURCES POLICY:\*

1. The County shall encourage the identification, conservation, and protection of watersheds, fish and wildlife habitats, and areas of historical, cultural, and/or scientific importance. Forestry, recreational, and associated activities may be reviewed and restricted when such activities are found to be in conflict with the conservation and protection of such areas.

NATURAL

A NATURAL area is defined as land and/or water units in which natural processes exist relatively undisturbed or can be restored to a nearly natural state. Natural areas include:

1. Native terrestrial, freshwater or marine ecosystems, e.g. a salt marsh or stand of old growth forest.
2. Areas containing significant biological, geologic, hydrologic, paleontologic, archeologic or scenic features; e.g., a single fossil bed or waterfall.

\*Amended 83-17, dated September 30, 1983.

\*\*Amended 84-9, dated May 23, 1984.

3. Areas particularly valuable for plants and wildlife:
  - a. as habitat for rare, endangered, endemic or otherwise unique species;
  - b. as exceptionally productive or diverse habitat;
  - c. as vanishing habitat;
  - d. as habitat crucial to a stage in a species' lifestyle, e.g., spawning grounds, or wetlands long flyways.

Natural areas are important to the community as a whole, for they offer a unique aesthetic and educational experience; i.e., the opportunity to view, study and explore the array of natural elements witnessed by the early explorers of our region. They serve as the natural heritage to be passed on to future generations.

Natural areas come in a wide variety of sizes, types, ownerships, and protection priorities. They can be protected through a variety of preservation techniques from advising landowners of the natural area values on their land and securing their cooperation, to land acquisition and legal dedication. Most techniques involve a forfeiting of rights to destroy the natural quality of the land. Since the sale value and potential use of the land is altered, taxes are usually diminished.

Predominant Use:

1. Open space.
2. Scientific study.
3. Low intensity recreation (trails, nature observation).
4. Wildlife habitat.

Objectives:

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

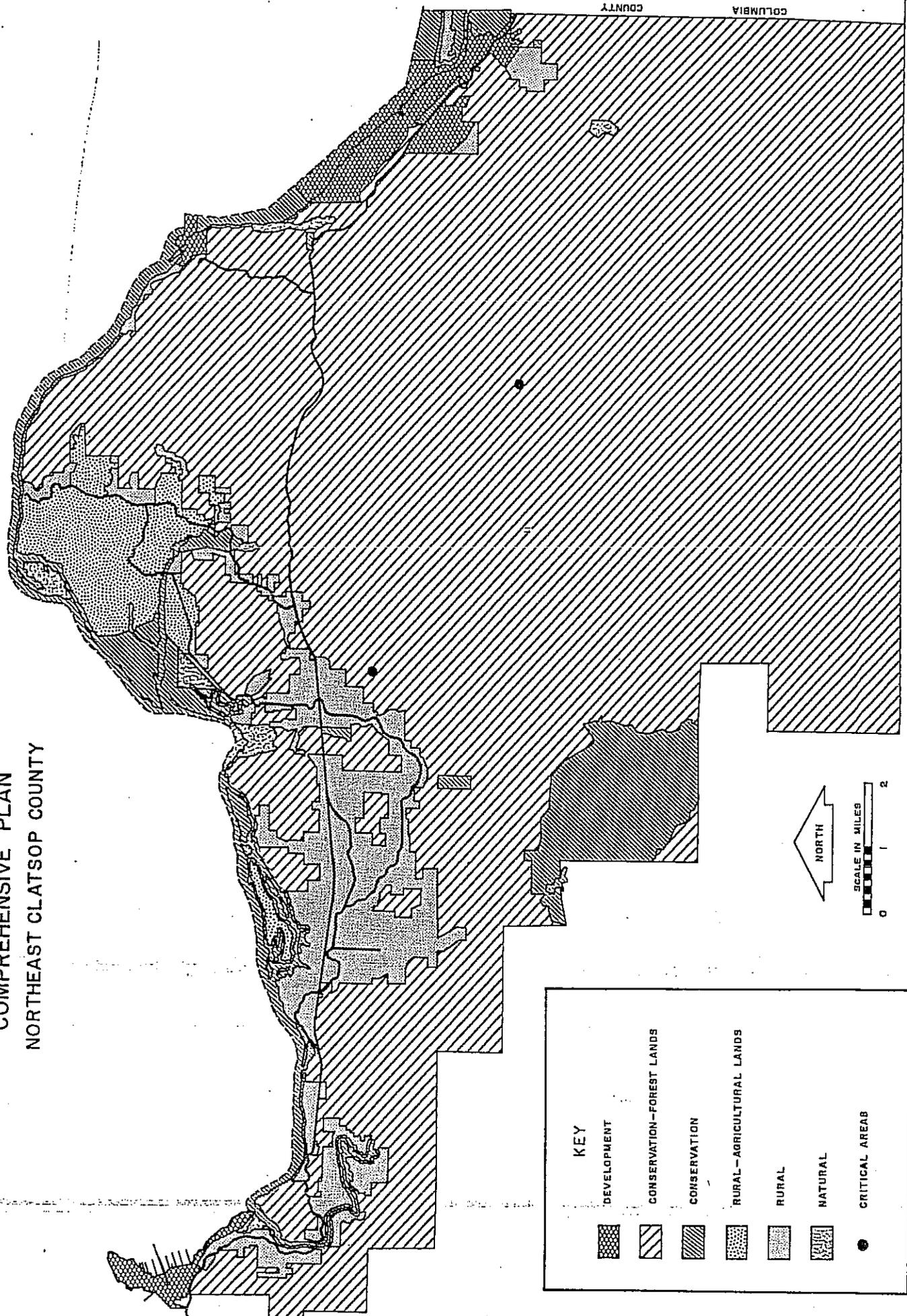
POLICIES:\*

1. The Ghat Creek marsh, Big Creek spruce swamp, Plympton Creek waterfalls, Bradwood Cliffs, and important marshes along the Columbia River, shall be protected from alteration.
2. Landowners shall be encouraged to dedicate isolated natural features (landmarks) such as big trees, waterfalls, etc.

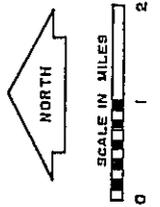
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\*Amended 83-17, dated September 30, 1983.

Map  
**COMPREHENSIVE PLAN**  
**NORTHEAST CLATSOP COUNTY**

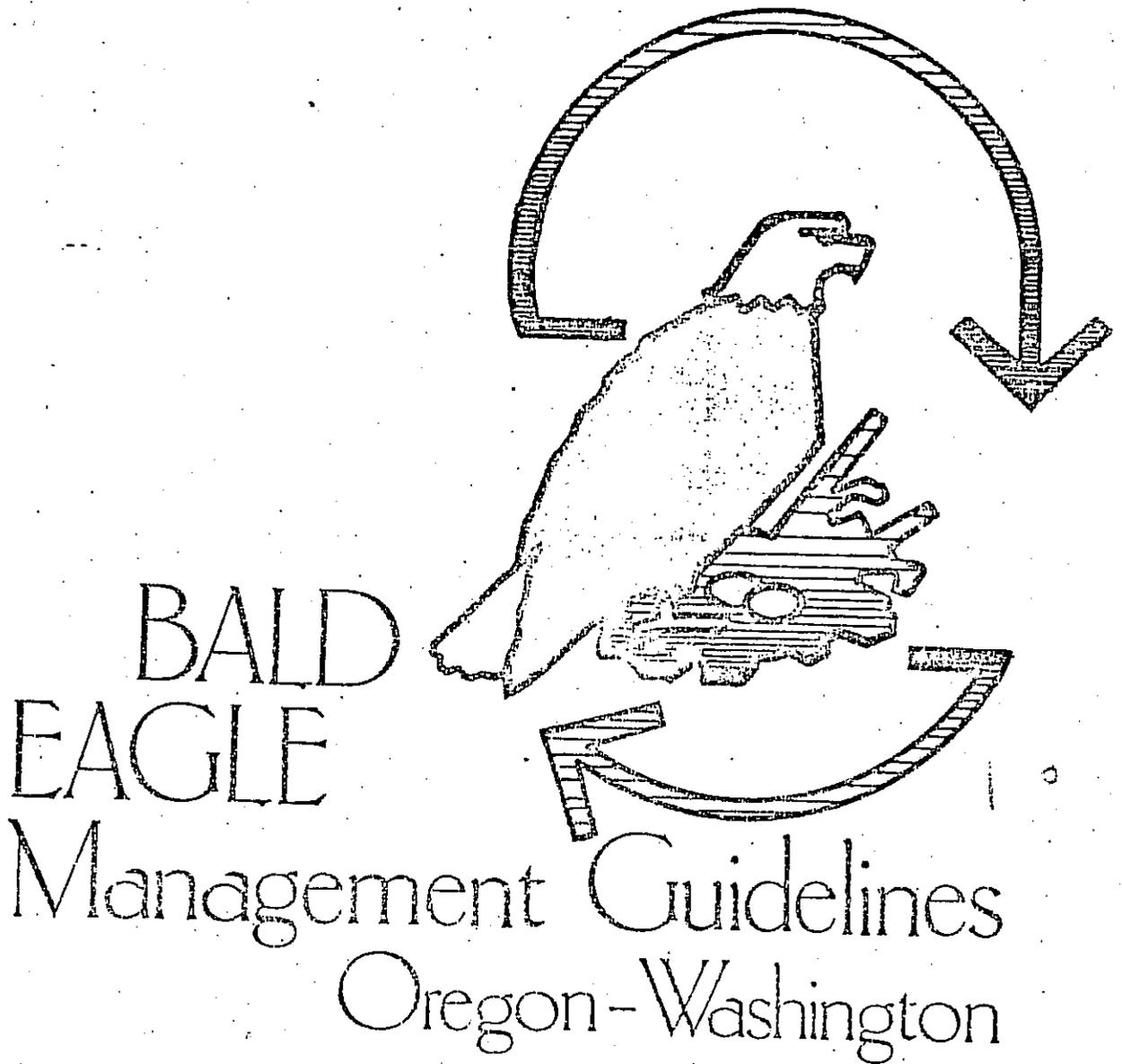


KEY	
	DEVELOPMENT
	CONSERVATION-FOREST LANDS
	CONSERVATION
	RURAL-AGRICULTURAL LANDS
	RURAL
	NATURAL
	CRITICAL AREA



WT. 30  
 VICTORIA

COLUMBIA COUNTY



# BALD EAGLE MANAGEMENT GUIDELINES

## Oregon - Washington

GENERAL: The purpose of these guidelines is to maintain the environmental conditions that are required for the survival of bald eagles in the Pacific Northwest. The emphasis will be on preventing human disturbance to eagles, particularly during the nesting season. The ultimate objective is to preserve at least present populations of eagles in Oregon and Washington.

Thus, certain human activities which are likely to disturb eagles are specified in the following sections as recommended restrictions. Although these guidelines are based on available ecological information, one cannot predict with certainty the effects of a given amount of disturbance on a particular pair of eagles. Therefore, even strict adherence to these guidelines does not guarantee continued eagle use of an area. Whoever makes specific land use decisions will need to take into consideration variations in topography and the behavior of individual eagles, so that these general management guidelines can be tailored to suit local conditions.

For management purposes, the following guidelines are divided into sections on Nesting, Feeding and Roosting. Except as otherwise noted, the guidelines apply to both public and private lands.

1. NESTING. Bald eagles often use alternate nests in different years. The following guidelines apply equally to all nests used by any particular pair of eagles, even though a nest may not have been used for raising young for one or more years. These guidelines would apply also to any tree-nesting golden eagles in the forested parts of Oregon and Washington.

Eagle-nesting territories are here divided into primary and secondary management zones, within each of which certain human activities have been found to disturb the nesting process. Such disturbance is defined by the restrictions recommended for each zone.

a. Primary Zone: This is the most critical area immediately around the nest.

(1) Size: Except under unusual circumstances (e.g., where a particular pair of eagles is known to be tolerant of closer human activity), the boundary of the primary zone shall not be less than 330' (5 chains) from the nest. The size should be adjusted by the actual use of the area around the nest tree, to include frequently used perch trees. Where isolated groups of trees are likely to blow down, the primary zone should not be less than 20 acres, and the opinion of a qualified forester should be obtained in order to take measures to minimize that likelihood.

(2) Recommended Restrictions:

(a) The following human activities are likely to cause disturbance to eagles and, therefore, should not occur within the primary nesting zone at any time:

1. Major land uses such as logging; the development of new commercial and industrial sites; the building of new homes; road and other construction; and mining.
2. Use of chemicals toxic to eagles. These include DDT, other persistent organochlorine pesticides, PCB, mercury, lead, and dioxin-containing compounds (e.g. 2,4,5-T).

(b) In addition, certain human activities are likely to disturb eagles during the critical period. The critical period is the time between the arrival of adults at the nest site and three weeks after the fledging of any young. In the Cascade Mountains, the critical period will usually fall between March 1 and August 15; in the valleys and along the coast, between February 1 and July 31; and in the Klamath Basin, between January 1 and July 31. During the first twelve weeks of the critical period, eagles are most vulnerable to disturbance.

The following human activities, therefore, should be restricted during the critical period:

1. Human entry into the primary nesting zone.
2. Low level aircraft operations, i.e., within 1,000 feet of a nest for helicopters and 500 feet for fixed-winged aircraft.

However, if a pair of eagles chooses to establish a new nest in an area already receiving human use, the human activities occurring at that time can continue, except the use of toxic chemicals. Any expanded human activity should be avoided.

(3) Additional Management Recommendations:

- (a) On public land, close land and water access to nest. Post the boundary only if necessary to reduce travel near the nest. Signs should not mention eagles or eagle nesting.
- (b) On private land, the landowner might voluntarily agree to protect the primary zone; or, if the integrity of the zone cannot be otherwise preserved, the area should be acquired in fee; by easement, or by exchange--by either a private or public conservation agency. Easements should be for ten years and be renewable.

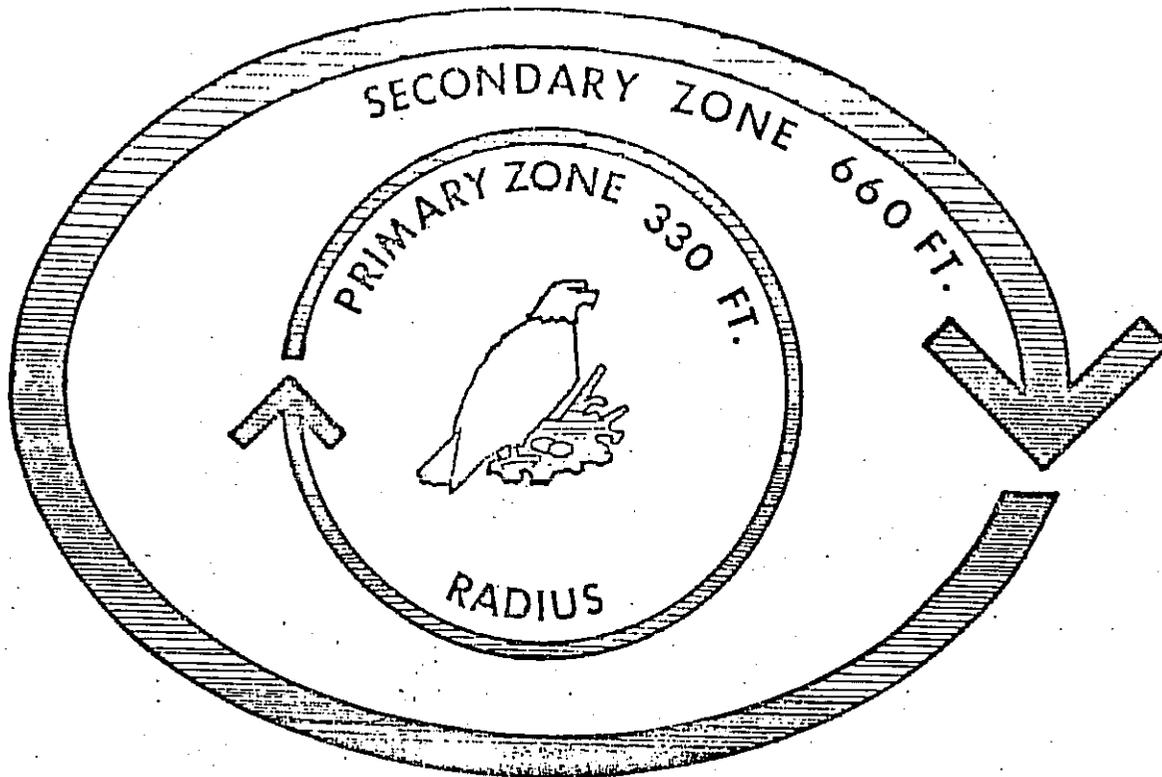
b. Secondary (Buffer) Zone: The purpose of this zone is to further minimize disturbance.

- (1) Size: The size of the secondary zone will be determined by local topography and resulting visibility from the nest. It shall lie outside the primary zone and be approximately circular, with a minimum boundary of 660' (10 chains) from the nest. If disturbance would be clearly visible from the nest in a particular direction, the secondary zone should extend ¼-mile (20 chains) in that direction.

(2) Recommended Restrictions:

- (a) Certain human activities of a permanent nature are likely to disturb eagles, and they should not, therefore, occur within the secondary zone at any time. These include the development of new commercial and industrial sites, the building of new homes, the building of new roads and trails facilitating access to the nest, and the use of chemicals toxic to eagles (see above).
- (b) Certain human activities have time-limited effects but are likely to disturb eagles when eagles are nesting. Therefore, human entry into the secondary zone should be avoided during the critical period. Examples of this kind of disturbance are logging (including selective cutting), mining, low level aircraft operations, use of firearms, camping, and picnicking. Occasional and limited human intrusion, such as solitary hiking, bird watching, and fishing, will not be disturbing in most cases.

If a pair of eagles chooses to establish a new nest in an area already receiving human use, the human activities occurring at that time can continue, except the use of toxic chemicals. Any expanded human activity should be avoided.



(3) Additional Management Recommendations:

- (a) On public land, close land and water access to nest. Post boundary only if necessary to reduce travel near the nest. Signs should not mention eagles or eagle nesting.
- (b) On private land, the owner might voluntarily agree to protect the secondary zone; or if the integrity of the zone cannot be otherwise preserved, it should be acquired by easement or by exchange, by either a private or public conservation agency. Easements should be for ten years and be renewable.

c. Potential Nest Sites: A small but significant percentage of a bald eagle population nests in new habitat every year. Therefore, to satisfy the future nesting needs of bald eagles, it is essential to preserve suitable habitat in addition to that which is being presently used. Therefore, the following guidelines are recommended:

- (1) In potential or traditional eagle nesting habitat, where no nest now exists, for every 320 acres less than  $\frac{1}{4}$ -mile from a river, lake larger than 40 acres, or tidewater, leave 4 to 6 over-mature trees in the stand with an open view of and clear flight path to the water, in an area free of human disturbance. These should be the largest trees in the stand and preferably have dead or broken tops. In addition, 4 to 6 mature (80-year old) trees should be left to provide nesting sites over the long-term (50 to 100 years).
- (2) Old Nests: Since eagles have been known to reoccupy a nest unused for several years, do not remove old nest trees, even though they have been seemingly abandoned. Trees in the surrounding primary zone should also be protected until the nest is destroyed by the elements.

2. FLEEDING. The objective of this section is to allow eagles access to and use of feeding areas by instituting measures to eliminate or minimize human disturbances which prevent eagles from using such feeding areas. The following measures should be instituted by public land-managing agencies and are recommended for use on private lands:

- a. Eliminate the use of chemicals toxic to eagles in the watersheds of lakes and rivers where eagles feed. These include DDT and other persistent organochlorine pesticides, PCB, mercury, lead, and dioxin-containing compounds (e.g., 2,4,5-T).
- b. Prohibit clear-cut logging within 200' of the shoreline of such feeding waters.
- c. Discourage the construction of buildings within ½-mile of the shoreline of feeding waters.
- d. Maintain, restore if necessary, or manage fish populations or other primary food supplies to sustain eagles.
- e. Limit fishing, recreational boating, water-skiing, and other human disturbance if adversely affecting eagle use of the feeding water.
- f. Along rivers where water flow is controllable, maintain flow rates which will not cause the loss of shoreline roost or perch trees through shoreline erosion.

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3. ROOSTING.

- a. Within ½-mile (20 chains) of existing nests, outside the primary and secondary zones, save 3 to 5 old-growth trees for potential roost and perch trees during the breeding season.
- b. Any winter eagle roosting concentration should be brought to the attention of the landowner or land-managing agency, the U.S. Fish and Wildlife Service or State Wildlife Department, so that a public or private conservation agency can preserve the roost, by purchase, easement, or land exchange if necessary, subject to the availability of funds. There should be no logging within a communal roosting area. There should be no other human activity during the period of eagle use until specific management recommendations have been made.
- c. Along rivers where water flow is controllable, maintain flow rates which will not cause the loss of shoreline roost or perch trees through shoreline erosion.

LEGAL CONSIDERATIONS: The preceding guidelines are advisory. The law on this subject is set forth in the Act for the "Protection of Bald and Golden Eagles" (16 USC 668-669d) and the regulations that have been derived therefrom (Title 50, Code of Federal Regulations). The Act states in part that no person "shall take...any bald eagle...or any golden eagle, alive or dead, or any part, nest, or egg thereof..." (16 USC 668). The Act further states that "'take' includes also pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb..." (16 USC 668c). Whoever violates any part of the Act could, under certain conditions, be fined up to \$10,000 and imprisoned for two years.

Compliance with or disregard for these guidelines does not, of itself, show compliance with or violation of the Act or derived regulations. It is advisable that Law Enforcement, U.S. Fish and Wildlife Service, Portland, Oregon be contacted if there is any question about an activity to be conducted in the vicinity of an eagle nest, or the nest of any other large bird. The mailing address is: Lloyd 500 Bldg., 500 NE Multnomah Street, Portland, OR 97232; telephone - A/C 503-231-6125.

These guidelines are based on information derived from published and ongoing research. Sources of information are available on request.



UNITED STATES DEPARTMENT OF THE INTERIOR  
FISH AND WILDLIFE SERVICE

Third Printing: 5/79

## Appendix B

Also see Open Space, Scenic and Historic Areas and Natural Resources Background Report and County-wide Element.\*\*

Under Goal 5 there is a conflict of uses in this area. This additional evidence to support this designation was received by Clatsop County and supports the following:\*\*

### I. Consequences.

#### A. Economic Consequences

1. With excellent accessibility to the main navigational channel of the Columbia River, the large vacant areas owned by Crown Zellerbach and Warrenton Lumber Company have excellent potential for water dependent industrial development.
2. Both firms contemplate the development of extensive wood processing facilities in this area. Crown Zellerbach owns approximately 500,000 acres of surrounding timber land. Warrenton Lumber Company is in the position of purchase, process, and ship large amounts of second growth timber from the Tillamook burn and from other sources in the next ten to fifteen years.
3. Large quantities of sand must be removed from the Westport bar shoal each year in order to maintain required depths. The availability of this excellent fill material coincides with the needs of Warrenton Lumber Company to prepare their land for development. Substantial amounts of materials have already been deposited.
4. The area along the Columbia River and Westport Slough designated Development is served by excellent transportation. The Burlington-Northern main line is on the south. Westport Slough, a Corps of Engineers designated (although not presently authorized -- see Letter Item No. 1, hereinafter called "Letter Item 1") project is on the north. Placing this area in a designation other than Development would prevent use of this special area.\*\*
5. The 1975 Lower Columbia River Ports Region Study shows that out of 95 miles of river front along the Columbia to Rivergate, only six miles of sites are reasonable for maritime or Port related development activities\* and this site is one of those. (See January 31, 1978, Clatsop Economic Development Committee letter, Letter Item No. 2).

\*Amended 80-12, dated September 30, 1980.

\*\*Amended 83-17, dated September 30, 1983.

6. The Bauter Report (Timber for Oregon's Tomorrow, January 1976, OSU Forest Research Laboratory Research Bulletin No. 19) shows that the area of Northwestern Oregon will have a significant increase in timber production through the year 2000 while production in the rest of the state tends to decline. Much of this timber will come from the Tillamook bulrn lands which are starting to produce again. (July 5, 1979 letter from Governor Victor Atiyeh, Letter Item No. 3). Mill sites of significant size with water, rail and highway access are necessary to handle production. This is one of the few sites on the river available for such use.
7. Warrenton Lumber Company has submitted a site planning study and transmittal letter dated June 3, 1974 (Letter Item No. 4) showing in general how its land will be used and has indicated that there will be up to 150 people employed if the site is used for lumber production.
8. The final environmental impact statement of July, 1975, prepared by the Corps of Engineers for the Columbia and Lower Willamette Rivers maintenance and completion of 40' navigation channel downstream of Vancouver, Washington and Portland, Oregon shows:
  - a. In the Wauna-Lower Westport area, River Mile 40.5 to River Mile 45, dredging is required in isolated spots to maintain the authorized navigation channel dimensions. p. 4-17.
  - b. The Westport bar was to produce an estimated 300,000 cu. yds. of dredge spoils in 1975 (Table 5); and the total average annual amount of dredging in four of the five calendar years 1970-74 was 510,000 cu.yds. (Table 3).
  - c. The upland site, 0-42.9 (the Crown Zellerbach site) is near capacity and will be expanded into area 0-43.0 (the Warrenton Lumber Company site) as the latter is cleared of merchantable trees. p. 1-6.

The conclusion is that the Warrenton Lumber Company site is necessary for the disposal of dredge spoil in order to maintain the 40' channel in this reach of the river. Without the channel the Ports of Longview, St. Helens, Portland and Vancouver will be economically destroyed.

9. By letter dated July 26, 1979, A.J. Heineman, Chief of the Navigation Division for the Portland District of the Corps of Engineers, indicated that the Warrenton Lumber Company site, 0-43.0, would be a potential disposal site for Corps dredging operations through 1983 (Letter Item No. 5).

10. The State Department of Economic Development in a letter dated June 21, 1979, has indicated a clear need for filling of the entire Warrenton Lumber Company site without restriction (Letter Item No. 6).
11. There may be some minor impact on the trapping industry from the development. However, because the significant tributaries of the entire Warrenton Lumber Company site without restriction (Letter Item No. 6).

B. Environmental Consequences.

1. A portion of the site is minor wetlands and these wetlands will be lots (Minutes of CREST Conflict Resolution Meeting, June 5, 1979, Letter Item No. 7). It is not part of the 11,457 acres of major marshes of the Columbia River Estuary (see CREST Inventory, June 1977, Table 302-1 and Figure 302-1).
2. The site is part of a larger system (id.). Warrenton Lumber Company and Crown Zellerbach have agreed to CONSERVATION OTHER RESOURCES designations in the area between the railroad tracks and the highway and covering much of Driscoll Slough and providing protection for that natural system.\*
3. While the area is valuable habitat, it is not considered critical. White-tailed deer habitat (CREST staff notes of U.S. F&W at Eastern Clatsop Unit meeting, May 30, 1978, Letter Item No. 8).
4. Other policies in this plan provide for buffers along Westport Slough to give stream banks and habitat protection.

C. Social Consequences.

1. At present, the only employer in the area is Crown Zellerbach. Assuring that the site is available for modern industrial facilities such as the mill and accompanying facilities will provide more employment for the local residents. Warrenton Lumber Company estimates approximately 150 employees if a mill is developed in this area.
2. Because most employees will be local, it is not anticipated there will be significant impact on schools at Westport.
3. Construction of additional industrial facilities should accelerate the installation of a community sewerage facility at Westport which will improve the entire community.
4. The social consequences of loss of the marsh will be that there will be some impact on people arising out of their knowledge of loss of habitat, but such loss is minimal because the area is not used by humans other than possibly some hunters or trappers.

\*Amended 83-17, dated September 30, 1983.

D. Energy Consequences.

1. The character rate for a 27,000 ton vessel carrying logs and traveling from Clatsop County ports to ports in the Orient have increased from approximately \$450,000 per voyage in 1978 to \$810,000 per voyage this year. The reason is the cost of energy. No relief in this cost is seen. Increasingly, there will be a shift from logs to lumber because of shipping costs. The location of Westport's site is prime for short hauls from the woods to the millsite dock, and for loading of vessels for the destinations in the Orient.
2. There will be some loss of energy in the form of less detrital production in the swampy areas during the summer. Because of the large amount of swamping area between the highway and the railroad tracks, the loss from this one site will be minimal.

II. Programs to Achieve the Goal.

- \* The main program to protect the natural resource of the wetlands is the designation of a significant portion of the land owned by both Crown Zellerbach and Warrenton Lumber Company in the Driscoll Slough area as CONSERVATION OTHER RESOURCES and NATURAL.\*\*

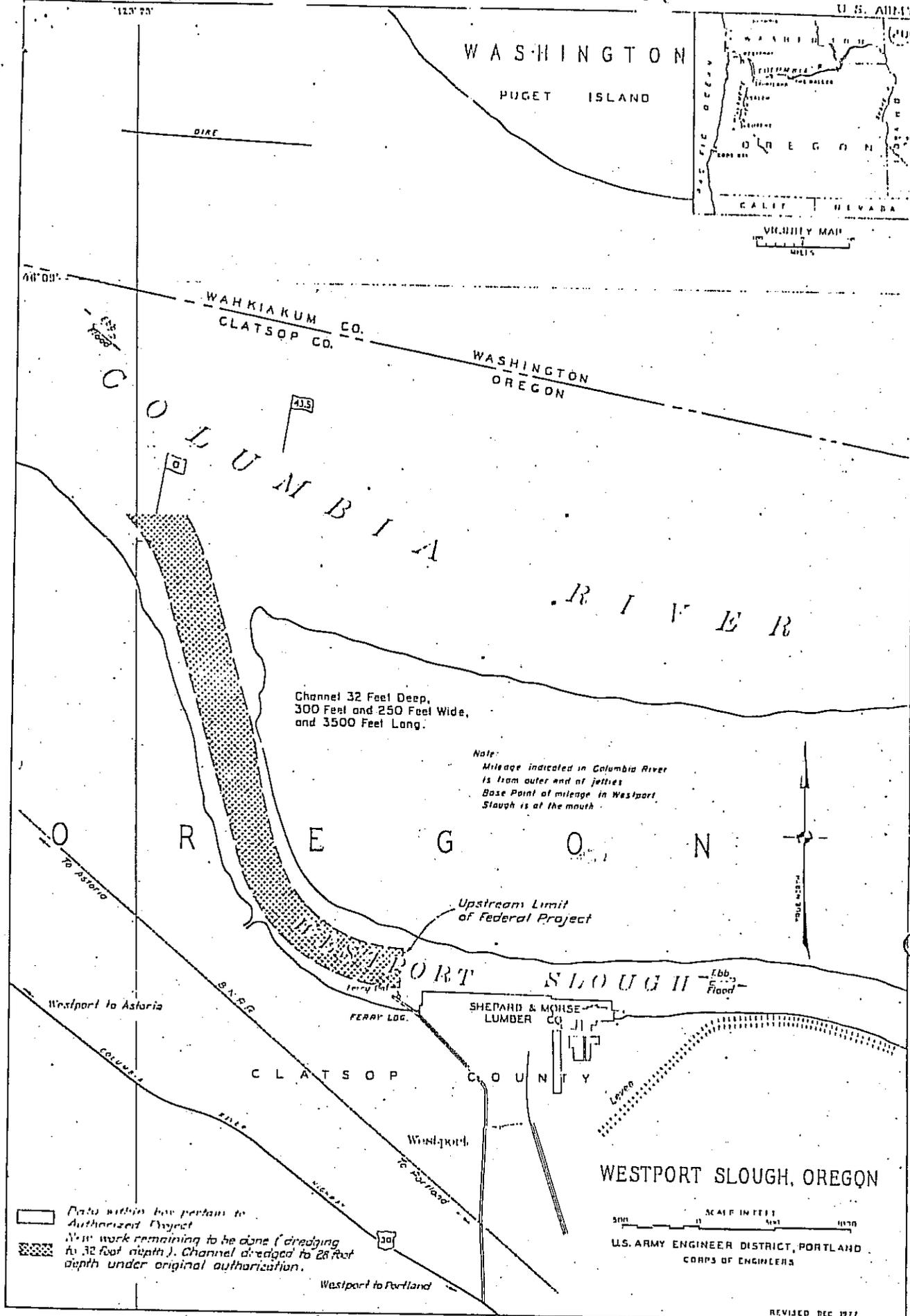
\*Amended 80-12, dated September 30, 1980.

\*\*Amended 83-17, dated September 30, 1983.

EXHIBIT B

ATTACHMENTS

<u>Letter Item No.</u>	<u>Subject</u>
1.	Corps of Engineers Designation for Westport Slough
2.	January 31, 1978 Clatsop County Economic Development Committee letter
3.	July 5, 1979, letter from Governor Victor Atiyeh
4.	Warrenton Lumber Company Site Planning Study and letter of June 1, 1979, to Mr. Nikula
5.	July 26, 1979, letter from A. J. Heineman of the Corps of Engineers
6.	June 21, 1979 letter from State Dept. of Economic Development
7.	Minutes of CREST Conflict Resolution meeting of June 5. 1979
8.	CREST staff notes of U.S. Fish & Wildlife at Eastern Clatsop Unit meeting May 30, 1978



WESTPORT SLOUGH, OREGON

U.S. ARMY ENGINEER DISTRICT, PORTLAND  
CORPS OF ENGINEERS

20. WESTPORT SLOUGH, OREGON

CONDITION OF IMPROVEMENT 30 SEPTEMBER 1977

EXISTING PROJECT: As originally authorized by the River and Harbor Act of 26 August 1937, the project provided for a channel 28 feet deep, 200 feet wide and about 3,500 feet long, extending from the entrance in the Columbia River, upstream to the ferry dolphin just below the lumber dock at Westport. The River and Harbor Act of May 1950 modified the project to provide for a channel 32 feet deep, with a width of 250 feet in the upper 1,800 feet and 300 feet in the downstream portion.

RANGE OF TIDE: 5 feet at low water stage.

DATUM PLANE: All depths refer to Columbia River datum.

PROGRESS: The originally authorized project consisting of a channel 28 feet deep and 200 feet wide was completed in 1939 at a cost of \$16,276. No work has been done on the 32-foot channel which was authorized by the River and Harbor Act of 1950, as a modification of the project. Project officially deauthorized on 5 April 1977.

CONTROLLING DEPTH: 17 feet in the 200-foot channel (October 1971).

MAINTENANCE: Condition survey made in October 1971.

CLATSOP ECONOMIC DEVELOPMENT COMMITTEE  
P.O. Box 569  
Astoria, Oregon 97103

January 31, 1978

Department of the Army  
Portland District Corps of Engineers  
P.O. Box 2946  
Portland, Oregon 97208

Attention: A.J. Heineman, Chief, Navigation Division

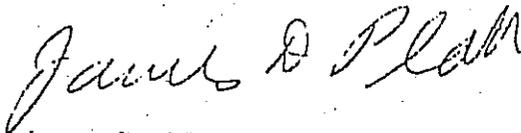
Gentlemen:

The Clatsop County Economic Development Committee is familiar with the request of Dant and Russell (Warrenton Lumber Company) to make available its Westport, Oregon industrial tract as a disposal site for dredged materials. This site has previously been used and, we believe, it has a Corps designation of Area O-43.0.

This is one of very few available deepwater properties of any size on the Lower Columbia available for industrial development and presently designated for industrial use in the county's comprehensive plan. The need for such sites is great.

Since there are no environmental problems, the Committee supports Dant and Russell's request to use its property as a disposal site for dredged materials.

Sincerely yours,

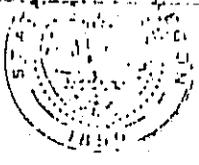


James D. Platt, Chairman  
Clatsop Economic Development Committee

JDP:msf

cc: E.R. Baldwin

2 1975



Dir		
MRS I		
MRS II		
LRS		
EDC		

BOARD OF COMMISSIONERS

RECEIVED  
JUL 05 1979

CREST

OFFICE OF THE GOVERNOR  
STATE CAPITOL  
SALEM, OREGON 97310

Seth

July 5, 1979

Mr. Orvo Nikula, Chairman  
Columbia River Estuary Study Task Force  
Post Office Building, Room 202  
P.O. Box 175  
Astoria, OR 97103

Dear Mr. Nikula:

The Department of Economic Development is concerned and has been actively involved in assessing the potential for maritime development of the Lower Columbia. The Department completed, in 1975, the Lower Columbia River Ports Region Study. That study indicated that only six miles of the 95 miles from the mouth of the Columbia to Rivergate is suitable for prime maritime and industrial development.

The full participation of the private sector is extremely important to the planned development of this limited resource.

Firms interested in and committed to enhancing the economic future of the Lower Columbia River should be encouraged and assisted in their efforts to work within the planning system to provide for future expansion and development.

Such is the case with Warrenton Lumber Company. This company owns property in the CREST planning area. A portion of the property is along the southerly shore of Westport Slough at its confluence with the Columbia River at mile 43. While this area is not within the ambit of the Estuarine Resources or Shorelands goals, other LCDC goals apply. A portion of the land owned by the company is 70 acres in size and located to the north of the railroad tracks but south of the water; this area contains five to ten acres which could be deemed wetlands. CREST has designated this land as Especially Suited for Water Dependent Development (ESWD), and I understand that this is satisfactory to the company.

However, CRIST is also developing a Dredged Material Disposal Plan. The plan shows the company's site as suitable for dredge spoil disposal. The text of the plan as presently drafted contains language that could be interpreted as not allowing the placement of dredge spoil on the potential wetland areas. In an attempt to protect natural values, the company has agreed to a conservation designation on a large portion of its land lying between the Columbia River Highway and the Burlington Northern tracks in this area. There is some objection to development of the area north of the railroad tracks because of an expressed need for more information about this area.

In an attempt to meet some of these concerns, the company has hired the engineering firm of Seton, Johnson & Odell, Inc., to develop a Site Planning Study and Filling Plan for this area. It is the company's position, and I concur, that these documents, coupled with the fact that Westport Slough in the past has been an authorized navigation project within the Corps of Engineers framework, justify use of whatever dredge spoil is available for filling the entire area without restriction. Filling of the site is needed in order to have it ready as timber from the Tillamook Burn reaches commercial size and becomes available for harvest.

Notwithstanding this strong statement of need, and the lack of other sites for this kind of water dependent development, opposition has developed on the grounds that Goal 5 requires protection of wetlands. It is clear that conflicting uses for the lands in this area have been identified. Under Goal 5, the following statement is found:

"Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal."

The best interests of the environment and economy of the state would require that a determination be made as to the consequences of these conflicting uses, and that programs be developed that will achieve this goal.

Finally, the economic policy of the State of Oregon, as defined in ORS 184.003(c), states:

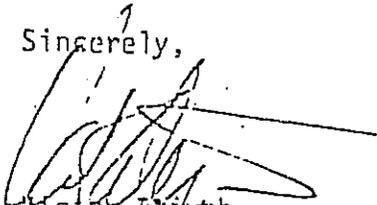
"A great imbalance presently exists in the degree of economic health between the state's metropolitan areas and the state's rural communities and balanced development opportunities must be made available to rural areas to bring about the geographical distribution of business and industry necessary to a healthy economy and environment for all Oregonians."

Companies such as Warrenton Lumber Co., Inc., are significant factors in the implementation of this policy, and as such should be given every reasonable consideration, within the planning process, in their efforts to enhance local economic conditions.

July 5, 1979

Your cooperation in this matter would be most sincerely appreciated and will materially assist in the maintenance and development of balanced economic development in the Clatsop County area.

Sincerely,



Victor Atiyeh  
Governor

VA:sy

BLACK, HELTERLINE, BECK & RAPPLEYEA

ATTORNEYS

THE BARRON LAW OFFICE BUILDING  
PORTLAND, OREGON 97205

TABLE ADDRESS, BEAR AIR  
TELEPHONE  
503/254-5500

- HARVEY N. BLACK
- JOHN P. ANDERSON
- ROBERT M. HELTERLINE
- BORDEN F. BECK, JR.
- GUY J. RAPPLEYEA
- CHARLES J. STRADON
- GEORGE C. SPENCER
- RICHARD N. HOSKIE
- STEVEN D. HILL
- JAMES E. PEIENSEN
- ALBERT J. BANNON
- RONALD T. ADAMS
- DAVID P. HAY
- STEVEN E. WYNN
- LAILA E. AARNAS

June 2, 1979

Honorable Orvo Nikula, Chairman  
Clatsop County Board of Commissioners  
749 Commercial  
Astoria, Oregon 97103

Reference: CREST--Dredged Material Disposal Plan  
for East Clatsop County--Warrenton  
Lumber Company Property at Westport

Dear Mr. Nikula:

Concerning the conflict resolution meeting CREST is planning on June 5, 1979, about the East Clatsop County portion of the CREST plan, Ted Belvingham suggested that I talk to you regarding Warrenton Lumber Company's plans for its property, and how these plans would be affected by various decisions CREST is making.

Development of the water area adjacent to Westport Slough is critical not only to eastern Clatsop County, but to the State as a whole. The Lower Columbia River Ports Region Study, completed in June of 1975, showed that there were a very few sites suitable for development in the lower Columbia River. The Westport site owned by Warrenton Lumber Company is one of those. Westport Slough had a maintained deep draft channel for many years, and this can be restored relatively easily.

In the CREST planning process, there seems to be little dispute that the area between the railroad tracks and the southerly shore of the Columbia River and Westport Slough should be designated as water dependent/related development. The dispute in this area centers around how and when this area should be filled.

There are two choices for filling: (1) Stock pile the material and fill when there is a firm commitment for



DEPARTMENT OF THE ARMY  
PORTLAND DISTRICT, CORPS OF ENGINEERS  
P. O. BOX 7946  
PORTLAND, OREGON 97200

NPPND-WM-1

26 July 1979

Mr. Seth J. Potter  
President  
Dant & Russell, Inc.  
1221 SW Yamhill St.  
Portland, Oregon 97205

Dear Mr. Potter:

Attached is a copy of the revised Columbia River Chart 4, issued with our recent amendment to Public Notice NPPND-075, Navigation Channel Maintenance Dredging, Columbia and Lower Willamette Rivers Below Vancouver, Washington and Portland, Oregon. Disposal area 0-43.0, the Dant & Russell property in question, is identified as a potential disposal site for Corps dredging operations through 1983.

With respect to your request for dredged materials during this year's channel maintenance operations, recent surveys of the Wauna-Driscoll Reaches near site 0.43.0 show a need for only minor maintenance dredging this season. This is unfortunate considering the effort exerted on your part to obtain disposal materials this year. We are aware of your continuing need for fill materials at site 0-43.0.

In regard to your request for bathymetric data on Westport Slough, no recent survey is available. We do anticipate having one available within a couple of months and can provide you a copy of that should you desire.

Sincerely,

Incl  
as stated

*D.H. Sims*  
for A. J. HEINEMAN  
Chief, Navigation Division





## Department of Economic Development

921 S.W. WASHINGTON STREET, PORTLAND, OREGON 97205 PHONE (503) 229-5535

June 21, 1979

Mr. Orvo Nikula, Chairman  
Columbia River Estuary Study Taskforce  
Post Office Building, Room 202  
P.O. Box 175  
Astoria, OR 97103

Reference: Warrenton Lumber Company Port Projects at the Mouth of  
the Skipanon and Westport.

Dear-Mr. Nikula:

Because of lack of staff, the Department of Economic Development has not been able to participate in each of the conflict resolution sessions that CREST has had regarding development proposals in the estuary. As a result it may appear that the Department of Economic Development may be disinterested in the CREST program. I want to assure you that is not the case.

Indeed, the Lower Columbia River Ports Region Study, which was a Port Division planning program, was completed in June of 1975. This is a study of the land available for port development along the Columbia River. The executive summary of that document, entitled "Sites Suitable for Maritime Related Development," indicates that only six miles of the 95 miles from the mouth of the Columbia River to Rivergate is suitable for consideration as prime maritime and industrial sites.

Currently the Department of Economic Development and the Department of Land Conservation and Development are jointly funding a statewide study that is assessing port sites within the state. This study will not be completed until fall of this year. The CREST planning process, we anticipate, will be completed by July 1, 1979.

These two efforts clearly indicate this agency's concern with the future of maritime development on the lower Columbia River.

Important to that development is the full participation of the private sector. Firms interested in and committed to enhancing the economic future of the lower Columbia River should be encouraged and assisted in their efforts to work within the planning system to provide for future expansion and development.

Such is the case with the Warrenton Lumber Company. The Warrenton Lumber Company built a modern plant at the mouth of the Skipanon Channel in 1970. The company has developed plans for a water log and lumber loading facility in the Skipanon River. These plans were laid out in the consultant's report prepared by Ogden Beeman and completed in December of 1978. A copy of that study is enclosed herewith. The Beeman study shows that a 1500-foot wharf along the Skipanon Channel with 20 acres of backup land is economically justifiable in terms of the company's resources. It is our understanding that the City of Warrenton and the Port of Astoria fully support the company's position in this respect. We also understand that some opposition has surfaced with respect to 20 acres of land required as backup space. We understand the problem is the need to extend this backup space into wetlands within Alder Cove. CREST in its planning process has designated the marshlands along Alder Cove as a major marsh. There are approximately 75 acres of marsh in this area. To complete the 20 acres of backup land, the minimum necessary for development, the company would need approximately 7.8 acres. Of this, 4.2 acres is below the line of Mean High Water (See the Beeman Study, Figure 5).

LCDC Goal 16 requires not only preservation of major marshes but also, within estuaries where development is authorized, the designation of areas for navigation and industrial water-dependent uses. Clearly there is a conflict in this case, and the exceptions process under Goal 2, Part 2, must be followed. Accordingly the Department of Economic Development requests that this action be instituted with respect to the marshland under consideration.

The Beeman Report also recognizes (pages 7 and 17, et. seq.) that there is not just one deep draft site but two on the west bank at the mouth of the Skipanon. This second site would take advantage of the natural scouring that goes on fairly close to shore at the mouth of the Skipanon. It is recognized that this "unique" site has many advantages which should not be lost. The increasing costs of transportation and energy shortages facing not only our area but the country and world as a whole, clearly indicate a crucial need to preserve this site.

It is uncertain exactly what configuration would be necessary to construct a bulk loading facility at this site. However, the Port of Astoria has suggested one concept. A drawing showing that concept is attached hereto. In order for the conveyor or pipeline that runs along the backup land presently to reach the loading area for a possible dock on the Columbia River, it would be necessary to build some sort of a trestle out from the backup area to the deep draft facility. This trestle must cross what has been initially designated on Figure 302-1 of the CREST Inventory material as a "major marsh." Under LCDC Goal 16, "major marshes" must be preserved. However, in development estuaries deep draft sites are also recognized as extremely valuable. Thus, there is a conflict in the Goals and we therefore request that an exception be instituted under Goal 2, Part 2.

The Warrenton Lumber Company owns other property in the CREST planning area. This property is along the southerly shore of Westport Slough at its confluence with the Columbia River at Mile 43. While this area is not within the ambit of the Estuarine Resources or Shorelands goals, other LCDC goals apply. A portion of the land owned by the company is 70 acres in size and located to the north of the railroad tracks but south of the water; this area contains about 5 to 10 acres which could be deemed wetlands. CREST has designated this land as Especially Suited for Water Dependent Development (ESWD), and we understand that this is satisfactory to the company.

However, CREST is also developing a Dredged Material Disposal Plan. The plan shows the company's site as suitable for dredge spoil disposal. The text of the plan as presently drafted contains language that could be interpreted as not allowing the placement of dredge spoil on the potential wetland areas. In an attempt to protect natural values, the company has agreed to a conservation designation on a large portion of its land lying between the Columbia River Highway and the Burlington Northern tracks in this area. There is some objection to development of the area north of the railroad tracks because of an expressed need for more and more information about this area.

In an attempt to meet some of these concerns, the company has hired the engineering firm of Seton, Johnson & Odell, Inc., to develop a Site Planning Study and Filling Plan for this area. Copies of those documents are enclosed. It is the company's position, and DEJ concurs; that these documents, coupled with the fact that Westport Slough in the past has been an authorized navigation project within the Corps of Engineers framework, justify use of whatever dredge spoil is available for filling the entire area without restriction. Filling of the site is needed in order to have it ready as timber from the Tillamook Burn reaches commercial size and becomes available for harvest as predicted in the Beuter Report.

Notwithstanding this strong statement of need, and the lack of other sites for this kind of water dependent development, opposition has developed on the grounds that Goal 5 requires protection of wetlands. It is clear that conflicting uses for the lands in this area have been identified. Under Goal 5, the following statement is found:

Where conflicting uses have been identified, the economic, social, environmental and energy consequences of the conflicting uses shall be determined and programs developed to achieve the goal.

The Department of Economic Development requests that a determination be made as to the consequences of these conflicting uses, and that programs be developed that will achieve this goal.

Finally, the economic policy of the State of Oregon, as defined in ORS 184.003(c), states:

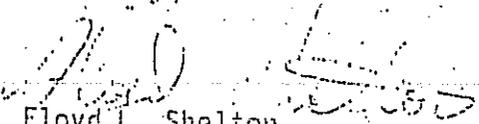
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"A great imbalance presently exists in the degree of economic health between the state's metropolitan areas and the state's rural communities and balanced development opportunities must be made available to rural areas to bring about the geographical distribution of business and industry necessary to a healthy economy and environment for all Oregonians."

Companies such as Warrenton Lumber Co., Inc., are significant factors in the implementation of this policy, and as such should be given every reasonable consideration, within the planning process, in their efforts to enhance local economic conditions.

Your cooperation in this matter would be most sincerely appreciated and will materially assist in the maintenance and development of balanced economic development in the Clatsop County area.

Sincerely,



Floyd L. Shelton  
Manager, Ports Division

FLS/jm

cc: Jim Good  
Director, CREST

Conflict Resolution Meeting  
Eastern Clatsop County  
Wauna, Oregon  
June 5, 1979

#### Attendance

Dale Deason, CREST  
Steve Chessor, CREST  
Ed Johnson, N.E.C.A.C.  
Judy McIntyre, N.E.C.A.C.  
Gail Hochhalter, Clatsop County  
Steve Schell, Warrenton Lumber Co.  
Seth Potter, Dant & Russell Inc.  
Eric Feasey, Crown Zellerbach  
B. E. Wheeler, Crown Zellerbach

Hill Parks, Division of State Lands  
Jim Palmer, Crown Zellerbach  
Jim Cadd, N.E.C.A.C.  
Jim Lauman, ODFW  
Nancy Ellifrit, USFWS  
David Askren, Corps of Engineers  
Jim Clark, N.E.C.A.C.  
John Dolisle, Crown Zellerbach  
Jim Good, CREST

#### Meeting Summary

Following brief introductory remarks discussion of Driscoll Slough began. Jim Palmer briefly noted that the existing Wauna facility is a \$400 million investment surrounded by 500,000 acres of company owned timber lands. With market conditions demanding ever increasing efficiency of operation, he noted, the company is seriously considering the placement of a wood products facility east of Driscoll Slough. Transport of wood processing byproducts from that facility across Driscoll Slough to the paper mill is a likely future need.

Speaking for resource agency concerns, Jim Lauman noted that all of the company's stated needs could be accommodated by a CONSERVATION designation with policy language which would specifically allow the necessary uses and activities. There is a need, he stated, to prevent development on both sides of the slough from having a serious impact on the water and wetland area. A CONSERVATION designation with appropriate policy provisions, he noted, is a more appropriate management tool than a DEVELOPMENT designation with policy language protecting the area's resources. Under the DEVELOPMENT aquatic designation, he pointed out, all of the uses and activities normally allowed in a DEVELOPMENT aquatic area would be allowed as long as they met the requirements of the policy language. In that context, he stated his belief that the policy language adopted by the C.A.C. is not adequate. If the area is to be designated DEVELOPMENT, he recommended, CREST should prepare much better language. Unless this is done he predicted that the resource agencies would oppose acknowledgment of the plan by UDC on grounds of inadequate protection of the wetland areas.

Crown representatives noted that the entire area Driscoll Slough south of the railroad is designated CONSERVATION. It is not unreasonable to provide a DEVELOPMENT designation for the area north of the railroad, they suggested. It is within a recognized industrial development area and it is appropriate to provide the flexibility of a DEVELOPMENT designation as long as the major concerns about water quality, riparian vegetation, and stream sedimentation are addressed by the policy language.

No agreement was reached.

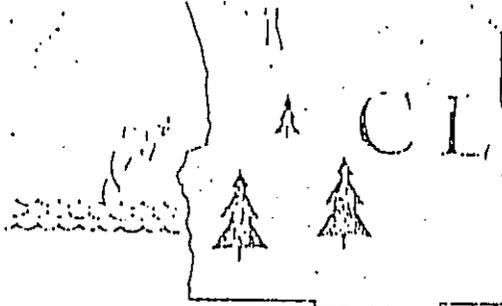
The issue of recreational access was discussed next. Policy language adopted by the CAC was reviewed. Jim Lauman indicated that if the words "to the greatest degree possible" were omitted from the second paragraph, the policy appeared to be acceptable. There was no objection raised to that change.

Following lunch the Warrenton Lumber Company property at Westport was brought up for discussion. Company representatives discussed their development plans and presented drawings showing a phased dredged material disposal plan and a preliminary site plan.

Jim Lauman discussed the views of the resource agencies. He noted that although the site does have significant potential for industrial development, it is also true that a very significant portion of the area is wetland. Designating the entire area for development will therefore require very carefully prepared findings of the needs and alternatives, he stated. The specific area in question is part of a larger natural system, much of which has already been utilized for dredged material disposal. Justification for additional alterations must include consideration of this larger system, he noted. Additional issues in the area include the question of white-tailed deer usage and the riparian vegetation along Westport Slough. Consideration of needs and alternatives, it was noted, would have to include a regional perspective and comparisons with other development areas. Provisions of Goal #2 and Goal #5 would need to be considered.

Company representatives stated that they believed that an effective demonstration of the need and lack of suitable alternatives could be made and that they were ready to participate in that process. Projections of second-growth timber coming into production within the next ten years and other factors, they noted, will provide clear justifications for the designation.

At the conclusion of the meeting, CREST staff reviewed the current status of other planning decisions in Eastern Clatsop County. Resource agency personnel present were informed as to changes which have been made in the draft plan.



# CLATSOP COUNTY

County Courthouse  
May 29, 1979

Astoria, Oregon 97103

TO: NORTHEAST CAC/ESTUARY MEMBERS

FROM: GAIL HOCHHALTER, PLANNER

I was unable to attend the meeting before the County Planning Commission on May 22, 1979. Burl Zurcher was there to represent the committee. I would like to support your viewpoints at the next scheduled Planning Commission meeting, June 12, 1979, to resolve these issues. With your assistance, I will also try to convince the County Planning Staff of your concerns.

-- The following are my recommendations for your considerations on June 7th:

## BIG CREEK-LITTLE CREEK

Remove the last two paragraphs of page 25 of the Eastern Clatsop Plan and insert the following:

"This estuarine environment is the most important area for anadromous fish populations in the Eastern Clatsop area, especially with the Big Creek Fish Hatchery located upstream. It also provides needed habitat for bald eagles, great blue herons, and waterfowl. If protected, the area has a good chance of perpetuating itself. Any use should be compatible with preservation and enhancement of the vegetation and wildlife values. According to the Nature Conservancy this area is deserving of the highest degree of protection and restricted human use. This area also has historical significance. An archeological site is located nearby and the current site of the Knappa docks is the first landing site of the Lewis & Clark expedition. These factors all contributed to the NATURAL wetland and water area designation."

## RECREATIONAL ACCESS TO THE ESTUARY

Replace the first three paragraphs, page 9, with the following:

"Clatsop County has emphasized its great recreational resources by developing parks and picnic areas, boat launch sites, and beach access points throughout the Columbia River estuary. To meet the needs of hunters, fishermen, and boaters in the Eastern Clatsop County area, boat launch sites are presented located at the John Day River, Aldrich Point and Westport. Other access points providing recreation for the

ment, although foot and/or bicycle paths along shoreline bluffs would be appropriate if they would not impair fish and wildlife habitat or interfere with agricultural use. Boat landings, docks and scenic viewpoints would also be appropriate if privately owned shorelands are protected from encroachment. In any case, additional locations for public recreational access or expansion of existing facilities should be jointly considered by interested state agencies and the County to assess local needs and to protect the environment. The Aldrich Point boat launch facility, however, except for general maintenance requirements, should be adequate for many generations. The current facility consists of one boat lane on one acre of land at the terminus of a long, narrow, winding country road that passes through some of the best dairy land in the County. Typical of a country road are numerous cattle crossings, playing children, and slow vehicles. Additional use of the facility could potentially destroy the rural lifestyle of the area. In addition, to the east, along the railroad tracks, an eagles nest has been cited. The Nature Conservancy has suggested protecting this area in order to attract as many eagles to the point as possible.

The Eastern Clatsop Planning Committee recognizes the importance of providing public access to the Columbia River and its tributaries and sloughs. But, because of the area's natural environment for wildlife, the desire to protect areas from over-use and potential damage and in consideration of the rural nature of the area, these access points should be limited to the greatest degree possible. In consideration of expansion of existing or new potential locations, therefore, a public hearing should be held to assess the needs of the area and the following standards should be met:

1. Access from U.S. Highway 30 must be appropriately located and designed to provide for safe exit from and entry to the highway by large motor homes and vehicles pulling trailers.
2. State or County roads connecting U.S. Highway 30 with access points must be capable of handling the types and volumes of traffic that such a facility would create.
3. The impacts of site development and the resulting traffic upon local residential areas shall be carefully considered. The County will reject proposals which will have undue impacts on local citizens.
4. Before any overnight facilities are established at any public or private parks, consideration should be given to their impact on the area (i.e. streams, tributaries, sewage disposal, garbage, roads). These facilities, if they are developed, should be self-supporting and aesthetically pleasing."

# CREST

COLUMBIA RIVER ESTUARY STUDY TASK FORCE

Post Office Building, Room 707

P.O. Box 175, Astoria, Oregon 97101

PHONE 325-2400 EXT. 40  
FACSIMILE 325-8115

June 5, 1978

Steve Schell  
12th Floor  
707 SW Washington  
Portland, OR 97205

Dear Steve:

Please find enclosed a copy of the staff notes regarding the Driscoll Slough to County Line Sub-Unit as I promised you on the telephone today.

Have a pleasant day!

Sincerely,

*Bob (dsm)*

Bob Blanchard  
Land Resource Specialist

REB:dsm  
Enclosure

CREST Staff Notes  
Eastern Clatsop Unit Meeting  
May 30, 1978

NOTE: The committee passed a motion that all plan designation motions made at meeting would not be voted on until the following meeting, with only short discussion allowed at that time.

1. Bradwood Sub-Unit: There was discussion of pros and cons of two alternative designations for the area (Rural or Development-water dependent/related). Those who favored Rural classification pointed out potential of negative impacts of industrial development on the adjacent wildlife refuge (across river), problems with poor rail access, limited backup area and lack of need for more industrial sites. Those who favored Water dependent/related development designation pointed to deep water and rail access, existing land availability, need for new economic stimulation.

Motion: to designate the Bradwood area RURAL.  
failed. 4 yes, 7 no.

Motion: to designate the Bradwood area as shown on the staff recommendation map (Water dependent/related development). [discussion ensued that such development should be light industrial or commercial and that only uses compatible with water, quality maintenance and adjacent wildlife refuge be permitted. Also, this area should receive a priority for development along with other areas in the east county]  
Motion passed. 10 yes, 1 no.

2. Driscoll Slough To County Line Sub-Unit: The area from Driscoll Slough to east edge of Dant & Russell property was discussed. Alternatives were reviewed for this area. The USF&WS reported to CREST staff that there had been no studies of White-tailed deer in the area but that they did not consider it critical White-tailed deer habitat. However, they did consider it valuable wildlife habitat in a general way. Concern was expressed about filling additional wetlands here with dredged material from the river. It was noted that if the shoreland were designated Development, the adjacent water area, out to the channel, should also be so designated to allow water access. [in retrospect, a Conservation designation would be adequate, since new project dredging (for water access to shore) is a Conditional use in this area].

After some discussion the following motion was made by Jim Cadd:

Motion: To classify the Crown Zellerbach/Dant & Russell property in this area from Driscoll Slough to the ferry landing and adjacent Columbia River waters as Development-water dependent/related, as per the attached map; the remainder would be classified Conservation.

Ed Johnson suggested that it be policy that additional lands not be filled until existing filled lands in the area were adequately utilized.

The above motion will be voted on at the beginning of the next meeting. This sub-unit will be completed at the next meeting and the Committee will work their way west.

## BIG CREEK ESTUARY EVALUATION REPORT\*

BIG AND LITTLE CREEKS ESTUARY

Coast Range Province  
 Approximately 200 acres (80 hectares)  
 Sec. NE $\frac{1}{4}$  18, T 8N, R 7W  
 Ownership: private  
 Protection Status: unprotected

Clatsop County  
 CP-21

DESCRIPTION

Big and Little Creeks emerge from the Coast Range mountains of Clatsop County, meander across a lowland of tide flat Sitka spruce forest, and empty together into Knappa Slough off the lower Columbia River near Svensen Junction. These two creeks, influenced by tidal fluctuations in water level of several feet, are extremely important to large anadromous fish populations which migrate to and from spawning grounds and the upstream Big Creek Fish Hatchery. The vegetation is undisturbed tideland Sitka spruce forest, dominated by large, open-growth form Sitka spruce and some red alder, with a tall shrub layer of vine maple, salmonberry and red ozier dogwood. The understory is a mosaic of low, mud-bottomed small channels with skunk cabbage, lady-fern, sedge and water-parsley, and trees with large buttressed root bases which rise several feet above the swampy ground and provide substrate for salal, sword fern and young conifers. A variety of other wetland plants also occur, in places forming dense, overhanging streamside growth. This is an extremely rich and diverse wildlife habitat, including owls, wood-ducks, deer, other waterfowl, raccoon, muskrat, nutria, beaver, flying squirrels, Douglas squirrels, pileated woodpeckers and others. Aquatic life is rich with bass, perch, trout, salmon, and cutthroat trout. Bald eagles and great blue herons utilize the area for feeding.

NATURAL ELEMENTS

- 1.50.100 Lowland forested wetlands west of Cascades
- 5.11.200 Fish spawning area
- 4.04.140 Low stream segment - tidal reach
- 4.04.142 Riverine slough

ECOLOGICAL SIGNIFICANCE/NATURAL AREA QUALITIES

These are very important creek drainages for anadromous fish populations. Railroad tracks traverse the site along the edge of Knappa Slough, but an open bridge allows the creeks to empty unobstructed into the slough. The forest is a fine undisturbed example of tideland Sitka spruce found on poorly-drained swampy lowlands along the lower Columbia. The significance of the fish spawning area gives this site particular value, especially with Big Creek Fish Hatchery located upstream. This area could fill the following Oregon Coast Range Province aquatic cells as outlined in Research Natural Area Needs<sup>7</sup>, page 84: (10) typical Sitka spruce swamp, (11) typical skunk cabbage marsh. Further research and comparison with other possible tideland forest sites is recommended.

MANAGEMENT/USE CONSIDERATIONS

The swampy, brushy nature of the site naturally restricts accessibility. Upstream disturbances could affect the fish runs, particularly sil-

\*from the Clatsop County Inventory of Natural Areas on Private Lands by the Oregon Chapter of the Nature Conservancy. September 1974.

tation due to logging operations. The site is surrounded by water on three sides and appears to be of good viable size with adequate area to buffer edge effects. Any use should be compatible with maintenance of the vegetation and wildlife values.

PROTECTION STRATEGY

TABLE: SUMMARY OF NATURAL AREA EVALUATIONS contd.

EVALUATION CRITERIA	DETERMINANTS OF QUALITY								COMPATIBLE USES				PROTECTION STRATEGIES							
	Naturalness	Viability	Diversity	Uniqueness	Defensibility	Security	Need for Representation	Significance	Education	Observational Research	Experimental Research	Passive Recreation	Research Natural Area	Educational Natural Area	Wildlife Sanctuary	Passive Recreation Area	Conservation Zone	Landmark	Land Use Regulation	
MARINE																				
Estuaries																				
20. Knappa Slough	H	M	M	M	M	M	M	L	H	H	L	L		X		X				
21. Big Creek Estuary	H	H	H	H	M	M	H	M	L	H	L	L	X							
Salt Marsh																				
22. Tansy Point	M	M	M	H	M	L	H	M	M	H	L	L	X			X				
23. Lewis & Clark River Marsh	M	M	M	M	M	M	M	L	H	H	M	L		X		X				
24. Necanicum Wetlands	L	L	M	H	L	M	H	L	H	H	L	M		X		X			X	
HABITAT AREAS																				
25. Aldrich Point	L	M	L	H	M	M	H	M	L	L	L	--				X				
26. Sigfridson County	L	L	L	L	M	H	M	L	L	L	L	H		X		X				
27. Farm on Middle Fork N. Fork Klaskanine Riv.	L	H	H	M	H	M	M	L	H	H	L	L		X						
SIGNIFICANT FEATURES																				
28. Youngs River Falls	L	M	L	M	H	H	L	L	L	L	L	H			X			X		

Key H=High; M=Medium; L=Low; --=None

APPENDIX D\*  
RIVER RANCH

The property described as TEN RGV Section 36 Tax Lot 200 is in an OPR zone and an RA-1 zone. That portion in the RA-1 zone is the subject of this discussion. Although the property is valued by the County Assessor as farmland, the property is neither agricultural land nor forest land under the County Land and Water Development and Use Ordinance or under Statewide Land Use Goal 3 or 4.

A. Agricultural Lands are defined by Statewide Land Use Goal 3 as follows:

" Agricultural land in western Oregon is land of predominantly Class I, II, III and IV soils . . . as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural lands in any event."

Part 1; Soil Types. Soils on this property consist primarily of Udipsamment (dredge spoils), with an agricultural capability of Class VIe. A small area at the south of the subject property consists of Locoda Silt Loam, unprotected from inundation. This Locoda soil has an agricultural capability of Class VIw. The same Locoda Silt Loam has an agricultural capability of Class IIIw when protected by a dike from flooding. Clatsop County finds that soils on this site are not agricultural soils within the definition provided by Statewide Land Use Goal 3.

Part 2; Other Lands Suitable for Farm Use.

- a. Soil Fertility. Many soil nutrients are in short supply in the Udipsamment soils found over most of the site. These nutrients would need to be supplemented with commercial fertilizers in order to support agriculture. Because these soils are very well-drained, soil supplements tend to drain quickly through the soil. Although the annual fertilizer application necessary to support agriculture on these soils may be matched by other commercial farms in the County, application frequency on these soils is higher because of the rapid drainage rate. The result is that labor costs would be relatively high because of the high frequency of fertilizer application needed to support commercial agriculture on the Udipsamment soils. Clatsop County finds that soil fertility on this site is such that commercial agriculture would be uneconomical due to the soil supplement application frequency that would be necessary to sustain commercial agriculture at this site.

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\*Amended 84-13, dated July 25, 1984.

- b. Suitability for Grazing. This area has not been grazed in recent years. Grazing has occurred on lands within the dike, east of this site. The vegetative cover is such that animals could be introduced at this site. Lands to the east of this area within the dike (mostly in Columbia County) are suitable for grazing, and have been extensively grazed over several years. Clatsop County finds that these lands are not suitable for grazing.
- c. Climatic Conditions. Approximately 75% of the precipitation in this area falls during the six months from October to February, inclusive. Yet, much of the hay grown in the nearby Brownsmead area is converted to silage because of summer dampness. Clatsop County finds that climatic conditions at this site are much the same as in other agricultural areas of the County; but when combined with other factors, make commercial agriculture on this site impractical.
- d. Existing or Future Availability of Water for Farm Irrigation Purposes. This site is surrounded by water on three sides. Clatsop County finds that water availability is not a factor limiting commercial agriculture at this site.
- e. Existing Land Use Patterns. There are a total of 50 small residential lots averaging slightly larger than 1/2 acre each on the north side of the subject property. The subject property and the rest of this ownership in the OPR zone is waste land, overgrown with brush, and not presently used for any economic use. Farm land to the east is separated from the subject property by a dike and road. Clatsop County finds that land uses in the area, particularly the number of residential parcels to the north, make it difficult to practice agriculture on this site.
- f. Technological and Energy Inputs Required. The major energy input required to farm this site would be in the form of nitrogen fertilizer soil supplements, and the energy used to apply it over the soil. The amount of fertilizer needed at this site would not necessarily be more than needed on nearby agricultural lands, but the energy consumed applying the fertilizer exceeds on a per acre basis that needed for nearby agricultural lands. Clatsop County finds that a larger energy input per acre would be needed to commercially farm this area than would be needed to farm agricultural lands nearby.
- g. Accepted Farming Practices. The nearby Brownsmead area includes over 3,000 acres in an EFU zone used primarily for cattle grazing and dairying. Nearly all of the dairies in the County sell their milk to one of the two creameries on the north coast. Neither of these creameries pick up milk in this area. Cattle grazing in this part of the county generally occurs on low lands behind dikes, and not on dredge spoils or on low undiked lands. Clatsop County finds that these lands are not suitable for the two predominant farming practices in this area.

Part 3; Lands Necessary to Permit Farm Practices on Nearby Lands. There are no farm uses to the north, south or west of this area. Lands to the east are used for grazing and, on an experimental basis, cottonwood production. This agricultural land is separated from the subject property by a buffer area approximately 800 feet wide in an Open Space, Park and Recreation zone (OPR). Additionally, there is a dike and road separating the subject property from nearby farm land. Clatsop County finds that the subject property is not necessary to permit farm practices on nearby farm lands.

B. Forest Lands are defined by Statewide Land Use Goal 4 as follows:

(1)lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2)other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; (3)lands where extreme conditions of climate, soil and topography require maintenance of vegetative cover irrespective of use; (4)other forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.

Part 1. Lands Composed of Existing and Potential Forest Lands Which Are Suitable For Commercial Forest Uses. The U.S. Soil Conservation Service does not place this property in a forest site class. The Oregon Department of Revenue has not assigned a forest site classification to this property. There are a few scattered hardwoods — mostly cottonwoods and willows — on the site. Clatsop County finds that this site does not consist of lands currently or potentially suitable for commercial forestry.

Part 2. Other Forested Lands Needed For (a)Watershed Protection, (b)Wildlife And Fisheries Habitat And (c)Recreation.

(a)This area is a peninsula bordered on the north by the Columbia River and on the south by the Westport Slough. Existing residential development here is served by the Westport Water Association, whose water source is south of Westport slough and unaffected by residential development on this site.

(b)The subject property is identified by the U.S. Fish and Wildlife Service as habitat for the endangered Columbia White Tailed Deer. This issue is addressed by the County's Goal 5 Element, pages 14 - 16. Based on conversations with the Fish and Wildlife Service (May 1984), it does not appear that the subject property would be essential to the success of the Columbia White Tailed Deer recovery plan. There are no streams on the subject property that provide fish habitat.

(c)There are no public recreation sites on the subject property. Adjacent waterways (the Columbia River and Westport slough) support public recreation such as boating and fishing. The subject property is separated from these waterways by a buffer strip in an OPR zone.

Clatsop County finds that the subject property is not needed for watershed protection, wildlife or fisheries habitat, or for recreation.

Part 3; Lands Where Extreme Conditions of Climate, Soil And Topography Require The Maintenance of Vegetative Cover Irrespective of Use. Dredge spoils, which make up most of the soils on this property, are not unusually subject to erosion. The Locoda soils, which make up between 10 and 20 percent of the subject property, are subject to erosion, according to the U.S. Soil Conservation Service. Erosion is a significant threat to these soils if they are left bare or disturbed during the winter. The County will implement Soil Development Standards in Section S 4.300 if development of this property results in these soils being bare or disturbed during the winter. Section S4.300 establishes minimum standards for soil protection during construction. Clatsop County finds that most of the soils on this site are not unusually sensitive to the forces of wind and water. Those soils that are subject to erosion shall be protected by applicable development standards.

Part 4; Other Forested Lands in Urban and Agricultural Areas Which Provide (a) Urban Buffers, (b) Wind Breaks, (c) Wildlife and Fisheries Habitat, (d) Livestock Habitat, (e) Scenic Corridors and (f) Recreational Use.

(a) This property does not provide an urban buffer. The nearest urban area is the City of Clatskanie, several miles to the east.

(b) There are no trees in this area currently providing a wind break for adjacent uses.

(c) Wildlife and fisheries habitat is addressed above under Forestry Part 2(b) above.

(d) Livestock habitat concerns are addressed above under Agriculture Part 2(b).

(e) This site is not designated by the County or by any state agency as a scenic area. The State Highway Department has designated a portion of Highway 30 as a scenic corridor. The subject property is not visible from the scenic corridor along highway 30.

(f) Recreational uses are addressed under Forestry Part 2(c) above. Clatsop County finds that the subject property is not necessary for urban buffers, wind breaks, wildlife or fisheries habitat, scenic corridors or recreational uses.

## APPENDIX D

### MAJOR REVISIONS--FINDINGS

Incorporated into the final plan for the Northeast Community are rationale and basic criteria for the land use designations established in the Plan. Due to testimony at the public hearings, comments from State and local agencies, and information provided by Department of Planning and Development staff some changes in designations have occurred from the designations shown in the Tabloid publicized prior to the first hearing on September 27, 1979.

The major changes and findings for the changes are as follows:

1. Coastal Shorelands (definition and boundary)
  - a. The definition was changed to exclude diked tidelands. Although the CREST program included all tideland soils within the shorelands boundary, shorelands were identified before LCDC's criteria for identifying shorelands was adopted. The six criteria required to be used by Goal 17 in identifying Coastal Shorelands do not apply to diked areas. It is unnecessary to designate such a large area that will be subject to the strict requirements of the Coastal Shorelands Goal for rural areas.
  - b. The boundary was changed to reflect the definition change.
2. Aquatic Development (policy on filling)
  - a. Estuarine Resource Goal (#16) requires that in Development estuaries such as the Columbia River suitable area be designated and protected for navigation and water dependent industrial and commercial uses. These areas are required to include areas with deep water adjacent to the shoreline such as Wauna/Westport. The new policy is a better reflection of the County's responsibility to protect areas especially suited for water dependent use, yet recognizing each development proposal will need to individually meet the requirement and standards of the State and federal agencies who have jurisdiction over proposed alternatives.
  - b. The intent of the policy is to provide balance within the community. Because the area is above Puget Island, the Estuarine Resources Goal of the LCDC does not apply. However, because some wetlands are involved, LCDC Goal #5, Open Spaces, Scenic and Historic Areas and Natural Resources, does apply. Additional textual material and specific findings to achieve the Goal for the conflict between the development designation and preservation of wetlands is contained in the Plan, Appendix C.
3. Clifton and Bradwood
  - a. The zone map designation for shorelands in the Clifton area have been changed to commercial to reflect current zoning. The CREST Plan has designated the Clifton Channel Conservation that would allow water dependent use not requiring major alterations of the estuary. A commercial shoreland designation would permit the past and existing type of fishing and marine uses such as moorage, float houses, fish receiving, etc.

- b. The ESWD designation of the Bradwood site has been expanded to include back up areas identified in the Industrial Sites Inventory prepared by the Clatsop County Economic Development
  - c. The ESWD designation at Bradwood includes a dredged material disposal site (approximately 1600' X 400') identified in the Port of Astoria Dredged Material Disposal/Mitigation Plan.
  - d. Bradwood is one of five sites recognized for Port development and is extremely important because it is self-scouring.
4. Water Rights and Gnat Creek Aquifer Policies
    - a. Policies have been added to respond to problems and needs identified in the text.
  5. Historic Sites
    - a. Policies have been added to better achieve the requirements of Goal 5.
  6. Natural Areas (definition, policies and map)
    - a. The definition of natural areas has been revised to include a better description of the types of areas the County will consider for protection. This better describes the criteria that was used in the Oregon Natural Heritage Program to identify significant areas that should be considered for protection. This definition is also more in line with the definition of "Natural Area" in Goal 5.
    - b. Policies on Natural areas have deleted references to compensation. LCDC has been mandated to address this issue before the Legislative Assembly.
    - c. The Blind Slough tideflat has been changed from "Natural" to "Conservation" because of log rafting activity which occurs in the slough. This issue was addressed during the CREST planning process and was revised to Conservation at that time. The "Natural" designation for the tideflat was taken from a CREST Plan that was in error.
    - d. The "Natural" designation for Knappa Gorge and Gnat Creek Falls has been changed to "Conservation" because of a lack of information to sufficiently make a determination of the economic, social, environmental, and energy consequences of such a designation. There is a basic lack of inventory data for these two areas in the Nature Conservancy Report to define their location, size, or boundaries. Without this information the County is unable, at this time, to identify an area that might be suitable for protection or what the consequences of limiting conflicting forest management uses might be. The County, at this time, recognizes these areas as "critical areas" that may have significance for protection. As inventory information becomes available in the future, the County will reexamine these areas for protection.

7. Bald Eagle Management (policy)

- a. The original policy was "voluntary"; therefore, it was not a policy in the true sense as it had no weight.
- b. The new policy addresses the concern for protection of bald eagles and recognizes the existing program for administering the "Endangered Species Act" through the U.S. Fish and Wildlife Service.

8. Access Control--Major or Minor Partitions

- a. The County-wide Transportation Element of the Comprehensive Plan will address the problem of multiple access along major highways and will propose a method of control. This part of the Comprehensive Plan, however, has not been formally adopted and the new policies added to the Northeast Community Plan and intended to implement the need for control in the interim before the County-wide Element is adopted.

9. Lands East of Westport

- a. Columbian White-Tailed Deer critical habitat (an endangered species) has been identified by the U.S. Fish and Wildlife Department in this area.
- b. The new designation recognizes the need to protect the species while allowing farm, forest and related processing activities.
- c. This property has not been identified in either the CREST Plan or the Clatsop County Economic Development Committee Inventory as a potential industrial site. The "Rural" designation in the CREST Plan was a reflection of current farm use on the land. The "Conservation" designation with a proposed Agriculture/Forestry Zone also reflects current use.

10. Increased Density South of Highway--Svensen and Knappa

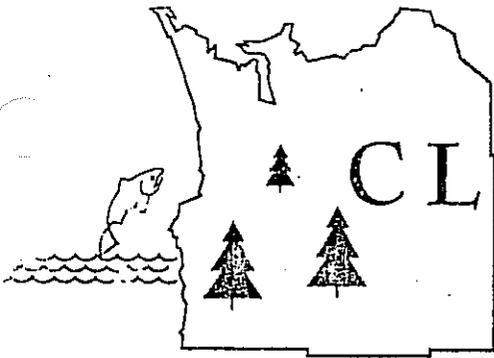
- a. The Knappa-Svensen area is an established rural residential community.
- b. Two acres is more acceptable to Department of Forestry because less pressure is applied to Conservation-10 acre zone for residential use. Adequate setbacks will protect adjacent forest uses.
- c. Five acres is an excessive lot size in this area. That large of a lot size is unnecessarily costly when two acres is sufficient for the placement of a septic tank and well system on an individual parcel if water service is unavailable.
- d. Existing tracts less than 10 acres and greater than 5 acres would become unusable if the 5-acre density were retained.
- e. The lands in this area are capable of supporting the additional housing units and population projections in the County population and housing reports indicate a need for more housing in suitable locations.

11. 10-acre Conservation Zone

- a. Since the time the Northeast Tabloid was published, further work has been completed on other parts of the Comprehensive Plan including defining appropriate forest zones. It is the County's position that a 10 acre Conservation zone is appropriate for some identified forest land, especially in areas surrounded by conflicting rural uses or close to a rural center.
- b. Appropriate areas have been changed from a Conservation-20 to Conservation-10 on the Zoning Map.

12. EFU--Brownsmead

- a. All of the lands meeting the block size and other criteria developed by the Agriculture Committee have been placed in an EFU zone, except those which have been identified as forest land.
- b. EFU lands are now in conformance with policies addressed in the Plan regarding tideland soils.
- c. Brownsmead contains the primary agriculture lands of the County.
- d. LCDC has accepted the Agricultural Committee's criteria for identifying farm land, and required that the County readdress those lands that meet the criteria that were not placed in the interim EFU Zone. If the lands were not placed in EFU an exception would be necessary. Projected population growth for this area does not support the justification needed for an exception.



# CLATSOP COUNTY

Courthouse . . . Astoria, Oregon 97103  
December 18, 1979

TO: BOARD OF COMMISSIONERS  
FROM: DEPARTMENT OF PLANNING AND DEVELOPMENT  
RE: NORTHEAST COMMUNITY PLAN REVISIONS

A. In accordance with recommendations by the Planning Commission, the following revisions shall be incorporated into the Plan text:

1. LANDSCAPE UNITS

a. Alluvial Lowlands

Revise -- "2. The Commercial or Industrial uses proposed in alluvial lowlands should be water-dependent or water-related when adjacent to the water."

b. Coast Range Foothills

Revise -- "2. Preliminary investigations of slope stability may be necessary if development is proposed ~~elsewhere~~ in a landslide area."

Revise -- "3. Construction and road buildings on the foothills shall be designed to ~~accommodate the tendency to slide and fill~~ minimize cutting and filling."

Add -- "4. Forest uses shall be the preferred use of the coast range foothills."

c. Estuary Wetlands, Shorelands and Water Bodies

1) Revise definitions of Aquatic Areas, as follows:

"Aquatic areas include the tidal waters and wetlands of the estuary and non-tidal sloughs, streams, lakes and wetlands within the shoreland planning boundary. The lands underlying the waters are also included. (the rest of the definition is the same)."

- 2) Use *NEW/CREST/DEFINITIONS/AND* new CREST matrix.
- 3) Add the following explanations to accompany the permitted use table:

"1. The designation for a category of uses or activities in the tables, such as permitted with standards, indicates this is the least restrictive situation which will exist for a use or activity in that category. Some zoning districts may be more restrictive.

"2. The extent and scope of requirements for new uses or activities with a permitted with standards (PS) designation will vary considerably with the particular use or activity and its location. The same holds for conditional use (C).

"3. The permitted with standards designation (PS) covers both outright and review uses and activities in the zoning ordinance."

- 4) Revise Policy #1 in Section on Ivy Station to the mouth of Blind Slough, (Page 5, Policy 8 in Tabloid) as follows:

"1. The Natural designation of the Big Creek spruce swamp is in recognition of the unique natural fish and wild-life values of this area. *NOVEMBER/SUCH/A/DESIGNATION/SHOULD/NOT/BE/USED/TO/RESTRICT/USE/OF/ADJACENT/SHORELAND/AND/UNPLANNED/AREAS/IN/ACCORDANCE/WITH/THE/DREGON/FORREST PRACTICES/ACTS/AND/SHOULD/NOT/IMPOSE/CONDITIONS/OF/A/LOG/SORTING/YARD/OR/SIMILAR/FACILITY/ON/THE/UNPLANNED ADJACENT/TO/THE/SWAMP/Y/*

- 5) Revise Section on Wauna/Westport in accordance with Exhibit A of November 14, 1979 letter from Warrenton Lumber Co., including Findings and attachments Exhibit B to Appendix. In addition, revise Policy #3, (Page 5, Policy 6 in Tabloid) as follows:

#3. *THE/AQUATIC/DEVELOPMENT/DESIGNATIONS/IN/THE/WAUNA/WESTPORT AREA/DOES/NOT/RESTRICT/THE/FRESHWATER/USE/OF/FISHING/BOAT/OPERATION/ALTERNATIVE/WALL/ADJACENT/TO/BE/PERMITTED/SPRETTICE/DEVELOPMENT/FOR/PROSALS/WALL/HAVE/TO/BE/JUSTIFIED IN/TERMS/OF/ADJUSTABLE/ALTERNATIVE/DESIGNATIONS/OF/UNPLANNED/AREAS/AND/CONDITIONS/BEHIND/THE/AND/THE/INITIAL/LOG/OF/ADVERSE IMPACTS/ON/WATER/QUALITY/AND/ADJACENT/HABITAT/AND/OTHER/RELATED/AREAS/OF/THE/PERMIT/PROCESS/* The aquatic development areas in the estuary are necessary to maintain a healthy balance to the economy and the quality of life in the area, and should be given full protection to insure their use as designated in the comprehensive plan. Any development within these areas should, however, meet the standards and requirements of the State and Federal agencies who have jurisdiction over the proposed activities.

2. CRITICAL HAZARDS

Omit Policies in Section on Critical Hazards and insert statement as follows:

Policies and standards for development in these areas are contained in the County-wide Hazard Policies.

3. CULTURAL

a. Fish and Wildlife

Revise -- "1. New roads, bridges, etc. over rivers and streams shall be designed to minimize removal of shoreline vegetation and shall be installed in a manner that will not impede the flow of water or passage of fish.

Revise -- "2. ~~Cluster/type/docks/rather than individual/docks/are preferred~~ Proliferation of individual, single purpose piers and mooring facilities is discouraged in water areas to avoid increasing damage to fish habitat and scattered shoreline alterations.

Revise -- "7. Dredging and filling of freshwater wetlands and water areas should be minimized.

Delete #10 and replace as follows:

"10. Considering that the eagle is the national symbol of freedom; it is an endangered species; there are only 708 breeding pairs in the lower 48 United States (August 1978 National Geographic); there are only a few known pairs residing in Clatsop County; the eagle is part of the ecosystem of the estuary; and Clatsop County is a wintering ground for migrating eagles from Alaska, eagles should be given full protection through compliance with "Bald Eagle Management Guidelines -- Oregon and Washington" administered by the U.S. Fish and Wildlife Service. Landowners are encouraged to develop eagle habitat plans with these guidelines tailored to suit specific conditions."

b. Agriculture

Revise -- "3. Cleaning of sloughs and ditches and dike maintenance ~~shall~~ shall be allowed under the supervision of the local diking districts and in cooperation with the Clatsop Soil and Water Conservation District."

Revise -- "4. Trapping of nuisance furbearers, such as the nutria, ~~shall~~ shall be encouraged to minimize crop and dike damage."

c. Public Facilities

Revise -- "4. Efforts to improve and expand existing water systems to serve rural population densities are encouraged. Consolidation of districts is also encouraged for economies of scale and better coordination. In areas where the future water supply by the districts is questionable, well systems may be feasible. Lot sizes in these areas ~~shall~~ shall be larger to reflect this alternative."

- Revise -- "7. The construction of nuclear power plants and the storage of radioactive waste shall not occur in the Northeast County, for the following reasons:
- a. Potential adverse impacts in the fishing industry due to changes in the water temperature when cooling water is returned to the river and from construction impacts on the streams.
  - b. Effect of low level radiation on adjacent agricultural practices, particularly the dairy industry.
  - c. Lack of facilities in the United States for long-term storage of radioactive waste.
  - d. Safety factors which include the possibility of accidents and natural catastrophies as well as the long-term risk of continued radioactivity at a site after a plant is shut down.

4. COMMUNITY DEVELOPMENT

a. Development

- 1) Include the ESWD zone of Wauna-Westport in RSA.
- 2) Revise policy #1 as follows:

"1. The minimum building site in the Rural Service Area shall be ~~7,000~~ 7,500 square feet when sewered and ~~18,000~~ 15,000 square feet ~~before sewer~~ in unsewered areas.

b. Conservation

1 Revise Objective #2 as follows:

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

2 Revise Policy #1 as follows:

"1. ~~Forested areas should~~ Forest lands shall be preserved conserved for forest uses."

B. In addition, the following revisions are to be incorporated into the Plan text, based upon review by the Planning Staff and Board of Commissioners:

1. Landscape Units

a. Estuary Wetlands, Shorelands and Water Bodies.

1) Add to General Policies:

"4. As provided by state and federal laws, dredged material from adjoining wetlands may be used for emergency dike maintenance when immediate action is required to prevent a hazard or loss of property.

"5. Coastal shorelands in areas outside of urban or urbanizable areas shall only be used as appropriate for the following uses:

- a. Farm use
- b. Forest uses
- c. Private and public water-dependent recreation
- d. Aquaculture
- e. Water-dependent commercial and industrial uses and water-related uses only upon a finding by the governing body of the county that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas;
- 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.

2) Revise definition of Coastal Shorelands to exclude diked tidelands.

b. Remove section on Headlands and Points.

2. Natural Resources

a. Add the following policy under Surface Water and Groundwater Quality:

"1. The County shall recommend that state agencies regulate the issuance of water rights so as to insure that the total water rights of a stream bed do not exceed the minimum stream flow."

b. Add the following policies regarding the Gnat Creek Aquifer:

"1. Activities which have the potential for contaminating the water supply beyond established acceptable levels shall not be permitted in the aquifer area.

"2. The County shall investigate the possibility of conducting a study of the aquifer to determine its potential to provide a water source for residents of the area."

3. Housing

a. Combine policies 5 and 6 with "However, mobile home parks shall be allowed to locate only where the minimum lot size is one acre or less. ~~(Where there are no available facilities)~~ They shall be adequately buffered or screened with a sight-obscuring fence or landscape planting around the periphery of the park.

4. Recreation

a. Add the following policy:

"5. Existing public land shall be preferred for public recreational development prior to acquiring additional locations. Land trades should also be considered in order to keep property on the tax rolls.

5. Open Space, Historic, Scenic and Natural Areas

a. Revise and add policies on Historic sites as followed:  
(Changes are too extensive for typing here. See Pg. 8-9 of Tabloid for comparison.)

"1. A professional archeological study team should be encouraged to conduct a survey of the Indian villages in the area and develop a strategy for

excavation or protection. Until such a study is complete, the County shall carefully review all development proposals that would impact the archeological sites.

- "2. Care shall be taken to avoid placement of incompatible uses on properties adjoining significant archeological and historic sites or permitting activities which would conflict with the nature of identified sites. The County shall work with the Department of Forestry and other adjoining property owners to develop a protection plan for the Westport Log Tunnel.
- "3. The use of identifying signs for historic and cultural landmarks shall be encouraged. Other historic sites such as old churches, schoolhouses, etc. should also be signed. The Clatsop County Historical Society shall be encouraged to assist in this project.
- "4. Technical and financial assistance from all sources shall be sought in order to protect, restore, or purchase significant historic areas that can fulfill the needs for parks, recreation, natural and scenic resources. For instance, the Westport Log Tunnel might be incorporated into the State trail system (proposed Northwest loop)."

- b. Revise and add policies on Natural areas as follows:  
(From Tabloid, Pg. 8, Open Space, Scenic and Historic Areas, Policy #3.)

- "1. In order to preserve the scenic views and vistas, off premise signs and billboards shall not be allowed along the Columbia River Highway.
- "2. Areas identified through the Oregon Natural Heritage Program or the Columbia River Estuary Plan that are rich in wildlife or of a fragile ecological nature shall be considered for protection."

## 6. Transportation

- a. Revise Policy #2, as follows:

- "2. Walking and bicycling is encouraged. Shoulders along roads should be wide and shaded whenever possible. A footpath/bicycle path should be planned ~~along the railroad/tracks~~ which would link ~~residents with~~ Astoria and Knappa.

- b. Add the following policies:

- "6. Minor partitioning shall be required for all property adjacent to U.S. 30. Minor partition proposals will be reviewed in order to prevent numerous access points along this highway. The requirement for minor partition review shall take effect on the date of adoption of the Northeast Community Plan.

- "7. Clatsop County shall:
- a. require new subdivisions to have access taken from the existing collectors and frontage roads unless a variance is given,
  - b. review new access points based upon proximity to existing access points and safety standards developed by the Department of Transportation.
- "8. Clatsop County shall encourage the development of transshipment points along the Columbia River where deep water is close to the shore."

7. Public Facilities

- a. Revise Policy #2, as follows:

"2. Sewer systems shall ~~not~~ be extended outside the Rural Service District only to alleviate a health hazard or water pollution problem identified by DEQ and will be used only as a last resort. (The rest of the policy is the same.)

8. Development

- a. Revise Policy #2, as follows:

- "2. Changes in the Rural Service Area boundary shall only be done after the following factors are considered:
- a. there is a demonstrated need to accommodate long range urban population growth requirements;
  - b. there<sup>re</sup> is a need for housing, employment opportunities, and livability;
  - c. the change could provide an orderly and economic extension of public facilities and services.
  - d. the change would allow for efficient land use and utility patterns within and on the fringe of the existing urban area.
  - e. environmental, energy, economic and social consequences are minimized.

9. Rural

a. Add to Policy #1, "Smaller lots existing at the time the Comprehensive Plan takes effect shall be "grandfathered"."

b. Revise Policy #2, as follows:

"2. Those areas adjacent to forest land which are not "built-up" shall maintain an overall density of 2-5 acres/dwelling unit. The conversion of these lands to a higher density by rezoning will only be allowed upon reasonable and anticipated of the Comprehensive Plan in which shall be encouraged at plan updates if it is determined that more land is needed for housing than was anticipated by this writing, and public facilities are adequate to serve higher densities. Conversion of these lands to higher densities should occur before conversion of resource lands (EFU, Forest) to housing.

c. Revise Policy #3, as follows:

"3. The extent of the existing commercial zones are considered adequate for the next 20 years, but some small neighborhood commercial uses like neighborhood grocery stores, etc. may be needed in the future in Burdette and Brownhead. New commercial zones shall only be considered if a neighborhood type or if concentrated in and adjacent to existing, well established business areas, in order to increase the patronage and vitality of these areas and to avoid undue dispersal of new commercial activities.

d. Revise Policy #4, as follows:

"4. When considering new highway commercial buildings or when existing highway commercial uses are considering expansion, the following standards shall be required in addition to those policies addressed in the Transportation section:

a. Adequate off-street parking shall be provided.

b. A buffer or landscape planting area shall be provided when abutting residential zones.

c. Signs shall be limited. Signs which advertise national brands of products or similar advertisements which are not promoting the primary item for sale on the premises shall be discouraged.

e. Delete Policy #5.

"5. *THE CURRENT ZONING ORDINANCE SPECIFIES THAT LIVESTOCK MUST BE KEPT FROM OR EXISTING DWELLINGS// THIS IS A RURAL AREA// THEREFORE// THERE SHOULD BE NO RESTRICTED ZONING ON THE LOCATION OF LIVESTOCK// ADEQUATE FENCING AND FACILITIES SHOULD BE PROVIDED//*

10. Conservation

Add the following policy:

"2. Where forest lands occur in the interior of rural residential areas, or are completely surrounded by rural development, small woodland management and farming is encouraged. However, over time these areas may be needed for housing and in future plan updates shall be considered ideally situated for conversion to residential uses, prior to conversion of other forest lands.

11. Natural

a. Change the definition of "Natural", as follows:

NATURAL areas are those which have not been significantly altered by man and which in the future should be preserved or restored to a nearly natural state. Natural Areas include: (see Plan text for the rest of it)

b. Revise Policy #1 as follows:

"1. The Gnat Creek marsh, Big Creek spruce swamp, ~~and~~ Plympton Creek waterfalls, Knappa Bradwood Cliffs, important marshes along the Columbia River, and most of the Columbia River Islands shall be protected from alteration. ~~Appropriate~~ ~~to~~ ~~be~~ ~~done~~ ~~to~~ ~~protect~~ ~~the~~ ~~areas~~

c. Add new policies, as follows:

- "2. Landowners shall be encouraged to dedicate isolated natural features (landmarks) such as big trees, waterfalls, etc.
- "3. The Knappa Gorge and Gnat Creek waterfalls are designated "Critical Areas" as a temporary measure to call attention to areas which require a determination of conflicting values by means of a thorough analysis and site survey. When new information is available, these two areas shall be considered for protection during the Comprehensive Plan update process.

12. Fish and Wildlife

Add -- "11. The Conservation designation for lands comprising habitat for the Columbian White-Tailed Deer is intended to protect the species. Any proposal for changed use or modification of these lands shall be carefully evaluated for possible effects on Columbian White-Tailed Deer survival."

- C. In accordance with Planning Commission Recommendations, the following changes are incorporated in the Plan maps.
1. All rural designations south of Highway 30 in Knappa and Svensen designated 5-acre density (Tabloid Map 2) are changed to 2-acre density (except for parcel described in 2b, Exhibit A). Where property is bisected by a "Conservation" designation, the 2-acre zone is at a depth of 400 feet from the front property line.

- Findings:
- a. Two acres is more acceptable to Department of Forestry because less pressure is applied to Conservation - 10-acre zone for residential use. Adequate setbacks will protect adjacent forest uses.
  - b. Five acres is an excessive lot size in this area. That large of a lot size is unnecessarily costly when two acres is sufficient for the placement of a septic tank and well system on an individual parcel if water service is unavailable.
  - c. Existing tracts less than 10 acres and greater than 5 would become unusable if the 5-acre density were retained.
  - d. The lands in this area are capable of supporting the additional housing units and population and housing reports indicate a need for more housing in suitable locations.
  - e. The Knappa-Svensen area is an already established rural residential community.

2. Introduce a Conservation-10 acre zone and change the following:
  - a. Estes property, Brownsmead and property south from Conservation-20 to Conservation-10.
  - b. Erickson/Tynkila property--change Tract 1 as outlined on attached Map, Exhibit "A". Change Tract 2 from Conservation-20 to Conservation-10, including adjacent County land. Property south of County land change from Rural 5-acre to Rural 1-acre zone.
  - c. Heilman property--Portion of property consisting of approximately 35 acres and adjoining 20 acre parcel and portion of David Pfund property change from Conservation-20 to Rural 2-acre. Other adjoining land designated Conservation-20, change to Conservation-10.
  - d. Other interior Conservation zones south of Highway in Knappa and Svensen change from Conservation-20 to Conservation-10.
  - e. Ada Lindman--Change from Conservation-20 to Conservation-10. Adjacent property change from Conservation-20 and Rural 5-acre to Conservation-10.
  - f. Bob Ziak--Change Rural 5-acre to Conservation-10.

- g. Boise Cascade--Change Natural designation on Knappa Gorge to Conservation-38.

- Findings:
1. Boundaries cannot be sufficiently described at this time.
  2. Logging road mainline through the side of the gorge which serves the entire forest management unit.
  3. Four rock pits are located in the area.
  4. Recently planted tree farm is contained within the gorge.
  5. Generally an altered area.
  6. Natural configuration of gorge will protect the area from destruction as it has in the past.

- h.-- State Forestry and Crown--Change Natural designation on Gnat Creek Falls to Conservation-38. Reduce Natural designation on Plympton Creek Falls to approximately 43 acres.

- Findings:
1. Boundaries cannot be sufficiently described at this time.
  2. Access to the area is difficult.

- i. Heinzman--Change approximately 400 feet of property along both sides of road from Conservation-20 to Rural 2-acres.
- j. Elliot--Change Conservation-20 to Conservation-10, along with 2 adjacent parcels.
- k. Add Wauna ESWD zone to RSA.
- l. J. Bergeron--Change from Conservation-20 to Rural 2-acre density a depth of 400 feet from road; remainder of land change to Conservation-10.
- m. Area north of Gnat Creek Bridge on Blind Slough--Change from Conservation-20 to Conservation Aquatic.
- n. Changed Rural 5-acre tract west of Hillcrest Loop near Big Creek just south of 1 acre zone to Rural 1-acre (small parcel owned by M. Webber) to a depth of 250 feet.
- o. Change all land north of railroad tracks at Knappa dock area from Rural 5-acre to Rural 1-acre designation.
- p. Change 6-acre parcel east side of Knappa Road north of highway from Rural 5-acre to Rural 1-acre designation (owned by Simonsen).

D. In accordance with Planning staff recommendations and review by the Board of Commissioners, additional changes are incorporated in the Plan Map.

1. Poindexter--Extreme NW corner changed from Conservation to Rural 2-acre.
2. Johannson, Tynkila, north of highway--Change from Rural 5-acre to Rural 1-acre, at a depth of 250 feet.
3. Camberg, Ivy Station--Reduce 5-acre zone to 600 feet from front property line, remaining land change from Conservation-20 to Conservation-10.
4. EFU, Brownsmead--Expand to include area recommended by Agriculture Committee and CAC after their September 27 hearing.
5. John Day--Change all Conservation-20 to Conservation-10.
6. Grimstad--Easterly 19-acre tract and land directly north change from Conservation-20 to Rural 1-acre; remaining westerly parcel change to Conservation-10 except for extreme west parcel which remains as Conservation-38.
7. Blind Slough Tideflat--Change from "Natural" to "Conservation".

Findings: 1. Slough is used extensively for log rafting.

2. Natural designation in CREST plan was oversight--this area and adjacent Spruce swamp is designated Conservation as provided for in Conflict Resolution process.

8. End of Pearson Road--Change developed portion from Rural 5-acre to Rural 1-acre.
9. Nygaard Property--Change from Conservation-20 to Conservation-10.
10. Clifton--Zone map change from Rural 5-acre to Commercial to allow for expansion and development of fishing facilities with deep water close to shore.

Findings: 1. Deep water close to shore.

2. Railroad in vicinity.
3. Lifestyle of the area is fishing.

11. Bradwood--Designate ESWD, including Port dredge disposal site south and existing residential area between railroad tracks and roadway.

Findings: 1. Port of Astoria's Dredged Material Disposal/Restoration Mitigation Plan identifies a 1600' X 400' site south of the railroad as a dredge material disposal site to be later used for industrial purposes.

2. Backup land is needed.

3. Bradwood is one of five sites recognized for Port development, and is extremely important because it is self-scouring.
12. 131 acres east of Westport (Crown Zellerbach)--Change from Rural to Conservation-20.  
Findings:
    1. Recovery Plan identifies this area as critical habitat for Columbian White-Tailed Deer.
    2. Area presently diked farm land compatible with Columbian White-Tailed Deer habitat.
    3. Conservation designation will adequately protect species habitat.
  13. R. Ziak property just south of Knappa Slough is designated Conservation-10, non-forest land--Changed from Rural 5-acre.



TABLE 1

## AQUATIC AREA PERMITTED USES/ACTIVITIES

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<u>USES</u>	<u>NATURAL</u>	<u>CONSERVATION</u>	<u>RURAL</u>	<u>DEVELOPMENT</u>
Airports (33.02)	N	N	N	C
Aquaculture (33.03)	C	PS	PS	PS
Commercial (33.04)	N	C	C	PS
Docks & Moorage (33.05)	N	C	C	PS
Industrial & Port Facilities (33.06)	N	C	C	PS
Land Transportation Facilities (33.07)	N	C	C	C
Log Dump/Sort Area (in water) (33.08)	N	N	N	C
Log Storage (in water)(33.09)	N	PS	PS	PS
Marinas (33.11)	N	N	C	PS
Mining/Mineral Extraction (33.12)	N	C	C	C
Navigational Structures (33.13)	N	C	C	C
Recreation (33.14)	C	PS	PS	PS
Residential (33.15)	N	N	N	C
Restoration/Resource Enhancement (33.16)	C	C	C	C
Timber Propagation/Harvesting (33.18)	N	C	C	PS
Utilities (33.19)	N	C	C	C
<u>ACTIVITIES</u>				
Bankline or Stream Alteration (33.20)	N	C	C	PS
Dikes (33.21)				
New Construction	N	C	C	PS
Repair, Maintenance	PS	PS	PS	PS
Dredging (33.22)				
New	N	C	C	PS
Maintenance	C	C	PS	PS
To Obtain Fill	N	C	C	PS
Dredged Material Disposal (33.23)	N	C	C	PS
Fill (33.25)	N	C	C	PS
Piling/Dolphin Installation (33.26)	N	C	PS	PS
Shoreline Stabilization (33.27)				
Vegetative	PS	PS	PS	PS
Rip-rap	C	PS	PS	PS
Bulkheads	N	C	C	PS

KEY: N = Not Permitted; C = Conditional; PS = Permitted with Standards

NOTES: 1. The designation for a category of uses or activities in the tables, such as permitted with standards, indicates this is the least restrictive situation which will exist for a use or activity in that category. Some zoning districts may be more restrictive.

2. The extent and scope of requirements for new uses or activities with a permitted with standards (PS) designa-

tion will vary considerably with the particular use or activity and its location. The same holds for conditional use (C).

3. The permitted with standards designation (PS) covers both outright and review uses and activities in the zoning ordinance.

**TAB 26**  
**CLATSOP VISION 2030**

The logo features a stylized blue wave graphic at the top. Below it, the text "CLATSOP VISION" is written in a green, sans-serif font, and "2030TOGETHER" is written in a larger, blue, sans-serif font.

# CLATSOP VISION 2030TOGETHER

## INTRODUCTION

This review draft includes documents from the Clatsop Vision 2030 Together process. It includes an Overarching Vision (page 2), Core Community Values (Page 3), and Focus Area Visions (Pages 4-6). We've also included for discussion, The Focus Area Visions with potential strategies and possible county roles (pages 7-13). The information behind these documents was derived with extensive community input through:

- Community Interviews
- Regional Workshops
- Online Questionnaire I
- Vision Drafting Team
- County Staff
- Vision Summit Workshop
- Astoria Saturday Market outreach
- Clatsop County Fair outreach
- Online Questionnaire II

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# CLATSOP VISION 2030TOGETHER

## FINAL DRAFT OVERARCHING VISION

**IN 2030**, we celebrate Clatsop County’s unique regional and maritime setting and its distinct communities, finding common ground in our shared values and local identities. We protect and enhance our scenic beauty and natural resources as the foundation of our prosperity and outstanding quality of life. We create good jobs and economic opportunity through carefully planned, equitable growth where the benefits remain in our community. Our strong, well-funded schools, expanded higher education system, and a well-educated, diversified workforce guarantee our success by anticipating future local needs. We plan wisely for our local communities, concentrating development in existing urban areas, while preserving our ocean, shorelines, wetlands, forests, rivers and scenic corridors. We rejoice in sharing our local culture and history, including art, music, theatre, dance, and festivals. We assure access to excellent health care, public safety and recreation for all our residents, and are prepared for any emergency that may come our way. **TOGETHER**, we ensure that Clatsop County will remain our shared home – a special place where future generations grow together as we live, work, recreate, contribute and thrive.

The logo features a stylized blue wave graphic at the top. Below it, the text "CLATSOP VISION" is written in a green, sans-serif font, and "2030 TOGETHER" is written in a larger, blue, sans-serif font below that.

# CLATSOP VISION 2030 TOGETHER

## FINAL DRAFT CORE COMMUNITY VALUES

**Natural Setting.** We value our natural beauty, limited natural resources, forests, rivers, wildlife, open spaces, fertile land, and clean air and water.

**History, Arts and Culture.** We value our unique location, rich history, arts and cultural influences, and the connections they provide to both our past and future.

**Aquatic Environment.** We value our aquatic environment, the ocean and rivers, wetlands and estuaries, and our maritime and fishing heritage and traditions.

**Quality of Life.** We value livable and affordable communities, appropriate constraints on over-commercialization, and the ability to find peace and tranquility.

**Community Atmosphere.** We value friendly people, distinct small towns, tight-knit communities and neighborhoods, and knowing and supporting our neighbors.

**Caring People.** We value compassionate, caring people, the willingness to reach out and help others in the community, and being a place where everyone can flourish.

**Living Wage Jobs.** We value living wage jobs that enable working people to be thriving, productive, and contributing members of the community.

**Excellent Education.** We value excellent schools and teachers, opportunities for higher education, lifelong learning, and the development of new knowledge and skills.

**Accessible Health Care.** We value healthy communities with accessible and affordable health care in every community throughout the county.

**Safe Communities.** We value safe, secure and resilient communities that are prepared for potential emergencies and natural disasters.

**Recreational Opportunities.** We value equal access to nature for all, close-by natural and developed parks with hiking trails, and other healthy outdoor activities.

**Civic Spirit.** We value a 'can-do' spirit, engaged citizens and problem-solvers, volunteerism, and abundant opportunities to contribute to the community.

**Good Planning.** We value human-scale planning, managed growth in harmony with existing communities, efficient and sustainable use of resources, and good public transportation.

**CLATSOP VISION  
2030TOGETHER**

**FINAL DRAFT FOCUS AREA VISIONS**

**VISION FOCUS AREAS**



## **ECONOMY & JOBS**

*In 2030, Clatsop County has a diverse, stable economy that produces good living-wage jobs, allowing people of all ages and incomes to live here and thrive. Our economy balances the county's natural resource base with its scenic beauty – and growth with the long-term sustainability of our environment. We recognize the importance of our traditional industries, such as forestry, fisheries and tourism, while transitioning to the emerging economy of the 21<sup>st</sup> century. While maintaining our status as a maritime and forest products center, we also promote “value-added” industry and light manufacturing in appropriate locations. Newer, innovative enterprises are drawn here for both our natural environment and skilled workforce, and our prosperity builds on our rich culture, historical traditions, and vibrant arts and culture scene.*

## **ARTS, CULTURE & HISTORY**

*In 2030, Clatsop County arts and culture reflect the essence of this place – its scenic beauty and natural resources, rich history and cultural traditions, and diverse and creative people. The arts are truly embedded in the county, its communities, and its educational system. They are also an integral part of our emerging economy. Artists, craftspeople, designers, graphic artists, and “creatives” can earn a good living here, contributing to the diversity and vibrancy of our economy. We celebrate our culture through art, music, theatre, dance, performance, literature and poetry – and through our museums, galleries, historical and cultural attractions, schools and classrooms, festivals and events. We have greatly increased arts opportunities for our youth, and our arts and cultural facilities are well supported – and treasured – by the community.*

## **HEALTH, SAFETY & RESILIENCE**

*In 2030, Clatsop County has a high quality of life that contributes to our general public health and safety. We lead the state as a center for active living and wellness, and in our capacity for personal growth, development and happiness. Access to good health care is assured across the county and in all its communities. Community health has been strengthened through education on lifestyle improvements, physical activity, and good nutrition. More people walk and bike for recreation and to get places. There are fewer incidents of smoking, alcohol and drug abuse, and mental illness. We are a safe, equitable and inclusive community, where people know, look out for – and reach out to – one another. We have achieved “food security,” ensuring access to healthy, affordable food countywide. We have improved our law enforcement, fire and emergency services, and community members are fully educated and prepared for any emergency or natural disaster.*

## **EDUCATION & LEARNING**

*In 2030, Clatsop County residents are better educated than ever, improving their lives and livelihoods. We take great pride in our capacity to learn in a variety of ways. Our schools are well funded and recognized for their academic strength. Our high schools have maximized their graduation rates. They provide students with multiple pathways to better jobs and higher education, and help them become active, contributing members of the community. Clatsop Community College is a uniting institution and catalyst in our community, with*

*expanded vocational training offerings that prepare students to earn a living wage in the professions and trades, as well as worker re-training and lifelong learning for older students. A college education is accessible to all qualified local residents, who can now earn a four-year degree without leaving the county. Our libraries have significantly enhanced their educational, community and learning services with increased access and availability.*

## **ENVIRONMENT, NATURAL RESOURCES & RECREATION**

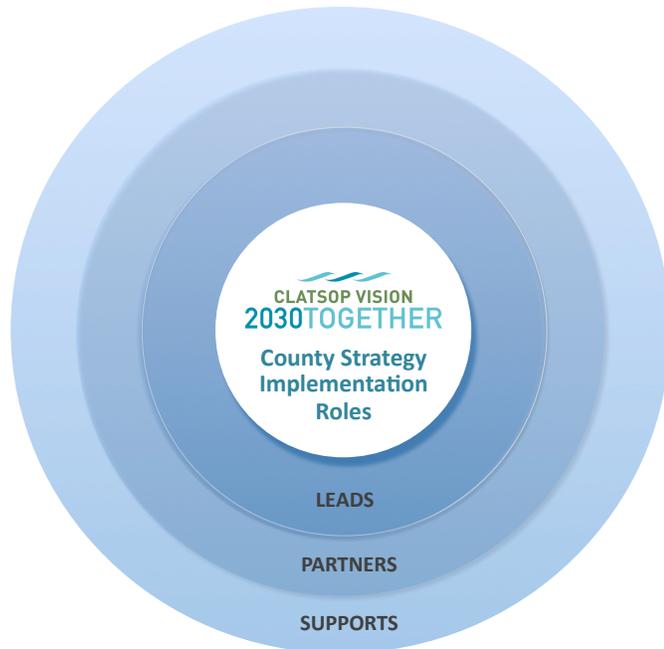
*In 2030, Clatsop County preserves its natural beauty and shares it with the world. We are rich in natural resources, with mountains, forests, rivers, ocean beaches, wetlands and estuaries, thriving wildlife, and plenty of clean, fresh air. Our natural environment is a key contributor to our quality of life. It presents unique opportunities for a vibrant yet sustainable economy that is in balance with nature. Our forestlands are sustainably managed, with portions permanently protected for their inherent natural value. Our parks and natural areas offer ample opportunities for outdoor recreation and healthy, active lifestyles. Our communities constantly connect us to our surroundings – set in nature, livable, and linked by walking paths and bike trails. This ever-present connection to nature sustains and inspires us to be better stewards of our environment.*

## **COMMUNITY DEVELOPMENT & PLANNING**

*In 2030, Clatsop County maintains its quality of life through good planning and sustainable growth and development. Involved citizens, robust civic engagement, dedicated leadership, and strong partnerships make planning and community development succeed. New development in the county is focused on existing communities and urban areas, and zoning is clear, flexible and creative. Our infrastructure is modern and efficient, highway corridors are safe and well maintained, and public transportation is accessible and affordable. While our local communities have distinct character and identity, there is strong collaboration among them. Every community has a vibrant center, affordable housing, and is walkable, bikeable and transit-friendly. Our planning and development policies are attuned to the county's ongoing resiliency, responding to the continuing challenges of climate change, natural disasters and food security.*

  
**CLATSOP VISION**  
**2030TOGETHER**

**FOCUS AREA VISIONS**  
***WITH POTENTIAL STRATEGIES AND POSSIBLE COUNTY ROLES***



## ECONOMY & JOBS

*In 2030, Clatsop County has a diverse, stable economy that produces good living-wage jobs, allowing people of all ages and incomes to live here and thrive. Our economy balances the county's natural resource base with its scenic beauty – and growth with the long-term sustainability of our environment. We recognize the importance of our traditional industries, such as forestry, fisheries and tourism, while transitioning to the emerging economy of the 21<sup>st</sup> century. While maintaining our status as a maritime and forest products center, we also promote “value-added” industry and light manufacturing in appropriate locations. Newer, innovative enterprises are drawn here for both our natural environment and skilled workforce, and our prosperity builds on our rich culture, historical traditions, and vibrant arts and culture scene.*

### POTENTIAL STRATEGIES TO ACHIEVE OUR VISION...

1. **New Industry and Business Development.** Develop new industries and businesses while protecting our traditional economic base. (Potential County Role: **LEAD/PARTNER**)
2. **Cooperative Marketing.** Promote cooperative marketing of Clatsop County as a place to visit and do business. (Potential County Role: **PARTNER**)
3. **Green Industry Marketing.** Market Clatsop County as a place for clean and green industry. (Potential County Role: **PARTNER**)
4. **Workforce Training.** Strengthen workforce training in targeted industries related to manufacturing and clean industry development. (Potential County Role: **PARTNER**)
5. **Port Revitalization.** Take advantage of growth in international maritime trade by supporting economic development efforts of the Port of Astoria. (Potential County Role: **PARTNER**)
6. **Infrastructure Improvements.** Improve local infrastructure that will support economic growth. (Potential County Role: **LEAD/PARTNER**)
7. **I.T. and Innovative Enterprise.** Recruit information technology businesses, innovative enterprises, and small businesses that will locate in Clatsop County for its environment, natural beauty and recreation. (Potential County Role: **PARTNER**)
8. **Light Manufacturing Job Centers.** Encourage the development of new light manufacturing and industry-related job centers in appropriately zoned areas. (Potential County Role: **LEAD/PARTNER**)
9. **Public Transportation for Workers.** Support the development of public transportation and transit programs to connect workers and future jobs. (Potential County Role: **SUPPORT**)
10. **Advanced High Speed Internet.** Encourage the development of the most advanced, reliable high-speed Internet and data access countywide, ensuring high-capacity broadband in employment areas such as the North Coast Business Park. (Potential County Role: **PARTNER**)
11. **Rural Economic Development.** Focus infrastructure improvements to promote appropriate economic development in the county's rural communities. (Potential County Role: **LEAD/PARTNER**)
12. **Downtown Revitalization.** Support continued revitalization of Downtown Astoria, Warrenton, Seaside and Cannon Beach. (Potential County Role: **SUPPORT**)
13. **Astoria Waterfront Public Market.** Develop a public market in Astoria that builds on its waterfront and Columbia River access. (Potential County Role: **SUPPORT**)
14. **Local Food Production.** Promote small farms and year-round farmers market that support local food production and attract young farmers. (Potential County Role: **SUPPORT**)
15. **'Value-Added' Natural Resource Industries.** Encourage the development of more “value-added” natural resource-based industries in Clatsop County. (Potential County Role: **PARTNER**) (*Note: moved from Environment, Natural Resources & Recreation as suggested.*)
16. **Youth Jobs.** Create jobs targeted to promote youth retention in the county.

## ARTS, CULTURE & HISTORY

*In 2030, Clatsop County arts and culture reflect the essence of this place – its scenic beauty and natural resources, rich history and cultural traditions, and diverse and creative people. The arts are truly embedded in the county, its communities, and its educational system. They are also an integral part of our emerging economy. Artists, craftspeople, designers, graphic artists, and “creatives” can earn a good living here, contributing to the diversity and vibrancy of our economy. We celebrate our culture through art, music, theatre, dance, performance, literature and poetry – and through our museums, galleries, historical and cultural attractions, schools and classrooms, festivals and events. We have greatly increased arts opportunities for our youth, and our arts and cultural facilities are well supported – and treasured – by the community.*

### POTENTIAL STRATEGIES TO ACHIEVE OUR VISION...

1. **Arts and Culture Promotion.** Promote Clatsop County as a center of arts and culture, artistic entrepreneurialism, and value-added arts industries. (Potential County Role: **PARTNER**)
2. **Arts as Economic Development.** Advance arts and crafts, culture and historic preservation as key economic development strategies for the county. (Potential County Role: **PARTNER**)
3. **Government Support for Arts.** Promote expanded support of local arts and cultural organizations by local government. (Potential County Role: **PARTNER**)
4. **Arts Council of Clatsop.** Expand the involvement and diversity of the Arts Council of Clatsop. (Potential County Role: **LEAD**)
5. **New Arts Events and Activities.** Promote new arts, music, theatre, dance and lecture events and activities as part of the arts and culture economy. (Potential County Role: **PARTNER**)
6. **New Arts Venues.** Support the creation of new and/or improved venues for the arts that support the arts and culture economy, including an Arts and Cultural Center. (Potential County Role: **SUPPORT**)
7. **Financial Support for the Arts.** Increase financial support for arts, culture and historical facilities and centers. (Potential County Role: **PARTNER**)
8. **Arts Education and Career Training.** Support increased education and career training opportunities in the arts for youth. (Potential County Role: **SUPPORT**)
9. **Stronger Countywide Arts Connections.** Encourage stronger connections between local arts communities, opening artist up access to venues countywide. (Potential County Role: **PARTNER**)
10. **Arts and Cultural Destinations.** Advance Downtown Astoria, Seaside and Cannon Beach as tourist, arts and cultural destinations. (Potential County Role: **SUPPORT**)
11. **Center for Historical Research.** Promote Clatsop County as a center for historical research through libraries, archives, local historical centers and museums.
12. **Riverwalk and Prom Enhancement.** Encourage the maintenance and further enhancement of the Astoria Riverwalk and the Seaside Prom. (Potential County Role: **SUPPORT**)
13. **Arts Tourism.** Encourage arts tourism throughout the county including those tourists who arrive by cruise ships. (Potential County Role: **SUPPORT**)

## HEALTH, SAFETY & RESILIENCE

*In 2030, Clatsop County has a high quality of life that contributes to our general public health and safety. We lead the state as a center for active living and wellness, and in our capacity for personal growth, development and happiness. Access to good health care is assured across the county and in all its communities. Community health has been strengthened through education on lifestyle improvements, physical activity, and good nutrition. More people walk and bike for recreation and to get places. There are fewer incidents of smoking, alcohol and drug abuse, and mental illness. We are a safe, equitable and inclusive community, where people know, look out for – and reach out to – one another. We have achieved “food security,” ensuring access to healthy, affordable food countywide. We have improved our law enforcement, fire and emergency services, and community members are fully educated and prepared for any emergency or natural disaster.*

### POTENTIAL STRATEGIES TO ACHIEVE OUR VISION...

1. **Health and Wellness Strategy.** Develop a comprehensive strategy and programs to improve public health and wellness through education, lifestyle, nutrition, and access to health care. (Potential County Role: **LEAD**)
2. **‘Active Living’ Education.** Promote public education on “active living” and the benefits of healthy eating and lifestyles. (Potential County Role: **LEAD**)
3. **CCC Health and Wellness Center.** Support development of Clatsop Community College’s Health and Wellness Center. (Potential County Role: **SUPPORT**)
4. **Affordable Childcare.** Expand access to affordable childcare for low-wage workers and the working poor. (Potential County Role: **LEAD**)
5. **Services for Older Adults.** Improve and enhance appropriate, useful programs and services for older adults and retired people. (Potential County Role: **PARTNER**)
6. **Public Transportation Improvements.** Encourage improvements to public transportation and promote its increased usage by residents. (Potential County Role: **SUPPORT**)
7. **Highway 101 Safety.** Encourage improvements to vehicular, bicycle and pedestrian safety on Highway 101. (Potential County Role: **PARTNER**)
8. **Smoke-Free County.** Promote a smoke-free county both indoors and outdoors. (Potential County Role: **PARTNER**)
9. **Community-Based Community Development.** Support expanded community-based community services and programs such as co-ops, time banks, etc. (Potential County Role: **SUPPORT**)
10. **Community Involvement and Volunteerism.** Support expanded and increased and support community involvement and volunteerism countywide. (Potential County Role: **SUPPORT**)
11. **Law Enforcement, Fire and EMS Funding.** Support improved funding for County Sheriff, Fire and EMS operations through direct and indirect sources. (Potential County Role: **LEAD/PARTNER**)
12. **Rural Emergency Services.** Seek appropriate means to expand emergency services in rural areas and unincorporated communities where necessary. (Potential County Role: **PARTNER**)
13. **Community Emergency Response Teams.** Promote citizen involvement in Community Emergency Response Teams (CERT) programs, ham radio operators, and the Red Cross and its volunteers. (Potential County Role: **LEAD**)
14. **Youth CERT Involvement.** Create specific programs for youth involvement in local Community Emergency Response Team (CERT). (Potential County Role: **LEAD**)
15. **Countywide Emergency and Resiliency Plan.** Develop a comprehensive countywide emergency and resiliency plan. (Potential County Role: **LEAD**)
16. **Tsunami Education and Awareness.** Improve tsunami education and awareness, including critical information on moving to ‘higher ground’ for both residents and visitors. (Potential County Role: **LEAD**)
17. **Electrical Supply Strategy.** Support utility coordination and redundancy throughout the County to ensure consistent service and mitigate power outages. (Potential County Role: **SUPPORT**)
18. **Mental Health.** Improve mental health services including the development of a “safe room”. (Potential County Role: **PARTNER**)

## EDUCATION & LEARNING

*In 2030, Clatsop County residents are better educated than ever, improving their lives and livelihoods. We take great pride in our capacity to learn in a variety of ways. Our schools are well funded and recognized for their academic strength. Our high schools have maximized their graduation rates. They provide students with multiple pathways to better jobs and higher education, and help them become active, contributing members of the community. Clatsop Community College is a uniting institution and catalyst in our community, with expanded vocational training offerings that prepare students to earn a living wage in the professions and trades, as well as worker re-training and lifelong learning for older students. A college education is accessible to all qualified local residents, who can now earn a four-year degree without leaving the county. Our libraries have significantly enhanced their educational, community and learning services with increased access and availability.*

### POTENTIAL STRATEGIES TO ACHIEVE OUR VISION...

1. **Long-Term Education Funding (PreK-20).** Support development of a long-term strategy to achieve adequate and sustainable funding for all county PreK-20 educational institutions. (Potential County Role: **SUPPORT**)
2. **Schools Programs Coordination.** Explore expanded coordination of school programs, where applicable. (Potential County Role: **SUPPORT**)
3. **Endowed Teacher Positions.** Establish endowed teacher positions in public schools. (Potential County Role: **SUPPORT**)
4. **Career-Technical Education Pathways.** Enhance career-technical education pathways for students. (Potential County Role: **SUPPORT**)
5. **High-Tech Job Training Center.** Encourage the development of a high-tech job-training center at Tongue Point. (Potential County Role: **PARTNER**)
6. **Police, Fire and EMS in Schools.** Promote expanded Police, Fire and EMS training in local schools. (Potential County Role: **SUPPORT**)
7. **Fire and EMS Certification in Schools.** Support the creation of a Fire and EMS volunteer certification program for high school graduates. (Potential County Role: **SUPPORT**)
8. **Student Civic Engagement.** Assist with development of programs to promote student involvement in civic engagement and citizenship. (Potential County Role: **PARTNER**)
9. **CCC-OSU Collaboration.** Support the enhancement of Clatsop Community College-OSU collaboration for expanded education and training classes and programs. (Potential County Role: **SUPPORT**)
10. **CCC-Higher Education Partnerships.** Support partnerships between Clatsop Community College and other institutions of higher education, including an 'open campus' arrangement and online classes. (Potential County Role: **SUPPORT**)
11. **LIFELONG LEARNING.** Increase access to lifelong learning opportunities through CCC and other community institutions.
12. **OSU Extension Community Agriculture.** Expand OSU Extension community agriculture courses for food growing and preparation. (Potential County Role: **SUPPORT**)
13. **Expanded Library Services.** Improve and expand educational library services throughout the county, including reading courses, interlibrary exchanges, digital programs and computer skills. (Potential County Role: **PARTNER/SUPPORT**)
14. **English Language Classes.** Expand English language classes in Cannon Beach, Seaside, Astoria, and Westport. (Potential County Role: **SUPPORT**)
15. **Latino Population Integration.** Promote awareness and programs to better integrate County's growing Latino population into the community. (Potential County Role: **PARTNER**)
16. **Activities for Youth.** Partner with municipal and state entities to expand and/or improve recreational and educational programs and activities for youth. (Potential County Role: **PARTNER**)

## ENVIRONMENT, NATURAL RESOURCES & RECREATION

*In 2030, Clatsop County preserves its natural beauty and shares it with the world. We are rich in natural resources, with mountains, forests, rivers, ocean beaches, wetlands and estuaries, thriving wildlife, and plenty of clean, fresh air. Our natural environment is a key contributor to our quality of life. It presents unique opportunities for a vibrant yet sustainable economy that is in balance with nature. Our forestlands are sustainably managed, with portions permanently protected for their inherent natural value. Our parks and natural areas offer ample opportunities for outdoor recreation and healthy, active lifestyles. Our communities constantly connect us to our surroundings – set in nature, livable, and linked by walking paths and bike trails. This ever-present connection to nature sustains and inspires us to be better stewards of our environment.*

### POTENTIAL STRATEGIES TO ACHIEVE OUR VISION...

1. **Protection of Natural Resource Base.** Develop new strategies and land use policies that strengthen preservation and protection of the County's natural resource base. (Potential County Role: **LEAD/PARTNER**)
2. **Economic Development and Natural Resources.** Develop new strategies and programs to balance economic development with preservation of our natural resource base. (Potential County Role: **PARTNER**)
3. **Sustainable Forestry Promotion.** Promote sustainable forestry and timber industry practices throughout the county. (Potential County Role: **PARTNER**)
4. **Natural Areas, Fish and Wildlife Habitat Protection.** Maintain and protect natural areas of all types for fish and wildlife habitat and corridors, as well as public access, enjoyment and recreation. (Potential County Role: **PARTNER**)
5. **Fish and Wildlife Habitat Restoration Plans.** Support watershed councils, land trusts and local communities in developing wildlife habitat restoration action plans and priority projects. (Potential County Role: **PARTNER**)
6. **Parks in Emerging Population Centers.** Seek opportunities to develop and/or expand parks in emerging population centers, unincorporated areas, and villages within walking distance of residential areas. (Potential County Role: **PARTNER**)
7. **Highway 101 Scenic Corridor.** Appropriately zone for commercial areas in order to protect views and vistas along the Highway 101 scenic corridor. (Potential County Role: **PARTNER**)
8. **Water Quality and Conservation Awareness.** Promote increased public awareness of water as a natural resource and water use and conservation in the County. (Potential County Role: **PARTNER**)
9. **Commercial and Residential Solar Energy.** Promote alternative energy sources and increased energy efficiency in commercial and residential buildings countywide. (Potential County Role: **PARTNER**)
10. **Commercial and Residential Recycling.** Encourage expansion of commercial and residential recycling and composting options countywide, including unincorporated areas. (Potential County Role: **PARTNER**)

## COMMUNITY DEVELOPMENT & PLANNING

*In 2030, Clatsop County maintains its quality of life through good planning and sustainable growth and development. Involved citizens, robust civic engagement, dedicated leadership, and strong partnerships make planning and community development succeed. New development in the county is focused on existing communities and urban areas, and zoning is clear, flexible and creative. Our infrastructure is modern and efficient, highway corridors are safe and well maintained, and public transportation is accessible and affordable. While our local communities have distinct character and identity, there is strong collaboration among them. Every community has a vibrant center, affordable housing, and is walkable, bikeable and transit-friendly. Our planning and development policies are attuned to the county's ongoing resiliency, responding to the continuing challenges of climate change, natural disasters and food security.*

### POTENTIAL STRATEGIES TO ACHIEVE OUR VISION...

1. **Public Involvement in Planning.** Continue to engage citizens countywide in public involvement programs for community and community-based planning. (Potential County Role: **LEAD**)
2. **Planning Partnerships and Collaboration.** Promote stronger collaboration, partnerships and ventures between public, private and civic sector organizations in planning for the county. (Potential County Role: **PARTNER**)
3. **Prevention of Urban Sprawl.** Encourage innovative and thoughtful planning initiatives for future development that avoids urban sprawl. (Potential County Role: **PARTNER**)
4. **Affordable Housing.** Promote development of a range of affordable housing types and locations, including workforce housing. (Potential County Role: **PARTNER**)
5. **Short-term Housing Rentals.** Develop improved policies and stronger controls over short-term housing rentals. (Potential County Role: **LEAD**)
6. **Alternative Modes of Transportation.** Support increased public education and awareness on the use of alternative modes of transportation and promote its use. (Potential County Role: **SUPPORT**)
7. **Parks and Green Spaces in New Development.** Incorporate green spaces, parks, natural areas and wildlife migration corridor planning in all new development. (Potential County Role: **PARTNER**)
8. **Roadway and Street Improvements.** Improve and increase maintenance of existing roadways, streets, bike lanes and sidewalks. (Potential County Role: **PARTNER**)
9. **Pedestrian and Bicycle Programs and Amenities.** Improve and enhance pedestrian and bicycle programs and amenities. (Potential County Role: **PARTNER**)
10. **Tree Planting Programs.** Develop policies and zoning to encourage increased tree planting in unincorporated urban areas and local communities. (Potential County Role: **LEAD**)
11. **Enhanced Wetland Protection.** Promote enhanced wetland protection through local wetland inventories, strong land use planning, public education and awareness, and enforcement. (Potential County Role: **LEAD**)
12. **Residential Solar Energy Adoption.** Accelerate adoption of residential solar energy use. (Potential County Role: **SUPPORT**)
13. **Health Impact Analysis.** Incorporate health impact analysis into planning for new developments. (Potential County Role: **LEAD/PARTNER**)
14. **Climate Change and Disaster Planning.** Update land use planning to be more responsive to changing climate conditions and natural disasters (i.e., climate change impacts, earthquake/tsunamis, floods, large storm events, etc.). (Potential County Role: **LEAD/PARTNER**)
15. **Coordination of Regional Planning.** Facilitate multi-jurisdictional and regional planning efforts. (Potential County Role: **PARTNER**)



**CLATSOP VISION**  
**2030TOGETHER**

**CLATSOP COUNTY COMMUNITY PROFILE**  
A Summary of Trends, Issues and Questions for Our Future



**March 2014**  
**VERSION 1.0, DISCUSSION DRAFT – 03.07.14**



# CLATSOP VISION 2030TOGETHER

**CLATSOP VISION 2030 TOGETHER** is a ‘visioning process’ for the people of Clatsop County, Oregon. Sponsored by Clatsop County, this planning project is designed to engage residents from across our county in a dialogue on where we are as a county today, where we may be headed tomorrow, and where we would like to be in the future – a vision for our county in the year 2030.

The vision and goals developed through this conversation will be used to guide the policies, plans, decisions and actions of Clatsop County, and available to inform the decisions and actions of Clatsop County’s cities and unincorporated communities, local businesses, civic organizations, and community groups countywide.

This **draft document** summarizes information gathered from state, county and local data and forecasts, interviews with community leaders and organizations, websites, and other sources. It is intended to provide a general background for the visioning process and a starting point for a community dialogue.

Information presented in this report is organized into the **six draft focus areas** of the **Clatsop Vision 2030 Together** vision: Economy and Jobs; Arts, Culture and History; Health, Safety and Community Resilience; Education and Learning; Environment and Recreation; and Community Development and Planning. These focus areas and compiled information will be updated and refined based on input received from the wider community.



# Clatsop County at a glance...



## Geography

- Total area: 1,085 square miles, including both land and waterways
- Total area, land only: 905 square miles
- Total area, water only: 180 square miles
- Percentage of land owned by State of Oregon, primarily as forestland: circa 30%
- Highest point in the county: Saddle Mountain summit, elevation 3,280 feet

## Population & Demographics

- Estimated county population (2012): 37,301
- Total county population (2010): 37,039
- Total county population (2000): 35,630
- Average population density (2010): 41 people per square mile
- Racial composition (2000): White, 93.14%; mixed race, 2.3%; Asian, 1.21%; Native American, 1.03%; African American, 0.52%; Pacific Islander, 0.17%.
- Hispanic population (2000) (may be of any race): 4.48%
- Total county households (2000): 14,703
- Average household size (2000): 2.35
- Median age (2000): 40 years old
- Median income (2000): \$36,301
- Median income, families (2000): \$44,575
- Per capita income (2000): \$19,515
- Percentage of population living below poverty line (2000): 13.2%
- Percentage of families living below poverty line (2000): 9.1%

## Cities & Unincorporated Communities:

- Astoria, pop. 9,477 (2010)
- Seaside, pop. 6,457 (2010)
- Warrenton, pop. 4,989 (2010)
- Canon Beach, pop. 1,690 (2010)
- Gearhart, pop. 1,462 (2010)
- 35 unincorporated communities – from Arch Cape to Westport

## Economy

- Principal industries: manufacturing, tourism, trade, timber, fishing
- Average nonfarm employment (2007): 17,480

## Did you know?

- Clatsop County is named for the Native American tribe who first inhabited the area.
- Lewis & Clark's Corps of Discovery encamped in the area in the winter of 1805-06.
- Astoria, established in 1811, is the oldest city in the county and county seat.
- Fort Stevens is the only continental U.S. military installation attacked during WWII.
- The Port of Astoria will turn 100 years old in 2014.

## Focus Area 1 – Economy & Jobs

### Where are we today?

- Clatsop County's economy suffered during the Great Recession; today the county's economy is improving although unemployment persists. Wages are chronically low.
- While the county today is less dependent on traditional natural resource industries, forestry in particular remains a significant part of the local economy.
- Logging in the county has not been as heavily impacted as other Oregon counties in recent years, partly due to the large amount of forest land in State or private ownership.
- Major employers in the county include Wauna Paper Mill (Clatskanie), Lektro (Warrenton), U.S. Coast Guard (Astoria, Warrenton) and Astoria School District 1.
- Other major employment sectors include health care, government, services and retail.
- Astoria, Warrenton and Seaside draw significant retail trade from Washington.
- Astoria, Seaside and Cannon Beach attract large numbers of visitors and tourists, including seasonal tourists and cruise ships passengers.
- The Port of Astoria growth has had static growth in recent years, but remains a significant factor in the local economy.
- Many other employers in the county are very small businesses.

### Where are we headed tomorrow?

- Clatsop County's economy is slowly diversifying away from natural resources.
- Fishing-related industries are a relatively smaller factor in the county's economy.
- Travel and tourism account for an increasing share of the county's economy.
- Clatsop Community College (CCC) is becoming an important force in the diversification of the county's economy, with a focus on job training and workforce development.
- Increased traffic and traffic congestion will likely further strain the county's highway system and economic growth (U.S. Routes 26, 30, and 101).
- The county's limited highway system may constrain urban growth and development.
- New commercial development in the county has had major impacts on local wetlands.

### What issues will we face?

- What is the future of Clatsop County's traditional natural resource industries?
- What new industries will replace jobs that may be lost in natural resources?
- What is the future of large-scale energy-related developments (LNG terminals, coal shipment facilities, etc.) in the county's economy? How would these industries affect local jobs? What would their environmental impacts be?
- How can CCC continue to contribute to job growth and economic diversification in the county?
- How can the county establish more employment opportunities to retain young people who have received higher education or training here but tend to move away?
- What is the future role of tourism in the county? Are there tourism niche markets that would further distinguish and enhance the local economy?
- What is the economic future of smaller, more rural communities in the county?

## Focus Area 2 – Arts, Culture & History

### Where are we today?

- Framed by the Coast Range, Columbia River and Pacific Ocean, and rich in arts, culture and history, Clatsop County is a travel and tourism magnet.
- As the terminus of Lewis and Clark’s Corps of Discovery (1805-06), the county is the spiritual home of one of the most legendary expeditions in American history.
- The county’s traditional natural resource industries, and the ethnic groups that have worked in them, continue to flavor local heritage, culture and tourist attractions.
- Astoria has numerous historical, arts and cultural attractions, including Fort Stevens State Park, Fort Clatsop National Memorial, Columbia River Maritime Museum, Astoria Visual Arts Center, CCC Art Center Gallery, and Second Saturday Art Walk.
- Seaside, Oregon’s oldest ocean resort community, is an annual draw for seasonal vacationers, featuring the Seaside Aquarium and Seaside Historical Society Museum.
- Cannon Beach, with the iconic Haystack Rock and Oregon Islands National Wildlife Refuge, has a thriving arts and cultural scene with galleries, festivals and theatre.
- Local arts groups in the county have increased rapidly, including both visual (painters, print-makers, fiber arts, quilting) and performing artists (theatre, poetry, music).
- The Arts Council of Clatsop Council supports, promotes and advocates for local arts.

### Where are we headed tomorrow?

- Arts, culture and historical tourism have an increasing presence in Clatsop County.
- Astoria is becoming an arts center, tourist hub and visitor attraction in its own right.
- There will be increased impacts of tourism on local traffic, congestion, and cost of living.
- Tensions may continue between local residents who live and work in the county’s communities, and tourists who come to visit, recreate and enjoy its amenities.
- Tensions *within* the county may continue between the blue collar, working “north,” and the more affluent, vacationing “south” – or it may subside as tourism becomes more present across the county.

### What issues will we face?

- How can Clatsop County’s history, heritage and culture be maintained in the face of increasing population, economic growth and new urban development?
- How will the expansion of the county’s tourism economy impact the livelihoods of county residents?
- How can tourism become a driver for living wage jobs in the county?
- How can the county mitigate the impact of increased tourism on local traffic, congestion, and the cost of living?
- How will local communities address the tensions between those who live and work in local communities, and those who visit, recreate or vacation here?

## Focus Area 3 – Health, Safety & Resilience



### Where are we today?

- Clatsop County has a high rate of poverty, particularly in its interior, more rural areas.
- Low wages and chronic poverty lead to poorer general public health in the county.
- A large number of children in the county are uninsured. The State sponsored, County-administered Healthy Kids program provides low-to-no-cost insurance for children.
- The Coastal Families Health Center, a Federally Qualified Health Center, provides comprehensive health care regardless of ability to pay. It sees 5,000 patients annually.
- Community attitudes about self-reliance and resistance to public assistance prevent some residents from seeking out and obtaining health care, particularly in rural areas.
- County-provided social services are currently stretched thin due to lack of adequate financial support. County jails, in particular, operate on minimal funding.
- There are no facilities for mental health services in the county. Neither the medical center nor the county jail can accommodate patients' or inmates' mental health needs.
- Youth and student homelessness is a continuing problem in urban areas.
- Drug abuse is a significant problem in the county, including heroin, methamphetamine, oxycodone (prescription painkiller), and alcohol.
- Much of the drug issue is centered in the rural interior of the county. Meth labs are a public safety threat and law enforcement issue.
- Emergency response is a challenge countywide, due in part to the far-flung geography of the region and inherent constraints of the road and highway system.
- Emergency response times are a particular issue for the interior and southern county. Many areas are reliant on volunteer fire departments for emergency response.
- Countywide emergency preparedness initiatives are making progress, but still have a long way to go in terms of readiness for a major natural disaster (i.e., tsunami).

### Where are we headed tomorrow?

- Clatsop County's older population will require attention to age-related health issues, as well as to chronic conditions exacerbated by poor nutrition, obesity, tobacco use, etc.
- A new model emphasizing patient-driven health care is being instituted in some clinics focusing on prevention and client population self-management.
- The County is looking into the hidden costs of an "events-driven" tourist economy, including public police protection, safety patrols, drinking and disorderly conduct, etc.
- Volunteerism, especially around fire protection and emergency response, will continue to play a critical role in the county, especially in rural areas.
- The County is looking at more intergovernmental agreements (IGAs) between incorporated areas to leverage public safety dollars and protect public health.
- Emergency signage, emergency routes and public drills require more attention.

### What issues will we face?

- How should the community respond to escalating public health and safety issues, including fire and emergency response, drugs, poor public health, youth homelessness and health issues, the medically uninsured, and a lack of mental health services?
- How should the county prepare for a major public emergency (earthquake, tsunami)?

## Focus Area 4 – Education & Learning

### Where are we today?

- Clatsop Community College (CCC), a two-year institution with facilities in Astoria and Seaside, is the hub of higher education in Clatsop County.
- CCC offers 5 associate degree programs, 21 applied science programs, and two degree partnership programs with Portland State University and Oregon State University offering joint admission and concurrent enrollment.
- CCC's main campus includes an Art Gallery Center, Performing Arts Center, and the Marine and Environmental Research and Training Station (MERTS).
- CCC's South County Campus in Seaside is the college's center for small business and economic development services.
- CCC offers a regular schedule of general workforce training and lifelong learning classes.
- The county has 5 school districts (Knappa, Warrenton Hammond, Astoria, Jewell, and Seaside) with a total of 15 schools serving an estimated 6,045 enrolled students (2013).
- High school graduation rates in the county are considered below average.
- The Northwest Regional Educational Service District's Clatsop Service Center assists schools in achieving State goals by providing opportunities for local students.
- Tongue Point Job Corps Center in Astoria teaches young people job skills to increase their employability, including in advanced manufacturing, automotive and construction.

### Where are we headed tomorrow?

- CCC will play an increasingly important role in economic and business development in Clatsop County, focusing on skills development, job training and innovation.
- CCC is partnering with Columbia Memorial Hospital in Astoria and Providence Seaside Hospital to provide nursing staff and share information and resources.
- CCC financing is restricted by ongoing shortage of State funds for which it competes.
- CCC has received the go-ahead to build an \$8 million student health and wellness center with indoor running track, but must first raise the funding match locally.
- There some resistance to post-secondary education in the Hispanic community due to fear of taking on financial debt.
- The county's school districts are limited by available funding and tight budgets. Voters have turned down some local school district levies in recent years.

### What issues will we face?

- How can Clatsop County increase its overall high school graduate rates?
- How can the county increase its emphasis on post-secondary education as the economy continues to move beyond traditional natural resource and blue collar jobs?
- How can the county increase participation in post-secondary education in some parts of the community, including the Hispanic community?
- What are the prospects for establishing a four-year higher educational institution presence or extension in the county?

## Focus Area 5 – Environment & Recreation



### Where are we today?

- Clatsop County's mountains, forests, rivers and beaches frame and define the region and its identity, from the Coastal Range to the Columbia River to the Pacific Ocean.
- The county's pristine beaches offer a unique environmental perspective on the region's history, showcasing the outcomes of Oregon's famous beach protection laws.
- Approximately 30% of all county forestland is owned by the State of Oregon.
- Much of the county's forestlands are privately owned; the Campbell Group LLC of Portland is the largest private holder of land in the county.
- Tension over preservation versus development of the environment has been an ongoing theme in the county's historical growth and development. Public attitudes tend to go back and forth on this issue.
- Significant restoration of natural areas in the county has occurred in recent years.
- The county's natural environment and resources attract waves of visitors annually. Tourism is a major source of economic growth for the region and revenue for the county.
- The trade-off between tourism's economic benefits and its impacts, including the impact of part-time residents, is an ongoing issue and concern in the county.
- Despite all its bountiful natural resources and tourism industry, the county lacks adequate public recreational facilities and amenities.

### Where are we headed tomorrow?

- Forestry will likely continue to be a major factor in Clatsop County's economy well into the future.
- Tension over preservation versus development of the county's natural resources will continue to be an important discussion topic in years to come.
- Increased environmental concerns can be expected regarding proposals for large-scale energy related facilities, shipping and freight (e.g., LNG, coal, gas).
- Increased environmental concerns can be expected with future proposals for land development on environmentally sensitive lands (e.g., wetlands).
- Forest-related "ecotourism" is starting to become an established form of tourism in the county.

### What issues will we face?

- How can Clatsop County continue to benefit economically from its natural resources while enhancing its environment and quality of life?
- What are the opportunities to generate job growth through sustainable forestry practices, development of environmentally-friendly industries and green jobs, and ecotourism?
- What forms of tourism would bring the greatest benefit to the county's environment and quality of life?
- What should the county's approach be to development of proposed large-scale energy related facilities, shipping and freight?

## Focus Area 6 – Community Development & Planning



### Where are we today?

- Pressures from new growth and development in Clatsop County have lessened slightly in recent years, due in part to the Great Recession.
- Major commercial development in the county has been concentrated in a few big box commercial areas in Warrenton and Seaside.
- Constraints of the local highway system continues to be an issue with growing tourism generating additional traffic. Highway 101 is the greatest area in need of attention.
- Seaside has grown east of Highway 101 with its most recent commercial development.
- Some commercial development in the county has impacted environmentally sensitive areas such as wetlands, generating local controversy.
- Smaller development projects in some areas have generated design review and historic preservation issues.
- Housing prices in the county are somewhat depressed.
- There is a perceived divide between housing for the working class and permanent residents of the county versus second-home owners in the county.
- The County's population can increase from 38,000 to 200,000 on major weekends, taxing the community's traffic, roads, parks, and public safety services.

### Where are we headed tomorrow?

- A major proposed energy-related development (LNG, coal, gas) going forward in Clatsop County is likely to generate controversy.
- Increased tourism will increase impacts on the county's traffic, roads, parks and public safety services.
- Highway 101 in Seaside and Highway 30 in Astoria are potential candidates for development of a bypass.

### What issues will we face?

- How will Clatsop County handle the increase impact of growing tourism on local traffic, roads, parks and public safety services.
- What would be the impact of proposed energy-related developments (LNG, coal, gas) on local development, urban services, traffic and roadways, and the environment?
- When and how will the county proceed with improvement on the local road and highways system to relieve traffic and congestion?

**TAB 27**  
**CLATSOP COUNTY 2012**  
**STRATEGIC PLAN**



# Clatsop County Strategic Plan

March

# 2012

The Clatsop County Strategic plan is a compilation of the best intentions of the County Board of Commissioners to work together to create and achieve great programs and projects during the coming years. This document is intended to invite discussion and be updated and revised each year as the County's needs and priorities change.

**A blueprint  
for an exciting  
future.**

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## Executive Summary

Clatsop County is entering the 168<sup>th</sup> year of formal governmental organization. The County leadership for several years has requested a strategic plan. A strategic plan can serve as a focal point of agreement regarding what is important to the County. Few governmental organizations offer the communities they serve a strategic plan to use to hold the elected and appointed officials accountable. This plan should be discussed each year and revised as projects are completed or are felt to no longer be appropriate. The life of the plan is the responsibility of the staff and elected officials of the County. The plan should be considered each year during October by the Planning Commission so that the input can be incorporated into the Board discussion in January or February of each year.

### Prioritizing the Plan

Setting priorities is an interesting challenge. Some of the projects are underway and have momentum, and the rest are waiting for activity either by the County staff, the Board or the public. In the information attached to the Executive summary, the projects are organized as they were prioritized by the County Board during the 2012 retreat held on February 29. The Board opted to review the excellent prioritization process completed by the Planning Commission and then made adjustments to their recommendation.

The projects were prioritized based on the criteria which were weighted as identified in Table 1.

**Table 1  
Strategic Plan Prioritization**

Criteria	Value Compared To All Criteria (1-5)
<b>Revenue Availability – Is the project funded including both capital and operating costs?</b>	<b>5</b>
<b>Public Need – Does the project address a specific public need?</b>	<b>3</b>
<b>Cost Compared to Benefit – Do the benefits of the project outweigh the cost?</b>	<b>5</b>
<b>Constituent Development – Does the project build community? Does it address a specific need in an area or the whole County?</b>	<b>4</b>
<b>Supported by the Agencies-is the project supported by the agencies including cities, districts, state and federal?</b>	<b>3</b>
<b>Comparison of One Project Versus Another - Is the project a higher priority than other projects on the list? This is the ‘gut feel’ criteria.</b>	<b>5</b>
<b>Emergency Preparedness-Do the projects prepare the County for an emergency?</b>	<b>5</b>
<b>TOTAL</b>	<b>30</b>

The prioritization values were compared with each project as provided on the attached work sheet. It is important to note that based on this list of values Revenue Availability would score not more than 5 while the Supported by the Agencies would not score more than 3. The values may need to be revised and the number of criteria increased or decreased depending on future discussions with the Planning Commission and Board.

### Summary

The development of this Strategic Plan would not have been possible without the assistance the County Departments Heads and their staff that provided invaluable input and stepped up to provide the details that make the plan valuable. Nicole Williams, Assistant County Manager reviewed, managed the Department Directors' input and gathered the revised projects. Valarie Crafard, Clerk to the Board, provided formatting and editing services. The Planning Commission reviewed each project by dedicating an hour over the course of five meetings starting in October of 2011. Finally, thanks to the Board of Commissioners for their patience and leadership that has allowed the staff to develop this plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Duane Cole".

Duane Cole  
County Manager

0

# Status of Projects and Programs

Clatsop County		
Strategic Projects and Programs	Spring 2012	
	<u>Lead</u>	<u>Supporting</u>
<u>Projects</u>	<u>Department</u>	<u>Department(s)</u>
<b>Projects Underway</b>		
<i>Sheriff's Office</i>		
Remodel and Expand Jail	Sheriff's Office	Building and Grounds
<i>Planning</i>		
Ocean Planning	Planning	
Tsunami Evacuation route planning and development	Planning	Public Works; Emergency Management
<i>Public Works</i>		
Update Transportation System Plan	Public Works	Planning
Camp Rilea to Surf Pines Improvement Plan	Public Works	Planning
Westport Ferry Access	Public Works	Planning
Westport Boat Landing	Public Works	Planning
Westport Ferry Landing	Public Works	Planning
Westport Park Development	Public Works	Planning
Highway 101 Flooding	Public Works	Planning
Ensign Lane Extension	Public Works	Planning
Levee/Dike Certification process	Public Works	Planning
<i>Public Health</i>		
DEQ Septic Permitting	Public Health	Public Works
Public Health Accreditation	Public Health	
Coordinated Care Organization	Public Health	County Manager
<i>Building and Grounds</i>		
Historic Courthouse Landscaping	Building and Grounds	
<i>Emergency Management</i>		
Emergency Communications wing development	Emergency Management	
Warning Siren System	Emergency Management	County Manager
Communication Site Improvements (OWIN)	Emergency Management	County Manager
Japanese Tsunami Debris Identification and Removal	Emergency Management	Public Works
<i>Fair</i>		
Fairgrounds Lower Field Wetland Mitigation	Fair	
<i>County Manager</i>		
North Coast Business Park Marketing	County Manager	Public Works
Fisheries and Estuary County Coalition	County Manager	Public Works
<i>Juvenile</i>		
Early Childhood Learning Council organization	Juvenile Department	
<b>Projects Prioritized by Board</b>		
<i>Planning Projects</i>		
1 County Technology Plan - Update	Information Technology	All Departments
2 Historic Preservation Program	Planning	
3 Comprehensive Plan Update	Planning	
4 Transmission Line Standards	Planning	Public Works
5 Re-establish Citizen Advisory Committees	Planning	
6 Renewable Energy Plan	Planning	Building and Grounds; Public Works
7 Estuary Planning	Planning	
8 Sustainability Plan	Planning	
9 Housing Quality Plan	Planning	
10 Criminal incarceration, rehab. and prevention plan	Sheriff's Office	County Manager
<i>Projects</i>		
1 Westport Slough Dredging	Public Works	Planning
2 Fire Station Access Development	Public Works	Planning
3 Westport Traffic Calming & Pedestrian Imp.	Public Works	Planning
4 Countywide By-Pass, Truck, Evac. Route	Public Works	Planning
5 DSL Permitting by County	Public Works	Planning
6 Clatsop Plains Wastewater	Public Health	Public Works
7 Environmental Evaluation and Sediment Clean-up Columbia River Estuary	Planning	Public Works
8 East County Dock Expansion	Public Works	Planning
<i>Facilities</i>		
1 North Coast Business Park Development	County Manager	County Manager
2 Recycling Center for Household Hazards Wst	Public Health	Building and Grounds
3 Joint Public Works Location	Public Works	
<b>Projects for Staff and Projects Not Prioritized</b>		
Fee Study Update	Finance	All Departments
Internal Financial Controls Assessment and Plan	Finance	All Departments
Workforce Plan for County Organization	Human Resources	All Departments
Water Resource Planning	Public Works	Planning, Public Health



<u>Projects</u>	<b>TOTAL</b>	<b>REVENUE</b>	Special	Road	Industrial	Fees and	Non-profit.	<b>Net Cost</b>
		State						
<i>County Manager</i>								
North Coast Business Park Marketing and Development	\$ 200,000							\$ 200,000
Fisheries and 4 Counties	\$ -							\$ -
<i>Juvenile</i>								
Early Childhood Learning Council organization	\$ 50,000							\$ 50,000
<b>Subtotal of Projects Underway</b>	<b>\$ 32,930,000</b>							<b>\$ 17,365,000</b>
<b>Projects Prioritized by Board</b>								
<i>Planning Projects</i>								
County Technology Plan - Update	\$ 25,000							\$ 25,000
Historic Preservation Program	\$ 30,000						\$ 25,000	\$ 5,000
Comprehensive Plan Update	\$ 200,000	\$ 50,000						\$ 150,000
Transmission Facilities Standards	\$ -							\$ -
Re-establish Citizen Advisory Committees	\$ 40,000							\$ 40,000
Renewable Energy Plan	\$ 75,000							\$ 75,000
Estuary Planning	\$ 50,000							\$ 50,000
Clatsop County Sustainability Plan	\$ 100,000							\$ 100,000
Housing Quality Plan	\$ 200,000							\$ 200,000
Criminal incarceration, rehab. and prevention plan	\$ 50,000							\$ 50,000
<i>Projects</i>								
Westport Slough Dredging	\$ 2,500,000	\$ 2,250,000						\$ 250,000
Fire Station Access Development	\$ 10,000							\$ 10,000
Westport Traffic Calming & Pedestrian Imp.	\$ 850,000	\$ 680,000						\$ 170,000
Countywide By-Pass, Truck, Evac. Route	\$ 2,200,000	\$ 1,980,000						\$ 220,000
DSL Permitting by County - paid by fees collected	\$ 100,000	\$ 100,000						\$ -
Clatsop Plains Wastewater	\$ 150,000	\$ 100,000					\$ 50,000	\$ -
Environmental Evaluation and Sediment Clean-up	?							?
Columbia River Estuary								
East County Dock Expansion	\$ 500,000	\$ 450,000						\$ 50,000
<i>Facilities</i>								
North Coast Business Park Development	\$ 200,000							\$ 200,000
Recycling Center for Household Hazards Wst	\$ 355,000	\$ 295,000				\$ 60,000		\$ -
Joint Public Works Location	\$ 5,000,000							\$ 5,000,000
<b>Subtotal of Prioritized Projects</b>	<b>\$ 12,635,000</b>							<b>\$ 6,595,000</b>



## Introduction

Strategic planning is an opportunity to clearly state the highest priority big projects. A strategic plan should be simple to understand yet provide sufficient complexity to inform and invite a discussion of the contents. The plan needs to be flexible since funding opportunities, for example, may change the priorities. The following is a list of what comprises a strategic plan:

- A strategic plan is a compilation of the County's projects.
- A strategic plan includes a prioritized list of the projects over time. The Board should establish the overall priorities respecting that some projects for a variety of reasons will need to be first and others later.
- A strategic plan has cost estimates. The project costs should be reflected over time and there should be a breakdown of the funding. The plan needs to have realistic funding identified for each project in the plan.
- A strategic plan includes the large and difficult projects the County faces, and it should not include the on-going improvement projects and programs. The definition of on-going can change over the years.
- A strategic plan is flexible. It should be reviewed and revised every year.

The importance of developing a strategic plan is that just writing the big picture projects down and reviewing them each year can lead to long-term results. The plan can become a focal point for the Board, the community, state and federal agencies, and staff during the coming years. The strategic plan assists with educating the community on what is important and it can provide the County with an overall sense of leadership and direction. The strategic plan can be above the day to day policy and political disagreements by focusing everyone on specific projects.

## Clatsop County Vision

Vision statements reflect the values a community shares. These statements are broad enough to encompass almost everyone's opinions and they provide a focal point for discussing the future. Vision statements should invite the difficult conversations about the future of a place. A vision is important since it provides a commonly held statement to refer to when there are questions regarding the direction of the County.

The County Comprehensive Plan offers clues for development of a good vision statement. It offers a strong and vibrant set of policies for protecting the environment while also stating the need for encouraging and enhancing economic development. It has statements regarding the valuable culture of logging, fishing and the need to assure that these activities are accomplished in a sustainable manner. Defining the meaning of sustainable is an invitation for long discussions over time about the future of the County.

Clatsop County has a number of documents that assert a vision for the County. One of the best vision statements is found on page 53 of the Clatsop County Recreation Lands Master Plan.

*By 2015, Clatsop County will be a contributor to a countywide recreational system of parks and trails that are well known, maintained and supported. This recreational system will add significantly to the area's growing reputation as a good, healthy place to live, work and visit."*

The County could spend a lot of time and resources developing a vision statement, but perhaps an assertion of a vision statement could shorten the process.

*By 2040, Clatsop County will be recognized worldwide for:*

- *sustainable stewardship of the environment;*
- *state of the art sustainable economic development;*
- *offering residents a healthy, livable and prosperous community; and,*
- *citizens who are involved and productive.*

## **Foundations of a Strategic Plan**

Timing. Timing of consideration of major projects is critical to their success especially if the public is involved. Communities can become distracted and lose focus by paying attention to issues that are important in the short term, but make little difference to the whole community in the long term. Sometimes a Board or community needs to resolve the shorter-term issues. Before embarking on a big project stock needs to be taken regarding the stability of the Board, the County and the community.

Leadership. Projects need to be championed by leaders willing to spend time and treasure on the project. Time is easy to define since it involves the commitment to meeting, studying, and interpreting complex information. Treasure includes not only the actual project cost but also the time commitment and the lost opportunities to work on other projects. These other projects may be important to some members of the community who believe they should not be delayed. Leadership needs to be credible and consistent so priorities can be communicated and projects completed. Leadership means building a consensus so that the strategic plan can be handed off to the next group of elected and appointed officials.

Financial stability. An organization in financial chaos must sacrifice strategic planning for short-term problem solving. Clatsop County has a long-range financial plan that is used to set service levels. The plan provides the backbone for boards to use to provide a stable financial foundation for the County. The capacity to consider a strategic plan is based on the development, continual updating and consistent application of the County's long-range financial plan.

Plans and studies. A strategic plan does not occur in a vacuum of information. The County is nearly 170 years old and many capable elected and appointed officials have ordered studies over the years. Expert consultants and County staff developed many of these studies. The historical record of information provided by these studies need to be reviewed and understood prior to moving forward with projects. These studies provide a framework of information to consider in the development of the projects identified in the strategic plan. The background information provided in these studies offer the context for many of these projects. (Appendix A)

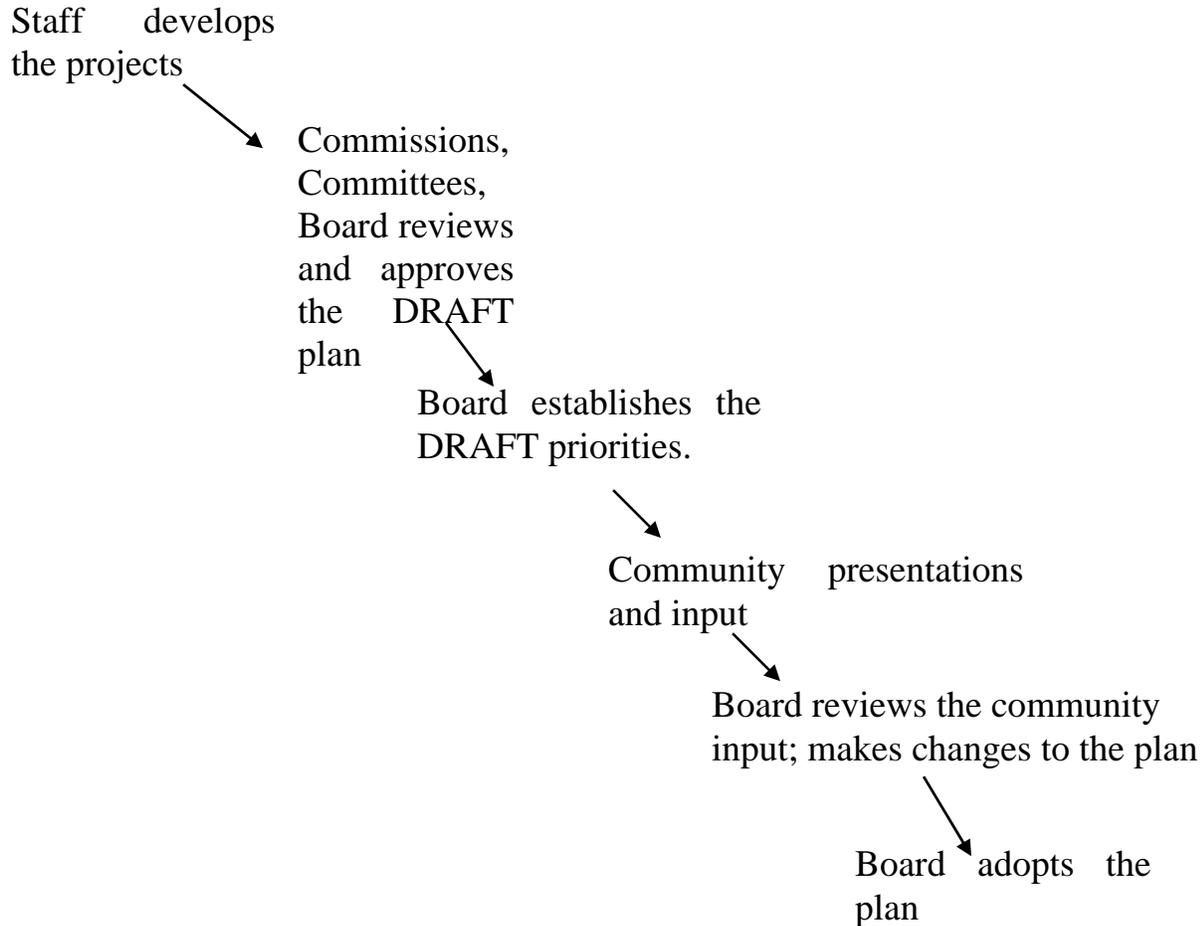
Community involvement. Community involvement is the critical component to discuss during project development. Whether the community includes the whole county or only a specific interest group, contacting, convening, measuring, evaluating and incorporating community involvement and input is critical. The development of the strategic plan may include a survey of the community in order to gather key perspectives on the priorities for the future. Care should be taken by leadership to balance community input with educating the community about the priorities. Some projects, for example, cannot move forward because of the complexities involved like environmental regulations, lack of funding, or a lack of clarity regarding what should be achieved. The challenge for leadership is to balance and inform the community. Timing is everything with the implementation of strategic plans.

Future challenges. There are questions regarding the future that remain unresolved and are shaking society's foundation. First, the future of energy in the County could have a profound impact on Clatsop County. What does a transportation system look like with 50% less gas tax revenue due to increased miles per gallon? What is the future of wave or wind energy? Second, environmental issues including the need to restore salmon in the Columbia River have and will drive the future of the area. Third, there is a conversation regarding development in the County versus restoring and preserving much of the area for the fish habitat. Fourth, there is also the threat of a tsunami and earthquake event that could dramatically change the landscape. These are items that impact a strategic plan and how projects are prioritized.

Staff resources. Clatsop County has a limited number of staff. This creates the need to carefully weigh the impact large projects have on the current staffing capacity. Limited resources require careful management in order to complete the big projects. Even with a carefully restrained planning and prioritization process important projects may be delayed until staff is available or resources are identified to hire the staff needed to complete the project.

## Process Leading to Affirmation of the Plan

Strategic plans involve prioritization based on what is possible. It is a step by step process that requires leadership since what is possible may not match what people want to see happen. For example, a by-pass may be a high priority, but based on funding, the environmental impacts, and lack of agreement on a specific solution it may be years before the project is ready to proceed. A jail project however may be easier to quantify and therefore a higher priority. Based on the complexities it appears an iterative process to affirm the plan may be useful. The proposed process would be as follows:



These processes require a community education process to define the strategic plan and inform the community about what is included in the plan. Ideally, all of this effort would occur prior at the beginning of the budget process so that the priorities could receive funding or have a funding plan going into the annual budget cycle. After this first iteration, the Board could advise staff to develop a strategic review process every five years with an annual review every year by the Board on the overall progress and changes to the plan. Staff should update the Board each quarter on the on-going progress of projects included in the plan.

## Clatsop County Demographics

Clatsop County is a destination vacation area for the Pacific Northwest, the United States and the world. The view from the beach is a world-wide treasure. The confluence of the Columbia River with the Pacific Ocean provides a world renowned fishery that supports a healthy local marine services industry that includes worldwide shipping, boat construction, repair and maintenance. Just inland from the ocean, the County is some of the best temperate rain forest environment in the world. Trees provide habitat for fish and logging in areas set back from the streams and provides local family wage jobs. The relatively rural life-style and the close proximity to metropolitan Portland is great for offering residents access to services and entertainment. The natural beauty, resource based industries, and temperate climate make Clatsop County a great place to live.

The data collected by the Census does not fully reflect the population of Clatsop County since on summer weekends the County population can be much higher than the full-time population. As a vacation and second home destination people from all over the world come to the area to enjoy the numerous amenities. The Census provides a snapshot of who was here in the County during the Census, and through the housing data of vacant and second homes there are some additional indicators of the overall population on a busy summer weekend.

Clatsop County’s overall population grew by 4 percent from 2000 (35,650) to 2010 (37,039). The County population dropped slightly in the past two years based on the estimated population figure of 37,404 in 2008. The change in population varied by city with Warrenton growing by 22 percent and Gearhart by 47 percent in the past 10 years, but Astoria’s population fell by 3.4 percent over the same period.

Table 1  
Clatsop County  
Population by Area

<b>POPULATION BY AREA</b>	<b>2000</b>	<b>2010</b>	<b>% Change</b>
<b>Astoria</b>	<b>9,813</b>	<b>9,477</b>	<b>-3.42</b>
<b>Cannon Beach</b>	<b>1,588</b>	<b>1,690</b>	<b>6.42</b>
<b>Gearhart</b>	<b>995</b>	<b>1,462</b>	<b>46.93</b>
<b>Seaside</b>	<b>5,900</b>	<b>6,457</b>	<b>9.44</b>
<b>Warrenton</b>	<b>4,096</b>	<b>4,989</b>	<b>21.80</b>
<b>Total Incorporated</b>	<b>22,392</b>	<b>24,075</b>	<b>7.52</b>
<b>Total Unincorporated</b>	<b>13,238</b>	<b>12,964</b>	<b>-2.07</b>
<b>Clatsop County</b>	<b>35,630</b>	<b>37,039</b>	<b>3.95</b>

Clatsop County’s unincorporated area population decreased by 2 percent. This is due to annexations by the cities, state land use laws that limit rural development to areas with sewer and water service, and the economic downturn in 2008 at the end of the 10 year

period. The County should anticipate continued stable or decreasing population in the unincorporated areas.

Clatsop County’s population like the population of Oregon and in the United States is aging. While the detailed breakdown of age categories for 2010 has not been released yet those 18 years and older have increased over the past 10 years. The aging of the population is projected to continue into the future and will be an item to consider in the development of the strategic plan.

Table 2  
Clatsop County  
Population Age

<b>POPULATION AGE</b>	<b>2000</b>	<b>2010</b>	<b>% Change</b>
<b>18 and Older</b>	<b>76.3%</b>	<b>79.5%</b>	<b>4.19%</b>

As in the rest of Oregon, the fastest-growing segment in Clatsop County is the Hispanic/Latino population, which grew from 1,597 to 2,838 and increased from 4.5 percent of the total population in 2000 to 7.7 percent in 2010. The total number of residents listed as Black, Native American, Asian, Pacific Islander, other race or two or more races increased from 2,445 in 2000 to 3,359 in 2010.

Housing units in Clatsop County reflects the use of vacation rentals or second homes. The year 2000 indicates that there were 4,962 or 25.3 percent vacant units, and in 2010 the number had increased to 5,804 or 26.9 percent. While some of the increase of 842 units may be attributable to the downturn in the economy, a portion of the increase is likely due to the development and purchase of second homes. In the cities, Cannon Beach with 58.1 percent of the housing units for sale/rent or vacation homes has the highest percent of vacant housing while Warrenton at 11.3 percent is the lowest.

Table 3  
Clatsop County  
Housing – Percent Vacant Housing Units

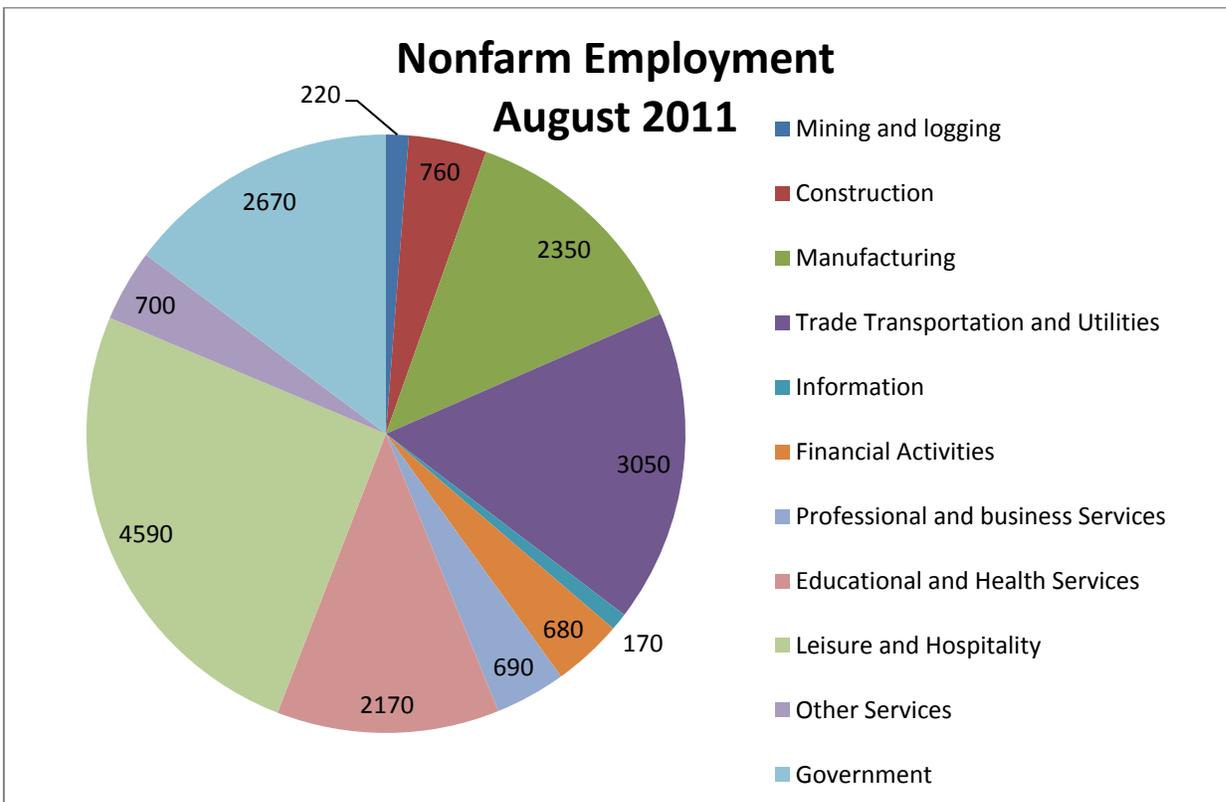
<b>HOUSING</b>	<b>2000</b>	<b>2000</b>	<b>2000</b>	<b>2010</b>	<b>2010</b>	<b>2010</b>
	<b>Total</b>	<b>Vacant</b>	<b>% Vacant</b>	<b>Total</b>	<b>Vacant</b>	<b>% Vacant</b>
<b>Astoria</b>	<b>4,858</b>	<b>623</b>	<b>12.82</b>	<b>4,980</b>	<b>692</b>	<b>13.90</b>
<b>Cannon Beach</b>	<b>1,641</b>	<b>931</b>	<b>56.73</b>	<b>1,812</b>	<b>1,053</b>	<b>58.11</b>
<b>Gearhart</b>	<b>1,055</b>	<b>605</b>	<b>57.35</b>	<b>1,450</b>	<b>801</b>	<b>55.24</b>
<b>Seaside</b>	<b>4,078</b>	<b>1,422</b>	<b>34.87</b>	<b>4,638</b>	<b>1,669</b>	<b>35.99</b>
<b>Warrenton</b>	<b>1,799</b>	<b>178</b>	<b>9.89</b>	<b>2,196</b>	<b>248</b>	<b>11.29</b>
<b>Total Incorporated</b>	<b>13,431</b>	<b>3,759</b>	<b>27.99</b>	<b>15,076</b>	<b>4,463</b>	<b>29.60</b>
<b>Total Unincorporated</b>	<b>6,254</b>	<b>1,203</b>	<b>19.24</b>	<b>6,470</b>	<b>1,341</b>	<b>20.73</b>
<b>Clatsop County</b>	<b>19,685</b>	<b>4,962</b>	<b>25.21</b>	<b>21,546</b>	<b>5,804</b>	<b>26.94</b>

Extrapolating weekend occupancy on the Coast is rarely accurate. Based on the number of hotel and motel rooms, camping sites, plus if all of the vacant housing units are filled

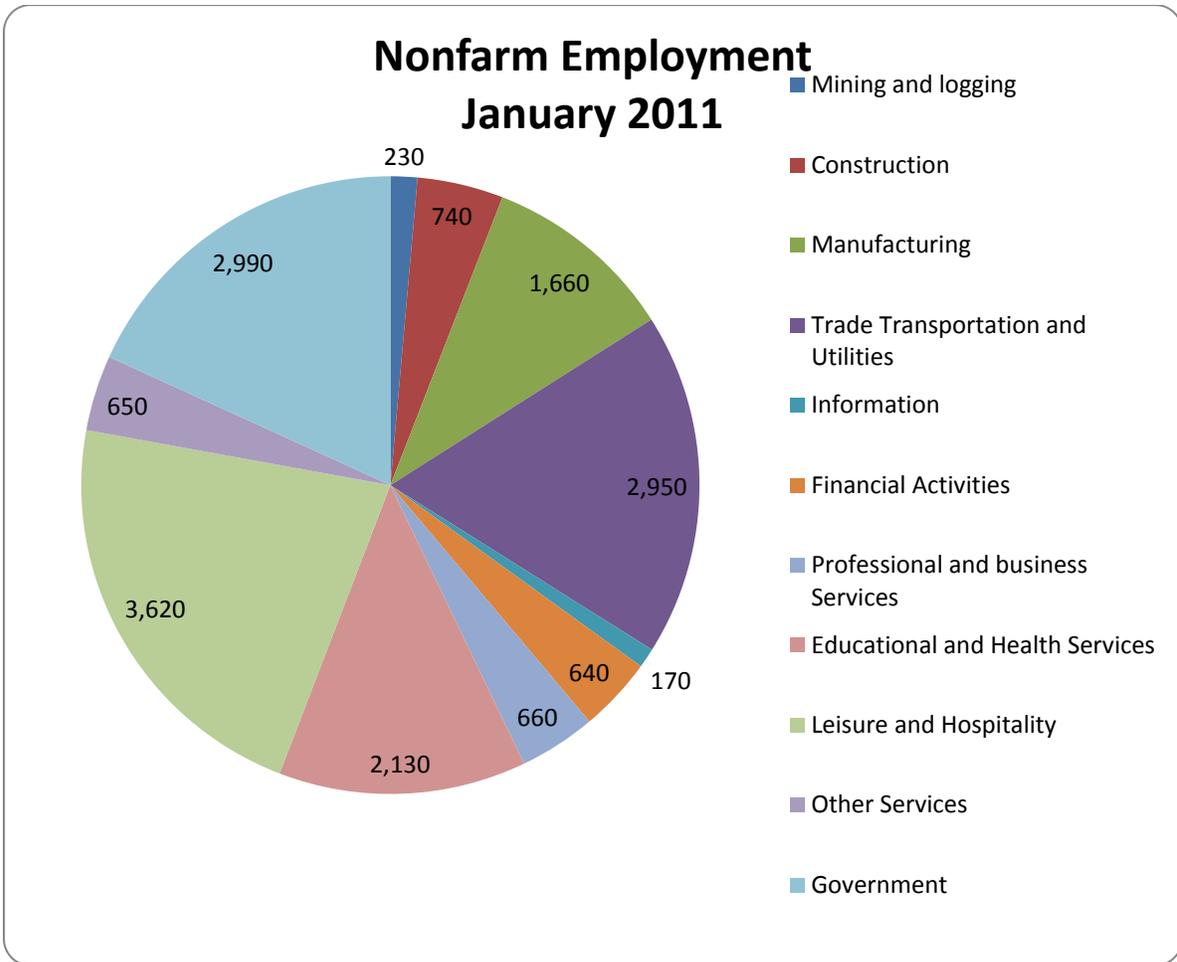
the County overnight population could easily double during peak weekends to over 70,000 residents.

Employment on the coast has always been associated with resource harvesting, trade and destination vacationing. This has been occurring since before Lewis and Clark when many historians have documented the vibrant trading network between the Lower Columbia region and the local Tribes. Today, the residents of the area still work in the seafood harvesting and processing businesses, timber management and production, and leisure accommodations. The area has also become a focal point for regional medical and health care in collaboration with the large health systems located in the Portland area.

The following chart depicts the nonfarm employment as of August of 2011.



The largest summertime employment base is in leisure and hospitality followed by trade, transportation and utilities, then government. Manufacturing and Educational and Health services are next. It is important to remember that the manufacturing job base includes approximately 950 jobs at the paper mill located just west of Westport. Food manufacturing in August comprises about 900 jobs. Government services do not include many teachers who do not work during the summer. The summer employment demographics differ from the winter employment on the coast as depicted on the following chart.



The January 2011 data indicates an increase in government employment since the schools are back in session. Manufacturing suggests a decline reflected primarily in food processing. Leisure services are down significantly due to limited tourism during the winter. Some residents refer to the winter employment data as the core data that reflects the industrial mix that supports the population while the summer data are the ‘boom’ times for the county.

The data presented for a strategic plan is intended to provide a baseline for thinking about what jobs provide the population with employment and what might be important to those who work in these industries. It also might provide some clues to the future if the county strategic plan is going to provide projects that might enhance some businesses and employment opportunities at the expense of others. Finally, it might suggest some thoughts about what the pie charts should look like in the future. Is this the right mix and what should be done, if anything, to change the employment base of the county?

## Description of the Plan

This plan provides a one page description for each project. Each one page description provides a summary of information including:

Project Name;  
Year Start;  
Category;  
Location;  
Commissioner District;  
Projected Cost;  
Description;  
Benefit;  
Collaborating Agencies;  
Process;  
Timeline.

In the future additional information can be added including specific funding, assigned staff, or the phased aspects of the project.

In order to provide some order to the projects, they are separated into five distinct categories:

- Projects underway are those projects that have momentum, funding, and are actively being worked on by County staff or have been identified by the Board as high priorities. These projects were not prioritized.
- Planning projects include any project that does not produce a capital improvement and can mostly be accomplished by County staff and the community without a lot of network building.
- Organization and money projects are limited to the staff's efforts and were not prioritized since these projects need to be completed and in some cases are underway.
- Capital projects or just projects include any project that produces a capital improvement, but is near term and can be scheduled within the next 20 years.
- Facilities projects include any project that creates a new facility the near term and can be scheduled within the next 20 years.

There may be a sixth category of projects and these would be unscheduled projects or those items that cannot be reasonably scheduled for any activity during the next twenty (20) years. The report does not include any projects beyond twenty (20) years at this time but as priorities are set by the board some projects may fall into this category.

# **PROJECTS UNDERWAY**

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# **SHERIFF'S OFFICE**

<b>Project Name</b>	Expand and Remodel Jail
<b>Year Start</b>	2011
<b>Category</b>	Sheriff's Office; Building and Grounds
<b>Location</b>	County wide
<b>Commissioner District</b>	1,2,3,4,5
<b>Projected Cost</b>	\$11,000,000
<b>Funded By</b>	Sheriff's Office



**Description** The jail currently has 60 available beds and recent studies suggest the County can expand the jail to 164 beds to meet the demand. This project would provide funds to construct a new jail located at the North Coast Business Park. The project is complex since it involves the development of support by the electorate to approve the financing that will be necessary to construct the project as well as the on-going operational and maintenance costs are projected to increase requiring an increase in General Fund resources dedicated to corrections. The approval of a bond would be followed by a detailed design, bid, construction process and celebration.

A consideration is phasing these two projects – New and Existing Jail - with a build-out of the existing jail to the site's capacity, using the facility for a number of years, and then proceeding with construction of the new jail. Remodeling the existing jail will increase jail operational and maintenance costs. This will require an increase in General Fund resource dedicated to corrections. This project has operational and efficiency implications that need to be fully explored and discussed through a public process.

**Benefit** The project would provide effective incarceration of the criminal population and sanctions for individuals who violate parole.

**Collaborating Agencies** Department of Corrections

**Process** Authorization to proceed provided by Board through budget  
 Design  
 Bid  
 Build  
 Celebrate

**Timeline** May 2012 Bond Measure election

# PLANNING

**Project Name** Ocean Planning

**Year Start** 2011

**Responsibility** Planning

**Location** County Territorial Sea

**Commissioner District** 1, 2, 5

**Projected Cost** \$ 30,000



**Description** The County boundary according to the Oregon Constitution extends one marine league, or 3.45 land miles, seaward from the shoreline of the County. Marine spatial planning of the ocean territory has been underway for several years. The State plans to adopt policies implementing a spatial plan in the near future. In addition, in 2010 state planners established a marine reserve area in the southern edge of the County’s territorial sea. The process to establish this area raised questions regarding the County’s authority to provide input and the County’s involvement in the effort. The County has not in the past exercised the option to plan under Statewide Planning Goal 19. This planning project provides the resources to establish a Goal 19 element in the County’s comprehensive plan.

**Benefit** The benefit of this project is that it provides the County with regulatory standards to apply to projects in the County’s ocean territory. It provides certainty for industry by providing concise standards for industry to meet to receive permits to build projects. It provides specific locations in the County’s ocean territory where these projects are allowed.

**Collaborating Agencies** Cities, State Department of Land Conservation and Development, Department of State Lands, Oregon Department of Fish and Wildlife, Ocean Coastal Zoning Management Association

**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** 2011-2012

**Cost** Consultant contract (M. Barnes)

**Resources** Planning staff

<b>Project Name</b>	Tsunami Evacuation route planning and development
<b>Year Start</b>	2013
<b>Category</b>	Emergency Management
<b>Location</b>	All of County
<b>Commissioner District</b>	Districts 1, 2, 3, 4, 5
<b>Projected Cost</b>	\$100,000
<b>Funded By</b>	County and a State or Federal grant



**Description** The County Emergency Operations Plan has identified some evacuation routes that are to be used to reach assembly areas in case of a need to leave the low-lying lands in the County. These routes need to be clearly identified and signed plus neighborhoods should be organized to drill on leaving these areas. In addition potential off system routes need to be mapped in case access along the highways is not possible due to bridge collapse or landslides.

**Benefit** The benefit of the project will be a plan to identify evacuation routes.

**Collaborating Agencies** Oregon Department of Transportation; cities.

**Process** Work with ODOT to identify possible bridges that would collapse and routes to go around the collapsed bridge.

**Timeline** This project has been partially completed through the identification of the evacuation areas. The balance of the project requires identification of additional routes and funding for signs to guide people off of the beach and out of the County.

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# **PUBLIC WORKS**

**Project Name** Update Transportation System Plan

**Year Start** 2013

**Responsibility** Public Works; Planning

**Location** Countywide

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost** \$100,000

**Funded By** Public Works Department



**Description** The County's Transportation System Plan was updated in 2003 and should be updated every 10 years. The purpose of the update is to review the projects completed during the past 10 years, update traffic counts, and review the plan for enhancing mobility within the County. The County plan needs to wait for the City of Astoria plan to be updated during 2012. ODOT will be ready to assist the County in 2013

**Benefit** The benefit of this project is to provide a forum for discussion of the mobility needs in the County and is required in order to be considered for funding.

**Collaborating Agencies** Oregon Department of Transportation, Department of Land Conservation and Development, cities, Special Districts, interested parties.

**Process** Authorization to proceed provided by Board  
Planning Commission  
Board  
Adoption

<b>Timeline</b>	Hire Consultant	Summer 2012
	Committee Review Process	Summer/Spring 2012/13
	Planning Commission Approval	Spring 2013
	Board Hearings	Summer 2013
	Adoption	Summer 2013

**Project Name** Camp Rilea to Surf Pines on 101 improvement plan

**Year Start** 2011

**Responsibility** Public Works;  
Planning



**Location** Highway 101 **Commissioner District** 2

**Projected Cost** \$9,000,000 **Funded By** Public Works/ODOT

**Description** The Oregon Department of Transportation is doing an access plan along Highway 101 between the intersections of Camp Rilea and Surf Pines. The plan will include proposals to consolidate accesses. This will require the county to be involved in planning off-highway access and working with property owners in the future to assure that the goals ODOT establishes are met.

**Benefit** The benefit of this project is to provide more efficient traffic movement and safer access on and off of Highway 101. These improvements will eventually save lives and property damage by providing greater access control.

**Collaborating Agencies** Oregon Department of Transportation, DSL, Oregon DEQ

**Process** State provides notice to proceed  
Public participation  
Planning Commission possible for access control standards review  
Board  
Adoption

**Timeline** ODOT, County Officials and stakeholders are in the process of developing an alternatives analysis. Both the analysis and subsequent environmental study are currently funded at \$2 million total through the 2010-2013 Development STIP (D-STIP). \$7 million was requested by the NWACT through the 2012-15 Construction STIP (C-STIP), to construct a portion of the improvements that will be identified in the study. However, the funding request did not make the State's cut-off and was not included in the draft 2012-15 STIP. The request identifies the Glenwood Village to Turnlay Lane segment as the first priority, but this could change depending on the outcome of the study. ODOT is beginning to develop the 2015-2018 STIP. The NWACT will consider this project.

**Staffing** Public Works and Planning Staff

<b>Project Name</b>	Westport Ferry Access
<b>Year Start</b>	2011-2012
<b>Category</b>	Public Works; Planning
<b>Location</b>	Westport
<b>Commissioner District</b>	4
<b>Projected Cost</b>	\$900,000
<b>Funded By</b>	Public Works Department



**Description** The Westport community is the location of a Ferry that provides the only access to Washington between the Longview Bridge and the Megler Bridge in Astoria. The Ferry is expanding to accommodate larger trucks and more cars. This project will provide access through a new road constructed to the west of Plympton Creek.

**Benefit** The benefit of this project is to enhance the opportunity for more truck traffic and commerce between the states, and provide better access for vehicles that use the Ferry.

**Collaborating Agencies** Oregon Department of Transportation, Oregon Marine Board, Private Business, Department of State Lands, Westport community.

**Process** Authorization to proceed provided by Board through budget  
 Design  
 Bid  
 Build  
 Celebrate

**Timeline** FY 2011-2012- Amend Clatsop County’s Transportation Plan (TSP) to show the proposed collector roadway on Hwy 30 west of town. Resolve road right-a-way rights with current land owner for the proposed road route.

2012-2013- Address and resolve with ODOT the new proposed at grade railroad crossing with Burlington Northern Railroad.

2012-2013-After County’s TSP is amended apply for grant of access with ODOT for the proposed access roadway to the Westport ferry from Hwy 30.

2014-2015- Finalize road design plans, engineering, permitting, and secure funding for construction.

**Project Name** Westport Boat Landing

**Year Start** 2012

**Category** Public Works;  
Planning

**Location** Westport

**Commissioner District** 4

**Projected Cost** \$800,000

**Funded By** Public Works, Parks Division



**Description** The Westport community is the location of a recreational boat landing. This landing is the only landing of note between Westport and the John Day River boat landing near Astoria. The landing is relatively undeveloped and lacks basic amenities including an on-site caretaker. This project would improve the boat landing, construct a parking lot with 75 spaces minimum and provide a location for a caretaker.

**Benefit** The benefit of this project is to enhance the boat landing by providing improved access and amenities. It would provide sufficient parking for the projected use of the boat landing during the busy fishing season.

**Collaborating Agencies** Oregon Marine Board, Private Business, Department of State Lands, Army Corps of Engineers, and the Westport community.

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build  
Celebrate

**Timeline**

2012-2013 Finalize land donation and brown filed issues with Georgia Pacific  
2012-2013 Work with Oregon State Marine Board on final plans and layout of parking lot and boat ramp. Start permitting process with DSL and USACE. Address any zoning changes as noted with Westport Study.  
2013 Submit grant Package to OSMB for consideration. Grant requires a 30% match. Estimated total project cost \$800,000 (\$560,000 from OSMB and \$240,000 from County)  
May 2013 Bid project out, pending award of grant funding and permit status.  
November 2013 thru February 2014- construct project during in-water work period.  
March 2014 Complete ramp and open to public use.

**Project Name** Westport Ferry Landing

**Year Start** 2012

**Category** Public Works

**Location** Westport Ferry dock

**Commissioner District** 4

**Projected Cost** \$900,000

**Funded By** Oregon Department of Transportation, County



**Description** The Westport Ferry dock needs to be reconstructed to accommodate a larger ferry that will provide for the transport of larger commercial vehicles across the river. The actual ferry will be purchased by the State of Washington. Clatsop County’s role is to design and oversee the contracted construction of a new ferry landing. The project should be aligned with re-location of Plympton Creek and the new access road to the landing.

**Benefit** The benefit of this project is the additional access to the County that has been instrumental when the Rainier/Longview bridge is unusable. It also offers greater economic development potential for the movement of commercial between Washington and Oregon .

**Collaborating Agencies** Oregon Department of Transportation

**Process** The project is in design at this time with contracts to be let in 2012 to complete the work. The Board will need to authorize the contract.

**Timeline** Scheduled to be completed by 2014.

**Project Name** Westport Park Development

**Year Start** 2012

**Category** Public Works;  
Planning

**Location** Westport

**Commissioner District** 4

**Projected Cost** \$250,000

**Funded By** Parks Enhancement Fund and Oregon State Park Grants



**Description** The Westport community is the location of an old sawmill site located between the Ferry and the boat landing. Georgia Pacific is the owner of the property and is in the clean-up process. Once the hazardous materials are cleaned from the site, the company may dedicate the property for future use as a County park.

**Benefit** This project will enhance the Westport community by providing a community park area, access to fishing, possibly swimming in the Columbia River, and a set of walking paths in the area. This will enhance the recreation opportunities in the community.

**Collaborating Agencies** Oregon Marine Board, Department of State Lands, and the Westport community.

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build  
Celebrate

**Timeline**

2012-2013 Finalize Westport property donation from Georgia Pacific.  
2012-2013 Contract with park designing consultant to design and work up cost estimates. Finalize park layout and incorporate with OSMB parking lot and boat ramp designs as well as Plympton Creek alignment project. Designing contractor cost \$25,000, County Parks funding.  
2013 Submit for grant funding through Oregon State Parks grant programs for funding. OSP has a 50% cash match, total project price unknown at this time, estimate \$250,000.  
May 2013 Bid project out with boat ramp/parking lot project, pending grant funding.  
November 2013 thru February 2014 Construct park improvement project.  
March 2014 Complete Park and boat ramp open to public use.

**Project Name** Highway 101 Flooding

**Year Start** 2011

**Category** Public Works;  
Planning

**Location** East of Seaside

**Commissioner District** 5

**Projected Cost** \$1,150,000



**Funded By** Public Works Department, ODOT, City of Seaside, City of Warrenton, City of Astoria, City of Cannon Beach, Port of Astoria

**Description** The Seaside and Cannon Beach cities are often isolated from each other by flooding along the Necanicum River east of Seaside that flows across Highway 101. A hydrology consultant was hired in 2010 to determine the cause of the flooding. The result was a detailed analysis that identified several relatively inexpensive ways to significantly reduce flooding along the highway. The project will not eliminate the flooding problem completely but it should alleviate the problem to allow automobile passage most of the time.

**Benefit** The benefit of this project is to reduce the severity and frequency of flooding along this part of Highway 101.

**Collaborating Agencies** Oregon Department of Transportation, Clatsop County, North Coast Land Conservancy, City of Seaside, City of Cannon Beach, Port of Astoria, City of Warrenton, City of Astoria, DSL, ACOE, NOAA, private property owners and businesses.

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build  
Celebrate

<b>Timeline</b>	Phase 1&2 Design	Fall/Spring 2011/12
	Permits	Fall/Summer 2011/12
	Bid	Summer 2012
	Construction	Summer/Fall 2012
	Completion	Fall 2012

**Project Name** Ensign Lane Extension

**Year Start** 2011

**Category** Public Works;  
Planning

**Location** North Coast Industrial Park

**Commissioner District** 3

**Projected Cost** \$3,200,000

**Funded By** Public Works Department



**Description** The County, City of Warrenton, and Oregon Department of Transportation entered into an access agreement that provided for development of Ensign Lane from the existing terminus in front of Costco to Business Route 104 at the North Coast Industrial Park. This project is paid for with Industrial Revolving Loan Fund money from sale of the property where Costco is located. The first part of the process included wetland mitigation which should be completed at the time this plan is ready for review.

**Benefit** The benefit of this project is to provide access through the property consistent with the ODOT agreement and based on the North Coast Industrial Park Master Plan that was updated in April 2011.

**Collaborating Agencies** Oregon Department of Transportation, Clatsop County, and City of Warrenton, Oregon DEQ, DSL, ACOE, NOAA

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build  
Celebrate

**Timeline**

Design	2010 – 2012
Permits	2010 – 2012
Bid (phase 1)	Fall 2011
(phase 2)	Spring 2012
Build (phase 1)	Fall 2011
(phase 2)	Summer 2012 – Summer 2013
Operational	Fall 2013

<b>Project Name</b>	Levee Certification project
<b>Year Start</b>	2012
<b>Category</b>	Public Works
<b>Location</b>	Diking Districts
<b>Commissioner District</b>	1, 2, 3, 4
<b>Projected Cost</b>	\$50,000
<b>Funded By</b>	County General Fund, Diking Districts



**Description** The Federal Emergency Management Agency (FEMA) in collaboration with the United States of America Corp of Engineers (USACE) is requiring levies or dikes to be certified. Without certification property and improvements protected by the levees or dikes may not be eligible to receive flood insurance from FEMA or flood insurance will be very expensive. The Districts are independent organizations from the County but the dikes and levees revert to the County’s control if the Districts fail to remain organized.

**Benefit** The benefit of working with the Districts is the protection of land and improvements from inundation and preservation of property values.

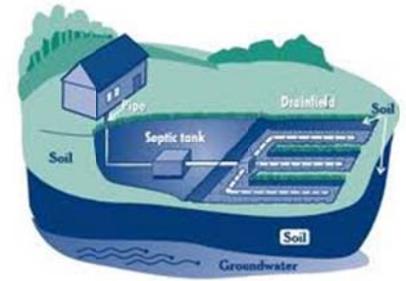
**Collaborating Agencies** Districts; FEMA; USACE; CREST; Department of State Lands

**Process** The Districts are not all in the same situation – some are not organized and others are very organized. The County’s concern is with the Districts that are not organized. Staff shall convene a meeting with the Districts to determine their status and discuss organizing the Districts.

**Timeline** This project is an immediate need in order to avert potential decertification without discussion with the District property owners. Some Districts may choose to not be certified due to the cost relative to the value of the improvements protected by the dike or levee.

# **PUBLIC HEALTH**

<b>Project Name</b>	Department of Environmental Quality Septic Permitting
<b>Year Start</b>	2013
<b>Category</b>	Public Health; Public Works
<b>Location</b>	Clatsop County
<b>Commissioner Districts</b>	All
<b>Projected Cost</b>	\$25,000
<b>Funded By</b>	Clatsop County Fees



**Description** The State Department of Environmental Quality (DEQ) permits all septic tank installations and inspections in Clatsop County. The County has the option to assume this responsibility provided certain conditions are met. This project would require networking with the State and local agencies to assume this responsibility, and it would require retention of qualified staff to provide the services subject to approval and audits by the State. This is a multi-year effort to put this program in place

**Benefit** The benefit of this project is quicker response and clarity with regard to requirements for installation. It would also identify the County as the agency responsible for the collection and storage of data with regard to these facilities and water quality in the County. It would provide greater monitoring including regular monitoring and enforcement capacity of septic tanks within the County’s jurisdiction

**Collaborating Agencies** State of Oregon, Department of Environmental Quality

**Process** Board authorization to proceed to evaluate  
Study assumption responsibilities  
Possible Consultant assistance with identifying process, costs, and revenue  
Higher staff based on consultant report  
Establish program.

**Timeline** Develop a staff study of revenue potential and service requirements  
Presentation and approval by the Board  
Set date for hand-off - likely consistent with the State biennium.

<b>Project Name</b>	Public Health Accreditation
<b>Year Start</b>	2012
<b>Category</b>	Public Health
<b>Location</b>	Countywide
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$25,000
<b>Funded By</b>	Public Health Department



**Description** In order to improve the health of the public, the Public Health Accreditation Board (PHAB) has developed a national voluntary accreditation program for state, local, territorial and tribal public health departments. The goal of the accreditation program is to improve and protect the health of every community by advancing the quality and performance of public health departments.

**Benefit** Accreditation will drive public health departments to continuously improve the quality of the services they deliver to the community by promoting and protecting the health of the public and by advancing the quality and performance of *all* public health departments. Accreditation of the Health Department is required by 2015 and will inform the State-wide plan by establishing specific programs and projects to focus future funding and staff resources to resolve health problems in the County. Public health departments play a critical, but often unrecognized role in promoting and preserving the health of people in communities across the country. Despite the important role health departments play in our communities, there has not been a national system for ensuring their accountability and quality – until now. Other community services and organizations have seen the value of accreditation, such as schools, daycare centers, police departments and hospitals. Now, there is an opportunity for public health departments to measure their performance, get recognition for their accomplishments and demonstrate accountability within their communities. Also, as the public health field faces increasing challenges from epidemics, disaster preparedness, and chronic disease related to obesity, it is more important than ever that systems are in place to ensure their effectiveness and quality of services.

**Collaborating Agencies** Oregon Health Authority (OHA), Public Health Accreditation Board(PHAB), National Association of City County Health Officials (NACCHO)

**Process**

- ✓ Authorization to proceed provided by Board
- ✓ Review of the departments practices against the standards and measures.
- ✓ Engage in quality improvement efforts
- ✓ Conduct updated Comprehensive Community Assessment

- ✓ Develop a Community Health Improvement Plan, which maps out exactly what a health department is going to do as it works with partners to improve the health status of Clatsop County
- ✓ Develop and adopt a strategic plan for the health department, which indicates a health department's service priorities and how it plans to accomplish its strategic goals over time
- ✓ Apply for accreditation
- ✓ Board Adoption

### **Timeline**

By 2015, the Public Health Accreditation Board aims to have 60 percent of the U.S. population served by an accredited public health department.

- ✓ Authorization to proceed provided by Board - 2011
- ✓ Review of the departments practices against the standards and measures – 2011
- ✓ Engage in quality improvement efforts – 2011/12
- ✓ Conduct updated Comprehensive Community Assessment- 2011/2012
- ✓ Develop a Community Health Improvement Plan, which maps out exactly what a health department is going to do as it works with partners to improve the health status of Clatsop County - 2012
- ✓ Develop and adopt a strategic plan for the health department, which indicates a health department's service priorities and how it plans to accomplish its strategic goals over time - 2012
- ✓ Apply for accreditation – 2013-2014
- ✓ Board Adoption – 2014

<b>Project Name</b>	Coordinated Care Organization (CCO)
<b>Year Start</b>	2012
<b>Category</b>	Public Health
<b>Location</b>	All of Clatsop County
<b>Commissioner District</b>	All
<b>Projected Cost</b>	Not Known
<b>Funded By</b>	Oregon Health Authority



**Description** The State of Oregon has been leading an effort to provide better care, improve health outcomes, and save money on the Oregon Health Plan for Medicaid and Medicare eligible residents of the state. The plan creates Coordinated Care Organizations that focus care on the individual by creating an integrated continuum of care between local health care providers, deploying early intervention and prevention strategies that may include health navigators. This is a cost sharing/risk sharing model of managed care. The County’s role is as the Board of Health and the Local Public Health Authority. Currently, the County contracts with service providers who provide mental health, substance abuse treatment, and developmentally disabled services. The County assures that residents’ health care is adequately provided by the health care community and the Board of Health can convene and discuss with the providers health care in Clatsop County. The Federally Qualified Health Care (FQHC) provider is Coastal Family Health Center and is leading the discussion as the primary care provider for Oregon Health Plan participants.

**Benefit** The benefit of the project will be a healthier community by improving health outcomes resulting in decreased healthcare costs while increasing local control over how healthcare is delivered.

**Collaborating Agencies** Oregon Health Authority; Health Care Providers; Coastal Family Health; Hospitals; Physicians; Dentists; Mental Health providers; Clatsop County Department of Public Health

- Process** The State Legislature has refined the Coordinate Care Organization concept.
- April 2012 The Board of County Commissioners will convene as the Board of Health in April 2012 in order to discuss the options for the County.
- Spring 2012 CCOs are certified by the Oregon Health Authority. Clatsop County decides what CCO(s) will serve Clatsop County.
- July 2012 First CCOs begin enrolling members

Summer-Fall 2012 The County will ultimately have the opportunity to serve on the Coordinate Care Organization or Organizations community advisory board and possibly discuss the level of health care that is needed to provide care for the county's population.

2013 New system implemented

**Timeline** This project is a short-term project with the new system intended to be in place consistent with the potential full implementation of the Federal health care reforms.

# **BUILDING AND GROUNDS**

**Project Name** Historic Courthouse Landscaping

**Year Start** 2011

**Category** Buildings and Grounds

**Location** Countywide

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost** \$100,000

**Funded By** Clatsop County



**Description** The Historic Courthouse landscaping is overgrown and inappropriate for the vintage of the building. Several design concepts have been developed and all focus on low maintenance and high public use around the Courthouse. The plans include repair and redisplay of the log and relocation of the cannon. A monument sign and landscaping plus a new flagpole would be included to enhance the overall character and beauty of this precious County asset.

**Benefit** The project provides lower maintenance costs over time, enhances lighting in the vicinity of the building, and provides landscaping appropriate to this County historic treasure.

**Collaborating Agencies** Clatsop County Circuit Courts

**Process** Authorization to proceed provided by Board through budget  
 Design  
 Bid  
 Build

**Timeline** 2011-12 Start  
 2015-16 Finish

# **EMERGENCY MANAGEMENT**

**Project Name** Emergency Communications Wing Development

**Year Start** 2012

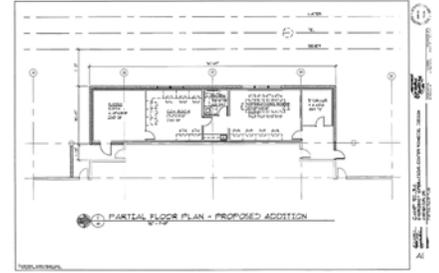
**Category** Emergency Management

**Location** County wide

**Commissioner District** 1,2,3,4,5

**Projected Cost** \$500,000

**Funded By** Emergency Management Division



**Description** The Emergency Operations Center (EOC) is located in Warrior Hall on Camp Rilea. The Emergency Management Division has sought to expand the EOC to accommodate a 1,050 square foot Communications Wing. The project includes expansion of Warrior Hall in collaboration with the State of Oregon’s Office of Emergency Management. This new facility will house and safeguard our communications equipment in one location and allow emergency managers and responders 24/7/360 access during an emergency.

**Benefit** The project will provide a centralized response location during emergencies and planned exercises.

**Collaborating Agencies** Clatsop County Sheriff’s Office, Oregon Department of Transportation State Radio Project, Oregon Office of Emergency Management.

**Process** Authorization to proceed provided by Board through budget  
 Design  
 Bid  
 Build

**Timeline** November 2011 – Begin the Architecture and Engineering work.  
 December 2011 – Final Architecture and Engineering review of construction documents.  
 January 2012 – Complete construction documents and advertise for bids.  
 February 2012 – Open bids; contract approval.  
 April 2012 – Start construction.  
 August 2012 – Construction should be substantially completed.  
 September 2012 – Anticipated move into new EOC Communications Wing.

**Project Name** Warning Siren System

**Year Start** 2012

**Category** Emergency Management

**Location** Coastal areas

**Commissioner District** 1, 2, and 5

**Projected Cost:** \$50,000

**Funded By** Emergency Management Division



**Description** This project will provide an all hazard sound and voice emergency notification system all along the coast within Clatsop County’s jurisdiction. The sirens will enhance our ability to warn residents and visitors to evacuate the beach areas in the event of a distant tsunami or hazardous material spill. The estimated twenty sirens will also fill in the gaps between the existing warning sirens located in Warrenton, Seaside and Cannon Beach/Arch Cape. The warning siren system will also meet the Tsunami Ready Community approved alert and warning system standards set by the National Oceanic and Atmospheric Administration (NOAA).

**Benefit** This project will provide greater safety for our coastal communities and visitors. The project is cost effective, because the Chemical Stockpile Emergency Preparedness Program (CSEP) will donate the required number of sirens to Clatsop County at an estimated value of 1.3 million dollars. The estimated cost for transportation, temporary storage, maintenance and installation is approximately \$50,000.

**Collaborating Agencies** Fire Districts, State Parks and Recreation Department, Oregon Military Department.

**Process** Authorization to proceed provided by Board through budget  
 Develop Plan  
 Negotiate Agreements  
 Bid  
 Build  
 Test

**Timeline** One year. Clatsop County Emergency Management Division has submitted a written request to CSEP to acquire approximately thirty sirens for permanent use in Clatsop County. This request was granted by their local Emergency Manager responsible for managing the CSEP program. The sirens are currently located in Umatilla, Oregon and are available after October 2011.

### ***Timeline for Sirens:***

*This timeline is an estimate and subject to budget approval, permitting and other regulatory processes including appropriate reviews. These projected dates are subject to change as conditions warrant.*

***October 2011*** – Develop a coastal warning siren placement plan within Clatsop County’s jurisdiction consisting of map and grid coordinates.

***November 2011*** – Develop an Interagency Governmental Agreement (IGA) with local Fire Districts, State Parks and Recreation Department and other entities requesting a siren. Outline responsibilities for maintenance and reoccurring costs such as power bills and siren updates.

***December 2011*** – Negotiate an agreement with Pacific Power on a monthly charge for the specified number of sirens needed to cover the gaps within Clatsop County’s jurisdiction. Secure all rights of ways and easements. Negotiate IGA’s so reoccurring costs are paid by the respective fire district, state or military reservation.

***February 2012*** – Request funding from Board through budget process to pick up, transport, store warning siren systems. **Estimated cost: \$10,000.**

***March 2012*** – Publish a Request for Bid for warning siren installation. **Estimated Cost: \$1000.**

***April 2012*** – Contract Awarded.

***May 2012*** – Installation of warning sirens begins. **Estimated cost: \$36,000.**

***July 2012*** – Siren installation Complete.

***August 2012*** – Electrical and construction permits signed off. **Estimated Cost: \$3,000.**

***September 2012*** – Test warning sirens and celebrate.

***Estimated Total Cost: \$50,000.00***

<b>Project Name</b>	Communications Site Improvements
<b>Year Start</b>	2012
<b>Category</b>	Emergency Management, Sheriff's Office and Public Works
<b>Location</b>	Countywide
<b>Commissioner District</b>	1,2,3,4,5
<b>Project Cost</b>	\$500,000
<b>Funded By</b>	Emergency Management Division



**Description** The Emergency Communications system requires that agencies talk to each other during an emergency. The State of Oregon through the revised State Radio Project (formerly Oregon Wireless Interoperability Network) undertook the exceedingly complex task of coordinating all of the agencies and entities to develop an interoperable system. Clatsop County has offered to pilot the development of an interoperable system at the County level since the State is having difficulty executing this program. If the funding survives the legislative process it may be possible for the County to partner with Oregon Department of Transportation (who has taken over the State Radio Project) and coordinate our efforts and funding on this project.

This project would build out a self-healing microwave system which would link all of our repeater sites and communications and give Clatsop County a circuit into Oregon Emergency Management for communications during a disaster. Additionally, we would install cross-banding technology at all of the repeater sites in order to communicate with responders from out of the area during an emergency.

**Benefit** This project will provide for better communications between various agencies and entities in and outside of the County. This will also streamline communications and improve response times during an emergency.

**Collaborating Agencies** The Clatsop County Sheriff's Office, Oregon Department of Transportation, State Radio Project, Oregon Office of Emergency Management, Federal Communications Commission, and Cities.

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build

**Timeline** Sixteen months from design phase to project completion.

## **Timeline**

**October 2011** - Install Sheriff's Office and Public Works repeaters on Humbug Mountain.

**November 2011** - Install backup propane.

**February 2012** - Install Microwave from Cathlamet to Columbia County site.

**March 2012** - Install Microwave from Columbia County to Humbug Mountain.

**April 2012** - Move Sheriff's Office repeaters from Coxcomb to Megler site.

**May 2012** - Switch Sheriff's Office and Public Works to Narrowband.

**June 2012** - Develop repeater site on Double Peak.

**August 2012** - Install tower and building on Double Peak.

**November 2012** - Install repeaters and microwave on Double Peak.

**February 2013** - Install crossband technology at all repeater sites.

**March 2013** – Test system and celebrate.

<b>Project Name</b>	Japanese Tsunami Debris Identification and Removal
<b>Year Start</b>	2013
<b>Category</b>	Public Works
<b>Location</b>	Clatsop's Beaches
<b>Commissioner District</b>	Districts 1, 2, 5
<b>Projected Cost</b>	Not Known
<b>Funded By</b>	County and a State or Federal grant



**Description** The Tsunami in Japan washed out a quantity of debris into the ocean. This debris is floating toward the Oregon Coast with landfall anticipated starting as early as fall 2012 and possible in 2013. There are no reliable projections regarding the amount of debris likely to land come on shore. The debris could include items that should be returned to owners in Japan. The County role should be as a convener and possibly removal of debris if funding is provided. The Oregon beaches are owned by the State of Oregon.

**Benefit** The benefit of the project will be a plan to clean-up and dispose of the debris once it arrives on land. It will also provide a concise statement informing the residents and visitors to the Oregon Coast what to do with debris that washes on shore.

**Collaborating Agencies** Oregon Department of Transportation; Oregon Emergency Services Department; Oregon Parks Department; Federal agencies if any; cities.

**Process** Depending on the amount of debris the process will include public notification involving signs and warnings to assisting with clean-up efforts.

**Timeline** This project starts in late 2012 and continues until the threat of debris passes. Other locations will provide an indication of the potential for the debris to wash onto the County's area of beaches.

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**FAIR**

**Project Name** Fairgrounds Lower Field Wetland Mitigation

**Year Start** 2012 (Some work was started in 2011)

**Category** Fair

**Location** Coastal Area

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost** Significant – Finding partners to share cost is imperative

**Funded By** Fair



**Description** The fairground has approximately 62 acres of land, referred to as the lower fields. This land is currently rated as “low grade wetlands”. The Fair Board would like to have the ability to use some of this acreage for an improved parking lot, BMX track and other projects that fit within the Fairgrounds mission. Currently making improvements to the land is not allowed without mitigation. The Fair Board has done preliminary research into two scenarios.

1. Partnering with another agency that is also looking for land to mitigate.
2. Mitigating a portion of the acreage in the lower fields to gain access to upgrading the remaining acreage.

Both of these scenarios have their pros and cons and cost may put either scenario beyond the fairgrounds reach.

**Benefit** The fairgrounds needs more year around accessible parking for some of the larger events. Currently the lower fields can only be used during the dry season. This is also the largest area of flat ground on fairgrounds property and it would be a valuable enhancement to have ability to upgrade some of the land.

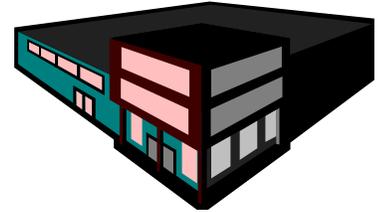
**Collaborating Agencies** State of Oregon Department of State Lands, USACE, Corps of Engineers.

**Process** Partner with a land conservancy group (i.e. CREST)  
Design  
Permits  
Build  
Evaluate

**Timeline** The mitigation process can take up to three years to complete.

# COUNTY MANAGER

<b>Project Name</b>	North Coast Business Park Marketing
<b>Year Start</b>	2012
<b>Category</b>	County Manager,
<b>Location</b>	North Coast Business Park
<b>Commissioner District</b>	1
<b>Projected Cost</b>	\$200,000
<b>Funded By</b>	Clatsop County Industrial Development Revolving Fund; Business Oregon



**Description** The North Coast Business Park (NCBP) is the location of light industrial development. The NCBP Master Plan Update adopted by the County Board in 2011 provides for an office park for Phase I of the park development. The focus of the development is to provide jobs in a unique well-designed business park setting. The project is being paid for through leveraging the sale of part of the property to pay for the improvements.

**Benefit** The benefit of the North Coast Business Park is to provide jobs and a location for businesses on the North Coast.

**Collaborating Agencies** State of Oregon, Business Oregon

**Process** There are several processes underway during the coming year as follows:

**Marketing:** The construction of Ensign Lane will open the property to development and the County will want to prepare to generate interest in the property by implementing the marketing plan identified in the NCBP update. Businesses may be satisfied with the amount of research and planning completed thus far on the property by the County. The next step will be to work with commercial and business real estate experts, provide access to the information through Business Oregon, and generally assure that the property is identified and available to potential businesses who wish to located on the North Coast.

**Design Review:** Identify an internal design review committee (DRC) and record Covenants, Conditions and Restrictions (CC&R's) for the property. October 2011 – January 2012 CCR's were recorded in December on this property. Planning staff is preparing bylaws for the DRC.

**Wetland Mitigation –** Staff will continue to work through the process for obtaining permits from the Corps and Department of State Lands. A wetland restoration project has already been identified by these agencies to mitigate the remaining property, however, staff time will be needed to acquire other property and coordinate with these agencies. The actual restoration work will be contracted to an agency and is identified

below. August 2011- August 2012. A proposal was received from NCLC and will be considered by the Board on March 14, 2012. This will kick-off the second phase of mitigation needed for the NCBP development.

**Timeline** This project is a long-term project that will ultimately result in the development of this property and returning it to the tax rolls.

**Project Name** Fisheries and Estuary County Coalition

**Year Start** 2011

**Category** Public Works

**Location** Clatsop County

**Commissioner Districts** All

**Projected Cost** N/A

**Funded By** Clatsop County and Columbia County, Oregon; Pacific County and Wahkiakum County, Washington

**Description** Clatsop County organized a meeting in 2009 to discuss fisheries issues with Columbia County and the two Washington counties. These meetings have continued to occur about every quarter. The meetings have focused on fisheries and estuary restoration and provide a forum for discussing the issues held in common with the up river and across the river counties. The future of this organization may include further discussions regarding fisheries, clean-up of the Columbia River, retention and development of the marine and fisheries economic cluster, and developing relationships with entities sharing concerns and interests.

**Benefit** The benefit of this project is it provides a multi-state forum to discuss issues and projects held in common by the two states.

**Collaborating Agencies** Confederated Tribes, Bonneville Power, Oregon Department of Fish & Wildlife, Washington Department of Fish & Wildlife, NOAA Fisheries.

**Process** On-going development of the network between the two states.

**Timeline** On-going quarterly meetings.



# JUVENILE

<b>Project Name</b>	Early Childhood Learning Council development
<b>Year Start</b>	2011
<b>Category</b>	Juvenile Department
<b>Location</b>	All of County
<b>Commissioner District</b>	Districts 1, 2, 3, 4, 5
<b>Projected Cost</b>	\$25,000 (2011-12); \$25,000 (2012-13)
<b>Funded By</b>	County and a State or Federal grant (CCF basic services funds. (\$5000 grant from Ford foundation for community development training)



**Description** The Connect the Dots Goal is intended to unite the common visions and missions of community partners and develop one unified voice for youth and families. By aligning the unique perspectives the providers can work to develop a singular set of goals to increase access and effectiveness of services, and decrease duplication. A comprehensive representation of early childhood stakeholders will help *connect the dots* between programs to align and strengthen services in the community, develop common goals and outcomes, develop funding strategies for sustainability through changing political tides, and provide a unique infrastructure to support local efforts.

The County Juvenile Department assumed the management responsibility for the Commission on Children and Families in 2010.

**Benefit** The benefit will be greater coordination of services to children in Clatsop County.

**Collaborating Agencies** Clatsop Juvenile Department, Clatsop Behavioral Health, ESD, CASA, Women’s Resource, Clatsop Community Action, Clatsop Health Department, Headstart, North Coast Parenting, Local School Districts, Hope House, Family Care Connections, Astor Library, Healthy Start, Coast Rehab, Clatsop Developmental Disabilities, Sunset Empire Transit, DHS/Child Welfare, Safe Kids, Clatsop Community mediation, Faith Communities

**Process** County Juvenile Department staff has coordinate several big meetings with youth service providers. These meetings have developed a forum and format for coordinating juvenile services.

**Timeline** This project shall be completed by July 1, 2013.

**PROJECTS PRIORITIZED  
BY**

**THE BOARD**

**FEBRUARY 29, 2012**

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# PLANNING PROJECTS

<b>Project Name</b>	County Technology Plan Update
<b>Year Start</b>	2012
<b>Responsibility</b>	Information Technology
<b>Location</b>	Countywide
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$25,000
<b>Funded By</b>	Clatsop County



**Description** The County technology and on-line services need to update the Information Technology strategic plan to progress to the next level of services for residents, efficiencies for staff, and the development of information flow to the community. The plan should include an internal County service element defining the time line for developing on-line service access, system up-grade timing, and introduction of technology over time; and, an external element that would include such items as the availability and use of on-line services by County residents, potential service enhancement through technology, and an evaluation of the availability of services followed by a plan to extend to every County residence.

**Benefit** This project would provide a template for the development of services to County residents and develop efficiencies on the staff team. With fuel prices increasing the County will need to develop more ways to provide services both internal to the organization and external to County customers and constituents.

**Collaborating Agencies and Businesses** Utilities, Local technology providers, Port, School Districts, Transit, Community College

**Process** Budget Request 2012-13  
 Request for Proposal Process  
 Authorization to proceed provided by Board  
 County MIS Committee plus External Partners  
 Report to Board  
 Board Adoption of Plan  
 Start Plan Implementation

**Timeline** June 2012 Budget Adoption  
 July-September 2012 RFP Process  
 October-June 2012-13 Plan Preparation and Adoption  
 July 2013 Implementation Start  
 June 2018 Implementation Finish

<b>Project Name</b>	Historic Preservation Program
<b>Year Start</b>	2013
<b>Responsibility</b>	Planning
<b>Location</b>	Countywide
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$ 30,000
<b>Funded By</b>	General fund



**Description** The County has many historic structures including houses, Granges and barns. These buildings should be evaluated, inventoried and potentially protected from demolition through a historic preservation program that could include incentives as well as public notice. The first step for a program is to develop the inventory in order to determine the potential benefit the community would receive from protection of these buildings. Programs like this range from very regulatory to voluntary and each provides a public notice process if the building is to be dramatically changed or razed.

**Benefit** The benefit of this project is that it would provide the County with an inventory of the historic building assets within the County’s jurisdiction.

**Collaborating Agencies** State of Oregon Office of Historic Preservation; City experience; Department of Land Conservation and Development, Lower Columbia Heritage Society, and, State of Oregon Grange.

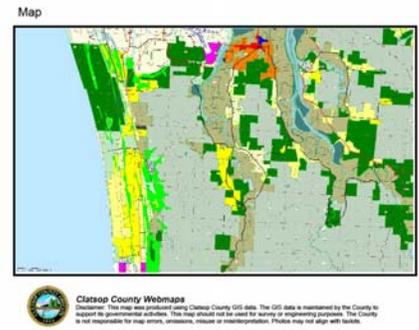
**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** 2013

**Cost** \$30,000 – a consultant with expertise in historic structures will be needed for the inventory.

**Resources** Planning staff

<b>Project Name</b>	Comprehensive Plan Update
<b>Year Start</b>	2011
<b>Responsibility</b>	Planning
<b>Location</b>	Clatsop County
<b>Commissioner Districts</b>	All
<b>Projected Cost</b>	\$100,000 – 200,000
<b>Funded By</b>	State of Oregon and Clatsop County



**Description** Clatsop County Comprehensive Plan focuses all other plans and provides the general guidance for public or private development and conservation in the County. It includes the policies that guide the development of the codes and standards that regulate development within the County. The technical documents that support the plan offers the detailed information used to inform both the development and conservation processes, and elements included in the plan. An update of the plan would bring the best available science since the plan was first developed and provides an opportunity to discuss the plan elements. Many of the projects included in the strategic plan will be used to support the Comprehensive Plan.

**Benefit** The benefit of this project is it will provide the County with an up-to-date plan based on best available science and the most recent court interpretations.

**Collaborating Agencies** None.

**Process**

- Staff retains a consultant
- Consultant works with staff to develop the process
- Public meetings
- Staff reviews the consultant’s report
- Board reviews report
- Staff revises the plan based on input.
- Public meetings
- Planning Commission Hearing
- Board Hearing
- Adoption

**Timeline** Two years (+/-) project begins when funding and staffing are secured.

2012: Planning Commission / Board of Commissioners determine scope of work.

2013: Consultant contract is executed; public involvement process; TSP plan process starts with ODOT.

2014-2015: Approval process with Planning Commission and BOC.

- Cost** Between \$100-200K, depending on the scope of work, and whether the wetlands inventory/fish habitat policies are included. ODOT funding (\$100,000) for TSP is separate.
- Resources** Consultant assistance would be required, for preparation of the Plan document, inventory of environmental /critical areas (including wetlands, geologic hazard, etc.). A full update of the Plan would involve extensive staff work and public involvement.
- Recommendation** The scope of work for this project should be developed first, followed by an RFP to determine timelines and cost options, based on submittals.

<b>Project Name</b>	Transmission Facilities
<b>Year Start</b>	2013
<b>Responsibility</b>	Planning and Public Works
<b>Location</b>	Countywide
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$ none
<b>Funded By</b>	N/A



**Description** The County Comprehensive plan, development code and standards are not up to date in the regulatory framework for transmission facilities. This leaves the definition of where to locate these facilities up to a negotiation process between the industry and the County, and the County Comprehensive plan and Development Code does not appear to allow these facilities in a significant number of zones in the County. Transmission facilities definitions and policies need clarification in order to protect the public, provide consistency with the code for existing transmission facilities, and provide specificity for the standards to be used to locate future facilities. Since the County from the shoreline to the highest point in the Coast Range is in the Coastal Zone Management Area the County has the responsibility to establish the location and regulate transmission facilities.

**Benefit** The benefit of this project is that it provides the County with a current regulatory framework to address transmission facilities.

**Collaborating Agencies** Cities, Watershed Councils, State Department of Land Conservation and Development, Department of State Lands, CREST, Oregon Department of Fish and Wildlife

**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** 2012: 8-12 mo.

**Cost** None. Include in regular department work program.

**Resources** Planning staff

**Project Name** Clatsop County

<b>Project Name</b>	Re-establish Citizen Advisory Committees
<b>Year Start</b>	2012
<b>Responsibility</b>	Planning
<b>Location</b>	Countywide
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$ 40,000
<b>Funded By</b>	General fund



**Description** The Clatsop County comprehensive plan includes under State Goal 1 Citizen Involvement the creation of citizen advisory committees. These committees were formed in the rural residential areas of Westport, Knappa, Swenson, Miles Crossing, and Arch Cape. The purpose was to assist the County with the development of the comprehensive plan and then to continue to assist the County with planning issues unique to each of these rural residential areas. Jewell, Clatsop Plains and Hamlet may also be considered for citizen involvement committees. The currently remaining committee is in Arch Cape and the other committees have been disbanded or not implemented further.

**Benefit** The benefit of this project is that it would provide the County more input on issues specific to these rural communities. It would also provide consistency with the County's comprehensive plan.

**Collaborating Agencies** There are many fire, water, sewer, and other community organizations in these rural communities with which to collaborate.

**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** 2012

**Cost** \$40,000 (.5 FTE)

**Resources** Planner and administrative support will be needed for the committees. Assuming one meeting per month for each committee, notices, meeting minutes, staff reports and travel time to meetings will be required. Staff impacts are probably equivalent to .5 FTE Planner.

**Project Name** Renewable Energy Plan

**Year Start** 2012-13

**Responsibility** Planning;  
Building and Grounds;  
Public Works

**Location** Countywide

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost** \$75,000

**Funded By** Planning Department



**Description** The plan would identify additions and deletions to the County Comprehensive Plan, Development Code and Standards to address the development of on-site renewable energy projects. It could also develop a more concise energy picture of the County’s current and long-range needs in order to determine the viability of renewable energy development specifically to serve energy needs in the County, and would dovetail with efforts to plan for renewable energy facilities in the territorial sea. It would define renewable energy based on available resources including wind, wave, bio-mass or other energy technology. The project would be one way the County could participate in the world-wide effort to measure and evaluate carbon use and sequestration. The plan would be adopted as a Renewable Energy Element of the Comprehensive Plan.

**Benefit** The benefit of this project is that it would provide the County with a concise plan and standards to develop renewable energy projects that would serve the County and individual residents.

**Collaborating Agencies** State Department of Energy, State Department of State Lands

**Process** Authorization to proceed provided by Board  
Planning Commission determines project scope of work  
County issues Request for Proposals  
Board selects consultant, evaluates staffing needs  
Draft Plan is reviewed by Planning Commission  
Board adopts Plan

**Timeline** 2013 (12 months)

<b>Project Name</b>	Estuary Planning
<b>Year Start</b>	2013
<b>Responsibility</b>	Planning
<b>Location</b>	Estuary Areas
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$ 50,000
<b>Funded By</b>	Planning Budget (General fund)



**Description** The County has about 270 square miles of tidal and fresh water area, not including the County’s ocean territory. These areas are regulated by various Federal, State and local regulations. The County comprehensive plan needs to be refined in order to clearly delineate the specific regulations for each area of the estuary. Recent Court challenges to these regulations have suggested the need for consideration and development of shallow, medium and deep water estuary regulations reflecting the best available science for these areas. The science of estuary management and planning has advanced during the past few years and the County’s plan needs to reflect the latest knowledge.

**Benefit** The benefit of this project is that it provides the County with an up to date regulatory framework for projects located within the estuary. It provides certainty for environmental restoration projects and industry by providing concise standards that must be met to receive permits for projects. It provides specific locations in the County’s estuary where projects are allowed and where they are not.

**Collaborating Agencies** Cities, State Department of Land Conservation and Development, Department of State Lands, CREST, Oregon Department of Fish and Wildlife, NOAA Fisheries, Tribal Governments

**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** 2013: 12-18 months

**Cost** \$50,000

**Resources** Planning staff with CREST assistance

<b>Project Name</b>	Sustainability Plan
<b>Year Start</b>	2012
<b>Responsibility</b>	Planning
<b>Location</b>	Countywide
<b>Commissioner District</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$100,000
<b>Funded By</b>	Planning Budget



**Description** A sustainability plan addresses in broad terms the County’s plans for assuring the long-term viability of the County as a place to grow up, receive an education, work, and retire. It serves as the foundation for defining how the population can share this place in a manner that creates no environmental degradation. The plan would develop a set or matrix of issues to address and include policies on such diverse items as energy use, education, housing, land use, mobility, technology, earthquake and tsunami response, public health, local food production and supply, poverty, crime and social services, waste management, and others. These policies will guide future planning and development as well as the long range strategic collaborative efforts to enhance the future of the area.

**Benefit** The benefit of this project is that it provides the County with a template for understanding sustainable practices in the County. This effort would focus on the 10 to 50 year framework for determining the future of the area.

**Collaborating Agencies** Cities, Districts, State

**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** January 2012 – Create a sustainability team  
 March 2012 – Hire a sustainability Coordinator  
 March 2012 to August 2012 – Conduct a sustainability assessment  
 September 2012 – Identify Stakeholders  
 October 2012 – December 2012 – Schedule Community/Stakeholder meetings  
 January 2013 to March 2013 – Establish sustainability goals  
 March 2013 to June 2013 - Develop a sustainability plan  
 June 2013 to June 2018– Implement policies and measures  
 Annually – Evaluate progress and report results

**Cost**            \$100,000 for Sustainability Consultant/Coordinator

**Resources**    Clatsop County Planning, Transportation, Emergency Management, Health Department, Parks, Juvenile and Sheriff’s Department. Western Oregon Waste, U.S Department of Energy, State Department of Energy, Sunset Empire Transportation District, O.D.O.T., Cities, NW Oregon Regional Housing Center, NW Oregon Housing Authority, Clatsop Community Action, Women’s Resource Center, School Districts.

**Project Name** Housing Quality Plan

**Year Start** 2012

**Responsibility** Planning

**Location** Countywide

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost** \$ 200,000

**Funded By** County Funds, Grants

**Description** The quality of housing in the County varies a great deal between rural areas. This plan would identify the minimum housing quality standards for the County based on State and Federal regulations. In partnership with area housing agencies the County would support efforts to focus programs and projects where housing needs to be improved and provide low to moderate income residents with the opportunity to secure grants or loans to improve housing. The planning effort would include examination and support for mixed use and livable community environments as these might apply within the County's jurisdiction. Housing equity issues would also be examined. The program could be funded by an investment of grant funds and a revolving loan program fund. It could be tied to the weatherization programs currently offered by local agencies and it would be an opportunity to partner with other agencies to improve housing quality.

**Benefit** The benefit of this project is that it would provide the County with better housing for residents.

**Collaborating Agencies** Community Action Team, Northwest Oregon Housing Authority, Clatsop County Housing Authority

**Process** Authorization to proceed provided by Board  
Planning Commission  
Board  
Adoption

**Timeline** January 2012 to April 2012 - Develop a consortium of agencies and identify objectives  
April 2012 - October 2012 – Research and adopt housing quality standards  
October 2012 – February 2013 – Conduct housing needs assessment  
February 2013 to April 2013 - Identify funding sources  
April 2013 to June 2013 - Establish loan/assistance program

**Cost** Establish loan/assistance program \$200,000



**Resources:** Community Action Team, Clatsop Community Action, Oregon Housing and Community Services, Northwest Oregon Housing Authority, USDA Rural Development, Oregon Department of Energy, Clatsop County Housing Authority, Clatsop County Planning staff

**Project Name** Criminal Management Plan

**Year Start** 2011

**Category** Sheriff's Office; County Manager

**Location** Clatsop County

**Commissioner Districts** All

**Projected Cost** \$50,000

**Funded By** State of Oregon and Clatsop County



**Description** The criminal justice system coordinates services based on at least three different methods of reducing crime. Each are interrelated and necessary to support the needs of society and the individual. These three systems are incarceration or exclusion of criminal from the general population, rehabilitation or preparing the criminal to return to the general population, and prevention or countering criminal behavior prior to the behavior occurring. A recommendation from the study of Community Corrections services by Wilkerson in 2010 was to complete a jail census study for the present and projecting the census into the future. This information will help guide the County in the decision making process for development of future jail, rehabilitation or prevention services. This is a networking project since it involves those who provide services for the criminal and potential criminal population in the County.

**Benefit** The benefit of this project is it creates or accesses the network of agencies and individuals in the County who provide these services to the criminal and potential criminal population.

**Collaborating Agencies** State of Oregon, non-profits.

**Process** Consultant or staff develops baseline data  
 Review by staff  
 Forum with Board and Community  
 Use to plan strategies for the future.

**Timeline** 2011 - 2012

# PROJECTS

**Project Name** Westport Slough Dredging

**Year Start** 2012

**Category** Public Works; Planning

**Location** Westport

**Commissioner District** 4

**Projected Cost** \$2,500,000



**Funded By** Federal Water Resource Development Act (WRDA); USACE

**Description** The Westport community has access to the Columbia River from the Westport slough. The slough has not been dredged and silt is accumulating. Minimal dredging has occurred at the Westport Ferry landing, but the slough depth will not serve a marine industrial site adjacent to the ferry landing. This limits job growth. Funding for this project is through the Federal Water Resource Development Act (WRDA) that is under consideration by the Congress. Passage of this act would provide funding for the USACE to proceed with this project.

**Benefit** This project will enhance the Westport community by providing access to an industrial site and to provide sufficient depth for the larger ferry scheduled to begin service in 2014. There is a potential for an increase in local jobs.

**Collaborating Agencies** USACOE, NOAA Fisheries, Wahkiakum County, Washington State

**Process** County lobbies on this issue with local coalition.  
Authorization to proceed provided by Congress through the WRDA

**Timeline** Dredging to be completed prior to 2014

**Project Name** Fire Station Access Development

**Year Start** 2012

**Category** Public Works; Planning

**Location** County wide

**Commissioner District** 1,2,3,4,5

**Projected Cost** \$10,000

**Funded By** Public Works (existing access on County Roads)  
General Fund (existing access on Public Roads or State Highways)



**Description** The Fire District Stations in some areas are located off the Highway system on gravel driveways at non-controlled intersections with the State Highway or County Roads. This project would inventory these locations and develop a plan and specific projects to address each access in order to enhance safety for the fire fighters and the driving public.

**Benefit** The project would provide for greater safety and access at these critical intersections and reduce maintenance on much needed roads.

**Collaborating Agencies** Oregon Department of Transportation, Fire Districts, Clatsop County

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build  
Celebrate

**Timeline** Inventory locations Summer 2012  
Assess problems / safety Summer/Fall 2012  
Design Fall 2012/Spring 2013  
Bid Spring 2013  
Construction Summer 2013

**Project Name** Westport Traffic Calming and Pedestrian Improvements

**Year Start** 2012

**Category** Public Works; Planning

**Location** Westport

**Commissioner District** 4

**Projected Cost** \$850,000

**Funded By** Oregon Department of Transportation, Clatsop County



**Description** The Westport community is the East gateway to Clatsop County and has significant traffic through the community on State Highway 30. This project is an Oregon Department of Transportation financial responsibility but requires prioritization by the County and an agreement to provide services, like landscape maintenance, along the through-town route.

**Benefit** The benefit of this project would be to encourage drivers to maintain the posted speed and provide safety improvements for community pedestrians attempting to cross this busy State Highway.

**Collaborating Agencies** Oregon Department of Transportation, Westport community.

**Process** Authorization to proceed provided by Board through budget  
 Design  
 Bid  
 Build  
 Celebrate

**Timeline** 2011-2012- Amend Clatsop County’s TSP for the pedestrian improvement project for parts that may lie outside of the existing right-a-way for Hwy 30.

2012-2014- Complete engineering design and permitting through Clatsop County and ODOT for proposed project. Finalize agreements between ODOT and Clatsop County for maintenance and up keep of proposed project. Identify funding streams for the proposed project and secure funds.

2014-2015- Construct proposed plans.

**Project Name** Countywide Bypass, Truck, Evacuation Route

**Year Start** 2012

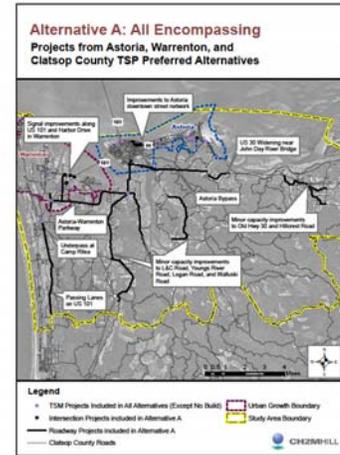
**Category** Public Works; Planning

**Location** Countywide

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost:** \$200,000 per year.

**Funded By** Public Works



**Description** The County, cities of Astoria, Warrenton and Seaside has considered improvements to Highway 101 and the development of an alternate route, earthquake or tsunami evacuation road or by-pass. Studies during the past 20 years have been completed, but the project has not moved forward due to opposition, lack of funding, and insufficient information. Projects like this require the development of consensus since funders are not willing to pay for projects that do not have public support. Finally, it requires a long-term commitment to a process that includes consideration and resolution of most if not all of the issues – environment, social, and economic – that are raised by the public.

The Ensign Road extension from Highway 101 to Business route 104 in front of the Costco Store in Warrenton may become part of the by-pass route in the North County. The environmental sensitivity of the estuary area in the Lower Columbia will require a diverse group willing to commit to many years of discussion. In addition, the County Transportation System Plan is scheduled for review in 2014.

**Benefit** This project would provide a starting point to the discuss improvements to Highway 101 followed by options for additional solutions in the future. It would provide a collaborative forum to strengthen relationships and develop communication between the different perspectives.

**Collaborating Agencies** Oregon Department of Transportation, Department of Land Conservation and Development, cities, Special Districts, private business, environmental and business organizations.

**Process** Authorization to proceed provided by Board  
 Planning Commission  
 Board  
 Adoption

**Timeline** Countywide meeting including elected officials from State and local agencies, to discuss improvements or alternative routes on U.S. 101 for evacuation routes.

Appoint Stakeholder oversight committee,  
Working groups on each section,  
Prepare to incorporate policies into County TSP using short and long term  
goals developed by Stakeholder Oversight Committee.

**Staffing** Public Works and Community Development staff

**Project Name** Department of State Lands  
Wetland Mitigation Permitting

**Year Start** 2011

**Category** Public Works;  
Planning

**Location** Clatsop County

**Commissioner Districts** All

**Projected Cost** \$ 75,000 – 100,000

**Funded By** Clatsop County Fees



**Description** The State Department of State Lands (DSL) permits all wetland mitigation projects in Clatsop County. The County has the option to assume this responsibility provided certain conditions are met. This project would require networking with the State and local agencies to identify wetland, and it would require retention of qualified staff to provide the services subject to approval by the State. This is a multi-year effort to put these programs in place.

**Benefit** The benefit of this project is quicker response and clarity with regard to requirements for mitigation.

**Collaborating Agencies** CREST, cities, Port, private sector. Non-profits land conservancies.

**Process** Board authorization to proceed to evaluate  
Study assumption responsibilities  
Consultant assists with identifying process, costs, and revenue  
Hire staff based on consultant report  
Establish program.

**Timeline** 2013-2014  
(18-24 mo. for wetland inventory and preparation/adoption of wetland regulations). Processing of permits would be ongoing,

**Cost** Consultant contract for the wetland inventory (\$75-100K); ongoing wetland permit processing would require staff training and potentially .25-.5 FTE of staff time. Permitting services can also be provided by a qualified consultant

**Project Name** Clatsop Plains Wastewater

**Year Start** 2015

**Category** Public Health; Public Works

**Location** Countywide

**Commissioner District** 1, 2, 3, 4, 5

**Projected Cost** \$150,000

**Funded By** Public Works Department and Community Development Department



**Description** The Clatsop Plains area is like much of the County. It is a delicate environmental area and suitable in some locations for private development. Wastewater is primarily disposed of through septic systems. This plan would establish the baseline data for the area and provide a template to consider the impacts on wastewater in the area at build-out. This may impact the County Comprehensive Plan and provide direction to add, delete, or improve the language in the Development Code and Standards to accommodate the needs in this area.

**Benefit** The benefit of this project would be to provide clarity regarding the future of this critical County area and how to dispose of wastewater generated by this area.

**Collaborating Agencies** Oregon Department of Water Resources, Oregon Department of Environmental Quality, Department of Land Conservation and Development, Watershed Council, cities, Special Districts.

**Process** Authorization to proceed provided by Board  
Consultant assistance  
Planning Commission  
Board  
Adoption

**Timeline**

<b>Project Name</b>	Environmental Evaluation and Sediment Clean-up - Columbia River Estuary
<b>Year Start</b>	2012
<b>Responsibility</b>	Community Development; Public Works
<b>Location</b>	Columbia River Pollution sites
<b>Commissioner Districts</b>	1, 3, 4
<b>Projected Cost</b>	\$?
<b>Funded By</b>	State and Federal Agencies, Non-Profit entities, Private Business



**Description** The Columbia River estuary is a bi-state region comprising a number of specific polluted sites and areas polluted from upstream activities. The Columbia River estuary has been the recipient and depository for local and regional toxic pollutants for several generations. These pollutants as documented through the evaluation of bottom feeding fish tissue pose a danger to human and aquatic health. Current efforts to clean-up the Columbia River estuary while marginally successful are spread between a number of State and Federal agencies with oversight focused on specific projects.

The estuary agencies should plan for a focused multi-year project to clean-up the Columbia River Estuary. Part of this effort would be coordinating and participating in efforts like the Columbia River Basin Toxics Reduction Action Plan [www.epa.gov/region10/columbia](http://www.epa.gov/region10/columbia) sponsored by the Environmental Protection Agency. Local involvement, coordination and focus as a jobs creating economic cluster would assist with prioritizing funding from the Federal and State agencies to accomplish the project.

**Benefit** The benefit of this project is it would focus the area on bringing the knowledge, technology and jobs for this effort to this area.

**Collaborating Agencies** Federal and State agencies focused on water quality, habitat restoration, and economic development; Tribes; CREST; Non-profits; Bonneville Power Administration; Corps of Engineers;

**Process** Involves many agencies and citizens.

**Timeline** 2014-TBD

**Project Name** East County Dock Expansion or Construction

**Year Start** 2012

**Category** Transportation & Development, Parks Division

**Location** Columbia River

**Commissioner District** 4

**Projected Cost** \$500,000



**Funded By** Transportation & Development, Parks Division / ODF&W Grants

**Description** The area of the County between the John Day River dock and Westport does not have sufficient access to the Columbia River. A dock located in this area would provide access to a unique and one-of-a-kind environment located on the Columbia River as well as prime fishing areas. The dock area at Knappa is constrained and limited due to a lack of development, poor access, and limited services. It may be necessary to identify another location along this reach of the river. This project would expand or improve an existing dock, parking area, and provide access to enhance the availability of the area to public use.

**Benefit** The benefit of this project would be to provide a serviceable public dock to the community and access to a valuable and unique environmental area on the Columbia River.

**Collaborating Agencies** ACOE, Oregon Department of Fish and Wildlife, Department of State Lands, Oregon DEQ, Department of Land Conservation and Development, State Marine Board, Knappa, Svenson and Brownsmead communities.

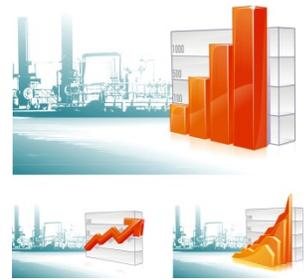
**Process** Identify the location  
 Authorization to proceed provided by Board through budget  
 Design  
 Bid  
 Build  
 Celebrate

**Timeline**

2012	ID Location
2013	Design
2013-14	Coordinate Funding
2014	Construct

# **FACILITIES**

<b>Project Name</b>	North Coast Business Park Development
<b>Year Start</b>	2012
<b>Category</b>	County Manager,
<b>Location</b>	North Coast Business Park
<b>Commissioner District</b>	1
<b>Projected Cost</b>	\$200,000
<b>Funded By</b>	Clatsop County Industrial Development Revolving Fund; Business Oregon



**Description** The North Coast Business Park (NCBP) is the location of light industrial development. The NCBP Master Plan Update adopted by the County Board in 2011 provides for an office park for Phase I of the park development. The focus of the development is to provide jobs in a unique well-designed business park setting. The project is being paid for through leveraging the sale of part of the property to pay for the improvements.

**Benefit** The benefit of the North Coast Business Park is to provide jobs and a location for businesses on the North Coast.

**Collaborating Agencies** State of Oregon, Business Oregon

**Process** There are several processes underway during the coming year as follows:

**Financing:** The County has the option to finance water, sewer, and other infrastructure installation prior to development. There is risk for the County if this is the decision. During the coming year the City of Warrenton will be exploring system development charges which would be paid for by potential developers and recouped from the sale of the property. The County will closely monitor the discussion of these charges and if a development is proposed work with the proposer on an infrastructure financing plan.

**Design Review:** Identify an internal design review committee (DRC) and record Covenants, Conditions and Restrictions (CC&R's) for the property. October 2011 – January 2012 CCR's were recorded in December on this property. Planning staff is preparing bylaws for the DRC.

**Wetland Mitigation –** Staff will continue to work through the process for obtaining permits from the Corps and Department of State Lands. A wetland restoration project has already been identified by these agencies to mitigate the remaining property, however, staff time will be needed to acquire other property and coordinate with these agencies. The actual restoration work will be contracted to an agency and is identified below. August 2011- August 2012. A proposal was received from NCLC and will be

considered by the Board on March 14, 2012. This will kick-off the second phase of mitigation needed for the NCBP development.

Park Trail Development – Staff will work with the Warrenton Trail Association on opportunities for parks and trails within the plan area. January 2012 – August 2012.

**Timeline** This project is a long-term project that will ultimately result in the development of this property and returning it to the tax rolls.

<b>Project Name</b>	Recycling Center(s) – Household Hazardous Waste
<b>Year Start</b>	2014
<b>Category</b>	Environment Health; Building and Grounds
<b>Location</b>	County wide
<b>Commissioner District</b>	3
<b>Projected Cost</b>	\$ 355,000 (est.)
<b>Funded By</b>	Department of Environmental Quality, County Environmental Health, tipping fees, user fees.



**Description** Permanent household hazardous waste (HHW) collection facilities are an integral part of the municipal recycling and solid waste management infrastructure. Removing HHW from the municipal solid waste stream reduces the toxicity of the waste stream disposed at landfills and will reduce the toxicity of the landfill’s leachate. Permanent HHW collection facilities are typically cheaper to operate than the mobile and/or weekend collection roundups. Permanent HHW collection facilities allow for greater participation because of longer operating hours.

When starting to develop a permanent HHW collection facility, there are many decisions that need to be made: the potential volume of materials in the community, choosing an appropriate facility size and building type, and developing a budgetary cost estimate. HHW collection facilities differ in facility size, floor plan layout, building type, and operations.

**Benefit**

- Collecting HHW separately will reduce hazardous chemicals entering the solid waste stream and will reduce the toxicity of the landfill’s leachate
- Reduces illegal/improper disposal
- Establishes an ongoing infrastructure (e.g. permanence)
- Complements public education programs
- Improves convenience/accessibility HHW collection center
- Known/established operating hours (facility availability) increases “convenience”
- Participants’ usage is ongoing and avoids high peak loading
- Lowers overall cost-per-unit collected/processed (compared to mobile/periodic HHW collection events)
- Protects water supplies and water pollution discharge limits
- Reduces, in part, public resistance to other waste facilities
- Enhances positive environmental image of jurisdiction
- Can provide service to CEGs

**Collaborating Agencies** Oregon Department of Environmental Quality (DEQ), HHW Advisory Committee, Western Oregon Waste (WOW), municipal Public Works Departments, Hazardous Waste Transport vendor, PaintCare

**Process** The development of a permanent household hazardous waste (HHW) facility for a jurisdiction is a complex project that consists of the following stages:

- Authorization to proceed provided by the Board
- Determining the need for a facility
- Facility sizing and design
- Siting and permitting
- Bid preparation/selection of vendors and contractors
- Facility construction
- Facility startup/acceptance
- Full scale operations
- Operator certification and training

**Timeline** Continue with HHW events alternating between North and South County through 2014. Begin process for permanent site 2014 with estimated completed 2016.

**Project Name** Joint Public Works Location

**Year Start** 2012

**Category** Public Works;  
Buildings and Grounds

**Location** County wide

**Commissioner District** 1,2,3,4,5

**Projected Cost** \$3.5 to 5 million

**Funded By** Public Works



**Description** The Oregon Department of Transportation, Clatsop County and City of Warrenton have been considering co-locating at, or in the vicinity of, the North Coast Business Park (NCBP). The project would provide for additional collaboration between these agencies and cost savings. Joint purchasing may be possible as well as coordination of maintenance activities. Other counties in Oregon have co-located with ODOT and the relationship has been beneficial.

**Benefit** The project provides shared maintenance costs, greater service coordination, and unknown benefits through collaboration of activities. It would provide a one-stop center for many State and County share services.

**Collaborating Agencies** Oregon Department of Transportation, City of Warrenton

**Process** Authorization to proceed provided by Board through budget  
Design  
Bid  
Build  
Celebrate

**Timeline** 2012 -  
 1. Land Acquisition (12 acres off Dolphin) purchase or land transfer  
 2. Preliminary feasibility/need study for facility  
 2013 -  
 1. MOU with County and ODOT  
 2. Sale of existing Public Works facility  
 3. Final design of building  
 4. Begin construction of facility

**Cost** \$3.5 to 5 million

**Staffing** ODOT and County leadership  
Consultants: Appraiser, Realtor, Architectural team

## **PROJECTS FOR STAFF**

## **PROJECTS NOT PRIORITIZED**

<b>Project Name</b>	Fee Study Update
<b>Year Start</b>	2012
<b>Category</b>	Finance
<b>Location</b>	Clatsop County
<b>Commissioner Districts</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$25,000
<b>Funded By</b>	Clatsop County



**Description** Clatsop County services are supported by fees. The fees are charged to those who do specific business with the County and receive specific benefits from the services received. Fees are charged by almost every department. Some County services like building inspection is designed to be self-supporting while other County services are partially subsidized by Federal, State or County taxes. Keeping the fees up to date assures those who benefit from the services actually pay for the cost of the services.

The study should consider all of the taxes and fees assessed by the County to determine if the fees are appropriate and adequate. For example, the transient room tax would be reviewed to determine if the fees are being paid by those who offer short-term rental of property within the County.

**Benefit** The benefit of this project is it provides funds that off-set the cost of the services allowing essential tax supported services to be funded. It also assures fairness in that those who consume services actually pay for the cost of the services.

**Collaborating Agencies** None.

**Process**

- Budget Request 2012-13
- Request for Proposal Process
- Authorization to proceed provided by Board
- Interviews and Develop Report
- Report to Board
- Board Adoption of Fees
- Implementation of Fees

**Timeline**

- June 2012 Budget Adoption
- July-September 2012 RFP Process
- October-June 2012-13 Fee Study and Adoption
- July 2013 Implementation Start

<b>Project Name</b>	Internal Financial Controls Assessment and Plan
<b>Year Start</b>	2011
<b>Category</b>	Finance
<b>Location</b>	Clatsop County
<b>Commissioner Districts</b>	1, 2, 3, 4, 5
<b>Projected Cost</b>	\$35,000
<b>Funded By</b>	Clatsop County



**Description** Clatsop County has multiple funds or businesses. Each business has revenues and expenses, and many have separate points for payments. Separation of accounting functions – payments, counting, balancing, booking, and auditing – are difficult with the numerous business systems present in a complex governmental operation. This study would assess the existing internal financial controls and provide a plan to address any issues raised by the assessment.

**Benefit** The benefit of this project is it provides the tools to make sure internal financial controls are in place to protect the public’s assets.

**Collaborating Agencies** None.

**Process**

- Budget Request 2012-13
- Request for Proposal Process
- Authorization to proceed provided by Board
- Consultant performs the assessment
- Staff reviews the consultant’s report
- Report to Board
- Board Adoption of Report
- Implementation of Findings in Report

**Timeline**

- June 2013 Budget Adoption
- July-September 2013 RFP Process
- October-June 2013-14 Plan Preparation and Adoption
- July 2014 Implementation

<b>Project Name</b>	Workforce Plan for County Organization
<b>Year Start</b>	2012
<b>Category</b>	Human Resources
<b>Location</b>	Clatsop County
<b>Commissioner Districts</b>	1,2,3,4,5
<b>Projected Cost</b>	\$12,000
<b>Funded by</b>	Clatsop County



**Description** Clatsop County as an organization faces a rapidly aging work force. As older employees leave County employment the County loses experienced employees with a vast wealth of institutional knowledge and experience. The County should examine the workforce makeup and staffing trends to define and address its future talent needs. The plan should focus on knowledge and experience transfer and the financial aspects of retirements and recruitments over the next 5 to 10 years. A County plan will focus on recruitment strategies to assure sufficient qualified employees are available to provide County services.

The project will benefit the County by providing an understanding of the current and future workforce composition. The plan should also include identification of the specific requirements and training needed to be qualified for the job. The plan will provide the County with information about the type of incentives package and other programs we must develop to recruit and retain prospective employees to fill key positions created by normal attrition and retirements.

**Collaborating Agencies** Employment Department

**Process**

- Staff retains a consultant
- Consultant performs assessment
- Staff Reviews the consultant’s report
- Board review report
- Staff incorporates recommendations

**Timeline** A Workforce Study takes approximately 5 weeks to complete. Three weeks to collect and compile compensation, benefits and reward data. One week to review and refine data with County. One week to present recommendations to County leadership. If accepted, implementation is ongoing.

<b>Project Name</b>	Water Resource Planning
<b>Year Start</b>	2015
<b>Category</b> Health	Public Works, Planning and Public Health
<b>Location</b>	All of Clatsop County
<b>Commissioner District</b>	All
<b>Projected Cost</b>	Not Known
<b>Funded By</b>	County and State grant



**Description** The primary water providers in the County are the cities and water districts. The County’s role is to assure that sufficient supplies are available for County residents who use wells, and that the supply is not subject to external pollution from septic tanks or other sources of pollution.

**Benefit** The benefit of the project will be concise statement of the future of development in the County. Private developers interested in increasing density may be interested in financing this study.

**Collaborating Agencies** Oregon Water Resources Department; cities, water districts.

**Process** Inventory past studies of the water resources in the County; review with collaborating agencies; identify water resource areas of concern – possibly Clatsop Plains; Fund a study to plan the future of these areas.

**Timeline** This project is a long-term project and would be developed based on development pressure.

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# Clatsop County

Planning Commission  
800 Exchange St., Suite 200  
Astoria, Oregon 97103  
www.co.clatsop.or.us

Phone (503) 325-1000  
Fax (503) 325-8325

February 14, 2012

TO: Board of County Commissioners

FROM: Bruce Francis, Chair, Clatsop County Planning Commission

COPY: Duane Cole, County Manager

SUBJECT: Transmittal of Strategic Plan

The Clatsop County Planning Commission on July 13, 2011 was assigned the task of reviewing and prioritizing the project included in the DRAFT Clatsop County Strategic Plan. The press of immediate business delayed consideration of the plan until the October meeting at which time the Planning Commission undertook the review. Each project was reviewed and evaluated. Editing of the descriptions and content were provided to staff and the commission members actively discussed whether the project belongs in the plan. This review process required an hour during the October, November and December Planning Commission meetings. The December meeting included recommendations from the commission regarding evaluation criteria.

At the January 2012 Planning Commission meeting staff reviewed evaluation criteria and the prioritization process, and the commission discussed the definitions and use of the evaluation criteria. The prioritization process was completed by a majority of the Planning Commission on January 27 and the remaining members completed the process the following week. All of the information regarding the prioritization was posted and shared with the Planning Commission at the regular public meeting on February 14, 2012. At each of the Planning Commission meetings time was allowed for public input on the plan.

The Planning Commission expresses its appreciation to the Board for being assigned this opportunity to get involved in 'real planning' instead of the continuous and important work of reviewing projects and applying the policies in the County Comprehensive Plan and Development Code. The Commission is available to the Board for additional planning projects. In addition, the Commission appreciates the work of staff that developed the Strategic Plan projects and worked with the Commission through this process.

The Planning Commission through this memorandum hereby transmits the DRAFT Clatsop County Strategic plan and priorities to the Board for consideration.

  
Bruce Francis, Chair

# Clatsop County Strategic Plan 2012 Planning Commission Prioritization Results

Project	Priority	Comments	Points	Page
<b>Planning Projects</b> County Technology Plan Update	1	This sounds like a project that County staff needs and will undertake as time and funds are available. Perhaps cities should be added to the collaborating agencies.	142.3	48
Comprehensive Plan Update	2	While this is an expensive and staff intensive project, it is very important that it be worked on while the economy has slowed development. The area's geographic desirability will invite development pressures again, once money and demand return. Planning should move ahead while the political environment and economy make it possible.	134.3	36
Transmission Facilities	3	If County staff can go ahead with this update to be prepared for future projects, they should be encouraged to do so.	134.0	39
Re-establish Citizen Advisory Committees	4	(I did manage a community planning program for over 20 years, and had citizen groups of lengthy duration with each plan- usually 2-3 going at a time). My experience is that groups should be formed when you have something real for them to do... a definite planning effort or project. Otherwise, you will lose credibility, and people will feel disrespected and become frustrated. So, committees should be formed, but it should be done as part of the comprehensive plan program. Staff time and expertise are required to work successfully with citizen groups.	132.0	44
Renewable Energy Plan	5	This work would set the County up to be able to process new projects under consistent and carefully considered policies.	130.0	46

Project	Priority	Comments	Points	Page
Estuary Planning	6	While development pressures are delayed, it is a great time to update plans using current science and court findings to coordinate with state and federal regulations. Working with CREST, we may be able to find funding to assist in the regional effort.	126.3	38
Sustainability Plan	7	This is a forward-looking and interesting project that could serve to pull together a value set to underpin comprehensive planning.	118.5	40
Housing Quality Plan	8	This may make the County more consistent with existing cities, and help the County manage any future growth, as well as compliance with state efforts.	113.5	42
Criminal Management Evaluation	9	This study should be completed before any movement on the jail expansion. I wonder if it could be done by staff over time, without the hiring of a consultant.	110.0	49
Historic Preservation Program	10	It is quite possible that grants could be put together from the Oregon Heritage Commission and SHPO to fund this program, and it could be discussed with state officials. I have not heard of any comparable county effort. Maybe it could be funded as a two year effort. Local qualified consultants are available.	101.0	45
People's Utility District Evaluation	11	A very divisive project. Only the County Commission can determine if it is worth going through the predictable turmoil of this study and election. It does seem worth finding out the reality of such a venture, so that a decision is based on real information about this region.	81.0	47

Project	Priority	Comments	Points	Page
<b>Projects</b>				
Westport Slough Dredging	1	Good project if funding is available.	142.0	58
Fire Station Access Development	2	Small, visible and manageable Countywide safety project that should be done this year.	141.0	64
County-wide By-pass, Truck, Evac. Route	3	I question the cost estimates for this project. The proposal need not be limited to Hwy 101. I have worked on this study in the past, and do not necessarily agree with the assessment given of the history. ODOT will resist, as state funding is unavailable, but the information is needed for emergency planning.	140.0	56
DSL Permitting by County	4	A good fit for the County, and having the expertise on staff would strengthen local programs and understanding.	138.0	59
Clatsop Plains Wastewater	5	It is urgent that this knowledge is in place and appropriate policies adopted before additional projects are considered in the Clatsop Plains.	132.5	60
Sediment Clean-up Columbia River	6	Meetings to initiate collaborative efforts don't cost much, and it is a compelling need.	121.5	61
Westport Traffic Calming and Peds. Imp.	7	Needed project for ODOT and County PW	120.0	63
East County Dock Expansion	8	The cost seems high in the current economy.	114.0	62

Project	Priority	Comments	Points	Page
<b>Facilities</b>				
Electricity to Fish Hatchery	1	If this can be funded externally, it would be a good project.	115.0	68
Recycling Center for Household Haz. Wst.	2	Desirable, but costly.	115.0	69
Incubator Light Industrial Building	3	This was a new and dynamic concept in the 1990s, and was implemented in many areas. The City of Astoria did such a project on the eastern edge of the city. It might be useful to find out about their experience and to research recent thinking in places such as the Urban Institute or other professional planning or economic development documents. Does market demand still support such facilities, for instance? Is there vacant developed space already in existence? Could existing vacant space (such as Lum's old building or Warrenton vacant buildings) be re-positioned for such uses?	112.0	71
Joint Public Works Location	4	This keeps sounding like a reasonable project, but it needs some outside spark or funding to make it supportable. If it competes with the jail expansion, for instance, the latter has more defensible priority. I'm sure that it would help the agencies involved.	99.0	66

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## APPENDIX B SUPPORTING PLANS AND STUDIES

Transportation Refinement Plans  
    Eastgate  
    Greater Warrenton  
    Miles Crossing  
Long Term Financial Plan  
Long Term Financial Plan – Rural Law  
Emergency Operations Plan  
Clatsop County Recreation Land Master Plan  
State Forest Plan and Implementation  
Juvenile Crime Plan – Updated Annually  
Commission on Children and Families Comprehensive Plan  
Prevention Implementation Plan  
Annual Budget and Budget Policies  
State Territorial Sea Plan  
Sediment Management Plan  
Astoria By-Pass  
Jail Studies  
Clatsop County Comprehensive Plan  
Park Master Plan  
Transportation System Plan  
Long-term Financial Plan  
Public Health 3 year Comprehensive Plan  
Community Corrections Biennial Plan  
Capital Road System 5 year plan  
Information Technology Strategic Plan Update  
OSU Extension Strategic Plan  
North Coast Business Park Plan and Update  
Joint Land Use Study – Camp Rilea  
Household Hazardous Waste Plan  
Fee Study  
Fair Master Plan

**TAB 28**  
**PLANNING TERMS AND**  
**ACRONYMS**



# COMPREHENSIVE PLAN UPDATE

<b>GENERAL PLANNING TERMS AND DEFINITIONS</b>	
Acronym/Term	Definition
Adaptive reuse	The conversion of old or historic buildings from their original use to a new use.
ADU	<i>Accessory Dwelling Unit.</i> A second dwelling unit, either attached or separated, located on a lot already containing a dwelling unit. Also commonly known as “granny-flats” or “mother-in law apartments.”
APA	<i>American Planning Association</i>
BANANA	Build Absolutely Nothing Anywhere Near Anything/Anyone
Base Zones	The initial regulatory zones for land in a county. (see overlay zones)
BiOp	Biological Opinion. Issued by the National Marine Fisheries Services in April 2016, the BiOp states that parts of the NFIP could have a negative impact on the habitat of endangered salmon species.
BMP	Best Management Practice
Comprehensive Plan Map	Regulatory map that shows land use designations for all land within unincorporated Clatsop County.
CZMA	Coastal Zone Management Act adopted in 1972. The Oregon Coastal Management Program (OCMP) is the state of Oregon’s implementation of the national program.
Downzone/Upzone	A popular term for an action that changes a property to a lower/higher density, in effect limiting/expanding development to less/more-intense uses than previously permitted.
EOA	<i>Economic Opportunities Analysis.</i> A study prepared by cities/counties to show compliance with Statewide Planning Goal 9 (Economy) and help inform local Comprehensive Plan goals and policies.
Euclidian zoning	Regulates development through land use classifications (i.e. single-or multi-family residential) and dimensional standards; it is

	the most common and traditional form of zoning.
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
GIS	<i>Geographic Information System.</i> A computer program that creates maps that can visually represent a variety of data.
HNA	<i>Housing Needs Analysis.</i> A study prepared by cities/counties to show compliance with Statewide Planning Goal 10 (Housing) and help inform local Comprehensive Plan goals and policies.
Infill	Development that takes place on vacant or underutilized parcels within an area that is already characterized by urban development and had access to urban services.
LID	<i>Low Impact Development.</i> Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.
LWDUO	Clatsop County <i>Land and Water Development and Use Ordinance #80-14</i> , the zoning code for unincorporated Clatsop County.
NFIP	National Flood Insurance Program
NIMBY	Not In My Back Yard
Nonconforming Use or Structure	A structure or use that <b>does not conform</b> to the current requirements of the zoning district and that <b>did not legally exist</b> at the time the zoning regulations took effect.
Nonconforming Use or Structure, Legal	A building or use that <b>does not conform</b> to the current requirements of the zoning district, but which <b>legally existed</b> at the time the zoning regulations took effect.
Overlay zones	A set of regulations that is applied to properties that provides additional regulations beyond what the zoning district requires.
PAPA	Post-Acknowledgement Plan Amendment
Partition	Either the act of partitioning land into 3 or fewer parcels or an area or tract of land that has already been partitioned.
ROW	Right-of-Way: Often used interchangeably

	with “street” or “road”. Commonly used to describe a road accessible to the general public as opposed to an easement across someone’s private property.
Subdivide	To divide an area or tract of land into 4 or more parcels within a calendar year.
TSP	Transportation System Plan
UGB	Urban Growth Boundary
UGMA	Urban Growth Management Agreement
Variance	A modification of, or a deviation from, the regulations of the LWDUO which is authorized and approved by Hearings Officer after finding that the literal applications of the provisions of the LWDUO would cause unnecessary hardship in the use or development of a specific lot or building.
Zoning Map	Regulatory map that shows zoning designations for all land within unincorporated Clatsop County

## LWDUO TERMS AND DEFINITIONS

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

## PLANNING AGENCIES, DEPARTMENTS, BOARDS AND COMMITTEES

CLATSOP COUNTY	
BOC	<i>Board of Clatsop County Commissioners</i>
CCAC	<i>Countywide Citizen Advisory Committee</i>
PACAC	<i>Planning Area Citizen Advisory Committee</i>

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

**TAB 29**  
**ADOPTED CAC BYLAWS**  
**AND CLATSOP COUNTY**  
**BOARD MEMBER**  
**HANDBOOK**



## **COMPREHENSIVE PLAN UPDATE PLANNING AREA CITIZEN ADVISORY COMMITTEES BYLAWS**

### **ARTICLE I. PURPOSE**

The purpose of the Planning Area Citizen Advisory Committees (PACAC) is to:

- Encourage and obtain public input and to ensure the opportunity for citizens and stakeholders of each PACAC area to be involved in the Comprehensive Plan update;
- Increase effective communication between citizens, staff, and elected and appointed County officials; and
- Provide recommendations to the Planning Commission and Board of Commissioners regarding the update of the community plans for each of the six planning areas in unincorporated Clatsop County.

The Comprehensive Plan represents the long-term vision for the unincorporated County and includes planning policies that guide County decisions on land use, housing, transportation systems, natural resources, agricultural lands, forest lands, and aquatic resources.

### **ARTICLE II. MEMBERSHIP**

Section 1. One Citizen Advisory Committee (PACAC) shall be established for each of the following Planning Areas:

- Clatsop Plains
- Elsie-Jewell
- Lewis & Clark Olney-Wallooskee
- Northeast
- Seaside Rural
- Southwest Coastal

A map depicting the six PACAC areas is attached as Exhibit A and incorporated by this reference into these bylaws.

Section 2. Each PACAC shall consist of a minimum of three (3) members and a maximum of five (5) members. Members of the PACAC must reside; own property; or own, operate or be employed by a business in the unincorporated planning area to which they are appointed.

Section 3. Members of the PACAC shall serve without compensation other than reimbursement for duly authorized expense.

Section 4. Members may be removed from the PACAC under the following rules:

- A. Members may request that they be removed for personal or other reasons. Such requests shall be made to the Board of Clatsop County Commissioners.

- B. The PACAC may, after a hearing, recommend removal of any member for non-performance of duties or misconduct. Such recommendation for removal shall be made to the Board of Clatsop County Commissioners.
- C. The Board of Clatsop County Commissioners may remove any appointed PACAC member at its discretion.

Section 5. The PACAC shall be automatically dissolved following adoption of the updated Comprehensive Plan and Community Plans by the Board of Clatsop County Commissioners.

**ARTICLE III. LIAISON TO COUNTYWIDE CITIZEN ADVISORY COMMITTEE**

Each Planning Area CAC shall nominate one of its members to serve as a member of the Countywide Citizen Advisory Committee.

**ARTICLE IV. APPOINTMENT OF CHAIR**

Section 1. Each CAC shall appoint one of its members to serve as chair of the CAC.

Section 2. It shall be the duty of the Chair to preside at all meetings of the PACAC; to enforce observance of the rules of procedure; to decide all questions of order; offer for consideration all motions regularly made; apportion duties of the PACAC; call all special meetings; appoint all necessary committees, and perform such other duties as the office may require. The Chair shall make no motion or amendment to a motion.

Section 3. In absence of the Chair, the PACAC shall elect a temporary Chair for the particular meeting in question.

**ARTICLE V. COMMITMENT TO DECISION-MAKING PROCESS**

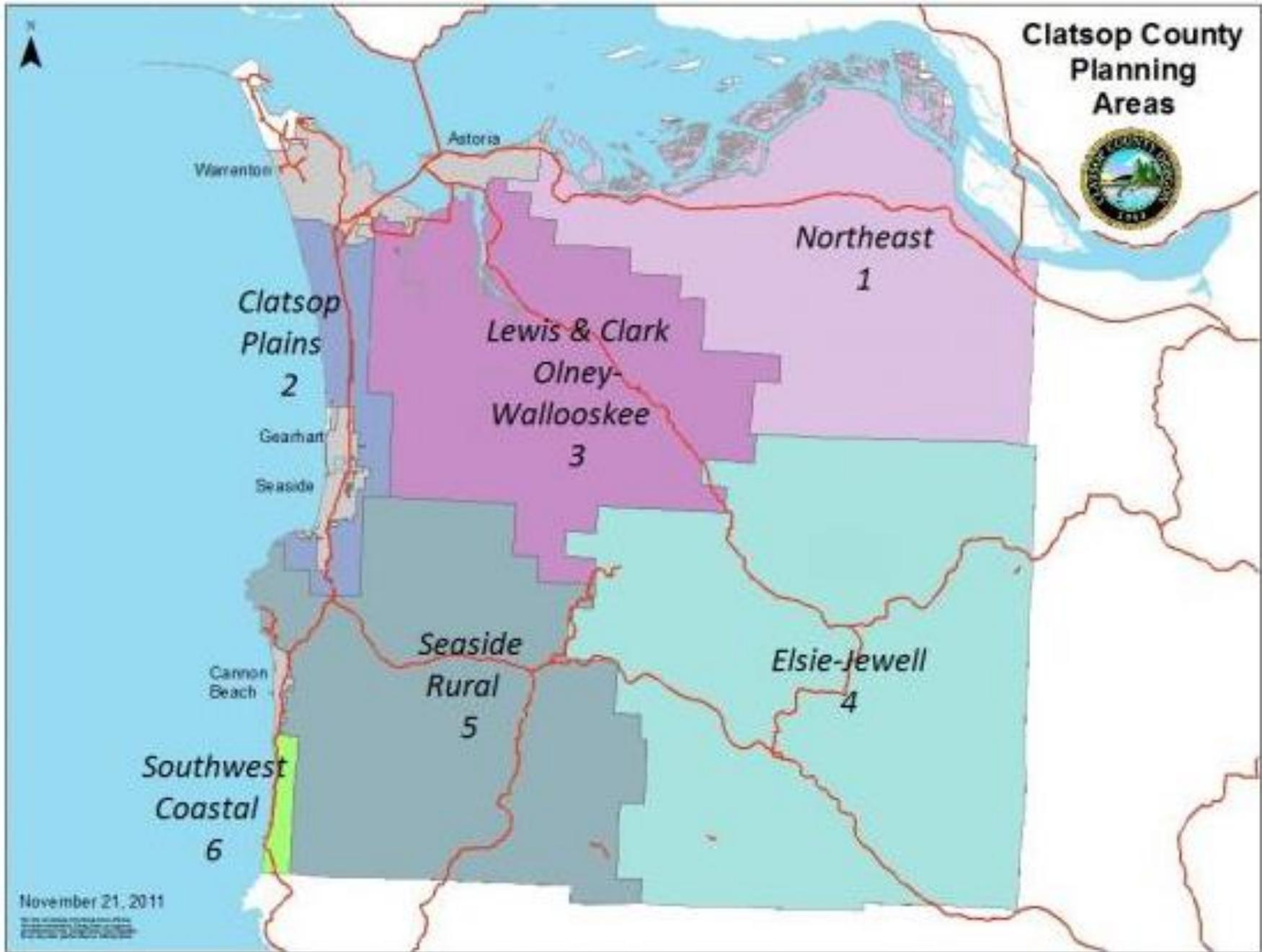
Section 1. Each PACAC will endeavor to reach consensus regarding recommended updates and revisions to the Community Plans and the Comprehensive Plan.

Section 2. Expectations for the decision-making process include:

- A. The PACAC agrees that consensus has a high value and that the members should strive to achieve it. As such, recommendations will be made by consensus of all present participating members in their representative capacity. They will be empowered to seek the opinions of and represent their constituency.
- B. The commitment to work for consensus means that members will participate in the give and take of the process in a way that seeks to understand the interests of all and will work together to find solutions workable for all.
- C. When consensus cannot be reached, the facilitator or chair may initiate or entertain a motion to vote on the issue. Members may make motions and seconds. All motions must be seconded to be acted upon.
- D. Meetings will be conducted in a manner deemed appropriate by the chair to foster collaborative decision-making and consensus building. Except as otherwise provided to the contrary by these Rules of Procedure, Robert's Rules of Order (current edition) shall apply to the procedures of all Planning Area Citizen Advisory Committee meetings.

- E. Members agree to be attentive and respectful at all times of other representatives, alternates and audience members. They will listen to each other to seek to understand the other's perspective, even if they disagree. One person will speak at a time. Side conversations and other meeting disruptions will be avoided.
- F. PACAC members will honor decisions made and avoid re-opening issues once resolved unless agreed upon by a majority of PACAC members.
- G. PACAC members will strive to make decisions within the timeframe approved by the Board of Clatsop County Commissioners.
- H. Individual PACAC members agree to not present themselves as speaking for the PACAC, without specific direction and approval by the PACAC chair.

Meeting minutes will be kept documenting decisions of the PACAC. Members will have the opportunity to review, make corrections and then approve the minutes.



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### Clatsop County’s Mission

*NEIGHBOR TO NEIGHBOR  
SERVING CLATSOP COUNTY  
WITH INTEGRITY  
HONESTY AND RESPECT*

## **Welcome**

You join many people who serve as volunteer members on Clatsop County Advisory Committees. This handbook contains a list of the committees and some of the responsibilities of the members. The information contained in this handbook is intended to assist new members become acquainted with the functions and decision-making processes of the committee to which they have been appointed. We hope you will find it helpful.

Advisory committees are those established by the County to advise the County on various aspects of government. They will be established and assigned responsibilities by the Board as necessary. Any advisory committee created by the Board may be discontinued by majority vote of the Board requiring the affirmative vote of at least three commissioners.

In addition, the Board may establish a special committee for a specified purpose or project. The Board shall advise the members of a special committee of its purpose and its goals and provide the special committee with a time certain for submitting a recommendation to the Board. Staff assistance or other assistance as deemed advisable by the Board may be provided to any committee or special committee.

Each committee has a set of bylaws consistent with County policies, ordinances and applicable provisions of state law and become effective upon approval of the Board.

## **Appointment of New Members**

New members are sought from the community to fill advisory committee positions. Members are appointed to advisory committees by the Board of Commissioners and serve at the pleasure of the Board. Terms vary in length depending on the committee.

## **Removal of Committee Members**

Any committee may recommend to the Board of Commissioners the removal of any of its own members in accordance with that committee's bylaws. Unless otherwise provided by law, the Board may remove any appointed committee member from his or her appointment by majority vote of the Board, requiring the affirmative vote of at least three commissioners. Removal shall be at the Board's discretion. (Ord. 11-14)

## Legal Obligations of Committee Members

As a committee member, it is important to remember that you have legal responsibilities.

- **Public Bodies:** Advisory Committees are considered “public bodies” under Oregon law. As a result, you must ensure that your committee operates in compliance with the open meetings laws (ORS 192.610 et seq.) **Oregon’s open meetings laws essentially require three things:**

1. **Notice must be provided for all meetings,**
2. **Meetings must be open to the public, and**
3. **Minutes must be created for each meeting.**

A “meeting” is defined as including not only formal gatherings of the board but also any occasion where a “quorum” (**quorum and voting for the conduct of business shall be a majority [50% plus 1] of appointed membership**) of members come together and deliberate on committee issues. This definition also applies where subcommittees are concerned. Therefore, if three members of a five-member subcommittee come together and begin to discuss committee matters, the open meetings laws must be complied with. This is true whether you are in a social setting or in a formal meeting. It is important to be aware of this fact when you find yourself with other committee members, whatever the situation.

- **Public Officials:** Advisory committee members are considered “public” officials and must act consistently with Oregon’s ethics laws (ORS 244.010 et seq.) **Oregon’s ethics laws prohibit:**

1. **Any public official from gaining financially as a result of his or her position regardless if it is salaried or not, and**
2. **Public officials must declare any conflicts of interest at a public meeting.**

A conflict exists if a decision or recommendation potentially could affect the finances of the committee member or the finances of a family member. If a conflict exists, the committee member must declare this fact at a meeting where the issue is discussed and may need to refrain from discussing or voting on the matter. The laws surrounding conflicts of interest are confusing but also contain exemptions that may apply. If you are unsure whether a conflict exists, you should contact the staff person assisting your committee to discuss the matter.

### **Claims of Meetings Law Violation:**

Most claims that the open meetings laws have been violated will be made against the public body itself. However, claims may be brought against the individual public officials (in this case volunteer committee members). Public officials may be sued personally for public meeting violations and complaints may also be registered with the Government Standards and Practices Commission (GSPC) and investigated. In most of

these circumstances, the county should be able to represent or act in defense of a public official who has acted in good faith. However, if it appears that a public official has intentionally acted outside the law, the county will not assist with defense.

### **Resources for Information:**

See Appendices A-C for further information on Public Meetings Law, Public Records Law, and Ethics Law excerpted from the Attorney General's Public Records and Meetings Manual.

If you ever have any questions, please contact the staff person to assist you with information and answers to your questions while you focus on the important service you are providing to the county.

## **Legal Protection for Volunteers**

Clatsop County is a local public body and is subject to legal action and suit for the torts of its officers, employees and agents, including volunteers (Oregon Tort Claims Act, ORS 30.260-30.302). A tort is any breach of a legal duty which results in injury to a specific person or persons for which the law provides remedy. "Injury" can include such things as financial loss, damage to reputation or emotional injury as well as physical injury.

According to the Act, the action or suit is brought only against the county, not the individual volunteer. The volunteer, upon written request, is entitled to indemnification (protection from the cost of judgement) and legal defense for any tort committed while in the performance of the volunteer's duties. This is true unless the act or omission complained of amounted to malfeasance in office, willful or wanton neglect of duty, or criminal activity.

## **Being an Effective Committee Member**

Members are appointed to Clatsop County committees to represent the public at large. Many times appointments are made to reflect geographic interest, and area of expertise, or to represent an interest group or professional association. Keep this in mind as you become acquainted with your fellow committee members. Remember each member brings an important point of view. Listening to different points of view produces good policies and procedures and fair solutions to problems. If you are unsure of the committee's mission or the item under discussion, you may ask questions and seek information until you have a clear answer and good understanding of the expectations.

It is vital that all members attend meetings regularly and come to meetings prepared. It is important that you read all reports, proposals and other documents prepared or distributed by staff or board officers prior to meetings.

## Staff Support for Advisory Committees

County staff within a department manages most Clatsop County committees. The primary role of staff is to carry out the rules, policies and programs developed by the committee. Staff also brings to the committee's attention issues of importance, assists the chair with agenda development, and compiles background information for the committee to study.

In addition, staff responsibilities include: meeting arrangements, preparation of minutes, processing complaints, communication with members and other administrative duties. Staff is available to provide information for and assistance to committee members.

## Meetings

Members of a group have a responsibility for the content and product of meetings they attend. They should come prepared to take ownership for their contribution and the end result of the meeting. Meetings do matter.

- **Attendance:** Regular meeting attendance is important. Members should be aware of specific attendance requirements of their committee and always notify staff or the board chair if unable to attend a meeting.
- **Promptness:** Meetings should start and end on time.
- **Meeting time and place:** Specify a regular meeting time and place, and establish a procedure for notifying members of meetings.
- **Participation:** Everyone's viewpoint is valuable, every team member can make a unique contribution; therefore, emphasize the importance of both speaking freely and listening attentively.
- **Basic conversational courtesies:** Listen attentively and respectfully to others, do not interrupt, one conversation at a time, and so forth.
- **Interruptions:** Decide when interruptions will be tolerated and when they will not.

## Introduction to Robert's Rules of Order

Parliamentary Procedure is a set of rules for conduct at meetings that allows everyone to be heard and to make decisions without confusion. County boards and advisory committees use Robert's Rules of Order to conduct their business.

Parliamentary Procedure usually follows a fixed order of business. Below is a typical example:

1. Call to order.
2. Roll call of members present.
3. Approval of minutes of last meeting.
4. Officers' reports.
5. Committee reports.
6. Unfinished business.
7. New business.
8. Announcements.
9. Adjournment.

Business is brought before an assembly by the motion of a member. A motion may itself bring its subject to the assembly's attention, or the motion may follow upon the presentation of a report or other communication. A motion is a formal proposal by a member, in a meeting, that the assembly take certain action. Members can:

1. Make motions.
2. Second motions.
3. Debate motions.
4. Vote on motions.

There are four Basic Types of Motions:

1. Main Motions: The purpose of a main motion is to introduce items to the membership for their consideration. They cannot be made when any other motion is on the floor, and yield to privileged, subsidiary, and incidental motions.
2. Subsidiary Motions: The purpose is to change or affect how a main motion is handled, and is voted on before a main motion.
3. Privileged Motions: The purpose is to bring up items that are urgent about special or important matters unrelated to pending business.
4. Incidental Motions: The purpose is to provide a means of questioning procedure concerning other motions and must be considered before the other motions.

How to present a motion:

1. Obtain the floor
  - a. Wait until the last speaker has finished.
  - b. Address the Chairperson by saying, "Mr./Ms Chairperson."
2. Make your Motion
  - a. Speak in a clear and concise manner.
  - b. Always state you motion affirmatively. Say, "I move that we..." rather than, "I move that we do not ..."
  - c. Avoid personalities and stay on your subject.
3. Wait for a second to your motion
4. Another member will second your motion or the Chairperson will call for a second.
5. The Chairperson States Your Motion

- a. The Chairperson will say, “it has been moved and seconded that we...” thus placing your motion before the membership for consideration and action.
  - b. The membership then either debates your motion, or may move directly to vote.
  - c. Once your motion is presented to the membership by the chairperson it becomes “assembly property”, and cannot be changed by you without consent of the members.
7. Expanding on Your Motion
- a. The time for you to speak in favor of your motion is after the Chairperson has stated “ it has been moved and seconded that we...”
  - b. The maker is always allowed to speak first.
  - c. All comments and debate must be directed to the Chairperson.
  - d. Keep to the time limit for speaking that has been established.
  - e. The mover may speak again only after other speakers are finished, unless called upon by the Chairperson.
8. Putting the Question to the Membership
- a. The Chairperson asks, “Are you ready to vote on the question?”
  - b. If there is no more discussion, a vote is taken.
  - c. The Chairperson announces the result of the vote immediately after putting the question; a majority vote in the affirmative adopts any motion.
9. If your motion does not receive a second, the motion dies for lack of a second.

#### Voting on a Motion:

The method of a vote on any motion depends on the situation and by-laws of policy of your committee. There are five methods used to vote by most committees, they are:

1. By Voice—The Chairperson asks those in favor to say, “aye”, those opposed to say “no”. Any member may move for an exact count.
2. By Roll Call – Each member answers “yes” or “no” as his name is called. This method is used when a record of each person’s vote is required.
3. By General Consent—When a motion is not likely to be opposed, the Chairperson says, “if there is no objection...”The membership shows agreement by their silence, however if one member says, “I object.” the item must be put to vote.
4. By Division—this is a slight verification of a voice vote. It does not require a count unless the Chairperson so desires. Members raise their hands or stand.
5. By Ballot—Members write their vote on a slip of paper, this method is used when secrecy is desired.

There are two other motions that are commonly used that relate to voting.

1. Motion to Table—this motion is often used in attempt to “kill” a motion. The option is always present, however, to “take from the table”, for reconsideration by the membership.

2. Motion to Postpone Indefinitely—This is often used as a means of parliamentary strategy and allows opponents of motion to test their strength without an actual vote being taken. Also, debate is once again open on the main motion.

Parliamentary Procedure is the best way to get things done at your meetings. But, it will only work if you use it properly.

1. Allow motions that are in order
2. Have members obtain the floor properly.
3. Speak clearly and concisely.
4. Obey rules of debate
5. Most importantly, *BE COURTEOUS*.

## Committee Roles

By participating as a committee member, each person makes a unique contribution through his or her presence alone, but some members may assume additional roles within the committee. Each role that people select within a committee has guidelines that help ensure success. The following are general guidelines that may vary with the requirements or needs of each committee.

### *Chairperson*

- Suggests committee direction and options for setting goals.
- Provides a supportive environment for process, content, and committee members.
- Coordinates activities of subcommittees.
- Sets agendas.
- Sets the tone and pace for the committee.
- May share role of meeting preparation with a staff person.
- Represents the committee in the community
- If there is no appointed facilitator, the chair serves as facilitator and while in that role, remains neutral on content and focuses on process.

### ***Committee Member***

- Arranges adequate time to carry out responsibility as a committee member.
- Comes to meetings prepared.
- Listens to other members of the committee.
- Participates in committee discussion and decision making.
- Serves on appropriate sub-committees.

### ***Facilitator***

- Guides committee through agenda.
- Remains neutral in regard to content of the meeting.
- Encourages each member to participate fully.
- Keeps committee energy positive and focused.
- Suggests methods to enable the committee to clearly solve the problem so that everyone agrees with the outcome.
- Works with the chair and staff in meeting logistics.

Your Committee needs a facilitator if:

- There is a difference in opinion on the direction of the committee
- Productivity is lacking and goals are not being accomplished
- No one seems to care about anything
- Goals are not clearly defined
- The committee is newly formed or has changed membership
- The committee experiences a lack of direction
- The committee is involved in strategic planning
- The leader is not delegating
- The committee is dominated by one or two individuals
- Committee members are not participating in discussions

## **Advisory Committees**

### ***Ambulance Service Area Advisory Committee***

The Ambulance Service Area Advisory Committee provides advice and recommendations to the Board of Commissioners regarding provisions of the Ambulance Service Ordinance and the Ambulance Service Area Plan.

### ***Arts Council of Clatsop County***

### ***Board of Property Tax Appeals***

Hears petitions for reduction of real market or assessed values of property as of July 1, considers applications to excuse penalties, reviews the Assessor's Certified Ratio Study.

***Budget Committee***

Responsible for reviewing, with the county commissioners, the proposed budget prepared by the county manager. Charged by law with recommending budget to Board of Commissioners.

***4-H and Extension Service Advisory Council***

Cooperates with OSU Extension Service and county Extension staff in planning, promoting, developing, implementing and evaluating Extension programs to meet local needs.

***Fair Board***

Responsible for the exclusive management of the fairgrounds and organizes the annual county fair.

***Human Services Advisory Committee***

Advises the Health and Human Services Department on developmental disabilities, mental health and alcohol and drug abuse services. The committee meets every other month to identify needs, establish priorities for publicly funded services and assist in selection of service providers, evaluate services and provide a link to the public through advocacy and education.

***Planning Commission***

Advises Board of Commissioners on land-use planning, conducts land-use hearings, implements county's zoning and comprehensive plan.

***Public Safety Coordinating Council***

Develops and recommends to the Board of Commissioners a comprehensive local corrections program for both adults and juveniles, coordinates local criminal justice policy.

***Recreation Lands Planning Advisory Committee***

Assists in developing long-range plans for county parks, formulating amendments to the recreation lands element of the county's comprehensive land-use plan.

***Rural Law Enforcement District Advisory Committee***

Elected by district voters to provide input to sheriff and county commissioners on service levels, enforcement priorities and general operation of district.

## **Appendix A – Public Meetings Law**

“The Oregon form of government requires an informed public aware of the deliberations and decisions of governing bodies and the information upon which such decisions were made. It is the intent of ORS 192.610 to 192.690 that decisions of governing bodies be arrived at openly.”

“The key requirements of the Public Meetings Law are to hold meetings that are open to the public unless an executive session is authorized, to give notice of meetings and to take minutes or otherwise record the meeting. In addition, there are requirements regarding location, voting and accessibility for disabled persons.”

*Attorney General's Public Records and Meetings Manual, January 2011.*

### **Public Body**

The Public Meetings Law applies to all meetings of a governing body of a public body for which a quorum is required in order to make a decision or to deliberate toward a decision on any matter. ORS 192.610(5), 192.630(1).

The Public Meetings Law applies to meetings of the “governing body of a public body.” ORS 192.630(1). A “public body” is the state, any regional council, county, city or district, or any municipal or public corporation. A “public body” is also a board, department, commission, council, bureau, committee, subcommittee or advisory group of any of the entities in the previous sentence. ORS 192.610(4).

### **Public Meeting**

A public meeting is the convening of any governing body for which a quorum is required to make or deliberate toward a decision on any matter, or to gather information. Decisions must be made in public, and secret ballots are prohibited. Quorum requirements may vary among governing bodies.

Meetings accomplished by telephone conference calls or other electronic means are considered public meetings. Governing bodies must hold their meetings within the geographic boundaries of their jurisdiction. However, a governing body may meet elsewhere if there is an actual emergency requiring immediate action or to hold a training session, when no deliberation toward a decision is involved.

### **Notice of Meetings**

Governing bodies must give notice of the time, place and agenda for any regular, special or emergency meeting. Public notice must be reasonably calculated to give actual

notice to interested persons and media who have asked in writing to be notified of meetings and general notice to the public at large. Adequate notice to ensure that those wishing to attend are able should be a week to ten days.

At least 24-hour notice to members of the governing body, the public and media is required for any special meeting, unless the meeting is considered an emergency meeting. However, notice for emergency meetings must also cite the emergency.

A meeting notice must include a list of the principal subjects to be considered at the meeting. This list should be specific enough to permit those wishing to attend to recognize matters of interest. However, discussion of subjects not on the agenda is allowed at the meeting.

## Minutes

The Public Meetings Law requires that the governing body of a public body provide for sound, video or digital recording or written minutes of its meetings. ORS 192.650(1). The record of a meeting, whether preserved in written minutes or a sound, video or digital recording, shall include at least the following information:

- members present;
- all motions, proposals, resolutions, orders, ordinances and measures proposed or their disposition;
- results of all votes by name of each member (except for public bodies consisting of more than 25 members);
- the substance of discussion on any matter; and
- A reference to any document discussed at the meeting

Written minutes need not be a verbatim transcript and a sound, video or digital recording is not required to contain a full recording of the meetings, except as otherwise provided by law. Whatever means of recording used must give “a true reflection of the matters discussed at the meeting and the views of the participants.” ORS 192.650(1). The Public Meetings Law requires that written minutes or a sound, video or digital recording of a meeting be made available to the public “within a reasonable time after the meeting.” ORS 192.650(1). If written minutes are prepared, they cannot be withheld from the public merely because they will not be approved until the next meeting of the governing body. Minutes must be preserved for a reasonable time, for at least one year. Minutes of many

governing bodies are subject to records retention schedules established by the State Archivist.

### **Executive Sessions**

Minutes from executive sessions are exempt from disclosure under the Oregon Public Records Law. Governing bodies are allowed to exclude the public, but not the media. Executive sessions are allowed only for very limited purposes:

1. To consider the initial employment of a public officer, employee or staff member, but not to fill the vacancy in an elected office or on public advisory groups.
2. To consider dismissal, discipline, complaints or charges against a public official, employee, official, staff or individual agent, unless that person requests a public hearing.
3. To review and evaluate job performance of a chief executive officer or other officer of staff member, unless that person requests a public hearing.
4. To deliberate with persons designated to conduct labor negotiations (the media may be excluded from these sessions).
5. To conduct labor negotiations if both sides request that negotiations be in executive session.
6. To consider records exempt by law from public disclosure.
7. To consult with counsel concerning litigation filed or likely to be filed against a public body (members of the media that are a party to that litigation or represent a media entity that is a party may be excluded).
8. To consult with persons designated to negotiate real property transactions.

### **Exemptions**

Staff meetings, on-site inspections and a gathering of an association to which a public body or its members belong are not considered public meetings. Chance social gatherings are not considered meetings as long as no official business is discussed. (Excerpted from the On-line

### **Questions & Answers**

[http://www.doj.state.or.us/pdf/public\\_records\\_and\\_meetings\\_manual.pdf](http://www.doj.state.or.us/pdf/public_records_and_meetings_manual.pdf)

## Appendix B – Public Records Law

Government transparency is vital to a healthy democracy. Public scrutiny helps ensure that government spends tax dollars wisely and works for the benefit of the people. Oregon’s Public Records and Meetings Laws underscore the state’s commitment to transparency. Government records are available to the public, and governing bodies must conduct deliberations and make decisions in the open. *Attorney General's Public Records and Meetings Manual*, January 2011.

### Who Can Inspect?

Under ORS 192.420 "every person" has a right to inspect any nonexempt public records of a public body in Oregon. This right extends to any natural person, any corporation, partnership, firm or association, and any member or committee of the Legislative Assembly. ORS 192.410(2).

The definition of “person” in ORS 192.410(2) does not mention a “public body,” and we have concluded that a public body may not use the Public Records Law to obtain public records from another public body. Similarly, a public official, other than a legislator, acting within his or her official capacity may not rely on the Public Records Law to obtain records, although the individual could do so in his or her individual capacity.

Generally, the identity, motive and need of the person requesting access to public records are irrelevant.

### Who Is Subject?

ORS 192.420 broadly extends the coverage of the Public Records Law to any public body in this state. For purposes of the records law, ORS 192.410(3) defines the term "public body" as *including*:

Every state officer, agency, department, division, bureau, board and commission; every county and city governing body, school district, special district, municipal corporation, and any board, department, commission, council, or agency thereof; and any other public agency of this state.

ORS 192.410(5) defines the term “state agency” to mean: Any state officer, department, board, commission or court created by the Constitution or statutes of this state but does not include the Legislative Assembly or its members, committees, officers or employees insofar as they are exempt under section 9, Article IV of the Oregon Constitution.

Thus, all state and local government instrumentalities are

subject to the Public Records Law, including “public corporations” such as the Oregon State Bar, the SAIF Corporation, and the Oregon Health and Science University.

**Which Records Are Covered?**

ORS 192.410(4)(a) defines a "public record" as *including*:

any writing that contains information relating to the conduct of the public's business, including but not limited to court records, mortgages, and deed records, prepared, owned, used or retained by a public body regardless of physical form or characteristics.

Many public bodies use electronic mail (e-mail) for communications. E-mail is a public record. Even after individual e-mail messages are “deleted” from an individual’s computer work area, the messages generally continue to exist on computer back-up tapes, which are also public records. As with any public record, a public body must make all nonexempt e-mail available for inspection and copying regardless of its storage location.

Prepared, Owned, Used or Retained – all records, even those not originally prepared by the public body are subject.

**How Can a Person Inspect?**

General – Requests for records of Oregon public bodies must be made under the Oregon Public Records Law, not the federal Freedom of Information Act (FOIA). Public bodies should not deny a request for their records merely because the requestor calls it a FOIA; however, the FOIA timeframes and other requirements of the federal act would not apply.

A public body may require the records request to be in writing and must make available to the public a written procedure for making public record request that includes: 1) the name of one or more persons to whom public record requests may be sent, with addresses; and 2) the amounts of and the manner of calculating fees that the public body charges for responding to requests for public records.

**Which Records Are Exempt?**

Public Records Law is primarily a *disclosure* law, rather than a confidentiality law. Exemptions in ORS 192.501 and 192.502 are limited in their nature and scope of application because the general policy of the law favors public access to government records. For a list of exemptions consult the *Attorney General's Public Records and Meetings Manual*.

**Questions & Answers**

[www.doj.state.or.us](http://www.doj.state.or.us)

## Appendix C – Ethics

### About OGEC- An Overview

The Oregon Government Ethics Commission (OGEC), established by vote of the people in 1974, is a seven-member citizen commission charged with enforcing government ethic laws. Oregon government ethic laws prohibit public officials from using office for financial gain, and require public disclosure of economic conflict of interest. The OGEC also enforces state laws which require lobbyists and the entities they represent to register and periodically report their expenditures. The third area of OGEC jurisdiction is the executive session provisions of public meetings law.

### About OGEC- History

During the Watergate scandal of the early seventies, Americans were confronted with deceit and misuse of power by elected officials. Citizens across the nation began calling for accountability from their governments. In response, Oregon was one of the first states to create laws designed to open government to greater public scrutiny.

In 1974, more than 70 percent of the voters approved a statewide ballot measure to create the Oregon Government Ethics Commission. The ballot measure also established a set of laws (ORS Chapter 244) requiring financial disclosure by certain officials and creating a process to deal with the inevitable question of conflict of interest. The drafters of the original laws recognized that "conflict of interest" is, indeed, inevitable in any government that relies on citizen lawmakers.

### About OGEC- Staff

The OGEC is administered by an executive director selected by the commissioners. The commission also employs seven full-time staff member who are appointed by the executive director, including investigators, trainers, executive support, and administrative staff.

The OGEC members and staff consider that they are doing their job most successfully if they can help public officials avoid conduct that violates the relevant statutes. They encourage people to inquire into any point of the statutes prior to taking any action that may violate Oregon Government Ethic law, Lobbying Regulation law or the Executive Session provisions of Public Meetings law.

OGEC staffers are available for informal questions and discussions about statutes, administrative rules and the commission's process. Public officials are encouraged to contact OGEC staff at any time.

## OGEC Contact info

Oregon Government Ethics Commission  
3218 Pringle Rd. SE, Suite 220  
Salem, OR 97302-1544  
Phone: 503-378-5105  
[ogec.mail@state.or.us](mailto:ogec.mail@state.or.us)  
<http://www.oregon.gov/OGEC/>

## About Oregon Government Ethics Law

- Applies to all elected and appointed officials, employees and volunteers at all levels of state and local government in all three branches
- Prohibits use of public office for financial gain
- Requires public disclosure of financial conflicts of interest
- Requires designated elected and appointed officials to file an annual disclosure of sources of economic interest
- Limits gifts that an official may receive per calendar year
- Found in Oregon Revised Statutes, Chapter 244

## About the Executive Session Provisions of Public Meetings Law

- Authorizes specific, limited reasons for which a public body may meet in a closed session
- Found in Oregon Revised Statutes 192.660 and 192.685

## Summary of the Main Points

### **Financial Gain**

No public official shall use or attempt to use an official position to obtain financial gain or avoid financial detriment. [ORS 244.040(1)] Oregon's ethics laws prohibit each public official from gaining a financial benefit or avoiding a financial cost as a result of his or her position. However, several specific benefits, such as compensation packages and reimbursed expenses, are allowed.

### **Gifts**

No public official shall solicit or receive any gift(s) with a total value of more than \$50 from any single source who could reasonably be known to have a financial interest in the official actions of that public official. A gift is defined as something of value given to a public official, for which the official does not pay an equal value. Gifts of entertainment are included in the \$50 gift limit.

This does not mean that an official cannot receive any gifts. The law only restricts gifts from sources that have an administrative or legislative interest in the public official's actions, and does allow the public official to receive up to \$50 worth of gifts from each source. In addition, unlimited gifts may be accepted from a source that does not have a

legislative or administrative interest in the public official, and the public official may accept unlimited gifts from specified relatives.

### **Conflict of Interest**

A conflict exists if a decision or recommendation could affect the finances of the public official or the finances of a relative. A few other situations can present a conflict of interest, as well. If a conflict of interest exists, the public official must always give notice of the conflict, and in some situations the public official is restricted in his ability to participate in the matter that presents the conflict of interest.

### About Training

OGEC staffers are available for informal questions and discussions about statutes, administrative rules and the commission's process. You are welcome to contact OGEC staff at any time. If you call, you will speak to a real live person. OGEC does not have an automated phone tree.

OGEC is pleased to offer free on-line training through iLearn Oregon. Training modules are short, focused, and convenient. There are trainings on several topics, including conflicts of interest, gifts, and executive sessions.

Whether you are a public official or a private citizen, anyone with an email address can take training through iLearn Oregon at no cost. iLearn trainings are available from any internet connected computer.

### **Training Topics:**

- *Conflicts of Interest*
- *Complaints*
- *Ethics Statutes Overview for Employees and Other Appointed Officials*
- *Ethics Statutes Overview for Elected Officials and Officials Appointed to Boards, Commissions, or Advisory Groups*
- *Gifts*
- *Introduction to Executive Sessions*
- *Prohibited Use of Office*
- *Legislative Changes*

## A Few Questions and Answers About the Law

### **Q: Who are public officials?**

A: “Public official” is defined in ORS 244.020(14) as any person who is serving the State of Oregon or any of its political subdivisions or any other public body as defined in ORS 174.109 as an elected official, appointed official, employee or agent, irrespective of whether the person is compensated for the services.

You are a public official if you are:

Elected or appointed to an office or position with a state, county or city government.

Elected or appointed to an office or position with a special district.

An employee of a state, county or city agency or special district.

An unpaid volunteer for a state, county or city agency or special district.

Anyone serving the State of Oregon or any of its political subdivisions, such as the State

Accident Insurance Fund or the Oregon Health & Science University.

### **Q: Are volunteers “public officials”?**

A: Some volunteers are public officials. By some estimates, there are up to 50,000 volunteer public officials in the State of Oregon. A volunteer is a “public official” if they meet one of these three criteria:

- 1.) The volunteer is elected or appointed to a governing body of a public body
- 2.) The volunteer is appointed or selected for a position with a governing body or a government agency with responsibilities that include deciding or voting on matters that could have a pecuniary impact on the governing body, agency or other persons
- 3.) The volunteer position includes all of the following:
  - a. Responsible for specific duties
  - b. The duties are performed at a scheduled time and designated place.
  - c. Volunteer is provided with the use of the public agency’s resources and equipment.
  - d. The duties performed would have a pecuniary impact on any person, business or organization served by the public agency.

For purposes of ORS Chapter 244, volunteers are not public officials if they perform such tasks as picking up litter on public lands, participating in a scheduled community cleanup

of buildings or grounds, participating in locating and eradicating invasive plants from public lands and other such occasional or seasonal events.

**Q: What are the provisions of law that prohibit a public official from using the position or office held for financial gain?**

A: As defined earlier, public officials become public officials through employment, appointment, election or volunteering. ORS 244.040(1) prohibits every public official from using or attempting to use the position held as a public official to obtain a financial benefit, if the opportunity for the financial benefit would not otherwise be available but for the position held by the public official.

The prohibited financial benefit can be either an opportunity for gain or to avoid an expense.

Each public official is prohibited from using the position as a public official to receive certain financial benefits. In addition, each public official is prohibited from using or attempting to use the official position to obtain financial benefits for a relative or a member of the public official's household, or for a business with which the public official, a relative, or a member of the public official's household is associated.

There are a variety of actions that could be a prohibited use or attempted use of an official position. The use of a position could be voting in a public meeting, placing a signature on a government agency's document, making a recommendation, making a purchase with government agency funds, or conducting personal business on a government agency's time or with a government agency's resources such as computers, vehicles, heavy equipment or office machines.

**Q: What are some examples of actions a public official might do, that would be a violation of the prohibited use of office provision in ORS 244.040(1)?**

A:

- The mayor of a city signs a contract obligating the city to pay for janitorial services provided by a business owned by a relative of the mayor.
- A city treasurer signs a city check payable to an office supply business that is owned by a relative.
- A city billing clerk alters water use records so that the amount billed to the clerk's parents will be less than the actual amount due.
- A volunteer firefighter borrows the fire district's power washer to prepare the exterior of the volunteer's personal residence for painting.
- A county public works employee stores a motor home that is owned by the employee's parents in a county building used for storing heavy equipment.
- An employee of a state agency has a private business and uses the agency's computer to advance the business by promoting, corresponding and managing the activities of the private business.
- A school district superintendent approves and signs her own request for reimbursement of personal expenses the superintendent incurred when conducting official business.

**Q: Are there any financial benefits a public official is allowed to receive, even if those benefits are only available because of the official position the person holds?**

A: Yes. ORS 244.040(2) provides a list of financial benefits that may be received. These include:

- Official compensation
- Reimbursement of expenses
- Honorarium
- Unsolicited awards for professional achievement
- Contributions to a legal expense trust fund
- Some gifts

Please note, all of these items have specific definitions, and in order to be lawfully received, the financial benefit must meet the definition of the allowable item.

**Q: Do the Oregon Government Ethics laws prevent two people who are related from being employed by the same public body, or serving the same public body?**

A: No. Public officials who are relatives can be employed by the same public body at the same time, or serve on the same governing body of a public body at the same time. However, there are provisions prohibiting a public official from participating in the appointment, employment, promotion, demotion, firing, or discharge of a relative to/from a paid position as a public official. Another statute prohibits a public official from directly supervising a relative who holds a paid position as a public official.

**Q: Do the Oregon Government Ethics laws prohibit a public official from working for a private employer or owning a private business while being employed by a public body or while holding a position with a public body?**

A: No. In general, public officials may obtain employment with a private employer or engage in private income producing activity of their own. However, they must not use the position they have as a public official to create the opportunity for additional personal income. They must also ensure that when they are engaged in personal income producing activities, there is a clear distinction between the use of personal resources and time and the use of the public body's time and resources.

**Q: What is a “conflict of interest” as defined in Oregon Government Ethics law?**

A: In brief, a conflict of interest when an official action by the public official could or would result in a financial benefit or detriment to the public official, a relative of the public official or a business with which either is associated.

A matter is a statutory conflict of interest when both of these conditions are met:

1. The official act will cause a personal monetary gain or monetary loss
2. The monetary gain or loss will be to the public official, a relative of the public official, or a business with which the public official or the relative is associated.
- 3.

**Q: What are the two types of conflict of interest?**

A: Oregon Government Ethics law identifies and defines two types of conflicts of interest: actual conflict of interest and potential conflict of interest.

The difference between an actual conflict of interest and a potential conflict of interest is determined by the words “would” and “could.”

A public official is met with an **actual** conflict of interest when the public official participates in action that **would** affect the financial interest of the official, the official’s relative or a business with which the official or a relative of the official is associated.

A public official is met with a **potential** conflict of interest when the public official participates in action that **could** affect the financial interest of the official, a relative of that official or a business with which the official or the relative of that official is associated.

**Q: Does Oregon Government Ethics law limit the gifts that public officials may receive?**

A: Yes. ORS 244.025 limits a public official, and relatives and household members of the public official, to each accepting no more than \$50 worth of gifts in a calendar year, from each source that has a legislative or administrative interest in the official position of that public official.

However, if the source of the offered gift does not have a legislative or administrative interest in the official position, then the public official and his relatives and household members may accept unlimited gifts from that source. In addition, there a number of items that ORS 244.020(6)(b) excludes from the definition of a gift, and in the specific circumstances listed, those items can be accepted without limit.

**Q: Do the Oregon Government Ethics laws cover all bad behaviors that a public official might do?**

A: No. There are occasions when a public official engages in conduct that may be viewed as unethical, but that conduct may not be governed by Oregon Government Ethics law. Without an apparent statutory violation, the following are some examples of conduct by public officials that are not within the authority of the Commission to address:

- An elected official making promises or claims that are not acted upon.
- Public officials mismanaging or exercising poor judgment when administering public money.
- Public officials being rude or unmannerly.
- Public officials using deception or misrepresenting information or events.

While the conduct described above may not be addressed in Oregon Government Ethics law, public agency policies and procedures may prohibit or redress the behavior. Please contact the Commission staff if you need further clarification regarding how the Oregon Government Ethics law may apply to circumstances you may encounter.

A Few Questions and Answers About OGE

**If I have a question about the Oregon Government Ethic statutes, what can I do?**

The easiest course is to pick up the phone and call the staff of the Oregon Government Ethics Commission (OGEC) at (503) 378-5105. You can also make an appointment to visit in person with a staff member. Some issues that are not clearly described in the statutes may be explained more fully in a brief conversation.

OGEC staff are knowledgeable about the statutes and quite familiar with past and current commission interpretations. Furthermore, they are committed to providing accurate advice and preventing violations of the statutes whenever possible.

**If I ask for advice, will I trigger an inquiry into my conduct?**

Not if the request relates to official action that has not yet taken place. If the facts presented indicate that a violation of the statutes has occurred, the commission may initiate a preliminary review.

**TAB 30**  
**COMPREHENSIVE PLAN**  
**UPDATE SCOPE OF WORK**



# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE



## SCOPE OF WORK

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

## INTRODUCTION

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

Clatsop County adopted its original Comprehensive Plan in 1979-1980. The plan consists of six community plans and 18 goals:

COMMUNITY PLANS	GOALS
Northeast	1. Citizen Involvement
Southwest Coastal	2. Land Use Planning
Elsie-Jewell	3. Agricultural Lands
Seaside Rural	4. Forest Lands
Lewis & Clark-Olney-Wallooskee	5. Open Spaces, scenic and Historic Areas, and Natural Resources
Clatsop Plains	6. Air, Water and Land Resources Quality
	7. Areas Subject to Natural Disasters and Hazards
	8. Recreational Needs
	9. Economic Development
	10. Housing
	11. Public Facilities and Services
	12. Transportation
	13. Energy Conservation
	14. Urbanization
	15. N/A (Applies to Willamette River area only)
	16. Estuarine Resources
	17. Coastal Shorelands
	18. Beaches and Dunes
	19. Ocean Resources (Oregon Off-Shore Territorial Waters only)

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. This scope of work document is intended to serve as a strategy guide for Clatsop County's Comprehensive Plan update process.

## SCOPE OF WORK

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

## APPROACH

Staff is proposing to complete the Comprehensive Plan updates in-house, with the limited use of technical consultants on an as-needed basis. The current Comprehensive Plan consists of 2,441 pages in five volumes. By comparison, the Lane County Rural Comprehensive Plan, which was updated in January 2005, covers all 19 state-wide goals in a total of 78 pages. The Clatsop County Comprehensive Plan is not only outdated, it is cumbersome and difficult for residents, business owners, and even staff to use.

The adopted plan currently incorporates all of the technical data and background reports that were utilized when preparing the original plan in the late 1970s. As discussed above in the Lane County example, a survey of more recently updated comprehensive plans from other counties within Oregon show that it is not the standard practice to adopt the background material and technical data. This information may quickly become outdated and is not required to be adopted as part of the plan. The standard practice is to adopt a brief overview section along with goals and policies. Staff is proposing to utilize this approach as part of this update. The focus will be ensuring compliance with state statutes and updating the goals and policies to capture the consensus of the residents, business owners and other stakeholders.

The *2018 Countywide Housing Study* by Angelo Planning Group and Johnson Economics, along with US Census data and population projections from Portland State University Population Research Center will provide the basis for population and development estimates that will be used to inform the update. The update will also be guided by the *Clatsop Vision 2030* plan (2014); the *Clatsop County Natural Hazards Mitigation Plan* (2019); the *Clatsop County Transportation System Plan* (2015); and the *Clatsop County Strategic Plan* (2012). Other plans and studies such as the *Camp Rilea Joint Land Use Study* (2012); the *North Clatsop Plains Sub-Area Plan* (2014); and the *Clatsop County Parks Master Plan* (2006), also will be reviewed to ensure consistency between documents and to identify potential goals and policies that should be included in the updated comprehensive plan.

In addition, the Comprehensive Plan update will be guided by the following principles:

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

The updated plan will consider growth over a 20-year planning horizon, projecting out to 2040.

## WORK PROGRAM

This section outlines the basic tasks included in the Comprehensive Plan Update. The deliverables and timelines are based on estimates to complete required elements of the update and are subject to change depending on the extent of discussions and input at the public, Citizen Advisory Committees, Planning Commission and Board of Commissioners meetings.

## SCOPE OF WORK

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

The update will follow three general phases:

## **Phase 1: Initial Outreach and Internal Review (February 2019-June 2019)**

Clatsop County planning staff will put forward a call for applicants for the Citizen Advisory Committees. The deadline for applicants is March 1, 2019. Staff will bring forward the applicants for appointment at the March 27, 2019, Board of Commissioners meeting. The proposed Citizen Advisory Committee bylaws will also be presented at that same meeting for Board approval. The Planning Area Citizen Advisory Committees will be the lead entities in obtaining public input and reviewing and updating the community plans. The Countywide Citizen Advisory Committee will consist of one representative from each of the planning areas and up to five residents from incorporated areas. The Countywide Citizen Advisory Committee will be the lead entity in reviewing and updating each of the 18 Comprehensive Plan Goals and will be tasked with ensuring that the recommended goals and policies in the community plans are consistent with the recommended goals and policies in the Comprehensive Plan.

Following the appointment of the Citizen Advisory Committee members, staff will establish a webpage dedicated to the Comprehensive Plan update, which will include meeting dates, locations and agendas. Staff will also begin to solicit early input from the public, community groups and interested parties on elements of the comprehensive plan, and review planning documents and the statewide planning goals to ensure compliance throughout this scope of work. Staff will prepare their initial draft recommendations, which will be presented to the Citizen Advisory Committees.

## **Phase 2: Public Open Houses, Citizen Advisory Committees and Planning Commission Review (July 2019-December 2020)**

The Planning Area and Countywide Citizen Advisory Committees will review existing goals and policies, encourage public input regarding recommended goals and policies to guide growth over the next 20 years, and prepare recommendations for the Planning Commission to consider. The Planning Commission will review the recommendations of the Citizen Advisory Committees and provide a recommendation to the Board of Commissioners, following a duly noticed public hearing.

In addition to noticed meetings of the Citizen Advisory Committees and the Planning Commission, staff will hold 18 open houses during Phase 2, with three open houses to be scheduled for each Planning Area. The first round of open houses will be to familiarize attendees with the overall process and timeframes and to obtain initial public feedback on the successes and failures of the existing comprehensive plan and the planning area community plans. Input will also be sought regarding the desired direction the County should take over the next 20 years. This input will be collated by staff and presented to the Citizen Advisory Committees as they review the goals and policies.

The second round of meetings will be to present the recommendations of the Citizen Advisory Committees. Input regarding those recommendations again will be collated by staff and presented to the Planning Commission for consideration.

The third round of meetings will be to present the recommendations prepared by the Planning Commission that will be presented to the Board of Commissioners for review and adoption. Staff will take the lead in collating all comments and presenting them to the Board of Commissioners for consideration.

It is estimated that this phase will take approximately 1 ½ years to complete. In addition to open houses and regularly-scheduled public meetings, input will be accepted from the public at any time during the process via telephone calls,

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

written comments, email, or in-person conversations. Although the goal of staff is to utilize no-cost methods of promotion such as the County's website and public service announcements, staff will also request an advertising budget to allow for the possibility of additional newspaper (*Daily Astorian, Hipfish, Columbia Press, Seaside Signal, Cannon Beach Gazette*) and radio (KMUN, KCRX, KAST) advertisements. Staff also will be requesting funds for translation services to prepare open house notices in both English and Spanish.

Monthly updates will be provided to the Planning Commission and Board of Commissioners during this phase.

## **Phase 3: Board of Commissioners Review and Adoption (January 2021-October 2021)**

Recommendations from staff, the Citizen Advisory Committees and the Planning Commission will be reviewed by the Clatsop County Board of Commissioners. Final revisions will be adopted by ordinance of the Board of Commissioners, following a duly noticed public hearing.

## TASKS AND DELIVERABLES

### 1. PROJECT MANAGEMENT

**Responsible Entity:** Clatsop County Planning Staff

Clatsop County Planning staff will provide oversight and direction of the entire update process, including each of the below stated tasks. This task ensures consistent coordination and communication throughout the process and provides for the public interface for the update. This task will be on-going through adoption of the updated plan.

**Deliverables:** Webpage maintenance (Ongoing)  
Agendas (Ongoing)  
Minutes (Ongoing)  
Preparation of background reports and technical data summaries (Ongoing)  
Monthly updates to the Planning Commission and Board of Clatsop County Commissioners (Ongoing)  
Calendar maintenance and oversight (Ongoing)

### 2. PUBLIC OUTREACH

This task includes the development of a Public Involvement Plan and the implementation of that plan.

**Responsible Entities:** Public  
Clatsop County Planning Staff  
Citizen Advisory Committees  
Planning Commission  
Board of Commissioners

**Deliverables:** Public Involvement Plan (March 2019)  
Monthly participation reports and status updates (Ongoing)

### 3. GOAL AND POLICY REVIEW AND REVISION

This task includes review of all existing goals and policies to ensure that those included in the updated plan are based on the most current information and are relevant, meaningful and reflective of the values of the residents, business owners and stakeholders in Clatsop County.

**Responsible Entities:** Public  
Clatsop County Planning Staff  
Citizen Advisory Committees

## SCOPE OF WORK

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

Clatsop County Planning Commission  
Board of Commissioners

**Deliverables:** Internal review of goals and policies (July 2019)  
Revised goals and policies for Planning Commission review (March 2020)  
Revised goals and policies for Board of Commissioners review (December 2020)  
Board of Commissioners review and adoption (October 2021)

## 4. COMMUNITY PLANS REVIEW AND UPDATE

This task updates the community plans for the six planning areas.

**Responsible Entities:** Public  
Clatsop County Planning Staff  
Citizen Advisory Committees  
Planning Commission  
Board of Commissioners

**Deliverables:** Updated community plans for the Southwest Coastal, Northeast, Elsie-Jewell, Clatsop Plains, Lewis & Clark-Olney-Wallooskee, and Seaside Rural planning areas (January 2020)

## 5. MAP REVISIONS

This task includes coordination with GIS staff and CREST to update the comprehensive plan and zoning maps to correspond with the updated Comprehensive Plan.

**Responsible Entity:** Clatsop County staff  
CREST

**Deliverables:** Updated comprehensive plan and zoning maps (January 2021)

## 6. IMPLEMENTATION AND PERFORMANCE MEASURE MONITORING

This task includes the development of the tracking system to document progress towards the adopted goals and policies in the updated Comprehensive Plan. This document would be prepared after adoption and would be presented to the Planning Commission and Board of Commissioners for review after the formal completion of the update process. The document would identify entities responsible for implementing specific goals. Progress updates would continue to be provided on a quarterly basis.

**Responsible Entity:** Clatsop County staff

**Deliverables:** Tracker and performance measures to document progress towards the adopted goals and policies and quarterly updates (Ongoing)

## ESTIMATED BUDGET

The Comprehensive Plan update is scheduled to be completed over a period of 33 months. As such, expenses will be incurred over the course of four fiscal years. The anticipated total costs are \$114,375. The estimated budget prepared by staff includes slightly inflated estimates of expenses as costs for items may increase during the almost three-year period during which the update will occur. Estimated costs include:

**Legal Advertisements** – Required published notices regarding public meetings. These are required for the Citizen Advisory Committees, Planning Commission and Board of Commissioners meetings.

**Supplemental Advertisements, Notices, Required Mailings** – These would include any Measure 56 notices to affected property owners, printing costs, postage and any non-required supplemental advertising for open houses.

## SCOPE OF WORK

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

**Public Meeting and Open House Expenses** – A minimal budget for the provision of water and coffee at public meetings and open houses. A small stipend has also been budgeted in the event rental fees are required for off-site public meetings.

**Technical Assistance** – To be used on an as-needed basis. The primary task staff anticipates needing technical assistance to complete is updating the shoreland overlay maps in the Comprehensive Plan. These maps were originally created in 1983 by the Columbia River Estuary Task Force (CREST). The information on these maps needs to be verified and updated and the maps themselves created in a digital format. While Clatsop County receives 60 hours of assistance from CREST as part of our Intergovernmental Agreement, additional hours may be required to complete this component of the update. Many State departments, including the Department of Land Conservation and Development (DLCD), Department of Geology and Mineral Industries (DOGAMI), Department of State Lands (DSL), Oregon Department of Fish and Wildlife (ODFW) and Oregon Department of Agriculture (ODA) now have significant amounts of technical data available on their websites. Additionally, state staff are very responsive with regard to answering questions and providing information. Staff is proposing to utilize those resources to their fullest extent. However, it may be possible that currently unforeseen issues may arise that might require outside paid technical assistance.

**Publication** – Following adoption of the updated Comprehensive Plan and community plans, a limited number of hard copies would be printed. Copies would be placed in public libraries throughout the county and at least one set kept on site at the County building.

## **FY 18/19**

Legal Advertisements: \$1,200

Supplemental Advertisements, Notices, Required Mailings: \$2,250

Public Open House Expenses: \$375

**TOTAL: \$3,825**

## **FY 19/20**

Legal Advertisements: \$5,600

Supplemental Advertisements, Notices, Required Mailings: \$28,500

Public Open House Expenses: \$2,550

Technical Assistance (if needed): \$15,000

**TOTAL: \$52,050**

## **FY 20/21**

Legal Advertisements: \$6,400

Supplemental Advertisements, Notices, Required Mailings: \$22,500

Public Open House Expenses: \$2,250

Technical Assistance (if needed): \$15,000

**TOTAL: \$46,150**

## **FY 21/22**

Legal Advertisements: \$2,400

Supplemental Advertisements, Notices, Required Mailings: \$4,500

Public Open House Expenses: \$450

Technical Assistance (if needed): \$0

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

Publication of Final Document: \$5,000

**TOTAL: \$12,350**

It should be noted that while this amount will be requested, the goal of staff is to complete the update for significantly less than the anticipated costs.

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

## GENERALIZED TIMELINE

	FY 18/19					FY 19/20												FY 20/21						FY 21/22										
	FEB 2019	MAR 2019	APR 2019	MAY 2019	JUN 2019	JUL 2019	AUG 2019	SEP 2019	OCT 2019	NOV 2019	DEC 2019	JAN 2020	FEB 2020	MAR 2020	APR 2020	MAY 2020	JUN 2020	JUL 2020	AUG 2020	SEP 2020	OCT 2020	NOV 2020	DEC 2020	JAN 2021	FEB 2021	MAR 2021	APR 2021	MAY 2021	JUN 2021	JUL 2021	AUG 2021	SEP 2021	OCT 2021	
ADVERTISE FOR CITIZEN ADVISORY COMMITTEES																																		
BOC APPOINT CITIZEN ADVISORY COMMITTEES																																		
CREATE COMP PLAN UPDATE WEBPAGE ON COUNTY WEBSITE																																		
SOLICIT EARLY INPUT FROM PUBLIC, COMMUNITY GROUPS AND INTERESTED PARTIES																																		
INTERNAL REVIEW AND STAFF RECOMMENDATIONS																																		
PLANNING AREA OPEN HOUSES																																		
CAC GOALS, POLICIES, MAP, COMMUNITY PLAN REVIEW AND REVISIONS																																		
PC GOALS, POLICIES, MAP, COMMUNITY PLAN REVIEW AND REVISIONS																																		
BOC REVIEW AND APPROVAL																																		
MONTHLY UPDATES TO CAC , PC AND BOC																																		
IMPLEMENTATION AND PERFORMANCE MEASURE TRACKERS																																		
BEGIN CODE REVISIONS TO INCORPORATE UPDATED GOALS AND POLICIES																																		

**OTHER STUDIES TO REVIEW AND INTEGRATE AS APPROPRIATE:**

- 2006 PARKS MASTER PLAN
- 2010 NATURAL RESOURCES PLAN
- 2012 STRATEGIC PLAN
- CLATSOP PLAINS UPDATE (2014)
- CLATSOP VISION 2030
- CAMP RILEA JOINT STUDY (2012)
- JEWELL SCHOOL 10-YEAR FACILITIES PLAN (2017)
- 2018 HOUSING STUDY

**OBJECTIVES**

- DETERMINE WHICH GOALS/POLICIES HAVE BEEN MET, WHICH SHOULD BE RETAINED AND WHAT NEW GOALS/POLICIES SHOULD BE ADDED
- REVIEW RECENT PLANS AND STUDIES AND INCORPORATE RELEVANT RECOMMENDATIONS INTO GOALS AND POLICIES IN THE COMP PLAN
- UPDATE SIX PLANNING AREA COMMUNITY PLANS
- UPDATE COMPEHENSIVE PLAN AND ZONING MAPS AS NEEDED
- INCORPORATE PUBLIC INPUT AT ALL LEVELS OF REVIEW
- PROVIDE RECOMMENDATIONS TO THE BOARD OF COMMISSIONERS REGARDING GOALS AND POLICIES

**TAB 31**  
**COMPREHENSIVE PLAN**  
**UPDATE PUBLIC**  
**INVOLVEMENT PLAN**



# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE



## PUBLIC INVOLVEMENT PLAN

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

## PURPOSE

This Public Involvement Plan is meant to serve as a guide through the process of updating the Clatsop County Comprehensive Plan and the six community plans for the Northeast, Southwest Coastal, Elsie-Jewell, Seaside Rural, Lewis & Clark-Olney-Wallooskee, and Clatsop Plains planning areas.

This plan outlines the approach to public involvement for the project, and contains goals, key messages, and a plan for project communications, which addresses when and how we communicate with key stakeholders and the general public. The Public Involvement Plan:

- Describes opportunities and different ways people can engage in the planning process;
- Details how individuals and organizations with a stake in the outcome of the Comprehensive Plan update can effectively participate; and
- Is consistent with the County's goals as stated in Comprehensive Plan Goal 1 and statewide Planning Goal 1.

## PUBLIC INVOLVEMENT PLAN GOALS

1. Clatsop County is committed to a public engagement process that is:
  - **Meaningful:** The County will use the input received to help craft the goals and policies recommended as part of the Comprehensive Plan update.
  - **Accountable:** The County will respond to ideas, critique, comments and praise.
  - **Inclusive:** The County will strive to communicate with all stakeholders, including under-represented groups, in ways that people understand and can relate to.
  - **Transparent:** The County will make decisions public and share information in a variety of ways.
  - **Realistic:** The County will inform people about the project's constraints, scope and timeline.
  - **Outcome-oriented:** The County will create a community-supported and County-adopted Comprehensive Plan and continue to monitor the implementation of that plan through the use of performance measures and quarterly updates.
2. In addition, the Public Involvement Plan will:
  - Capitalize on existing work, rather than re-inventing new processes
  - Incorporate updated information and policies to support economic development
  - Consider and address impacts from climate change and incorporate adaptation strategies
  - Communicate broadly and often; reach out to groups in all geographic, social, cultural, and economic segments of the county
  - Provide information throughout the update that is accessible, engaging and readily understandable

## KEY MESSAGES

### 1. WHY DOES THE COMPREHENSIVE PLAN NEED TO BE UPDATED?

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. This update would be the first complete review of the Comprehensive Plan since its original adoption.

## PUBLIC INVOLVEMENT PLAN

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

The current Comprehensive Plan consists of 2,441 pages in five volumes. By comparison, the Lane County Rural Comprehensive Plan, which was updated in January 2005, covers all 19 state-wide goals in a total of 78 pages. The Clatsop County Comprehensive Plan is not only outdated, it is cumbersome and difficult for residents, business owners, and even staff to use.

The adopted plan currently incorporates all of the technical data and background reports that were utilized when preparing the original plan in the late 1970s. As discussed above in the Lane County example, a survey of more recently updated comprehensive plans from other counties within Oregon show that it is not the standard practice to adopt the background material and technical data. This information may quickly become outdated and is not required to be adopted as part of the plan. The standard practice is to adopt a brief overview section along with goals and policies. Staff is proposing to utilize this approach as part of this update. The focus will be ensuring compliance with state statutes and updating the goals and policies to capture the consensus of the residents, business owners and other stakeholders.

## **2. WHAT ABOUT ALL THE OTHER PLANS THAT HAVE ALREADY BEEN DONE IN THE COUNTY?**

Recently completed studies and plans will be utilized and incorporated into the Comprehensive Plan update. The *2018 Countywide Housing Study* by Angelo Planning Group and Johnson Economics, along with US Census data and population projections from Portland State University Population Research Center will provide the basis for population and development estimates that will be used to inform the update. The update will also be guided by the *Clatsop Vision 2030* plan (2014); the *Clatsop County Natural Hazards Mitigation Plan* (2019); the *Clatsop County Transportation System Plan* (2015); and the *Clatsop County Strategic Plan* (2012). Other plans and studies such as the *Camp Rilea Joint Land Use Study* (2012); the *North Clatsop Plains Sub-Area Plan* (2014); and the *Clatsop County Parks Master Plan* (2006), will also be reviewed to ensure consistency between documents and to identify potential goals and policies that should be included in the updated comprehensive plan.

While staff and technical supporting documents will provide a foundation for the initial development of draft chapters, additional community and stakeholder input will be required in refining the drafts. Staff will consider all community input and work to balance differing viewpoints with the requirements of this Public Involvement Plan and Oregon's Statewide Planning Goals.

## **3. HOW FAR INTO THE FUTURE WILL THE UPDATE PLAN FOR GROWTH?**

The updated plan will consider growth over a 20-year planning horizon, projecting out to 2040.

## **4. HOW LONG WILL IT TAKE TO COMPLETE THE UPDATE?**

The process is scheduled to be completed in October 2021.

## **5. WILL THIS UPDATE DUPLICATE OR CONFLICT WITH OTHER WORK THAT IS ALREADY BEING DONE?**

No. Clatsop County staff will coordinate with other local and regional projects and initiatives to increase efficiencies, ensure consistency, and avoid duplication of efforts.

## COMMUNICATIONS AND PUBLIC ENGAGEMENT ACTIVITIES

This section outlines various communication methods along with an estimated timeline of when certain project milestones will occur. The majority of these engagement activities focus on reviewing the existing goals and policies in

## PUBLIC INVOLVEMENT PLAN

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

the Comprehensive Plan, obtaining public input to validate those existing goals and policies and to draft new goals and policies that are reflective of the values of the residents, business owners and stakeholders within unincorporated Clatsop County. Staff will evaluate the effectiveness of different methods and adapt as the update proceeds.

Communication methods include:

- **Website** – A newly-created page on the County’s website will be dedicated to the Comprehensive Plan update. The page will contain detailed project information and documents such as fact sheets, general process timelines, meeting dates/times/locations, etc.
- **Social Media** – The County will use existing social media accounts, such as Facebook, to get out messages and advertise engagement opportunities.
- **ClatsopALERTS** – The County will explore the ability of using the Clatsop ALERTS system to allow interested parties to register to receive email or text notifications associated with the Comprehensive Plan update.
- **Local Media** - *Daily Astorian, Hipfish, Columbia Press, Seaside Signal, Cannon Beach Gazette, KMUN, KCRX, KAST*
- **Outreach Summary** – Staff will track public comments and prepare summaries on outreach efforts to be shared on the project website.
- **Community and Stakeholder Presentations** – Staff will invite community and stakeholder groups to make information presentations to the Citizen Advisory Committees and Planning Commission on topics relevant to specific goals in the Comprehensive Plan.
- **Public Open Houses** – In addition to the regularly-scheduled Citizen Advisory Committees and Planning Commission meetings, staff will hold 18 public open houses during the course of the update. Three open houses will be held in each of the planning areas.
- **Internal Coordination** – Staff will coordinate with representatives from other County departments, boards and commissions to provide input on the Comprehensive Plan goals and policies.
- **Cross-Jurisdictional Coordination** – Staff will coordinate with staff from the five incorporated cities to ensure that goals and policies do not conflict with another jurisdiction’s comprehensive plan.
- **Translation of Public Open House Notifications** – The County will explore ways to have public open house notices and supplemental advertisements translated into Spanish.

An estimated timeline is below:

ESTIMAED TIMEFRAME	TASK
<b>SPRING 2019</b>	<ul style="list-style-type: none"> <li>• Advertise for Citizen Advisory Committees (CAC)</li> <li>• BOC appoints CAC members</li> <li>• Create Comprehensive Plan update webpage on County website</li> <li>• Initial outreach to public, community groups and interested parties</li> </ul>
<b>SUMMER 2019</b>	<ul style="list-style-type: none"> <li>• Public Open Houses</li> <li>• Website updates</li> <li>• Monthly CAC meetings open to the public</li> <li>• Monthly updates to Planning Commission and Board of Commissioners</li> </ul>
<b>FALL-WINTER 2019</b>	<ul style="list-style-type: none"> <li>• Website updates</li> <li>• Monthly CAC meetings open to the public</li> <li>• Monthly PC meetings open to the public</li> <li>• Monthly updates to Planning Commission and Board of Commissioners</li> <li>• Community and stakeholder presentations to CAC and PC</li> </ul>

## PUBLIC INVOLVEMENT PLAN

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

ESTIMATED TIMEFRAME	TASK
	<ul style="list-style-type: none"> <li>• Workshops with representatives from other County departments, boards and commissions</li> </ul>
<b>SPRING-SUMMER 2020</b>	<ul style="list-style-type: none"> <li>• Public open houses</li> <li>• Website updates</li> <li>• Monthly CAC meetings open to the public</li> <li>• Monthly PC meetings open to the public</li> <li>• Monthly updates to Planning Commission and Board of Commissioners</li> <li>• Community and stakeholder presentations to CAC and PC</li> <li>• Workshops with representatives from other County departments, boards and commissions</li> </ul>
<b>FALL-WINTER 2020</b>	<ul style="list-style-type: none"> <li>• Public open houses</li> <li>• Website updates</li> <li>• Monthly PC meetings open to the public</li> <li>• Monthly updates to the Board of Commissioners</li> <li>• Community and stakeholder presentations to PC</li> </ul>
<b>SPRING-SUMMER 2021</b>	<ul style="list-style-type: none"> <li>• Website updates</li> <li>• Monthly PC meetings open to the public</li> <li>• Board of Commissioners review</li> </ul>
<b>FALL 2021</b>	<ul style="list-style-type: none"> <li>• Website updates</li> <li>• Board of Commissioners adoption</li> <li>• Transmittal to DLCD</li> <li>• Publication of updated Comprehensive Plan</li> </ul>

## PROJECT STAKEHOLDERS

Updating the Comprehensive Plan will require input from the public, subject matter experts and project stakeholders. An initial list of stakeholders that staff will reach out to in the early stages of the process include:

- North Coast Land Conservancy
- Clatsop Community College
- CEDR
- NWHOA
- Helping Hands
- Cities
- Lower Columbia Hispanic Society
- Oregon Hunters Association
- Port of Astoria
- ORCA/1000 Friends
- Watershed councils
- Camp Rilea
- Mining industry reps
- Timber industry reps

## PUBLIC INVOLVEMENT PLAN

# CLATSOP COUNTY COMPREHENSIVE PLAN UPDATE

- HOAs
- Schools districts
- Fire districts
- Water/Sewer districts
- Diking districts
- Fisheries
- Tourism reps/Chambers of Commerce
- Federal agencies (ACOE)
- CREST
- State agencies (ODOT, OPRD, ODFW, ODA, DLCD, DOGAMI, ODF, DEQ, DSL)
- Granges
- Clatsop/Chinook nation representatives
- Artists/Clatsop County Arts Council
- County Boards/Commissions (Recreational Lands Advisory Committee)
- County staff
- Representatives from incorporated areas
- County (PW, Emergency Mgmt.)
- 4-H
- OHSU

This is not a final list and it is intended to be a dynamic and expandable list. Staff invites and welcomes all and encourages suggestions for other stakeholders that have not yet been identified.