

Lewis & Clark, Olney-Wallooskee Community Plan

Landscape Units

Shorelands Policies*

The following policy is in addition to those found in the Estuarine Resources and Coastal Shorelands Element.

1. Planned developments and subdivisions adjacent to shorelands shall be encouraged to provide open space along the shoreland.

For additional information including mitigation and dredged material disposal, policies, and mapping for these areas see the Columbia River Estuary section of the Estuarine Resources and Coastal Shorelands Background Report and County-wide Element.

Subarea Estuary Policies*

1. Existing log storage areas should be inventoried to determine where logs rest on the bottom at low water. Use of these areas should be minimized and phased out as new sites adequate to meet industry needs are provided.
2. Dredging of shallow biologically productive areas adjacent to dikes as a source of material for dike maintenance shall be allowed upon a demonstration that:
 - a. Alternative sources of material are not available or are not economically feasible;
 - b. The dredging method selected will not leave potholes where juvenile salmon and other fish might be stranded at low water; and
 - c. Other disruption of tidal flats and tidal marshes is minimized.
3. Minor dredging shall be permitted in all areas where necessary to open drainage channels from the tide boxes out to deeper water to assure efficient operation of the drainage system.
4. To protect present investments and the future potential of the fisheries resources of the Youngs River, new development in the area shall be carried out so as to preserve water quality, biological productivity, and other factors which contribute to fisheries production.

Alluvial Lowlands Policy

Low density activities such as agriculture shall be the preferred uses in the alluvial lowlands.

Alluvial Terraces Policy

Development on this landscape unit should be encouraged to take place nearest to presently urbanized areas, in order to utilize public services most efficiently.

Coast Range Foothills Policy

The predominant land use of this landscape unit should be forestry and acreage homesites. This is due to the generally poor foundation characteristics and of severe septic tank limitations of soils in this landscape unit.

Basaltic Highlands Policy

Basaltic highlands should be designated as a resource unit, and uses other than woodlands, wildlife habitats, recreation, natural and mineral resources shall be discouraged.

Natural Resources

Fish and Wildlife

Policies

1. Clatsop County will cooperate with governmental agencies to conserve and protect identified fish and wildlife habitat.
2. Public and private land ownership preserves many habitat areas. There is limited regulatory power to assure that more living communities and animal species do not become rare and endangered in the future. Therefore new development should be designed and constructed so as to:
 - a. maintain wherever possible a natural, vegetative buffer strip along wetlands and streams,
 - b. minimize the alteration of land and vegetation, and
 - c. preserve open space, including agricultural and forest lands.
3. Habitats of all species indicated as endangered, threatened or vulnerable shall be preserved. Nesting sites of endangered bird species shall be protected and buffered from conflicting uses.
4. 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 Resource 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.

Also see the Open Space, Scenic and Historic Areas and Natural Resources, and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements for additional information and policies.*

Cultural

Housing

Policies

1. Subdivisions and planned developments shall be located only where community water and fire protection is available.

Public Facilities and Services

Recommended Action

The Lewis and Clark Water District should work with the County to insure there is adequate water to meet future needs.

Open Space, Recreation and Preservation

Policies

1. The designated coastal bike trail should be changed from Lewis and Clark Road to U.S. Highway 101, due to the route going over a road which is narrow, hilly and has little or no shoulder.
2. The area around Youngs River Falls shall be set aside as open space. The County and City shall work together to insure the area will be preserved for future generations to enjoy.

3. Common open space should be encouraged along streams, or as a buffer between uses.
4. The use of identifying signs for historic and cultural landmarks shall be encouraged. The Clatsop County Historical Society shall be encouraged to assist in this project.

Recommended Action

Further research should be done on a possible hiking trail connecting Fort Clatsop National Park and the coastal beaches.

Community Development

Rural Service Area

Policies

1. The minimum building site for residential use in the Rural Service Area shall be 7,500 square feet in sewerred areas and 15,000 square feet in unsewerred areas.*
2. Changes in the Rural Service Area boundary shall be done only after the following factors are considered:
 - a. the demonstrated need to accommodate long range light industrial or residential growth requirements;
 - b. the need for housing, employment opportunities, and livability;
 - c. the importance of an orderly and economic provision for public facilities and services;
 - d. the desirability for maximum efficiency of land uses within and on the fringe of the existing developed areas;
 - e. the environmental, energy, economic and social consequences.
3. Within the Light Industrial zone for the Old Naval Hospital standards shall be developed to prevent adverse impacts to the surrounding residential uses. Standards such as buffers between uses, limiting time of operation and controls on noise levels should be used when industrial uses are proposed for this area.

Rural Lands

Policies*

1. RURAL residential lot sizes shall be based upon the public facilities available, compatible with surrounding uses, and land carrying capacity. Areas within a fire protection district and community water system should be zoned with a minimum lot size of one (1) acre, with the remaining RURAL areas zoned for a minimum lot size of two (2) acres. Smaller parcels legally existing at the time of adoption of this Plan are grandfathered, the specifics of which shall be handled in the Zoning Ordinance.

2. 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 of these areas and to avoid dispersal of new commercial activities.
3. In recognition of the existing commercial uses along U.S. 101 in the Miles Crossing area, this area shall be designated for general commercial uses.
4. Neighborhood commercial zones allowing for such uses as a gas station or small grocery store are needed in those areas remote from existing commercial areas. The existing area at Olney shall be zoned for neighborhood commercial uses.
5. When considering new commercial areas or expansion of existing commercially zoned land the following standards shall be used:
 - a. Adequate off-street parking shall be provided to prevent traffic congestion resulting from on-street parking.
 - b. A buffer and screen shall be provided between commercial and residential uses.
 - c. Signs shall be designed so as not to distract from the surrounding area.
 - d. The size of neighborhood commercial uses shall be sized to serve every day personal needs of the surrounding rural population and generate little or no traffic from outside of the rural area.
 - e. Review by State and County road officials for safe access including adequate site distance.

Conservation Forest Lands

Policy

1. 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.**

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.