

Seaside Rural Community Plan

Landscape Units

Alluvial Lowlands Policies

1. Low intensity activities, such as low density housing and agriculture shall be preferred uses in the alluvial lowlands.
2. Residential development shall be at low densities (generally 2-5 acres) because of the occurrence of high groundwater and seasonal stream flooding.

Sedimentary Uplands Policies

1. Generally, the sedimentary lowlands and uplands should be reserved for timber production, water supply protection and wildlife habitat.
2. Any construction in these areas should recognize the potential detrimental effect it may have on the land in terms of runoff, erosion, drainage, or reduced stability.

Basaltic Lowlands and Highlands Policies

1. The highlands should be designated as a resource. Uses other than woodland, wildlife habitat, low intensity recreation, natural and mineral resources shall be controlled by the County to avoid conflicts.
2. Residential development on basaltic lowlands and highlands (located in the Hamlet area) should be confined to the area along existing roads which are not characterized by steep slopes.
3. Small woodland management shall be encouraged.

Estuary and Coastal Shorelands

Tillamook Head Policy

Tillamook Head shall be preserved as a unique coastal land formation. Uses other than forest management, wildlife habitat, low-intensity recreation, natural and mineral resources shall be discouraged. New mining operations on Tillamook Head which are in view of Highway 101 shall be screened with an appropriate buffer of trees.

Critical Hazards

Streambank Erosion Policy

Problems from natural erosion or the creation of situations where erosion would be increased due to actions on or adjacent to the river banks shall be avoided by carefully reviewing state and federal permits for shoreline stabilization to minimize impacts on adjacent land.

Natural Resources

Water Resources Policies

1. The County shall ask the State Water Resources Department to study the watershed area of Cannon Beach. Upon completion of the study, the County will cooperate with the City to review the findings.
2. Development or land uses located on land not regulated by the FPA that require channelization, excessive removal of streamside vegetation, alteration of stream banks, and filling into stream channels shall be restricted in order to maintain stream integrity.

Cultural

Housing

Policies

1. Areas for mobile home parks shall be provided within urban growth boundaries because of their non-rural densities and the higher levels of public services they require.
2. Opportunities shall be provided for elderly and low income housing projects within urban growth boundaries where necessary community services can be provided.
3. The location of a single mobile home (minimum width - 12 feet, minimum floor area, 600 square feet) on an individual parcel of land shall be allowed in all areas of the Seaside Rural area, subject to standards contained in the Zoning Ordinance.

Recreation

Policies

1. Non-intensive recreational uses of the shoreland and water areas that are compatible with the rural character of the area (fishing, bird watching, picnicking) shall be preferred over noisy high intensity uses.
2. Public access to the Necanicum River and North Fork of the Nehalem River current exists at several locations shown on Map _____. These accesses are considered adequate at this time. If new data indicates a need in the future, new access shall be developed on public land with adequate provisions made for the protection of adjacent privately owned land.

3. Existing public land shall be preferred for recreational development prior to acquiring additional locations.
4. Subdivision or planned developments along major streams and rivers shall provide access points to the water for residents of the development.
5. The County shall pursue the development of a safer bike path along Old Highway 101 to Cannon Beach. The State should incorporate the bike path with Highway 101 improvements planned for the area. This bike route should be given high priority.
6. RV parks and campgrounds are not considered appropriate uses of private or public land in the Seaside Rural area.

Open Space, Historic, Scenic and Natural Areas

Historic and Scenic Areas Policy

Use of Tillamook lighthouse shall enhance historic preservation, maintain the integrity of the coastal waters, require little or no public access and shall not substantially alter the external appearance of the site except to restore its historic appearance.

Natural Area

Policies

1. Fragile and ecologically valuable area, especially wetlands, isolated lakes, stands of old growth timber, and areas of rare or endangered species will be considered for a NATURAL designation.
2. The predominant use for NATURAL areas shall be open space, scientific study, wildlife habitat, and low intensity recreation (trails, nature observation).

Fish and Wildlife

Policies

1. Residential development in areas of big game habitat shall be of a low density so that potential conflicts (i.e. damage to gardens, yards, etc.) can be minimized.
2. 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.
3. Off-road vehicles should only be allowed in designated areas because of the damage they can cause.

4. Because of the importance of fish hatcheries, activities or developments that could be detrimental to the water quality are discouraged in these creeks and the waters which drain into them.
5. To conserve and protect fish and wildlife habitat, new developments shall 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.
6. 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.

Transportation

Policies

1. The intersection of U.S. 101 and Highway 26 should be improved substantially. The CAC supports plans developed by the State Highway Division for improvements.

2. When the State Department of Transportation improves U.S. Highway 101, consideration should also be given to provisions of a safe bikeway, suitable crosswalks, and the installation of curbing to separate the auto traffic where possible.

Public Facilities & Services

Septic Systems Recommended Action

The County should request that DEQ review its policy of allowing septic tank permits in mapped floodplains that frequently flood causing drainfields to not function during storms and in the winter.

Septic Systems Policy

Housing densities shall be kept low to avoid potential problems with septic systems.

Power Generation Policy

The use of alternative energy sources (such as wind power, solar, etc.) and also the development of private and community energy systems are encouraged.

Community Development

Rural Lands

Rural Policies

1. Generally, the minimum parcel size for building sites shall be between 2-5 acres, depending on location and historical development. From the Cannon Beach junction, parcel size increases as the distance to services (i.e. grocery store) increases.
2. When considering new commercial buildings or when existing commercial uses are considering expansion, the following standards shall be required:
 - a. Adequate off-street parking shall be provided.
 - b. A buffer of landscape planting area shall be provided when abutting residential zones. Plants should be native to Western Oregon.
 - c. Highway approaches should be minimized whenever possible through the use of common driveways, access points, and other means such as clustering buildings and shared parking.
3. New commercial zones shall only be considered if of a neighborhood type of if concentrated in and adjacent to existing, well-established business areas, in order to

increase the patronage and viability of these areas and to avoid undue dispersal of new commercial activities.

4. A liberalized approach to limited home occupations** in rural residential areas is encouraged. Ordinance provisions should allow one or two additional non-family employees; should allow necessary alterations, and should allow operations either within the dwelling or an enclosed accessory building. Care shall be taken to avoid disturbance to neighboring property owners.
5. Home occupations** should be allowed. Care should be taken to avoid disturbance to neighboring property owners through the establishment of minimum standards for floor or site area, number of employees, noise, odor and visibility restrictions.

Conservation Forest and Conservation Other Resources

Policies

1. Designated forested lands should be managed 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.**

Natural

Policies

1. The summit of Onion Peak boundary (as described in the Preserve Analysis, September 1979 by the Natural Area Preserves Advisory Committee) and a small meadow on the summit of Sugarloaf Mountain support sub-alpine type "grass bald" and "rock garden" communities with eleven or more rare or endangered species. These areas shall be designated NATURAL, and preserved for research and education. An established hiking trail is not recommended as the areas are small and fragile and could not tolerate trampling and soil erosion.
2. The Elmer Feldenheimer forest preserve shall be designated NATURAL.