

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

October 6, 2020

Topic: Clatsop County Resiliency Project
Presented By: Ted McLean, Public Works Director
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**Informational
Summary:**

Pre-disaster planning ensures that an affected community is ready to undertake an organized process and does not miss opportunities to rebuild in a sustainable, resilient way. With a planning framework in place, a community is better situated to address pre-existing local needs, take advantage of available resources, and seize opportunities to increase local resiliency, sustainability, accessibility, and social equity. Having an advanced understanding of these needs and vulnerabilities helps communities be better prepared to begin recovery immediately rather than struggle through a planning process in the wake of a disaster.

As previously mentioned in work sessions with the Board, Clatsop County plays a critical role in county-wide emergency preparedness, response and recovery. When a natural disaster occurs (wind storm, flooding, earthquake, tsunami), the County protects and preserves life and property; and coordinates longer-term rebuilding and recovery efforts.

While conversations regarding evacuation and alternate routes goes back over a decade it was first listed in the 2012 Strategic Plan where it was identified as a project named “Countywide Bypass, Truck, Evacuation Road.”

County staff brought before the current Board at a work session in February of 2019 a list of properties that staff had evaluated. At that work session, staff requested authorization from the Board to move forward with further review of a possible alternate location for the current Astoria Public Works Facility. The goal of the proposed relocation is to move the facility out of the inundation zone in which it is currently situated. Staff also requested Board input and direction regarding alternate /evacuation routes in the event of a disaster.

Since the February 2019 work session staff has come before the Board on a number of occasions to provide updates on where they are at in the

process as well as bringing forward locations that they would like to enter into purchase sale agreements based on narrowing down the potential sites on the following criteria:

1. Out of the inundation zone
2. Availability of land
3. Available public access
4. Adequate size and shape for operations (15-50 acres) to accommodate current and future storage of materials, debris removal, equipment circulation, etc.
5. Located on the west side of both the Lewis & Clark and Young's River
6. Terrain and geological hazards
7. Availability of multiple ways to and from facility for redundant access in a potential emergency
8. Availability of utilities to serve the site
9. Avoidance of extensive and costly wetland mitigation
10. If goal exceptions are required, select the property that would most likely receive approval – Further conversations with DLCD over has shown that they are supportive of relocating both Public Works and the EOC. Specific properties have really not been the influencing factor.
11. A site that would not be negatively impacted by future surrounding development (traffic, safety, noise, etc.)
12. Potential ability to co-locate with other county departments (Planning, Building Codes, etc.)
13. Overall cost to develop a turnkey site

There has been a total of six (6) sites evaluated as possible facility locations based on the afore mentioned criteria:

- North Coast Business Park – While this site is currently owned by the county it has always been the intention to have this property returned to the tax roll for the benefit of several taxing districts; the cost to mitigate the wetlands would be upwards of \$1.5M - \$2M (wetlands cost approx. \$175K-\$200K to mitigate and it would take approx. 8 to 10 credits to develop this site) which significantly increases the overall cost to develop; future development of the area and the increased vehicle and pedestrian traffic would negatively impact operations for both the surrounding businesses as well as making this an inappropriate location for a rural public works facility.
- Dolphin Avenue (co-location with ODOT) – ODOT has outgrown their current location. Therefore, this would not be a large enough site for both county and state operations. Furthermore, increased development of the area, resulting in increased vehicle traffic, would not make this an appropriate site for a rural public works facility. Additionally, it is not preferred to put all resources in one location.

- Neikes Property – This property is approximately 64 acres and zoned EFU which would require a goal exception; this property has since sold and is no longer available.
- Crown Camp – This is approximately 29 acres and is zoned F-80. This property is located inconveniently for the majority of the population for walk-in services. However, this site would be advantageous to acquire as a site for material stock piling, debris removal, and emergency response. This property would require a goal exception.
- Warrenton Fiber/Nygaard Logging Sort Yard – This option is approximately 51 acres, is zoned F-80, and would require a goal exception.
- Angus Property – This property is approximately 28 acres, zoned AF and would require a goal exception; this property has since sold and is no longer available.

In addition to evaluating various facility location and options as well as possible recovery route locations, staff has been working on community outreach. A public meeting was held on August 13th that had over 60 community members in attendance. On August 24th staff sent out a county-wide questionnaire to all residents within Clatsop County and collected those responses through September 24th.

The county received 2,680 responses (as of 10/14/20) with the following outcomes:

1. Do you support moving the Public Works Facility out of the tsunami inundation zone?
 Yes 69% No 28% Not sure 3%
2. Do you think that the Lewis & Clark Sorting Yard would be an appropriate location for a relocated Public Works Facility?
 Yes 29% No 25% Not sure 46%
3. How proactive should the County be in pursuing emergency and alternate routes in preparation for a seismic event?
 Very Proactive 55%
 Somewhat Proactive 31%
 Not Proactive 12%
 Not sure 2%
4. Do you think that the County should acquire existing private roads for alternate or emergency routes if they are currently available?
 Yes 65% No 30% Not sure 5%
5. If yes, should these alternate or emergency routes be improved to County Standards?
 Yes 54% No 18% Not applicable 17% Not sure 11%

6. If these alternate routes were obtained and improved should they be open for general public access?
 Yes 64% No 28% Not sure 8%
7. Please rank the following potential projects in order of importance with 1 being the most important and 4 being the least important.

Public Works Facility Relocation

- 1 - 43%
 2 - 6%
 3 - 5%
 4 - 25%
 Not sure - 21%

Pipe Line Road

- 1 - 17%
 2 - 16%
 3 - 11%
 4 - 26%
 Not sure - 30%

Lewis & Clark Mainline N Section

- 1 - 8%
 2 - 22%
 3 - 23%
 4 - 15%
 Not sure - 32%

Lewis & Clark Mainline S Section

- 1 - 8%
 2 - 16%
 3 - 19%
 4 - 25%
 Not sure - 32%

The county is currently under contract for the potential acquisition of one property and has a less formal letter of intent for a second property. One property is proposed for the relocation of the Public Works Facility and has a due-diligence period that expires in January of 2021; and the other property is proposed for a recovery route in an effort to reach south county with a due-diligence period that expires in December of 2021. The County may terminate the Purchase Sale Agreement or Letter of Intent at any time without expense to the County.

County staff is now seeking direction from the Board on how they would like staff to proceed with both of these agreements based on the community responses to date.

Options before the Board are as follows:

- Continue with current due diligence process on all existing signed agreements.
- Adjust project goals to focus on relocation of the Public Works Facility and defer the recovery routes for future projects.
- Put all resiliency projects on hold.

Attachment List

A. February 13, 2019 – Work Session Minutes