

INDEXED

8064 515 PAGE 380

FILED

Nov 21 3 52 PM '79

NOV 21 1979

NORMA HUNTSINGER, County Clerk

Thomas J. Hansen
Deputy

IN THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

NOV 21 1979

ORDINANCE NO. 79-10

(AN ORDINANCE AMENDING THE TEXT AND MAP
(OF THE CLATSOP COUNTY COMPREHENSIVE
(PLAN, AS ADOPTED BY THE BOARD OF COUNTY
(COMMISSIONERS AND AS AMENDED, BY THE
(INCLUSION OF AN ELEMENT OF THE CLATSOP
(COUNTY COMPREHENSIVE PLAN FOR THE CLATSOP
(PLAINS COMMUNITY AREA, RESCINDING INCON-
(SISTENT PROVISIONS, AND DECLARING AN
(EMERGENCY

The Board of County Commissioners of Clatsop County, Oregon ordains
as follows:

SECTION 1. SHORT TITLE.

This ordinance shall be known as the Clatsop Plains Community Plan.

SECTION 2.

The Board of County Commissioners of Clatsop County, Oregon recognize
that the Clatsop County Comprehensive Plan, as adopted by the Board of
County Commissioners by Resolution and Order No. 74-11-4 needs periodic
revision and amendment. In the interests of the health, safety and
welfare of the citizens of Clatsop County and in accordance with the
recommendations of the Clatsop County Planning Commission, the Board of
Commissioners hereby determines the necessity of amending the Plan to
provide for an area plan for the Clatsop Plains Community.

The Plan as included herein shall be an element of the Clatsop
County Comprehensive Plan, and the Board of Commissioners finds that the
Plan complies with the following Goals of the Land Conservation and
Development Commission: 1 through 14, and 16 through 18.

The Board of County Commissioners further determines and takes

1 notice that the adoption procedure for this Ordinance amending the
2 Comprehensive Plan particularly complies with Goal 1 of the Land
3 Conservation and Development Commission, the Citizen Involvement Goal.
4 The County Planning Commission has sought review and comment from
5 citizens advisory committees for the Clatsop Plains Planning area and
6 had conducted the public hearing process pursuant to the requirements
7 of ORS 215.060. Planning Commission hearings were held on August 21,
8 September 6, and October 2, 1979 and the Plan adopted on October 11,
9 1979. The Board received and considered the Planning Commission's
10 recommendations on this proposed amendment. The Board of Commissioners
11 held hearings pursuant to law on this ordinance on October 18 and 25,
12 and adopted the Plan on November 21, 1979.

13 SECTION 3. CONFORMITY WITH THE LAW.

14 This ordinance shall not substitute for nor eliminate the necessity
15 for conformity with any and all laws or rules of the State of Oregon or
16 its agencies, or any ordinance, rule or regulation of Clatsop County.

17 SECTION 4. INCONSISTENT PROVISIONS.

18 This ordinance shall supercede, control and repeal any inconsistent
19 provision of the Clatsop County Comprehensive Plan, as amended, the
20 Clatsop County Zoning Ordinance, as amended, or any regulation made by
21 Clatsop County.

22 SECTION 5. SEPARABILITY.

23 If any section, subsection, sentence, clause, phrase or any portion
24 of this ordinance is for any reason held invalid or unconstitutional
25 by a court of competent jurisdiction, such portion shall be deemed
26 as a separate, distinct, and independent provision and such holding

1 shall not affect the validity of the remaining portions of this ordinance.

2 SECTION 6. EFFECTIVE DATE.

3 This ordinance shall be in full force and effect immediately upon
4 the date set forth in the emergency clause herein.

5 SECTION 7. EMERGENCY CLAUSE.

6 In order to carry out the recommendations of the Planning Commission
7 and the findings of this Board with the greatest expedience and in order
8 to recognize the benefits to be derived from the adoption of this element
9 of the Comprehensive Plan, this ordinance shall become effective
10 immediately upon its passage an emergency is declared to exist.

11 SECTION 8. ADOPTION OF AN ELEMENT OF THE CLATSOP COUNTY COMPREHENSIVE
12 PLAN FOR CLATSOP COUNTY COMMUNITY AREA.

13 The Clatsop Plains Community Plan attached hereto and by reference
14 incorporated herein as EXHIBIT "A" and as modified by EXHIBIT "B" is
15 adopted in total as an element of the Clatsop County Comprehensive Plan.

16 ENACTED this 21st day of November, 1979.

17 THE BOARD OF COUNTY COMMISSIONERS
18 FOR CLATSOP COUNTY, OREGON

19 By Orvo A. Nikula
Orvo A. Nikula, Chairman

20 By Don O. Corkill, Commissioner

21 By Bob Westerberg, Commissioner

22 VOTE: Aye: Orvo A. Nikula - Bob Westerberg
23 Nay: None

24 Abstention: Don O. Corkill (absent)

25 ATTEST: Arto Schneider
26 Recording Secretary

Date: Nov 21, 1979

EXHIBIT "A"

CLATSOP COUNTY COMPREHENSIVE PLAN

Clatsop Plains Community Plan Element

Adopted on November 21, 1979

Prepared jointly by:

Clatsop County Department of Planning and Development
Clatsop Plains Citizen Advisory Committee
Seaside-Gearhart Citizen Advisory Committee

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.

Clatsop County officials, citizens, and staff who participated in the preparation of the Comprehensive Plan:

Clatsop County Board of Commissioners

Orvo A. Nikula, Chairman
Don O. Corkill, Commissioner
Bob Westerberg, Commissioner

Clatsop County Planning Commission

Joe Camberg, Chairman	Christine Stricklin
Lloyd Pogue	Phyllis Shoemake
Travis Tyrrell	Burt Zurcher
Hugh Seppa	

Past Planning Commission Members

Dave Pratt
Melvin Hartill

Clatsop County Department of Planning and Development

Curt Schneider	Planning Director
John P. Pace	Planner
Gail Hochhalter	Planner
Patricia A. Kubala	Planner/Citizen Coordinator
Mark Oggel	Zoning/Subdivision Administrator
Walter B. Lindstrom	Cartographer/Planner
Teri Allen	Secretary
Margaret Bateman	Clerk-Typist

Past Staff Members

William P. Zelenka	Planning Supervisor
John Mills	Planner
Peggy Enlund	Citizen Coordinator

TABLE OF CONTENTS

	<u>Page</u>
INTRODUCTION	SECTION I
Purpose	I - 1
Scope	I - 2
Planning Process	I - 3
Using the Plan	I - 5
Review and Update	I - 6
COUNTY-WIDE ELEMENTS	SECTION II
Citizen Involvement	
Natural Resources	
Forest Lands	
Agricultural Lands	
Air, Water and Land Resource Quality	to be done later
Critical Hazard Areas	
Flood Hazard Areas	
Landslides	
Cultural	
Economy	
Housing	
Public Facilities and Services	
Transportation	
Urbanization	
Recreation	
Energy Conservation	
COMMUNITY ELEMENT - CLATSOP PLAINS	SECTION III

INDEX TO FIGURE AND MAP

FIGURE 1. Planning Process.	I - 4
MAP 1. Citizen Advisory Committee Planning Boundaries.	II - 1

SECTION I

I N T R O D U C T I O N

INTRODUCTION

We no longer live in a time when we are few and the land is wide and waiting for us. We have reached the point where we can no longer insulate ourselves from the punishment and pollution we visit upon the earth and the atmosphere, and where the natural resources we once regarded as so endlessly available and expendable are becoming increasingly hard to get. The spread patterns of settlement and development that characterize our past urban growth are the unfortunate legacy of our old illusion that we had endless acres of land to build upon and unlimited resources to enjoy and consume.

While the land surface area of the County remains constant over time, inevitably the population will continue to grow. There will resultantly be a greater demand and need for more land for urban or suburban type development, and the choices made in the use of land frequently reduce substantially the options for future uses. For example, the decision to commit land to a subdivision precludes the use of that land for many other purposes for decades to come.

Common resources, such as streams, lakes and air are by their very nature, subject to exploitation. Differing from land, such resources are difficult, if not impossible, to reduce to individual ownership; thus they are subject to overuse and congestion.

All too often, land use policies formulated to address the foregoing concerns, problems, and situation take a totally negative view toward growth. In truth, such plans and regulations should only take a negative view toward unplanned or poorly planned growth which ultimately can cost the general public and the taxpayer uncalled for and unnecessary damage to their physical, social, economical and environmental situations. Commonly, when land use designations or policies are established, they set forth definitively those lands which cannot or should not be developed. There is, however, a lesser effort to set forth guidelines or policies as to which lands can or should be developed and standards for such development.

Purpose

With this awareness, the Clatsop County Comprehensive Plan was developed for the purpose of providing a guide to development and conservation of Clatsop County's land resources. It is a generalized long-range policy guide and land use map that provides the basis for decisions on the physical, social and economic development of Clatsop County. It represents a public statement of the most desirable land conservation projections for the next 10 to 20 years. These policies and statements are based on inventories, developmental limitations, projected needs, public attitudes and the State LCDC Goals and Guidelines.

The Plan also coordinates the various factors which influence community development such as sewer and water, transportation, housing, commerce, industry, schools, land use, recreation, and natural resources. It establishes goals and policies which recognize and plan for the interrelationships and interactions of these factors.

The main objectives of this Comprehensive Plan are:

- a. To the highest possible extent, prevent future conflicts between land use activities.
- b. To provide an objective basis for the land use decisions of elected officials, planners, public agencies, and individual citizens.
- c. To provide a source of information describing the conditions and characteristics of the community.
- d. To identify the direction and nature of changes which may be expected within the community.
- e. To provide a better understanding of specific actions, programs, and regulations which may affect the general public.
- f. To establish a balance between the competing state and county resource preservation goals and development preferences.

The Comprehensive Plan for the County has been updated with the expressed purpose of providing an accurate statement of the County land use program and to comply with the State Land Use Goals.

Scope

The scope of the Plan is comprehensive and long range. To provide common direction and consistency within each city and county comprehensive plan in Oregon, the Legislature in SB 100, 1973, directed the Land Conservation and Development Commission (LCDC) to adopt Statewide Planning Goals and Guidelines. Goals are required to be addressed by law in comprehensive plans. Guidelines are suggested ways to achieve the statewide values contained in the Goals. The Statewide Goals and Guidelines are to be used by cities and counties, special districts, and state and federal agencies in preparing, adopting, revising, and implementing comprehensive plans. They form the foundation of Oregon's Land Use Program.

Today, Oregon's 19 Statewide Planning Goals developed through numerous public meetings, identify statewide values, policies and concerns of Oregonians. The Goals provide the skeletal framework for comprehensive plans with each local government filling in and adopting the plan to reflect their own local needs and concerns. The 19 Goals are summarized in Appendix A.

The County has taken exception to the Statewide Agricultural Lands Goal #3, and a portion of the Beaches and Dunes Goal #18. An exception is when the governing body, the County, decides it cannot apply a Statewide Planning Goal requirement for a specific situation. The information on the exception process and where the Goal cannot be applied is discussed in various Community Plans with findings included in the Appendix sections.

It is extremely important to maintain a clear distinction between the Comprehensive Plan itself and implementing measures. Implementing measures include such controls as the zoning and subdivision codes, public land acquisition, taxation policies, and public improvements. These measures are specific actions which are taken to transform the Plan proposals and policies into reality. This Plan does not automatically change zoning; however, an Oregon Supreme Court decision in 1975 reaffirmed that the comprehensive plan and the implementing zoning must be consistent with each other and the zoning must be subordinate to the Plan. The Comprehensive Plan established a guide for future zoning within the County as well as a Plan for all other land use decisions. As part of the Plan implementation process, rezoning will occur about the same time as the remainder of the Comprehensive Plan is adopted to be consistent with the Plan (Spring 1980).

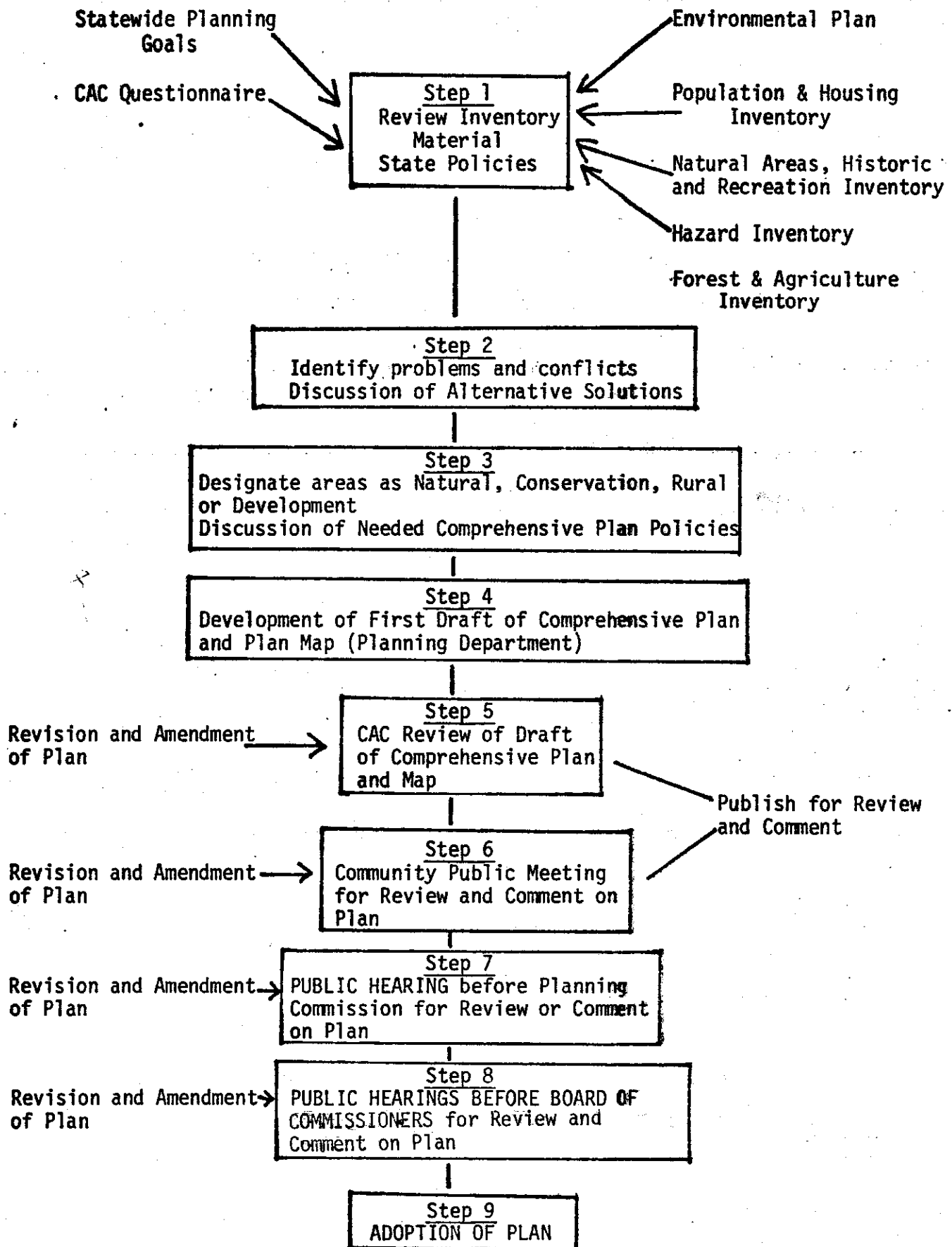
Planning Process

In looking at the various uses of land and consequences of its use, the Comprehensive Plan looks to the future of the County and provides for the orderly and systematic growth of the communities in the County (Figure 1.). Clatsop County's Comprehensive Plan consists of various documents: Environmental Plans, Columbia River Estuary Study, Clatsop County Plan Phase I with Addendum, updated surveys and inventory information developed by County staff personnel and private consultants. All of the documents, except the Comprehensive Plan, are the sources of physical, environmental, social, and economic information with suggested goals, policies and recommendations. The Comprehensive Plan is a result of combining all these sources, in addition to local needs to develop public policies in the form of goals, policy statements, generalized maps, and standards and guidelines.

Within the Comprehensive Plan, there are goals, policies, and recommended actions which are County wide, which apply to the entire unincorporated County. However, within each of the community plan sections, other goals, policies and recommended actions apply only to a particular planning area, such as the Clatsop Plains. Goals are indicators of the direction a community desires to direct its efforts whether it be for growth, housing, natural resource protection, etc. Policies are established to achieve the intent of a goal; they are more specific in nature and imply a commitment to action. The Goals and Policies are also expressed in map form. While the Plan Map is the visible tool of the Goals and Policies, it is the policies themselves, which address each of the goals, that contain the commitment of growth, preservation, or a desired change in the development pattern of the County. The Plan Maps, therefore, are designed to be utilized with the written text of the Plan and not as an independent element. The Plan Map is a conceptualized picture of the development and protection of the natural environment as envisioned at a particular point in time. As time passes, new approaches may occur necessitating changes in goals and policies which will be reflected in the Plan Map.

Figure 1. Planning Process-

515 400



The maps contained in the Community Plan are as close as possible to scale and utilize definable legal boundaries when possible. When conflicts arise between the text and maps, the written text prevails. In certain circumstances maps are referred to outside the Plan document, i.e. Flood Hazards Maps, which are site specific.

Recommendations contained in the Plan reflect some possible conflict or concern and suggest future studies or considerations. They do not carry the weight or effect of goals or policies.

The Comprehensive Plan is flexible in the sense that it is a living document subject to change, therefore amendable. The Plan is inflexible by the reason that once goals and policies are established they must maintain their consistency and their integrity of commitment which underlies them.

A classification system was developed as a tool to implement the various policies contained in the Comprehensive Plan. The system will reflect either what an area already is or what the community wants the area to become. Some of the factors considered in designating properties were the types of public facilities available, existing uses and lot sizes, identified forest and agricultural lands and the future land use needed, such as housing. The classification system has four designations: DEVELOPMENT, RURAL, CONSERVATION and NATURAL. Within two designations a sub-group was created to reflect special concerns. Under DEVELOPMENT, there is RURAL SERVICE AREA and URBAN GROWTH BOUNDARIES, while EXCLUSIVE FARM USE is under RURAL.

These classifications are defined below in their general terms with greater detail contained in the Development Patterns section of each of the Community Plans.

DEVELOPMENT (RURAL SERVICE AREA, URBAN GROWTH BOUNDARY) is an area of relatively high intensity land use which includes urbanizable lands and is reflected by either an urban growth boundary line or Rural Service Area line boundary.

RURAL are those lands outside of the Rural Service Area or Urban Growth Boundary areas which are low intensity uses, such as agriculture, or acreage homesites, lacking urban facilities, with resource uses which should be protected from conversion to more intensive uses. Included in this designation are Exclusive Farm Use lands.

CONSERVATION areas provide important resource or ecosystem support functions, such as forest lands, stream and coastal shorelands and state parks.

NATURAL are those areas which have not been significantly altered by man and which, in their natural state, perform resource support functions, including those functions vital to estuarine or riparian ecosystems.

Using the Plan

A primary consideration in the preparation of a Comprehensive Plan should be its usefulness. The Clatsop County Plan is a statement of public goals, policies, objectives, and standards that are intended to be used in making specific decisions about present and future land use, along with various maps.

In addition, the Plan contains intent statements in a narrative form. These statements explain the basis and intent for the County's position on each subject in the Plan and have significance in clarifying and setting County policy. Goals, policies, objectives and standards are implemented when the County reviews individual land use actions. To determine whether a specific land use proposal is appropriate, a decision must be made concerning the applicability of each goal, policy or standard.

The Plan serves many roles including an administrative, legislative, and judicial function. With respect to administrative matters, the Plan establishes policies for decisions involving the following:

- Major or minor changes to the Comprehensive Plan
- Zone changes
- Conditional uses
- Variances
- Subdivisions and major partitions

In order to determine the effect of the plan on individual parcels of land, or on proposals of development, the following steps can be taken:

- a. Determine the Land Classification that applies to the parcel of land (DEVELOPMENT, RURAL, CONSERVATION or NATURAL) and read the related plan text and policies (type of Landscape Unit, Hazard Areas, and other appropriate sections in the plan which could affect your parcel of land).
- b. Find out from the Department of Planning and Development, the zoning designation on the property by providing them with legal description of the property.
- c. If the Plan or zoning prohibits the proposed use, request a meeting with the Planning Staff in determining all of the alternative courses of action.
- d. If the Plan and zoning accord with what you want to do, check with the Planning Staff to determine if there are any other regulations.

Review and Update

To maintain the Comprehensive Plan as an accurate statement of County land use goals and policies based on current inventory data, it is necessary to periodically review and evaluate it. If changes in the social, physical or economic conditions of Clatsop County occur it will be necessary to restate the land use goals and policies as well as the Land Use designations on the Plan Map. Plan amendments may range from individual property requests to a complete Plan revision. The need to revise the Plan on an individual property can be considered through an application by an affected property owner once or twice a year. The complete planning process as described earlier will be followed in the review of major Plan changes or complete Plan revisions. A review of the entire Plan should occur at least every 5 years.

The flexibility of the planning program through amendments and changes based on new information is important but, at the same time, the integrity of the goals and policies must be maintained through long term stability and consistency in their application.

The following is the procedure which Clatsop County will use to consider Comprehensive Plan amendments affecting unincorporated lands.

PLAN AMENDMENT PROCEDURES

A. Amendments to Urban Growth Boundaries.

Amendments to that portion of the urban growth boundary which lies in Clatsop County must be concurred in by the City and Clatsop County.

B. Amendments to the Comprehensive Plan other than Amendments to the Urban Growth Boundary.

Amendments to comprehensive plans which apply within urban growth boundaries must be concurred in by the City and Clatsop County. Amendments to the comprehensive plan which apply only within a city's incorporated limits may be enacted by the City. Amendments which apply only within unincorporated Clatsop County and outside of urban growth boundaries may be enacted by Clatsop County.

C. Notice.

Notice of all proposed amendments must be given Clatsop County and to any affected city.

D. Quasi-Judicial Amendments and Rules of Procedure.

Amendments to the urban growth boundary or to other parts of the Comprehensive Plan which are quasi-judicial in character shall be adopted in accordance with Oregon law for taking quasi-judicial action. The Planning Commission and Governing Body within Clatsop County should adopt rules of procedure to govern the initiation and processing of amendments to this plan in the geographic area of the jurisdictions.

E. Legislative Amendments.

Amendments to the urban growth boundary or to other parts of the Comprehensive Plan which are legislative in character shall be adopted in accordance with Oregon law for the enactment of legislative acts.

F. Review and Revision.

Mandatory review by the County staff, Planning Commission and Citizen Advisory Committees - - Every two years commencing with July 1981.

Revision of the Plan by County after receipt of new and detailed inventory which would alter content of Plan significantly - Upon receipt of information.

Request by an individual or group of citizens regarding their own properties - - The Planning Commission will hold an annual meeting regarding these. The Commission shall set a specific month and make the date publicly known. The County Planning Staff shall accumulate requests and present their staff report to the Planning Commission and the applicant in an adequate period prior to the hearing.

The Community Plan should not be treated lightly for it is the community's expression of its social, economic, and environmental concerns; therefore, amendments to the Plan shall be carefully considered because of the possible impact they would have on a much broader scope when added together.

SECTION II

C O U N T Y - W I D E E L E M E N T S

(to be done later)

SECTION III

COMMUNITY ELEMENT - -

CLATSOP PLAINS

ACKNOWLEDGEMENT

The Clatsop Plains and Seaside-Gearhart Citizen Advisory Committees have devoted numerous hours to the preparation and review of this plan. In addition, there were several interested persons who attended the Citizen Advisory Committee meetings.

Clatsop Plains Citizen Advisory Committee Members

Carol Capelle, Chairman
Rex Stalcup
Lee Smith
Rose Peterson

Ruth Kowalski
John Adams
William Campbell

Immediate Past Members

Glenn Smith
Gary Graham

Jerry Grant

Seaside-Gearhart Citizen Advisory Committee Members

John Kuitert, M.D., Chairman
Neal Maine
John West
Don Chestnut

Louis Jones
Jim Osborn
Marie Gann
Robert Remensnyder, D.V.M.

TABLE OF CONTENTS

	<u>Page</u>
OVERALL GOAL FOR THE CLATSOP PLAINS	III - 1
INTRODUCTION	III - 2
Local History	III - 2
LANDSCAPE UNITS	III - 4
Introduction	III - 4
Coastal Shorelands and Other Shorelands	III - 5a
Beaches	III - 7
Dunes	III - 7a
Estuary Wetlands	III - 12
Alluvial Lowlands	III - 18
Alluvial Terraces	III - 18
Coast Range Foothills	III - 18
NATURAL RESOURCES	III - 21
Forest Lands	III - 21
Agricultural Lands	III - 21
Mineral Aggregates	III - 21
Water Quality - Clatsop Plains Aquifer	III - 22
CRITICAL HAZARD AREAS	III - 23
Mass Movement	III - 23
Flooding	III - 23
Compressible Soils	III - 23
Wind and Ocean Shoreline Erosion	III - 23
CULTURAL	III - 25
Housing	III - 25
Public Facilities and Services	III - 26
Transportation	III - 30
Preservation, Recreation, Scenic and Open Space Areas	III - 32
COMMUNITY DEVELOPMENT	III - 42
Development	III - 43
Rural	III - 45
Conservation	III - 47
Natural	III - 47
APPENDICES	III - 51
A. Summary of Statewide Planning Goals.	III - 52
B. Physical Characteristics of Landscape Units.	III - 55
C. Beaches and Dunes Exception.	III - 56
D. Alternatives Considered in Developing the Clatsop Plains Community Plan.	III - 58

INDEX TO MAPS AND FIGURE

	<u>Page</u>
Map 1A. Landscape Units for the Northern Clatsop Plains Area.	III - 19
Map 1B. Landscape Units for the Southern Clatsop Plains Area.	III - 20
Map 2A. Hazards in the Northern Clatsop Plains Area.	III - 24a
Map 2B. Hazards in the Southern Clatsop Plains Area.	III - 24b
Map 3A. Preservation, Recreation, Scenic and Open Space Areas for the Northern Clatsop Plains Area.	III - 40
Map 3B. Preservation, Recreation, Scenic and Open Space Areas for the Southern Clatsop Plains Area.	III - 41
Map 4A. Comprehensive Plan for the Northern Clatsop Plains Area.	III - 49
Map 4B. Comprehensive Plan for the Southern Clatsop Plains Area.	III - 50
Appendix C Map. Map of Exception Area Surf Pines.	III - 57
Appendix D Map. Clatsop Plains Planning Area Alternative A.	III - 59
Appendix D Map. Clatsop Plains Planning Area Alternative B.	III - 60
Figure 1. Profiles of the Landscape Units.	III - 5

OVERALL GOAL FOR THE CLATSOP PLAINS

The Clatsop Plains and Seaside-Gearhart Citizen Advisory Committees recognize that the natural resources and amenities of the Clatsop Plains are in fact the features which make it a desirable place in which to live. Protection of these resources (the forest, dunes, open spaces, views, animal life and habitat, ocean beaches, lakes & streams, and the absence of urban noises to name a few) is paramount if the quality of life is to be maintained for both existing and future residents. Development must be required to respect these resources and amenities since poor development or over development could very easily destroy those values which make up the present character of the Clatsop Plains.

Out of the various meetings with the two CACs, an OVERALL GOAL for the Clatsop Plains was developed which summarizes the policies to be applied to the Clatsop Plains area. This OVERALL GOAL reads as follows:

OVERALL GOAL

The Clatsop Plains Community Plan shall provide for planned and orderly growth of the Clatsop Plains planning area which is in keeping with a majority of its citizens and without unduly depriving landowners and/or residents of the reasonable use of their land. The Plan shall:

1. protect and maintain the natural resources, natural environment and ecosystems,
2. respect the natural processes,
3. strive for well designed and well placed development, and
4. preserve the semi-rural, agricultural, open space and marine characteristics of the area.

In order to meet the Goal, the County shall:

1. Use the physical characteristics described in the section on landscape units as the major determinants of the location and intensity of the use of the land.
2. Retain as much of the land as possible in its natural state.
3. Review, update and amend the Plan on a regular basis as needs, additional data and/or economics demand.

The community goals and policies which follow in this Plan are the basis from which the Zoning Ordinance will be developed.

INTRODUCTION

The Clatsop Plains planning area encompasses approximately 16,307 acres in the northwest section of Clatsop County along the coast. This planning area, for the most part, relates toward the ocean, with the various beaches and rolling dunes; and toward the several lakes in the planning area. The Clatsop Plains is essentially bisected by U.S. Highway 101. This highway is a major line for north-south movement down the Oregon Coast as well as a corridor of travel between the two population centers in the plains.

The Clatsop Plains Community Plan is an amplification of some of the policies in the County-wide Elements section of the Comprehensive Plan, and also contains policies addressing particular concerns people have for the Clatsop Plains.

The County-wide Elements section is used at the community level to identify policies and strategies for addressing specific local opportunities/problems.

Local History

The geographical location and the physical environment of Clatsop Plains provided the setting for one of the earliest pioneer settlements in Oregon. The rolling hills with the absence of thick timber made the area ideal for agricultural development. Extensive fresh water lakes and marshes provided a habitat for various species of waterfowl and large herds of deer and elk. These resources plus the rich salmon runs in the Columbia and other smaller rivers provided the local Clatsop Indians with more than an adequate supply of foodstuff. The strategic location near the mouth of the Columbia (or Wauna as they called it) gave these native people the advantage of being the middle men in the extensive trade between groups on the North Pacific Coast and the interior of the Columbia Basin.

Lewis and Clark chose to make their winter encampment on the edge of Clatsop Plains on the Netul (now Lewis and Clark) River. Although their journals recite gloomy tales about the cold and damp winter of 1805-1806, the same accounts also mention an abundance of game that provided for their needs during the winter and supplies for their return trip to the East the next spring.

As American pioneers began to trickle into the Oregon Country in the 1830s and early 1840s, Clatsop Plains became one of the first areas of settlement. Solomon Smith was the first American settler to realize the advantage of the rolling meadows for agriculture.

By 1843, the news of rich farmlands in Oregon brought a floodtide of new settlers into the Willamette Valley. Solomon Smith and others encouraged several of these families to settle on Clatsop Plains rather than the Willamette Valley.

Of all the historical events on Clatsop Plains, perhaps the most significant was the establishment of the Pioneer Presbyterian Church. As the congregation grew, it became impractical to meet in private homes and the first building was erected in 1850. A severe windstorm destroyed the original building in 1872 and a new church was immediately constructed. By 1926, the second church was dilapidated and beyond repair, so a fund raising project was started to build a new structure.

As towns and cities came into being, Clatsop County residents felt they needed military protection. In 1852, an Executive Order was given to build a fort west of Hammond and to name it Fort Stevens in honor of General I.I. Stevens, who had been governor of the Washington Territory. The fortification was started in 1863 and completed in 1864, being the first coast defense installation at the entrance to the Columbia River.

Up to a few years ago, the Clatsop Plains was primarily an agricultural area. Development has been mostly around the small lakes in the area and in the towns of Warrenton, Hammond and Gearhart. During the 1920s the Astoria Golf and Country Club was established, taking advantage of the rolling hills and soil that Solomon Smith found so attractive many years earlier. Also during this time, the Roosevelt Coast Military Highway from Astoria to California was completed, which is now called the Oregon Coast Highway U.S. 101.

LANDSCAPE UNITS

Introduction

The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitutes a natural process. The soils, hydrology, wild life, vegetation, and land forms are inter-related as a functional unit. The landscape units provide a framework for development that is based on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the Clatsop Plains planning area are Coastal Beach, Dunes, Alluvial Lowlands, Alluvial Terraces, Coastal Range Foothills, Estuary Wetlands, Freshwater Wetlands, Waterbodies and Shorelands. Figure 1. demonstrates the profiles of the landscape units, while Map 1. shows their locations in the Clatsop Plains planning area.

Further discussion on each landscape unit's capabilities and limitations can be found in the Clatsop Plains 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 this 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 changed to reflect the Coastal Shorelands Goal requirements. The Estuary Wetlands and Freshwater Wetlands landscape unit have been merged together to reflect the requirement of the Estuary Goal.

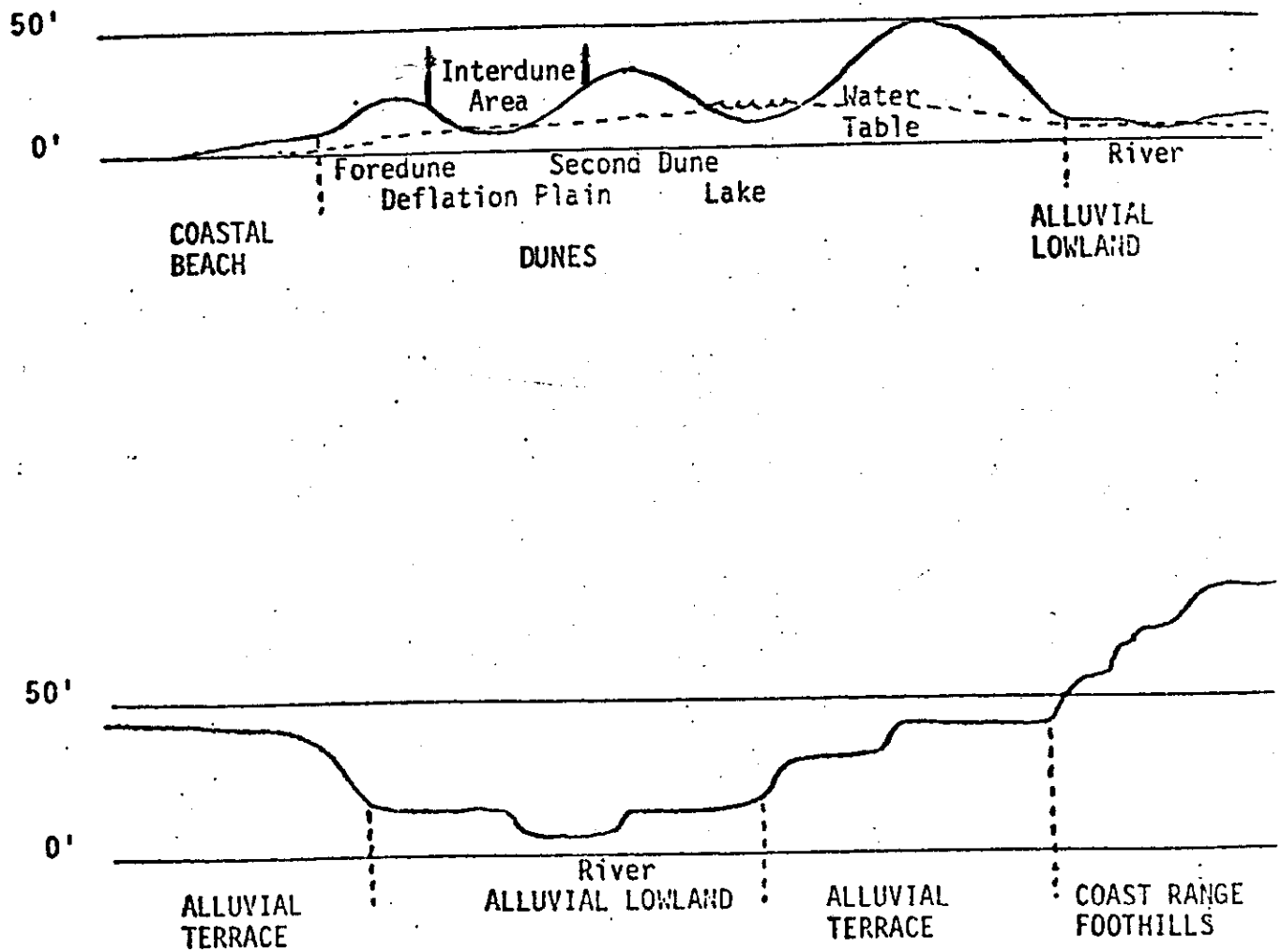
General Landscape Unit Policies

1. Excavations in sedimentary highland (Toms) should be properly engineered to assure against slope failure.
2. Proposed projects involving modifications of established drainage patterns should be evaluated in terms of potential for altering land stability.
3. Loss of ground cover for moderately to steeply sloping lands may cause erosion problems by increasing runoff velocity and land slumpage. Vegetative cover for moderately to steeply sloping areas shall be maintained.

Figure 1.

PROFILES OF THE LANDSCAPE UNITS

BOOK 515 PAGE 414



Coastal Shorelands and Other Shorelands

The Statewide Coastal Shorelands Planning Goal #17 establishes the coastal shorelands planning area to include lands west of the Oregon Coast Highway U.S. 101 and 500 feet from the shoreline of coastal lakes.

The purpose of identifying shorelands is to conserve and protect shorelands, recognizing their value for protection and maintenance of water quality, fish and wildlife habitat, recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent waters.

Within the State Coastal Shorelands Goal, the process for determining the extent of the shorelands requires that coastal shorelands include the following:

- (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.

The extent of the coastal shorelands and other shorelands is shown on the Landscape Unit Map 1A and 1B. 1972 black and white contour aerial photographic maps with a scale of 1" to 100' were used in mapping out the extent of the coastal shorelands. The Soil Conservation Service (Don Leach) assisted the planning staff in identifying the shorelands. The shorelands boundary was mapped using the aquatic vegetation boundary with a minimum distance from the shoreline being 50 feet and the maximum distance depending upon the extent of the vegetation boundary which pretty much followed contour lines, or the extent of geologic instability along the shoreline. Juncus, bell rush, cattails and pond lilies were some of the plants used in determining the extent of the shorelands boundary.

Clatsop Plains Planning Area Goal:

To preserve to the fullest possible extent the scenic, aesthetic, and ecological qualities of the Coastal Shorelands and other shorelands in the Clatsop Plains in harmony with those uses which are deemed essential to the life and well-being of its citizens.

Coastal Shorelands and Other Shorelands Policies

1. No filling or alteration to designated and mapped critical natural holding basins such as lakes, wetlands, or marshlands.
2. Culverts and other roadway or driveway improvements considered necessary by Clatsop County Department of Planning and Development, County Road Department, and State agencies shall be installed in such a manner as not to impede the flow of the drainage way nor impede the passage of resident or migratory population of fish.
3. Mining, dredging, or removal of gravel and similar materials from streams and other surface water shall be strictly controlled to prevent adverse alterations to flow characteristics, siltation pollution, and destruction or disruption of spawning areas.
4. Shorelands identified in this Plan for their aesthetic, scenic, historic or ecological qualities shall be preserved. Any private or public development which would degrade shoreland qualities shall be discouraged.

5. The shoreline setback for structures shall be 100 feet as measured from the aquatic-shoreland boundary. If it can be demonstrated that existing structures on either sides of the lot infringe on the 100 foot setback, the setback shall be determined by the building line common to the adjacent existing structures, provided that in no case shall the structure be set back less than 50 feet without a variance.
6. Planned Developments and subdivisions on shorelands shall provide open space along the shoreland.
7. The public has a right to enjoy and utilize all the public water bodies. No improvement shall be permitted which impedes this ability. Care also must be exercised in protecting the privately owned shorelands.
8. Public and private bridges crossing over public water bodies shall be constructed to standards that insure maximum protection to the persons utilizing the structure and to the water system it crosses. To the maximum extent possible, minimum fill and/or removal shall take place during construction of the bridge.

Recommended Action:

A study should be undertaken to determine a means to remove vegetation in the various lakes within the Clatsop Plains due to the hazards it causes in recreational use of water bodies.

Beaches

Beaches consist of gently sloping areas of loose material (i.e. sand, gravel) that extend landward from the low-water line to a point where there is a definite change in the material type such as vegetation.

Beaches Policies

Use regulations and policies for all beaches are set forth in the Oregon Beach Law (ORS 390.605 et. seq.). This law affirms the public's right to use of the beach. Policies in the state law include the following:

- (a) Improvements on beaches; removal of sand, rock, mineral, marine growth and other natural products; and laying of pipe, cable, or conduit across beaches require permits. Permits are based on the following considerations, among others:
 - (1) The public need for healthful, safe, aesthetic surroundings and conditions; the natural scenic, recreational and other resources of the area; and the present and prospective need for conservation and development of those resources.

- (2) The physical characteristics or the changes in the physical characteristics of the area and the suitability of the area for particular uses and improvements.
- (3) The land uses, including public recreational use if any, and the improvements in the area, the trends in land uses and improvements, the density of development and the property values in the area.
- (4) The need for recreation and other facilities and enterprises in the future development of the area and the need for access to particular sites in the area.

Dunes

Dunes are hills or ridges of sand formed by wind along sandy coasts, The Dune landscape unit includes the following land forms:

- Active Dune is a dune that migrates, grows and diminishes from the force of wind and supply of sand.
- Conditionally Stable Dune is a dune which is presently in a stable condition, but vulnerable to becoming active due to fragile vegetative cover.
- Older Stabilized Dune consists of a dune which is stable from wind erosion, has significant soil development, and may include diverse forest cover.
- Interdune area is a low lying area between higher sand land forms which is generally under water during part of the year. Within the interdune areas, there is a Deflation Plain which is wind scoured to the level of the summer water table.

At the request of the Clatsop County Department of Planning and Development a study was undertaken in 1978 by Leonard Palmer, a geologist at Portland State University to preliminarily identify active dunes, conditionally stable dunes, and dunes subject to ocean undercutting and wave overtopping by the criteria in the LCDC Goals. This report, titled Stability of Coastal Dunes, is included as part of the inventory data.

The County has taken an exception to a portion of the Beaches and Dunes Goal (#18) restricting development on active dunes in the area known as Surf Pines. An exception was taken due to the conflict between the Beaches and Dunes Goal requirements restricting development on Active Dunes in an area already committed for development. The exception process provides ability to deal with these types of conflicts. The exception paper is contained in Appendix C.

Dune Policies

1. Adequate setbacks for structures must be provided by considering the rate of erosion together with the anticipated life of any structures.
2. Residential developments and commercial and industrial buildings are prohibited in areas designated as active dunes, except for areas where the active dune has been committed to these uses (areas where Clatsop County is requesting an Exception to the Beaches and Dunes Goal #18).

3. On active and conditionally stable dunes vehicular traffic shall be confined to hard surfaced roads; recurring pedestrian or equestrian traffic shall be confined to roads or trails.
4. Land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned developments, conditional use permits) shall be reviewed by the Planning Commission or the Department of Planning and Development to insure that the proposed activity(ies) will not result in the drawdown of the groundwater supply which could lead to any or all of the following:
 - a. the loss of stabilizing vegetation,
 - b. the loss of water quality,
 - c. salt water intrusion into the water supply,
 - d. the permanent drawdown of the dune lakes.
5. Foredunes may only be breached on a temporary basis such as in the case of an emergency (i.e. fire control, cleaning up oil spills, and alleviating flood hazards). In all cases the breaching and restoration after breaching should be consistent with sound principles of conservation.
6. Due to their poor suitability for development and high value as wildlife habitat, deflation plains wet for all or part of the year shall be maintained in their natural state to the greatest extent possible.
7. No filling shall be permitted which would raise the grade level of any structure and subvert the intent of the height restriction along beach front lots.
8. Residential developments should be located on the sides of dunes, in order to maintain the views of the Clatsop Plains.
9. The tops of narrow (15') and steeply sloped dunes (greater than 25%) shall be preserved for open space. Development should not be on ridge tops in order to blend with rather than dominate the surrounding landscape.
10. Cluster developments designed to maximize open space toward the beach should be promoted and given preference over subdivisions with sprawling uniformly sized lots.
11. Extensive modification of dunes is strongly discouraged because such activities are difficult to stabilize in addition to the fact that the rolling dunes make up the character of the Clatsop Plains.

12. Roads in dune areas should, as much as possible, be routed along troughs between dune ridges. Roads should not be located in the vegetative area along the face or top of dunes.
13. A buffer strip of 25 feet of natural vegetation shall be required at the end of the active foredune area.
14. The County shall work with the State to provide much stricter enforcement of vehicular traffic on the beaches.
15. State and local jurisdictions should cooperate to evolve the most efficient traffic flow patterns, parking arrangements, and policing requirements for areas on and adjacent to active dune areas, especially parks and access areas.
16. Active dunes are unstabilized sand areas where wind erosion is critical. Types of uses which would be appropriate would be hiking, equestrian and nature trails, historic preservation of an area or structure, beach access points, and temporary open sided structures if adequate stabilization is provided. Off road vehicles, grazing of livestock, structures and sand removal are prohibited uses in active dune areas.
17. Active dune areas may be included within Planned Developments, subdivisions and major partitions as designated open space areas.

Beaches and Dunes Recommended Actions

1. The State, in conjunction with the Clatsop Soil and Water Conservation District and Clatsop County, should develop and implement an education program to explain beach and dune processes to the general public and within schools.
needs to be undertaken
2. A study of the importance of driftwood in the dune building process and the feasibility and likely impact of excessive private or commercial removal of the driftwood.
needs to be developed
3. A comprehensive analysis of the carrying capacity of each of the sand area landforms for recreational use (including ORVs and pedestrian access), livestock grazing and development.
4. The Clatsop Soil and Water Conservation District measurement of dune migration and natural dune building process should be continued.
5. A study is necessary to evaluate the extent to which littoral drift and longshore transport of sediment contribute to the sand supply of beaches, dunes and sand spits in comparison to more local sources (i.e. nearby headlands, shoreline erosion and coastal streams and rivers). Projection of future trends in replenishment and identification of the drift sectors (the areas where these local erosion and accretion processes interact) is also necessary.
6. The Department of Planning and Development should work with state and local law enforcement agencies to obtain greater enforcement of laws designed to protect the vegetation and stability of the dunes.
7. A study of the impacts of sand removal from active dune areas for the purpose of maintaining views should be undertaken.

The Columbia River Estuary

There are two estuary systems within the Clatsop Plains: the Clatsop Spit area which is part of the Columbia River Estuary and the Necanicum Estuary. A plan for the shoreland and estuary of the Columbia River was prepared by the Columbia River Estuary Study Taskforce (C.R.E.S.T.), whose recommendations form the basis for managing the resources of this area. CREST was a bi-state voluntary planning organization that was organized in 1974 to develop a coordinated regional estuary management plan for the Lower Columbia River. The County has participated in the planning of the estuary as a member of the regional council of CREST.

The following definitions will help one better understand this portion of the Comprehensive Plan concerning the estuaries:

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.

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.

AQUATIC AND SHORELAND USE DEFINITIONS AND CRITERIA (SUMMARY)

Natural Aquatic

1. significant tidal marshes and mud-sand flats
2. ecologically important water areas where less protective designation would be detrimental to those values
3. managed for resource preservation and protection, no man-made alterations

Natural Shoreland

1. unique or highly valuable vegetative or wildlife habitat
2. critical habitat for endangered/threatened species where less protective designation would be detrimental to those values
3. other highly valuable and/or scarce habitat
4. managed for resource preservation and protection, no man-made alterations

Conservation Aquatic

1. smaller, but valuable tidal marshes, beaches and flats
2. open water areas for recreation, resource use
3. managed for resource conservation, recreation and low-moderate intensity human use

Conservation Shoreland

1. intensively managed forests/multiple use
2. scenic areas/valuable wildlife habitat/geological hazard areas
3. managed resource conservation, recreation and low-moderate intensity human use

CREST has developed Regional Policies for the Columbia River Estuary which are contained in the County-wide Element of the Comprehensive Plan. These policies serve as the base policy statement for the County on development and other actions related to the estuary.

As part of the CREST Planning Program for the Columbia River Estuary, the Estuary was divided into 5 planning areas, with each of the planning areas being broken into subareas. The Upper Skipanon River Subarea is part of the Youngs Bay-Astoria Planning Area, while Fort Stevens State Park Subarea is part of the Lower River and Islands Planning Area.

Upper Skipanon River

This subarea includes portions of Warrenton and Clatsop County. It is bounded on the north by U.S. Highway 101; it follows the Skipanon River and several small tributaries southward to the extent of tideland soils. Although it is a predominantly rural area with parcels of agricultural and timber lands, a portion of the old Amax industrial site is included. Portions of the area east of the Skipanon River outside the present Warrenton city limits are inside the Warrenton Urban Growth Boundary.

The development potential is generally low except along the right-of-way of the proposed realignment of U.S. Highway 101 and in the small portion of the subarea which is part of the Amax industrial site. Within the present Warrenton city limits there are residential and commercial uses as well as the high school. East of the Skipanon River, the proposed Urban Growth Boundary includes the Amax industrial property. Water quality is a problem in the Skipanon River; industrial development in the area should not be permitted to contribute to this problem. The remainder of the subarea has low development potential. Low intensity uses which do not harm the freshwater wetland areas along the river are the most appropriate.

Upper Skipanon River Subarea Policy

Notwithstanding the DEVELOPMENT designation for aquatic areas within the industrial site, development in and adjacent to those creeks shall be carried out so as to minimize stream sedimentation, preserve riparian vegetation and preserve water quality.

Fort Stevens State Park

This subarea consists of the northern part of Fort Stevens State Park and includes Clatsop Spit, the embayment behind the spit known as Trestle Bay, and the adjacent shorelands southeast to the Hammond town limits. This area does not overlap with other management units and contains waters, wetlands, and shorelands.

Erosion problems along Jetty Sands and on Clatsop Spit just south of the South Jetty, use of the area by four-wheel drive vehicles, removal of beach logs, the possibility of ocean waves breaching the spit south of the jetty, and biological restoration are issues of concern. While some structural control over erosion south of the jetty may eventually be required, non-structural means of erosion control are more suitable in a State park. Restoration would involve increasing the size of Trestle Bay by sand removal at the edges, allowing wetland habitat to replace upland habitat.

Fort Stevens State Park Subarea Policy

Off-road and all-terrain vehicles should be allowed only in those areas specifically designated for their use.

The Necanicum Estuary

The Necanicum Estuary is located in the cities of Seaside and Gearhart and the County. This estuary is confined to the area of sands that have built up as a result of longshore drift and wind transport of Columbia River sediments. A seasonal high water table exists over much of the area surrounding the estuary. Water quality problems within the basin include low levels of dissolved oxygen and high levels of phosphorous content, both of which occur in the Necoxie River.

The Necanicum Estuary has been physically altered by man through numerous fillings, riprapping and the extension of the sand spit.

In planning for the Necanicum Estuary, the cities of Seaside, Gearhart and the County jointly worked together to develop a coordinated plan for the estuary. Neal Maine, a local biologist, served as a consultant providing biological information and technical expertise to the Necanicum Estuary Committee which consisted of the cities' and County's elected officials and staffs.

The Necanicum Estuary is classified as a Conservation Estuary. Conservation estuaries shall be managed for long-term uses of renewable resources that do not require major alterations of the estuary.

The purpose of the following goals and policies is to establish a basis for the conservation and development of the Necanicum Estuary. As a conservation estuary, the Necanicum is designated for long-term uses that do not require major alteration of the estuary, except for purposes of restoration. Specific policies and standards are meant to support and further the goals.

Necanicum Estuary Goals and Policies:

Goal 1: To maintain all identified marsh areas in their natural, productive, condition.

Policy A: As a conservation estuary, the Necanicum shall be managed primarily to protect its natural resource values. Permitted uses or activities in the estuary that result in significant alteration, including filling, dredging, rip-rap, road building and similar activities shall not be carried out in salt marshes or associated freshwater wetlands.

Policy B: Uses or activities that do result in alteration of estuarine areas shall only be permitted in areas of existing alteration. The Necanicum River in the vicinity of downtown Seaside, other than marshes, is generally considered capable of sustaining development, whereas the upper Necanicum, the Neawanna and the Neacoxie estuary areas are not.

Goal 2: To manage areas and uses adjacent to marshes to protect the integrity of the marshes themselves.

Policy A: In most areas, freshwater marshes that are adjacent to the estuary have been included within the estuary boundary. These areas are considered unsuitable for intensive development (filling and construction primarily), because of their resource value, poor suitability for development, and the effect development would have on the estuary.

Policy B: Development that takes place in areas upland from the estuary shall respect the natural functions of the adjacent water areas. Shoreland standards should include as a minimum, control of vegetation removal, storm water runoff and public access. A general rule should be the more intensive the development, the more careful the control of adverse impacts.

Goal 3: To encourage the restoration of the estuary and its physical and biological resources.

Policy A: All jurisdictions and organizations with an interest in the productivity of the estuary should work together to encourage the U.S. Army Corps of Engineers or other agency to investigate the restoration of the mouth of the estuary in order to improve tidal and salinity patterns.

Policy B: Development that takes place in areas adjacent to natural estuarine designations shall be carefully reviewed to insure that it is designed in a manner that will protect the integrity and function of the natural area. Additional buffers, setbacks or other controls may be required in order to carry out this policy.

Goal 4: To achieve an improved level of water quality in the estuary by the improvement of wastewater discharge, the careful control of storm water runoff, and the prevention of erosion of uplands areas.

Policy A: The City of Seaside is attempting to rebuild its sewage treatment plant at the present time. The present level of discharge is causing severe water quality problems during peak summer months when stream runoff is low, tides are low and wastewater flows are high. Because of funding problems, EPA construction funds for the treatment plant appear to be postponed for several years. The cities and county, in conjunction with DEQ and State Fish and Wildlife, should: (1) investigate an interim solution to the problem to reduce the impact on water quality, and (2) investigate placement of the wastewater outfall so as to improve flushing of treated wastewater.

Policy B: Because of the potential damage storm water runoff can cause in estuaries, standards for storm water drainage systems shall provide for the use of natural drainage systems (streams, etc.) wherever possible, and for the dispersion of storm water from parking lots and streets prior to entering the estuary. Storm water outfalls shall always be directed away from significant marshes and tideflats.

Policy C: The Oregon Forest Practices Act shall be strictly enforced to insure that logging and other forest management does not adversely impact the estuary. The State Department of Forestry should be made aware of the special characteristics of the estuary environment, and the need for special protection. Local governments should take an active role to insure the enforcement of the Forest Practices Act.

Goal 5: To protect riparian (streambank) vegetation within the Necanicum Estuary.

Policy A: Streambank vegetation shall be protected in order to provide wildlife habitat, prevent shoreline erosion, filter storm runoff, protect structures from flood hazards, and for aesthetic purposes. Wherever vegetation must be removed, for rip-rap, public access, bridge placement, and so forth, efforts shall be made to replant after construction.

Policy B: Through the building permit, zoning and subdivision approval processes, the County shall provide standards for setbacks of structures, fills or other alterations from the shoreline.

Goal 6: To protect fish and wildlife habitat throughout the Necanicum estuary.

Policy A: Fish and wildlife habitat of the Necanicum estuary system contributes a great deal to the environmental quality and economy of the area. Actions that would reduce the habitat value of the estuary shall be carefully evaluated in this light. The Oregon Department of Fish and Wildlife shall be consulted whenever such actions are proposed in order to determine the impacts.

Goal 7: To increase the public understanding of the value and functioning of the estuary and the river.

Policy A: The County strongly encourages school districts and the community college to continue programs in Marine Ecology and Oceanography in order to promote this goal.

Policy B: The County should participate in a regional organization (such as CREST) that maintains a staff capable of evaluating development proposals and working with resource agencies.

Goal 8: To foster cooperation among jurisdictions and agencies in the management of the estuary.

Policy A: Since actions in the estuary extend beyond corporate boundaries, all jurisdictions on the estuary shall participate in the evaluation of development proposals affecting the estuary. This may be carried out in the state and federal permit processes, or through the conditional use or subdivision permit process at the local level. The Oregon Department of Fish and Wildlife shall be used as a resource to evaluate the proposals.

Alluvial Lowlands

Alluvial lowlands occur on valley floors which have resulted from the deposition of material by water. Examples in the Clatsop Plains are the lowlands along the Skipanon and Necanicum Rivers. Characteristics of the alluvial lowlands landscape unit are floodplains, diked lands and peat soils.

Alluvial Lowlands Policy

Development on peat and other compressible soils shall be discouraged. In those areas where development has already occurred on peat and other compressible soils, policies on compressible soils in the County-wide Element shall apply.

Alluvial Terraces

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. Stream down-cutting has caused the terraces to be higher than the present valley floor. Alluvial terrace deposits consist of gravel, sand, and finer material. Alluvial terraces are present above the Skipanon River and in the area east of the Necanicum River.

Alluvial Terraces Policy

The County should encourage development on this type of landscape unit due to the slight to moderate slopes and the moderately well drained soils.

Coast Range Foothills

The Coast Range foothills in the Clatsop Plains consist of the western slopes of the Clatsop Ridge. The ridge divides the Lewis and Clark River drainage on the east from the Skipanon River drainage and the Clatsop Plains on the west. These foothills are minor hills on the edges of the Coast Range Mountains. They range in elevation from 50 to 500 feet, are generally composed of sedimentary rock, and tend to have rounded ridge tops.

Coast Range Foothills Policy

The predominant land use on this landscape unit should be forestry and low density residential use. This is due to the characteristics of soils in this landscape unit which have potential for mass movement.

	<u>Page</u>
Map 1A. Landscape Units for the Northern Clatsop Plains Area.	III - 19
Map 1B. Landscape Units for the Southern Clatsop Plains Area.	III - 20

NATURAL RESOURCES

Forest Lands

Most of the forest lands within this planning area have a forest site class of 2 and 3 and are owned by Crown Zellerbach Corporation. There are several small holdings owned by the State, County and numerous small woodlot owners. Past development pressure has been directed away from forest lands, except when adjacent to urban areas, due to the high groundwater or steep slopes.

Agricultural Lands

Over the years, most of the farming on the Clatsop Plains has been on the peat bogs for cranberry production and grazing of livestock on the rolling dunes. Most development is not suited for cranberry bogs due to the high groundwater and compressible soils. Large parts of the Clatsop Plains dunes have been committed for other uses than farming over the years.

Mineral Aggregates

Over the years, several areas in the Clatsop Plains have been mined for sand. The availability of sand will continue to play an important role in various construction projects in the County. There are no extensive gravel deposits in the Clatsop Plains. Basalt is the major source of crushed rock. Within the Clatsop Plains area there is a site which is being mined south of Cannon Beach junction.

Policies pertaining to forest lands, agricultural lands and mineral aggregates can be found in the County-wide Element of the Comprehensive Plan (to be adopted Spring 1980).

Water Quality - Clatsop Plains Aquifer

On the sand dunes of the Clatsop Plains, about 80 inches of precipitation falls annually of which one-half is estimated to recharge the groundwater retained by the pervious loose sands.

The U.S. Geological Survey Water Supply Paper 1899-A (1970) identified a large area with substantial amounts of developable groundwater in the Clatsop Plains. Due in part to the findings of that study and the prospect of high density development utilizing septic tanks which would contaminate the groundwater, a partial moratorium on the installation of septic tanks was placed on the Clatsop Plains in 1970 by the Oregon Environmental Quality Commission (EQC). The moratorium did allow some new housing on existing developed subdivisions and tax lots.

Between 1969 and 1976 the Oregon Department of Environmental Quality (DEQ) conducted water quality surveys of the groundwater and selected lakes and streams in the Clatsop Plains. The survey data showed a few wells approached the U.S. Public Health Service drinking water standards of 10 mg/l nitrate-nitrogen ($\text{NO}_3\text{-N}$).

Based on this data the DEQ concluded that groundwater degradation would become more acute with continued construction of new housing at urban densities with on-site disposal systems. Therefore, on April 1, 1977, the Oregon Environmental Quality Commission (EQC) passed a resolution which prohibited any development utilizing septic tanks in the Clatsop Plains area. The EQC stipulated that the moratorium could be lifted on an area by area basis if local government provided sufficient evidence.

Clatsop County retained Randy Sweet, a consulting hydrogeologist, to analyze the groundwater in the unincorporated portions of the Clatsop Plains and to make recommendations that would lead to a partial lifting of the EQC moratorium. His report, The Carrying Capacity of the Clatsop Plains Sand-Dune Aquifer, recommended that 1.6 square miles of aquifer be set aside for future use as a water supply source, that six densely developed areas remain under the moratorium, and that the remainder of the area be permitted to develop at a density of one dwelling unit per acre. In conjunction with the study, a groundwater monitoring program was begun. The results of this monitoring will be used to reevaluate the accuracy of the 1 dwelling unit per acre figure. On October 27, 1977 the Environmental Quality Commission lifted the moratorium on a portion of the Clatsop Plains, as described in the Sweet study, and permitted development to proceed at a density of 1 dwelling unit per acre.

The County has requested federal assistance under Section 208 Wastewater Management Planning Funds to do additional research of the Clatsop Plains aquifer. The purpose of this study is to expand and refine previous groundwater studies by establishing a comprehensive series of water quality monitoring wells on the Clatsop Plains. Water quality data would be obtained for a complete year. Particular emphasis would be placed on the level of nitrate-nitrogen. The results of the monitoring program will be used to make recommendations on removing the moratorium from the remaining areas.

Clatsop Plains Aquifer Policy

Land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned developments, conditional use permits) shall be reviewed by the Planning Commission or the Department of Planning and Development to insure that the proposed activity(ies) will not result in the drawdown of the groundwater supply which could lead to any or all of the following:

- a. the loss of stabilizing vegetation,
- b. the loss of water quality,
- c. salt water intrusion into the water supply, and
- d. result in the permanent drawdown of dune lakes.

Recommended Actions

1. To avoid desiccation of the groundwater lakes and encroachment of sea water, a water management program which is consistent with the water-budget equation for the Clatsop Plains should be developed. The County should request technical and financial assistance from state and federal agencies in evaluating water development potentials.
2. The County, in cooperation with other local jurisdictions, should consider a cost/benefit comparison of developing the Clatsop Plains aquifer as a water source with other sources of water supply.

CRITICAL HAZARD AREAS

The intent of this section is to identify those hazards unique to the Clatsop Plains, and to establish a procedure whereby proposed uses of these areas can be examined in order to protect life and property. Map 2A and 2B show the various types and locations of hazards in the Clatsop Plains.

Mass Movement

Potential mass movement areas within this planning area exist in the Coastal Foothills. All of these areas are within a CONSERVATION designation, allowing for low intensity uses.

Flooding

Several areas of the Clatsop Plains are subject to a seasonally high water table. Also areas along the beaches and estuaries are subject to damage from high storm tides or tsunamis.

Compressible Soils

Most of the soils with high groundwater levels also experience problems due to the compressible properties of the soils. Within the Clatsop Plains Plan, a high percentage of the compressible soils are designated for farm use.

Wind and Ocean Shoreline Erosion

The coastal beaches and dunes of Clatsop County are fragile landscape units. They are fragile because they are composed of easily moveable sand which if not managed properly may threaten human life and property.

Beaches are the key resource in the formation of sand dunes by wind action and the development of sand spits by littoral drift. Vegetation, wetness of sand, and sand supply are also critical in the formation of sand dunes. The wind and ocean which are so critical in the formation of dunes are also the same forces which erode them.

Wind and ocean shoreline erosion show up on the beach by the wearing away of the foredune. The major hazards associated with these types of erosion are to structures or buildings. These may be damaged by removal of material from under the foundations, sand blasting, or by burial.

Policies pertaining to mass movement, flooding and compressible soils can be found in the County-wide Element of the Comprehensive Plan, while policies for Wind and Ocean Shoreline Erosion are below.

Wind and Ocean Shoreline Erosion Policies

1. Clatsop County shall prohibit:
 - a. the destruction of stabilizing vegetation (including the inadvertent destruction by moisture loss or root damage),
 - b. the exposure of stable and conditionally stable areas to erosion, and
 - c. construction of shore structures which modify current or wave patterns or the beach sand supply.
2. Erosion shall be controlled and the soil stabilized by vegetation and/or mechanical and/or structural means on all dunelands. After stabilization continuous maintenance should be provided.
3. Removal of vegetation during construction in any sand area shall be kept to the minimum required for building placement or other valid purpose. Removal of vegetation should not occur more than 30 days prior to grading or construction. Permanent revegetation shall be started on the site as soon as practical after construction, final grading or utility placement. Storage of sand and other materials should not suffocate vegetation.

4. In all open sand areas, revegetation must be closely monitored and carefully maintained, including restrictions on pedestrian traffic. Revegetation should return the area to its preconstruction level of stability or better. Trees should be planted along with ground cover such as grass or shrubs. To encourage stabilization, a revegetation program with time limits shall be required by the Planning Department as a condition of all building permits and land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned development, conditional use permits).
5. Removal of vegetation which provides wildlife habitat shall be limited. Unnecessary removal of shoreline vegetation shall be prohibited.
6. Site specific investigations by a qualified person such as a geologist, soils scientist, or geomorphologist may be required by the County prior to the issuance of building permits in open sand areas, on the ocean front, in steep hillsides of dunes, regardless of the vegetative cover, and in any other conditionally stable dune area which, in the view of the Planning Director or Building Official, may be subject to wind erosion or other hazard potential. Site investigations may be submitted to the State Department of Geology and other agencies for review of recommendations.
7. Log debris plays an important role in the formation and maintenance of foredunes. Therefore, driftwood removal from sand areas and beaches for both individual and commercial purposes should be regulated so that dune building processes and scenic values are not adversely affected.

Recommended Action

The County should work with the Clatsop Soil and Water Conservation District in determining whether their three zones affecting dunes are needed in light of new state law requirements.

	<u>Page</u>
Map 2A. Hazards in the Northern Clatsop Plains Area.	III - 24a
Map 2B. Hazards in the Southern Clatsop Plains Area.	III - 24b

CULTURALHousing

In general, housing in the Clatsop Plains is newer and valued slightly higher than the County as a whole. This is because building activity has been very strong in recent years. An estimated 49 units per year including mobile homes have been built on the Clatsop Plains since 1970. This amounts to slightly less than one-third of all the new units in the unincorporated County.

Recreational vacation homes make up about 30% of the housing on the Clatsop Plains and is almost entirely conventional single family homes. Within the Clatsop Plains, there has been a gradual conversion of second homes to permanent dwellings, such as in Sunset Lake and Shoreline Estates developments. The percentage of second homes in the Clatsop Plains is expected to decrease somewhat in the coming years due to this current trend of second home conversion.

Mobile homes also make up a large portion of the housing stock in the Clatsop Plains (13.5%). The 195 mobile homes on the Plains today are a marked increase from 1970. Because of the economic attractiveness of mobile homes this demand is expected to increase.

In spite of the large number of fairly new housing units there are also a substantial number of units that are in poor condition. Small clusters of these units appear in the area south and east of Seaside as well as in the Stanley Lake and Sunset Lake areas. Some of these homes may have been poorly built originally to be used as vacation cabins.

The population increase in the Clatsop Plains has been strong but moderate, 1.9% per year. The population was 2,019 in 1970 and is estimated at 2,213 as of July 1, 1978. Projections based on this past trend show 3,599 by the year 2000. Based upon this projection, approximately 900 new housing units will be needed in the Clatsop Plains by the year 2000.

Clatsop Plains Housing Goal:

To provide adequate numbers of housing units at price ranges and rent levels commensurate with financial capabilities of the households in the region and to allow for flexibility in housing location, type and density.

Housing Policies

1. Planned developments and the replatting of old subdivisions should be encouraged in order to preserve steep slopes and other sensitive areas in their natural condition.
2. The location of a mobile home on an individual parcel of land shall be an outright use in those areas designated CONSERVATION and Exclusive Farm Use. In areas designated RURAL a double wide or wider mobile home shall be an outright use in those areas south of Del Ray Beach and a Conditional Use to the north.

3. Areas shall be provided for mobile home parks within the cities' Urban Growth Boundaries.
4. Opportunities shall be provided for elderly and low income housing within the cities' Urban Growth Boundaries due to the availability of services provided.
5. In order to implement the policy of encouraging growth to occur within urban growth boundaries: subdivisions, planned developments and major partition approvals shall not out-strip RURAL needs. Subdivisions, planned developments or major partition approvals shall be based upon: (1) existing vacant lots within urban growth boundaries and rural areas, (2) projected rural housing needs. (Approximately 42 units per year or 214 units over a 5 year period.)

Public Facilities and Services

Sewer Systems

Within the planning area, sewer systems operate in the Cities of Warrenton and Seaside. In addition, the Town of Hammond is in the process of building a sewer which will connect to the City of Warrenton system. Camp Rilea and Shoreline Estates near Cullaby Lake in the unincorporated Clatsop Plains have small sewer systems.

The City of Warrenton sewage

treatment plant currently serves a population equivalent of 2,000 people with a design capacity population equivalent of 4,500 people (or 450,000 gpd of sewage). The city may need to expand the treatment plant sometime around 1985 due to sewer service extended to Fort Stevens State Park and the Town of Hammond. Both the Cities of Warrenton and Seaside have policies of not expanding the sewer system to unincorporated private property.

The sewage treatment plant at the City of Seaside is serving a population equivalent of 5,000 people which is at the capacity of the treatment plant. The plant's efficiency has degraded over the last few years and is unable to consistently maintain the required treatment standards. The City is in the process of trying to expand the treatment plant, which would occur sometime around 1981.

The City of Gearhart handles its sewage with on-site disposal systems and is currently under the Department of Environmental Quality moratorium. Based upon the County's Aquifer Study by Randy Sweet recommending a 1 acre density and the City's inventory of vacant lands, the Department of Environmental Quality has allowed the City to issue an additional 57 septic tank permits. At this time Gearhart is waiting for the results from the 208 Water Quality Study before further action will occur.

program
To meet the continued expansion of the National Guard training, a sewage lagoon system has been constructed on the southeast boundary of Camp Rilea. The system is designed for a population equivalent of 300 people year round. Camp Rilea sewer system could provide treatment to a sanitary district in the area around Sunset Beach and Cullaby Lake. The district, if formed, would have to operate the treatment plant and pay for expansion of the treatment system.

Shoreline Sanitary District in the northwest corner of Cullaby Lake serves a population equivalent of 220 people with a capacity of 500 people. The owner of the system is looking into the possibility of expanding the plant's capacity to an equivalent of 1,200 people.

Sewer Policies

1. Sewage systems should be allowed in those areas outside of the Urban Growth Boundary only to alleviate a health hazard or water pollution problem which has been identified by the Department of Environmental Quality and will be used only as a last resort.
2. The Shoreline Estates sewer system located near Cullaby Lake shall expand its sewer service area only to the current existing treatment plant's design capacity of approximately 500 people. Further development of this intensity on the Clatsop Plains shall occur within the Urban Growth Boundaries.

Water Systems

Within the Clatsop Plains area, there are nine water systems: City of Warrenton, Town of Hammond, City of Gearhart, Sunset Lake Water Service District, Shoreline Development Inc., Palisades Pipeline Company, City of Seaside, Stanley Acres and Surf Pines Water Association.

The City of Warrenton system furnishes water supply for a surprisingly large area which includes in addition to Warrenton, the City of Gearhart, Town of Hammond, Fort Stevens, Camp Rilea, Sunset Lake Water Service District, Shoreline Development Inc., and the Palisades Pipeline Company. The Warrenton water supply pipeline parallels the Coast just east of U.S. Highway 101 for the entire distance from Gearhart to Warrenton. The system has approximately 1,385 connections of which 375 are in the unincorporated plains. The main water line has the capacity between 12 or 15 mgd. The current maximum daily consumption of the Warrenton system is 3.9 mgd. At the present time, the City of Warrenton has an open policy on hook-ups to the main water line. Future water demands in Warrenton are somewhat uncertain although it appears that the system has been sized with considerable excess capacity in the City's hopes of attracting industrial water customers. At the present time, Warrenton is looking for additional sources for water supply, as well as additional storage capacity.

The City of Seaside provides water to Stanley Acres and the area to the south of Seaside. The main water supply is from a source on the south fork of the Necanicum River about eight miles southeast of the city. An auxiliary supply source is located on the Necanicum River below the reservoir. The water system must serve a five-month summer population of up to 15,000 on the week days and 30,000 on weekends. Future water supply capability is good, but additional storage capacity may be necessary.

Below are the water systems in the unincorporated Clatsop Plains. Shoreline Development Inc. is the only system looking at possible future expansion of its service area.

System:	Sunset Lake Water District
Estimated Total Population Served:	200
Existing Source and Water Rights:	City of Warrenton
Estimated Capacity of System:	400+ connections
 System:	 Shoreline Development Inc.
Estimated Total Population Served:	69 services
Existing Source and Water Rights:	City of Warrenton
Estimated Capacity of System:	89 services
 System:	 Surf Pines Water Association
Estimated Total Population Served:	110 services, all metered
Existing Source and Water Rights:	Two well systems
Estimated Capacity of System:	No data
 System:	 Palisades Pipeline Co.
Estimated Total Population Served:	33 services, all metered
Existing Source and Water Rights:	City of Warrenton
Estimated Capacity of System:	No data
 System:	 Stanley Acres Water Association
Estimated Total Population Served:	86 services, all metered
Existing Source and Water Rights:	City of Seaside
Estimated Capacity of System:	150 services

Schools

The two school districts within the planning area (Warrenton and Seaside School Districts) have no plans at this time to build any new schools in the Clatsop Plains. Warrenton School District will be building a new school to replace the Warrenton Elementary and Ft. Stevens Junior High School.

District #30 Warrenton

	<u>Grades</u>	<u>Enrollment (As of 1978)</u>	<u>Capacity</u>	<u>Year Built</u>
Warrenton Elementary	K-6	369	370+	1916
Fort Stevens Junior High	7-8	101	125	1890
Warrenton High School	9-12	281	300	1948

District #10 Seaside

	<u>Grades</u>	<u>Enrollment (As of 12/78)</u>	<u>Capacity</u>	<u>Year Built</u>
Seaside Heights Elementary	K-6	458	478	1974
Gearhart Elementary	K-6	244	275	1948
Broadway Junior High School	7-8	251	280	1949
Seaside High School	9-12	508	600	1958
Cannon Beach Elementary	K-6	150	140	

Flood Control

The Skipanon Water Control District covers the Skipanon River area, Warrenton, and Cullaby Lake. The District provides flood protection, controls the water level for recreation use at Cullaby Lake and helps to minimize shrinking and swelling of the peat soils.

Fire Protection

Fire protection in the unincorporated Clatsop Plains is provided by three Rural Fire Protection Districts: Warrenton RFPD, Gearhart RFPD and Seaside RFPD. These rural protection districts levy taxes and contract for service from the cities. The cities' fire departments are all manned by volunteers, with fire insurance ratings varying from 4 to 8. The rate is based upon distance from the fire station, size and location of the fire hydrant. None of the fire districts have plans to place fire stations in the Plains.

TransportationHighways

Roads within the County maintenance system are generally narrow, uncongested and, based upon Public Needs Survey results, the residents generally think they are adequate. Most of the driving in the planning area is done on U.S. Highway 101, which is the main connection between the cities of Astoria, Warrenton, Gearhart and Seaside. The seasonal fluctuation in traffic on U.S. 101 near Gearhart varies as much as 57% from January to August, while U.S. 26 can vary 68%. U.S. 30 and Route 202 have much less variation, 30% and 28% respectively. On a peak day, traffic counts show U.S. 26 and 101 are well over the design capacity for a 2 lane highway.

U.S. 101 was built before the State began to acquire rights-of-way along highways. The State Highway Department has only a few areas along U.S. 101 where access points can be limited. This, combined with the City of Warrenton main water line running parallel to U.S. 101 and the City having no policies controlling water hookups, has created concern over strip development along the highway. There are already approximately 170 different access points along U.S. 101 between the cities of Warrenton and Gearhart.

A proliferation of access points to U.S. 101 and other roads can: 1) destroy the traffic function of the streets and highways, 2) create safety hazards, and 3) result in costly highway improvements at the expense of the public and individual property owners.

Access controls along U.S. 101 can possibly provide the most cost-effective means of maintaining manageable highway capacity and should be implemented wherever feasible. Control of access will improve the capacity of the highway, and reduce accidents and congestion.

Additional transportation policies can be found in the County-wide Element of the Comprehensive Plan.

Clatsop Plains Transportation Goal:

The County will develop policies which minimize the number of access points on U.S. 101.

Transportation Policies

1. The development of new access points onto U.S. 101 shall be kept to a minimum number. It is the intent of this policy to reduce the potential for accidents, and to provide the most efficient means of maintaining highway capacity. Planned Development, subdivision, major partition regulations shall be written so as to implement this policy.
2. Minor partitioning shall be required for all property adjacent to U.S. 101. 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 Clatsop Plains Community Plan.
3. Streets in new developments shall be designed to minimize disturbance of the land by following contour lines (as an alternative to a grid pattern) and avoiding cut-and-fill construction techniques.
4. Unnecessary rights-of-way should be used as green belts, walking trails or bike paths where appropriate.
5. To minimize negative visual and noise impacts of U.S. 101, a buffer screen of existing vegetation shall be required for residential properties along U.S. 101. Planted vegetation should be encouraged in those areas along U.S. 101 where none presently exists. The buffer shall be 25 feet wide, unless the size of the lot and natural topography would create a hardship.

Rail

Rail service in Clatsop County is provided by Burlington Northern and is limited to freight traffic. The line running from Seaside to Camp Rilea is in the process of being abandoned. Most of the railroad right-of-way will revert back to the adjoining property owners.

Recommended Action

Further study should be done by the County Department of Planning and Development on what portions of the rights-of-way will not revert back to property owners. And if some of the rights-of-way do not revert back, further work should be done on how the rights-of-way should be used.

Air Transportation

The Seaside Airport, operated by the State of Oregon, is the only airport in the planning area. The general aviation airport has a low number of users, consisting mostly of single engine aircraft. The Aeronautics Division of Oregon Department of Transportation is very much concerned with existing and proposed development around the end of the airport runways. They will be conducting a study of the airport sometime in 1979, which will provide some direction on the future of the airport.

Recommended Action

The Seaside-Gearhart Citizen Advisory Committee, the County, the Cities of Seaside and Gearhart, and the State Aeronautics Division should work together in developing the Seaside Airport Plan.

Preservation, Recreation, Scenic, and Open Space Areas

The rural atmosphere of the Clatsop Plains is directly related to the large proportion of land that is presently in open space. Forest lands along the Coastal Foothills form the eastern boundary of the Clatsop Plains, while to the west is a wide strip of sandy beaches. Between the beaches and forest lands large amounts of open space still exist in the form of farms, large ownership of land, Camp Rilea and golf courses.

One of the highest priorities for the Clatsop Plains and Seaside-Gearhart CACs has been the importance of maintaining the semi-rural character of the Clatsop Plains and to preserve large amounts of open space. However, with property tax laws, property rights, and local government financial limitations to purchase open space, there is no simple solution to this objective. The Community Plan recommends a strategy for preserving open space that is consistent with the statewide planning goals as well as local concerns. The policies for the preservation of open spaces and for the accommodation of residential development in the planning area is reflected in the following sections on open space.

Open space can exist through a wide variety of different land uses as shown by the following categories:

<u>Categories</u>	<u>Examples</u>
Resource Management	Forest/farm lands
Preservation	Aquifer recharge, Historic, Fish and Wildlife areas
Recreation	Fort Stevens State Park
Scenic/Buffer	Open space in subdivisions

Maps 3A and 3B show the location of the various types of open spaces within the planning area.

Resource Management

Open space is one of the benefits that results from resource management. Resource management relates to the ability of the land to yield a resource on a sustained basis. These resource management lands, such as forest and agricultural lands, provide or have potential economic value which requires some form of protection to maintain their wise utilization.

Preservation

Aquifer Recharge

The Clatsop Plains aquifer is like a large underground lake which has the potential of supplying vast amounts of drinking water. Based upon the recommendations made by Randy Sweet's study of the aquifer, all of Camp Rilea and several acres of County-owned land at Del Rey Beach have been set aside as "prime aquifer". These lands will be designated CONSERVATION for long term groundwater supply development.

Historic Areas

The Clatsop Plains is rich in history, containing many historical sites to stir one's interest in the past. Maps 3A and 3B show the mapped historic sites which were prepared by the Clatsop County Historical Advisory Committee under the direction of the Clatsop County Commission in 1976.

In 1975, the State Transportation Commission established the Oregon Coast Trail. Between the mouth of the Columbia River and Gearhart all of the Coast Trail is on the beach. At the City of Gearhart, the trail turns inland in order to go around the Necanicum River. It parallels U.S. 101 on the highway shoulder into the City of Seaside, where it follows city streets to the beach access. From the southern edge of Seaside, the Coast Trail ascends Tillamook Head to Ecola State Park.

Recreational Policies

1. Recreational vehicle parks shall only be permitted in the urban growth boundaries in the Clatsop Plains.
2. The World War II lookout site, dune area west of Sunset Lake and the land northeast of Camp Rilea should be kept in County ownership. These areas should be preserved for their scenic value as well as for wildlife value.
3. The designated bike trail going down the Coast shall be changed to follow U.S. 101 instead of along the Lewis & Clark Road.
4. Recreational users shall not be allowed complete and free use of the more delicate beach/dune land forms (active dune areas). Access to these areas should be limited and only via stabilized trails.
5. Clatsop County should adopt the Fort Stevens State Park Plan as part of the Clatsop Plains Community Plan.
6. State and local jurisdictions should cooperate to evolve the most efficient traffic flow patterns, parking arrangements and policy requirements for areas on and adjacent to active dune areas, especially parks and accesses.

Recommended Action

Further research should be done on a possible trail going from Fort Clatsop National Park to the coastal beaches.

Scenic Areas

Scenic areas are defined as those sites, viewpoints, areas or structures that have significant visual worth, that are pleasing to look at. This is a resource that is of great important to this planning area. Places such as Tillamook Head, the vast sandy beaches and the Clatsop Spit attract visitors

from all over the world due to the scenic beauty of these areas.

Clatsop Plains Planning Goal:

Important vistas, views of the ocean, and other significant visual features should be preserved and the obstruction of these vistas should be discouraged.

Scenic Area Policies

<u>Area</u>	<u>Perspectives</u>	<u>Policy or Control</u>
Beach/ocean	All directions	1. In order to provide the greatest view potential for properties along the ocean, the building height shall be limited to 18' on beach front lots and 26' for adjacent properties.
World War II Viewing Point	Ocean beaches, Clatsop Plains and Tillamook Head	2. The County owns about 40 acres of land. This land should be set aside for its scenic value.
Lewis & Clark Road above Thompson Falls	Seaside-Gearhart area, ocean, Tillamook Head and lighthouse	3. If property above Thompson Falls is developed, some areas shall be set aside as open space.
Views along U.S. 101	The dunes to the west and Coastal Foothills to the east	4. Excessive sign sizes and numbers of signs shall be discouraged by local regulations. No new billboards or other off-premise signs shall be allowed, except in commercial or industrial zoned land with strict controls.
Coastal Foothills and dune ridges	All directions	5. No intensive development on the Coastal Foothills or on top of dune ridges should be permitted. Carefully regulated low density development should be allowed only in a manner that will preserve the integrity of the natural landscape. Scenic dune ridge tops should be preserved in their natural state.

Clatsop Plains Planning Goal:

BOOK 515 PAGE 449

To preserve Historic Resources of our past that might otherwise be lost due to unnecessary and unwise development.

Historic Area Policy

1. The County shall work with the Clatsop County Historical Advisory Committee and other organizations to identify and protect important local historical and archeological sites. Compatible uses and designs of uses should be encouraged for property nearby important historical or archeological sites.

Fish and Wildlife Areas

The Clatsop Plains is an area well endowed with diverse and plentiful wildlife areas. This abundance of both numbers and species types is largely resultant from diversity of habitats. Zones of transition, such as the shorelines, estuary and forest lands provide areas rich in animal life.

The Plains is fortunate in having large blocks of land in both public and private ownership which has not been developed. For Stevens State Park, Camp Rilea and timber holdings east of Highway 101 provide most of the prime wildlife habitats on the Clatsop Plains.

Clatsop Plains Planning Goal:

To preserve wildlife habitats and natural vegetation as an essential part of the ecosystem for both men and wildlife.

Fish and Wildlife Policies

1. Maintain important fish and wildlife sites by protecting vegetation along many water bodies, classifying suitable land and water locations as NATURAL or CONSERVATION, and otherwise encouraging protection of valuable fish and wildlife habitats.

2. Private and public owners of property on which valuable habitat is located will be encouraged to adequately protect important fish and wildlife sites. The private owners which participate in preserving the natural character of these sites will be assisted in taking advantage of reduced property taxes for protecting such areas. New subdivisions shall be required to leave undeveloped reasonable amounts of property which is needed for protection of valuable fish and wildlife habitat.
3. Intensive recreational development shall not locate within sensitive crucial habitat areas.
4. Habitat 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.

Recreation

Parks

Within this planning area, there are two State parks (Fort Stevens and Ecola) and one wayside (Del Rey Beach). Fort Stevens, Oregon's largest park, has extensive day use and overnight sites. A visitor center and overnight camp entrance road have been proposed for the park. Ecola State Park has picnic facilities as well as a hiking trail to the top of Tillamook Head or across the head to Ecola Point and Indian Beach. The Del Rey Beach wayside provides access to the beach and parking. The State Parks would like to develop a wayside at DeLaura Beach when funds are available.

There are four County parks in the planning area: Carnahan Park, Cullaby Lake, Sunset Beach, and DeLaura Beach. The County parks system has no capital improvement program and no park acquisition program. Any improvements and maintenance of parks is done by the County Road Department.

Trails - Bike/Foot

Bicycle touring along the Oregon Coast has become increasingly popular in the last few years. In Clatsop County, the coastal route goes along Lewis and Clark road and then down U.S. 101. There has been a problem with the Lewis and Clark route in that the road is narrow and is little used by touring bicycles. Most of the bicycle touring is done on U.S. 101 which has a new wider shoulder and is closer to the coastal beaches and points of interest.

Open Space

Forest, agricultural, natural and recreational areas play one part of the role in preserving the rural character of the Clatsop Plains. Another aspect of rural living is the open spaces between development and different land uses. In order to preserve the semi-rural character of the Clatsop Plains, both aspects of open space must exist. To that end, the Community Plan Open Spaces Policies were developed to preserve and enhance the rural quality of the Clatsop Plains.

Open Space Policies

1. Land owners should be encouraged to retain or preserve large parcels of undeveloped land as open space under the provisions of the open space taxation program.
2. The County should carefully consider the feasibility of all methods for the preservation of open space as the opportunities arise.
3. The County zoning ordinance shall prescribe a maximum site coverage in those areas designated DEVELOPMENT.
4. All Planned Developments and subdivisions in the Clatsop Plains Planning Area designated RURAL shall cluster land uses and designate areas as permanent common open space. (No conversions) The minimum percentage of common open space shall be 35%, excluding roads and property under water. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of land, increased environmental amenities, maintenance of a low density semi-rural character, maintenance of natural systems (dunes, wetlands), and may be used as an open space buffer between the residential use and adjacent agricultural uses.

	<u>Page</u>
Map 3A. Preservation, Recreation, Scenic and Open Space Areas for the Northern Clatsop Plains Area.	III - 40
Map 3B. Preservation, Recreation, Scenic and Open Space Areas for the Southern Clatsop Plains Area.	III - 41

COMMUNITY DEVELOPMENT

The purpose of this section is to provide a guide for development whether it be residential, commercial, industrial or recreational, and to preserve the high quality of life in the area. The intent of the Plan is NOT to stop or limit rural growth, but rather to direct growth into appropriate locations. In looking at appropriate locations for various types of development, consideration was given to preserve resource lands (agricultural or forest lands), level of public facilities and services available, the land carrying capacity, and the needs for various uses within urban and rural areas. different

The following policies are General Development Policies which apply to the entire Clatsop Plains area.

General Development Policies

1. The predominant growth (residential, commercial, and industrial) shall occur within the Cities of Seaside, Warrenton, Gearhart and the Town of Hammond, as well as those areas in the Urban Growth Boundaries.
2. Residential, commercial and industrial development shall be directed away from those areas designated CONSERVATION and NATURAL.
3. In divisions of land into lots where future partitions or re-subdivisions could occur, lots should be designed to take the potential for future divisions of land into consideration.
4. Natural features such as creeks and ridges should be used wherever possible as a boundary between intensive uses such as commercial activities and low intensive uses.
5. Plot plans or building plans should indicate on them how storm water is to be drained. Access permits should be reviewed by State Highway Department and County Road Department to insure adequate drainage is provided.
6. Incentives shall be provided to encourage developers to use innovative methods to provide a high quality of design, energy conservation and low income housing.
7. The following policies shall be used when examining commercial development in the Clatsop Plains:
 - a. To direct and encourage commercial activities to locate within urban growth boundaries. This will be most convenient for customers because most people will live in the urban areas. Also, business requirements for water, sewer, fire protection and other public services can best be met.

- b. To group business activities into clusters or "centers". This will be more convenient for patrons, permitting them to accomplish more than one purpose during a stop. It will also avoid mixing homes with scattered businesses. Joint use of vehicular access and parking at commercial centers will be more economical and be less disruptive for street traffic.
- c. To prevent "strip" commercial development along arterials, particularly U.S. Highway 101, and to limit business to designated strategic locations. To reserve non-commercial portions of arterials so that property owners may develop residential or other uses without fear of disruptive business development next door.
- d. To emphasize and support existing town centers as business places. These centers are important for community identity, social cohesion, civic activity, public service, convenience, attractions and amenities. They should continue to be a focus for commercial activities as well.
- e. To concentrate new commercial development in and adjacent to existing, well established business areas. To increase the patronage and vitality of these areas and to avoid undue dispersal of new commercial activities.

In the discussion of the Planning Process, a brief explanation was given on the Classification System (DEVELOPMENT, RURAL, CONSERVATION, NATURAL) to be used on the Comprehensive Plan Map. This section of the Plan goes into greater detail in describing the four designations, their objectives and policies pertaining to the designations. The four designations are shown on Maps 4A and 4B.

DEVELOPMENT

lands or areas designated DEVELOPMENT

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. These lands can be served by urban services and facilities, and are needed for the expansion of an urban area. The Urban Growth Boundaries are based upon the cities' population projections and needs for residential, commercial and industrial lands. Rural Service Area is an unincorporated area located some distance away from a city which 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.

Predominant Uses:

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

Objectives:

1. To ensure optimum utilization of urban and urbanizable lands and to provide for an orderly and efficient transition from rural to urban land use.
2. To encourage development in this area to relieve the need for development in other areas.
3. To encourage the location of public and private facilities and services so that they do tend to attract residential development to locations inside DEVELOPMENT areas.
4. To avoid the extension of urban services (i.e. sewer systems) into outlying sparsely settled areas (1 acre or greater sites).

Rural Service Area Policies

1. The minimum building site in Rural Service Area shall be 7,000 square feet.
2. The area known as Shoreline Estates shall be designated a RURAL SERVICE AREA, due to the existing facilities available. The land area for this designation shall not be larger than the existing treatment plant's capacity. The expansion of the RURAL SERVICE AREA designation should NOT be allowed. It is the intent of the Community Plan to encourage urban densities to occur within the cities and the Urban Growth Boundaries where more facilities and services are available.

Urban Growth Boundaries

Hammond Policies:

1. Unincorporated areas to the northwest of the present town limits shown on the Urban Growth Boundary Map - which are needed to aid the economy, satisfy recreational needs, and/or regulate development adjacent to Pacific Drive - will be included in the urban growth boundary along with property presently within Hammond.
2. Property within the urban growth boundary will be managed in a manner consistent with the policies and objectives of the Hammond Comprehensive Plan - including those objectives indicated by the Land and Water Use Classification Map and Estuary Shoreland and Aquatic Designations Map in the Hammond Comprehensive Plan. Any areas leased by the town from the corps will also be managed in a manner consistent with the lease agreement.
3. Clatsop County shall retain responsibility for land use decisions in the unincorporated areas until they are annexed. However, for the purpose of controlling development before annexation occurs, the city and county agree to designate these areas as areas of joint cooperation for reaching decisions on rezoning property, making comprehensive plan amendments, approving annexations, and carrying out other major planning actions.
4. In these areas of joint cooperation it shall be the responsibility of the jurisdictions which will make a decision on a major planning action to notify and involve the other jurisdiction. The following procedures will be used to assure a timely response to proposed actions:
 - a. The jurisdiction in which the proposed action is initiated shall notify the other in writing of the proposal within five working days of its initiation;
 - b. Reply shall be made within 15 working days after receipt of the proposed action; and
 - c. If additional time is required for response, it will be considered upon notification that additional time is needed to finalize and decision.
5. Procedures for annexing a particular area in the urban growth boundary will only begin after the costs of providing town public facilities and services to the area have been studied and estimated in a reasonable manner. Most public facilities and services not already provided to the area will become available after annexation takes place. Adequate sewer and water capacity shall exist for potential uses of property prior to its annexation.

6. No area will be added to the urban growth boundary unless the following factors are considered:
 - a. the demonstrated need to accommodate long range urban population 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 urban area;
 - e. the environmental, energy, economic, and social consequences.

RURAL

lands

RURAL lands are those outside of DEVELOPMENT areas which, due to their value for agriculture (Class I-IV soil types), 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. Certain areas within this designation are suitable for long term agricultural use and should be protected by Exclusive Farm Use zoning. Rural subdivision, major and minor 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.

Predominant Uses:

1. Farm Use.
2. Low density residential (1 acre or larger).
3. Commercial (gas station, grocery store).
4. High intensity recreation (i.e. golf course).

Objectives:

1. To protect agricultural land from urban expansion.
2. To restrict intensive development on undeveloped shorelands.
3. To preserve the rural character of uplands and woodland areas, and maintain open spaces and opportunities along the shoreline for recreational uses compatible with low density residential activity.
4. To retain rural areas as sparse settlement, small farms or acreage homesites with hardly any public services.
5. To limit the intensity of residential development in order to prevent the gradual development of conditions which would require additional services or higher quality of existing services.
6. To maintain the open spaces between various types of development so as to preserve the rural character of the area.
7. To provide for housing types (i.e. acreage homesites) which can not be accommodated in cities, Urban Growth Boundaries or Rural Service Areas.

Clatsop Plains RURAL Goal:

To preserve and maintain the present overall rural quality of life now enjoyed in the Clatsop Plains.

RURAL Policies

1. The minimum parcel size for building sites in RURAL areas shall be one acre. 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. Rural residential subdivisions shall be required to have paved streets, except if the subdivision involves extremely large land parcels or only a few land parcels are involved and there is no potential for increased traffic demand on the roadway.
3. In recognition of the existing commercial uses at Cannon Beach Junction and the area south of Warrenton, a highway commercial zone shall be provided at the Cannon Beach Junction, while a general commercial zone shall be provided south of Warrenton.
4. A neighborhood commercial zone allowing such uses as a gas station or "Ma and Pa" grocery store shall be provided at the following locations along U.S. 101; Reed and Hertig, Sunset Lake at Dugan's Store, and the Westlake Store.
5. When considering new commercial areas or expansion of existing commercially zoned land the policies pertaining to commercial land in the General Development Policies, as well as 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.

n

A CONSERVATION designation will be used for lands which provide important resource or ecosystem support functions such as forest lands, coastal and stream shorelands, and state parks. The idea behind the CONSERVATION designation is to use land for low intensity uses (or on a sustained yield basis in forestry) which does not disrupt the resource and recreational value of the land.

Predominant Uses:

1. Forestry/forest processing.
2. Small woodlots.
3. Parks/recreational uses.
4. Community watersheds.

Objectives:

1. To conserve and protect natural, scenic, historic, and cultural resources.
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.
3. To protect life and property in hazardous areas.

Policies pertaining to the areas designated CONSERVATION can be found in the Forestry and Water Quality sections of the County-wide Element. The Open Space section is found in another section of the Community Plan.

NATURAL

A NATURAL designation will be used for lands which have not been significantly altered by man and which, in their natural state, perform important resource or ecosystem support functions.

Publicly owned fragile and ecologically valuable areas, especially wetlands, marshes, stands of old growth timber and isolated lakes, are most likely to be designated as natural. Natural areas identified by the Oregon Natural Heritage Program as well as fish and wildlife areas and habitats identified by the Oregon Wildlife Commission will be considered for a NATURAL designation.

Predominant Uses:

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

Objectives:

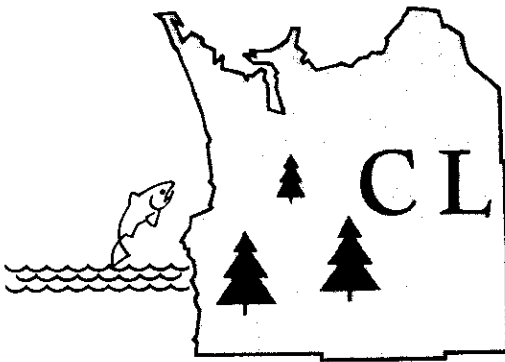
1. To preserve, restore and protect these areas for scientific, research and educational needs and for the resource and ecosystem support values and functions they provide.

NATURAL Policies

1. Areas rich in wildlife or of a fragile ecological nature, shall be preserved as natural areas.
The following areas shall be designated NATURAL:
Clatsop Spit, Tillamook Chute, portions of Fort Stevens, Carnahan Lake, Slusher Lake and portions of the Necanicum Estuary.
2. The NATURAL aquatic designation for Carnahan Lake and Slusher Lake shall extend 100 feet measured horizontally from the aquatic-shoreland boundary.

	<u>Page</u>
Map 4A. Comprehensive Plan for the Northern Clatsop Plains Area.	III - 49
Map 4B. Comprehensive Plan for the Southern Clatsop Plains Area.	III - 50

EXHIBIT "B"



CLATSOP COUNTY

Courthouse Astoria, Oregon 97103
November 21, 1979

TO: BOARD OF COMMISSIONERS
FROM: DEPARTMENT OF PLANNING AND DEVELOPMENT
RE: CLATSOP PLAINS COMMUNITY PLAN CHANGES

Full Plan Text
Page III-7, Policy 5:

Newspaper Page 5,
Coastal Shoreland
Policy:

~~"The shoreline setback for structures shall be 100 feet as measured from the aquatic shoreland boundary. If it can be demonstrated that existing structures on either sides of the lot infringe on the 100-foot setback, the setback shall be determined by the building line common to the adjacent existing structures, provided that in no case shall the structure be set back less than 50 feet without a variance."~~

"The shoreline setback for structures on properties west of U.S. 101 shall be the Coastal Shoreline Boundary or 75 feet whichever is greater. For properties east of U.S. 101, the setback shall be 75 feet. If existing structures on either sides of the lot are less than the setback, the setback shall be determined by the building line common to the adjacent existing structures, provided that in no case shall the structure be setback less than 35 feet without a variance."

Full Plan Text
Page III-7, Policy 6:
Newspaper Page 5,
Coastal Shoreland
Policy

~~"Planned developments and subdivision on shorelands shall provide open space along the shoreland."~~

Full Plan Text

Page III-7, Policy 9 :

Shorelands in Rural areas shall be used as appropriate for the following:

Newspaper, Page 4,
Coastal Shorelands:

- 1) farm use,
- 2) private and public water dependent recreation,
- 3) aquaculture, and
- 4) to fulfill the open space requirements in subdivisions and planned developments.

Full Plan Text

Page III-8, Policy 2:

Newspaper, Page 5
Dune Policy 2

~~"Residential-developments-and-commercial-and-industrial buildings-are-prohibited-in-areas-designated-as-active-dunes,-except-for-areas-where-the-active-dune-has-been-committed-to-these-uses-(areas-where-Clatsop-County-is requesting-an-Exception-to-the-Beaches-and-Dunes-Goal #18)."~~

"Residential, commercial and industrial developments shall be prohibited on active foredunes, on other foredunes which are conditionally stable and that are subject to ocean undercutting or wave overtopping, and on interdune areas (deflation plains) that are subject to ocean flooding, except for areas where Clatsop County has taken an exception to this requirement."

Page III-9, Policy 8:
Full Plan Text

~~"Residential-developments-should-be-located-on-the-sides-of dunes,-in-order-to-maintain-the-views-of-the-Clatsop-Plains."~~

Newspaper, Page 6,
Policy 8:

"No intensive development on top of dune ridges should be permitted. Residential developments should be located on the sides of dunes, in order to maintain the views of the Clatsop Plains."

Full Plan Text

Page III-10, Policy 13:

~~"A-buffer-strip-of-25-feet-of-natural-vegetation-shall-be required-at-the-end-of-the-active-foredune-area."~~

Newspaper, Page 6,
Dune Policy 13:

Full Plan Text
Page III-10, Policy 18:

Newspaper, Page 6,
Dune Policy 18:

"Decisions on plans, ordinances and land use actions in beach and dune areas, other than older stabilized dunes shall be based on findings that include:

- a) the type of use proposed and the adverse effects it might have on the site and adjacent areas;
- b) temporary and permanent stabilization programs and the planned maintenance of new and existing vegetation;
- c) methods of protecting the surrounding area from any adverse effects of the development;
- d) hazards to life, public and private property, and the natural environment which may be caused by the proposed use; and
- e) adequate protection of the development from any geologic hazards, wind erosion, undercutting, ocean flooding and storm waves; or a finding that the development is of minimal value."

Full Plan Text
Page III-10, Policy 19:

Newspaper, Page 6,
Dune Policy 19:

"Where appropriate, developers may be required to dedicate easements for public access to public beaches."

Full Plan Text
Page III-11, Number 8:

"Clatsop County shall investigate adoption of the criteria set out in Oregon's Beach Law to review and approve beach front improvement structures to the landward side of the State zone line."

Full Plan Text
Page III-13, Upper Skipanon River Subarea Policy:
Newspaper, Page 6,
Upper Skipanon River
Subarea Policy:

"Notwithstanding the DEVELOPMENT designation for aquatic areas within the industrial site, development in and adjacent to those creeks shall be carried out so as to minimize stream sedimentation, preserve riparian vegetation and preserve water quality."

"Notwithstanding the DEVELOPMENT designation for aquatic areas within the industrial site and the CONSERVATION designation for forested shorelands to the south, development in and adjacent to those creeks and logging shall be carried out so as to minimize stream sedimentation and preserve riparian vegetation and water quality."

Full Plan Text
Page III-14, Fort Stevens State Park Subarea Policy:
Newspaper, Page 6,
Fort Stevens State Park
Subarea Policy:

"Off-road and all-terrain vehicles should be allowed only in those areas specifically designated for their use."

"Off-road vehicles should not be permitted on dune or wetland areas in the park and shall not traverse the NATURAL wetland-salt marsh in Clatsop Spit."

Full Plan Text
Page III-15, Goal 1,
Policy C:

Newspaper Page 7,
Goal 3, Policy C:

"Fill activities are allowed in Conservation management units only as part of the following uses or activities:

- a. Maintenance and protection of man-made structures existing as of October 7, 1977;
- b. Active restoration if a public need is demonstrated;
- c. Bridge crossing support structure if an estuarine location is required, no alternative locations exist, adverse impacts are minimized as much as feasible, and it is consistent with the resource capabilities of the area and purposes of the management unit;
- d. Aquaculture, high intensity water dependent recreation and minor navigational improvement if an estuarine location is required, a public need is demonstrated, no alternative upland locations exist for the portion of the use requiring fill, adverse impacts are minimized as much as feasible, and it is consistent with the resource capabilities of the area and the purposes of the management unit;
- e. Flood and erosion control structure, if required to protect a permitted water dependent use and land use management practices and non-structural solutions are inadequate to protect the use."

Full Plan Text
Page III-15, Goal 1,
Policy D:

Newspaper Page 7,
Goal 1, Policy 10:

"Dredging shall be allowed only in conjunction with a permitted use or activity. Dredging shall not be permitted unless it can be shown that there is a public need and that adverse impacts are minimized as much as possible."

Full Plan Text
Page III-15, Goal 1,
Policy E:

Newspaper Page 7,
Goal 1, Policy E:

"Permitted uses or activities, other than dredge or fill, shall be allowed only upon a showing that there is a public need, and estuarine location is required and no alternative upland sites exist, and adverse impacts are minimized as much as feasible."

Full Plan Text
Page III-15, Goal 1,
Policy F:

Newspaper Page 7,
Goal 1, Policy F:

"The following uses and activities shall be permitted only after a demonstration that they are consistent with the resource capabilities of the area and the purposes of the management unit:

- Natural management units; restoration
- Conservation management units; high intensity water dependent recreation, maintenance dredging of existing facilities, minor navigational improvements, sand and gravel removal, bridge crossings, and water dependent uses requiring occupation of water surface by means other than fill."

Full Plan Text
Page III-15, Goal 1,
Policy G:

"In permitting uses or activities consideration shall be given to the cumulative impact of additional requests for like actions in the area. The total effect of all conditional uses shall remain consistent with the intent of the management unit and the resource capabilities of the area."

Newspaper Goal 1,
Policy G:

Full Plan Text
Page III-15, Goal 1,
Policy H:

"Actions which would potentially alter the integrity of the estuarine ecosystem shall be preceded by a clear presentation of the impacts of the proposed alteration, and a demonstration of the public's need and gain which warrant such modification or loss."

Newspaper Page 7,
Goal 1 Policy H:

Full Plan Text
Page III-15, Goal 2,
Policy C:

"Individual single purpose docks and piers are discouraged in favor of community facilities. The size and shape of a dock or pier shall be limited to that required for the intended use."

Newspaper Page 7
Goal 2, Policy C:

Full Plan Text
Page III-15, Goal 1,
Policy I:

"Where a use requires an estuarine location, construction on piling is preferred to filling."

Newspaper Page 7,
Goal 1, Policy I:

Page III-16, Policy C (Under Goal 3): "Adverse impacts to estuarine resources resulting from dredge or fill activities permitted in intertidal or tidal marsh areas shall be mitigated by creation, restoration or enhancement of an estuarine area. The objective shall be to improve or maintain the functional characteristics and processes of the estuary such as its natural biological productivity, habitat and species diversity, unique features and water quality."

Newspaper, Page 7,
Necanicum Estuary Goal
3, Policy C:

Page III-17, Policy C (Under Goal 7): "Public access to the estuary shall be encouraged, development shall be reviewed as to how they could provide access to the estuary will be provided."

Newspaper, Page 10,
Necanicum Estuary Goal
7, Policy C:

Page III-22a, Clatsop Plains Aquifer Policy: (1) "Land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned developments, conditional use permits, etc.) shall be reviewed by the Planning Commission ~~or~~ and the Department of Planning and Development to insure that the proposed activity(ies) will not:

~~result in the drawdown of the groundwater supply which could lead to any or all of the following:~~

- a. adversely affect the water quality;
- b. result in the drawdown of the groundwater supply;
- c. result in the loss of stabilizing vegetation, or
- d. salt water intrusion into the water supply.

- ~~a. the loss of stabilizing vegetation;~~
- ~~b. the loss of water quality;--~~
- ~~c. salt water intrusion into the water supply, and~~
- ~~d. result in the permanent drawdown of dune lakes.~~

Full Plan Text
Page III-22a
Policy 2:

(2) Upon completion of the 208 Water Quality Study, Clatsop County shall reexamine the Clatsop Plains Community Plan for those areas affected by the Department of Environmental Quality Administrative Rule."

Full Plan Text
Page III-23 Policy 2:
Newspaper Page 11,
Critical Hazard Areas,
Policy 2:

"Erosion shall be controlled and the soil stabilized by vegetation and/or mechanical and/or structural means on all dunelands. After stabilization, continuous maintenance shall be provided. In those areas where the County has taken an Exception to the Beaches and Dunes Goal, the County shall have building permits reviewed by the Soil Conservation Service and use their recommendations as the basis of approval."

Page III-24, Policy 4:
Full Plan Text

Newspaper, Page 11,
Wind and Ocean Shore-
line Erosion, Policy
4:

"In all open sand areas, revegetation must be closely monitored and carefully maintained, ~~which may include restric-~~ tions on pedestrian traffic. Revegetation ~~should~~ shall return the area to its preconstruction level of stability or better. Trees should be planted along with ground cover such as grass or shrubs. To encourage stabilization, a revegetation program with time limits shall be required by the Planning Department as a condition of all building permits and land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned developments, conditional use permits, etc.)."

Page III-25, Policy 1: "Planned developments, and the replatting of old subdivisions, and other land use actions ~~should~~ shall be encouraged in order to ~~to~~ preserve preservation of steep slopes and other sensitive areas in their natural condition."

Full Plan Text
Newspaper, Page 11,
Housing Policy 1:

Page III-25, Policy 2: ~~"The location of a single mobile home on an individual parcel of land shall be an outright use in those areas designated CONSERVATION and Exclusive Farm Use. In areas designated RURAL a double wide or wider mobile home shall be a conditional use in those areas south of Del Rey Beach and a conditional use to the north."~~

Full Plan Text
Newspaper, Page 11,
Policy 2:

"The location of a mobile home on an individual parcel of land shall be allowed in CONSERVATION and Exclusive Farm Use areas which are in conjunction with a farm or forestry use. In areas designated RURAL, a double wide or wider mobile home shall be allowed except in Surf Pines, Smith Lake and Shoreline Estates."

Page III-26, Policy 5: ~~"In order to implement the policy of encouraging growth to occur within urban growth boundaries, subdivisions, planned developments and major partition approvals shall not out-strip RURAL needs. Subdivisions, planned developments or major partition approvals shall be based upon: (1) existing vacant lots within urban growth boundaries and rural areas, (2) projected rural housing needs. (Approximately 42 units per year of 214 units over 5 year period)."~~

Full Plan Text
Newspaper Page 12,
Fish & Wildlife
Policy 5:

Page III-28, Policy 1: "Sewage systems ~~should~~ shall be allowed only in those areas outside of the Urban Growth Boundary only to alleviate a health hazard or water pollution problem which has been identified by the Department of Environmental Quality and will be used only as a last resort."

Full Plan Text
Newspaper, Page 12
Sewer Policy 1:

FIRE PROTECTION Policy

Page III-30, Policy 1: "The County shall encourage the improvement of fire protection for the Rural and Rural Service Areas in the Clatsop Plains. The County shall work with local residents as well as the two Rural Fire Protection Districts in examining the various methods available to improve fire protection. One method which could be used is to require subdivisions and planned developments to dedicate a site, funds, or construction materials for a fire station in the Clatsop Plains."

Full Plan Text
Newspaper, Page 12,
Addition of Fire
Protection Policy:

Full Plan Text

Page III-31, Policy 6: "Clatsop County shall restrict direct access to arterials (i.e. U.S. 101) where alternative access is available."

Newspaper Page 12,
Transportation Policy 6:

Full Plan Text

Page III-31, Policy 7: "At the time of a major or minor partition, access points shall be examined. Consolidation of existing access points or easements for adjoining properties to allow a common access point shall be considered."

Newspaper,
Transportation Policy,
New Policy 7:

Full Plan Text

Page III-31, Policy 8: "It is the County's intent to develop a system of collectors, frontage roads and common access points to solve the problems that many access points create along U.S. 101. In order to carry out this intent the County shall do the following:

Newspaper, Page 12,
Transportation Policy,
New Policy 8:

1. Require new developments to have access taken from the existing collectors and frontage roads unless a variance is given.
2. New access points shall be reviewed by the County. New access points shall be reviewed based upon proximity to existing access points and safety standards developed by the Department of Transportation."

Full Plan Text

Page III-31, Policy 9: "Clatsop County should conduct a study of the Clatsop Plains to analyze access controls and problems in establishing criteria for collectors and frontage roads. The study should include: designation of specific access points, location of frontage roads, criteria for temporary access points, etc."

Newspaper, Page 12,
Transportation Policy,
New Policy 9:

Full Plan Text

Page III-34, Policy 2: "Clatsop County shall protect significant historical resources by:

Newspaper, Page 12,
Historic Area Policy
2:

- a. encouraging those programs that make preservation economically possible;
- b. implementing measures for preservation when possible;
- c. recognizing such areas in public and private land use determinations subject to county review."

Page III-36, Policy 4:
Full Plan Text
Newspaper, Page 13,
Policy 4:

"Recreation users shall not be allowed complete and free use of the more delicate beach/dune land forms (active dune areas). Access to these areas should shall be limited and only via stabilized trails."

Full Plan Text

Page III-36, Policy 5: "Clatsop County ~~should~~ shall adopt the Fort Stevens State Park Plan as part of the Clatsop Plains Community Plan."

Newspaper Page 13,
Recreational Policy 5:

Page III-36, Policy 6: "State and local jurisdictions ~~should~~ shall cooperate to evolve the most efficient traffic flow patterns, parking arrangements and policy requirements for areas on and adjacent to active dunes areas, especially parks and accesses."

Full Plan Text

Newspaper, Page 13,
Policy 6:

Page III-37, Policy 5: "No intensive development of the Coastal Foothills or on top of dune ridges should be permitted. Carefully-regulated ~~low-density-development-should-shall-be-allowed-on-dune-ridges-and-coastal-foothills-only-in-a-manner-that-will~~ preserve the integrity of the natural landscape. ~~Scenic dune-ridge-tops-should-shall-be-preserved-in-their-natural~~ state."

Newspaper, Scenic
Area, Policy 5:

Full Plan Text

Page III-38, Policy 1: "Land owners ~~should~~ shall be encouraged to retain or preserve large parcels of undeveloped land as open space under the provisions of the open space taxation program."

Newspaper Page 13,
Open Space Policy 1:

Full Plan Text

Page III-38, Policy 2: "The County ~~should~~ shall carefully consider the feasibility of all methods for the preservation of open space as the opportunities arise."

Newspaper Page 13,
Open Space Policy 2:

Page III-38, Policy 4: "All planned developments and subdivisions in the Clatsop Plains planning area designated RURAL shall cluster land uses and designate areas as permanent common open space."

Full Plan Text

Newspaper, Page 13,
Open Space Policy 4:

~~{No conversions}~~ No conversionary clause shall be permitted in common open space. The minimum percentage of common open space shall be ~~35%~~ 30%, excluding roads and property under water. The clustering of dwellings in small numbers and the provision of common open space assures good utilization of land, increase environmental amenities, maintenance of a low density semi-rural character, maintenance of natural systems (dunes, wetlands), and may be used as an open space buffer between the residential use and adjacent agricultural or forest uses."

Full Plan Text

Page III-39,
Policy 7:

Newspaper Page 13,
Policy 7:

"Permanent open space ~~approx~~ as part of subdivisions or planned developments adjoining one another shall be inter-related and continuous whenever possible. This could mean that open space could continuously follow ridge tops, deflation plains or shorelands. A ~~map shall be prepared~~ The Clatsop County Department of Planning and Development shall prepare a map of potential systems of open space ~~for the Clatsop Plains Plan~~ to be used as a guide for developers."

Full Plan Text

Page III-39, Policy 5: "Permanent open space shall include, whenever possible, steep dunes which would require substantial alterations for building, buffers along streams, water bodies, and deflation plains, and farm and forest lands."

Newspaper Page 13,
Open Space Policy 3:

Page III-42, Policy 5: "Plot plans or building plans ~~should~~ may be required to indicate on them how storm water is to be drained.
Full Plan Text
Newspaper, Page 14, Access permits ~~should~~ shall be reviewed by State Highway
General Development Department and County Road Department to insure adequate
Policy: drainage is provided."

Page III-44, Policy 1: "The minimum building site in Rural Service Areas shall
Full Plan Text be ~~7,000~~ 7,500 square feet in sewerred areas and 15,000
square feet in unsewerred areas."

Newspaper, Page 15,
Rural Service Area
Policy 1:

Full Plan Text
Page III-46, Policy 1: "The minimum parcel size for building sites in
RURAL areas shall be one (1) acre."

Newspaper, Page 15,
Policy 1, RURAL
Policies:

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."

Full Plan Text
Page III-46, Policy 6: "Clatsop County intends to encourage a majority of the
County's housing needs to occur within the various Cities'
Newspaper, Page 11, urban growth boundaries. Approval of subdivisions and
Housing Policy 5: planned developments shall relate to the needs for rural
housing. Through the County's Housing Study, the County
has determined the Clatsop Plains rural housing needs to
be approximately 900 dwelling units for both seasonal
and permanent by the year 2000. The rural housing needs
should be re-examined every two (2) years from the date
of adoption of this Plan."

Full Plan Text
Page III-46, Policy 7
Newspaper, Page 11
Housing Policy 6
Subdivisions and planned developments shall be encouraged
to phase development over several years to provide for rural
housing needs."

Full Plan Text
Page III-44, Addition to the Urban Growth Boundary Text: "The Cities of Warrenton,
Seaside and Gearhart had not adopted final Urban Growth
Newspaper, Page 14, Boundaries and related zoning for these areas before the
DEVELOPMENT: adoption of the Clatsop Plains Plan. The County adopts
the Clatsop Plains Plan showing the Urban Growth Boundaries
as proposed areas; however, the County has not agreed to
these boundaries. The County will hold public hearings on
these Urban Growth Boundaries when the Cities are ready
to submit them to the County for review."

Full Plan Text
Page III-47, Policy 1:

CONSERVATION Policy

The overall densities for a building site in CONSERVATION forest areas shall be one dwelling unit per 12 acres, one dwelling unit per 20 acres, and one dwelling unit per 40 acres. The designation of the various zones will be determined upon:

- 1) existing lot sizes,
- 2) compatibility with forest uses,
- 3) proximity to existing developed lands, and
- 4) proximity to County and State roads and other public services.

Until the zoning is developed for the Clatsop Plains one dwelling unit per 40 acres shall be used as an interim zone.

APPENDICES

- A. Summary of Statewide Planning Goals.
- B. Physical Characteristics of Landscape Units.
- C. Beaches and Dunes Exception (Surf Pines).
- D. Alternatives Considered in Developing the Clatsop Plains Community Plan.

SUMMARY OF STATEWIDE PLANNING GOALS

Land Conservation and Development Commission

1. CITIZEN INVOLVEMENT: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.
2. LAND USE PLANNING: To establish a land use planning process as a basis for decisions and actions related to the use of land and to assure an adequate factual base for such decisions and actions.

Land use plans must include:

1. the identification of issues and problems,
2. inventories and other factual information for each statewide planning goal and,
3. evaluation and consequences of alternative courses of action and ultimate choices.

When a statewide planning goal cannot be applied to a specific situation, an exception to that goal must be taken.

In taking an exception, specific facts and reasons must be stated including:

1. why these other uses should be provided for.
 2. what alternative locations within the area could be used for the proposed use.
 3. what are the long-term environmental, economic, social and energy consequences to the locality, the region or the state of not applying the goal or permitting the alternative use,
 4. are the proposed uses compatible with other land adjacent land uses.
3. AGRICULTURAL LANDS: To preserve and maintain agricultural lands... consistent with existing and future needs for agricultural products, forest and open space.

Class I-IV farm land (as identified by Soil Conservation Service classification system) shall be inventoried and protected by exclusive farm use zones.

4. FOREST LANDS: Forest lands shall be inventoried and preserved for forest uses.

Forest uses include (1) forestry and forest processing, (2) open space, buffers, (3) watershed protection and wildlife and fisheries habitat, (4) soil protection from wind and water, (5) maintenance of clean air and water, (6) outdoor recreational uses and wilderness values compatible with these uses, and (7) grazing land for livestock.

5. OPEN SPACES, SCENIC, AND HISTORIC AREAS, AND NATURAL RESOURCES: The following resources need to be inventoried (1) land needed or desirable for open space, (2) mineral and aggregate resources, (3) energy sources, (4) fish and wildlife areas and habitats, (5) ecologically and scientifically significant natural areas, (6) outstanding scenic views and sites, (7) water areas, wetlands, watersheds and groundwater resources, (8) wilderness areas, (9) historic sites, (10) potential and approved Oregon recreation trails, (11) potential and approved federal wild and scenic waterways and state scenic waterways.

Where no conflicting uses for the above resources have been identified, resources shall be managed so as to preserve their original character. Where conflicting uses have been identified the consequences of different courses of action shall be considered.

6. AIR, WATER, AND LAND RESOURCES QUALITY: To maintain and improve the quality of the air, water and land resources of the state.
7. AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS: To protect life and property from natural disasters and hazards.

Development subject to damage or that could result in loss of life shall not be planned nor located in known areas of natural disasters and hazards without appropriate safeguards.

Natural hazards include stream and ocean flooding, landslides, erosion, and weak foundation soils.

8. RECREATION NEEDS: To satisfy the recreation needs of the citizens of the state and visitors.
9. ECONOMY OF THE STATE: To diversify and improve the economy of the state.

Both state and federal economic plans and policies shall be coordinated by the state with local and regional needs. Plans shall contribute to a stable and healthy economy in all regions of the state. Economic growth and activity shall be encouraged in areas that have under-utilized human and natural resource capabilities and want increase growth and activity.

10. HOUSING: To provide for the housing needs of citizens of the state.

Buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of housing units at price ranges and rent levels which are appropriate for the financial capabilities of Oregon households. Plans shall allow for flexibility of housing location, type and density.

11. PUBLIC FACILITIES AND SERVICES: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.
12. TRANSPORTATION: To provide and encourage a safe, convenient and economic transportation system.
13. ENERGY CONSERVATION: To conserve energy...Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.
14. URBANIZATION: To provide for an orderly and efficient transition from rural to urban land use...Urban growth boundaries shall be established to identify and separate urbanizable land from rural land.
16. ESTUARINE RESOURCES: To recognize and protect the unique environmental, economic, and social values of each estuary...
17. SHORELANDS: To conserve, protect, and where appropriate, develop and restore the resources and benefits of all shorelands adjacent to the ocean; estuaries and wetlands; and coastal lakes, rivers, and streams as defined...
18. BEACHES AND DUNES: To conserve, protect, and where appropriate, restore and develop the resources and benefits of coastal beach and dune areas; and to reduce the hazard to human life and property from natural or man-induced actions associated with these areas...

Landscape Unit ¹	Geologic Units ²	
	Geologic Unit	Map Symbol
1. Alluvial Lowlands	Quaternary alluvium	qal
	Floodplain alluvium	
	tidal flat	tf
	silty clay	sc
	gravel	gr
	clay	cl
2. Sedimentary Lowland (Coast Range Foothills 50 to 500 feet)	Upper Miocene Sandstone	tmus
	Astoria formation	tma
3. Basaltic Highlands (over 500 feet but includes lower areas along rivers and coasts)	Miocene volcanic rocks	tmv
	Intrusive rocks	ti
	Eocene volcanic rock unit 2	tev2
	Eocene volcanic rock unit 3	tev3
4. Sedimentary Highlands (Uplands, over 50 feet)	Oligocene to Miocene sedimentary rocks	toms
	Miocene volcanic rocks	tmv
	Astoria formation	tma
	Intrusive rocks	tic
	Eocene sedimentary rocks undifferentiated	tesu
	Middle Miocene sandstone	tmms
5. Alluvial Terrace	Terrace alluvium	
	terrace silty clay	tsc
	terrace gravel	tgr
	peat	pt
	clay	cl
	quaternary terrace	qt
6. Marine Terrace	Marine terrace	Qmt
7. Coastal Beach	Beach sand	bs
8. Dunes	Stable dunes	sd
	peat	pt
9. Headlands and Points	Intrusive rocks (Tillamook Head)	ti
10. Estuary Wetlands	Floodplain Alluvium	
	peat	tf
11. Freshwater Wetlands	Floodplain Alluvium	
	tidal flat	tf
	peat	pt
	Stable dunes	sd
	Beach sand	bs
	(Trestle Bay)	
12. Water Bodies and Coastal and Stream Shorelands (lakes, reservoirs, and rivers)	Geologic units underlying water bodies are not described but are assumed to be the same as adjacent land (shorelands). For shoreland designations see appropriate landscape unit and geologic units associated with them.	

¹Refer to the Environmental Plan of Clatsop Plains for the description and other characteristics of the landscape units.

²The various geologic units and their engineering characteristics are described in:

Environmental Geology of the Coastal Region of Tillamook
and Clatsop Counties, Oregon, Oregon Department of Geology
and Mineral Industries, Bulletin 74; and

BOLG 515 PAGE 473

APPENDIX C
BEACHES AND DUNES EXCEPTION

Exception - Surf Pines

Clatsop County takes an exception to the State of Oregon's Beaches and Dunes Goal (#18) for those properties in the Surf Pines area (see Map on Page 1) that are considered to be active dunes.

Findings for the Exception for the Surf Pines area include the information within the section entitled Critical Hazard Areas, Wind and Shoreline Erosion (Beaches and Dunes), Appendix A comprised of subsections on (1) geology, (2) dune formation, accretion, erosion and migration, (3) dune classification and limitations, (4) vegetation and wildlife, (5) groundwater and hydrology, (6) existing land use, and (7) beach access and management of dunes and the following summary of committed and developed lands:

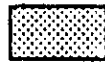
1. According to the HUD Flood Insurance Study, the existing development is not within the velocity zone of the 100 year flood.
2. There are (as of 1978) 93 vacant lots located on active dunes in Surf Pines. They are interspersed among existing development, consisting of about 26 dwellings. These lots have been platted and partitioned since about 1950. The average developed lot size is approximately 2 acres for this area. The oceanfront lots are generally 120' x 300' to 600'.
3. The 93 vacant lots range in size from one (1) to 17 acres. Lots two (2) acres or larger would be eligible for partitioning or subdividing subject to Clatsop County standards.
4. Surf Pines residents receive pumped water from the Surf Pines Association. The two well fields utilized for the water supply are located outside of the active dune area. Paved roads in the area are maintained by the Surf Pines Association. The water and road facilities are adequate to accommodate the one acre development pattern of the area and are available to each lot.
5. Electricity (Pacific Power and Light), natural gas (Northwest Natural Gas) and cable television are available to each lot in the Surf Pines area.
6. These are among the last platted oceanfront parcels in Clatsop County. The current market value for oceanfront lots with improvements in 1977 is between \$12,000 and \$15,000. Most of the active dune to the north is in public ownership or unplatted. The active dune from Surf Pines south to Gearhart is in private ownership and unplatted.
7. Construction in this area would be single family only, similar to the existing development and, therefore, compatible. There would be no adverse social impact.
8. There is a minimum of 3000 acres of developable land in the Clatsop Plains (unincorporated areas) excluding active dune areas.
9. Access to the beach for residents of Surf Pines would be maintained through existing private rights of way that were platted during the original platting.

MAP OF EXCEPTION AREA

SURF PINES BOOK 515 PAGE 474

T.7N. R.10W. SECTIONS 16, 21, 28.

CLATSOP COUNTY, OREGON



A ZONE



SA ZONE — EXCEPTION AREA

CULLABY LAKE

NEACOXIE LAKE

WEST L.

SURF PINES

NORTH

101

ALTERNATIVES CONSIDERED IN DEVELOPING THE CLATSOP PLAINS COMMUNITY PLAN

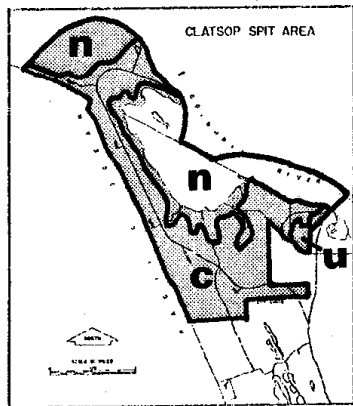
In the process of developing the Clatsop Plains Community Plan, several alternatives were considered by the County. The Citizen Advisory Committee as well as the Planning Commission and Board of Commissioners each considered various alternatives before the final Plan was adopted.

The alternative shown on Map A reflects the Clatsop Plains as an urban or suburban area. The large Urban Growth Boundaries and Rural Service Area west of U.S. 101 reflects a high population growth rate for the Cities and County. With this alternative, urban facilities and services such as a fire station and sewers would be needed.

In the alternative shown on Map B, the Urban Growth Boundaries and Rural Service Area boundaries are reduced, reflecting a conservative population growth rate for the Cities and County. The present facilities and services could supply the future rural needs. Due to the lack of need for rural housing, extensive areas are designated for forest and agricultural uses with the minimum rural lot size being 2 acres.

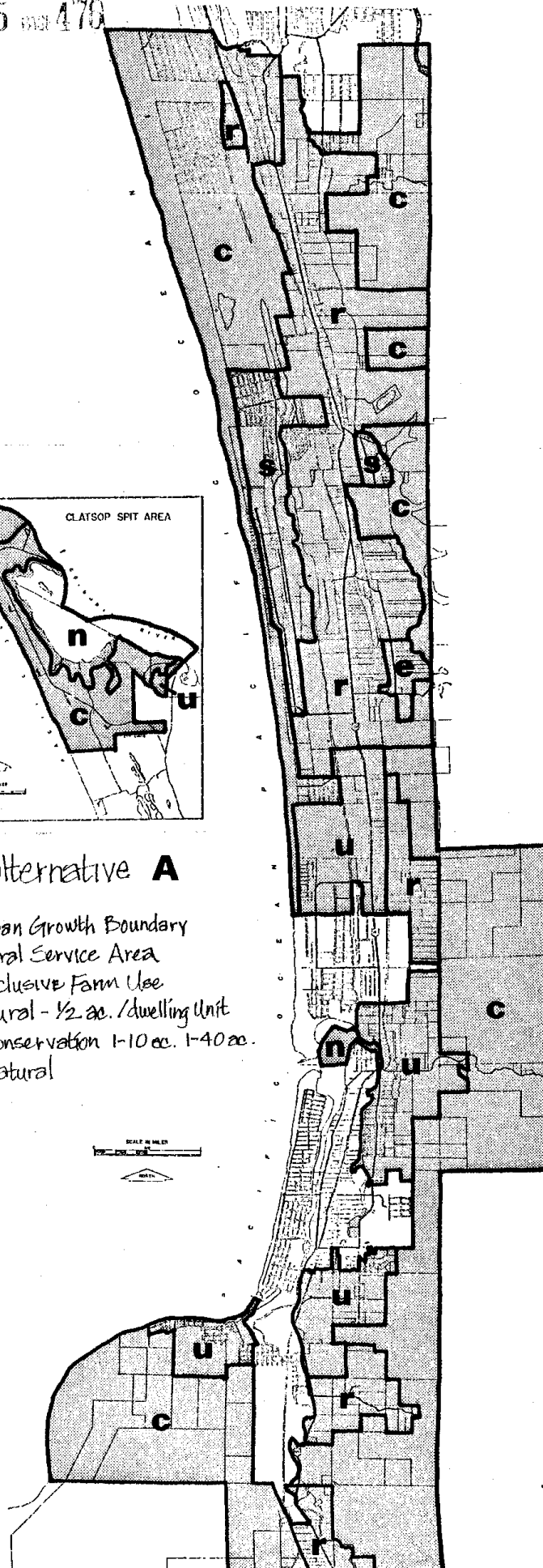
CLATSOP PLAINS PLANNING AREA

9064 515 1001 479



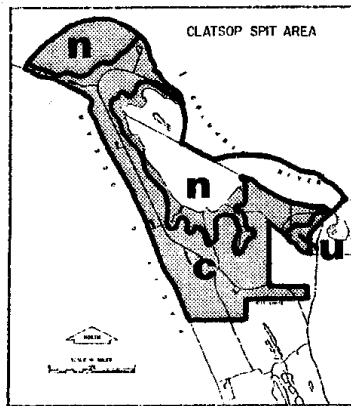
alternative A

- u** - Urban Growth Boundary
- s** - Rural Service Area
- e** - Exclusive Farm Use
- r** - Rural - 1/2 ac. /dwelling Unit
- c** - Conservation 1-10 ac. 1-40 ac.
- n** - Natural



CLATSOP PLAINS PLANNING AREA

BOOK 515 MAP 477



alternative **B**

- u** — Urban Growth Boundary
- s** — Rural Service Area
- e** — Exclusive Farm Use
- r** — Rural - 2 ac./dwelling Unit
- c** — Conservation
- n** — Natural

