

SEASIDE RURAL COMMUNITY PLAN

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Introduction

The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitute a natural process. The soils, hydrology, wildlife, vegetation, and land forms are interrelated as a functional unit. The landscape units provide a framework for development that is, in part, based on the land's capability **and capacity.** Each piece of land is in a landscape unit. The landscape units which occur in the Seaside Rural planning area are Marine Terrace, Alluvial Lowlands and Uplands, Basaltic Lowlands and Highlands, and Headlands and Points. **Figure 1 demonstrates the profiles of the landscape units, while** Map 1 shows their locations in the Seaside Rural planning area.

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

Alluvial Lowlands

Alluvial lowlands are plains occupying valley floors which result from the deposition of clay, silt, sand, and gravel by water.

There are two areas of alluvial lowlands within the Seaside Rural area; the Necanicum River which empties into the estuary within the Seaside city limits, and the North Fork of the Nehalem River that drains the eastern part of the planning area.

The Necanicum River has carved out an alluvial valley for about 16 miles through sedimentary rocks in the northern part of the Seaside Rural area. The valley is underlain by gravel deposits. The alluvial gravels consist of poorly sorted sand, silt, and clay with some beds of basaltic pebbles and cobbles.

The largest alluvial lowland is the valley created by the North Fork of the Nehalem River. This valley extends about 6 miles north from the Tillamook County line. The North Fork drains much of the southwest part of the County ultimately into Nehalem Bay, just after it joins the main stream of the Nehalem River. This area consists primarily of silty clay, clay, and silty clay mixed with gravel. The slope of the lowlands is gentle, between 8 and 9%.

The major geological hazard in the alluvial lowlands is stream flooding. Further

information on this subject is contained in the section on Critical Hazards.

Alluvial Lowlands Policies

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

Alluvial Terrace

Alluvial terraces are relatively flat or gently sloping surfaces marking former valley floors. Stream downcutting has caused the terraces to be higher than the present valley floor.

Alluvial terraces are found along the northern portions of the Necanicum River and generally east of the Nehalem along the North Fork. Terrace deposits consist mostly of clay and gravel.

This landscape unit is scarce in the planning area. Most of the property is productive timber land and presently in forest uses.

Marine Terraces

Marine terraces are relatively flat surfaces eroded by wave action. They are composed of relatively flat-lying or gently ocean-sloping compacted but uncemented sediments, rarely above 50 feet in elevation.

At Cannon Beach, the marine terrace deposits extend inland for about 3/4 mile into the planning area. Most of the development that has occurred in the town is on the marine terrace formation. The land slopes from mountain to sea, affording many homes a view. This area is contained within the Cannon Beach Urban Growth Boundary.

Sedimentary Lowlands

Sedimentary lowlands are low subsidiary hills on the edges of the uplands. In the Seaside Rural area they occur in the western portion of the planning area in and around Cannon Beach. They range in elevation from 50 to 500 feet, and are generally composed of sedimentary rock of Oligocene to Miocene age. They tend to have rounded ridge tops with slopes varying from 10 to 60%.

The sedimentary lowlands lie in an area of landslide topography. This is due to a combination of slope and bedrock material. When moisture comes in contact with the siltstone or claystone formations, fringe between the soil and rock is reduced, and the force of gravity provides the impetus to push the overburden down a slope.

Most of the area containing this landscape unit is in timber production.

Sedimentary Uplands

Sedimentary uplands consist of Coast Range Mountains over 500 feet, underlain chiefly by sedimentary rocks. Slopes may vary from 10 to 60%.

Sedimentary uplands compose the most common landscape unit in the planning area, interrupted in places by massive basalt outcrops.

The soils of the sedimentary uplands are the same, for the most part, as the sedimentary lowlands. The uplands, however, consist of mostly steep to very steep slopes which makes for rapid runoff and high erosion hazard.

Most of these lands are utilized for timber production by the large timber companies. However, there are some other land holdings containing this landscape unit in the Hamlet area, but the slopes are not above 20% reducing the presence of hazards.

Sedimentary Uplands Policies

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

Basaltic Lowlands and Highlands

Basaltic lands are underlain by igneous material. Most of the highlands are over 1,200 feet in elevation though outcrops of basalt are also exposed at lower elevations. Slopes are frequently over 40%. They are scattered throughout the planning area, but the most prominent outcrops encompass Angora, Onion, and Twin Peaks and Sugarloaf Mountain.

The slope of the basaltic formations ranges from 30% to 60%, with several near-vertical cliffs. Due to the density and crystalline structure of these formations, the basaltic lands do not contain the geologic hazards of other units. Basaltic rocks are more resistant to erosion than the sedimentary formations and, therefore, less liable to experience landslides. Rockfall can occur, however. Their isolation, slope and elevation make them generally unsuitable for most human activity. Because of their composition, they could constitute important mineral resources in terms of quarry rock for construction purposes. These areas are an important visual component of the County, providing the rugged, wild counterpart to the rest of the landscape that makes the area so unique.

Basaltic Lowlands and Highlands Policies

1. The highlands should be designated as a resource. Uses other than woodland,

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wildlife habitat, low intensity recreation, natural and mineral resources shall be controlled by the County to avoid conflicts.

2. Residential development on basaltic lowlands and highlands (located in the Hamlet area) should be confined to the area along existing roads which are not characterized by steep slopes.
3. Small woodland management shall be encouraged.

ESTUARY AND COASTAL SHORELANDS

Ecola Creek Estuary*

Ecola Creek is a well-mixed tidal creek having very low marine biological and moderate terrestrial biological value. Tidal influence extends to just above the U.S. 101 bridge a total distance of one-half mile.

Ecola Creek has no definable eel grass beds or tidelands. The adjacent land as well as the land edge character is moderately diverse, and is comprised of a bulrush and sedge wetland above the U.S. Highway 101 bridge and a small wetland area located within the Cannon Beach city limits.

Ecola Creek has sediments of mixed sand, gravel, and mud. These sediment types combined with low salinities limit Elk Creek to small anadromous fish runs of coho and steelhead trout. But for its size, Elk Creek sustains a fairly large stable run of native searun cutthroat trout.

The City of Cannon Beach ~~is proposing to utilize~~ has utilized approximately 15 68 acres of the marsh to the ~~east-west~~ of Highway 101 for an artificial marsh sewage treatment system. ~~The area would be cleared of native vegetation and an earthen berm would be constructed to contain the marsh area and selected vegetation. The plants would be bulrushes, burreed, and arrowhead duck (Wapato) potato in approximately equal amounts. Sewage would first be treated through upgraded lagoons at the existing plant site and then pumped into the marsh. Sewage would be treated in the marsh during the growing season, then returned to the area west of Highway 101 to be chlorinated and discharged to Elk Creek. In the fall, the marsh would be harvested using mechanical equipment manufactured for lake and marsh cleaning. During the fall, winter and spring the marsh water level could be allowed to equalize with surrounding waters to protect it from flooding. This marsh treatment is estimated to be the most cost-effective alternative for sewage treatment. It has been determined that the project would require a fill and removal permit from the Division of State Lands, as does any major alteration of wetlands. (See Goal 2 Land Use Planning Exceptions).~~

Tillamook Head

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The most northerly and largest coastal headland in Clatsop County is Tillamook Head, which has been described as "a complex of bold headlands, points of land, intervening coves, and shallow indentations." West Point, Bird Point, and Indian Point are part of this promontory.

Tillamook Head is composed of middle to late Miocene basaltic intrusive rock which includes thick sills, dikes, ring dikes, and pod-life bodies. The seaward side of the headland consists of basaltic flows and sills. Many active landslides have been mapped in the Tillamook Head area, and have caused and continue to cause much destruction to Ecola State Park in the past.

Much of the area on top of Tillamook Head that is under State control is still in old growth forest, and as such constitutes a rare natural area in Clatsop County. The State Parks-Division Oregon Department of Parks and Recreation has previously acquired additional acreage at Tillamook Head to provide a buffer to protect the park forests against wind throw which could occur when the adjacent Crown-Zellerbach forests are logged. The expansion of the park also protects-protected the historic and primitive character of the headland trail, providing viewpoints of the farthest exploration area of the Lewis and Clark expedition of 1806.

Tillamook Head Policy

1. Tillamook Head shall be preserved as a unique coastal land formation. Uses other than forest management, wildlife habitat, low-intensity recreation, natural and mineral resources shall be discouraged. New mining operations on Tillamook Head which are in view of Highway 101 shall be screened with an appropriate buffer of trees.
2. The County should continue to monitor water management and conservation plans of surrounding jurisdictions and special district for consistency with the county comprehensive plan.

Also see the Ocean and Coastal Lake Shorelands portion of Clatsop County's Goal 16 Estuarine Resources and Goal 17 Coastal Shorelands Background Report and County-wide Element.*

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CRITICAL HAZARDS

Stream Flooding

Because housing sites along rivers are picturesque, they are increasing at a rapid rate. Many of these scenic locations are hazardous floodplains - the area intended by nature to accommodate the discharge and overflow of its waterways.

Major flood areas of the Seaside Rural area are on the Necanicum River and the North Fork of the Nehalem River between the southern County border and the hatchery. These streams overflow their banks at certain periods of the year, when heavy rainfalls, melting snow, high tides, strong winds, or restricted channels occur.

Clatsop County has participated in the National Flood Insurance Program since 1974. ~~Adopted in 1978, a floodplain ordinance is now in effect. A floodplain ordinance was adopted in 1978 and continues to be in effect. In 2018, the County was required to update the floodplain ordinance when Flood Insurance Rate Maps (FIRMs) were updated for properties along the Pacific Ocean coast. On October 1, 2021, FEMA implemented its Risk 2.0 Insurance Mapping Program. This program is intended to revise flood insurance rates based not only upon a structure's location to the Base Flood Elevation (BFE), but also to reflect the rebuild cost of the structures themselves. The revisions stem from a decades-long de facto subsidization of larger, higher-cost housing in flood-prone areas by smaller, lower-cost dwellings. The program will adjust flood insurance rates over a period of several years until property owners are paying the full amount of the costs to insure their buildings. This will result in a premium decrease for some property owners within the county, but may result in higher premiums for other property owners. The purpose of these requirements is not to prohibit development in the floodplain but rather to encourage the most appropriate use of flood-prone areas. Buildings must be designed to minimize flood damage by flood proofing the structure or elevating it above the base flood. Two general methods are available to raise the lowest floor of a residence to or above the base flood level. One of these requires filling the low-lying area with compacted soil, then building in the conventional manner. The other method requires construction of an elevated foundation to raise the lowest floor of the residence above the base flood level. In addition, any new or replacement on-site waste disposal system or water system must be so located or designed to avoid impairment or contamination from flooding.~~

General policies regarding flood hazards are contained in the County-wide Natural Hazards Element of the Comprehensive Plan.

~~Because developable property in the Seaside Rural area lies on both sides of the Necanicum River, there may be proposals to provide access to the other side. The property owners adjacent to the river must be reasonable assured that river crossings will not washout causing downstream damage or obstruct flood flows.~~

Policies General policies relating to stream flooding are addressed in the County-wide Natural Hazards County-wide Element.

Streambank Erosion

The outer banks along channel curves are the most susceptible to streambank erosion because it is there that the momentum of the water carries it against the bank with the most force. Actual erosion rates are not known but are quite severe in spots along the Necanicum.

Allowing trees and other vegetation to remain on the banks, (i.e., providing a buffer) is essential to the health of the stream generally. The riparian vegetation stabilizes the banks and provides shade and cooling.

Prescribing a setback for improvements is another common method of safeguarding against potential damage but is difficult to prescribe due to the varying degrees of erosion that occur. In areas of severe streambank erosion, it sometimes becomes necessary for a property owner to install riprap or other protection when a home is in danger. Sometimes this type of action can cause potential harm to neighboring properties.

Streambank Erosion Policy

- ~~1. Problems from natural erosion or the creation of situations where erosion would be increased due to actions on or adjacent to the river banks shall be avoided by carefully reviewing state and federal permits for shoreline stabilization to minimize impacts on adjacent land.~~
2. The County should discourage actions on or adjacent to the river banks to reduce or eliminate problems from natural erosion and to minimize impacts on adjacent land.

Mass Movement

Much of the land in the Seaside Rural area consists of old landslide topography which are land areas of rolling ground in which landslides could have occurred up to several thousand years ago. Due to the geologic conditions of the region these areas are still subject to movement. Such landslides are occurring in Ecola Park and above Cannon Beach. Many smaller unmapped landslides are present and can move when disturbed. ~~Man's~~ **Human** actions, such as construction of buildings or roads, have also precipitated landslides.

Landslides, soil creep, slumping, or rockfall are all elements of mass movement. According to the ~~Soil Conservation Service (SCS)-~~ **Natural Resources Conservation Service (NRCS)**, certain soils consistently have mass movement potential at slopes above 20%.

~~Policies-General policies~~ relating to mass movement are addressed in the Countywide Natural Hazards Element.

High Groundwater

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In the alluvial lowlands near streams, high groundwater is near the surface much of the year.

High groundwater can create hydrostatic pressure problems in that water pressure can fracture the flood-floors and walls of basements if allowed to build up. Health hazards can also be created where septic tanks cannot drain properly. Department of Environmental Quality (DEQ) rules prohibit the issuance of septic tank permits when the groundwater level is within 5-1/2 feet of the ground surface.

In the Seaside Rural area, major areas of high groundwater occur along the Necanicum River and North Forth-Fork of the Nehalem just north of the Tillamook County line. There are also minor areas between the mouth of the Klotchie Creek and the Necanicum Fish Hatchery.

Policies-General policies relating to high groundwater and associated compressible soils are also addressed in the Countywide Natural Hazards Element.

Wildfire

Wildfire Policies

1. The County should develop hardening standards for new construction in wildfire risk areas. For example, require spark arresters, metal roofs, fire retardant siding, and vegetative clearing.

NATURAL RESOURCES

The Seaside Rural area has an abundance of natural resources. Forests cover much of the area and numerous streams flow towards the ocean. There are many potential sources of rock in the area.

Natural Resources

The two most common mineral resources in Clatsop County are sand and gravel, and crushed rock deposits. Sand and gravel are found in stream channels and bars, in the alluvial deposits of the stream valleys and in certain rocky beaches. No gravel pits are in operation at this time in the Seaside Rural area. Crushed rock is rare and valuable and is basaltic in origin. There are at least 10 rock quarries in operation in this part of the County. A major problem caused by the mining of crushed rock is the large exposed surface areas that can be seen for great distances.

The Seaside Rural area has many other areas of igneous rock and intrusive basalt outcrops. These areas of basalt rock should be examined for possible sites of future rock quarries to help the County meet its growing demands. Most of the areas are presently in forest management.

Policies and standards relating to mineral resources are handled in the Open Spaces,

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Scenic and Historic Areas, and Natural Resources Background Report and Countywide Element.

Water Resources

The Seaside Rural area is very humid (80-120 inches of rain per year) resulting in many streams transporting water to the ocean. The major rivers in the area are the Necanicum River, which flows northwest through the northern part of the study area, and the North Fork of the Nehalem, which flows southwest and drains the southeast part of the planning area. Elk Creek drains most of the area immediately behind Cannon Beach. Circle and Klootchie Creeks are major tributaries of the Necanicum River.

Grassy Lake and Soapstone Lake are the only lakes in the area. Grassy Lake is a small, successional lake rapidly turning to marshy bog in the uplands between Onion Peak and Sugarloaf Mountain. Soapstone Lake is a 10-acre lake at 550 feet elevation, and is located east of Highway 53. The Seaside reservoir, located two miles south of the City, is a two-acre body of water used to supply water to the City of Seaside and selective residents of the Seaside Rural area.

The Cannon Beach watershed is located along the west fork of Elk Creek about 3/4 of a mile upstream from the confluence of the forks. The watershed totals 15 acres of old growth and 45 acres of second growth timber which the City owns. Located within the watershed are some rather large old growth red cedar. The watershed provides some water quality protection of the City water supply which comes from three springs. But the City is concerned that logging and spraying of the commercial timber land which surrounds the watershed could seriously affect water quality.

The streams in this area of the County are an invaluable resource of the area. These streams provide water for the residents of the area, as well as providing habitat for both fish and wildlife. The streams in the area fluctuate considerably between January and August. During the winter months when the streams are at their peak, there is plenty of water in the stream channels.

Water Resource Policies

1. ~~The County shall ask the State Water Resources Department to study the watershed area of Cannon Beach. Upon completion of the study, the County will cooperate with the City to review the findings. The County should continue to monitor water management and conservation plans of surrounding jurisdictions and special districts for consistency with the county comprehensive plan.~~
2. Development or land uses located on land not regulated by the FPA that require channelization, excessive removal of streamside vegetation, alteration of stream banks, and filling into stream channels shall be restricted in order to maintain stream integrity.
3. Consideration shall be given to protection of the lakes from further degradation

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- (eutrophication), and possible remedial actions to improve water quality.
4. The County should encourage water storage/holding tanks/catchment systems for new residential and commercial development within the planning area.
 5. In order to ensure that the County is not requiring surplus capacity to serve development, the County should review its minimum water flow requirements to ensure that its requirements are consistent with actual usage patterns. Required water flow should be based on the number of fixtures and/or house size.
 6. The County shall encourage new innovation and concepts to conserve and/or reduce water usage including, but not limited to grey water recycling, as permitted under OAR 340-053. Legalized in OR in 2012.

Forestry and Agriculture

In the Seaside Rural area, the majority of the forest land is in corporate and public ownership and covers over 90% of the total land area. In the past years the forests of the area were mostly composed of old growth Douglas Fir, but heavy logging and numerous forest fires have altered this considerably. These lands are intensively managed for timber production, the a primary industry of the County. Recognizing this fact, the major forest lands are preserved in the Plan under a Conservation Forest Lands* designation. Some agricultural activity in the Seaside Rural area occurs along the Necanicum River Valley, the North Fork Nehalem River Valley, and two areas along the Little North Fork. These While these areas do not have the best were previously thought to have low potential for agriculture because of past development that has occurred resulting resulted in small block parcel sizes, in comparison to other areas of the County. Nevertheless, some farming does occur in the area on a small to moderate scale, such as chicken farming and livestock grazing. These activities are considered compatible with rural residential living.

~~Policies~~ General policies concerning forestry and agriculture can be found in the respective* Goals 3 and 4 of the Countywide Element comprehensive plan.

CULTURAL

Housing

The Seaside Rural area is very sparsely settled, containing only 236 existing residences; the current distribution being 183 conventional single family residences, 51 mobile homes, and 2 duplexes. Most of the homes in the area are between 20-50 years of age and may require major repairs in the future. However, over 18% of the homes are newer.

Building construction in the Seaside Rural area has been fairly steady in the past (between 10-11 new dwellings/year) and increasing. In 1977 and 1978 the area received almost an equal amount of mobile homes to conventional dwellings. Thirty-six percent of the new construction was for out-of-town owners.

The current population in the area is 387 with an average household size of 2.5 persons

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per dwelling. The County population study forecasts permanent population will increase slowly with an additional 138 persons expected by the year 2000.

The County Housing Report forecasts the total housing units needed by the year 2000 to be 136, including 55 permanent residences and 81 seasonal units.

Housing Policies

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

Recreation

Existing recreational facilities in the Seaside Rural area consist of the following:

State Parks

Ecola Park and Elmer Feldenheimer Parks - 1,299 acres, 2 miles north of Cannon Beach off U.S. 101 on the coast. Shore frontage of 6 miles with fine sea views. Sea lion and bird rookeries are located on off-shore rocks, and deer roam the park at will. Two beaches, trails, fishing, picnic grounds, propane gas stoves at Ecola Point. 68 picnic units.

Oregon Scenic Waterways

In 2019, a 17.5-mile portion of the Nehalem River between Henry Rierson Spruce Run Campground and the confluence with Cook Creek near cougar Valley State Park, was designated as an Oregon Scenic Waterway. Oregon Parks and Recreation Department is currently working with a Rules Advisory Committee to finalize river-specific rules for the designated stretch of river.

County Parks

North Nehalem Park - Section 22, T4N, R9W; 2.5 acres; tables, portable toilets, stoves.

Kloutchie Creek Park - 10 acres; 5 tent campsites, 15 trailer campsites, picnic tables, boat launch. A mountain biking trail, built in conjunction with the Northwest Trail Association and

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XXX was dedicated in 201X.

Private Parks

Klutchie Creek Park (Crown Zellerbach) – 10 acres; 5 tent campsites, 15 trailer campsites, picnic tables, boat launch.

Black Bridge Park - 5 acres; picnicking.

These facilities are considered adequate to satisfy future needs for parks and open space. Additional fishing and boat launch sites, however, could be developed along the area's rivers. Losses of traditional fishing spots have occurred in the past as the area has built up. There is concern, however, that the rivers be left natural and undeveloped.

The community's desire for slow change was strongly expressed throughout the planning process. Therefore, recreational facilities which cater to the tourist industry require close scrutiny to ensure that noise levels are kept at a minimum and traffic congestion is prevented, and major highway improvements caused by increased use and promotion of recreational resources in the area are prevented.

Highway 101 receives extremely heavy long distance and local bicycle traffic during the summer months. U.S. Highway 101 is the route for three bicycle routes: the Oregon Coast Bicycle Route; the Trans-America Bikeway; and the Northwest Oregon Loop Bicycle Route.* This bike route is very dangerous, having many curves and no barriers preventing automobiles from entering the bike lane.

Recreation Policies

1. Non-intensive recreational uses of the shoreland and water areas that are compatible with the rural character of the area (fishing, bird watching, picnicking) shall be preferred over noisy high intensity uses.
2. Public access to the Necanicum River and North Fork of the Nehalem River currently exists at several locations shown on Map _____. These accesses are considered adequate at this time. If new data indicates a need in the future, new access shall be developed on public land with adequate provisions made for the protection of adjacent privately owned land. Riparian areas adjacent to new public access points shall be protected to the greatest extent possible.
3. Existing public land shall be preferred for recreational development, but shall not prohibit acquiring additional locations prior to acquiring additional locations.
4. Subdivision or planned developments along major streams and rivers shall provide access points to the water for residents of the development. Provision of such access points shall not prohibit acquisition of additional locations.

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5. The County shall pursue the development of a safer bike path along Old Highway 101 to Cannon Beach. The State should incorporate the bike path with Highway 101 improvements planned for the area. This bike route should be given high priority.

6. The County will work to identify and establish public access facilities along the main stem of the Nehalem River.

~~6. RV parks and campgrounds are not considered appropriate uses of private or public land in the Seaside Rural area.~~

Additional information and policies regarding recreation and natural resources are found in the Goal 5: Open Space, Scenic and Historic Areas and Natural Resources Background Report and County-wide Element, Goal 8: Recreational Needs Background Report and County-wide Element and Ocean and Coastal Shorelands section of the Goal 16: Estuarine Resources and Goal 17: Coastal Shorelands Background Report and the County-wide Element.*

OPEN SPACE, HISTORIC, SCENIC AND NATURAL AREAS

Open Space

As the Seaside Rural area becomes increasingly popular as a recreation, retirement and residential area, private land will be developed at an accelerating rate. Huge portions of the area, however, are and will remain in open space. The provision of acreage homesites provides elbow room and will maintain a rural open space character for the Seaside Rural area. Open space is one of the benefits of resource management. Resource management lands, such as forest and agriculture lands, provide or have potential economic value which requires some form of protection to maintain their wise utilization. A majority of the Seaside Rural area will be preserved for forest uses.

Parks and other recreational areas provide open space as part of their function. Ecola Park, North Nehalem Park, Klootchie Creek Park and Black Bridge Park together encompass over 1,300 acres of open space. These areas are described further in the preceding section on Recreation.*

Historic and Scenic Areas

Historical sites which have been inventoried in the Seaside Rural area include the Tillamook Head Trail, Tillamook Rock (lighthouse), Clark's View (on Tillamook Trail), Indian Beach (Ecola State Park), WWII Memorial (Highway 53 Junction) and an old cemetery on Hill Road in the Hamlet area. Map 4, showing the location of historic sites on page following page 14. These sites are located on Map 4.

The Tillamook Head Trail leads south from Seaside over Tillamook Head through Ecola Park and into Cannon Beach. Clark's View, at 1,138 feet above sea level, was visited by

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Captain William Clark while on a trip to Cannon Beach. A monument marks the spot. Indian Beach is on the site on an early Indian fishing camp. These three sites are currently publicly owned and protected.

A lighthouse exists on Tillamook Rock that has been in existence since 1879. Official use of the light, however, was discontinued in 1957. The rock is now privately owned. Although there have been many speculative ideas to convert the lighthouse to such things as a gambling casino, access to the property is difficult and extremely dangerous. The structure itself is in a deteriorating condition and receives constant punishment by crashing breakers.

The World War II Memorial naming the Sunset Highway, once the Wolf Creek Highway, is located at the junction of Highway 53 and Highway 26.

Hamlet was named by early pioneers for its size. A post office was established there in 1905. The old cemetery has been donated to the community for preservation. Adjacent lands are in forest production.

The Hamlet School and Necanicum Garden Club buildings are maintained and utilized by the Hamlet Community Club.

There are no known Indian Native American or other archeological sites in the Seaside Rural area.

Scenic areas in the Seaside Rural area include the rivers and highways. The highway from Silver Point to the Cannon Beach junction is a designated U.S. 101 Scenic Corridor, including a 50-foot buffer on both sides. Access is limited, no highway frontage is allowed, and all uses must be setback in accordance with State Highway Department Oregon Department of Transportation regulations.

~~Some problems arise in scenic areas where clear cutting occurs in large areas within view of the highways, where mining and quarrying operations occur, and where abandoned vehicles and other junk is scattered along roadsides. While some problems are outweighed by the need to utilize our natural resources, resolving the junk problem is a matter of community pride and nuisance abatement.~~

Billboards and signs can also degrade scenic qualities. These are controlled by the State Highway Department Oregon Department of Transportation and local policies regarding highway commercial developments and the prohibition of off-premise signs.

Historic and Scenic Areas Policy

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

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Natural Areas

Possible natural areas of the Seaside Rural area have been identified through the Oregon Natural Heritage Program. They are described in Site Evaluation Reports and are summarized as follows. Also see Clatsop County's **Goal 5: Open Space, Scenic and Historic Areas and Natural Resources** **in the** Countywide **Element comprehensive plan** for **additional** discussion and resolution of conflicts.*

~~Old Growth at Grassy Lake Creek and Necanicum Road was located 13 miles south of Highway 26 on the west side of the Necanicum River. This once was the location of a 160-acre old growth spruce forest that has been logged.~~

Chapman Point is the first headland to the north of Cannon Beach with Ecola State Park immediately north. This 100-acre area includes a beautiful rugged headland which is very steep and rocky. This is a very pristine area. **The owner apparently discourages trespassers and is striving to maintain the natural character of the property.** The fragile system could not stand excessive human use.

Onion Peak is located approximately 9 miles southeast of Cannon Beach. This is a steep-sided, rock peak, the highest in the area, at whose summit is a small remnant of the original Pacific Silver Fir-Western Hemlock forest. There is also a grassy bald area and a rock garden community, both showing minimal disturbances. Found here are a significant number of rare and localized plant species. **The Oregon Natural Area Preserves Advisory Committee to the State Land Board has recently proposed the summit under State ownership for a "natural area preserve." (See Preserve Analysis: Onion Peak, September 1979).** The Nature Conservancy is also negotiating with Crown Zellerbach to acquire their portion of the summit.

Sugarloaf Mountain is 2 miles south and 5 miles east of Cannon Beach. The summit of the mountain is approximately 10 acres with a rock garden community of rare plant species. **In 2021, approval was granted to construct a new communication tower in this was area.**

Grassy Lake is a two acre lake which is rapidly filling in an approaching a bog stage. This area presents a good example of aquatic succession uncommon at this elevation and is included here for its scientific significance.

Kloutchie Creek Park ~~was also inventoried.~~ **The site is a campground** and picnic area, and contains the **remnants of the** largest **remaining** Sitka Spruce tree.

Natural Area Policies

1. Fragile and ecologically valuable area, especially wetlands, isolated lakes, stands of old growth timber, and areas of rare or endangered species will be considered for a NATURAL designation.

- The predominant use for NATURAL areas shall be open space, scientific study, wildlife habitat, and low intensity recreation (trails, nature observation).

Fish and Wildlife

The sparsely populated areas of the County provide excellent habitat for many forms of wildlife, mammals and birds, reptiles and amphibians. Some of the more common forms of wildlife found in the Seaside Rural area include:

Mammals

Roosevelt Elk
 Black-tailed Deer
 Black Bear
 Coyote
 Wildcat
 Muskrat
 Mink
 Rabbit
 Raccoon
 Weasel
 Ground Squirrel
 Chipmunk
 Beaver
 Mole
 Shrew
 Meadow Mouse

Game Fish

Steelhead Trout
 Silver Salmon
 Chinook Salmon
 Chum Salmon
 Cutthroat Trout
 Brown Trout
 Rainbow Trout

Birds

Pheasant	Crows
Grouse	Ravens
Quail	Water Ouzels
Mourning Dove	Golden Crowned Kinglets
Pigeon	Woodpecker
Grebe	Western Fly Catcher
Phalarope	Trails
Sandpipers	Cowbirds
Seagulls	Golden Plated Warbler
Cormorant	Goldfinch
Murre	Wrens
Killdeer	Swallows
Tufted Puffin	Robins
Thrushes	Wren Tit, Bush Tit
Ducks	Sparrows
Merganser	Solitary Vireo
Geese	Blackbirds
Widgeons	Jays
Shovelers	Oregon Junco
Teal	Rufous-sided Towhee
Owls	Starlings
Peregrine Falcon	Finches
Hawks	Hummingbirds

With reference to big game, the Oregon Department of Fish and Wildlife classifies areas within the County as Major Big Game Range, Peripheral Big Game Range and Excluded Range. For a discussion on Big Game and other fish and wildlife resources see [the Goal 5: Open Space, Scenic and Historic Areas, and Natural Resources Element.](#)

The existence and management of vegetation is closely tied to the presence of wildlife.

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~~Because As~~ large portions of the area's forest lands ~~are have been recently~~ logged, natural grazing habitat ~~has been provided is created~~. But while a clear cut area is beneficial to one species, it can have detrimental effects on the habitat of another. In 1970-71, for instance, the Necanicum River remained unfishable for 11 days during the steelhead season ~~because of streamside logging and road construction~~.

Abundant wildlife, primarily anadromous fish and crustaceans populate the streams of the area. The Necanicum and Nehalem Rivers and Elk Creek are the prime streams for anadromous fish runs. Anadromous fish hatch in upland freshwater streams, migrate to sea to spend a major part of their life, and return to the freshwater upland stream to spawn a new generation of fish. Important to these streams is the maintenance of water quality and low turbidity levels. A fish hatchery to augment the natural production of anadromous fish is located on the North Fork of the Nehalem. Soapstone Lake is stocked with cutthroat and rainbow trout. The streams and lakes of the area also ~~undoubtedly~~ provide water, as well as habitat, to many other species. The streambanks in the area are generally lined with red alder trees, which fulfill a dual function of shading the stream and keeping the water cool for fish, and holding the bank soils in place as a deterrent to erosion.

Since 1970, the Forest Practices Act has set standards and limitations on logging practices to ensure that activities have no detrimental effect on the water quality of the streams. Since most of the area's streams are in forest use, the Forest Practices Act will be enforced. Flood ordinances will also insure that no structures block stream channels.

Headwater areas are sensitive drainages that fish generally do not inhabit, but where ~~human man's~~ activities can cause a direct impact on downstream water quality. The goal for these areas is to reduce erosion and turbidity. Headwater areas in the Seaside Rural area are located in areas planned for forest uses which thereby limits development. Strict adherence to the Forest Practices Act will help to maintain water quality in headwater areas.

Fish and Wildlife Policies

1. Residential development in areas of big game habitat shall be of a low density so that potential conflicts (i.e. damage to gardens, yards, etc.) can be minimized.
2. Mining, dredging, or removal of gravel or similar materials from streams and other surface water shall be strictly controlled to prevent adverse alteration to flow characteristics, siltation and pollution, and destruction or disruption of spawning areas.
3. ~~Off-road vehicles should only be allowed in designated areas because of the damage they can cause.~~ Motorized vehicles that are used for recreation should be restricted to existing established trails and roads.
4. Because of the importance of fish hatcheries, activities or developments that could

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be detrimental to the water quality are discouraged in these creeks and the waters which drain into them.

5. To conserve and protect fish and wildlife habitat, new developments shall be designed and constructed so as to:
 - a. maintain wherever possible a natural, vegetative buffer strip along wetlands and streams;
 - b. minimize the alteration of land and vegetation; and
 - c. preserve open space, including agricultural and forest lands.

~~6.* Wildlife refuges:~~

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

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

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

Transportation

The transportation system in the Seaside Rural area as well as the whole County, has been greatly influenced by the natural features of the land and water.

The major highway running north and south in the planning area is U.S. Highway 101 from the Cannon Beach junction to the City of Cannon Beach. No major improvements are currently planned. **The City of Cannon Beach is hoping to develop a safer and more efficient north entrance and will be asking the Highway Division to consider a proposal.**

Highway 26 (Sunset Highway) is the major State highway in the area which runs east-west.

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This road provides a connection between the resort communities on the coast of Clatsop County and Portland. Major planned improvements to the highway include an elaborate, expensive alteration of the Cannon Beach junction and pavement widening of approximately 10 miles east of the junction. There is some concern that in the future the highway will expand to a 4 lane system with very rigid controls on access. Access is not a problem at present but could pose problems at various curve sections of the highway.

The other principal road is State Route 53, a narrow two-lane mountainous highway which runs from Necanicum Junction, 13 miles east of Seaside on the Sunset Highway, south into Tillamook County. Some large dips and dangerous curves make this route unsuitable for intensive use. There are no railroad, water or air transportation facilities in this section of the County. There is also no transit bus service provided in the area. The area is not expected to build up to the extent that public transportation will be needed. The automobile, therefore, is the major transportation mode.

Most residents shop in Seaside and work close by. They have learned to plan and limit trips to town by coordinating work activities with shopping needs. The distance to and from shopping, employment and residence is not a major problem, although a small neighborhood store in the area would probably be convenient.

Bicycling in the area is primarily recreational in nature. The terrain and nature of the highway system makes bike travel difficult and hazardous. There are no designated bikeways and none are planned, although alternative U.S. 101 is a part of the nationwide "Bikecentennial" route from Astoria to Williamsburg, Virginia. A bikeway may be appropriate, however, from the Cannon Beach junction south to Cannon Beach along the "Old Highway" 101. Policies and discussion relating to the alternative is contained in the section on Recreation.

Because the Seaside Rural area is expected to be developed at very low densities, public transportation is not needed at this time to serve residents.

Transportation Policies

1. ~~The intersection of U.S. 101 and Highway 26 should be improved substantially. The CAC supports plans developed by the State Highway Division for improvements. The County supports continued efforts by the Oregon Department of Transportation to improve safety and traffic flow at the junction of Highway 101 and Highway 26.~~
2. When the State Department of Transportation improves U.S. Highways 101, 26, 53, and 202, consideration should also be given to provision of a safe bikeway, suitable crosswalks, fog lines and the installation of curbing to separate the auto traffic where possible.

PUBLIC FACILITIES AND SERVICES

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

Water Districts

There are no water districts in the Seaside Rural planning area.

An 18-inch City of Seaside water line extends from their headworks on the South Fork of the Necanicum through a portion of the Seaside Rural planning area. The water line intersects Highway 26 west of the Black Bridge and runs west on Highway 26 to Seaside. The City's present policy, however, is not to permit hook-ups to this line in areas outside the City limits. The City services hook-ups that were existing before they adopted this policy and also hook-ups to properties who granted an easement for City water lines in exchange for a hook-up right.

The water line does provide an abundant source of water for good fire protection for this section of the Seaside Rural planning area.

Also see the Public Facilities and Services Background Report and County-wide Element for additional information and policies.*

Groundwater/Wells

Most of the Seaside rural area is underlain by fine-grained marine sedimentary rocks and volcanic rocks of low porosity and permeability. Water yields are low, except in the alluvial plains (along rivers). Rain falling on the impermeable slopes of volcanic and marine sedimentary rock is rejected and runoff is rapid. Amount of water that enters the rock units is small, although it will often yield an adequate amount for domestic use. Groundwater in the alluvial plains is more abundant due to the permeability of the gravels and sands and seepage from the river. Generally, water can be obtained at shallow depths in the wider floodplain areas.

Most wells in the alluvial lowlands produce good quality water for domestic use. Hard water, usually high in calcium and magnesium is likely to occur in wells in marine sedimentary and volcanic rocks.

Schools

The Seaside Rural planning lies primarily within the Seaside School District #10. Portions of the northeast quadrant of the planning area are within Astoria School District #1 and portions of the southeast quadrant are within Jewell School District #8. The entire Seaside Rural planning area lies within Seaside School District #10. Seaside School District #10 has three elementary schools, a junior high school and a high school. In the tax year 1977-78, the tax levy is \$1,917,734, at a tax rate of \$8.07 per \$1,000.

Enrollment (As	Year	%
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		<u>Grade of Sept. 1976</u>	<u>Capacity</u>	<u>Built</u>	<u>Use</u>
Seaside Heights Elementary	K-6	318	4781974		67
Gearhart Elementary	K-6	273	2731948		99
Broadway Jr. High	7-8	271	2801949		97
Seaside High School	9-12	481	6001958		96
Cannon Beach Elem.	K-6	135	140		96

Source: Brown & Root EIS 1977.

Presently all the children in the planning area are bussed to Seaside Schools except for an area on Highway 53 from the State Hatchery south to the County line. Children in this area attend school in Nehalem on a tuition basis. However, because of the costs of tuition, these children may in the future be bussed to Seaside Schools.

Fire Protection

There are 3 Rural Fire Protection Districts in the Seaside Rural planning area.

Seaside Rural Fire Protection District:

The Seaside Rural Fire Protection District contracts with the City of Seaside to provide fire protection for its district which extends north to Avenue E in Gearhart and 7 miles south of Seaside along Highway 26.

Currently available to the rural fire district are facilities of the Seaside Fire Department which consists of the following:

Volunteers - 41 men

2 - 1500 gallon/minute pumpers

1 - 1250 gallon/minute pumper

1 - 3300 gallon tanker

1 - salvage vehicle - carries all equipment necessary for the protection and salvage of a structure (shovels, tarp, pumps to extract water, etc.)

1 - rescue vehicle

2 - jeeps for fire prevention

2 - service trucks

The Oregon Insurance Bureau has developed a protection class scale from 1 to 10 to aid in fixing insurance premiums for homeowners. The lower the rating, the lower the premium.

The district has an insurance rating of 4 in the Seaside Rural area -one of the first, if not the first, all-volunteer fire departments in the state to receive the Class 4 rating. Most of the other rural County insurance ratings are between 8 to 9.

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One of the reasons the district received the Class 4 rating was the good supply of water from the Seaside water line running along Highway 26. Fire hydrants are located at the Crab Broiler, mobile home park on Highway 26, Klootchie Creek and Edgewater Terrace.

The other major reason for the low rating is the automatic aid system with the Gearhart and Cannon Beach fire departments.

Cannon Beach Rural Fire Protection:

The Cannon Beach Rural Fire Protection District extends from the north Cannon Beach city limits to the Arch Cape tunnel. The district levies taxes for its operation. In the past, Falcon Cove has contracted for service from the district. This agreement will end in 1980, when Falcon Cove will have the option to join the district to continue fire protection.

The following equipment and men are presently available:

- Volunteers - 32 men
- 3 - 750 gallon/minute pumps
- 1 - 1500 gallon/minute with a storage capacity of 1000 gallons
- 1 - Off-road vehicle mini-pumper
- Fully equipped aid car
- Aerial ladder truck

The district's insurance rating within the city limits of Cannon Beach is 6. For the rural area the rating is 8 to 9.

The major reason for the high fire insurance rating in the rural areas is a lack of adequate water supply or, in areas where there is community water, the water lines are too small to enable pumping of water for fire purposes.

Hamlet Rural Fire Protection District:

The Hamlet Rural Fire Protection District covers portions of Highway 26 and 53 and the Hamlet area. The district levies no taxes.

The district presently has the following equipment and men:

- Volunteers - 15 men
- 1 - 750 gallon/minute pumper
- Army tanker with capacity of 1,100 gallons

The district has an insurance rating of 9 to 10. The 911 emergency telephone number is operational in the district, as in all the County fire districts.

Septic Systems

The Seaside Rural residents are served by septic systems. Because of soil limitations, lot

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size, and slopes, each proposed subsurface sewage disposal site is considered on an individual basis.

A critical consideration in septic tank operation is development density. Problems result when development densities become too great for the soil to accommodate the resulting effluent discharges which could eventually surface and/or contaminate wells and other groundwater sources. The result is a potentially dangerous health situation.

Septic Systems Recommended Action

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

Septic Systems Policy

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

Power Generation

Currently, all electrical power in Clatsop County is supplied by the Bonneville Power Administration (BPA) and is distributed, mainly, through the Pacific Power and Light Company (PP&L). Small amounts of electricity are sold to and distributed in the Seaside Rural area by the Tillamook Public Utility District. The primary PP&L transmission lines serving the County are 115 KV lines from the Longview substation.

The Tillamook Public Utility District has a 24.9 KV line extending into Clatsop County which presently serves about 30 families on Highway 53 from the State Fish Hatchery south to the County line.

There are no natural gas lines serving this area of the County.

Power Generation Policy

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

COMMUNITY DEVELOPMENT

Setting

The Seaside Rural planning area is an area of dramatic beauty. As one travels south from Seaside on U.S. Highway 101, the bold promontory of Tillamook Head looms as the first landmark of the study planning area. The head offers outstanding vistas and stands of old

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growth sitka spruce forest in Ecola State Park on top of a massive rock formation.

Continuing on, the highway begins to drop into the area of Cannon Beach and Tolovana Park, between the Pacific Ocean and the relatively low but rugged peaks of the Coast Range. Sugarloaf Mountain (2,853 feet) is the most prominent peak to the east with the distinctive Double Peaks ahead, closer to the ocean. Haystack Rock and the Needles can be seen to the west.

The eastern section of the planning area contains the lush and productive river valleys of the Necanicum and Nehalem Rivers, a vast area of forested peaks and canyons including Saddle Mountain, **corresponding clear-cuts**, and dark basalt rock outcrops.

Highway 26 provides the main route of transportation east and west, with Highway 53 for north-south travel to the County boundary. These routes basically follow the two rivers.

Homesites are scattered along the highways, with some tourist commercial development occurring at the major junctions. **Most of the individual property owners own between 1-9 acres of land and have resided in the area from 1-15 years.**

Assumptions

One of the things that makes the Seaside Rural area a pleasant place to live in the low density character of housing that has traditionally occurred. The area is peaceful and private and has grown very slowly in the past. This is due partly because of the vast amount of commercial timberland that dominates the area in contrast to the very small individual property ownerships.

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

Growth is to be managed to minimize or avoid environmental, cultural or economic conflicts.

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

Below are the definitions, objectives and policies for DEVELOPMENT, RURAL LANDS, RURAL AGRICULTURAL LANDS, **CONSERVATION** FOREST LANDS, and CONSERVATION OTHER RESOURCES.*

DEVELOPMENT

DEVELOPMENT areas are those 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

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by existing or planned urban services and facilities.

Lands within an Urban Growth Boundary are those determined to be necessary and suitable for future urban growth, and are included in this designation. The Urban Growth Boundary for the Seaside Rural area is around Cannon Beach.

The approximately 200 acres of buildable, vacant land included both within and outside the city limits, and within the Urban Growth Boundary represents the growth needs of the City for the next 20 years. Lands within the boundary are presently served by sewer and/or water, or are capable of being serviced in that they are generally below 140 feet of elevation. No commercial forest lands are included in the boundary.

The Elk Creek estuary, outside the city limits, is excluded from the Urban Growth Boundary. Lands with steep slopes, known or suspected geologic hazards, and which are considerable distances from city services are excluded from the boundary.

Policies pertaining to the Cannon Beach Urban Growth Boundary are contained within the Countywide Urbanization Element (Goal 14).

RURAL LANDS*

RURAL LANDS are those lands which are outside the urban growth boundary and are not agricultural lands or forest lands. Rural lands include lands suitable for sparse settlement, small farms or acreage homesites with no or hardly any public services, and which are not suitable, necessary or intended for urban use.*

Rural Lands are those which, due to their value for aquaculture, low density residential uses, high intensity recreational uses, and non-renewable mineral and non-mineral resource uses should be protected from conversion to more intensive uses. Rural subdivisions, major and minor partitions, and other uses served by few public services which satisfy a need that cannot be accommodated in urbanizable areas are also likely to occur within this designation.

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

RURAL AGRICULTURAL LANDS*

Agricultural lands are those lands that are to be preserved and maintained for farm use, consistent with existing and future needs for agricultural products, forest and open space.*

In land use changes involving a change from Conservation Forest Lands or Rural Agricultural Lands to Rural Lands or Development designations an Exception to the

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Agricultural Lands or Forest Lands Goals must be taken.**

Predominant Uses:

1. Farming (see Goal 3: Agricultural Lands Background Report and County-wide Element).*
2. Small woodlots.
3. Low density residential (2 acres or more).
4. Commercial (gas station, grocery store).

In the Seaside Rural area there are about four distinct areas of housing. Because of the unique circumstances which characterize these areas, different lot sizes have been designated are proposed.

In order to compliment Cannon Beach's Plan and to buffer the urban area from adjacent forest land, a five-acre zone has been designated is proposed for land outside of the Cannon Beach Urban Growth Boundary. The Seal Rock and Elkwood Mountain subdivisions, however, are proposed have been zoned for an average lot size of two acres because of existing ownerships ownership patterns existing at the time the original comprehensive plan was adopted in 1980.

The residential area from the Cannon Beach junction to Black Bridge is within the Seaside fire district and close to the commercial centers of Seaside and Cannon Beach. Because of the built-up nature of the area, this area has been zoned for two-acre parcels is proposed for a two-acre zone.

The area east of Black Bridge to the Highway 53 junction has been zoned for five-acre parcels is proposed for a five-acre zone because of the distance to commercial areas, and the existing average lot size in 1980 when the comprehensive plan was originally adopted, and as an intermediary between the two-acre zone and the larger ten-acre zone proposed for the area south of the Highway 53 junction to Soapstone Creek Bridge.

The proposed ten-acre zone also includes the Hamlet area. This residential area is remote to services and large lots are prevalent.

Near The area near the southern border of the County and close to Nehalem has been zoned for five-acre parcels, the area is proposed for a five-acre zone. Many small ownerships occur in the area.

Objectives:

1. To retain RURAL LANDS as sparse settlement, small farms or scattered acreage homesites with hardly any public services.*

Rural Policies

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- ~~1. Generally, the minimum parcel size for building sites shall be between 2-5 acres, depending on location and historical development. From the Cannon Beach junction, parcel size increases as the distance to services (i.e. grocery store) increases.~~
12. When considering new commercial buildings or when existing commercial uses are considering expansion, the following standards shall be required:
 - a. Adequate off-street parking shall be provided.
 - b. A buffer of landscape planting area shall be provided when abutting residential zones. Plants should be native to Wester Oregon.
 - c. Highway approaches should be minimized whenever possible through the use of common driveways, access points, and other means such as clustering buildings and shared parking.
 - d. Signs shall be designed so as not to distract from the surrounding area. Use of natural materials is encouraged. When lighting is necessary it shall be subdued and indirect.
23. New commercial zones shall only be considered if of a neighborhood type or if concentrated in and adjacent to existing, well-established business areas, in order to increase the patronage and vitality of these areas and to avoid undue dispersal of new commercial activities.
- ~~4. A liberalized approach to limited home occupations** in rural residential areas is encouraged. Ordinance provisions should allow one or two additional non-family employees; should allow necessary alterations, and should allow operations either within the dwelling or an enclosed accessory building. Care shall be taken to avoid disturbance to neighboring property owners.~~
- ~~5. Home occupations** should be allowed. Care should be taken to avoid disturbance to neighboring property owners through the establishment of minimum standards for floor or site area, number of employees, noise, odor and visibility restrictions.~~

CONSERVATION FOREST LANDS AND CONSERVATION OTHER RESOURCES*

CONSERVATION FOREST LANDS. Forest lands are those lands that are to be retained for the production of wood fiber and other forest uses.

In land use changes involving a change from **Conservation** Forest Lands or Rural Agricultural Lands to Rural Lands or Development designations an Exception to the Agricultural Lands or Forest Lands Goals must be taken.**

CONSERVATION OTHER RESOURCES. Conservation Other Resources areas provide

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important resource or ecosystem support functions such as lakes and wetlands and federal, state and local parks. Other areas designated CONSERVATION OTHER RESOURCES include lands for low intensity uses which do not disrupt the resource and recreational value of the land.

Predominant Uses:

1. Forestry/forest processing. (see Goal 4: Forest Lands Background Report and County-wide Element).*
2. Farming.
3. Parks and scenic areas.
4. Small woodlots.
5. Community watersheds.

Objectives:

1. To conserve and protect natural, scenic, historical 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

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

NATURAL

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

1. Native terrestrial, freshwater or marine ecosystems, e.g. a salt marsh or stand or old growth forest.
2. Areas containing significant biological, geologic, hydrologic, paleontologic, archeologic or scenic features, e.g. a single fossil bed or waterfall.
3. Areas particularly valuable for plants and wildlife:

- a. as habitat for rare, endangered, endemic or otherwise unique species;
- b. as exceptionally productive or diverse habitat;
- c. as vanishing habitat;
- d. as habitat crucial to a stage in a species' life style, e.g. spawning grounds, or wetlands along flyways.

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

Natural Policies

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