



CLATSOP COUNTY

BOARD OF COMMISSIONERS AGENDA

WORK SESSION

VIRTUAL MEETING

Wednesday, November 01, 2023

BOARD OF COMMISSIONERS:

Mark Kujala, Dist. 1 – Chair
Courtney Bangs, Dist. 4 – Vice Chair
John Toyooka, Dist. 2
Pamela Wev, Dist. 3
Lianne Thompson, Dist. 5

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JOIN THE BOARD OF COMMISSIONERS VIRTUAL MEETINGS

Clatsop County Board of Commissioners host virtual meetings on Zoom

The Board remains committed to broad community engagement and transparency of government. To provide an opportunity for public testimony, the Board will host virtual meetings on Zoom.

Join the meeting from your computer, tablet or smartphone ([Zoom link](#))

You can also dial in using your phone.

1-253-215-8782

Meeting ID: 824 1424 1621

Passcode: 616682

WORK SESSION: 10:15 AM

Work Sessions are an opportunity for Board members to discuss issues informally with staff and invited guests. The Board encourages members of the public to attend Work Sessions and listen to the discussion, but there is generally no opportunity for public comment. Members of the public wishing to address the Board are welcome to do so during the Board's regularly scheduled meetings held twice monthly.

TOPICS:

1. County Manager Update {5 min}
- [2.](#) Community Plan Updates {45 min} {Page 3}
- [3.](#) Evaluation of County Surplus Property For Housing {10 min} {Page 5}

ADJOURNMENT

As necessary Executive Session will be held in accordance with but not limited to: ORS 192.660 (2)(d) Labor Negotiations; ORS 192.660 (2)(e) Property Transactions; ORS 192.660 (2)(f) Records exempt from public inspection; ORS 192.660 (2)(h) Legal Counsel

Agenda packets also available online at www.co.clatsop.or.us

This meeting is accessible to persons with disabilities or wish to attend but do not have computer access or cell phone access. Please call 325-1000 if you require special accommodations at least 48 hours prior to the meeting in order to participate.

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

November 1, 2023

Topic: Community Plan Updates
Presented By: Gail Henrikson, Community Development Director
Julia Decker, Planning Manager
Ian Sisson, Senior Planner

**Informational
Summary:**

When the original comprehensive plan was adopted in 1980, the plan divided the county into six Planning Areas:

- Clatsop Plains
- Elsie-Jewell
- Lewis and Clark Olney Wallooskee
- Northeast
- Seaside Rural
- Southwest Coastal

At that time, community plans were prepared for each of the six Planning Areas. While the Clatsop Plains and Southwest Coastal plans were amended several times over the intervening 43 years, the majority of the plans underwent very little revision.

As part of the County's recent comprehensive plan update project, all six plans were updated. These draft plans have been reviewed by County land use counsel, who recommended several changes. The plans were also submitted to the Department of Land Conservation and Development (DLCD) in 2022, but no comments have been received. The community plans were originally scheduled for Board review in September 2022, but were placed on hold to allow your Board additional time to review the materials and to provide additional comments to staff.

Since September 2022, staff has continued to review, revise and refine the community plans. The drafts prepared for your November 1 work session:

- incorporate recommendations from land use counsel
- remove duplicative policies and material
- have been reorganized to enhance readability
- remove or revise subjective statements

Based upon direction from your Board staff will either continue to revise the community plans or begin the process to schedule the plans for public hearings before the Planning Commission and your Board.

Attachment List

- A. [Clatsop Plains Community Plan](#)
- B. [Elsie-Jewell Community Plan](#)
- C. [Lewis and Clark Olney Wallooskee Community Plan](#)
- D. [Northeast Community Plan](#)
- E. [Seaside Rural Community Plan](#)
- F. [Southwest Coastal Community Plan](#)

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

November 1, 2023

Topic: Evaluation of County Surplus Property For Housing
Presented By: Elissa Gertler, Housing Manager

Informational Summary: Staff will review the attached memo that summarizes the evaluation of county surplus properties for housing suitability.

Attachment List

- A. A
- B. A
- C. A

MEMORANDUM

DATE: August 31, 2023
TO: Don Bohn, County Manager
FROM: Elissa Gertler, Housing Manager
RE: Housing Suitability Assessment for County Surplus Property

Background

In 2021, Angelo Planning Group evaluated the lot size, zoning, transportation and environmental conditions of select county-owned properties to understand their development potential. A number of additional parcels were added to the original list and made available to public and/or non-profit for use as affordable housing or other community service needs.

Two parcels were transferred to the City of Seaside in 2023, totaling 1.85 acres, for affordable housing and park uses. A nonprofit developer, North Coast Housing Solutions, expressed interest in 14 adjoining parcels in Arch Cape, but questions regarding the properties' suitability for housing were raised.

The Board of Commissioners and staff subsequently agreed to develop a comprehensive process to evaluate properties for potential suitability, leading to additional GIS analysis to understand the environmental, infrastructure, and access characteristics of each property. From this additional analysis, staff organized the properties into a ranked list of most to least suitable for housing development.

Additionally, county staff met with potential developers, city staff, and visited the properties to learn more about the issues, opportunities, challenges and interest associated with each property.

Summary of Suitability Analysis

Based on the attached table evaluating 25 parcels, there are four sites that have emerged as most suitable for housing development. Three of the four sites are infill parcels in existing single-family neighborhoods and one, in downtown Astoria, could be suitable for multifamily housing development. Two additional parcels are considered moderately suitable for single family housing development, mostly due to the presence and configuration of wetlands on these sites. The sites ranked as low suitability have significant infrastructure and access constraints that make housing development on the site costlier.

The City of Warrenton has expressed interest in considering transfer of the 9th Ave sites to the City, who would potentially enter into a partnership with a nonprofit housing developer. Of the other two most suitable sites, there has been no recent conversation with the cities of Gearhart or Astoria regarding their interest in pursuing housing development on these sites, though the County could initiate preliminary discussions to determine whether there is interest to proceed.

Given the desire to maximize public benefit on these publicly owned properties, and given the cities' responsibility for land readiness, infrastructure, and permitting, it may make the most sense for Clatsop County to transfer suitable properties to cities, rather than also considering nonprofit organizations. Each city could then undertake the process most appropriate to their city to proceed with developer

selection and project development. For example, in the case of the Seaside properties, the County is working in partnership with the City of Seaside to determine an appropriate development concept and to issue a solicitation for interested developers.

Assessment Results

Tax Lot ID	City	Lot Size	Zone	Environmental Conditions	Road Access	Housing Suitability	Site Notes
61003CD01516	Gearhart	.23	RCPD	Some wetland	Local road	High	Kershul Cir
81005CD01700	Warrenton	.25	RH	Some wetland	Local road	Med	Hammond
81028BA03100	Warrenton	3.19	R10	Most wetland	Local road	Med	SW 11 th
81021CC00500	Warrenton	11.05	RGM	Some wetland	Local road	High	9 th /Juniper
810080000400	Warrenton	14.6	R10	Some wetland	County road	High	9 th /Ridge
80917CB03600	Astoria	2.26	R2	Slope	None	Low	Olney
80917CA02200	Astoria	1.21	R2	Slope	None	Low	Olney
80917CA02300	Astoria	1.21	R2	Slope	None	Low	Olney
80917CA02400	Astoria	1.21	R2	Slope	None	Low	Olney
80917CA02500	Astoria	1.21	R2	Slope	None	Low	Olney
80908CB06700	Astoria	0.30	C4	None	Local road	High	“the pit”
41030BD02800	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD02700	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD02600	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD02500	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD02300	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD01100	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD01000	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD00900	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD00800	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD00600	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BD00700	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030BC01800	Unincorporated	1.38	AC-RCR	Min wetland	Local road	Low	Arch Cape
41030CA00100	Unincorporated	.23	AC-RCR	Min wetland	Local road	Low	Arch Cape