



CLATSOP COUNTY

BOARD OF COMMISSIONERS AGENDA WORK SESSION & REGULAR MEETING JUDGE GUY BOYINGTON BUILDING, 857 COMMERCIAL ST., ASTORIA

Wednesday, March 27, 2024

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

commissioners@clatsopcounty.gov

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Astoria, OR 97103
Phone (503) 325-1000
Fax (503) 325-8325

www.clatsopcounty.gov

JOIN THE BOARD OF COMMISSIONERS VIRTUAL MEETING

To access the meeting by phone – Please dial 1-253-215-8782.

Webinar ID: 823 1325 2730

Passcode: 804951

[\(Zoom link\)](#)

Public Testimony

You must register in advance if you want to provide testimony virtually on public hearings or during Business from the Public. There are three ways to do this: On our website at , emailing or by calling 503-325-1000. Once registered, we will notify you when it is your opportunity to speak for a two-minute comment. In-person testimony, please fill out a blue comment card and submit to Clerk of the Board. You may also submit written comments which will be provided to the Board and submitted into the record.

WORK SESSION: 5:00 PM

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. Agenda Review {10 min}
 2. [Clatsop County Economic Opportunities Analysis, Project Status Report {20 min} {Page 3}](#)
-

REGULAR MEETING: 6:00 PM

The Board of Commissioners, as the Governing Body of Clatsop County, all County Service Districts for which this body so acts, and as the Clatsop County Local Contract Review Board, is now meeting in Regular Session.

FLAG SALUTE

ROLL CALL

AGENDA APPROVAL

BUSINESS FROM THE PUBLIC – *Individuals wishing to provide oral communication at the designated time must register in advance by calling 503-325-1000 or emailing commissioners@clatsopcounty.gov by 3 p.m. on the day of the meeting.*

CONSENT CALENDAR

- [3.](#) Board of Commissioners Minutes 2-14-24 {Page 41}
- [4.](#) Board of Commissioners Meeting Minutes 2-28-24 {Page 47}
- [5.](#) County Road #148 Vacation Petition {Page 54}
- [6.](#) Approve the 2023-24 Budget and Appropriation Adjustments {Page 62}

COMMISSIONER'S LIAISON REPORTS

COUNTY MANAGER'S REPORT

BUSINESS AGENDA

- [7.](#) Ambulance Service Area Advisory (ASAA) Committee Appointments {Page 65}
- [8.](#) IGA with Oregon Judicial Department for Release Assistance Officer {Page 76}
- [9.](#) 2024-2025 Drug Court Treatment Service Contract {Page 84}

PUBLIC HEARING

- [10.](#) Ordinance 24-11: Southwest Coastal Community Plan {Page 94}

GOOD OF THE ORDER

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.clatsopcounty.gov

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

March 27, 2024

Topic: Clatsop County Economic Opportunities Analysis, Project Status Report

Presented By: Jay Blake, Planning Manager

**Informational
Summary:**

In October, 2023, Clatsop County entered into a contract with Johnson Economics to prepare an Economic Opportunities Analysis (EOA). This project is designed to help develop strong economic development goals related to Statewide Planning Goal 9. The EOA includes a 20-year forecast of population and job growth and is used to help local governments better understand which industries and services will thrive in the region and how land use in urban growth boundaries can best be used to support development goals.

One typical component of the EOA is a commercial/industrial buildable lands inventory for unincorporated areas. Staff is directing some of the research towards long-term economic health of our community and away from site specific analysis. The following are some of the initial findings:

1. Most tracts with public services (transportation, sanitary sewer, water) are located in municipalities.
2. Vacant/undeveloped/underdeveloped tracts in unincorporated areas within the county are generally small, lacking infrastructure, and scattered making it difficult to foster significant job or tax base growth.
3. State planning goals and regulations severely restrict the creation of new economic development tracts in rural areas.
4. There are only 6 County-owned commercial/industrial tracts. Three are located in waterways, one is very small, and one has a current lease to a local business. County GIS staff prepared a maps of all vacant public-owned lands that are zoned commercial/industrial – none of which provide any significant development potential.

One of the challenges of this process is determining the ultimate role for the County to play in the Economic Development process. The land inventory shows that the vacant and developable lands are mostly located in municipalities. A major focus will be how the County can, given current state regulations, assist the private sector.

The EOA project held two meetings with the technical advisory committee where the purpose of the EOA was reviewed and preliminary

Buildable Lands Inventory (BLI) data presented. Staff has added a Section on the EOA to the Economic Development page on the County Website. <https://www.clatsopcounty.gov/ed>

Upcoming EOA Meeting Dates:

Thursday, April 11, 2024 10 am (Zoom Meeting)

No Board action required at this time.

Attachment List

- A. EOA Meeting Presentation – January 25, 2024
- B. Maps of Publicly Owned Commercial/Industrial Lands



Clatsop County Board of Commissioners Work Session

Attachment A: January 25, 2024 EOA Presentation

Presented by
Jay Blake

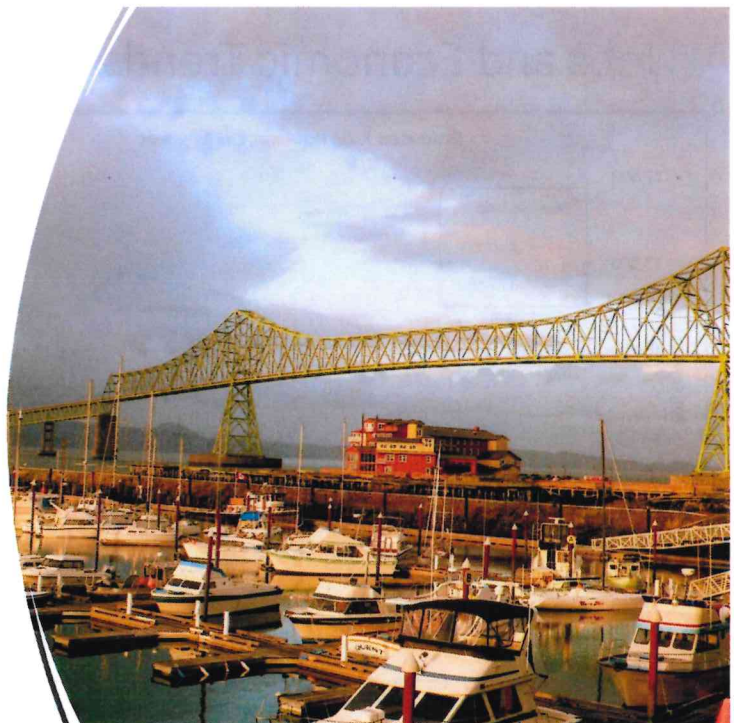
Date:
March 27, 2024

Clatsop County Economic Opportunities Analysis

Technical Advisory Committee Meeting #2
January 25, 2024, 10:00 – 12:00 AM

Agenda

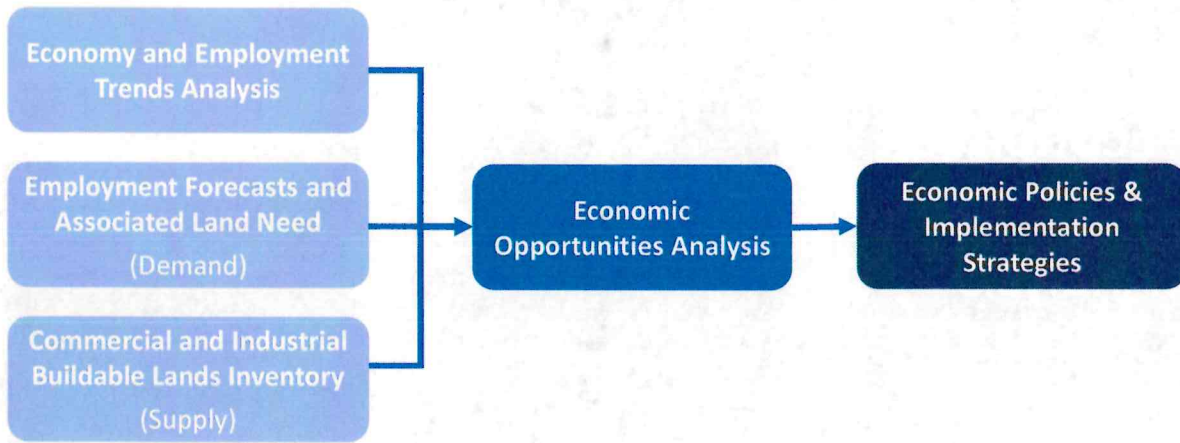
- Greetings, Project Update
- Job and Industry Trends
- Goals Policies and Challenges (Discussion)
- Buildable Land Inventory – Methodology and DRAFT Findings
- Next Steps



Overview of EOA Process



MACKENZIE.

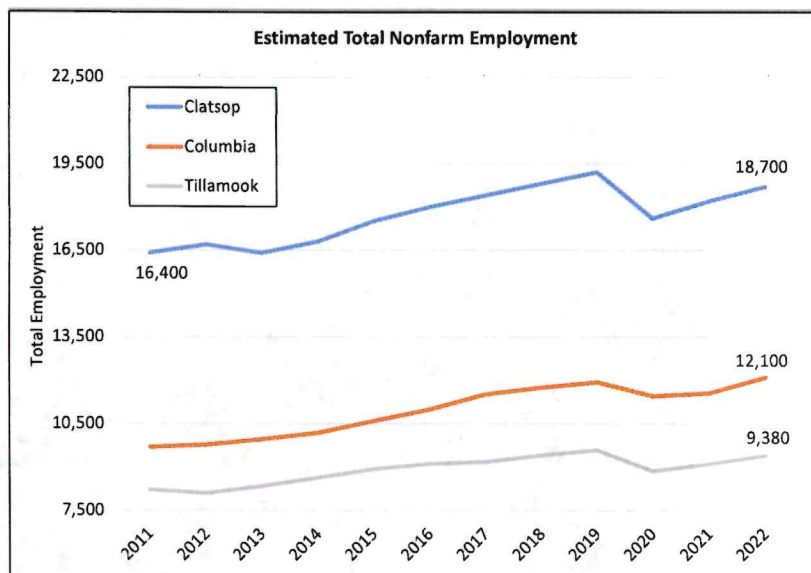


We Are Here

Jobs and Economic Trends



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Source: Oregon Employment Department

Clatsop County

- 10-year growth: 2,000 (12%)
- 200 jobs annually (1.1%)
- Household growth (0.9%)

COVID Impacts

- Feb. to Apr. 2020: -4,850 jobs
- 25% job loss
- Nearly recovered

Clatsop County Industries



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Mature Clusters

- Forestry, fishing
- Wood products
- Food processing

Declining Clusters

- Mining
- Metals Manuf.
- Utilities
- Government
- Wholesale Trade

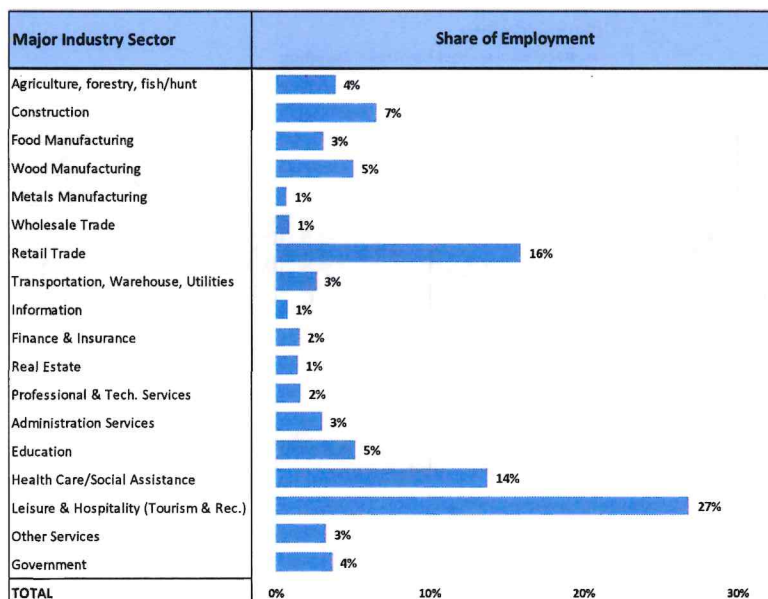
Job Gains/Losses by Sector (Covered Employment)



Clatsop County Industries



MACKENZIE.



Source: Oregon Employment Department, Johnson Economics

Growth Clusters

- Tourism (Hotel & Dining)
- Education Services
- Arts, Entertainment, Rec.
- Retail
- Construction

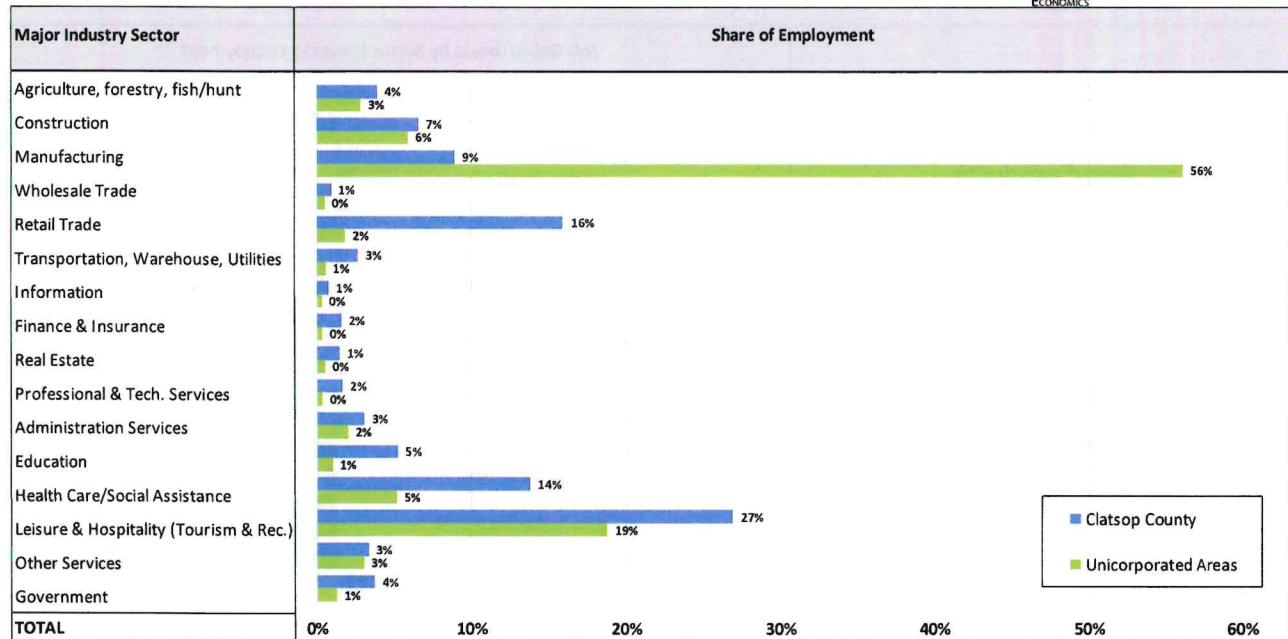
Emerging Clusters

- Warehouse, Distribution
- Health Care
- Administration
- Real Estate, Prop. Mgmt.

Clatsop County & Unincorporated Industries



MACKENZIE.

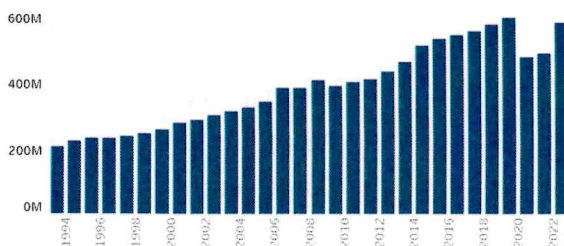


Clatsop County Tourism Statistics

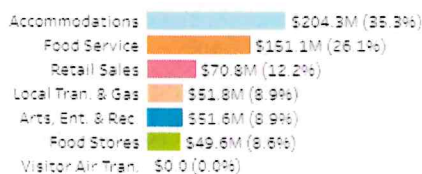


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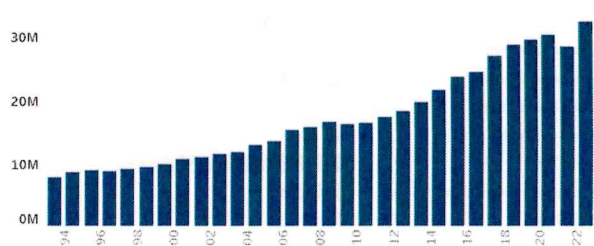
Clatsop County
Total Direct Travel Spending
All



2022 Subcategory Breakout



Clatsop County
Tax Receipts Generated by Travel Spending
All



2022 Subcategory Breakout



Source: Travel Oregon

Clatsop County Economic Opportunities Analysis

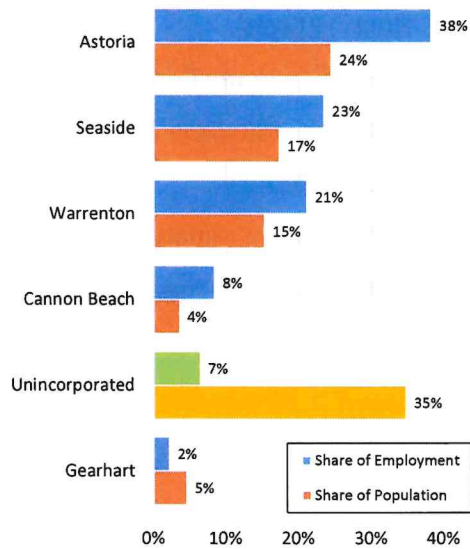
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Clatsop County Employment

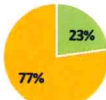


MACKENZIE.

Share of County Employment vs. Population



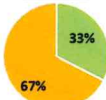
Warrenton



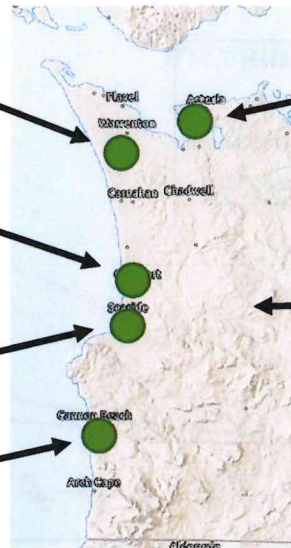
Gearhart



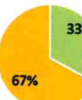
Seaside



Cannon Beach



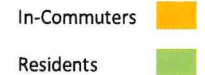
Astoria



Countywide



Local Jobs Held By:



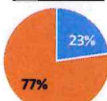
Clatsop County Workforce



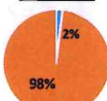
MACKENZIE.

Residents Commuting 30+ Min.

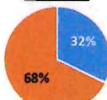
Warrenton



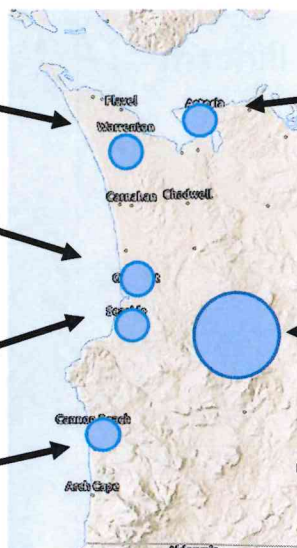
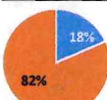
Gearhart



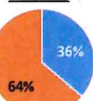
Seaside



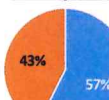
Cannon Beach



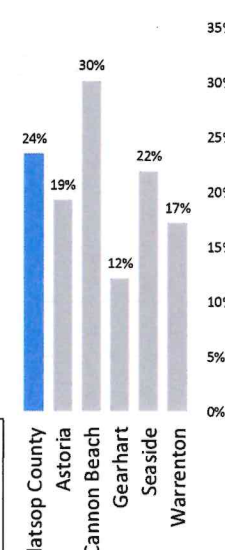
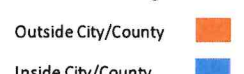
Astoria



Countywide



Residents Working:

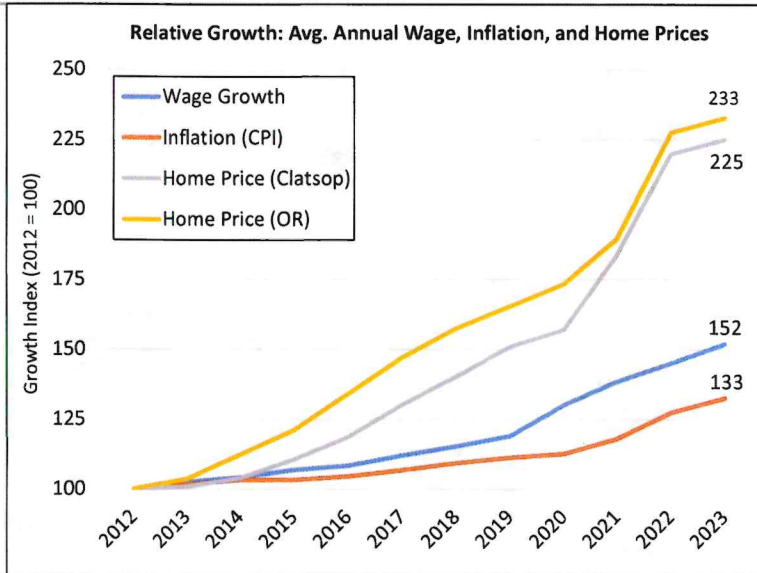


Analysis 10

Clatsop County Wages vs. Home Prices



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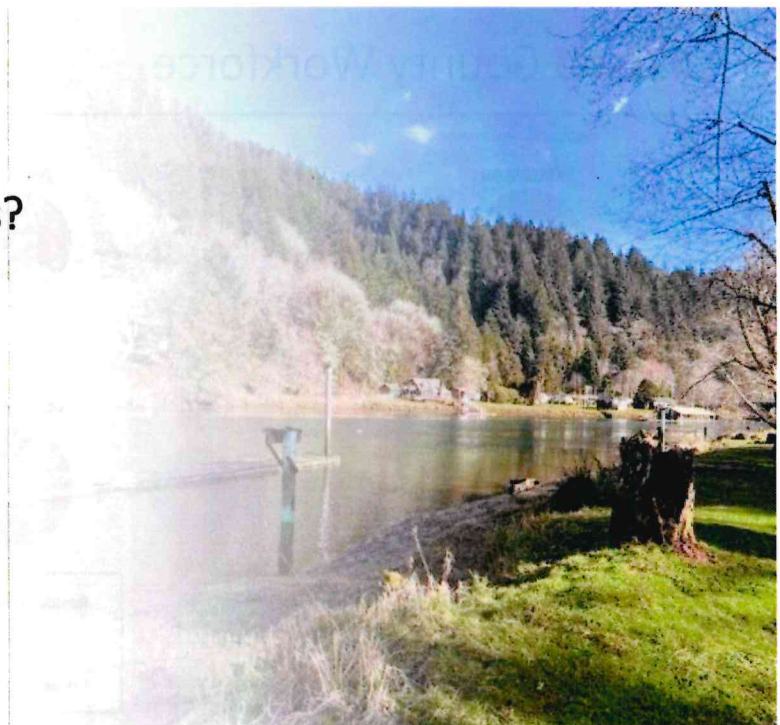
Housing Costs

- Median Home Price: \$550k
- Up from \$240k in 2013
- 25% vacancy
- Short-term rentals
- Households > Hsg. Production

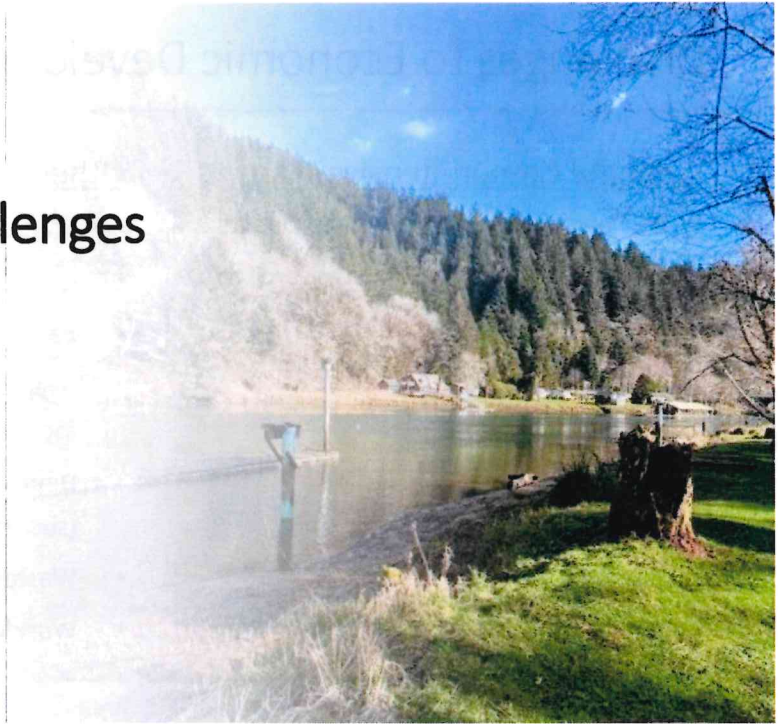
Source: Oregon Employment Department, FED, RMLS

Clatsop County Economic Opportunities Analysis 11

Questions or Comments?



Goals, Policies, Challenges Discussion



Target Industries for the County



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From the Comprehensive Plan

- Forestry and Wood Products (falling emp.)
- Marine Resources (seasonal)
- Seafood Processing (seasonal)
- Education Services
- Health Care
- Arts, Entertainment and Recreation
- Accommodation and Food Service (Tourism)
- Retail

Other

- Other Food Processing (Fermentation, new seafood products, specialty/craft foods)
- Remote workers, entrepreneurship
- Government (Coast Guard, Camp Rilea)
- Off-season activities, attractions
- Destination Resort?

Challenges to Economic Development



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From the Comprehensive Plan

- Decline in forestry and wood products
- Seasonal nature of marine resource and processing jobs
- Dependence on natural resources
- Low pay in visitor/retail sectors
- Fragmented local economic planning
- Insufficient industrial land in rural areas
- Development pressures on resource lands
- Disproportionate high number of retirees

Other

- FEMA Oregon Implementation Plan
- OR Dept. of Forestry Habitat Conservation Plan
- Earthquake, tsunami risks, precautions
- Availability of affordable housing and childcare for workforce
- Dependence on Highways 30 and 101 (susceptible to accidents, emergencies)
- Wastewater infrastructure, DEQ requirements
- Workforce skills, education issues?

Clatsop County Economic Opportunities Analysis 15

Economic Development Discussion



MACKENZIE.

- What can the County do to help Cities, and vice versa?
- What levers does the County have for Economic Development?
- What is the role of unincorporated lands? How might it change?
- What industry specific needs have we not discussed?



Clatsop County Economic Opportunities Analysis 15

Buildable Lands Inventory (Draft BLI)



MACKENZIE.

Buildable Lands Inventory (BLI) Purpose:

- Further the County's economic development objectives.
- Identify parcels available and suitable for commercial and industrial development.

BLI scope:

- Focuses on employment lands (commercial and industrial zoning).
- Includes employment land in unincorporated Clatsop County (outside cities and their Urban Growth Boundaries (UGBs)).

Clatsop County Economic Opportunities Analysis 17

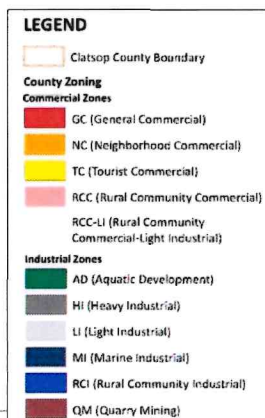
Buildable Lands Inventory (Draft BLI)



MACKENZIE.

BLI Methodology

1. Categorize land zoned or planned for employment.



Buildable Lands Inventory (Draft BLI)



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BLI Methodology

2. Determine which properties are vacant or redevelopable.

- **Vacant:** Parcels with Clatsop County Assessor improvement valuation of 0 and with no visually identifiable development (based on aerial photography).
- **Redevelopable (Industrial):** Parcels over two acres with building values less than 30% of the total land value and parcels over 5 acres where less than 0.5 acres occupied by permanent buildings or improvements.
- **Redevelopable (Commercial):** Parcels larger than one acre with building values less than 30% of the total land value and parcels over 5 acres where less than 0.5 acres occupied by permanent buildings or improvements

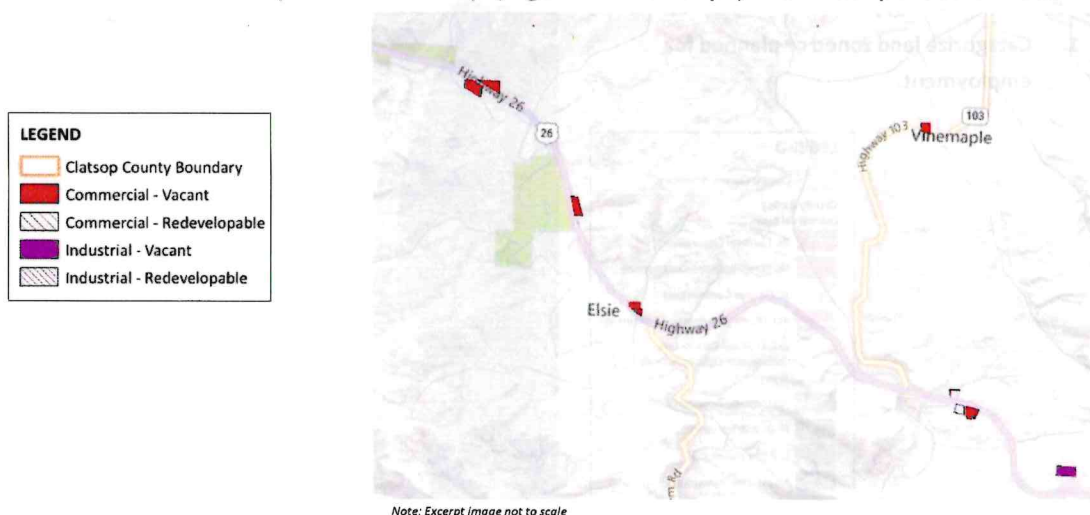
Clatsop County Economic Opportunities Analysis 19

Buildable Lands Inventory (Draft BLI)



MACKENZIE.

Vacant and Redevelopable Land Map (Figure 3.1 excerpt) – Unincorporated Areas



Clatsop County Economic Opportunities Analysis 20

Buildable Lands Inventory (Draft BLI)



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BLI Methodology

3. Identify constraints that preclude development:

- Property within the 1% annual chance floodplain
- Oregon Department of State Lands (DSL) identified wetland areas
- Oregon Department of Geology and Mineral Industries (DOGAMI) identified Medium Tsunami Inundation Scenario
- Slopes
 - 5% or greater for industrial employment land
 - 10% or greater for commercial employment land

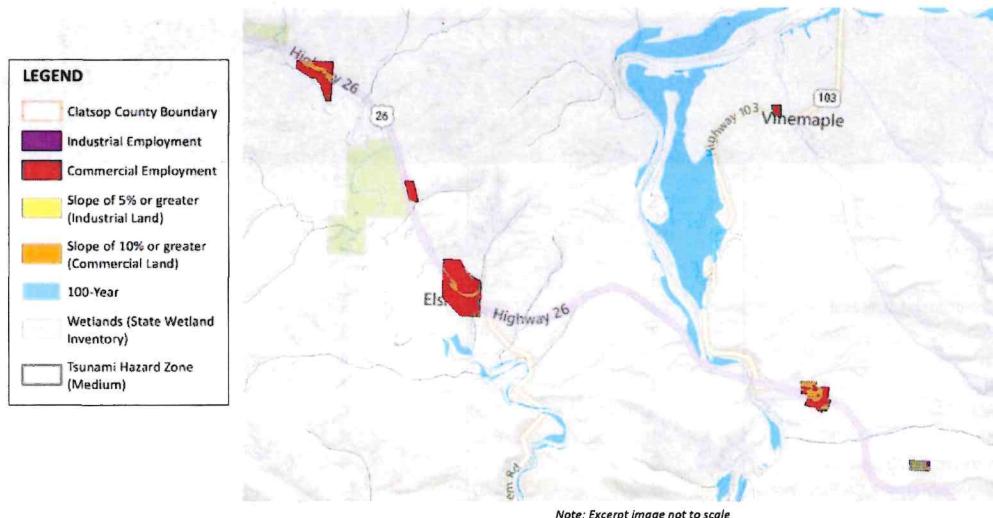
Clatsop County Economic Opportunities Analysis 21

Buildable Lands Inventory (Draft BLI)



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Development Constraints Map (Figure 4.1 excerpt) – Unincorporated Areas



Clatsop County Economic Opportunities Analysis 22

Buildable Lands Inventory (Draft BLI)



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BLI Methodology

4. Identify the remaining buildable area of vacant and redevelopable sites after deducting for constraints.

LEGEND	
	Clatsop County Boundary
	Commercial - Vacant
	Commercial - Redevelopable
	Industrial - Vacant
	Industrial - Redevelopable
	Constrained (Unbuildable) Area

Net Buildable Employment Land (Figure 5.1 excerpt) – Unincorporated Areas



Clatsop County Economic Opportunities Analysis 23

Buildable Lands Inventory (Draft BLI)



MACKENZIE.

Preliminary BLI Summary Table – Unincorporated Areas

UNINCORPORATED CLATSOP COUNTY (Areas outside of City Urban Growth Boundaries)						
Zoning Designation	Vacant Parcels	Net Buildable Area (Acres)	Redevelopable Parcels	Net Buildable Area (Acres)	Total Parcels	Total Net Buildable Area (Acres)
GC	3	1.32	0	0.00	3	1.32
NC	1	3.05	1	1.04	2	4.10
TC	13	68.29	3	5.34	16	73.63
RCC-LI	3	1.20	0	0.00	3	1.20
RCC	3	18.18	1	1.00	4	19.19
Commercial Subtotal	23	92.04	5	7.38	28	99
QM	3	2.49	3	11.42	6	13.91
HI	2	1.01	4	43.33	6	44.34
LI	2	3.53	2	33.29	4	36.82
RCI	0	0.00	0	0.00	0	0.00
MI	1	6.30	0	0.00	1	6.30
Industrial Subtotal	8	13.32	9	88.04	17	101.36
Unincorporated County Totals	31	105.37	14	95.43	45	200.79

Revised 1/24/24

Clatsop County Economic Opportunities Analysis 24

Buildable Lands Inventory (BLI)



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Preliminary Findings

- There is approximately 201 acres of net buildable land within unincorporated Clatsop County.
- Commercial zones have approximately 50% of the buildable land.
- Industrial zones have approximately 50% of the buildable land.
- Extensive slope constraints are present on many commercial and industrial sites.

Clatsop County Economic Opportunities Analysis 25

Next Steps



MACKENZIE.

- Public Work Session – Economic Objectives
- Draft Job Growth Forecast and Land/Site Needs
- Refine Buildable Land Inventory
- Draft Economic Development Strategies
- TAG Meeting #3

THANK YOU!

Clatsop County Economic Opportunities Analysis 26

Clatsop County Economic Opportunities Analysis

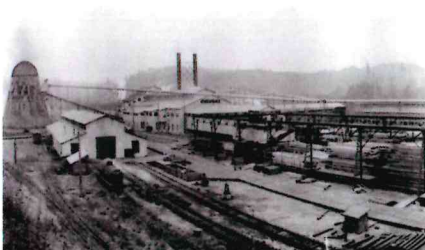
Technical Advisory Group Meeting #2
January 25, 2024, 10:00 – 12:00 AM

Clatsop County Goal 9

Adopted in June 2023

TARGET INDUSTRY GUIDANCE

- Forestry and Wood Products
- Marine Resources
- Processing Plants
- Visitor Industry
- Education and Health Services



CHALLENGES

- Reductions in Forestry and Wood Products
- Seasonal Nature of marine resource and processing jobs
- Low pay in visitor industry
- Dependence on natural resources
- Fragmented local planning
- Insufficient industrial land in rural areas
- Economic conflicts over resource use
- Disproportionate high number of retirees

From the Comprehensive Plan

- Explore an economic opportunities analysis
- Establish benchmarks for economic activity
- Update the County's buildable lands inventory
- Prioritize telecommunications
- Recognize and support burgeoning economic sectors
- Implement recommendations from the Housing Strategies report
- Encourage and support businesses

Forest Products Policies

- The Forest Practices Act regulates forestry practices
- Encourage the continuation of the long-term supply of raw products necessary to provide material for County mills
- Collaborate with private industry, the Port of Astoria, CEDR, and other economic development organizations
 - Encourage the location of small businesses in the forest industry
 - Support public actions
 - Consider all measures to encourage expanded local processing of locally grown wood fiber





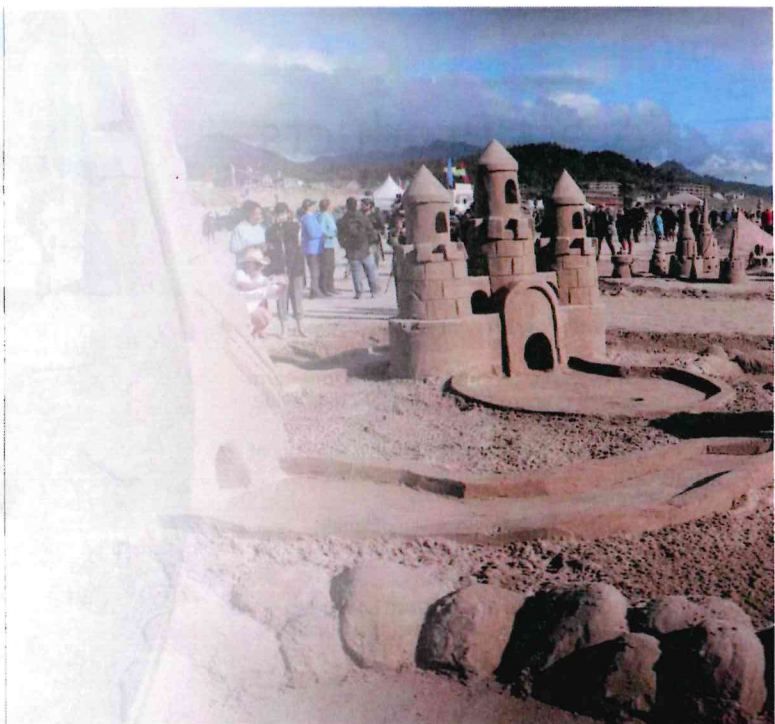
Marine Resources Policies

- Enhance and protect the marine resource environment
- Encourage scientific research
- Encourage development of methods to expand fishery activity in Clatsop County
- Promote those public facilities and services required to increase the amount of seafood landed in Clatsop County
- Monitor and provide input on the effect of wind or wave energy proposals on fishing and maritime commerce

Clatsop County Economic Opportunities Analysis 31

Travel Industry Policies

- Promote year-round utilization of the County Fairgrounds facilities for conference and additional events
- Support efforts of the local travel industry to coordinate and promote off-season activities
- Support the efforts of Clatsop Community College to provide programs and training for local businesses
- Monitor the effects and impacts of wind or wave energy proposals on the hospitality industry
- Support the arts through the Arts Council of Clatsop County



Additional Policies



MACKENZIE.

Human Resource Policies

- Encourage local county-based firms to cooperate with existing educational institutions to develop and utilize job training programs and hire local unemployed and underemployed individuals
- Work with partners to support employers providing family-wage jobs



Community Resource Policies

- Continue to delegate economic development processes to CEDR and the Columbia-Pacific Economic Development District
- Incorporate the Port of Astoria's Strategic Business Plan
- Require impact assessments for destination resort applications





Clatsop County Board of Commissioners Work Session

Attachment B:

Maps of Publicly Owned Commercial/Industrial Lands

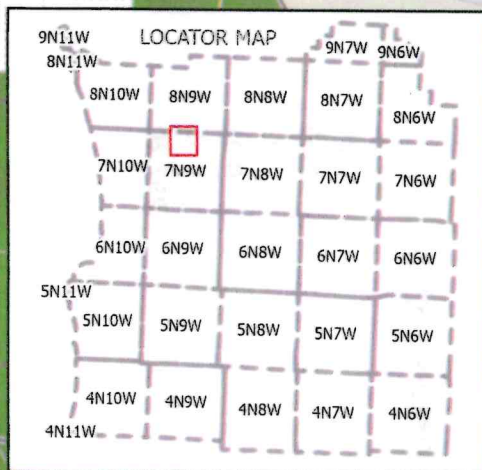
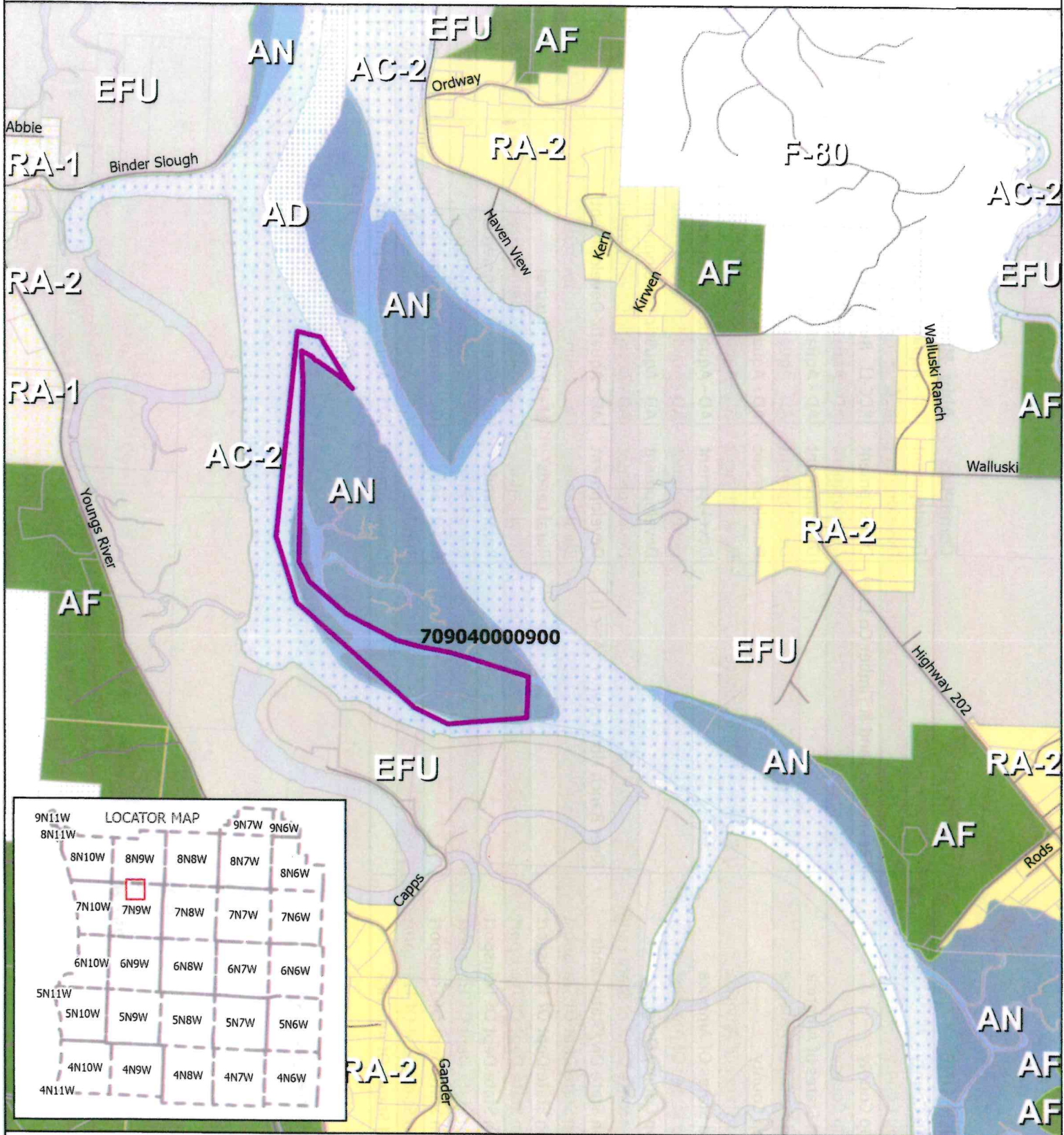
Presented by
Jay Blake

Date:
March 27, 2024

Parcel #	OWNER_LINE	OWNER_LL_1	CompPlan	Abbr_Name	Acres	Map #
70000900	Clatsop County		Development	AD - Aquatic Development	0.5	1
80636CA00400	Clatsop County		Development	RCC - Rural Comm Commercial	0.0	2
80720B001600	Clatsop County	Teevin Bros Land & Timber Co Lsse	Development	RCC-LI - Rural Comm -Light Industria	2.0	3
911000000100	Clatsop County		Development	AD - Aquatic Development	113.0	4
911000000200	United States of America		Development	AD - Aquatic Development	8.5	4
810050000100	United States Of America		Development	AD - Aquatic Development	0.1	4
809000000300	Clatsop County		Development	AD - Aquatic Development	7.3	5
908000000100	United States Of America	U S Fish & Wildlife Service	Development	AD - Aquatic Development	22.6	6
908000000300	United States Of America		Development	AD - Aquatic Development	34.7	6
908000000400	United States Of America		Development	AD - Aquatic Development	31.4	6
806360000408	Clatsop County Oregon		Development	AD - Aquatic Development	0.2	7
806360000203	Oregon State Dept of State Lands		Development	AD - Aquatic Development	13.5	7
806360000280	Oregon State Div/State Lands	River Ranch Homeowners Assc (L)	Development	AD - Aquatic Development	0.0	7
407040002100	Oregon State Dept Of Transport		Rural Lands	TC - Tourist Commercial	2.3	8
507110000102	Oregon State Dept Of Transport		Rural Lands	LI - Light Industrial	1.0	9
508250000800	Oregon State Dept Of Transport		Rural Lands	TC - Tourist Commercial	1.1	10
51003CC00400	Oregon State Dept Of Transport		Rural Lands	GC - General Commercial	0.1	11
51003CC00500	Oregon State Dept Of Transport		Rural Lands	GC - General Commercial	0.1	11
51004DD00500	Oregon State Dept Of Transport		Rural Lands	GC - General Commercial	0.1	11
51004DD00400	Oregon State Dept Of Transport		Rural Lands	GC - General Commercial	0.7	11
906330000300	United States Of America		Development	AD - Aquatic Development	58.1	12

297.2

Row Labels	Sum of Acres_Dev_Zones
AD	289.92
GC	0.89
LI	1.00
RCC -LI	2.03
RCC	0.01
TC	3.35
Grand Total	297.20



Taxlot Owner

- Clatsop County
- Privately Owned Taxlot
- Road

Zoning

- AC-2 Aquatic Conservation 2
- AD Aquatic Development
- AF Agriculture Forest
- AN Aquatic Natural
- EFU Exclusive Farm Use
- F-80 Forest 80
- RA-1 Residential Agriculture 1
- RA-2 Residential Agriculture 2
- RA-5 Residential Agriculture 5

Clatsop County GIS Division

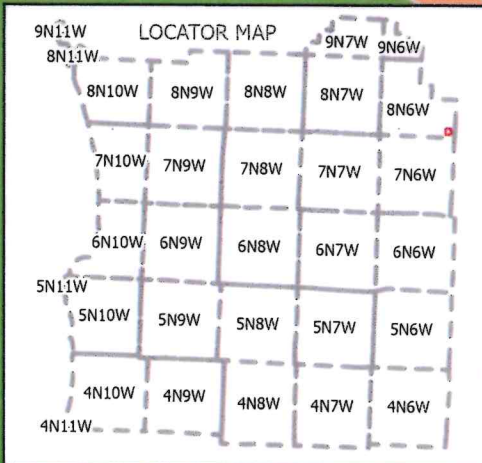
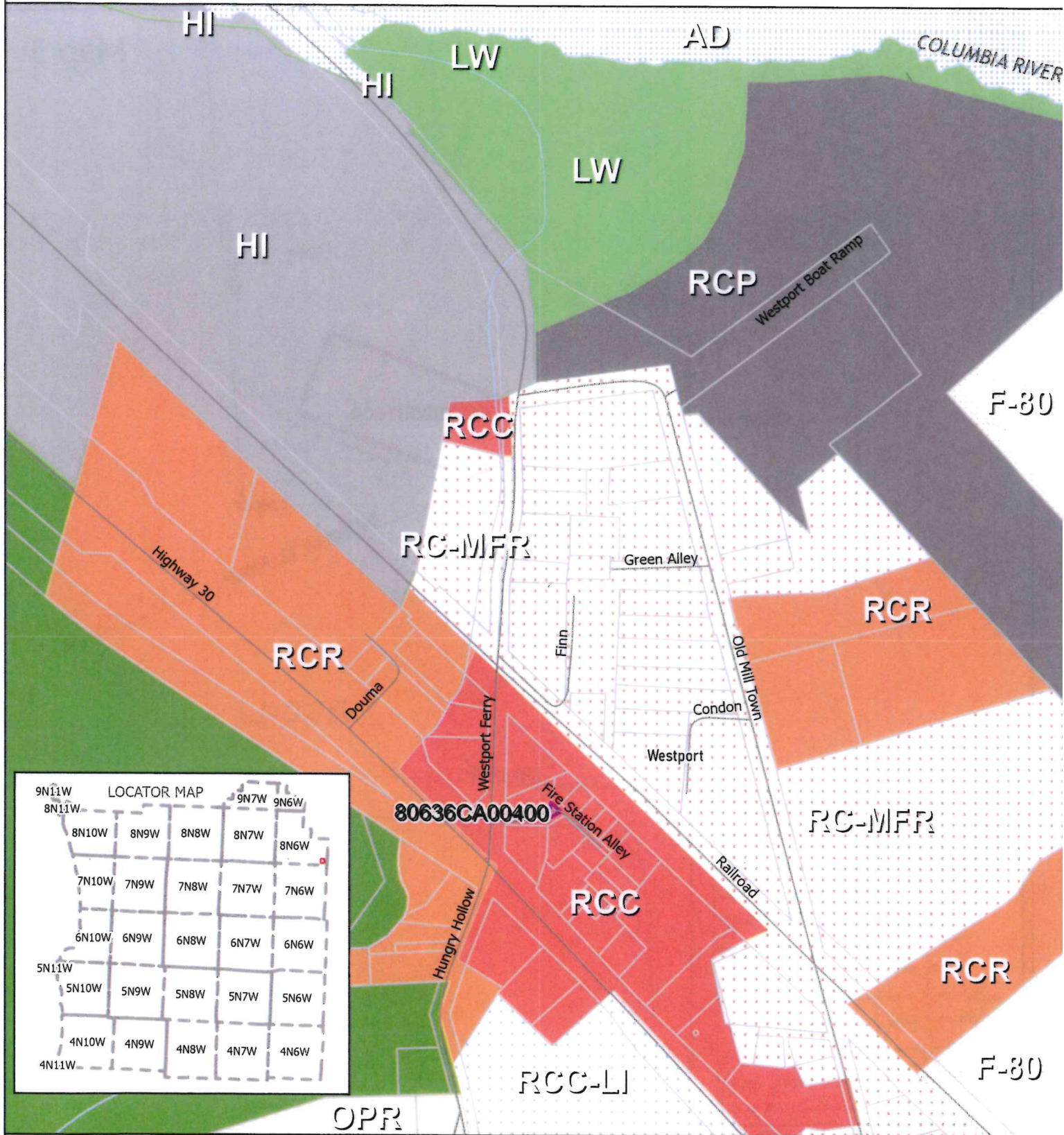
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3/6/2024

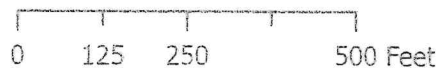


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- | | | | |
|---------------------------|------------------------|---|--|
| County taxlot in RCC zone | Zoning | HI Heavy Industry | RCC Rural Community Commercial |
| Other taxlot | AD Aquatic Development | LW Lake and Wetland | RCC-LI Rural Community Commercial Light Industrial |
| Road | AF Agriculture Forest | OPR Open Space Parks & Rec | RCP Rural Community Parks |
| | F-80 Forest 80 | RC-MFR Rural Community Commercial Multifamily | RCR Rural Community Residential |





County-owned taxlot in rural community commercial - light industrial zone

EFU

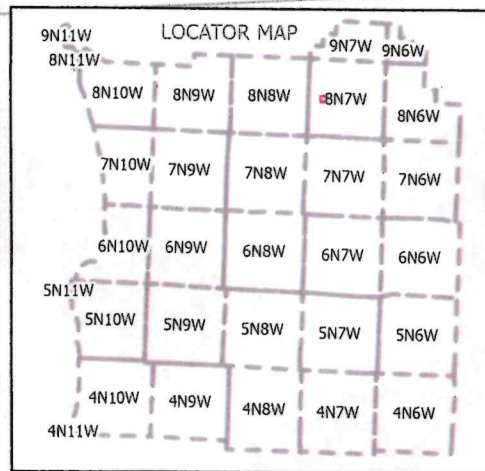
Map 3

OPR

KS-RCR

80720B001600

RCC-LI



Taxlot Owner

Clatsop County
Privately Owned Taxlot

Zoning

EFU Exclusive Farm Use
KS-RCR

OPR Open Space Parks & Rec

RCC-LI Rural Community Commercial Light Industrial

— Road

Clatsop County GIS Division

Agenda Item #2.

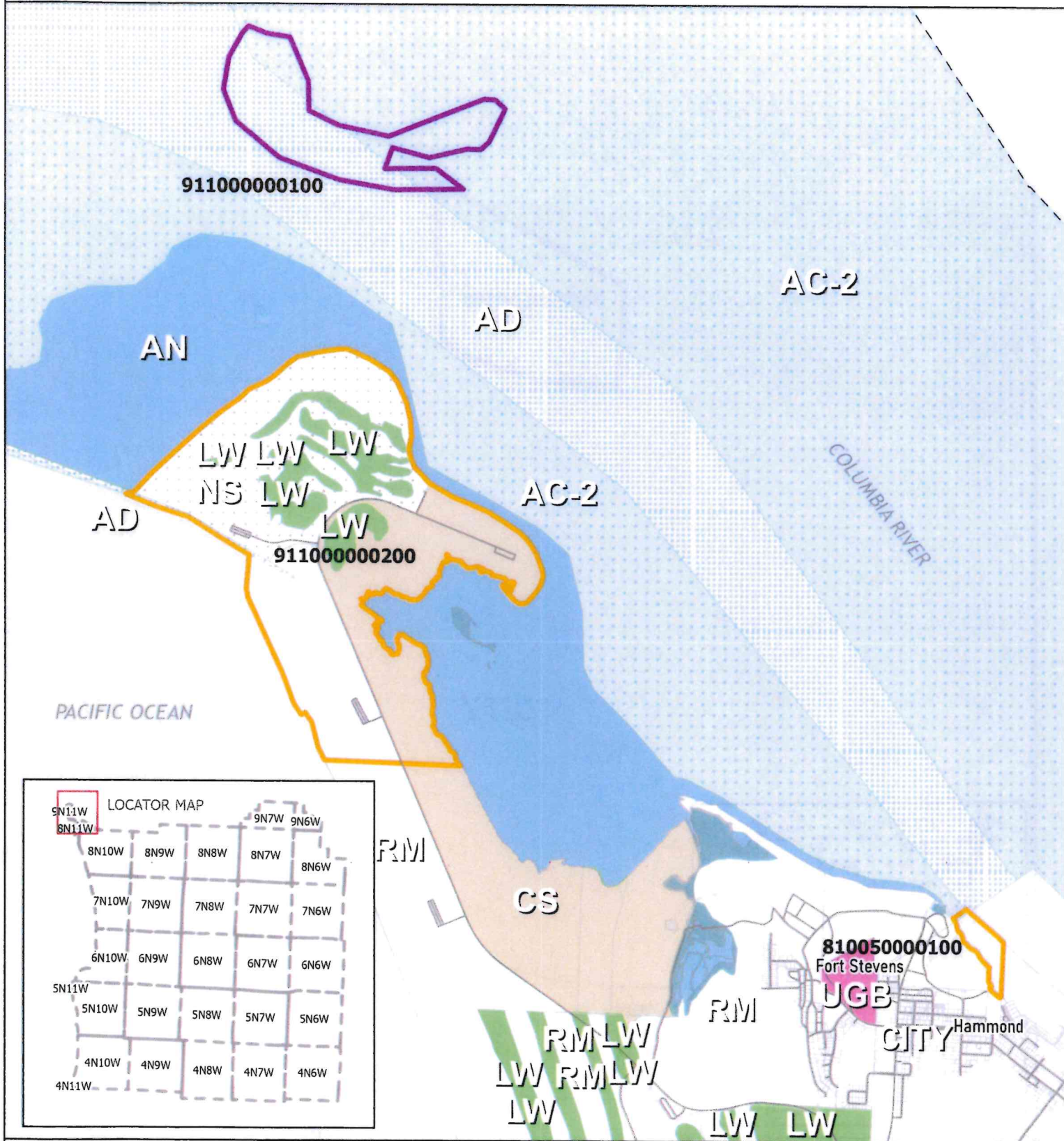
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Page 30



Taxlot Owner
Clatsop County
United States of America
Privately Owned Taxlot

Zoning
AC-2 Aquatic Conservation 2
AD Aquatic Development
AN Aquatic Natural
CS Coastal Shorelands
LW Lake and Wetland
NS Natural Shorelands
RM Recreation Management

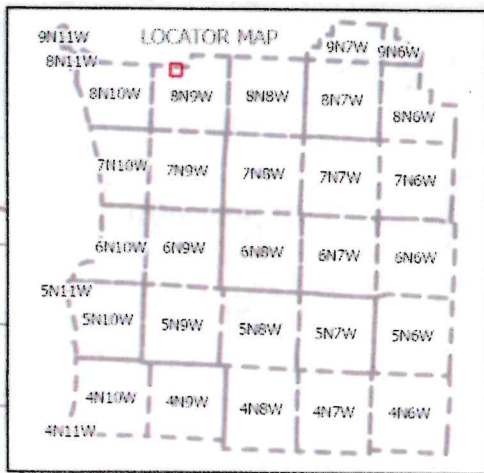
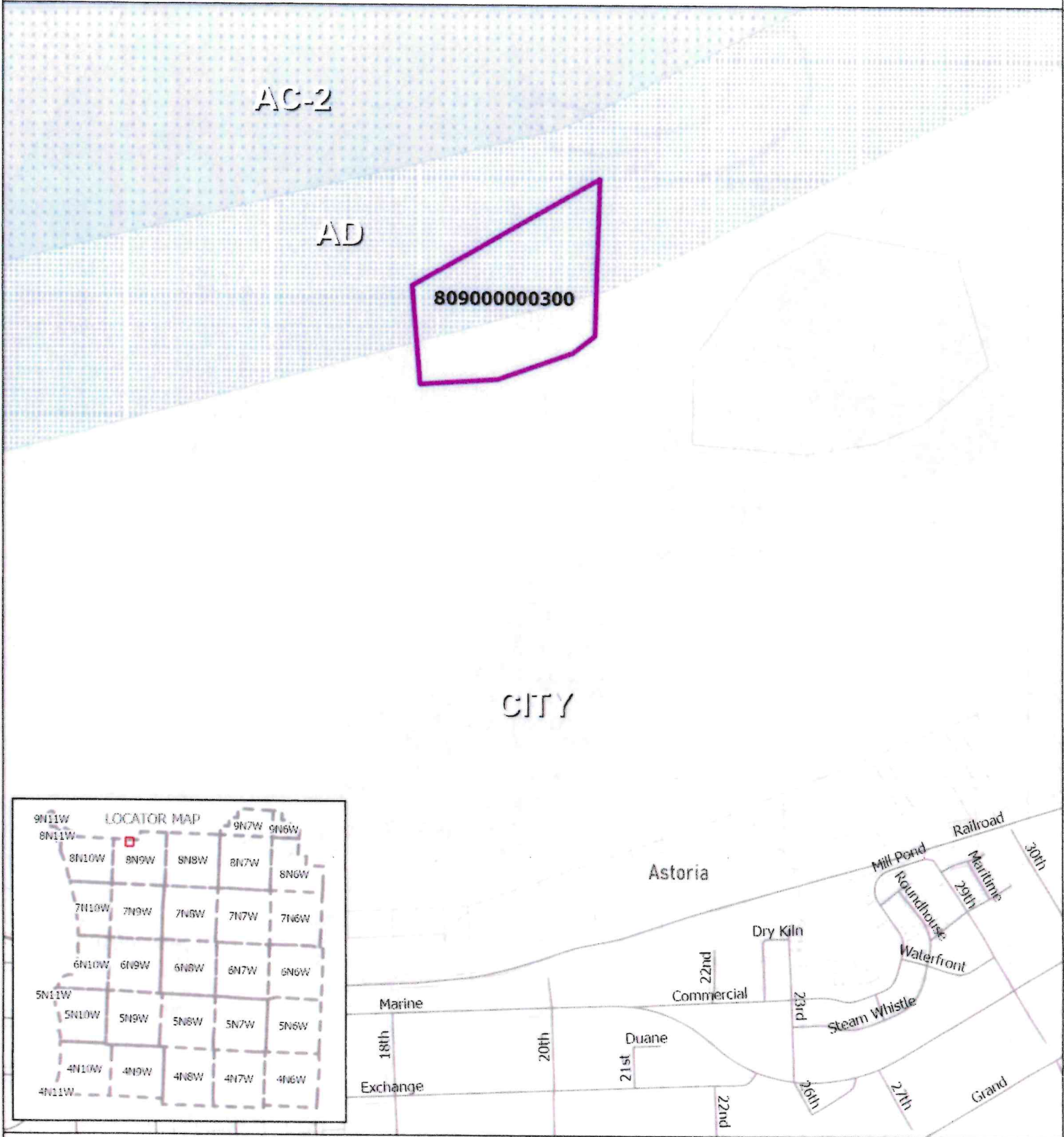
UGB
Road
County Boundary
River

Clatsop County GIS Division
Prepared by abutmacher
y.gov



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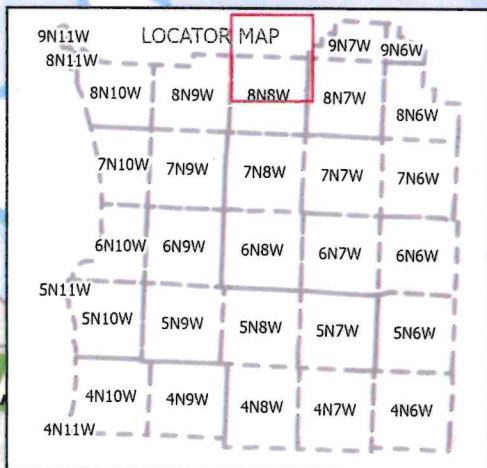


Taxlot Owner
Clatsop County
Privately Owned Taxlot

Zoning
AC 2 Aquatic Conservation 2
AD Aquatic Development

River
Road





Taxlot Owner

United States of America
Privately Owned Taxlot

County Boundary

Road

River

Zoning

AC-1 Aquatic Conservation 1

AC-2 Aquatic Conservation 2

AD Aquatic Development

AF Agriculture Forest

AN Aquatic Natural

CS Coastal Shorelands

EFU Exclusive Farm Use

F-80 Forest 80

GC General Commercial

KS-RCR

NS Natural Shorelands

RA-1 Residential Agriculture 1

RA-2 Residential Agriculture 2

RA-5 Residential Agriculture 5

RC-MFR Rural Community Commercial Multifamily

RCC Rural Community Commercial

RM Recreation Management

Clatsop County GIS Division

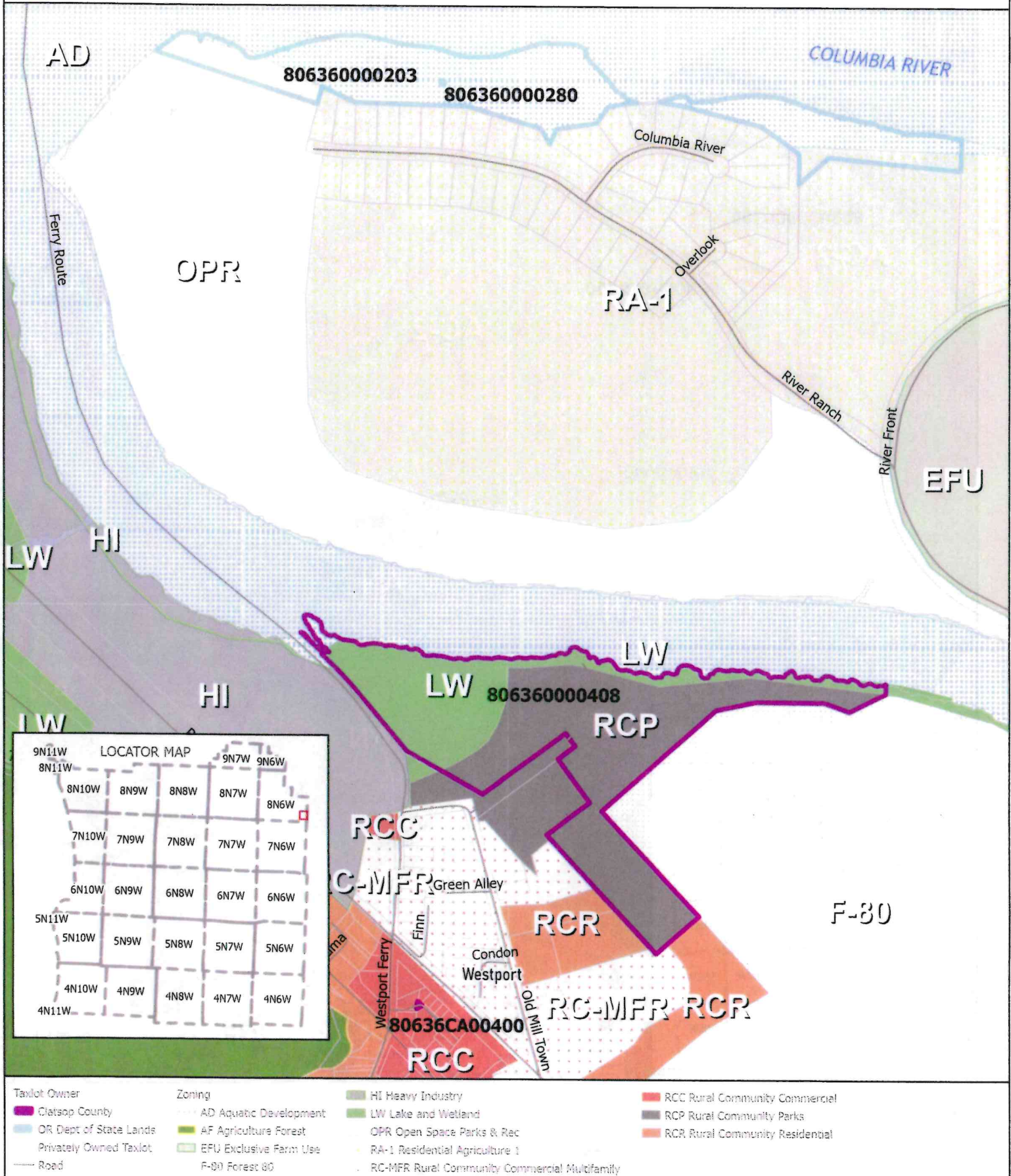
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3/5/2024

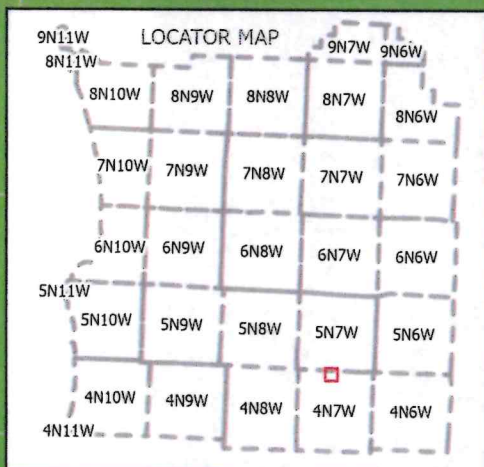
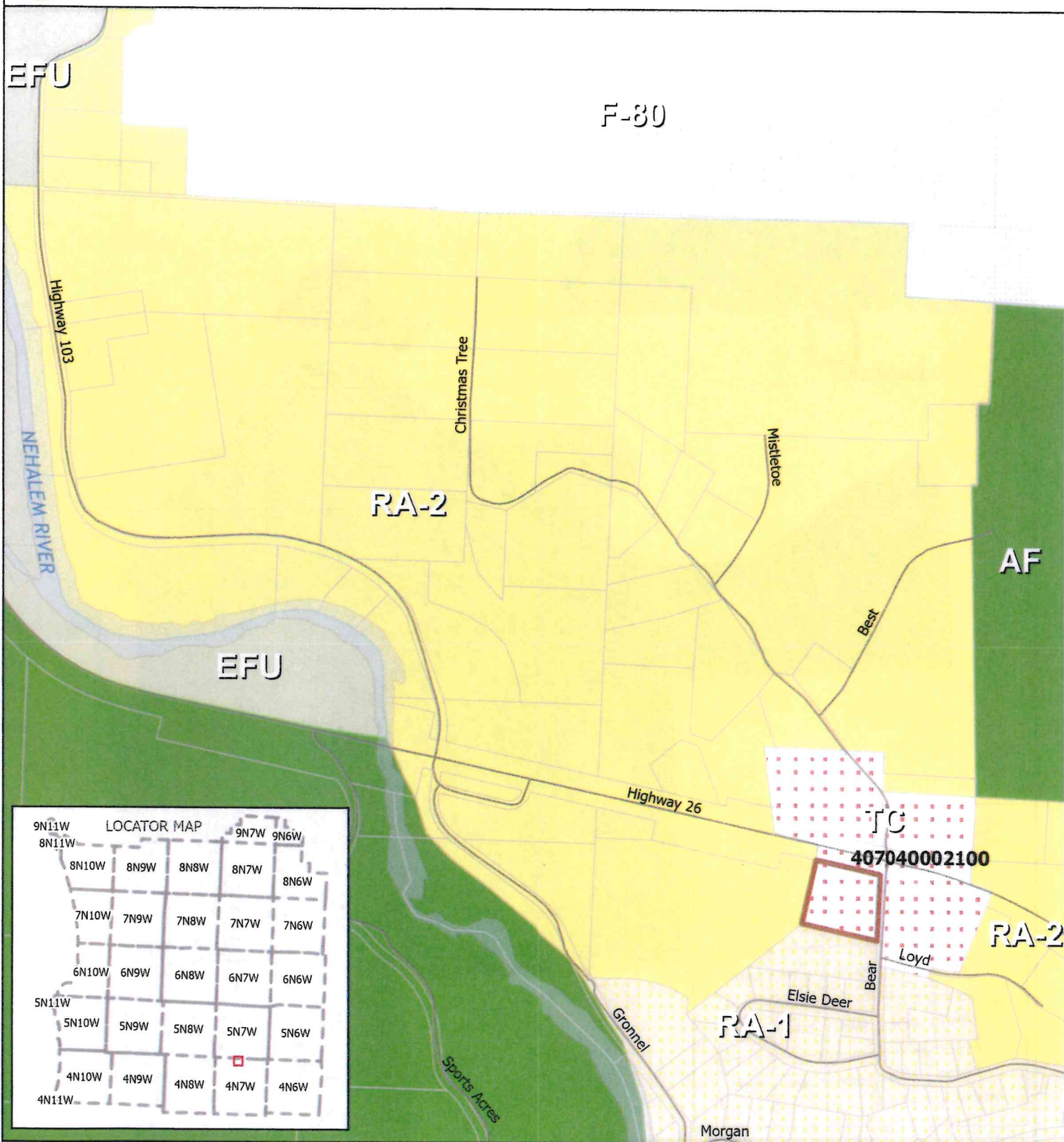


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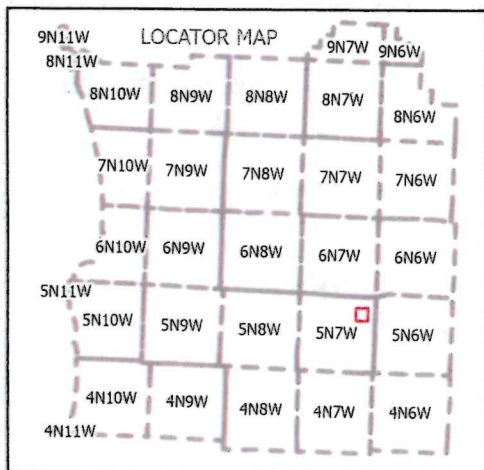


- | | | | |
|---|--|--|---|
| Taxlot Owner
Clatsop County
OR Dept of State Lands
Privately Owned Taxlot
Road | Zoning
AD Aquatic Development
AF Agriculture Forest
EFU Exclusive Farm Use
F-30 Forest 30 | HI Heavy Industry
LW Lake and Wetland
OPR Open Space Parks & Rec
RA-1 Residential Agriculture 1
RC-MFR Rural Community Commercial Multifamily | RCC Rural Community Commercial
RCP Rural Community Parks
RCR Rural Community Residential |
|---|--|--|---|



- | | | | |
|---------------------------|------------------------|--------------------------------|------------------------------|
| Taxlot Owner | Zoning | F-80 Forest 80 | TC Tourist Commercial |
| OR Dept of Transportation | AF Agriculture Forest | RA-1 Residential Agriculture 1 | Road |
| Privately Owned Taxlot | EFU Exclusive Farm Use | RA-2 Residential Agriculture 2 | River |





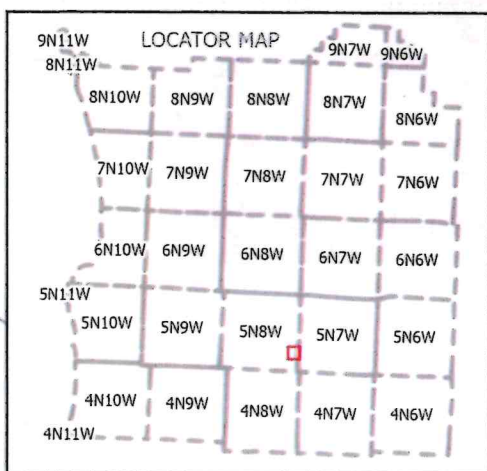
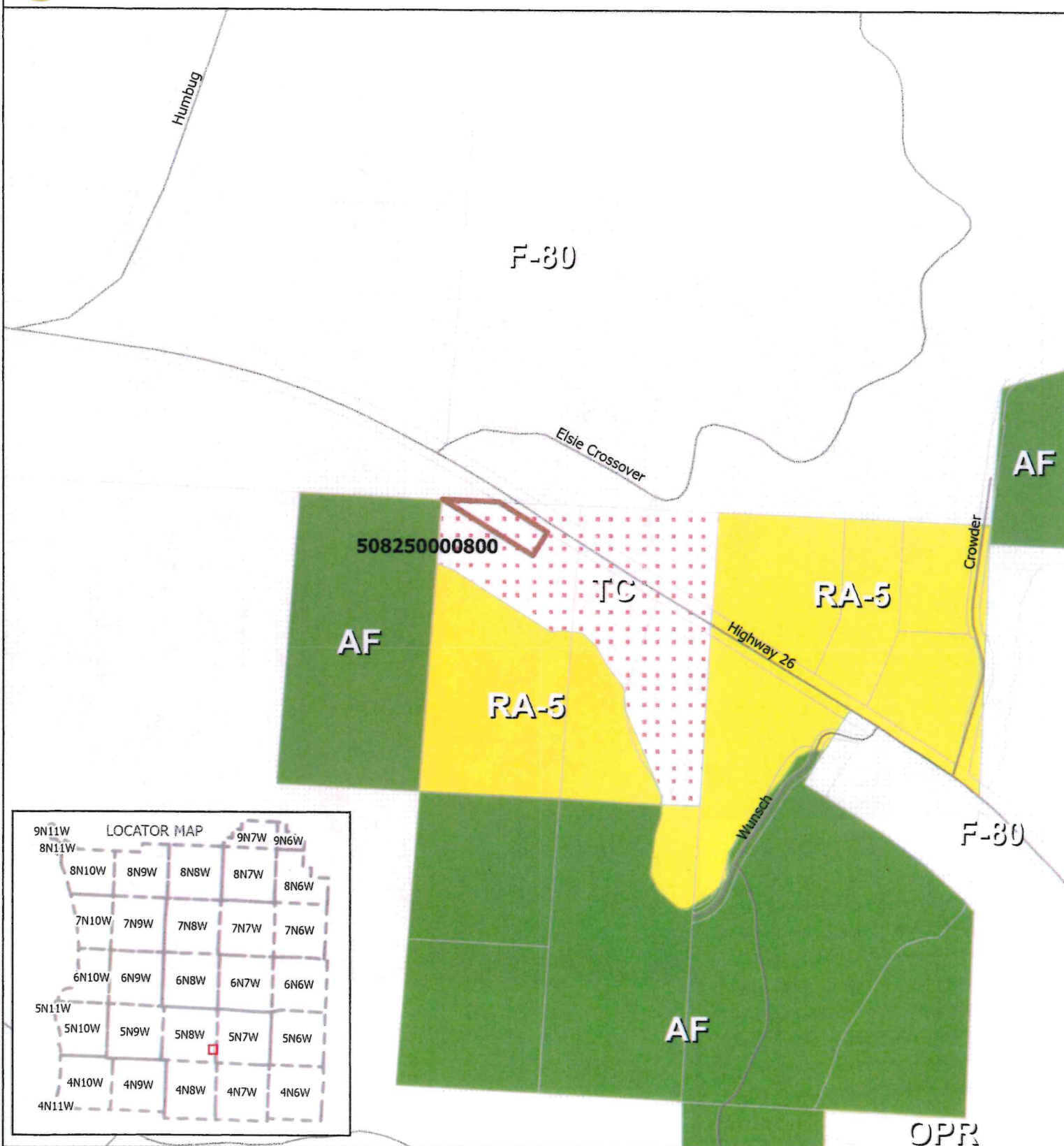
Taxlot Owner
OR Dept of Transportation
Privately Owned Taxlot

Zoning
AF Agriculture Forest
EFU Exclusive Farm Use
F-80 Forest 80

GC General Commercial
LI Light Industrial
OPR Open Space Parks & Rec
RA-5 Residential Agriculture 5

Road
River





Taxlot Owner

OR Dept of Transportation
Privately Owned Taxlot

Zoning

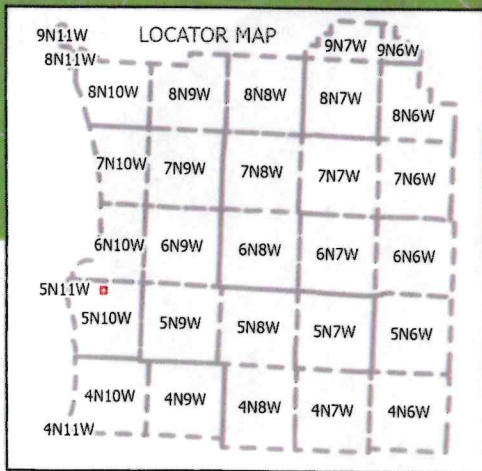
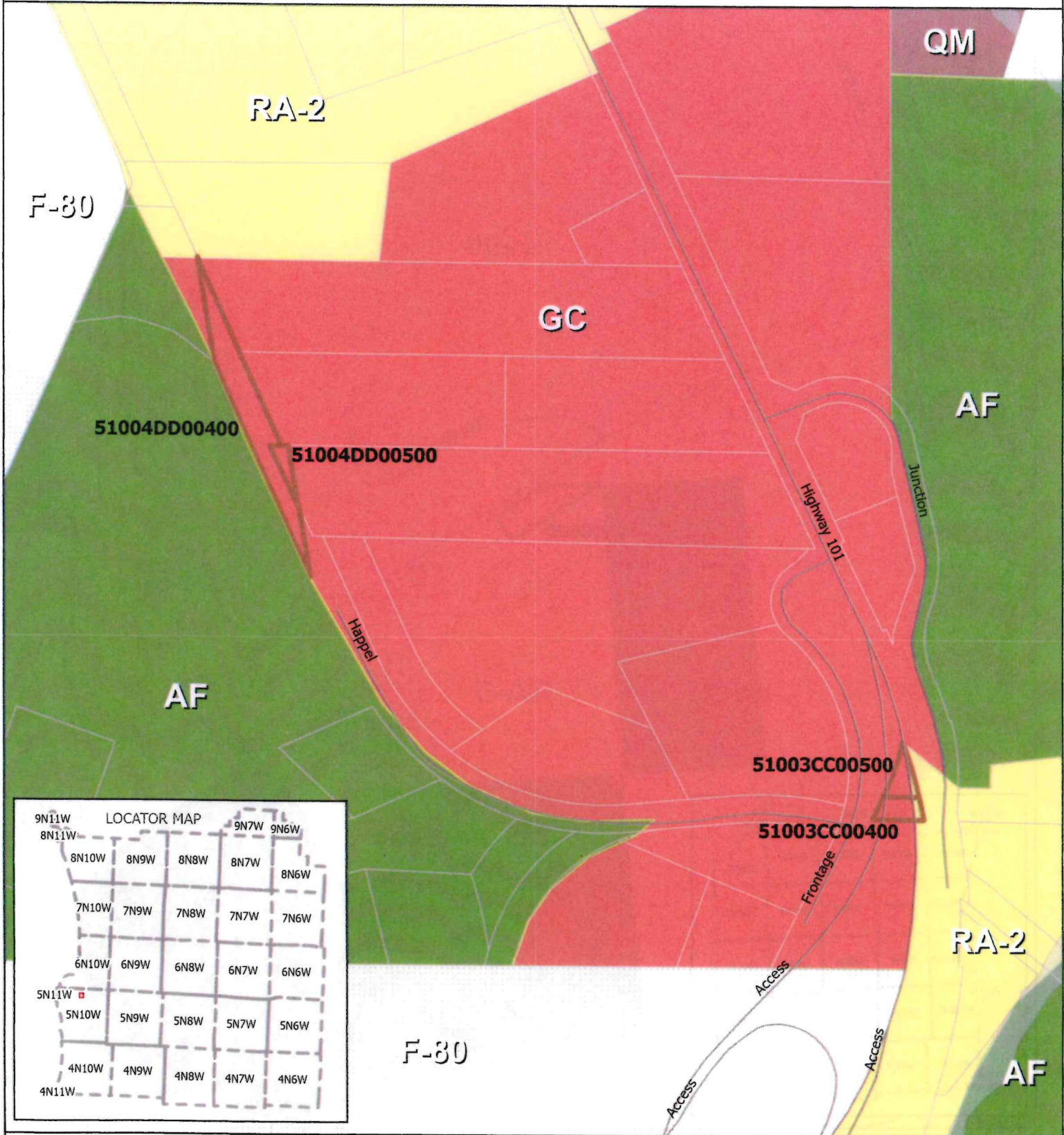
AF Agriculture Forest
 F-80 Forest 80

OPR Open Space Parks & Rec

RA-5 Residential Agriculture 5
 TC Tourist Commercial

Road





Taxlot Owner

OR Dept of Transportation
 Privately Owned Taxlot

Zoning

AF Agriculture Forest
 F-80 Forest 80

GC General Commercial

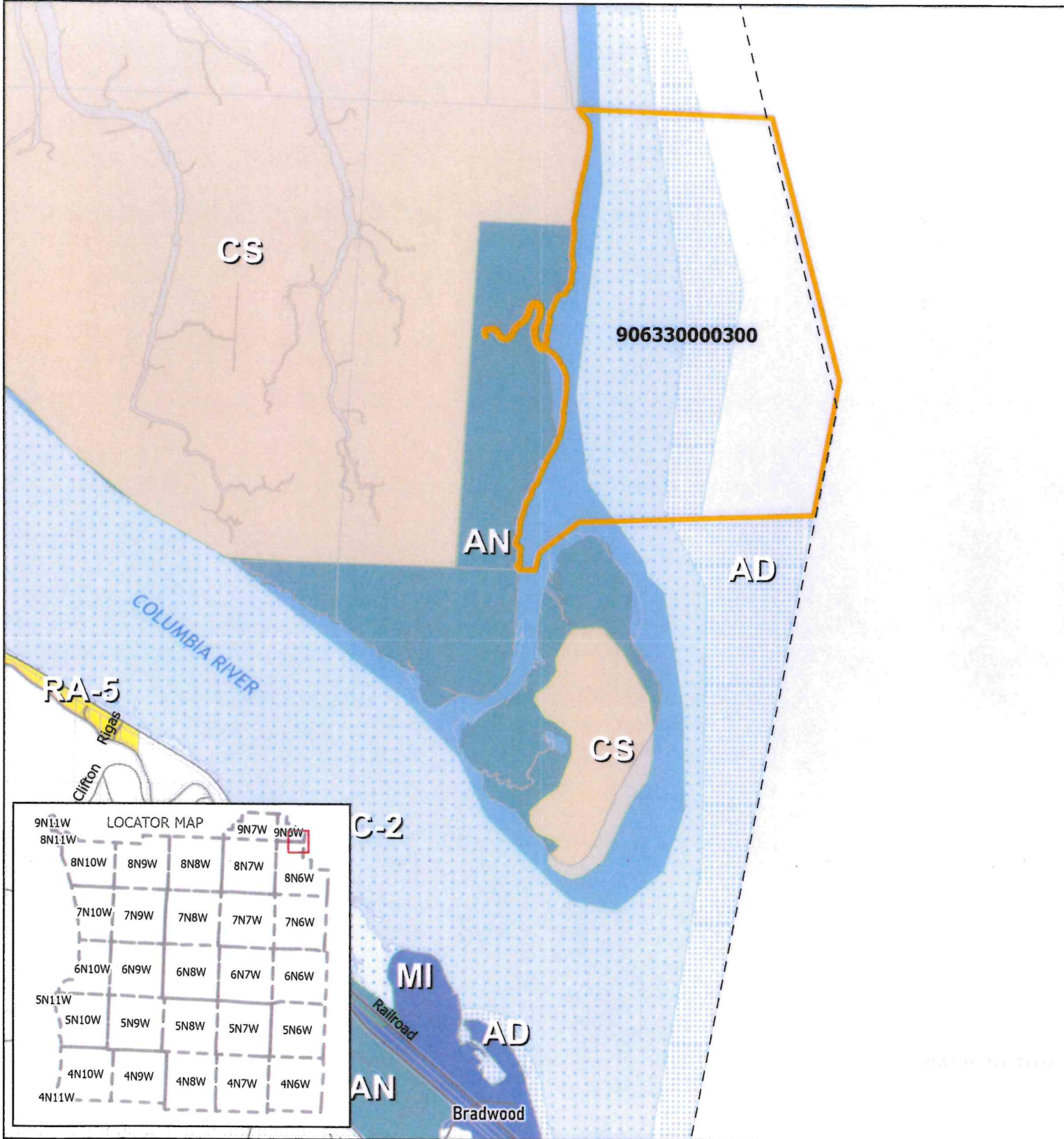
QM Quarry and Mining

RA-2 Residential Agriculture 2

Road

River





- | | | | |
|--------------------------|-----------------------------|--------------------------------|------------------------|
| Taxlot Owner | Zoning | CS Coastal Shorelands | County Boundary |
| United States of America | AC-2 Aquatic Conservation 2 | F-80 Forest 80 | Road |
| Privately Owned Taxlot | AD Aquatic Development | MI Marine Industrial | River |
| | AN Aquatic Natural | RA-5 Residential Agriculture 5 | |

Clatsop County GIS Division

Agenda Item #2.

3/5/2024



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**Clatsop County
Board of Commissioners
Minutes
Wednesday, February 14, 2024**

REGULAR MEETING: 6:00 PM

FLAG SALUTE

The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Chair Mark Kujala
Vice Chair Courtney Bangs
Commissioner John Toyooka
Commissioner Pamela Wev
Commissioner Lianne Thompson

AGENDA APPROVAL

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the agenda as presented.
Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Wev, Commissioner Thompson

PROCLAMATIONS

1. National FFA Week Proclamation {Page 41}

Sam Moss, President, Future Farmers of America (FFA), introduced himself, noting his experience and achievements with FFA.

Maevri Bergerson, Vice President, FFA, spoke about her involvement and the benefits of participating in FFA.

Vice Chair Bangs provided facts about the FFA.

Motion: "Approve Resolution and Order proclaiming February 17-24, 2024 to be National FFA Week and authorize the Chair to read, then sign the proclamation."

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Wev, Commissioner Thompson

Vice Chair Bangs read the proclamation aloud.

2. Black History Month Proclamation {Page 44}

County Manager Bohn provided the history of Black History Month and invited the community to celebrate.

1 *Motion: "Approve Resolution and Order proclaiming February 2024 to be Black*
2 *History Month and authorize the Chair to read, then sign the proclamation."*

3 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.*
4 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
5 *Commissioner Wev, Commissioner Thompson*

6 Chair Kujala read the proclamation aloud.

7 **BUSINESS FROM THE PUBLIC**

8 There was no business from the public.

9 **CONSENT CALENDAR**

10 Commissioner Wev explained that the County was clarifying its contracts with Medix
11 (Item 9) to ensure adequate staffing in ambulances and that the County's
12 intergovernmental agreement (IGA) with the Oregon Health Authority (OHA) (Item 4)
13 provides mental health services through Clatsop Behavioral Healthcare.

14 *Motion made by Commissioner Wev, Seconded by Vice Chair Bangs to approve the*
15 *Consent Calendar.*

16 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner*
17 *Wev, Commissioner Thompson*

18 3. Board of Commissioners Meeting Minutes 1-10-24 {Page 46}

19 4. 2024-25 County Provider Agreement for Community Mental Health, Addition
20 Treatment, Recovery and Prevention, and Problem Gambling Services {Page 52}

21 5. 2023-2025 Measure 57 Program Grant Award {Page 68}

22 6. 2023-2025 Justice Reinvestment Program Grant Award {Page 93}

23 7. 2023 – 2025 VOCA Basic (Victims of Crime Act) and CFA (Criminal Fine
24 Account) Non-Competitive Grant between the Oregon Department of Justice and
25 the Clatsop County District Attorney's Office {Page 117}

26 8. State Homeland Security Program (SHSP) Grant No. 23-208 {Page 157}

27 9. Medix Contract Amendment #3 to Extend the Coverage Requirement
28 Modification {Page 179}

29 10. Funding Agreement – Atlin Investments {Page 181}

30 **COMMISSIONER'S LIAISON REPORTS**

31 Commissioner Thompson reported she was concerned that the CCO board did not
32 include a County Commissioner. The CCO was well funded and did great work, but
33 operated like an insurance company so the County did not have a role in the
34 organization. She suggested the Board, as the County Mental Health Board, address
35 the lack of representation. She also reported that the Jurisdictional Transfer Advisory
36 Committee (JTAC) was working to choose three projects to recommend that the
37 legislature forward to local jurisdictions from the Oregon Department of Transportation
38 (ODOT).

Vice Chair Bangs reported that the Childcare Taskforce was working on the next round of grants and was receiving input from childcare providers about their needs. The taskforce was also looking for a grant manager. She also reported that Columbia Pacific Economic Development (Col-Pac) heard a historical outline of forestry in Oregon by Brandon Persinger.

Commissioner Wev reported that three proposed apartment complexes in Astoria were having a difficult time getting approval from the City Council. She hoped the County Housing Manager could assist with the projects. She also reported that she and the president of the community college board were working together on the Work Systems Board. She planned to take the president to the Tillamook and Lincoln community colleges to show him how well-run they are. In May, she planned to attend a program in Washington D.C. on how to train caretakers.

Commissioner Toyooka reported that the Clatsop Economic Development Resources (CEDR) Housing Taskforce discussed the Habitat Conservation Plan (HCP), in particular how the Oregon Department of Forestry (ODF) came to their conclusions and whether ODF realized the impacts of the HCP on the community. He did background research and found that the 1994 Northwest Forest Protection Plan reduced employment in the region and timber harvesting in federal forests, communities lost monetary support for essential services, forest health and fire resiliency declined, and owl populations declined. He supported the HCP, but believed the State should learn from its own data on past efforts and draft a policy that benefited everyone.

Commissioner Thompson requested that Commissioner Toyooka's research be included in the record of proceedings for this meeting.

Chair Kujala requested information on the Small Business Development Center's (SBDC) involvement with childcare.

Vice Chair Bangs responded that the cohort was still training and developing programming to support education and relationship building.

COUNTY MANAGER'S REPORT

County Manager Bohn reported the County was hosting an all-day new employee orientation on February 22nd. He also reported the County would be closed on President's Day.

BUSINESS AGENDA

11. 2024-25 OHA IGA (#00026005) for Financing of Community Mental Health, Addition Treatment, Recovery and Prevention, and Problem Gambling Services {Page 213}

Amanda Rapinchuk presented the Staff report on the IGA with OHA.

Commissioner Wev noted the Staff report included 217 pages of possible funding activities available through the agreement.

Motion: "I move that the Board approve the 2024-25 OHA and Clatsop County Intergovernmental Agreement No. 00026005 (C8613) for a not to exceed amount

1 of \$4,177,413.78, authorizing the County Manager to sign the IGA and all
2 subsequent amendments.”

3 Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.
4 Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,
5 Commissioner Wev, Commissioner Thompson

6 PUBLIC HEARINGS

7 12. Ordinance 24-05: Non-Conforming Uses and Structures{Page 216}

8 County Counsel Pope conducted the first reading of the ordinance.

9 Senior Planner Cook presented the Staff report on the proposed amendments to
10 the Land and Water Development and Use Code (LAWDUC).

11 Chair Kujala opened the public hearing and confirmed there were no
12 Commissioners with conflicts of interest to report. He called for public comments.
13 There were none. He closed the public hearing.

14 Motion: “Continue the matter to the February 28, 2024, meeting.”

15 Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.
16 Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,
17 Commissioner Wev, Commissioner Thompson
18

19 13. Ordinance 24-06: Clatsop Plains Community Plan {Page 227}

20 County Counsel Pope conducted the first reading of the ordinance.

21 Director Henrikson presented the Staff report on the proposed adoption of all six
22 community plans (Items 13 – 18).

23 Commissioner Thompson confirmed the plans could be amended at any time.

24 Commissioner Wev said she believed the plans were strong. She congratulated
25 Staff on doing a nice job.

26 Chair Kujala opened the public hearing and confirmed there were no
27 Commissioners with conflicts of interest to report. He called for public comments.
28 There were none. He closed the public hearing.

29 Motion: “Continue the matter to the February 28, 2024, meeting.”

30 Motion made by Commissioner Wev, Seconded by Vice Chair Bangs.
31 Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,
32 Commissioner Wev, Commissioner Thompson
33

34 14. Ordinance 24-07: Elsie-Jewell Community Plan {Page 232}

35 County Counsel Pope conducted the first reading of the ordinance.

36 Chair Kujala opened the public hearing and confirmed there were no
37 Commissioners with conflicts of interest to report. He called for public comments.
38 There were none. He closed the public hearing.

1 *Motion: "Continue the matter to the February 28, 2024, meeting."*

2 *Motion made by Commissioner Thompson, Seconded by Commissioner*
3 *Toyooka.*

4 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
5 *Commissioner Wev, Commissioner Thompson*
6

7 15. Ordinance 24-08: Lewis and Clark Olney Wallooskee Community Plan {Page
8 237}

9 County Counsel Pope conducted the first reading of the ordinance.

10 Chair Kujala opened the public hearing and confirmed there were no
11 Commissioners with conflicts of interest to report. He called for public comments.
12 There were none. He closed the public hearing.

13 *Motion: "Continue the matter to the February 28, 2024, meeting."*

14 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.*

15 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
16 *Commissioner Wev, Commissioner Thompson*
17

18 16. Ordinance 24-09: Northeast Community Plan {Page 243}

19 County Counsel Pope conducted the first reading of the ordinance.

20 Chair Kujala opened the public hearing and confirmed there were no
21 Commissioners with conflicts of interest to report. He called for public comments.
22 There were none. He closed the public hearing.

23 *Motion: "Continue the matter to the February 28, 2024, meeting."*

24 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.*

25 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
26 *Commissioner Wev, Commissioner Thompson*
27

28 17. Ordinance 24-10: Seaside Rural Community Plan {Page 248}

29 County Counsel Pope conducted the first reading of the ordinance.

30 Chair Kujala opened the public hearing and confirmed there were no
31 Commissioners with conflicts of interest to report. He called for public comments.
32 There were none. He closed the public hearing.

33 *Motion: "Continue the matter to the February 28, 2024, meeting."*

34 *Motion made by Commissioner Thompson, Seconded by Commissioner*
35 *Toyooka.*

36 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
37 *Commissioner Wev, Commissioner Thompson*
38

39 18. Ordinance 24-11: Southwest Coastal Community Plan {Page 253}

1 County Counsel Pope conducted the first reading of the ordinance.

2 Chair Kujala opened the public hearing and confirmed there were no
3 Commissioners with conflicts of interest to report. He called for public comments.
4 There were none. He closed the public hearing.

5 *Motion: "Continue the matter to the February 28, 2024, meeting."*

6 *Motion made by Commissioner Toyooka, Seconded by Commissioner*
7 *Thompson.*

8 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
9 *Commissioner Wev, Commissioner Thompson*

10 **GOOD OF THE ORDER**

11 There was nothing for the good of the order.

12 **ADJOURNMENT**

13 There being no further business, the meeting was adjourned at 6:55 pm.

14
15 Approved by,

16
17
18 _____
19 Mark Kujala, Chair

**Clatsop County
Board of Commissioners
Minutes
Wednesday, February 28, 2024**

REGULAR MEETING: 6:00 PM

FLAG SALUTE

The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Chair Mark Kujala
Vice Chair Courtney Bangs
Commissioner John Toyooka
Commissioner Pamela Wev
Commissioner Lianne Thompson

AGENDA APPROVAL

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the Agenda as presented.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Wev, Commissioner Thompson

PROCLAMATION

4. International Women's Day Proclamation {Page 17}
Patty Jo Angelini, Public Affairs Officer, provided the history and purpose of International Women's Day.

Motion: "Approve Resolution and Order proclaiming March 8, 2024, to be International Women's Day, and authorize the Chair to read, then sign the proclamation."

*Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.
Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,
Commissioner Wev, Commissioner Thompson*

Chair Kujala read the proclamation aloud.

BUSINESS FROM THE PUBLIC

Nancy Chase, 79089 Tide Ave, Cove Beach, stated that the Falcon Cove Beach Water District had submitted a watershed management conservation plan to the Planning Department. The Water Resources Department required Clatsop and Tillamook Counties to review the plan. The plan regulates how the new well is to be used. When the grants were provided to construct the well and when the license was approved, nothing stated the well was for emergency use only. However, the water district had recently been stating the well was for emergency

1 use only. Two hundred and twenty units would be built in Cove Beach, but the
2 water district has limited water hookups to 125 units. She requested that the
3 County Manager and Planning Director make sure nothing in the plan limited
4 growth for any unreasonable cause that is allowed for by the County. She owned
5 properties with septic approvals and would not want to have to sell one and find
6 out the buyer could not get a water hookup.

7 Commissioner Wev exited the meeting.

8 **COMMISSIONER'S LIAISON REPORTS**

9 Vice Chair Bangs reported that the FTLAC meeting would be hearing the State
10 forester's recommendation to the Board of Forestry on Friday. At the last FTLAC
11 meeting the community expressed concerns and the discussion was on the last three
12 years. She also reported that the childcare forum had closed the application process
13 and would be scheduling interviews. A regional childcare meeting had been scheduled
14 for March 5th. She noted that retirement funding for childcare providers had been
15 considered once by the legislature and was now being proposed again by a union.

16 Commissioner Toyooka reported that a monthly veteran's breakfast would be hosted at
17 a local business. A start date had yet to be determined. More information would follow.
18 He spoke about the contributions made by veterans, noting that veterans deserved
19 more than just a day of recognition on Memorial Day. He urged the community to
20 understand that Memorial Day was more than just a day to barbecue. Understanding
21 that freedoms have been earned through generations would help the community move
22 forward better.

23 Commissioner Thompson reported that she and the other three commissioners in
24 District 7 of the Association of Counties (AOC) District 7 met to discuss short-term
25 rentals. She also reported that the AOC Membership Committee discussed business
26 sponsorships and the Local Government Advisory Committee met the new director of
27 the Oregon Health Authority (OHA). She announced that she had requested immediate
28 funding from the State to study Highway 30 so that construction funding could be
29 requested in 2025.

30 Chair Kujala reported that the County had submitted five community-initiated projects to
31 the State. He appreciated Staff's work on the requests.

32 **COUNTY MANAGER'S REPORT**

33 County Manager Bohn reported that Staff was updating the County's list of 2023 work
34 plan accomplishments. He would share the list with Commissioners in a few days. The
35 County was doing amazing work on some really tough issues and he had learned that
36 nothing happens without collaboration among the private, public, and non-profit sectors.
37 Staff was committed, capable, and dedicated to doing a great job every day.

38 **BUSINESS AGENDA**

- 39 5. Appointment to Northwest Oregon Area Commission on Transportation
40 (NWACT) and Columbia Pacific Economic Development District (Col – Pac)
41 {Page 20}

County Manager Bohn provided background information on NWACT and Col-Pac. He recommended that John Nygaard be appointed to represent the County on both committees.

Motion: "Approve the appointment of John Nygaard to the Northwest Oregon Area Commission on Transportation (NWACT) and Columbia Pacific Economic Development District (Col-Pac) with a term ending February 28, 2026."

Motion made by Commissioner Thompson, Seconded by Commissioner Toyooka.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Thompson

6. Appointments to Recreational Lands Planning and Advisory Committee {Page 35}

Steve Meshke, Natural Resources Manager, presented information on the five applicants to fill three vacancies on the committee, noting that three of the applicants currently served on the committee and were seeking reappointment.

Commissioner Thompson confirmed with Staff that the two applicants not appointed could still participate by attending meeting and providing input.

Motion: "Move that the Board appoint Steve Ferguson to fill the District 1 county wide position, Tom Sayre to fill the District 2 county wide position and Lynn Leland to fill the District 4 county wide position on the Recreational Lands Planning and Advisory Committee."

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Thompson

PUBLIC HEARINGS

7. Strategic Investment Program (SIP) Agreement – Georgia-Pacific, Wauna Mill {Page 47}

County Manager Bohn provided background information on the SIP, which addresses the taxation of large capital investments in the county. He presented the Staff report via PowerPoint on the proposed SIP agreement with Georgia-Pacific.

Commissioner Toyooka said having an economic commitment from the mill to the community was appreciated because the County would be impacted by other issues that were coming.

Jeremy Ness, Georgia-Pacific, stated his goal was to keep the mill competitive so the company could provide opportunities for future generations. This investment is a \$152 million project rebuilding a 1965 paper machine. The project would make the machine state-of-the-art, allowing the company to use more cost-efficient raw materials and the flexibility to make a wider range of product attributes that serve customers better. The environment would be safer and more fulfilling for employees. He thanked the County for their support.

1 Vice Chair Bangs thanked Georgia-Pacific for investing in the community. She
2 knew several people who used to work and currently worked for the company.
3 Their investment in the community would make a big difference and allow young
4 people who do not want to go to college to have living wage jobs.

5 Commissioner Thompson stated this plant would be competitive with other
6 companies and with other Georgia-Pacific plants. She understood the company
7 used environmentally sustainable wood products to make paper and paper
8 goods.

9 Mr. Ness confirmed that the company used a lot of saw dust and byproducts from
10 sawmills that would otherwise be burned.

11 Chair Kujala opened the public hearing and asked if any Commissioner had a
12 conflict of interest to declare. None were declared. He confirmed there was no
13 public testimony and closed the public hearing.

14 *Motion: Move to adopt the Resolution and Order approving the SIP Agreement*
15 *between Georgia-Pacific, Port of Astoria and Clatsop County and recommend*
16 *the Oregon Economic Development Commission approve the Georgia-Pacific*
17 *application (Wauna Mill) for inclusion in the State Strategic Investment Program.*

18 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.*
19 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
20 *Commissioner Thompson*

21 8. Red Bluff Road Resolution of Necessity

22 Terry Hendryx, Public Works Director, presented the Staff report on the
23 resolution allowing Staff to work with property owners on Red Bluff Road to
24 replace a culvert and reconstruct the road.

25 Chair Kujala opened the public hearing and asked if any Commissioner had a
26 conflict of interest to declare. None were declared. He confirmed there was no
27 public testimony and closed the public hearing.

28 *Motion: Approve Chair Kujala to sign Resolution of Necessity to start acquisition*
29 *of right-of-way and construction easement."*

30
31 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.*
32 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
33 *Commissioner Thompson*

34
35 9. Update Public Clatsop County Code § 1.04.060 – Public Contracting Rules
36 {Page 73}

37 County Counsel Pope conducted the first reading of Ordinance 24-13.

38 County Counsel Pope presented the Staff report on the proposed updates to the
39 public contracting rules.

Chair Kujala opened the public hearing and asked if any Commissioner had a conflict of interest to declare. None were declared. He confirmed there was no public testimony and closed the public hearing.

Motion: "Continue the matter to the March 13, 2024 meeting."

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Thompson

10. Ordinance 24-05: Non-Conforming Uses and Structures {Page 95}

David Cook, Senior Planner, presented the Staff report on the proposed amendments to non-confirming uses and structures.

County Counsel Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there was no public testimony and closed the public hearing.

Motion: "Approve Ordinance 24-05"

Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Thompson

11. Ordinance 24-06: Clatsop Plains Community Plan {Page 106}

County Counsel Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there was no public testimony and closed the public hearing.

Motion: "Approve Ordinance 24-06."

Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Thompson

12. Ordinance 24-07: Elsie-Jewell Community Plan {Page 112}

County Counsel Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there was no public testimony and closed the public hearing.

Motion: "Approve Ordinance 24-07."

Motion made by Commissioner Thompson, Seconded by Vice Chair Bangs.

Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka, Commissioner Thompson

13. Ordinance 24-08: Lewis and Clark Olney Wallooskee Community Plan {Page 117}

1
2 County Counsel Pope conducted the second reading of the ordinance.

3
4 Chair Kujala confirmed there was no public testimony and closed the public
5 hearing.

6 *“Motion: Approve Ordinance 24-08.”*

7 *Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.*
8 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
9 *Commissioner Thompson*

10 14. Ordinance 24-09: Northeast Community Plan {Page 124}

11
12 County Counsel Pope conducted the second reading of the ordinance.

13
14 Chair Kujala confirmed there was no public testimony and closed the public
15 hearing.

16 *Motion: “Approve Ordinance 24-09.”*

17 *Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.*
18 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
19 *Commissioner Thompson*

20 15. Ordinance 24-10: Seaside Rural Community Plan {Page 129}

21
22 County Counsel Pope conducted the second reading of the ordinance.

23
24 Chair Kujala confirmed there was no public testimony and closed the public
25 hearing.

26 *Motion: “Approve Ordinance 24-10.”*

27 *Motion made by Commissioner Thompson, Seconded by Commissioner*
28 *Toyooka.*
29 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
30 *Commissioner Thompson*

31 16. Ordinance 24-11: Southwest Coastal Community Plan {Page 135}

32
33 County Counsel Pope conducted the second reading of the ordinance.

34
35 Chair Kujala called for public testimony.

36
37 Nancy Chase, 79089 Tide Rd, Cove Beach, requested this hearing be continued.
38 The wagon wheel ruts at the Hug Point area are missing from the list of historic
39 sites. Additionally, the plan states the well is an emergency backup well. The
40 Falcon Cove Water District shows 125 hookups. The receipt of public funding for
41 the well included controversial statements and contradictory documents. She
42 requested that Staff work on the language in the plan. She added that when the
43 County declared short-term rentals (STRs) to be commercial, the water district

1 doubled the monthly water rate charged to STRs. However, STRs were not
2 defined as a commercial use.

3 Commissioner Thompson stated that the Commission, Staff, and community had
4 done a lot of work on the plan. The water district had done de-facto land use
5 planning by instituting a water moratorium. She was concerned about the data
6 and the appropriate use of County Staff for a very small number of people. She
7 would abstain from voting.

8 Vice Chair Bangs requested the hearing be continued.

9 *Motion: "Continue the matter to March 13, 2024."*

10 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.*

11 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
12 *Commissioner Thompson*

13
14 **GOOD OF THE ORDER**

15 There was nothing for the good of the order.

16 **ADJOURNMENT**

17 There being no further business, the meeting was adjourned at 7:06 pm.

18
19 Approved by,

20
21
22 _____
23 Mark Kujala, Chair

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

March 27, 2024

Agenda Title: County Road #148 Vacation Petition
Category: Consent Calendar
Presented By: Vance Swenson, County Surveyor

Issue Before the Commission: Vacation of a portion of unbuilt County Road No. 148 right-of-way in the Northeast Quarter of Section 23, Township 8 North, Range 8 West, Willamette Meridian.

Informational Summary: On March 11, 2024 a petition to vacate a portion of County Road No. 148 was submitted to the County Surveyor. The notarized signatures of Braden Hurt from Hurtco LLC represents over 60% of the abutting ownership of the property to be vacated. Although the other two abutters have not signed the petition, the petitioner has communicated with them and is aware they will need to continue to acquiesce to the proposed vacation during vacation public notice and hearings.

The proposed portion of County Road No. 148 to be vacated is a continuation of Galloway Lane that was never built. The right-of-way was created in 1912 along the same general route as the older County Road No.'s 58 and 40. For certainty in the record, those superseded rights-of-way are also included in this vacation although they were likely automatically vacated by the adoption of CR 148 per 1912 statutes.

This is the first step in the process; to adopt the Resolution and Order Initiating Vacation and order a Road Master Report from the County Engineer pursuant to ORS 368.346. The second step in the process will be to accept the Road Masters report; This report will contain detailed information and staff recommendations on the options presented by the petitioners.

Fiscal Impact: The \$5786 vacation fee was collected from the petitioner to cover all costs related to this vacation.

Requested Action:

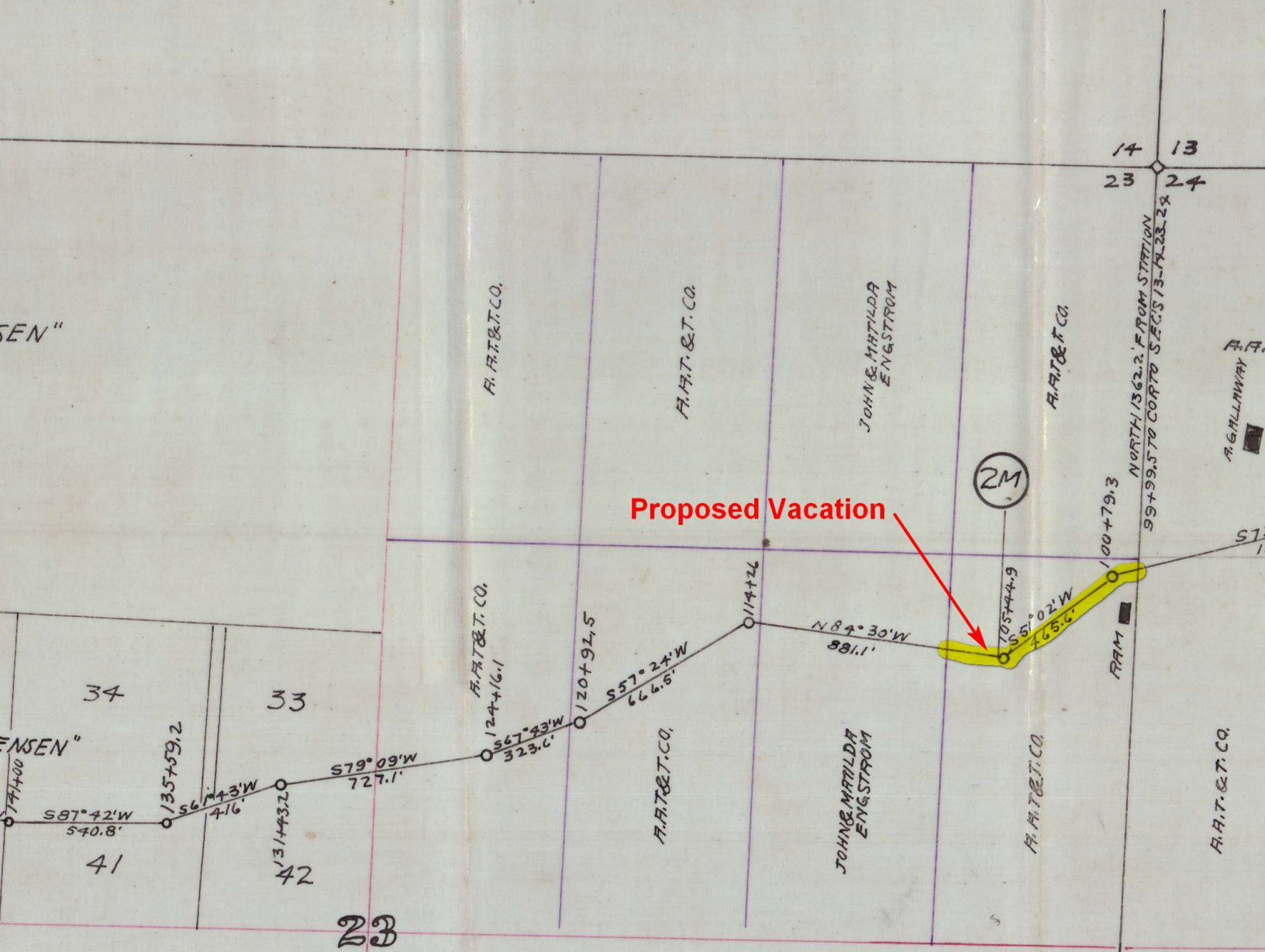
Accept the petition for vacation of a portion of County Road #148 and authorize the Board Chair to sign the resolution and order initiating proceedings.

Attachment List

- A. Vicinity map of area of proposed vacation
- B. Portion of 1912 County Road 148 survey map
- C. Petition for Vacation of a Public Right-of-Way with petition plan sketch
- D. R&O Initiating Proceedings to Vacate a Portion of County Road #148.

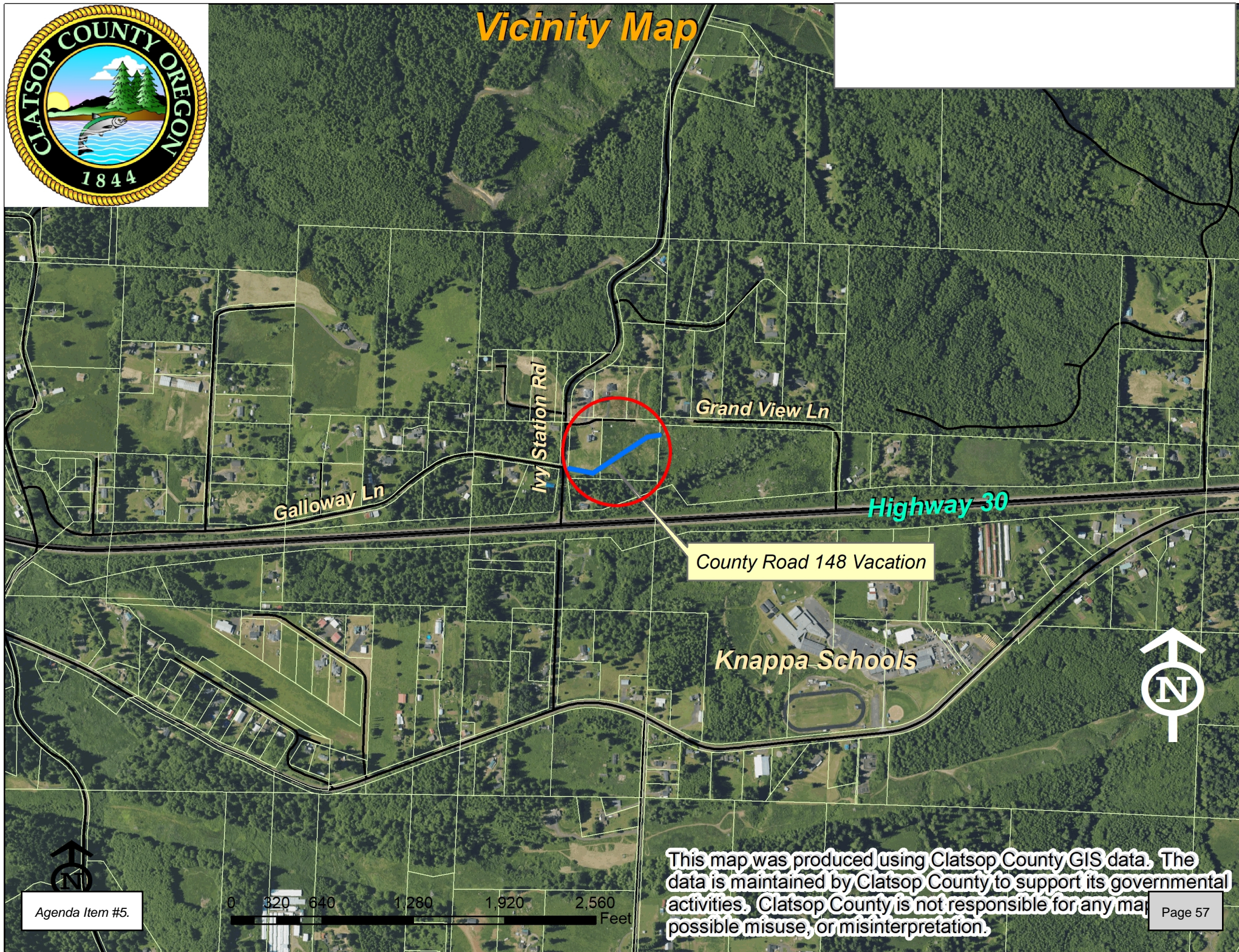
ROAD No 148
 BEING A RELOCATION OF 3 MILES OF ROAD No 40 FROM THE "M" POST ON
 ROAD No 40 IN THE S.W. 1/4 OF SE 1/4 OF SEC. 18 T. 8 N. R. 7 W. TO THE 1/4 SEC.
 CORNER BETWEEN SECS 22 & 23 T. 8 N. R. 8 W. SURVEYED JULY 15, 1912
 BY
 G. F. PARKER COUNTY SURVEYOR

SCALE 1" = 400 FEET





Vicinity Map



This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map possible misuse, or misinterpretation.

IN THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

IN THE MATTER OF THE VACATION OF)	
Portions of County Roads 148, 58, and 40)	PETITION FOR VACATION
)	OF A PUBLIC ROADWAY
)	
pursuant to ORS 368.326 – ORS 368.366)	

(I), (WE), HEREBY PETITION THE BOARD OF COUNTY COMMISSIONERS TO
VACATE THAT PORTION OF A PUBLIC ROADWAY KNOWN AS _____
Unimproved County Road No. 148

_____ AND MORE PARTICULARLY
DESCRIBED AS FOLLOWS: (LEGAL DESCRIPTION)

All of those portions of County Road # 148, County Road # 58, and County Road # 40 lying East
of the easterly right-of-way line of Ivy Station County Road # 220 and West of the east line of
Section 23, Township 8 North, Range 8 West, Willamette Meridian, Clatsop County, Oregon.

THE VACATION OF THIS ROADWAY IS REQUESTED FOR THE FOLLOWING
REASON (S):

This unimproved portion of right-of-way would be better used as a portion of proposed new
partition plat parcels.

THE NAMES AND ADDRESS OF ALL PERSONS OWNING ANY REAL
PROPERTY ABUTTING THE PUBLIC ROADWAY PROPOSED FOR VACATION ARE AS
FOLLOWS:

Lance Shepherd and Holly	Hurtco LLC	Knappa School District #4
Shepherd	1212 SE 181st Ave	41535 Old Highway 30
40886 Crest View Lane	Vancouver, WA 98683	Astoria, OR 97103-8640
Astoria, OR 97103		

THE NAMES AND ADDRESSES OF ALL PERSONS OWNING ANY IMPROVEMENTS
CONSTRUCTED ON THE PROPERTY PROPOSED FOR VACATION ARE AS FOLLOWS:
(INCLUDE ANY UTILITY EASEMENTS KNOWN)

none

THE NAMES AND ADDRESSES OF ALL PERSONS HOLDING ANY RECORDED INTEREST IN THE PROPERTY PROPOSED TO BE VACATED ARE AS FOLLOWS:

<u>LANCE SHEPHERD AND HOLLY SHEPHERD</u>	<u>HURTCO LLC</u>
<u>40886 CREST VIEW LANE</u>	<u>1212 SE 181ST AVENUE</u>
<u>ASTORIA, OR 97103</u>	<u>VANCOUVER, WA 98683</u>

PETITIONER (S) ACKNOWLEDGE THAT HE/THEY CONSENT TO THE PROPOSED VACATION AND THAT HE/THEY OWN AT LEAST SIXTY PERCENT OF THE LAND ABUTTING THE PROPERTY PROPOSED TO BE VACATED OR HE/THEY REPRESENT AT LEAST SIXTY PERCENT OF THE OWNERS OF PROPERTY ABUTTING THE PROPERTY PROPOSED TO BE VACATED.

Dated this 21 day of February, 2024.

PETITIONER(S) SIGNATURE

[Signature]

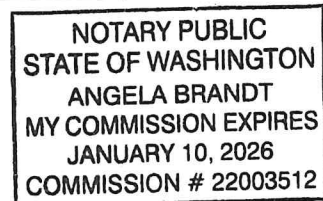
ADDRESS AND TELEPHONE NUMBER

1212 SE 181st Ave
Vancouver WA 98683
503 939 8600

This instrument was acknowledged before me on February 21, 2024 by Braden Hurt.

Angela Brandt
NOTARY PUBLIC FOR ~~OREGON~~ Washington

My commission expires: 01-10-2026



Dated this _____ day of _____, 20____.

PETITIONER(S) SIGNATURE

ADDRESS AND TELEPHONE NUMBER

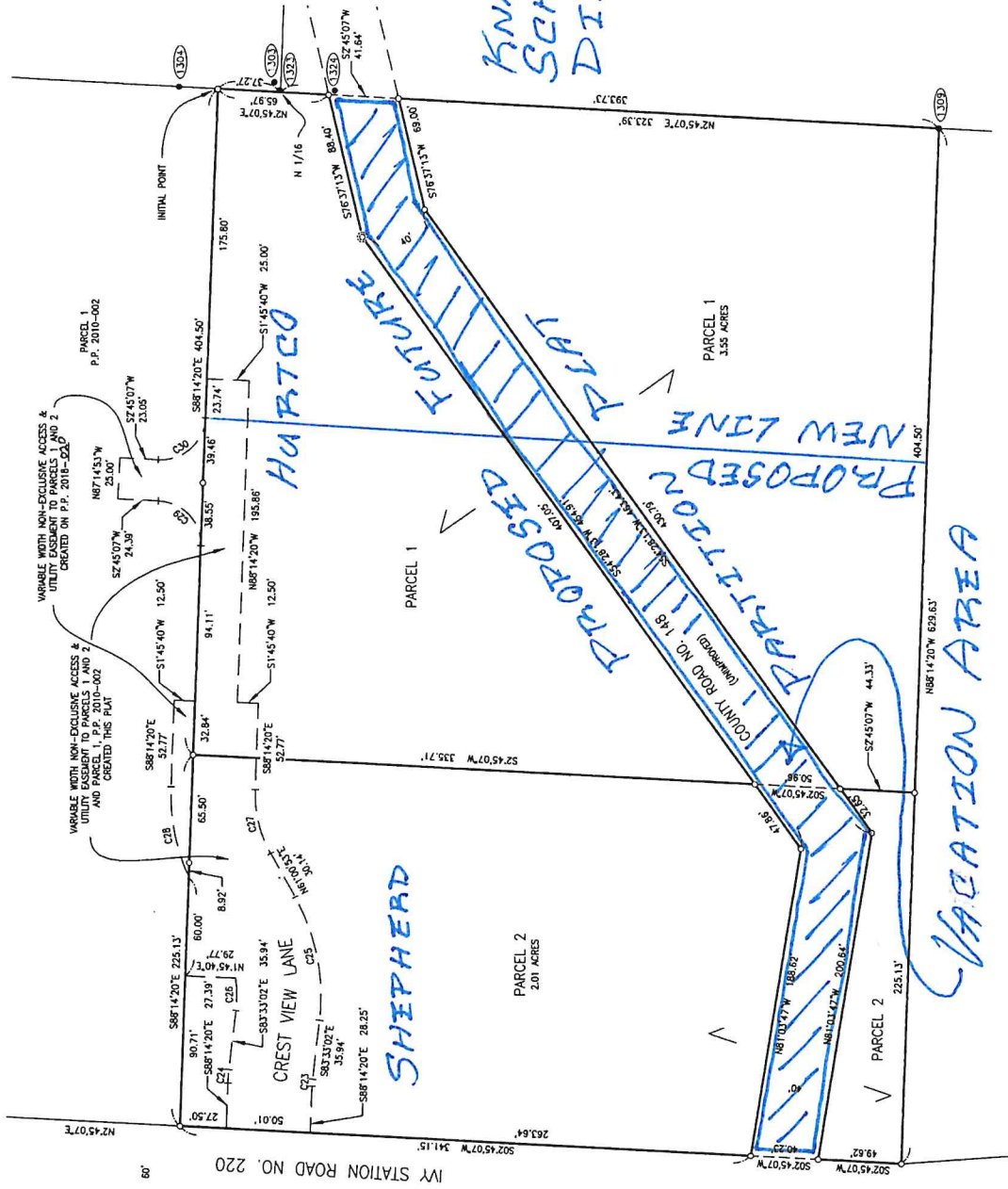
This instrument was acknowledged before me on _____ by _____.

NOTARY PUBLIC FOR OREGON

My commission expires: _____

PROPOSED VACATION AND FUTURE PARTITION PLAN

BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES, NORTH ZONE (5601), AND 83(2011)
AS DETERMINED FROM GPS OBSERVATIONS.



CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD DIRECTION
C23	4.09'	50.00'	4°11'18"	4.09'	S85°53'41"E
C24	8.18'	100.00'	4°11'18"	8.18'	S85°53'41"E
C25	77.31'	125.00'	30°28'05"	76.08'	N78°43'56"E
C26	19.88'	75.00'	15°11'21"	19.82'	N68°51'18"E
C27	40.25'	75.00'	30°44'47"	39.77'	N76°23'17"E
C28	58.38'	125.00'	25°50'31"	55.90'	N78°50'25"E
C29	41.17'	26.50'	89°00'33"	37.15'	N47°15'24"E
C30	42.08'	26.50'	90°59'27"	37.80'	S42°44'18"E

KNAPPA SCHOOL DISTRICT



LEGEND

- INDICATES FOUND MONUMENT SET ON SURVEY NUMBER 8-13549, HELD FOR CONTROL.
- INDICATES FOUND MONUMENT AS DESCRIBED IN MONUMENT NOTES ON SHEET 1.
- ⊙ INDICATES CALCULATED POSITION. CORNER FALLS IN LARGE SLASH PALE, NO MONUMENT SET.
- ⊙ INDICATES MONUMENT NUMBER - SEE MONUMENT NOTES ON SHEET 1.

PARTITION PLAT NO. 2018-019

SURVEY FOR:

S&F Land Services

HURTCO, LLC

PARCEL 1.
INST. #201708148

N.E. 1/4 OF SECTION 23, T8N, R8W, W.M.
CLATSOP COUNTY, OREGON

BLUE = 2024 PROPOSED SKETCH

SHEET 2 OF 2

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 20, 1989
GARY P. CHRISTERSON
2377

RENEW: DECEMBER 31, 2019

DATE: NOV. 15, 2018
JOB NO.: 2018-0009-01
EQUIPMENT: FIELD
MSW/EBG
DRAWN: CC
CHECKED: GPC

5681981945E000R.DWG

IN THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY

IN THE MATTER OF INITIATING)
PROCEEDINGS TO VACATE A) RESOLUTION AND ORDER
PORTION OF COUNTY ROAD #148)

WHEREAS, a petition has been received for the vacation of a portion of County Road #148 containing the acknowledged signatures of owners of 60 percent of the land abutting the property proposed to be vacated.

NOW THEREFORE, IT IS HEREBY RESOLVED AND ORDERED that the petition for vacation of a portion of County Road #148 is accepted.

BE IT FURTHER RESOLVED AND ORDERED that the Clatsop County Engineer shall prepare and file with the Board of County Commissioners a written report pursuant to ORS 368.346.

Dated this ____ day of _____, 2024.

BOARD OF COMMISSIONERS FOR
CLATSOP COUNTY, OREGON

Mark Kujala, Chair

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

March 27, 2024

Agenda Title: Approve the 2023-24 Budget and Appropriation Adjustments
Category: Consent Calendar
Presented By: Andrew Sullivan, Finance Director

Issues Before the Commission: Approve the 2023-24 budget and appropriation adjustment as required by ORS 294.338 and ORS 294.463.

Informational Summary: Attached is the R&O required by ORS 294.338 and ORS 294.463 for a budget adjustment in fiscal year 2023-24. This adjustment is necessary to comply with Oregon Budget Law as a result of the need to expend unanticipated grant revenue, transfer appropriations between organizational units within a fund and transfer of appropriations between categories within an organizational unit.

The need for the budget adjustment is further explained in the attached Schedule "A".

Fiscal Impact: The fiscal impact is \$0 as the expenditure will be the same amount as the unanticipated grant revenue and the transfer of appropriations were based on the adopted budgeted funds.

Recommended Action:

Approve the budget adjustment to remain in compliance with Oregon budget law per ORS 294.338 and ORS 294.463, and authorize the Chair to sign.

Attachment List

- A. Resolution and Order
- B. Schedule "A" Appropriation adjustments

IN THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

In the matter of the adjustment of the fiscal year 2023-24 budget and appropriations by authorizing expenditure of unanticipated grant revenue, per ORS 294.338; authorizing transfer of appropriations between organizational units within a fund and transfer of appropriations between categories within an organizational unit,) per ORS 294.463.) RESOLUTION AND ORDER

It appearing to the Board that there is a need to make an adjustment in the fiscal year 2023-24 budget by authorizing expenditure of unanticipated grant revenue, authorizing transfer of appropriations between organizational units within a fund and transfer of appropriations between categories within an organizational unit.

Where as the need for said adjustment, the purpose of the authorized expenditures and the amount of appropriations adjustment, is more particularly described in the Schedule of Revenue and Appropriation Adjustments attached hereto and incorporated herein as Schedule "A"; and

Where as it appearing to the Board that such adjustments are allowed pursuant to ORS 294.338 and ORS 294.463; now, therefore, it is

RESOLVED AND ORDERED that the Schedule of Revenue and Appropriation Adjustments attached hereto as Schedule "A" be approved.

ADOPTED AND APPROPRIATED this 27th Day of March 2024.

BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

Mark Kujala, Chair

Schedule A
2023-24 Budget Adjustments

I. ADJUSTMENTS INVOLVING UNANTICIPATED GRANT REVENUE

<u>ORGANIZATIONAL UNIT</u>	<u>ACCOUNT</u>	<u>INCREASE</u>	<u>DECREASE</u>
Dues & Special Assessments	001/1990/81-4271	\$ 250,000	
Dues & Special Assessments	001/1990/82-3577	\$ 250,000	

Comment: This adjustment is to account for the funds received from OHCS to reimburse CCA for operations at the Columbia Inn. This is a one time pass thru payment. No fiscal impact.

County Manager	001/0000/81-9011	\$ 100,000	
County Manager	001/1120/82-1350	\$ 100,000	

Comment: This budget adjustment is to account for the Housing Manager position that oversees and supports the funding agreement via the BOS Emergency Declaration. This position is being split funded between EOS and ARPA funds. No fiscal impact.

Dues & Special Assessments	001/1990/81-4272	\$ 555,100	
Dues & Special Assessments	001/1990/82-3578	\$ 354,580	
Dues & Special Assessments	001/1990/82-9901	\$ 200,520	

Comment: This budget adjustment is to account for the additional funds awarded for the BOS Emergency Order. No fiscal impact.

II. ADJUSTMENTS INVOLVING A TRANSFER OF APPROPRIATIONS BETWEEN CATEGORIES WITHIN AN ORGANIZATIONAL UNIT

<u>ORGANIZATIONAL UNIT</u>	<u>ACCOUNT</u>	<u>INCREASE</u>	<u>DECREASE</u>
ARPA	090/2006/82-8001	\$ 100,000	
ARPA	090/2006/82-2471		\$ 100,000

Comment: This budget adjustment is to account for the Housing Manager position that oversees and supports the funding agreement via the BOS Emergency Declaration. This position is being split funded between EOS and ARPA funds. No fiscal impact.

Community Corrections	024/2385/82-8100	\$ 32,000	
Community Corrections	024/2385/82-4100		\$ 32,000
Rural Law Enforcement	005/2191/82-3823	\$ 32,000	
Rural Law Enforcement	005/2191/82-4100		\$ 32,000

Comment: This budget adjustment is to reclassify the following appropriations to the account(s) that the expenditures will be paid out of. No fiscal impact.

Road Maintenance & Construction	002/3120/82-8102	\$ 40,000	
Road Maintenance & Construction	002/9905/82-9902		\$ 40,000
Fleet Management	102/2001/81-9002	\$ 40,000	
Fleet Management	102/2001/82-4200	\$ 40,000	

Comment: This budget adjustment is to account for a change in the adopted capital request for a vector truck, instead of a mower/chopper in Public Works. Due to delays in production, the mower/chopper will not be available until FY24-25, however a vector truck came available that meets Public Works current and future needs.

County Clerk Records	004/1354/82-9900		\$ 3,200
County Clerk Records	004/1354/82-2440	\$ 3,200	

Comment: This budget adjustment is needed to account for additional microfilming costs that have been incurred.

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

March 27, 2024

Agenda Title: Ambulance Service Area Advisory (ASAA) Committee Appointments
Category: Business Agenda
Presented By: Justin Gibbs, Ambulance Service Area Administrator

Issue Before the Commission: Appointment - Ambulance Service Area Advisory (ASAA) Committee - Physician Familiar with Emergency Medical Services (EMS)

Informational Summary: The ASAA Committee meets quarterly to review the Ambulance Service Area (ASA) Plan, gather input, recommend revisions and hear concerns regarding the service provided by the ASA franchise holder.

Currently, the ASAA Committee has a vacancy in the “Physician Familiar with EMS” position. Upon advertising the position, the County received one application for membership from Dr. Brenda Smith. On January 23, 2024 the ASAA Committee voted unanimously to recommend appointing Dr. Smith with a term beginning on April 1, 2024 and ending on March 31, 2027.

Fiscal Impact: None

Requested Action: Approve the appointment of Dr. Brenda Smith to the Clatsop County Ambulance Service Area Advisory Committee to fill the Physician Familiar with EMS position, with a term beginning on April 1, 2024 and expiring on March 31, 2027.

Attachment List

- A. ASAA Meeting Minutes DRAFT for 04/11/23
- B. Committee Applications

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: 01/10/2024

Brenda P. Smith, MD, FACEP

Name

91978 Akerstedt Road

Mailing Address

Astoria, Oregon 97103-8612

City

Street Address: 91978 Akerstedt Road Email: bpsmithmd@msn.com

Home Telephone: 503.458.5191 Other Telephone: 503.791.1234
☐ work ☒ cell phone

Current Occupation Emergency Medicine Physician

Past Occupation (if retired) N/A

Years Resident of County: 23.5

Do you live within the city limits: ☐ Yes ☒ No

In which Commission District do you reside: ☐ 1 ☐ 2 ☐ 3 ☒ 4 ☐ 5

Committee, Board of Commission Applied for:

1. ASAAC Physician Advisor

2.

3.

Background (Relevant education, training, experience, etc.):

Please refer to CV

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

Prior to my career as a physician, I participated extensively in prehospital emergency medical services. At the age of 14 I helped in the formation of my local Junior rescue squad. This was followed by additional education and achieving the certifications of emergency medical technician (EMT) – basic, EMT – intermediate, EMT advanced intermediate, and EMT paramedic. I have also served as the medical director of an EMS service.

Having been a proud resident of Clatsop County for the past twenty three and one-half years, I have witnessed the ambulance services in the county from a personal and professional level. Clatsop County is unique in some respects given its large area, high risk activities such as logging and fishing, severe weather, rural areas, limited transportation into and out of the county, and the addition of thousands of tourists throughout the year.

My prehospital and Emergency Medicine experiences have prepared me to serve on this committee to further assist our ambulance service in preparing for and meeting the continuing demands of the future.

I thank you for your attention and would welcome the opportunity to serve assist committee.

Sincerely,

Brenda P. Smith, MD, FACEP

Brenda P. Smith, MD, FACEP

Signature

**Return Form To: County Manager's Office
800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325**

email: commissioners@co.clatsop.or.us

BRENDA PEARL SMITH, M.D., F.A.C.E.P.

91978 Akerstedt Road, Astoria, OR 97103

(503) 458-5191

bpsmithmd@msn.com

Professional Experience

05/2022 to Present	Locums ED Physician and Hospitalist Willapa Harbor Hospital , South Bend, WA
04/2022 to Present	Locums ED Physician PeaceHealth Peace Harbor Hospital , Florence, OR
03/2021 to 12/31/2022	PRN Urgent Care Physician Bellevue Med Center Urgent Care , Bellevue, WA
12/2020 to 06/2022	FTE ED Physician, Hospitalist, ED & Trauma Director Harney District Hospital , Burn, OR
2014 to Present & 12/2006 to 07/2007	PRN Emergency Physician Providence Seaside Hospital , Seaside, OR
04/2020 to 10/2020	ED Physician & FTE ED Physician for Envision Yuma Regional Med Center , Yuma, AZ
01/2018 to 03/2020	Envision Physician Services Ambassador <i>(see Addendum A for locations and dates)</i>
05/2015 to 10/2017	FTE Director & Chair, Emergency Dept. for EmCare St. Alphonse Medical Center , Ontario, OR
04/2013 to 02/2016	PRN ED Physician for Coast to Coast Health Care McKenzie County Hospital , Watford City, ND
07/2000 to 10/2015	FTE ED Physician for N.Coast Emergency Physicians Columbia Memorial Hospital , Astoria, OR
10/2000 to 01/2001	PRN ED Physician for Team Health Tuality Hospitals , Hillsboro, OR

Certification & Licensure

Board Certified Emergency Medicine (ABEM) MOC UTD through 2030

ACLS, PALS, ATLS, NRP (current until 4/2024)

Licensed in California, Oregon & Washington

Previously licensed in Arizona, Hawaii, Missouri, North Dakota and Kansas

EMS Professional Experience

1991	Interim Director, Paramedic & EMT
1986 to 1988	EMT, Training Officer & Captain West Edgecombe Rescue Squad , Rocky Mount, NC
1988 to 1990	Paramedic Program Coordinator, Instructor & Supervisor Halifax Emergency Medical Services Authority Roanoke Rapids, NC
1983 to 1988	Paramedic, EMT & Extrication Technician Stony Creek Volunteer Fire Dept. & Rescue Squad Rocky Mount, NC

Training & Education

07/1997 to 06/2000	Emergency Medicine Residency Johns Hopkins Hospital , Baltimore, MD
08/ 1993 to 05/1997	Doctor of Medicine East Carolina Univ. School of Medicine , Greenville, NC
08/1990 to 05/1993	B.S. Biology (Magna cum Laude) East Carolina University , Greenville, NC
08/1988 to 05/1990	College Prep Studies Halifax Community College , Weldon, NC

Community Involvement & Professional Societies

2016 Interim Medical Director, Clatsop County Fire Dept.

2007 to 201 Board of Directors, Knappa-Svenson-Burnside Fire

1996 to Present Member and Fellow, ACEP

Personal

Wife of 25 years, Tammy Kohse

Addendum A

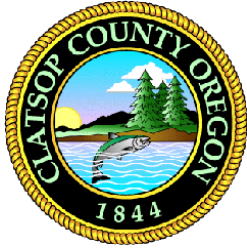
Envision Ambassador Emergency Physician Assignments

08/2019 to Present	Yuma Regional Medical Center, Yuma, AZ
04/2019 to 04/2020	Banner Estrella Medical Center, Phoenix, AZ
09/2019 to 04/2020	HuHuKam Hospital, Sacaton, AZ
09/2019 to 04/2020	Kuakini Medical Center, Honolulu, HA
09/2019 to 04/2020	Kona Hospital, Hilo, HA
06/2018 to 04/2020	Dameron Hospital, Stockton, CA
06/2018 to 04/2020	Doctors Hospital of Manteca, Manteca, CA
01/2018 to 02/2019	Redwood Memorial Hospital, Fortuna, CA
01/2018 to 02/2019	St. Joseph's Hospital, Eureka, CA

EmCare PRN Emergency Physician

01/2020 to 04/2020	Curry Medical Center, Brookings, OR
01/2018 to 12/2018	St. Anthony's Hospital, Pendleton, OR
12/2017 to 12/2018	Southern Coos Hospital, Bandon, OR

Outstanding References Available Upon Request



Clatsop County

County Manager's Office

800 Exchange St., Suite 400

Astoria, Oregon 97103

www.co.clatsop.or.us

Phone (503) 325-1000

Fax (503) 325-8325

MINUTES

Ambulance Services Area Advisory Committee Meeting

Tuesday, January 23, 2024 | 1:00 p.m. – 3:00 p.m.

1. **Call to Order** - Bonnie Thompson called the meeting to order at 1:09 p.m. In attendance were Jill Tillotson, Chief Reckmann, Lila Wickham, Commissioner Pamela Wev, Chief Alsbury, Justin Gibbs, Bonnie Thompson, Shelly Solum, Kyle Gorman, Mike Neelon, Alan Kaylor, Kathy Gantz, and J.D. Fuiten.
2. **Approval to Minutes/Agenda** - The agenda and minutes were presented by Thompson and passed unanimously.
3. **Old Business**
 - a. **Meeting Schedule** - In the previous meeting there was a discussion on increasing the frequency of meetings. Medix is only required to provide reports quarterly. The purpose for increasing the frequency of meetings was around forming an EMS committee and updating the ASA plan. A suggestion for updating the ASA plan is forming a specific working group that would meet in addition to the regular quarterly meetings. Going forward, the meeting schedule will remain quarterly and will be on the 4th Tuesday. Meetings will be scheduled on the County's calendar.
 - b. **Medix Amended Coverage Requirements Update** - Medix is to submit charts done by the intermediates and advanced. There has been success in field shifts since the AEMT change. Still looking for EMTs and getting them into the system. It has helped when an EMT can work with an AEMT and in filling shifts and transportation. There are two paramedic cars in the county. The goal is to keep a third in the county. It was noted that currently there is no report on how often the advanced car is being used.
4. **New Business**
 - a. **Review Performance Reports** – Alan Kaylor prepared and submitted the quarterly reports. Code 1, code 3 and the ambulance report were reviewed and discussed. Medix is only required to report code 1 calls. Reports are the system

response time. This is the time that Medix receives the call and to the time Medix arrives on scene.

- b. **Appointment: Physician Familiar with EMS** – The ASAA committee received one application for the EMS position. Dr. Brenda Smith is currently a physician and has resided in the area for the past 23 ½ years. Her extensive background and experience with EMS will make her a great asset to the ASAA committee. Thompson called a motion to appoint Dr. Smith. Gorman motioned and Solum seconded the motion. All in favor of appointing Dr. Smith for the EMS position.

c. **ASA Plan Administrative Corrections**

- i. **Notification Response Times (Page 8)** – This is simply a correction to the title. Changes Code 3 to Code 1. Contract states that the committee is only to report code 1 compliance report. Still reporting code 3 but the compliance is actually for code 1. Gorman voted to approve this notification response time correction and Reckmann seconded. All in favor of accepting this correction.
- ii. **Pre-Arranged Non-emergency and Inter-facility Transfers (Page 9)** - The proposed correction would remove “Should the ASA provider be unable to provide services, it is the provider’s responsibility to ensure alternate service is available.” Wickham voted to approve the change and Thompson seconded. All in favor and passed unanimously.
- iii. **Level of Care (Page 10)** - The current 2020 ASA plan states the designated Ambulance franchise holder operating in Clatsop County shall be staffed with Basic Life Support, Intermediate Life Support, and Advanced Life Support. The proposed correction is to remove Intermediate Life Support, leaving only Basic and Advanced. This would then reflect the State of Oregon’s licensing system. Thompson called a motion to make the correction. Gorman voted and Reckmann seconded. All in favor and passed unanimously.

- d. **Medix Coverage Requirements Contract Amendment #3** – Thompson called a motion to approve as written and in addition to retain two paramedics in the core area if possible and to report any occurrences if it falls below. Wickham motioned. Gorman seconded. All in favor and passed unanimously.

e. **2025 Ambulance Service Area Plan Update -**

- i. Discussions on updating the ASA plan. The state usually reviews them every five years. It would be good to get an update done in time for the review. Gibbs proposed to prepare a project management outline to tackle the update. He will check with the county manager to see if it is possible

to secure ARPA dollars for updating the plan. This would help meet the county's needs in zone mapping and coverage assessment. Gorman suggested having a data committee to look at the locations of the responses.

5. **Committee Reports** – none
6. **Public Comments** – none
7. **Next Meeting**: Tuesday, April 23, 2024
8. **Adjournment** – The meeting was adjourned at 3:05 p.m.

Minutes approved on: _____
Date

Attest:

Justin Gibbs, ASA Administrator

Bonnie Thompson, ASAA Committee Chair

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

March 27, 2024

Agenda Title: IGA with Oregon Judicial Department for Release Assistance Officer
Category: Business Agenda
Presented By: Kristen Hanthorn, Lieutenant

Issue Before the Commission: IGA with Oregon Judicial Department to fund a Release Assistance Officer utilizing Justice Reinvestment Formula Grant revenue.

Informational Summary: Clatsop County received a 2023-2025 Justice Reinvestment Formula Grant from the Oregon Criminal Justice Commission which was approved at the February 14, 2024 Board meeting. A portion of the grant provides funding for our Clatsop County Pretrial Release Program and of that, \$258,161.76 was budgeted for two Pretrial Release Specialist employed by Clatsop County. Currently, both Pretrial Release Specialist (employed by county) positions are vacant. Oregon Judicial Department has one full time, Release Assistance Officer assigned to our Pretrial Program. We met with the Trial Court Administrator for Clatsop County and agreed to use JRP personnel funds to fund a second Release Assistance Officer, employed by OJD, rather than fill our open positions.

I spoke with Ian Davidson, Justice Reinvestment Program Manager Criminal Justice Commission, to confirm that we would be able to do a grant budget adjustment to replace the Pretrial Release Specialist position with a Release Assistance Officer employed by OJD. The budget amendment was submitted and is expected to be approved.

OJD has hired the Release Assistance Officer and she will begin working Pretrial this month.

Fiscal Impact: Elimination of Grant funded County positions (Pretrial Release Officer). Elimination of these positions have been reflected in FY 24/25 budget documents.

Requested Action: Approve IGA with Oregon Judicial Department and authorize County Manager to execute. Authorize County Manager to execute any amendments.

Attachment List

- A. IGA #240091 with Oregon Judicial Department
- B. A
- C. A

INTERGOVERNMENTAL AGREEMENT

OJD CONTRACT NO. 240091

This Intergovernmental Agreement (“Agreement”) is between the Oregon Judicial Department on behalf of the Clatsop County Circuit Court (“OJD”) and Clatsop County (“County”), a political subdivision of the State of Oregon. OJD and County are each a “Party” and collectively “Parties.”

SECTION 1: PURPOSE

Both Parties agree that the position of Release Assistance Officer (“RAO”), as described in ORS 135.235, greatly improves the pretrial release services provided in Clatsop County. County has agreed to pay an amount to assist with partially funding an RAO position and OJD has agreed to hire and supervise the RAO. This Agreement will outline the process for County to provide funds to partially fund an RAO position and identify each Party’s responsibilities and obligations.

SECTION 2: AUTHORITY

This Agreement is made under the authority of ORS 1.002, 3.280, 8.125, and 190.110.

SECTION 3: TERM

This Agreement shall be effective on the date this Agreement has been fully executed by every Party. Unless extended or terminated earlier in accordance with its terms this Agreement shall terminate on June 30, 2025. This Agreement may be extended by written, mutual consent of the Parties.

SECTION 4: OJD’S RESPONSIBILITIES

- 4.1** OJD shall recruit and hire an individual for the position of RAO (OJD Job Code 8868, Release Assistance Officer, Grade 16) in accordance with OJD Personnel Policies and Rules.
- 4.2** OJD shall inform the County when the RAO position is filled and the date the new RAO will begin employment.
- 4.3** OJD shall endeavor to have the individual hired and available to begin work on or before May 1, 2024.
- 4.4** The employee working out of class in the RAO position will be an OJD employee covered by OJD Personnel Policies and Rules and eligible OJD benefits. The Trial Court Administrator of Clatsop County Circuit Court or designee will be the supervisor of the RAO position.

- 4.5** OJD shall present County with invoices for the RAO wage and associated benefits costs in accordance with the terms of this Agreement.
- 4.6** OJD shall be responsible for other costs associated with the RAO position, including, but not limited to, supplies, workstation, mileage, and training.

SECTION 5: COUNTY'S RESPONSIBILITIES

- 5.1** County shall pay to OJD \$160,000.00 to partially fund the wage and associated benefit costs for the RAO position, as further detailed below in Section 6. For avoidance of doubt the \$160,000.00 payment does not fully fund one RAO position.
- 5.2** County shall not be responsible for any aspect of the OJD hiring process, supervision, or benefit provision.
- 5.3** County shall pay invoices submitted by OJD under this Agreement within 30 days of receipt of invoice.

SECTION 6: CONSIDERATION

County shall pay to OJD \$160,000.00 to use toward the wage and associated benefit costs of a RAO position on a quarterly basis, in arrears. Associated benefit costs include PERS, Social Security/Medicare, Pension Obligation Bond, ERB/Workers' Compensation, Health Benefits and payoff of unused vacation leave and accrued compensatory leave (if any) at expiration or termination of the RAO appointment. At the effective date of this Agreement, the total monthly cost for the RAO position will start at \$8,821.00 (OJD Job Code 8868, Release Assistance Officer, Grade 16). The total monthly cost is subject to change, including additional increases due to a higher initial rate of pay, annual merit increases, Cost of Living Adjustments, and potential changes (increase or decrease) to the benefit costs.

SECTION 7: PAYMENT TERMS

OJD shall send quarterly invoices to County by the 15th day of the month following the end of each calendar quarter. Within 30 days after receipt of the invoice, County shall pay OJD the invoice amount. The contact information for each Party is listed below:

- 7.1** Clatsop County:
Lt. Kristen Hanthorn
1190 SE 19th Street
Warrenton, OR 97146
503-338-3780
khanthorn@clatsopcounty.gov

7.2 OJD:

Julie Vredeveld, Clatsop County Circuit Court
Clatsop County Courthouse
PO Box 835
Astoria, OR 97103
503-325-8555
Julie.L.Vredeveld@ojd.state.or.us

SECTION 8: INDEMNIFICATION

OJD and County shall each be responsible, to the extent permitted by the Oregon Constitution and the Oregon Tort Claims Act (ORS 30.260 through 30.300), only for the acts of its own officers, employees, and agents.

SECTION 9: GOVERNING LAW; CONSENT TO JURISDICTION

This Agreement shall be governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the circuit court of Marion County for the State of Oregon; provided, however, if a claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon.

SECTION 10: CONTRACTUAL RELATIONSHIP

OJD is an independent contractor and not an employee or agent of the County. County shall not be responsible for any claims, demands or causes of action of any kind or character arising in favor of any person, on account of personal injuries, death, or damage to property occurring, growing out of, incident to, or resulting directly or indirectly from the operations or activities of OJD.

SECTION 11: TERMINATION

- 11.1 For Convenience.** Either Party may terminate this Agreement without specifying any reason for termination by giving written notice of intent to terminate, in writing, mailed at least 30 days before the intended termination date to the other Party at the Party's address given above. Such termination shall be without liability or penalty. No such termination shall prejudice any obligations or liabilities of either Party already accrued prior to the effective date of termination.

- 11.2 For Cause County.** Subject to the terms of this Section, it is further agreed that County may immediately terminate this Agreement without liability or penalty for cause by mailing of written notice to OJD at the address listed above, specifying the cause for the unsatisfactory performance or nonperformance. The County agrees to allow OJD 30 days to cure the default before proceeding to terminate this Agreement.
- 11.3 For Cause OJD.** It is further agreed that OJD may immediately terminate this Agreement without liability or penalty for cause by mailing of written notice to County at the address given above, specifying cause for the unsatisfactory performance or nonperformance. Except for a default arising under County's financial obligations arising under this Agreement, OJD agrees to allow the County 30 days to cure the default before proceeding to terminate this Agreement. If the default is of a nature that cannot be cured within 30 days, County shall be deemed to have cured if County has taken reasonable steps to remedy the default within 30 days and continues to make reasonable efforts to cure.
- 11.4 Funding.** Either Party may immediately terminate this Agreement without liability or penalty by mailing written notice to the other Party at the Party's address given above, due to the loss of available funding. This Agreement is expressly subject to the debt limitation of the State of Oregon set forth in Article XI, Section 7 and the debt limitation of Oregon counties set forth in Article XI, Section 10 of the Oregon Constitution and is contingent upon funds being appropriated therefore.

SECTION 12: WAIVER

The failure of either Party to enforce any provision of this Agreement shall not constitute a waiver by that Party of that or any other provision of this Agreement, or the waiver by that Party of the ability to enforce that or any other provision in the event of any subsequent breach.

SECTION 13: RECORDS

- 13.1 County.** County shall maintain all fiscal records relating to this Agreement in accordance with generally accepted accounting principles. In addition, County shall maintain any other records pertinent to this Agreement in such a manner as to clearly document County's performance hereunder. County acknowledges and agrees that OJD and its duly authorized representatives shall have access to such fiscal records and all other documents that are pertinent to this Agreement for the purpose of performing audits and examinations and making transcripts and excerpts. All such fiscal records and documents shall be retained by County for a minimum of six years (except as required longer by law) following final payment and termination of this Agreement, or until the conclusion of any audit, controversy or litigation arising out of or related to this Agreement, whichever date is later.

13.2 OJD. OJD shall maintain all fiscal records relating to this Agreement in accordance with generally accepted accounting principles. In addition, OJD shall maintain any other records pertinent to this Agreement in such a manner as to clearly document OJD's performance hereunder. OJD acknowledges and agrees that County and its duly authorized representatives shall have access to such fiscal records and all other documents pertinent to this Agreement for the purpose of performing audits and examinations and making transcripts and excerpts. All such fiscal records and documents shall be retained by OJD for a minimum of six years (except as required longer by law) following any final payment and termination of this Agreement, or until the conclusion of any audit, controversy or litigation arising out of or related to this Agreement, whichever date is later.

SECTION 14: SEVERALABILITY

If any provision of this Agreement shall be held invalid or unenforceable by any court or tribunal of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular term or provision held to be invalid.

SECTION 15: AMBIGUITIES

Each Party has participated fully in the review and revision of this Agreement and neither Party shall be considered the "drafter" for the purposes of any rule of construction that might cause any provision to be construed against the drafter.

SECTION 16: CAPTIONS

The captions or headings in this Agreement are for convenience only and in no way affect the meaning or interpretation of the Agreement.

SECTION 17: COUNTERPARTS

This Agreement may be executed by electronic signature and in counterparts, each of which shall be considered an original and all of which together shall constitute one and the same agreement.

SECTION 18: ENTIRE AGREEMENT

The foregoing constitutes the entire Agreement between the Parties. It may not be changed, except that amendments may be made provided the same are in writing and signed by the Parties hereto. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by the duly authorized persons whose signatures appear below. Each Party, by the signature below of its authorized representative, hereby acknowledges that it has read this Agreement, understands it, and agrees to be bound by its terms and conditions. Each person signing this Agreement represents and warrants that they have the authority to execute this Agreement.

OREGON JUDICIAL DEPARTMENT
on behalf of the
CLATSOP COUNTY CIRCUIT COURT

BOARD OF COMMISSIONERS
FOR CLATSOP COUNTY

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Approved as to Legal Form and Sufficiency:

OJD Office of General Counsel

Date

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

March 27, 2024

Agenda Title: 2024-2025 Drug Court Treatment Service Contract
Category: Business Agenda
Presented By: Kristen Hanthorn, Lieutenant

Issue Before the Commission: Clatsop County Community Corrections Contract with Clatsop Behavioral Healthcare to provide treatment services to justice involved individuals participating in the Clatsop County Drug Court Program.

Informational Summary: The Clatsop County Sheriff's Office Community Corrections Division requests the Board approve a contract with Clatsop Behavioral Healthcare (CBH) to provide treatment services to participants involved in the Clatsop County Drug Court Program. CBH provides a continuum of treatment services such as substance use disorder treatment, mental health treatment, cognitive behavioral programming, structured skill building and other evidence-based treatment modalities. Additionally, CBH provides Medication Assisted Treatment (MAT) options as well as medication management by qualified practitioners. CBH staff will monitor, report, participate in, and coordinate services with the Specialty Court Team and make referrals to higher levels of care when needed. This is a two-year contract. CBH has the required licenses, certifications, and programming necessary to meet the state requirements.

Fiscal Impact: The Sheriff's Office has budgeted \$120,000.00 per year for these services utilizing both Measure 57 Treatment Funds and Criminal Justice Commission Grant Funds.

Requested Action:

Approve contract with Clatsop Behavioral Healthcare to provide services to Drug Court participants. Authorize county manager to execute Personal/Professional Contract C8551 with Clatsop Behavioral Healthcare in an amount not to exceed \$240,000.00.

Attachment List

A. Clatsop County.CBH Contract 2024-2025



CLATSOP COUNTY, OREGON
800 Exchange Street, Suite 410
Astoria, Oregon 97103
An Equal Opportunity Employer

Contract No. C8551

PERSONAL/PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is by and between Clatsop County ("County") and **Clatsop Behavioral Healthcare** ("Contractor"). Whereas County has need of the services which Contractor has agreed to provide; NOW THEREFORE, in consideration of the sum not to exceed \$240,000.00 to be paid to Contractor by County, Contractor agrees to perform between date of execution and **12/31/2025**, inclusive, the following specific personal and/or professional services:

2024-2025 Drug Court Treatment Service Provider, see attachments A, B, C

Payment Terms: Progress Payments

1. **COMPLETE AGREEMENT.** This Agreement contains the entire understanding of the parties and supersedes all prior agreements, oral or written, and all other communication between the parties relating to the subject matter of this Agreement.
2. **WRITTEN NOTICE.** Any notice of termination or other communication having a material effect on this Agreement shall be served by U.S. Mail on the signatories listed.
3. **GOVERNING LAW/VENUE.** This Agreement shall be governed by the laws of the State of Oregon. Any action commenced in connection with this Agreement shall be in the Circuit Court of Clatsop County. The prevailing party shall be entitled to reasonable attorney fees and costs, including an appeal. All rights and remedies of County shall be cumulative and may be exercised successively or concurrently. The foregoing is without limitation to or waiver of any other rights or remedies of County according to law.
4. **COMPLIANCE.** Contractor shall comply with all applicable Federal, State, and local laws, rules and regulations. All provisions of ORS 279B.220-235 (Public Contracts and Purchasing) are incorporated herein to the extent applicable to personal/professional service agreements. Specifically, Contractor shall:
 - a. Promptly pay, as due, all persons supplying labor and material for the prosecution of the work provided of in such contract. If Contractor fails to pay any such claim, County may pay the claim and charge the payment against the funds due Contractor, pursuant to ORS 279B.220;
 - b. Pay any required contributions due the Industrial Accident Fund incurred in the performance of the contract;
 - c. Not permit any lien or claim to be filed or prosecuted against County, on account of any labor or material furnished by Contractor;
 - d. Pay the Department of Revenue all sums withheld from employees pursuant to ORS 316.167;.
 - e. Not employ any person more than 10 hours a day, or 40 hours a week, unless permitted under ORS 279B.235, and any employee working over 40 hours per week shall be paid overtime as

provided in ORS 279B.235.

f. Pay promptly, as due, any payment for medical surgical or hospital care furnished to employees of Contractor, pursuant to ORS 279B.230.

g. If Contractor is a subject employer, Contractor will comply with ORS 656.017.

5. JUDICIAL RULINGS. If any provision of this-as applied to either party or to any circumstances shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Agreement or the validity of enforceability of the Agreement.

6. INDEPENDENT CONTRACTOR. Contractor, in carrying out the services to be provided under this Agreement, is acting as an "independent contractor" and is not an employee of County, and as such accepts full responsibility for taxes or other obligations associated with payment for services under this Agreement. As an "independent contractor", Contractor will not receive any benefits normally accruing to County employees unless required by applicable law. Furthermore, Contractor is free to contract with other parties, on other matters, for the duration of this Agreement.

7. INDEMNIFICATION. Contractor shall save harmless, indemnify, and defend County for any and all claims, damages, losses and expenses including but not limited to reasonable attorney's fees arising out of or resulting from Contractor's performance of or failure to perform the obligations of this Agreement to the extent same are caused by the negligence or misconduct of Contractor or its employees or agents.

8. INSURANCE. Contractor shall purchase and maintain at Contractor's expense, Comprehensive General Liability, Automobile Liability, and Professional Liability insurance. This insurance is to provide separate coverage for each of the required types of insurance at a minimum of \$600,000 for property damage and minimum of \$700,000 per person for bodily injury and no less than \$1,400,000 for each occurrence. In addition, all such insurance, with the exception of Professional Liability, shall name County, its Commissioners, employees and agents, as an **Additional Insured**. A copy of the policy or certificate of insurance acceptable to County shall be submitted to County. Some, or all, of the required insurance may be waived or modified if approved by County's counsel as follows:

_____ (approved by County Counsel)

_____ (Contractor's Initials)

9. WORKER'S COMPENSATION. Contractor shall comply with ORS 656.017 for all employees who work in the State of Oregon. If Contractor hires employees, he or she shall provide County with certification of Worker's Compensation Insurance, with employer's liability in the minimum of \$100,000.

10. NONDISCRIMINATION. No person shall be subjected to discrimination in receipt of the benefits of any services or activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, marital status, age or national origin. Any violation of this provision shall be considered a material violation of this Agreement and shall be grounds for cancellation, termination or suspension in whole or in part by County.

11. TERMINATION OF AGREEMENT. This Agreement may be terminated under the following conditions:

- a. By written mutual agreement of both parties. Termination under this provision may be immediate.
- b. Upon fifteen (15) calendar days written notice by either Party to the other of intent to terminate.
- c. Immediately on breach of the contract.

Upon termination of this agreement, Contractor shall be entitled to receive full payment for all services satisfactorily rendered up to the date of termination.

12. SUBCONTRACTING/NONASSIGNMENT. No portion of this Agreement may be contracted to assigned to any other individual, firm, or entity without the express and prior approval of County.

13. SURVIVAL. The terms, conditions, representations and all warranties contained in this Agreement shall survive the termination or expiration of this Agreement.

14. FUNDING. In the event the Board of Commissioners of County reduces, changes, eliminates, or

otherwise modifies the funding for any of the services identified, Contractor agrees to abide by any such decision including termination of service.

15. STANDARD OF SERVICES AND WARRANTY. Contractor agrees to perform its services with that standard of care, skill and diligence normally provided by a professional individual in the performance of similar services. It is understood that Contractor must perform the services based in part on information furnished by County and that Contractor shall be entitled to rely on such information. However, Contractor is given notice that County will be relying on the accuracy, competence and completeness of Contractor's services in utilizing the results of such services. Contractor warrants that the recommendations, guidance and performance of any person assigned under this Agreement shall be in accordance with professional standards and the requirements of this Agreement.

16. COUNTY PRIORITIES. Contractor shall comply promptly with any requests by County relating to the emphasis or relative emphasis to be placed on various aspects of the work or to such other matters pertaining to said work.

17. OWNERSHIP AND USE OF DOCUMENTS. All documents, or other material submitted to County by Contractor shall become the sole and exclusive property of County. All material prepared by Contractor under this Agreement may be subject to Oregon's Public Records Laws.

18. TAX COMPLIANCE CERTIFICATION. Contractor hereby certifies, under penalty of perjury, as provided in ORS 305.385(6), that to the best of Contractor's knowledge, Contractor is not in violation of any of the tax laws of this state or political subdivision of this state, including but not limited to ORS 305.380(4), 305.620 and ORS chapters 316, 317 and 318. Contractor represents that Contract will continue to comply with the tax laws of this state and any applicable political subdivision of this state during the term of the public contract. If Contractor's fails to comply with the tax laws of this state or a political subdivision of this during the term of this agreement, the Contractor shall be in default and County may terminate this agreement and pursue its remedies under the agreement and under applicable law.

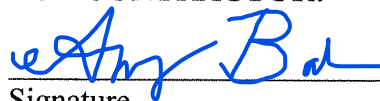
This Agreement will not be effective until approved by the authorized signatory for County.

FOR COUNTY:

Signature Date

Title

FOR CONTRACTOR:

 3/6/2024

Signature Date

Executive Director

Title 65 N. Highway 101, Suite 204

Address Warrenton, OR 97136

City State Zip

Program requirements
Specialty Courts
Attachment A

1. Provide one full-time (36 hours per week working four-9 hour shifts) CADC I or CADC II who will work primarily out of the Clatsop County Community Corrections Office with the exception of training, meetings and other such administrative needs at other CBH sites. This clinician will provide the following services to the Clatsop County Specialty Court Participants.
 - a. Monitor, report, participate and coordinate services and activities with the Specialty Court Team.
 - b. Serve a caseload of approximately 40 participants who meet criteria for substance use disorder outpatient treatment.
 - c. Incorporate Evidence-Based Practices into Specialty Court programming as described in SB 267 for that part of DHS that deals with mental health and addictions issues and the Department of Corrections (i.e. Cognitive- Behavioral Therapy, Motivational Interviewing and/or other EBP specific to criminal justice populations-MRT). Treatment providers will administer behavioral or cognitive-behavioral treatments that are documented in manuals and have been demonstrated to improve outcomes for addicted persons involved in the criminal justice system.
 - d. Ensure access to a continuum of substance use disorder treatment services, including gender specific services;
 - e. Ensure that individuals screened for treatment through the Specialty Court process are enrolled and assessed within two weeks of referral date to the extent that the participant makes themselves available for such.
 - f. Ensure treatment needs of individuals eligible for the Specialty Court are assessed and considered.
 - g. Provide referral and coordination for medically assisted treatment services for participants.
 - h. Provide participant referral and coordination with detox facilities as well as in-patient facilities if such services are needed. In conjunction with the assigned supervising officer, coordinate and monitor while the participant is in residential treatment to monitor progress and ensure ease of transition upon graduation and return to the community.
2. Provide services to other non-drug court JIs on active supervision with Community Corrections time permitting:
 - a. A weekly cognitive restructuring group specific to substance use and related topics.
 - b. Substance Use Disorder evaluations and treatment to non-drug court JIs involved with CBH.

Case Coordination Requirements

Specialty Courts Attachment B

CBH Requirements:

1. Treatment provider will provide each participant's supervising officer with a copy of any initial and subsequent assessments completed throughout the treatment process. Additionally, the treatment provider shall provide a copy of the initial and any subsequent case planning documents as well as a copy of the signed treatment agreement for each participant.
2. Treatment provider shall make appropriate and timely treatment status entries for each participant into the Specialty Court Case Management System (SCMS) and will attend weekly Specialty Court proceedings.
3. Treatment provider shall provide a written status report to the participant's supervising officer once every thirty (30) days while engaged in active therapy.
4. Treatment provider shall assist with locating and referring participants to detox and/or in-patient treatment facilities as needed. Additionally, treatment provider will complete and provide up-dated assessments if required by the facility prior to referral or entry. Treatment provider shall coordinate with the facility, the participant's supervising officer and other Specialty Court team members to monitor progress and assist with development of treatment planning as the participant transitions back into the community.
5. Treatment provider shall provide a written notice of non-compliance to the supervising officer as soon as practicable, but not to exceed 5 calendar days from the date the violation(s) was discovered. This notice shall include any action treatment provider will be taking regarding the violation and any actions the participant needs to take to re-engage if disengaged from services. Appropriate entries about this non-compliance will also be made in SCMS within the same timeframe.
6. In the event that polygraph testing is warranted, this testing will be scheduled as a result of a coordination between the supervising officer and treatment provider and all such resulting reports shall be shared.
7. Treatment provider will require participants to sign a two-way release of information to Clatsop County Sheriff's Office, Community Corrections as an agency and not to an individual supervising officer.
8. If treatment provider has a concern or disagreement with the supervising officer about a case, the concern should be discussed with the supervising officer and/or staffed with the court team as appropriate. If it is not resolved through that process, the treatment provider should contact the Community Corrections Sergeant to request a staffing.

Community Corrections Shall Provide:

1. A treatment office and group room space for assessment and therapy needs will be made available for CBH staff use. CBH will be responsible for coordinating their office and group room space needs with the Community Corrections Sergeant to ensure availability as well as coordinating with other CBH staff if more than one staff member has need of the space.
2. A computer can be provided if needed and internet access will also be provided.

Any CBH staff assigned to or wishing to work out of the Community Corrections office must first apply for and be granted Criminal Justice Information Service (CJIS) Security clearance.



Corporate Office:/Mail: 65 North Highway 101, Suite 204, Warrenton, OR 97146
Phone (503) 325-5722 Fax (503) 861-2043

ATTACHMENT C
PROGRAM: SPECIALTY COURTS
CLATSOP BEHAVIORAL HEALTHCARE (January 2024)

Prepared by: _____

Treatment Philosophy

A. What is the program's philosophy of treatment?

• Clatsop Behavioral Healthcare believes in recovery. Our programs are client centered, low barrier, evidence based, and trauma informed. Our providers serve clients from a place of unconditional positive regard. We believe people are doing the best they can with what they have, in any given moment and that trauma is often an underlying component of the initial use. Our programs are forgiving, understanding, non-punitive, and compassionate. We meet people where they are at as each individual has strengths resources and challenges that they must address. Some individuals rely on external motivation to follow through on necessary recovery-oriented activities and services. Many of our clients and staff state that they would not have pursued their own recovery goals if the justice system hadn't been involved. CBH believes in the role and scope of Department of Corrections and the Courts to provide the external motivation while we work to cultivate intrinsic motivation so that recovery continues even after the justice system disengages. This requires a strong partnership and understanding of roles and expectations.

B. How is this philosophy "operationalized" on a daily basis?

• Our working philosophy is operationalized through program expectations and how our staff approach the work with individual clients and their families. Our employees believe in the mission of the organization and understand the power and influence one single interaction can have on a person. CBH is resourceful, resilient, and committed to meeting the needs of our clients whatever they may be in that moment. We do not require abstinence to participate in treatment but see the treatment relationship as a path to build trust, develop skills, gain resources and to assist our clients in taking steps towards recovery. Our staff know how to make something out of nothing, how to find solutions and resources when they seem invisible and impossible. See organizational mission statement below:

C. Does the program use harm reduction techniques? If so, please describe.

• All our employees are oriented in harm reductionist theory. We utilize contingency management strategies, MI, and group/peer accountability. We don't kick people out of programs for "noncompliance". We use language that empowers. We have conversations with clients more than we have them about clients. We believe clients should be involved in their case planning and decision making. Harm reduction is policy and practice. Our clinics are not punitive, and our staff are judgement free, we offer as many chances as it takes to move clients towards recovery.

Level of Care

A. What levels of care does the program provide?

CBH is dedicated to improving the quality of life for people whose lives are affected by mental health, addictions, and developmental disabilities.

North Coast Crisis Respite Center
Physical Address: 326 S Marlin Avenue
Warrenton, OR 97146 Warrenton, OR 97146
Phone (503) 325-5722 Fax (503) 861-5649

Rapid Access Clinic
Physical: 115 W Bond Street
Astoria, OR 97146
Phone (503) 325-5722 Fax (503) 325-8483

Developmental Disability Program
Physical: 65 North Highway 101, Suite 210
Warrenton, OR 97146
Phone (503) 325-5722 Fax (503) 861-8446

- CBH provides multiple services within the continuum of care. We offer outpatient dual diagnosis counseling, Substance Use Disorder (SUD) counseling, mental health therapy, intensive case management, transitional housing, sober living, and 24/7 respite and residential services.

B. What criteria are used to determine the appropriate levels of care?

- CBH utilize an array of clinical tools to determine appropriate levels of care. These include American Society of Addictions Medicine (ASAM), AUDIT, Substance use related risk screening for adolescents (CRAFT), and a drug abuse screening test that yields a quantitative index of the degree of consequence of drug use (DAST-10). CBH will utilize the Level of Service/ Case Management Inventory¹ (LS/CMI) to assist in the prediction of recidivism among the offending population. Levels of care tools change depending on the services the client is needing.

C. Are there plans to provide other levels of care in the future?

- CBH is working on opening a seven-unit sober living duplex as well as a transitional housing shelter in Seaside. CBH is committed to continuing to expand the provision as housing and funding permits.

Program Design and Treatment Interventions

A. What are the key elements of the programs? Does the design utilize evidence-based treatments?

- Clatsop Behavioral Healthcare provides services to clients utilizing evidenced based models, these include Moral Reconnection Therapy, Motivational Interviewing, Cognitive Behavioral Therapy, and solution focused counseling, among others. We believe in strengths-based intervention. We meet clients with unconditional positive regard. We will work in partnership with community corrections to assist people in their recovery journey. CBH is committed to staying apprised and up to date on best practice standards. We will review suggested treatment modalities for efficacy and implement interventions that are best suited for clients, on a case-by-case basis. Evidence has shown that treatment within the offending population is more effective when low level offenders are separated from high level offenders. CBH will consider this, among other evidenced based approaches when working with clients with criminal histories.

B. Are clinical assessments completed by licensed and certified professionals?

The providers assigned to this program will be CADCs, QMHPs, licensed behavioral health providers and certified peer support professionals. All clinical assessments will be completed by a provider appropriately credentialed, depending on the client's presenting issue.

C. Does the program utilize manualized treatment curricula?

- CBH utilizes evidenced based treatment modalities and follows best practice guidelines for unique populations. Many of the treatment models utilized at CBH are "manualized", meaning the outcomes are tracked, the therapy is consistently employed, there are phases and stages of progression throughout the course of treatment. See below for specific treatment modalities utilized by CBH:

- o Forms of manualized treatment modalities utilized at CBH include the following:

CBT - Cognitive Behavioral Therapy

DBT - Dialectic Behavioral Therapy

EMDR - Eye Movement Desensitization and Reprocessing

IFS - Internal Family Systems

- o Non-manualized forms of treatment include:

Somatic counseling

Movement therapy

Solution focused counseling

Gestalt therapy

Medication Assisted Treatment

A. Does the agency support medication assisted treatment approaches to recovery?

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• Clatsop Behavioral Healthcare has been operating a MAT clinic for over three years. This clinic provides low barrier care to clients struggling with opiate and alcohol use disorders. This team is oriented in harm reductionist theory,

B. Does the agency have a MAT prescribing physician/nurse practitioner on staff, if so what specialized training or certifications have been received?

• CBH's MAT clinic has multiple partnerships with community providers that allows us to provide fast, accessible, client centered care to folks seeking services. Our prescribers work for Columbia Memorial Hospital, Fora Health Treatment and Recovery, and OHSU. The panel is large, including more than 15 different prescribers, all oriented in harm reductionist theory.

C. What types of psychosocial treatments are available to MAT clients?

• MAT clients have access to any outpatient treatment provider at CBH. We have many clinicians covering an array of specialty areas, including but not limited to the following:

- o CBT - Cognitive Behavioral Therapy
- o DBT - Dialectic Behavioral Therapy
- o EMDR - Eye Movement Desensitization and Reprocessing
- o IFS - Internal Family Systems
- o MI - Motivational Interviewing
- o Brief Solutions Focused Therapy
- o Somatic Counseling
- o Movement Treatment

Support Services

A. What other services does the agency have to support our JI I's?

• CBH runs several recovery-oriented programs. These programs include MAT, peer supports (Recover Allies), and outpatient SUD/co-occurring treatment (individual and group counseling). We are set to open a transitional housing facility in south county and a new eight-unit sober living duplex this year. In addition, we provide clinical programming, and ongoing oversight of the Agate House sober living units. CBH provides rapid access into SUD treatment at our Bond Street location in Astoria and in our Seaside location, we provide intensive case management and care coordination for clients in need of additional support. The CBH SUD team is a bridge for clients in need of detox or residential care.

Fee for Service:

• Clatsop Behavioral Healthcare is the community Substance Use Disorder treatment program in Clatsop County. We are able to bill OHP and receive both state and federal funding to support service delivery. OHP services are billed against a capitated budget provided by the Coordinate Care Organization, this is set in advance of said delivery. We agree to provide outlined services which includes one CADC-1 for 36 hours per week working primarily out of the Community Corrections Office with Specialty Court participants. This necessitates assigning a CADC-1 to this position, the oversight of a Specialty Court Program Manager as well as overhead costs. CBH agrees to provide these services for \$120,000 per year to be paid out in quarterly installments. This is a 2-year contract from 1/01/24 to 12/31/25.


Clatsop Behavioral Healthcare Director/Representative

3/4/2024

Date

CBH is dedicated to improving the quality of life for people whose lives are affected by mental health, addictions, and developmental disabilities.

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Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

March 27, 2024

Agenda Title: Ordinance 24-11: Southwest Coastal Community Plan
Category: Public Hearing
Presented By: Gail Henrikson, Community Development Director

Issue Before the Commission: Conduct the second public hearing of Ordinance 24-11, amending the *Southwest Coastal Community Plan*

Informational Summary:

OVERVIEW OF THE SOUTHWEST COASTAL PLANNING AREA AND COMMUNITY PLAN

The Southwest Coastal planning area comprises approximately 3,200 acres along the Pacific Ocean, from the southern edge of the City of Cannon Beach to the south County line, eastward to the foothills of the Coast Range.

Originally adopted on June 1, 1979 (Ordinance 79-04), the Southwest Coastal Community Plan is part of the County's acknowledged comprehensive plan. It contains policies specific to the Southwest Coastal planning area, many of which are focused on balancing development, recreation and tourism with protection of sensitive natural areas and scenic beauty.

PLANNING COMMISSION AND BOARD RECOMMENDATIONS

On January 9, 2024, the Planning Commission recommended 6-0 (Member Pritchard, excused) to recommend the Board of Commissioners adopt Ordinance 24-11 as presented.

Your Board conducted the first public hearing of Ordinance 24-11 on February 14. No members of the public spoke for or against the proposed amendments.

Your Board conducted a second public hearing on February 28. At that meeting, Nancy Chase spoke under both Business from the Public and during the public hearing portion of the agenda, regarding her concerns about the statistics in the plan related to the Falcon Cove Beach Domestic Water District. Following the close of the public hearing, your Board voted 4-0 to continue the item to your March 13 meeting. Due to

the unavailability of staff, the matter was again continued from March 13 to this evening's meeting.

Following the February 28 meeting, staff prepared additional information regarding the concerns raised at that meeting. That response is attached as **Exhibit B**.

Fiscal Impact: EnterTextHere

Requested Action:

Approve Ordinance 24-11

Attachment List

- A. Ordinance 24-11
- B. Oregon Health Authority Data

**BEFORE THE BOARD OF COMMISSIONERS
FOR THE COUNTY OF CLATSOP**

In the Matter of:

**An Ordinance adopting the
Southwest Coastal Community Plan -
2040.**

ORDINANCE NO. 24-11

Doc # _____

Recording Date: _____

RECITALS

WHEREAS, the Oregon State Legislature approved Senate Bill 100 on May 29, 1973, creating the Land Conservation and Development Commission and establishing the foundation for the statewide land planning system; and

WHEREAS, the Board of Clatsop County Commissioners approved Resolution and Order 74-11-4 adopting *A Plan for Land and Water Use Clatsop County, Oregon Phase I*; and

WHEREAS, the Board of Clatsop County Commissioners adopted Ordinance 79-04 on June 1, 1979, which amended the Clatsop County Comprehensive Plan by incorporating the Southwest Coastal Community Plan; and

WHEREAS, the Board of Clatsop County Commissioners approved Ordinance 80-13 on September 30, 1980, amending Resolution and Order 74-11-4 by adopting new background reports and countywide elements into the Comprehensive Plan; and

WHEREAS, the Board of Clatsop County Commissioners adopted Ordinances 83-17, 84-9, 03-08, 03-09, 03-10, 03-11, 16-03, and 17-02, amending Ordinance 79-04 (Southwest Coastal Community Plan); and

WHEREAS, the Board of Clatsop County Commissioners recognizes that the Clatsop County Comprehensive Plan and supporting community plans continue to need periodic revision and amendment; and

WHEREAS, the Board of Clatsop County Commissioners adopted Ordinance 23-06 on June 28, 2023, amending Ordinance 80-13; and

WHEREAS, the *Southwest Coastal Community Plan – 2040* shall be included as an element of the Clatsop County Comprehensive Plan; and

WHEREAS, the Board of Commissioners finds that the *Southwest Coastal Community Plan – 2040* complies with the Statewide Planning Goals 1-14 and 16-19; and

WHEREAS, the Board of Commissioners further determines that the adoption procedure for this Ordinance amending the Comprehensive Plan complies with Statewide Planning Goal 1 – Citizen Involvement; and

WHEREAS, the Southwest Coastal Citizen Advisory Committee developed and reviewed these amendments at public meetings conducted on August 11, September 8, October 13, November 10, and December 8, 2021; and

WHEREAS, the Board of Clatsop County Commissioners reviewed the draft amendments at a work session conducted on November 1, 2023; and

WHEREAS, the Board of Commissioners has received and considered the Planning Commission’s recommendations on these proposed amendments

THE BOARD OF COMMISSIONERS OF CLATSOP COUNTY ORDAINS AS FOLLOWS:

SECTION 1. ADOPTION

The Board of County Commissioners hereby adopts the *Southwest Coastal Community Plan - 2040* as shown in Exhibit 1, attached hereto and incorporated herein by this reference. This document replaces Ordinance 79-04 as amended.

SECTION 2. SEPARABILITY

The provisions of this ordinance are severable. If any portion of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 3. CONFORMANCE OF STATE LAW

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

SECTION 4. INCONSISTENT PROVISIONS

This Ordinance shall supersede, control and repeal any inconsistent provision of any County Ordinance as amended or any other regulations made by Clatsop County.

SECTION 5. APPLICABILITY

This Ordinance shall apply within the unincorporated areas of Clatsop County but shall not apply within the boundaries of any incorporated City.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect on the 30th day following adoption by the Board of Commissioners as provided in Chapter III, Section 8(B) of the Home Rule Chapter for the Government of Clatsop County.

Approved this ____ day of _____, 2024

THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

By _____
Mark Kujala, Chair

Date _____

By _____
Theresa Dursse, Recording Secretary

First Reading: February 14, 2024
Second Reading: March 27, 2024
Effective Date: April 26, 2024

EXHIBIT 1

SOUTHWEST COASTAL COMMUNITY PLAN



2040

Ordinance 24-11
Adopted March 27, 2024

BOARD OF CLATSOP COUNTY COMMISSIONERS

- Mark Kujala, Chair (District 1)
- John Toyooka (District 2)
- Pamela Wev (District 3)
- Courtney Bangs, Vice Chair (District 4)
- Lianne Thompson, (District 5)

SOUTHWEST COASTAL CITIZEN ADVISORY COMMITTEE

- Charles Dice, Chair
- Tod Lundy, Vice-Chair
- Christian Anderson
- Linda Eyerman
- Margaret Treadwell
- Richard D’Onofrio (former)

CLATSOP COUNTY PLANNING COMMISSION

- Christopher Farrar, Chair
- Clarke Powers, Vice Chair
- Cary Johnson
- Jason Kraushaar
- Jeremy Linder
- Mike Magyar
- Katy Pritchard
- Nadia Gardner (former)
- John Orr (former)
- Lâm Quang (former)
- Robert Stricklin (former)

COUNTY ADMINISTRATION

- Don Bohn, County Manager
- Monica Steele, Assistant County Manager
- Anthony Pope, County Counsel



LAND USE PLANNING STAFF

- Gail Henrikson, Community Development Director
- Julia Decker, Planning Manager
- Ian Sisson, Senior Planner
- David Cook, Planner
- Jason Pollack, Planner
- Clancie Adams, Permit Technician

Table of Contents

INTRODUCTION	1
Purpose of the Southwest Coastal Community Plan	2
History of the Area	2
Landscape Units	4
CRITICAL HAZARD AREAS	5
Landslides.....	5
Coastal Erosion.....	6
Stream and Ocean Flooding.....	6
Earthquakes and Tsunami.....	7
Wildfire and Drought	7
PUBLIC FACILITIES AND SERVICES	8
TRANSPORTATION	10
OPEN SPACE, HISTORIC, RECREATION, SCENIC AND NATURAL AREAS	11
DEVELOPMENT PATTERNS.....	13
THE COURSE OF FUTURE LAND USES.....	13
GOALS, OBJECTIVES AND POLICIES	14

Index to Maps and Figures

MAP 1: Southwest Coastal Planning Area Boundary.....	1
MAP 2: Landscape Units	4
MAP 3: Geologic Hazard Areas	5
MAP 4: Flood Hazard Areas	6
MAP 5: Public Facilities and Services.....	8
MAP 6: Open Space, Parks, Recreation, Beach Access	11
MAP 7: Comprehensive Plan Land Use Designations	13

INTRODUCTION

The Southwest Coastal Planning Area begins at the south end of Cannon Beach, spanning south to the boundary between Clatsop and Tillamook County, bounded on the west by the Pacific Ocean, covering approximately one mile inland to the east.

The Planning Area includes the unincorporated community of Arch Cape and the neighborhood known as Cove Beach. The primary development pattern is medium-density residential with limited small-scale commercial. The eastern side of the planning area is predominantly forestland.

The area also includes popular recreation and scenic areas such as Arcadia Beach, Hug Point, the Arch Cape headland, Oswald West State Park, the Oregon Coast Trail, and the Oregon Coast Bike Route.

The original Southwest Coastal Community Plan was adopted on June 1, 1979 (Ordinance 79-4).

Amendments to the original plan have been made by:

- Ordinances 03-08, 03-09, 03-10 and 03-11, May 2004
- Ordinance 17-02, adopted May 25, 2017

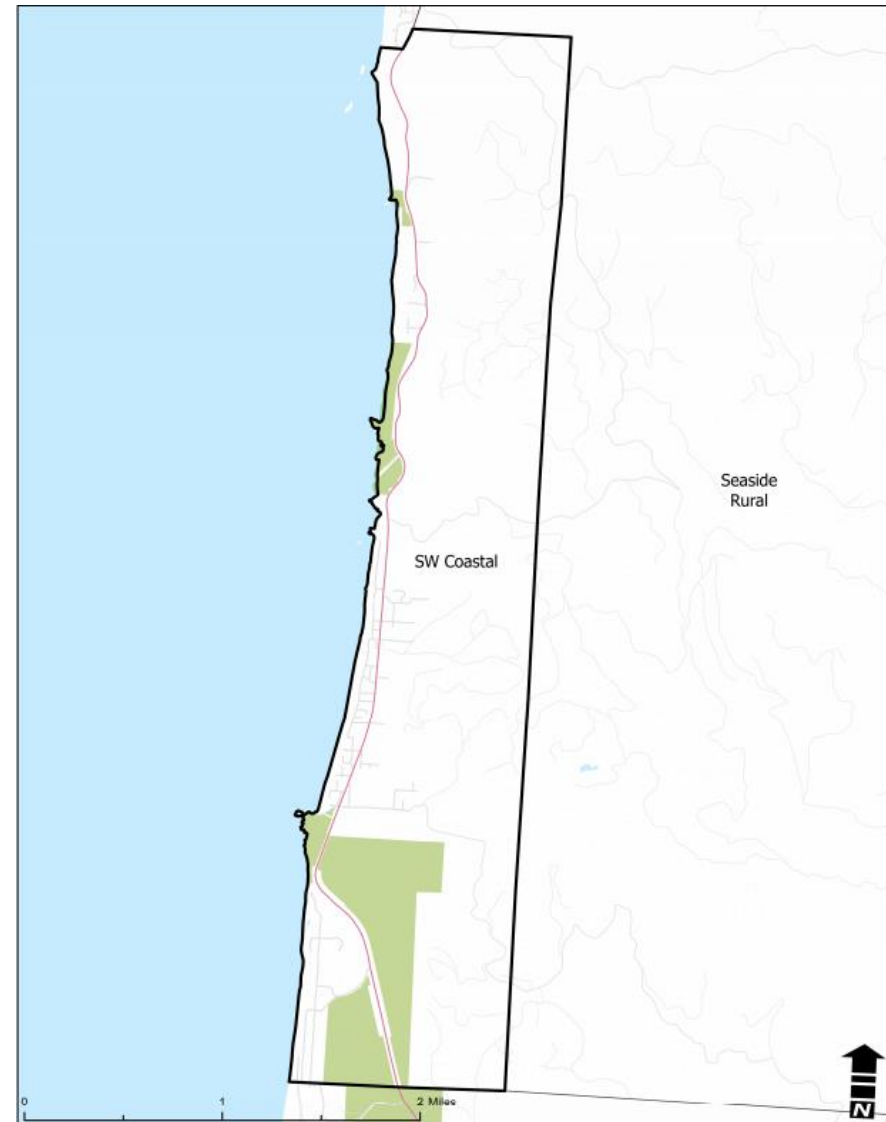
[Clatsop County Webmaps](#) can be used to view the map information contained in this report in greater detail.

Planning Area Demographics (2020 Census Data)

Size: ±5 sq. mi (3,200 acres)

Population: 305

Housing Units: 436



Map 1: Southwest Coastal Planning Area Boundary

Purpose of the Southwest Coastal Community Plan

While the land surface area of the County remains constant over time, inevitably the population has and will continue to grow. There will be greater demand and need for more land for commercial, industrial, and urban or suburban type development. The choices made in the use of land have consequences and impacts that may reverberate for generations. For example, the decision to commit land to a subdivision precludes the use of that land for many other purposes for decades to come.

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.

The Comprehensive 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 Southwest Coastal Community Plan builds upon the work of the countywide Comprehensive Plan by identifying trends and issues specific to the planning area and developing policies to address those concerns.

The Clatsop County Comprehensive Plan and the attendant community plans are a statement of public goals, policies, objectives and standards, developed in accord with Goal 1 and public input, that are intended to be used in making specific decisions about present and future land use, along with various maps. To determine whether a specific land use proposal is appropriate, a decision must be made concerning the applicability of each goal, policy or standard to the proposed project. A proposed development must be consistent with both the county's Comprehensive Plan, applicable community plan, and development standards in order to achieve the vision outlined in these foundational documents.

History of the Area

Prior to the arrival of European settlers, the Clatsop Indians inhabited what is now known as Arch Cape and Cannon Beach. The State Historic Preservation Office (SHPO) maintains a database of significant cultural and archaeological resources and sites and requires notification from developers when artifacts are discovered.

Although much of the land in Arch Cape was settled by homesteaders, there is historical evidence that the area was pristine when the first settlers arrived, and to carve out a living on the land took incredible amounts of effort. Dense stands of spruce had to be cleared for homesites or agriculture. Much of the food the early settler families had consisted on was the abundant clams, crabs, deer, elk, salmon, and berries in the vicinity. Some cultivation and dairying was carried out.

Cannon Beach received its name when a broken foredeck of the U.S. gunboat "Shark", which was wrecked at the bar while leaving the Columbia River on September 10, 1846, washed up on the beach near the present community of Arch Cape. An attempt to recover the cannons was thwarted by the tide, but one appeared several years later and was salvaged. The name Cannon Beach was applied to the settled community to the north where it has remained since. It is now on display at the Cannon Beach History Center. Two additional cannons from the "Shark" were found on Arch Cape Beach in 2008 and are on display at the Columbia River Maritime Museum.

A mail route between Astoria and Tillamook was established in the late nineteenth century. In order to provide a rest-stop for carriers between the two points, a post office was established at the Austin Hotel in the north end of Arch Cape which existed from 1891 to 1901. The route itself was a difficult one following paths over Tillamook Head and the beach at low tides around the points.

Much logging of timber in the Arch Cape area was done during the first world war when it was found that old growth spruce made excellent airplane frames. The surrounding mountains and hillsides were clear-cut during the 1960s.

Throughout the late nineteenth and twentieth centuries there was extensive subdivision of the old homesteads into uniform parcels of real estate, with many lots 5,000 square feet. Most of the early development occurred on a lot-by-lot basis in the 1940s and 1950s with many structures used as summer beach cottages. Although the permanent resident population grew over the years, the majority of landowners were part-time residents, using their homes on weekends and during the summer. Many part-time residents became full-time residents when they retired.

As development increased, so did the need for public facilities. In the 1940s and 1950s several small private water systems were built, with several of those private systems being consolidated and forming districts. As the availability of water grew in Arch Cape, so did development, although the Department of Environmental Quality became concerned about water rights for Shark Creek and directed the Arch Cape district to severely reduce water usage in 1966, a situation which continued until a sewer system was built in the mid-1970's. A second water source was developed on Asbury Creek in 1999 to meet water demand during the driest months of the year. Extensive upgrades were made to the Distribution System in 2010, and the water treatment plant was completely upgraded with a new membrane treatment system in 2014. The Arch Cape Domestic Water Supply District in 2023 purchased 1,441 acres of forest land above Arch Cape which includes the watershed for Arch Cape's drinking water. In the Cove Beach community just south of the Arch Cape Tunnel, a spring at the north end of the community is the primary water source.

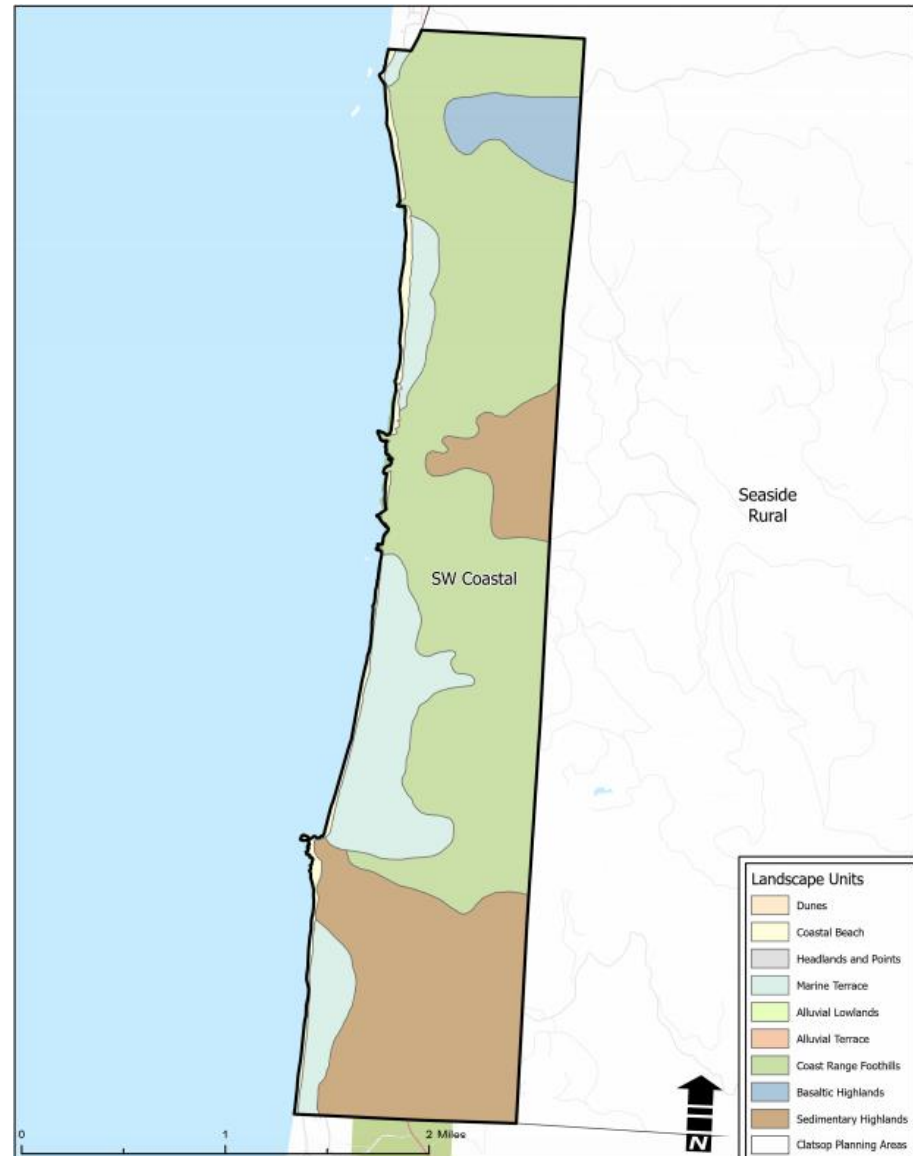
The people who live in and visit the Southwest Coastal Planning Area consider the community a unique place with a special character. The coastal setting, the headlands, the beaches, the streams, the wetlands, the vegetation, and the type of development that has been built are some of the factors that make up the community character. Residents and property owners generally consider this character something to be preserved.

LANDSCAPE UNITS

The *Environmental Plan of Southwest Clatsop County* was completed in 1974 and describes the landscape units found in the area, each of which has unique physical and environmental characteristics, such as geology, soils, moisture, vegetation, wildlife, hazards, etc. The landscape units provide a framework for development that is, in part, based on the land's capability for development.

A list of the landscape units can be found below, and they are depicted in Map 2 (right). Details about the characteristics of each landscape unit can be found in the Goal 2 element of the Comprehensive Plan.

- Coastal Beaches
- Headlands and Points
- Marine Terraces
- Alluvial Lowlands
- Alluvial Terraces
- Coast Range Foothills
- Basaltic Highlands
- Sedimentary Uplands



Map 2: Landscape Units

CRITICAL HAZARD AREAS

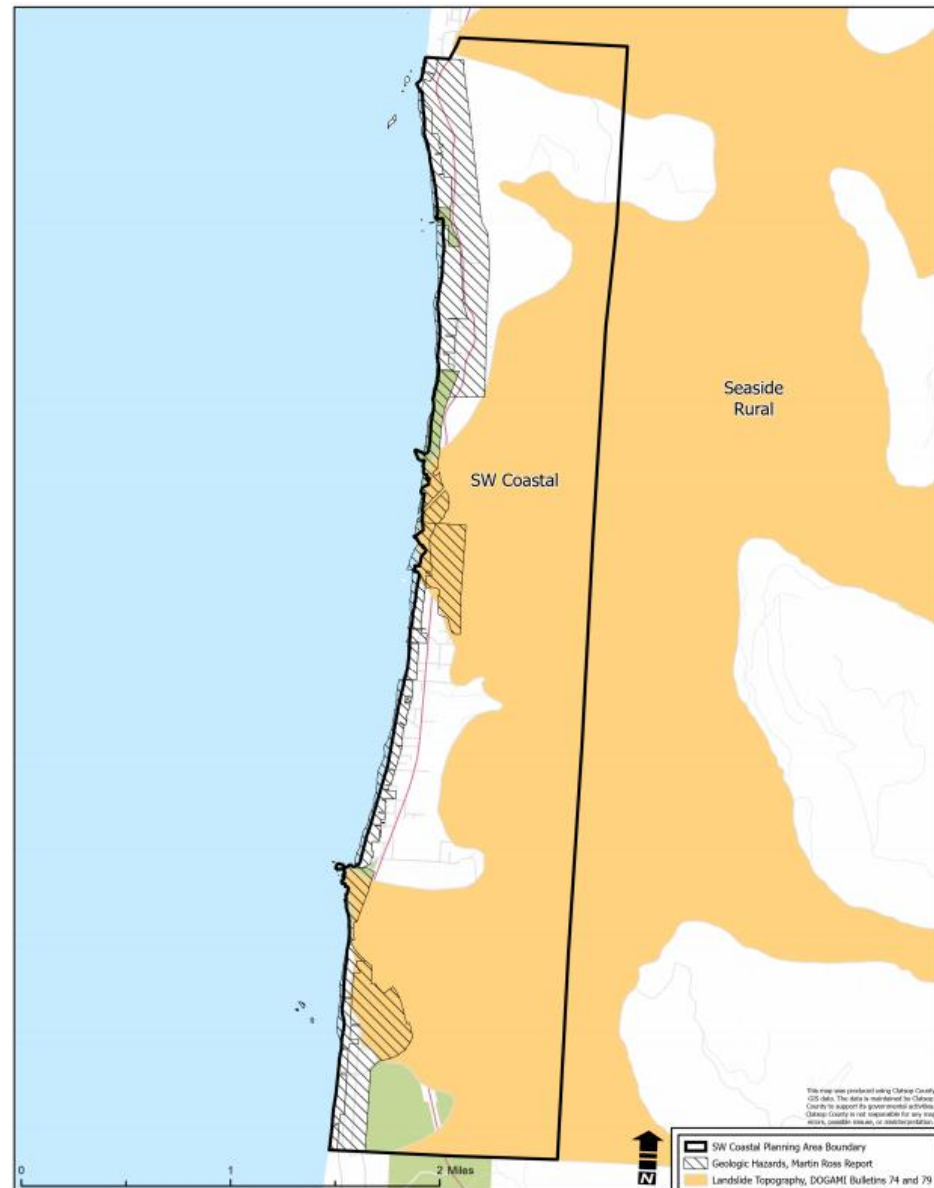
There are numerous hazards in the area which can and do affect people's lives and property. Below is a brief discussion of the hazards together with policies to manage development in the natural hazards areas. Maps 3 and 4 show the various mapped hazards in the planning area.

Landslides

Landslides can be started by storms, earthquakes, volcanic eruptions, fires, and human modification of land. In a landslide, masses of rock, earth or debris move down a slope. Landslides may be small or large, slow or rapid.

In the Southwest Coastal Planning Area, the areas largely free from landsliding problems are those with gently sloping inland portions of the marine terrace at Arch Cape, Arcadia Beach and Cove Beach. Other areas in the planning area have had a history of landslides. As a result, a study was undertaken by Martin Ross at the request of the Clatsop County Department of Community Development to identify the geologic hazards and to develop policies and recommendations regarding potential development in these areas. The study area included the coastal portion of Clatsop County from Cannon Beach to the Tillamook County line. This report is included as part of the inventory data.

Certain parts of the Southwest Coastal planning area are at risk of catastrophic landslides which have the potential to isolate communities from service centers to the north and south. Landslides may be accompanied by utility outages and damage



Map 3: Geologic Hazards



Map 4: Flood Hazards

to infrastructure. Residents and visitors alike should be prepared for the possibility of two weeks sheltering in place until outside assistance is available.

Coastal Erosion

The combination of storms, high tides, and the relative soft material of the marine terrace, plus the lack of sand buildup account for the critical erosion in the study area. While sand is building up from Tillamook Head to Camp Rilea, it is being washed away on the south side of the head. The rate of erosion varies from 0.5 to 15.0 feet a year, depending on the rock types and other factors such as shoreline configuration. Martin Ross' report provides additional information on the Southwest Coastal Planning Area.

Sea level rise and increased storm events are expected to result in accelerating and worsening coastal erosion. Over time, there will likely be more damage to and loss of roads, utilities, beach accesses, decks, and houses. The loss of land and beaches may result in additional shoreline armoring and beachfront protective structures, which could reduce beach access and beach area. If it is not along the entire beach, armoring in select areas will accelerate land loss in unarmored areas.

Increased coastal erosion may have significant impacts to industries such as fishing, farming, logging, and tourism. Pressure to develop housing and services further inland may also affect land use policies and decisions in the Southwest Coastal region.

Stream and Ocean Flooding

There are several creeks in the area which could be subject to flash flooding, the largest of which is Arch Cape Creek. Areas along the coast, which are subject to the 100-year flood, have

been mapped under the National Flood Insurance Program and are designated on Flood Insurance Rate Maps. Increased seasonal heavy rains and sea level rise will result in more flooding.

Earthquakes and Tsunami

A tsunami is a series of waves usually caused by an undersea earthquake. As these waves enter shallow water near land, they increase in height and can cause great loss of life and property damage. The first wave is often not the largest; successive waves may be spaced many minutes apart and continue to arrive for several hours.

In June 2013 the Oregon Department of Geology and Mineral Industries released new maps showing the coastal areas within the Southwest Coastal Planning Area to be within tsunami inundation zones. These maps, drawing on the latest scientific data, identify those areas at risk of inundation from a projected worst-case local Cascadia zone tsunami and a worst-case distant tsunami.

Wildfire and Drought

Increased seasonal drought will result in reduced surface and groundwater. Drinking water may not be available to all users during dry seasons. Some streams and wetlands may have less water in dry seasons, impacting fish and other wildlife.

Communities within the Southwest Coastal Planning Area are situated adjacent to forestland, and many of the undeveloped lots within the AC-RCR and CR zones include forests. Due to drought and associated pests and diseases, forestland wildfire risk is increasing. As a result, the communities have increasing wildfire risk and have potential for low air quality due to smoke from nearby and distant wildfires.

PUBLIC FACILITIES AND SERVICES

Statistics concerning public facilities are updated in the Goal 11 Element of the Comprehensive Plan.

The availability of either adequate water or waste systems has limited development in the past and will greatly influence future growth. Map 5 (right) shows the various public facilities and services in the area as well as roads in the area.

Arch Cape Sewer System

The Arch Cape Sanitary District sewer system was completed in 1975. It is designed for a population of 1,150 persons with present population in the summer months being around 450 to 500 persons.

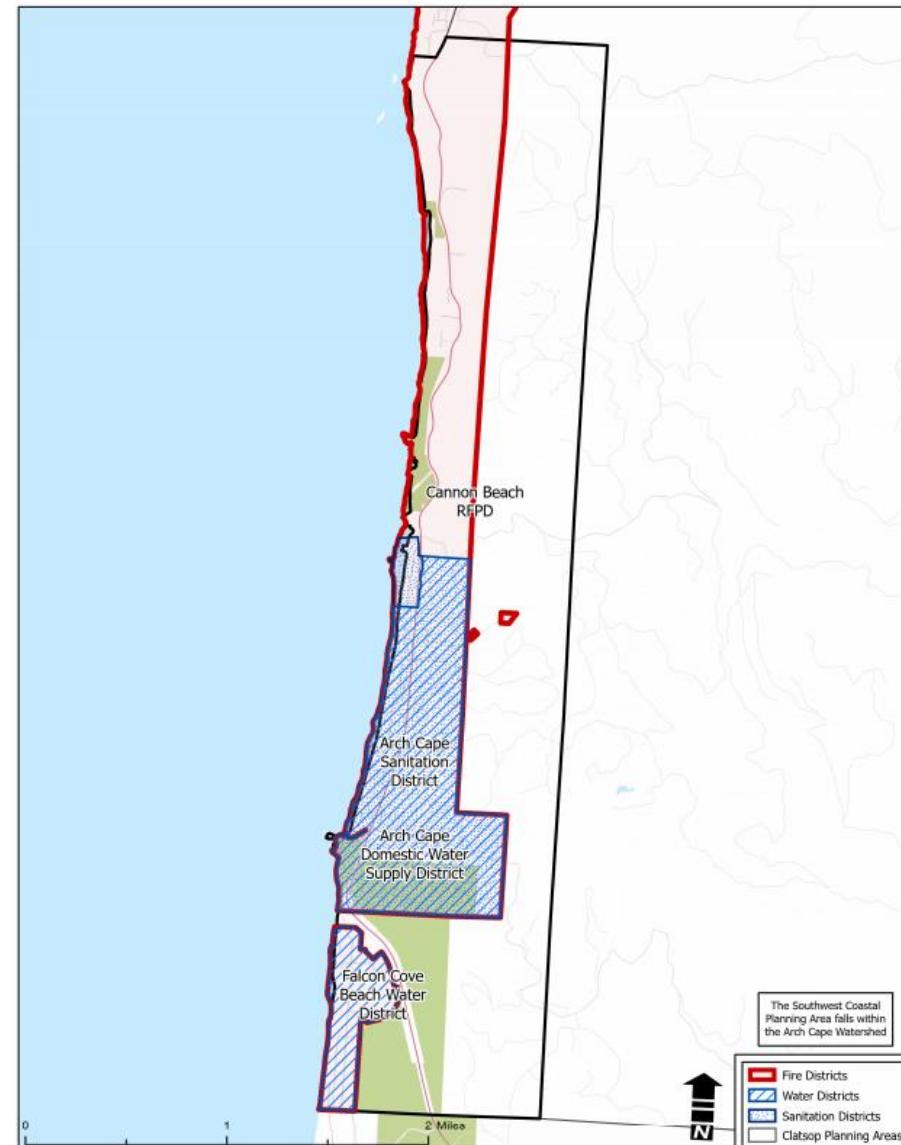
On-Site Sewage Disposal

For areas outside the Arch Cape Sanitary District boundary, sewage is disposed of via onsite septic systems. These systems are constrained by the planning area's small lot sizes, poor soils, and required setbacks to natural features such as streams, escarpments, and the beach. As such, installations often require an advanced treatment component such as an ATT system. Geologic hazards also put onsite septic systems at risk of failure.

Water Systems

In the Southwest Coastal Planning Area there are several public water systems: Falcon Cove Beach Domestic Water Supply District, Arch Cape Water Service District, Cannon View Park, Inc., and several small, isolated shared systems.

Falcon Cove Beach Domestic Water Supply District has about 96 connections with a capacity of approximately 125 connections.



Map 5: Public Facilities and Services

There are two permanent sources, referred to as “North Spring” and “South Spring,” and one emergency source, referred to as “Well #1.”

The Arch Cape Domestic Water Supply District presently has 295 connections and the capacity, at this time, is 430. A second source was developed on Asbury Creek in 1999 to meet water demand during the driest months of the year.

Extensive upgrades were made to the distribution system in 2010, and the water treatment plant was completely upgraded with a brand-new membrane treatment system in 2014.

Cannon View Park, Inc. has approximately 50 connections with a capacity of approximately 73. Ninety-five percent of the present connections are for vacation homes. Recent improvements to the system's new distribution lines and storage tank have addressed the system's supply and fire protection problems.

Schools

The Southwest Coastal Planning Area is within the Seaside School District #10. Fire Mountain School, located just across the county line in the Falcon Cove neighborhood of Tillamook County, is a small private school offering preschool and kindergarten through fifth grade. With predominant population in the planning area consisting of either seasonal or retirement age, the anticipated growth is not expected to burden the capacity of existing school facilities.

Fire Protection

Fire protection is provided by Cannon Beach Rural Fire Protection District which has 20 volunteer firefighters, three engines and two brush trucks. With the station in Arch Cape and the replacement of the older pumper, the fire insurance rating in this area is 3 or 3x.

Police

Residents in this area receive police services provided by the County Sheriff and State Police. The Sheriff's Department patrols the area on an average of once a day.

Storm Drainage

At the present time, there are no formal storm drainage facilities in the south County area. All drainage flows into natural drainages or collects into low areas. The clay soils (marine terrace) form an impervious barrier to storm water, as well as septic tank effluent.

TRANSPORTATION

There is a heavy reliance on the automobile in the area, in part due to the isolation from urban areas and the fact most residents and property owners have at least one vehicle. Highway 101 is the only through street in and out of the area, with a 55-mph speed limit except around several curves where reduced speeds are advised, and through Arch Cape where the limit is reduced to 50-mph.

On the east side of Highway 101 in Arch Cape is a grid network of platted public rights-of-way, many of which are undeveloped. As development interest has increased in this area, so has the need to extend road access and utilities. New roads and road extensions are required to be built to current County road standards.

Many residents walk extensively for both transportation and pleasure. Pedestrian safety when walking along or across Highway 101 is a community concern. Residents and visitors on the east side of Highway 101 must cross it to get to the beach, visit friends, and pick up mail.

As of 2021, there are limited public transportation options available in the Southwest Coastal Planning Area. Tillamook County Transportation District operates a NW Connector service (Route 3) that goes to/from Cannon Beach three times a day and that can be flagged by a rider at the Arch Cape Deli (or other point along Highway 101 where there is a safe pullout for the transit bus). Once at Cannon Beach, a rider can connect with the Sunset Empire Transportation District Route 20 to/from Seaside (about 12 times/day) with a number of other possible onward bus connections from the Seaside Bus Depot. There is also a connection in Cannon Beach to a NorthWest Point bus to/from Portland (2 times/day), and a mini-van service exists for the elderly and disabled.



Map 6: Open Space, Parks, Recreation, Beach Access

OPEN SPACE, HISTORIC, RECREATION, SCENIC AND NATURAL AREAS

Map 6 shows the recreation, open space, historic, scenic and natural sites in the planning area. There are two State parks, Oswald West and Hug Point, which provide parking, beach access, and picnic facilities. There are also two wayside parks, one at Arcadia Beach and one across from Cannon View Park.

There are three bicycle routes which pass through the planning area, the Oregon Coast Bicycle Route, the TransAmerica Bicycle Trail, and the Northwest Oregon Loop Bicycle Route. All three routes follow U.S. Highway 101.

On January 22, 1975, the State Transportation Commission established the first stretch of the Oregon Coast Trail (OCT) from the Columbia River spit to Barview at the north end of Tillamook Bay. The route follows 5 miles of beach and comes across the Arch Cape Creek footbridge into Oswald West Park. The trail climbs the headland and continues on toward Neahkanie Mountain and Tillamook Bay. The OCT continues south to the California border.

Arch Cape Creek constitutes one of the most important natural resources in the Southwest Coastal Planning Area. The creek is identified by the community as an extremely important natural area, scenic resource and wildlife habitat. Although it is not pristine or undeveloped, it is still highly valued by local residents. Other streams in the area that are considered valuable to the community are Asbury and Shark Creek, in Arch Cape, as well as Cedar Creek and Mason Creek, in Cove Beach.

There are several off-shore rocks in this planning area which are part of the Oregon Islands National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service (USFWS). According to USFWS, the refuge includes 1,853 rocks, reefs, and islands and stretches from Tillamook Head near Seaside south to the California border. All of the rocks and islands of the refuge are designated National Wilderness Areas, with the exception of 1-acre Tillamook Rock. Most of Oregon's estimated 1.2 million nesting seabirds use Oregon Islands Refuge as a place to raise their young, and Oregon's seals and sea lions use the islands as a place to haul out and rest or to give birth to their pups.

The Southwest Coastal Planning Area also includes a portion of one of the five Oregon Marine Reserves, which are ocean areas dedicated to conservation and scientific research. The Cape Falcon Marine reserve extends 2-3 miles out from Oswald West State Park, south to Neahkahnie Beach. Rules within the Marine Reserve area include no ocean development and no take of animals or seaweeds. The shoreside area along the Cove Beach neighborhood is designated as a Marine Protected Area, which prohibits ocean development but does allow recreational hook and line fishing from the shore and any legal take, not otherwise restricted, above the low tide line.

There are two historic sites in this planning area, both in Arch Cape. One a wayside park containing a replica of a cannon from the U.S. gunboat "Shark", and the other is the site of an early post office established in the late 1800s. The cannon, for which Cannon Beach is named, was found by the Tillamook Indians shortly after the "Shark" was shipwrecked at the mouth of the Columbia in 1846, and for many years was displayed outside the post office. Two more cannons from the "Shark" were found on Arch Cape Beach in 2008. The first cannon is now on display at the Cannon Beach History Center, while the others are at the Columbia River Maritime Museum.

In 2021, the North Coast Land Conservancy acquired 3,500 acres of temperate rain forest land above Arch Cape, known as the Rainforest Reserve. Together with the adjacent Oswald West State Park and Cape Falcon Marine Reserve, it helps forms a continuous 32-square-mile conservation corridor stretching from the summits of coastal-fronting mountains to the nearshore ocean. The Rainforest Reserve is North Coast Land Conservancy's largest habitat reserve and one of the largest privately conserved properties in western Oregon. It is the mountainous horizon line you see looking southbound from Astoria to Cannon Beach, or north from Rockaway Beach and Nehalem Bay. It is home to rare plants and animals and forests of spruce and hemlock growing toward maturity, helping to combat the climate crisis by retaining and improving forest health and wildlife habitat and biodiversity.

In 2022, the Arch Cape Domestic Water Supply District purchased approximately 1500 acres of forest land above Arch Cape. This land includes the watersheds for Arch Cape's water, and will provide clean water, stabilized water rates, and conservation and recreation opportunities. It will become part of the conservation corridor that includes Oswald West State Park, the Rainforest Reserve, and Cape Falcon Marine Reserve.

DEVELOPMENT PATTERNS

The development pattern of the Southwest Coastal Planning Area consists generally of small to medium-size residential lots within the Arch Cape and Cove Beach communities, with some limited commercial development in Arch Cape. Surrounding the residential areas is a mix of recreation land and public and private forestland. Development in the past has occurred mostly on the marine terrace landscape unit along the coast with the predominant use being housing.

The Course of Future Land Uses

The goal of this community plan is to provide a guide for development, whether residential, commercial, or recreational development, allowing for a high quality of life in the community. Land use policies are intended to control the direction of growth in the area and provide a basis for implementation measures such as zoning or capital improvement programs.

The plan recognizes the unique character of the Southwest Coastal Planning Area in that it is a place for people to reside and recreate in within a natural, scenic setting. The main thrust of the Plan is to maintain the natural beauty and livability of the area during growth and development. Map 7 (right) shows the Comprehensive Land Use Designations for the Southwest Coastal Planning area.



Map 7: Comprehensive Plan Land Use Designations

GOALS, OBJECTIVES AND POLICIES

LANDSCAPE UNITS

Water Bodies and Coastal and Stream Shorelands Goal

To conserve, protect, and where appropriate, develop the coastal and stream shorelands in the Southwest Coastal Planning area; and to conserve, protect, and where appropriate, develop the lands near and adjacent to water bodies in the Planning Area. The following policies are in addition to those found in the Goal 16 and 17 elements of the Comprehensive Plan.

Water Bodies and Coastal and Stream Shorelands Policies

1. A vegetated buffer shall be provided along either side of Arch Cape Creek, Asbury Creek, Shark Creek, Cedar Creek, Austen Creek, and other creeks and drainage ways critical to local drinking water supply and erosion control in order to provide clean drinking water, protect riparian vegetation, prevent loss of property due to erosion, and protect the aesthetic value of the streams.
2. Clustered development, including open space or neighborhood park sites and wildlife corridors, should be encouraged for subdivisions or planned developments within the Southwest Coastal Planning Area.
3. Activities of the Oregon Parks and Recreation Department which pertain to the Southwest Coastal planning area should be reviewed by the County to ensure their compatibility with the County's comprehensive plan.
4. The County is encouraged to coordinate with OPRD and local residents to develop a comprehensive beach access plan for the SW Coastal Planning Area which balances accessibility, safety, wildlife habitat, and coastal erosion.

Water Bodies and Coastal and Stream Shorelands Recommendations

1. Where feasible, beach access points should be provided at the ends of platted streets. Beach access points should be designed, constructed, and maintained to be accessible to persons with limited mobility. Creation of new access points, or improvement of existing access points in fragile, steep, or otherwise hazardous areas should be avoided.
2. The County should consider mapping of the drainage systems in the planning area.

Headlands and Points Policies

1. The County may encourage the State of Oregon to purchase the privately-owned portion of the Arch Cape headland as it is an important natural and scenic resource that should be permanently protected.
2. The County should explore including the Arch Cape Headland in the County's Goal 5 scenic resources inventory.

Wetlands Policies

1. The County should adopt a local protection program for any lakes and wetlands in the Southwest Coastal Planning Area identified as significant.
2. The County may work with property owners to explore opportunities to apply the LW Zone to further protect significant wetlands within the SW Coastal Planning Area.
3. Clatsop County may establish setbacks to wetlands.

CRITICAL HAZARD AREAS**Critical Hazard Areas Goal**

To prevent harm to people and damage to property through the use of reasonable building controls. To work together to prepare for the survival needs of residents and visitors.

Coastal Armoring Policies

1. The County should work with DLCD and the Oregon Parks & Recreation Department to identify properties eligible for beach armoring and to establish a comprehensive beach armoring plan for each community within the Southwest Coastal Planning Area.
2. The County should evaluate requests for shoreline protective devices such as seawalls, revetments or dikes for their impacts on adjacent property, visual impacts, impact on public access, and potential public costs.

Wildfire Hazard Policies

1. The County may consider fire resilient building requirements for dwellings in or adjacent to forestlands in the Southwest Coastal Planning Area.

HOUSING

Housing Goal

To provide for a wide range of housing needs in the community. To maintain the current residential character of the community. To encourage development which blends with its rural setting and preserves natural resources to the maximum extent possible.

Housing Policies

1. The County should develop clear and objective standards to preserve the natural landscape, trees, and existing native vegetation.
2. The County should encourage the development of housing for low- and moderate-income persons in the Southwest Coastal Planning Area through agencies such as the Northwest Oregon Housing Association (NOHA), Farmers Home Administration (FHA), U.S. Department of Housing and Urban Development (HUD), and the State Housing Division.

PUBLIC FACILITIES

Public Facilities Goal

To provide appropriate levels of public facilities and services capable of meeting the existing and future needs of the Southwest Coastal Planning Area.

Public Facilities Policies

1. Prior to approving vacation of a public right-of-way, the County should evaluate the right-of-way for possible significance as part of a greenbelt or pathway system.

Public Facilities Recommendations

1. The County may coordinate with area watershed councils to map and define the watersheds in the Southwest Coastal Planning Area.

TRANSPORTATION

Transportation Goal

To safely and efficiently meet the transportation needs of the Southwest Coastal Planning Area while keeping its semi-rural character. To improve safety for vehicles and pedestrians accessing Highway 101.

Transportation Policies

1. The County may plan for the use of platted, public rights-of-way within the SW Coastal Planning Area to enhance mobility for pedestrians and/or cyclists. When considering proposals to vacate platted, public rights-of-way, the County should examine the potential significance of the right-of-way as part of a network of pedestrian and/or bicycle routes within the SW Coastal Planning Area.
2. The County should coordinate with ODOT to a plan for bicycle and pedestrian pathways throughout Arch Cape, emphasizing safety and connectivity across Highway 101.
4. The County may coordinate with the Oregon Department of Transportation to determine whether speed limits on Highway 101 though Arch Cape should be further reduced in order to improve safety for pedestrians.
5. The County may create a transportation plan for the east side of Arch Cape that identifies common frontage roads, limits access points onto Highway 101, facilitates building streets to minimize disturbance to the land, and converts rights-of-way that are not needed for motorized travel into bike paths or pedestrian trails.

OPEN SPACE, HISTORIC, RECREATION, SCENIC AND NATURAL AREAS

Open Space, Historic, Recreation, Scenic and Natural Areas Goal

To preserve the open space and recreation qualities of the riparian areas, wetlands, beaches, and the surrounding forest areas throughout the Southwest Coastal Planning Area.

Open Space, Historic, Recreation, Scenic and Natural Areas Policies

1. Activities of the Oregon Parks and Recreation Department which pertain to the Southwest Coastal area should be reviewed by the County to ensure compatibility with the County's comprehensive plan.
2. The County may collaborate with the Oregon Parks and Recreation Department to retain the scenic values of the Oregon Coast Trail.

DEVELOPMENT PATTERNS

Growth Policies

1. The County may maintain the low density, residential character of the Southwest Coastal Planning Area.

EXHIBIT 2

SUPPLEMENTAL INFORMATION

OREGON HEALTH AUTHORITY DATA / FALCON COVE BEACH DOMESTIC WATER DISTRICT

At the February 28 meeting, Nancy Chase presented concerns to your Board regarding information about the Falcon Cove Beach Domestic Water District (FCBDWD) that is included in the Southwest Coastal Community Plan. Specifically, Ms. Chase asked your Board to either direct staff to remove the information from the plan or to direct staff to change the information provided.

Information in the all of the community plans and the countywide comprehensive plan consists of information that captures a moment in time. The information included in the plan related to the FCBDWD was obtained from the state agencies that oversee and regulate the water district's services and activities. As the FCBDWD is not under the jurisdiction of Clatsop County staff, the information is provided in all of the community plans to provide a "snapshot" of where each particular planning area is with regard to public facilities and services.

In February 2024, County planning staff received a draft copy of the FCBDWD Water and Conservation Management Plan (WMCP). This document, which has not yet been released by the state for public comment, is the official document that will be used by Oregon Water Resources to determine and monitor the water capacity needs of the district. Until the WMCP has been reviewed and approved by the state, the information included in the Southwest Coastal Community Plan should only include the current information that is available and should not include draft data that may change before final approval.

Per information from the Oregon Health Authority (OHA) website, Oregon Drinking Water Services (DWS) administers and enforces drinking water quality standards for public water systems in the state of Oregon. DWS focuses resources in the areas of highest public health benefit and promotes voluntary compliance with state and federal drinking water standards. DWS also emphasizes prevention of contamination through source water protection, provides technical assistance to water systems and provides water system operator training.

Oregon Public Health Drinking Water Data Online		Oregon Health Authority	
Introduction :: Data Search Options :: Water System Search :: DWS Home :: DWS Rules :: Quick Data Links			
OR41 00045 FALCON COVE BEACH WD		Classification: COMMUNITY	
Contact:	JJ OLSON PO BOX 699 NEWBERG, OR 97132	Phone: 503-554-8333 County: TILLAMOOK Activity Status: ACTIVE - History	View on Map
Population:	200	Number of Connections:	95
Operating Period:	January 1 to December 31	Regulating Agency:	TILLAMOOK COUNTY
Certified Operator(s)		Owner Type:	LOCAL GOVERNMENT
	Required: Y	Licensed By:	N/A
	Distribution class: S	Approved Drinking Water Protection Plan:	Yes
	Treatment class: None	Source Water Assessment:	Yes
	Filtration Endorsement Required: No	Last Survey Date:	May 21, 2019 - Outstanding Performer!

DWS maintains an [online database](#) for each water system under its jurisdiction. DWS states on its website that the data provided is "live", meaning that it as current as the reports the agency has received. This is also the same data that DWS staff use. The information under discussion in the

EXHIBIT 2

Southwest Coastal Community Plan relates to the population served and the estimated number of available future connections. Questions have also been raised regarding Well #1, which is listed on in the DWS database as being for emergency use only. The screenshots shown above and below are from the OHA website.

Filtration Endorsement Required: No		Last Survey Date: May 21, 2019 - Outstanding Performance		
Sources				
Facility ID	Facility Name - Well Logs	Activity Status	Availability	Source Type
EP-A	EP FOR NORTH SPRING AND WELL #1	A		GW
SRC-AA	NORTH SPRING	A	Permanent	GW
SRC-AB	WELL #1 - RES SITE - L132105	I	Emergency	GW
EP-B	EP FOR SOUTH SPRING	A		GW
SRC-BA	SOUTH SPRING	A	Permanent	GW
Show Disconnected and Abandoned Sources				
Find Purchasers/Sellers				

These numbers, as shown above, do not regulate or impact land use. The numbers are provided as they relate to consumers who use the water and who may be impacted by improperly treated water. Additionally, the number of connections is used to determine whether a water system is small or large, which triggers different fees and reporting requirements with the Oregon Water Resources Department. This information is also the same information used for lenders during real estate transactions, as shown below.



PUBLIC HEALTH DIVISION
Center for Health Protection, Drinking Water Services
Tina Kotek, Governor

Oregon
Health
Authority

800 NE Oregon St.
Portland, OR 97232-2162
Voice (971) 673-0405
FAX (971) 673-0694
TTY (971) 673-0372

March 1, 2024

Drinking Water Report for Real Estate Served by FALCON COVE BEACH WD Public Water System

FALCON COVE BEACH WD is identified by public water system ID number OR41-00045 and classified as a community public water system. This water system is reported to serve approximately 200 people daily, at 95 system connections, and is subject to regulation according to Oregon Revised Statutes 448.115 to 448.290 and Oregon Administrative Rules 333-061-0005 to 333-061-0272.

- Information about this water system is available on Drinking Water Services' Data Online website. Compliance status and water quality data reported to Oregon Health Authority can be found using the links at the bottom of the main page for this water system: <https://yourwater.oregon.gov/inventory.php?pwsno=00045>
- When a specific rule requirement is not met, Oregon Health Authority issues a violation. **This water system has 2 unaddressed rule violations.** See any violations that have been issued for this water system here: <https://yourwater.oregon.gov/violsum.php?pwsno=00045>
- See inspection results and deficiencies for this water system here: <https://yourwater.oregon.gov/sitevisits.php?pwsno=00045>

For questions about this water system, contact the Oregon Health Authority by calling 971-673-0405 or emailing Info.DrinkingWater@odhsoha.oregon.gov.

Oregon Health Authority, Drinking Water Services

EXHIBIT 2

Tillamook County is the local regulating agency for the Falcon Cove Beach Domestic Water District (FCBDWD), but the district also serves residents in Cove Beach in southwest Clatsop County. On February 12, 2024, Clatsop County Planning staff received a draft copy of the FCBDWD's Water Management and Conservation Plan (WMCP). County staff have 30 days to review and provide comments on the document. Once the Oregon Water Resources Department (WRD) receives comments from the affected agencies (including Clatsop County), the FCBDWD's plan will be deemed complete and WRD will release a copy of the draft WMCP for a 30-day public comment period. As noted above, until the WMCP is approved by the state, any information contained in that document remains in a draft form.

The information included in the WMCP is intended to inform WRD on the district's plan for anticipated growth and conservation measures the district is taking to education customers about water conservation and to ensure that the district itself is utilizing best practices with regard to water management. The WMCP is prepared by the district and is the district's plan for the next five years.

Per information on the Oregon Water Resources Department (WRD) webpage, the purpose of a Water Management and Conservation Plan (WMCP) is to be a guide to the development and implementation of water management and conservation programs and policies to ensure sustainable use of water resources for municipal and agricultural water users. A WMCP provides a description of the water system, identifies the sources of water used by the community or district, and explains how the water supplier will manage and conserve supplies to meet future needs. Preparation of a WMCP is intended to represent a proactive evaluation of the management and conservation measures that suppliers can undertake. A WMCP is used to demonstrate the communities' needs for increased diversions of water (also known as "greenlight water") under the permits as their demands grow. Many of the elements required in a plan are also required under similar plans by DWS and by the Department of Land Conservation and Development (DLCD).

While land use planning may influence the future capacity needs of any given water supplier, each water supplier is required to sign off on each permit for each new dwelling unit or non-residential business to verify whether their system will have adequate capacity available to serve the new development. It is the water district's responsibility to monitor its capacity. A district's capacity is not determined by information in a community plan, even if that information was obtained from the state agency that oversees the water system. If the disputed numbers are removed from the Southwest Coastal Community Plan, this would not prevent the FCBDWD from declaring an immediate lack of capacity and implementing a moratorium on new development, which is a process separate from Clatsop County. If residents and ratepayers of the FCBDWD are concerned about the data being provided to the state by the district, this issue should be brought to the appropriate state agency. County staff, who do not have the expertise to operate or monitor water systems, rely on the state's data when preparing plans and reports. Unless directed by your Board, it is staff's professional opinion that modification to the plans or removal of the information that is included in this and other community plans is not warranted.