



CLATSOP COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

GoTo Meeting

Tuesday, February 08, 2022 at 10:00 AM

GO TO MEETING

- [1.](#) GoTo Meeting Instructions

CALL MEETING TO ORDER

ROLL CALL

ADOPT AGENDA

ELECTION OF OFFICERS

BUSINESS FROM THE PUBLIC: This is an opportunity for anyone to give a brief presentation about any land use planning issue or county concern that is not on the agenda.

MINUTES:

- [2.](#) Planning Commission Regular Meeting January 11, 2022

PUBLIC HEARINGS

- [3.](#) **Conditional Use Request #21-000591**, by Jose Antonio Velazquez-Silva and Susana Huanosta, to legalize an existing home occupation on property they own in unincorporated Clatsop County. The property address is 34074 W Campbell Loop, Seaside, further identified as Township 5N, Range 10W, Section 14DC, Tax Lot 1103.
- [4.](#) Request continuation of Goal 9 until April 12, 2022
- [5.](#) Goal 7 Draft 03 - Areas Subject to Natural Hazards
- [6.](#) Comprehensive Plan Update: Goal 13, Draft 02

PROJECT STATUS REPORT

- [7.](#) Update on projects reviewed by the Planning Commission.

GOOD OF THE ORDER

- [8.](#) Discussion to determine interest in conducting a review of the County's existing geologic hazard permit requirements and process.

DIRECTOR'S REPORT

ADJOURN

NOTE TO PLANNING COMMISSION MEMBERS: Please contact the Community Development Department (503-325-8611) if you are unable to attend this meeting.



Clatsop County

Community Development – Planning

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Clatsop County Planning Commission Regular Meeting GoTo Meeting Instructions

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Those wishing to provide testimony on public hearings or provide oral communication at the designated time must register in advance by calling 503-325-8611 or emailing ghenrikson@co.clatsop.or.us. You will be notified when your three-minute presentation is scheduled. Comments may also be submitted via email to ghenrikson@co.clatsop.or.us to be read at the meeting.

**Minutes of January 11, 2022
Clatsop County Planning Commission Regular Session
Online Meeting**

The regular meeting was called to order at 10:02 a.m. by Chair Gardner.

Commissioners Present

Nadia Gardner
John Orr
Lam Quang
Christopher Farrar

Commissioners Absent

Cary Johnson

Staff Present

Gail Henrikson
Julia Decker
Joanna Lyons-Antley

Adopt Agenda:

Commissioner Farrar moved and Commissioner Orr seconded to adopt the agenda as presented. Motion passed unanimously.

Business from the Public:

There was no business from the public.

Minutes:

The minutes of the December 14, 2021 regular meeting were approved by consensus.

Legislative Hearing – Clatsop County Comprehensive Plan Update Goals 7, 9 and 13:

Gail Henrikson, Community Development Director, provided an update: Goal 13 was scheduled to be reviewed and completed on November 23, 2021 at the Joint Planning Commission and Countywide CAC Meeting and Goals 7 and 9 were to be completed at a December 28, 2021 meeting. Goal 13 was not completed in November and was continued to the December meeting. The December meeting did not have a quorum resulting in the meeting being rescheduled for January 7, 2022. A meeting was held on January 7, 2022 but staff did not have enough lead time to include information for review at today's meeting. The agenda item for today's meeting has been advertised and staff is requesting the commission formally continue the hearing to the February 8, 2022 regular planning commission meeting.

Commissioner Farrar moved and Commissioner Quang seconded to continue the public hearings for Goals 7, 9 and 13 to the February 8, 2022 regular planning commission meeting. The motion passed unanimously.

Review of House Bill 3012 and Senate Bill 391, Accessory Dwelling Units (ADU's) on Rural Residential Lands.

Director Henrikson provided the following information: These bills do not require implementation by the county and today's discussion is to ascertain whether the planning commission would like to make a recommendation to the Board of Commissioners regarding any changes to the zoning code. Accessory Dwelling Units (ADU's) are currently allowed in areas designated in the comprehensive plan as properties served by a public sanitary sewer system. They are permitted as Type I uses, which do not require public notices and/or public hearings. They can only be permitted on parcels with an existing single family dwelling. They must also meet the following:

- maximum lot coverage requirements
- setback requirements
- size limitations to 75% of the gross habitable floor area of the main house or 900 square feet, whichever is less. If attached to the main house, only one front door is allowed
- if attached to the main house, must be constructed of similar materials to the main house

A revised definition of the wildland urban interface and development of wildfire risk maps must be completed prior to the full implementation of Senate Bill 391. The Department of Forestry is working on developing the wildfire risk maps with a completion date projected as the end of June 2022. If amendments to the county code

are desired, they would be prepared and reviewed by the Planning Commission and a formal recommendation would be presented to the Board of County Commissioners for possible adoption.

Discussion Topics:

- Differences between an ADU and a guesthouse
- Minimum lot sizes requirements, ADU size limitations, siting location and setback requirements
- Septic system impacts
- Policing and enforcing proper usage of ADU's and excluding short term rentals
- Identifying areas in the county that should be allowed to construct ADU's
- Permitting processes, including properties with existing code violations
- Existing historic house provisions
- Allowing density increases in high hazards areas such as lowlands prone to tsunami risks and flooding
- Infrastructure impacts on traffic and water

Project Status Report:

Director Henrikson advised that the meteorological tower has been completed on the potential windfarm property.

Director's Report:

Director Henrikson presented the following information:

- January 19, 2022 at 10:00 a.m. the Joint Planning Commission and Board of Commissioners meeting will be held to discuss Planning Commission vacancy appointments, the strategic plan update, the comprehensive plan update process and updates to the Planning Commission Bylaws
- The county is considering issuing a request for proposals for a consultant to update Goals 16, 17, and 18
- A meeting with Oregon's Kitchen Table has been scheduled regarding public outreach on the comprehensive plan update
- January 25, 2022 will be the next joint meeting of the Planning Commission and the Countywide Citizen Advisory Committee

Good of the Order:

Nothing was reported

As there was no further business or discussion, Chair Gardner adjourned the meeting at 12:32 p.m.

Respectfully Submitted,

Nadia Gardner
Chair - Planning Commission



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Community Development – Planning

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STAFF REPORT

Conditional Use Application #186-21-000591-PLNG

STAFF REPORT DATE: February 1, 2022

TYPE II DECISION-MAKER: Clatsop County Planning Commission

REQUEST: To legalize an existing home occupation (contracting business)

APPLICANTS/OWNERS: Jose Antonio Velazquez-Silva & Susana Huanosta
34074 W Campbell Loop
Seaside, OR 97138

PROPERTY DESCRIPTION: Township 5N, Range 10W, Section 14DC, Tax Lot 1103
Size: 1.09 acres, according to Assessor records
Structures: Single-family dwelling (2,356 sq. ft)
Accessory building, detached, (2,400 sq. ft; location of proposed home occupation)
Zoning Designation: Residential-Agriculture-1 (RA-1)
Comprehensive Plan Designation: Rural Lands
Overlays and Layers: Flood Hazard Overlay (FHO; FEMA AE 100-year Zone)
Peripheral Big Game Habitat
Statewide Wetlands Inventory (SWI; regulated by the Oregon Department of State Lands)

PROPERTY LOCATION: 34074 W Campbell Loop, on the north side of Highway 26 approximately 2.5 miles east of the Cannon Beach junction.

COUNTY STAFF REVIEWER: Ian Sisson, Senior Planner

DEEMED COMPLETE: November 18, 2021 (150 Days: April 17, 2022)

STAFF RECOMMENDATION: **APPROVAL - with conditions**

PUBLIC COMMENTS: Dale & Sheryl Barrett, 34107 W Campbell Loop
Heidi & Jim Lent, 34009 W Campbell Loop
Robert Brown, 34119 W Campbell Loop
Garry & Sheryl Phelan, 34067 W Campbell Loop
Bud & Deborah Thompson, 34077 W Campbell Loop
Nicole Hilliard & Dylan Eckland, 34039 W Campbell Loop

EXHIBITS: 1. Conditional Use Application
2. Public Notice and Comments
3. Notice of Public Hearing

APPLICATION SUMMARY

On September 9, 2021, Jose Antonio Velazquez-Silva and Susana Huanosta submitted an application for a conditional use permit to legalize an existing business operated on residential property they own in unincorporated Clatsop County. The business has been operated on the property for six or more years, without the benefit of required permits. A code compliance letter was first sent to the property owners in May of 2015, describing the applicable zoning regulations and permitting requirements for a home occupation. In response, the property owners submitted the required conditional use application later that year, which was deemed incomplete by staff and eventually expired. Code compliance became involved again in April of 2020 when a neighbor submitted a complaint about the continuation of unpermitted commercial activities on the property. There is an open violation file for the property (#20-000196), which this application seeks to resolve.

The business, Velazquez Painting & Construction LLC, is a home improvement contractor. The proposal, as described by the applicant, includes storage and office space contained within an existing 2,400-square-foot accessory building on the east side of the property. According to the applicant, employees of the business visit the site approximately two to three days per week, between 8:00am – 6:00pm, to pick up supplies and equipment. According to the applicant, this typically involves two work vans at a time with two employees in each van. The applicant did not specify which days of the week these trips occur or how many trips employees make to and from the site on those days. The applicant reports that one work vehicle and one trailer associated with the home occupation are kept onsite and employees typically park the work vehicles they use at their personal residences. The subject property is located in the Residential-Agriculture-1 Zone (RA-1), which permits home occupations under a Type II permit procedure subject to applicable review criteria and development standards. The application was deemed incomplete on October 8, 2021. After receiving additional information from the applicant, the application was deemed complete on November 18, 2021.

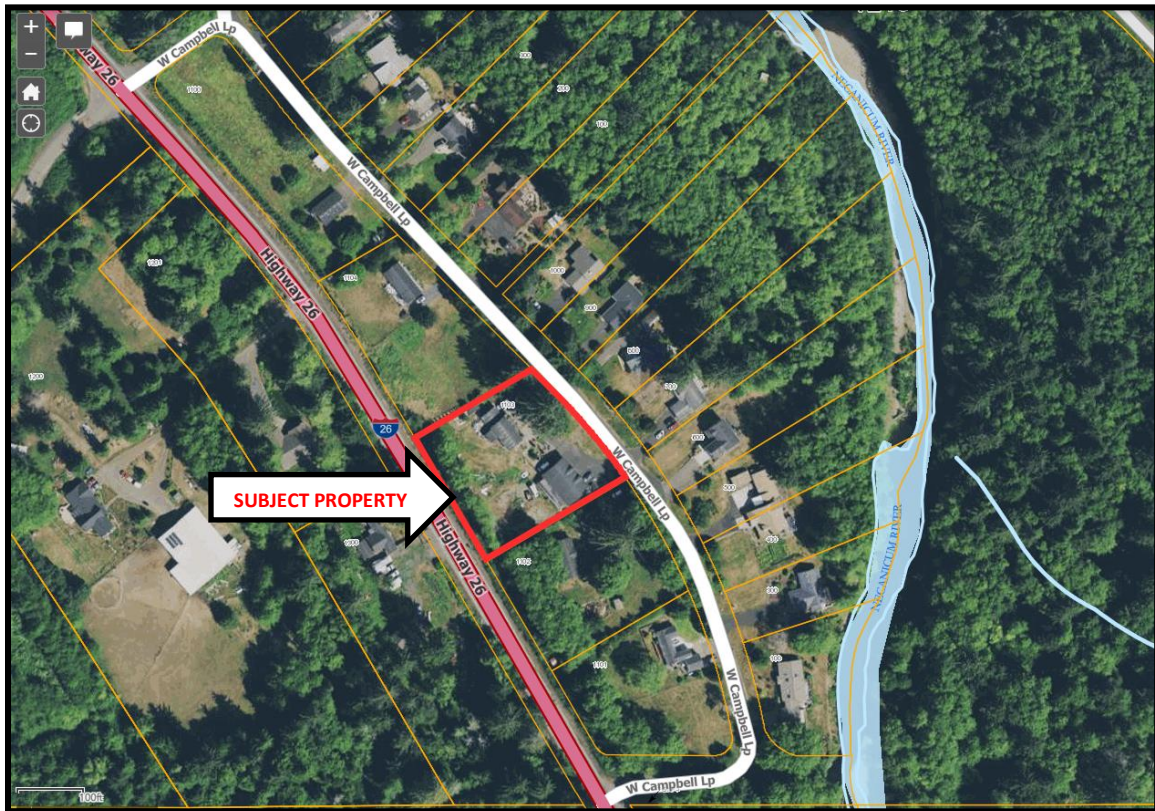
Notice of the application was provided to surrounding property owners and interested parties on December 7, 2021. During the 10-day public comment period, several neighbors of the property submitted comments on the application, including three that were opposed to approval (see Section III and Exhibit 2). Those comments generally describe business activities that are substantially more intensive than what the applicant has described and detail negative experiences neighbors say they have had living adjacent to the business to date. For example, neighbors say they have observed employees visit the subject property in work vans daily, multiple times per day, and that there have been four or more work vans, plus four or more employee personal vehicles, on the property simultaneously (see photos submitted by Dale Barrett in Exhibit 2). Neighbors also report observing employee activity on site as early as 6:00am and as late as 10:00pm; as well as employees actively painting materials outside of the accessory building. In consideration of those comments and the property history, the Community Development Director placed the request on the Planning Commission's agenda to review in a public hearing.

This report will demonstrate that the proposed activities, as presented by the applicant, can be permitted as a home occupation through compliance with applicable review criteria, standards, and recommended conditions of approval.

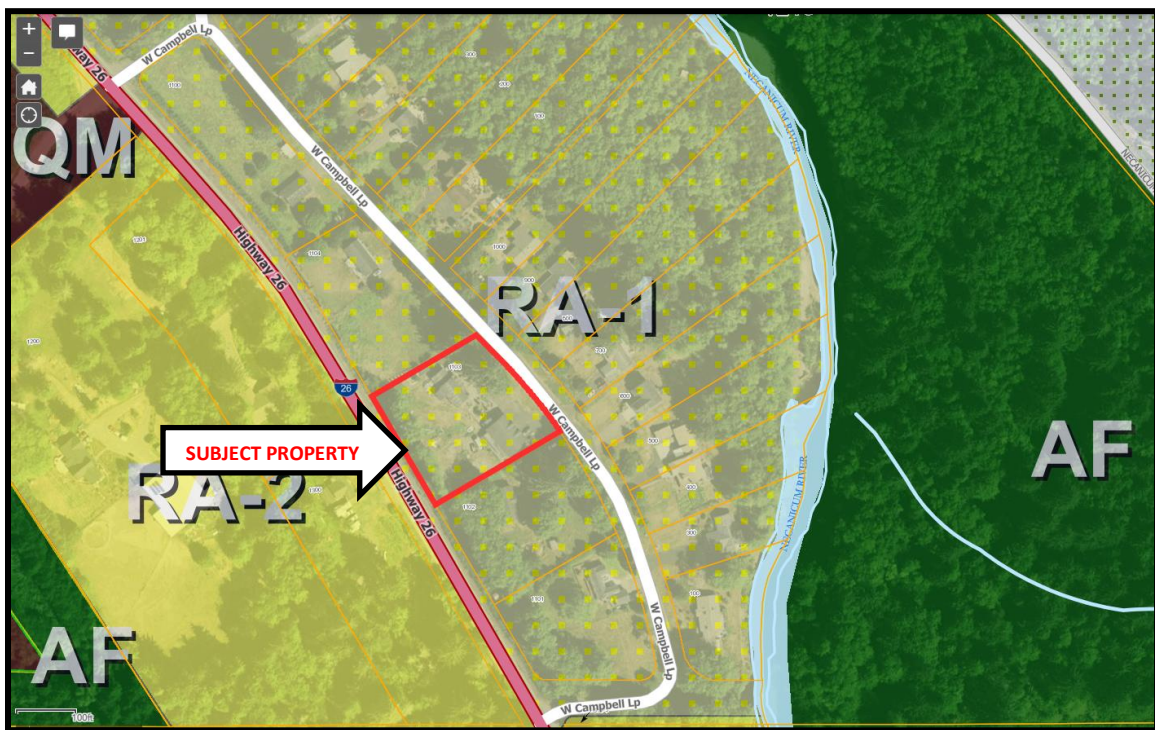
PROPERTY STATUS AND CHARACTERISTICS

The subject property (T5N, R10W, Sec. 14DC, TL 1103) is approximately 1.09 acres, zoned RA-1, created as Parcel 3 of Partition Plat 2000-025. The property meets the County's definition of "lot of record", Section 1.0500, LAWDUC. According to Assessor records, the property contains a single-family dwelling and a detached accessory building.

2018 AERIAL PHOTO



ZONING MAP



I. APPLICABLE CRITERIA

A. Clatsop County Land and Water Development and Use Code 20-03 (LAWDUC)

Section 1.0500 Definitions
Section 2.0200 State and Federal Permit Requirements
Section 2.1020 Type II Procedure
Section 2.1080 Applicant-Neighborhood Meeting
Section 2.2040 Mailed Notice for a Type II Procedure
Section 2.2050 Procedure for Mailed Notice
Section 2.4000 Conditional Development and Use
Section 2.9400 Site Plan Review
Section 3.8000 Home Occupations
Section 4.2500 Residential-Agriculture-1 Zone (RA-1)

B. Clatsop County Comprehensive Plan

Goal 1 - Citizen Involvement
Goal 2 - Land Use Planning
Goal 6 – Air, Water and Land Quality
Goal 11 – Public Facilities and Services
Seaside Rural Community Plan

II. STAFF EVALUATION

A. Clatsop County Land and Water Development and Use Ordinance (80-14)

Section 1.0500 Definitions

HOME OCCUPATION, CONDITIONAL USE -- Any occupation or profession carried on by a member of the family residing on the premises, if the occupation or profession:

- (1) will be operated by a resident of the property on which the business is located and the resident files an annual report verifying that the home occupation complies with the conditions originally imposed;
- (2) will employ no more than five full or part-time persons;
- (3) will be operated in:
 - (A) the dwelling; or
 - (B) other buildings normally associated with uses permitted in the zone in which the property is located; and
- (4) will not interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located;
- (5) will comply with all conditions imposed pursuant to Sections 2.4000 through 2.4050 and all standards as set forth in 3.8000 through 3.8050.

The existence of home occupations shall not be used for justification for a zone change.

STAFF FINDINGS and CONCLUSION: The applicant is a resident of the subject property and operates a contracting business within an existing accessory building. The criteria listed in the definition, above, are County regulations and will apply to business operations. The use is also subject to LAWDUC Sections 2.4000 Conditional Development and Use and 3.8000 Home Occupation (addressed below). The findings and conclusions contained in this report will demonstrate the business can be permitted as a “home occupation, conditional use” through compliance with applicable review criteria, standards, and

appropriate conditions of approval. **The proposal is consistent with the definition of a “home occupation, conditional use.” Applicable criteria can be satisfied through conditions of approval.**

SECTION 4.2500. RESIDENTIAL-AGRICULTURE-1 ZONE (RA-1).

Section 4.2530. Conditional Development and Use

The following developments and their accessory developments may be permitted under a Type II procedure and Sections 2.4000 to 2.4050 subject to applicable criteria and development standards and site plan review.

(7) Home Occupation, subject to standards in Section 3.8000.

STAFF FINDINGS and CONCLUSION: As described above, the proposed business activities are consistent with the definition of a “home occupation, conditional use,” which can be permitted in the RA-1 Zone under a Type II procedure, subject to the standards in Section 3.8000. **This report will evaluate the applicant’s request against the applicable review criteria, finding the proposal can be approved with conditions. Within 30 days from approval of the conditional use request, a development permit will be required to verify compliance with all conditions of approval (Condition of Approval #1).**

Section 2.0200. State and Federal Permit Requirements

If any state or federal permit is required for a development or use, and applicant, prior to issuance of a development permit or action, shall submit to the Planning Division a copy of the state or federal permit.

STAFF FINDINGS and CONCLUSION: The applicant is responsible for understanding state and federal permitting requirements and shall provide copies of any required permit to the Planning Division. (Regulation#1)

Section 2.1020. Type II Procedure

Section 2.2020. Mailed Notice of a Public Hearing

Section 2.2030. Posted Notice of a Public Hearing

Section 2.2050. Procedure for Mailed Notice

Section 2.2060. Procedure for Published Notice

STAFF FINDINGS and CONCLUSION: Home occupations can be permitted in the RA-1 Zone under a Type II procedure pursuant to LAWDUC Section 4.2530(7). After the application was deemed complete by the Planning Division, mailed notice was provided in accordance with the requirements for a Type II procedure (see Exhibit 2). Based on comments that were received in opposition to the application, the Community Development Director scheduled the application to be reviewed by the Planning Commission in a public hearing. Mailed, posted, and published notice for the hearing was provided in accordance with the procedures outlined in the corresponding sections listed above. **The application is being processed in accordance with the procedural requirements listed above.**

SECTION 2.4000. CONDITIONAL DEVELOPMENT AND USE

Section 2.4030. Authorization of a Conditional Development and Use.

(3) In addition to the other applicable standards of this ordinance, the hearing body must determine that the development will comply with the following criteria to approve a conditional development and use.

(A) The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.

(B) The proposed use meets the requirements and standards of this ordinance.

APPLICANT RESPONSE:

- (A) The comprehensive plan is not altering or conflicting on other owner's properties, goals or policies of existing comprehensive plan.
- (B) The existing site conditions regarding water and other local utilities are not being altered or improved.

STAFF FINDINGS and CONCLUSION: Home occupations can be permitted in the RA-1 Zone, meaning the use has been reviewed in general terms and was found to be compatible with the goals and policies in the Comprehensive Plan through compliance with criteria and standards found in the LAWDUC, with additional conditions of approval as appropriate. The applicable LAWDUC criteria are addressed in this section; analysis of the applicable Comprehensive Plan goals and policies can be found in Section B of this report. It will be demonstrated that the home occupation will not conflict with the LAWDUC or Comprehensive Plan through compliance with applicable criteria and standards, and with conditions of approval as appropriate. **This criterion can be satisfied through compliance with development standards and conditions of approval.**

(C) The site under consideration is suitable for the proposed use considering:

- 1) The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location.
- 2) The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets.
- 3) The adequacy of public facilities and services necessary to serve the use.
- 4) The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features.

APPLICANT RESPONSE: 1) We store materials in the shop and we are in the process of moving our office to a different location. The shop size is 60' x 40' x 24', has 3 big garage doors, 4 windows and one entry door. We use the shop for storage of materials and tools. We come to the shop every other day in the morning to pick up tools and materials we need, sometimes it takes more than a week to come by the shop. The earliest any employees are here is 8:00am and the very latest would be 6:00pm. The maximum number of work vehicles here at any one time would be 2 with 2 people in each. We do not park on the street, we have our own parking spaces, we have 12 parking spaces. We do not have a company sign on the premises, and do not intend to have one either. We have 4 lights on the building which one of those is an overnight light on the exterior. The building is 63 feet away from the house and 69 feet away from the street, 16 feet away from the neighbor's property line.

- 2) We have access to our premises through Hwy 26 to get to Campbell Dr with 2-way direction street to the shop with a loop for entrance and exit.
- 3) The shop is not used for customers, but all utilities are in place for use.
- 4) The property is in a flood zone but has never flooded since I've been here and comments from neighbors.

STAFF FINDINGS and CONCLUSIONS: The subject property is approximately 1.09 acres, containing a dwelling and detached accessory building, situated in a rural residential neighborhood with about two dozen other homes on similar-sized lots. The proposed use is a home improvement contracting business conducted as a home occupation. The business has been operated on the property for six years or longer, without the benefit of required permits. Complaints have been filed with regard to the business activities being unpermitted and out of character with the surrounding neighborhood. There is an open code compliance violation file (#20-000196) for the unpermitted activities, which this application seeks to resolve. There is also ongoing code enforcement action to address unpermitted construction on the property, not related to the home occupation.

The proposal includes storage for construction and painting materials and equipment (tools, ladders, paint, adhesives, solvents, building materials, etc.), and office space, contained within an existing 2,400-square-foot accessory building on the east side of the property. Of note, construction and/or painting materials typically include some toxic and/or hazardous substances. According to the applicant, employees of the business visit the site two to three days per week, between 8:00am – 6:00pm, to pick up supplies and equipment. The applicant has indicated the business will be relocating its office space to an alternate location, which may reduce the amount of activity at the subject property. Based on comments from neighbors (see Section III and Exhibit 2), the applicant's business activities over the past several years have greatly exceeded the operating characteristics described by the applicant. For example, neighbors say they have observed employees visit the subject property in work vans daily, multiple times per day, and that there have been four or more work vans, plus four or more employee personal vehicles, on the property simultaneously (see photos submitted by Dale Barrett in Exhibit 2). Neighbors also report observing employee activity on site as early as 6:00am and as late as 10:00pm; as well as employees actively painting materials outside of the accessory building.

1) Operating characteristics of the proposed use are described above. Suitability of the site to accommodate the proposed use is discussed below:

- **Off-street parking:** According to aerial photography, there is a large paved area in front of the dwelling and accessory building used for off-street parking. An Assessor's diagram of the property indicates the paved area is approximately 5,900 sq. ft. The applicant did not indicate how many persons are employed by the business or how many work vehicles are used, but did state two work vans normally visit the property with two employees in each van, two to three times per week. According to the applicant, one work van and one trailer are normally kept on site but employees typically park the work vans they use at their personal residences overnight.

Pursuant to Section 3.8020 Home Occupation Standards and Regulation #3, one off-street parking space per employee shall be provided on the subject property; also, not more than three non-resident vehicles or employees are permitted on the property at any time. It is likely the applicant will need to adjust current operations to meet these standards. In addition to employee parking, the single-family dwelling requires two off-street parking spaces, for a total demand of five at any time.

The existing area off-street parking area appears more than adequate to support the required number of spaces.

- **Fencing/buffering:** The business activities occur within an existing accessory building, although employees make trips to and from the property throughout the day and week in work vans, which causes the presence of the business to be more obvious to neighbors. The property is relatively screened by vegetation along the rear and side property lines, but exposed along the front property line. Sight-obscuring fencing and/or evergreen vegetation planted along the front property line would help to reduce the impact of business activities and traffic on the neighborhood by limiting noise and visibility. **Staff recommends requiring fencing and/or vegetative screening along the front property line as a condition of approval. A clear vision area shall be provided at the driveway opening in accordance with Section 3.9530. (Condition #2)**
- **Lighting:** The applicant has stated there are four exterior light fixtures on the accessory building. **A condition of approval shall require all fixtures to comply with Ordinance 20-02 Outdoor Lighting. (Condition #3)**
- **Signage:** No signage has been proposed. Pursuant to Section 3.8020 Home Occupation Standards, discussed in greater detail later in this report, no more than one unlighted sign with a combined area on all surfaces of six square feet shall be used to identify the home occupation. This regulation applies to all home occupations in Clatsop County (see Regulation #8).
- **Building location:** The existing building proposed to be used for the home occupation is located at the southeast corner of the subject property. A development permit for the structure was issued in

2005 (Development Permit #20050177), verifying the location of the building met applicable siting and development standards.

- Noise, vibration, odors, glare: The proposed business activities (storage, office space) are not anticipated to produce noise, vibration, odors, or glare that would be likely to cause irritation from surrounding properties. However, complaints lodged against the property have described open burning of construction debris, which was reported to have produced toxic odors and thick smoke, and employees painting materials outside of the shop building.

Pursuant to Section 3.8020 Home Occupation Standards and Regulation #7, “the Home Occupation shall not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense or irritation to neighboring residents. The Home Occupation shall comply with the applicable federal, state and local regulations.” (Regulation #7) **The addition of fencing and/or vegetative screening along the front property line will help reduce noise. Burning construction debris shall be strictly prohibited. Any painting shall occur within the enclosed building with proper ventilation and air filtration in use at all times. (Conditions #2, 4)**

- A condition of approval will require the applicant to file an annual report which verifies the operating characteristics of the home occupation comply with the conditions and regulations originally imposed. The annual report shall include documentation of any written and/or verbal complaints or feedback related to the home occupation and what action was taken by the permit holder to address those issues. Regardless of complaints, Community Development will review this permit after one year from the date of issuance to determine whether additional conditions are necessary. The review may be a Type II code enforcement proceeding. Violations may result in revocation of the permit. (Condition #5)
- Any complaints received by Community Development will be investigated through code compliance procedures. The code compliance process may result in the application of more restrictive operating conditions or revocation of the permit. (Condition #6)

Through conditions of approval and regulations, the site can be made suitable for the proposed use. Conditional use home occupations require the operator to provide Community Development with an annual report which verifies the home occupation complies with the conditions originally imposed. (See Conditions #2, 3, 4, 5, 6, and Regulations #3, 8, and 7)

- 2) The subject property is accessed via W Campbell Loop, a 50-foot-wide private road easement with an approximately 18-foot-wide paved travel surface, owned and maintained by the Edgewater Terrace Homeowners Association. This road connects to Highway 26 in two locations approximately ¼-mile apart. The road was created when the plat for Edgewater Terrace was recorded in 1971. The plat states that “all streets and footpaths are for the exclusive use of owners of record and their guests...” Based on this language, it does not appear the applicant is prohibited from allowing company vehicles to use the road to access the subject property.

The transportation demand created by the business includes employee trips in work vans and/or personal vehicles, and deliveries of materials and supplies. The applicant has not indicated the frequency of deliveries or whether non-standard freight carriers are used. According to the applicant, employees visit the property, normally in work vans, between 2-3 times per week; and the maximum number of work vehicles present at any time would be two. As previously mentioned, the applicant did not indicate how many persons are employed by the business or how many work vehicles are used, but did state two work vans normally visit the property with two employees in each van, two to three times per week. According to the applicant, one work van and one trailer are normally kept on site but employees typically park the work vans they use at their personal residences overnight.

According to public comments received from neighboring property owners (see Exhibit 2 and Section III of this report), transportation issues include difficulty turning from Highway 26 onto W Campbell Loop when the applicant's work vans are waiting to turn out; delivery trucks blocking the travel surface and causing drivers to pass off the pavement onto yard areas; delivery trucks actively unloading, blocking traffic entirely and causing drivers to wait until unloading is complete or turn around; and unsafe conditions for pedestrians. Some neighbors report that the work vans and delivery vehicles have accelerated deterioration of the road surface and feel they are unfairly paying for repairs which would not be necessary without the traffic created by the applicant's business. Neighbors have also reported that they have observed work vans traveling to and from the property multiple times per day, every day, rather than the 2-3 times per week reported by the applicant; and that four or more work vans have regularly been observed on the property at the same time, in addition to multiple employee vehicles.

The standards for home occupations are discussed later in this report, under Section 3.8000. Included in those standards are limitations on the number of non-resident vehicles and employees allowed on site at any time. Compliance with those standards would address some of the issues raised by neighbors. To limit the amount of traffic caused by the home occupation, non-resident employees shall only be allowed to visit the property Monday through Friday between 8:00am – 6:00pm (Condition #7). Freight services with large trucks delivering materials and supplies to the property are likely to cause road damage and disrupt normal traffic, and would generally not be appropriate for a residential neighborhood setting. In order to prevent those issues, the applicant shall only accept business-related deliveries from standard carriers such as USPS, FedEx, UPS, and DHL; while loading and unloading, all delivery vehicles shall park on the subject property so as not to block the road (Condition #8).

Through conditions of approval, transportation access to the subject property will be adequate to support the proposed use. (Conditions #7 and 8)

- 3) The subject property is served by a public water source (City of Seaside) and by the Seaside Rural Fire Protection District. Sewage is handled via an onsite septic system; however, the applicant has not indicated whether a restroom is available for employee use. A dumpster is kept on site and serviced by Recology. Notice of the application was provided to the fire department and onsite septic program, but neither provided a response. Considering employees are on-site regularly, a condition of approval will require the property owner to provide a restroom for employee use (Condition #9). An Agency Review & Approval Form shall be provided to the Planning Division within 30 days from the issuance of the home occupation permit to confirm approval by the fire department, water provider, and onsite septic program (Condition #1). Condition of Approval #10 will require the applicant to provide the Planning Division proof of a contract for waste collection services; any scrap and/or waste materials shall be stored within an enclosed structure at all times prior to disposal; burning scrap materials is prohibited; and any potentially hazardous materials shall be stored, used, and disposed of in accordance with applicable federal, state, and local regulations.

Through conditions of approval, the applicant will have the opportunity to demonstrate public facilities and services are available and adequate to support the home occupation. (See Conditions #1, 9, and 10)

- 4) The topography of the site is generally flat. County maps indicate a band of wetlands through the middle of the property. It does not appear business activities would occur within wetlands. The entire property is within the Flood Hazard Overlay (FHO; FEMA AE 100-year Zone). All development and use, including storage of materials and equipment, shall comply with the applicable provisions of the FHO

(Section 5.1000, LWDUO). **With a condition of approval, the home occupation is not expected to conflict with the natural and physical characteristics of the site or surrounding area. (See Condition #11)**

(D) The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (C) above.

APPLICANT RESPONSE: The property is being used the same way the previous owner was using it.

STAFF FINDINGS and CONCLUSION: The development pattern of the surrounding area is generally low-density rural residential, which is not expected to change. Home occupations are anticipated uses in rural residential zones, and they are generally compatible with surrounding uses through compliance with applicable development standards and conditions of approval as appropriate. As discussed above, the proposed business involves activities which have potential to be a nuisance for the surrounding neighborhood (i.e. traffic, noise, odors). Compatibility of the proposal with the surrounding neighborhood will depend on the applicant's ability to control business activities to the greatest extent possible to prevent the use from becoming a nuisance. If complaints are received, Clatsop County will investigate through code compliance procedures and may apply more restrictive operating conditions or ultimately revoke the home occupation permit. **The proposed use can be made compatible with existing and projected uses on surrounding lands through compliance with development standards and conditions of approval. The conditions include a requirement that the applicant provide Community Development an annual report demonstrating compliance with all conditions originally imposed.**

SECTION 2.9400. SITE PLAN REVIEW.

Section 2.9410. Site Plan Review Requirements.

Before a permit can be issued for development in a special purpose district or for a conditional development and use or a development and use permitted with review, a site plan for the total parcel and development must be approved by the Community Development Director or Planning Commission. Information on the proposed development shall include sketches or other explanatory information the Director may require or the applicant may offer that present facts and evidence sufficient to establish compliance with Sections 1.1040, 1.1050 and the requirements of this Section.

STAFF FINDINGS and CONCLUSION: Home occupations are a conditional use requiring site plan review. The applicant submitted a preliminary site plan with the conditional use application (see Exhibit 1). A final site plan shall be provided to the Planning Division for review prior to commencing the proposed home occupation. **This criterion will be satisfied with a condition of approval (see Condition of Approval #1).**

SECTION 3.8000. HOME OCCUPATION

Section 3.8020. Home Occupation Standards

The following limitations and requirements shall apply to all Home Occupations:

- (1)** Parking of 1 space per employee must be provided on the same tract of land. Parking spaces needed for employees of a home occupation shall be provided in defined areas of the property which are accessible, usable, designed and surfaced for that purpose.

APPLICANT RESPONSE: We have 8 parking spaces on the shop, and there is more than enough parking for our own personal vehicles. The employees park there from ½ hr to 5 hrs depending if they are setting the materials, delivering materials or picking up tools. Employee parking is only available in the front of the shop building.

- (2) No more than two vehicles or trailers are to be used in the operation of the Home Occupation.

APPLICANT RESPONSE: Company vehicles permitted to park on the property is Antonio's van and trailer.

- (3) No modification shall be made to the dwelling to establish or operate the Home Occupation that would cause it to resemble anything other than a dwelling.

APPLICANT RESPONSE: There are no plans to expand any existing dwellings. Our plans to build one new patio area with one roof structure over it.

- (4) All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.

APPLICANT RESPONSE: Our materials, tools, machines and construction equipment are stored in existing shop building.

- (5) The Home Occupation shall not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense to irritation to neighboring residents. The Home Occupation shall comply with the applicable federal, state and local regulations.

APPLICANT RESPONSE: Our business does not create any gases, dust, odors, vibrations, electrical interference, smoke, noise or light in a matter to cause any disturbance or irritation to our neighbors.

- (6) No more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the Home Occupation. No other form of identification or advertisement shall be used.

APPLICANT RESPONSE: We don't have a sign or intend to have one.

- (7)
- (A) Retail Sales shall be allowed provided the activity does not give the outward appearance or manifest the characteristics of a retail business, such as signs other than those permitted under S3.462(6), advertising the dwelling as a business location, generate noise or traffic that adversely affects neighbors, or cause other adverse off-site impacts.
 - (B) A Complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in 5.025 of the Clatsop County Land and Water Development and Use Ordinance.

APPLICANT RESPONSE: No sales of any retail type business will be conducted on the property.

- (8) A Home Occupation in or adjacent to the AF, F-80 and EFU zones shall not involve activities which might disrupt or adversely impact forest use of the parcel or adjacent parcels. The Home Occupation shall also not involve activities sensitive to standard farm or forest management practices.

APPLICANT RESPONSE: No forest or farm use on site.

(9) Repair or assembly of any vehicles or engines is not allowed.

APPLICANT RESPONSE: No company vehicle or engine repairs will be conducted on site.

(10) Deliveries or pick-ups of supplies or products, associated with the home occupation, are allowed to occur between 8:00 a.m. and 6:00 p.m.

APPLICANT RESPONSE: Deliveries will be there during 8am through 6pm.

(11) No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.

APPLICANT RESPONSE: No outside storage.

(12) The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.

APPLICANT RESPONSE: Antonio and Susana Velazquez currently reside on the property.

(13)

1. Not more than three (3) non-resident employees or vehicles are allowed on the premises at any one time in conjunction with a home occupation in the RSA-MFR, RA-1, RA-2 and RA-5 zones

APPLICANT RESPONSE: Employees with the company van come to the shop every other day for tools and materials during the morning or afternoon.

(14) Parking of any trailers associated with the home occupation shall be within an enclosed building or screened from view by adjoining properties.

APPLICANT RESPONSE: Trailer parked behind shop is not visible to neighbors and is parked there for not more than 2 days.

STAFF FINDINGS and CONCLUSION:

- 1) According to the applicant, two work vans with two employees in each van typically arrive at the site two to three days per week. Per Subsection (13), not more than three non-resident employees or vehicles are allowed on the premises at any one time in conjunction with the home occupation, and per Subsection (1) one off-street parking space shall be provided on the property. The applicant will likely need to adjust current operations to meet these standards. **One off-street parking space per employee shall be provided on the subject property per Section 3.8020(1).**
- 2) According to the applicant, the business uses multiple work vans and a trailer. Considering the purpose of these standards is to limit impacts on the surrounding residential neighborhood, it is reasonable to provide that a home occupation could use more than two vehicles and/or trailers but allow no more than two on-site at any time. **Pursuant to Section 3.8020(2), no more than two vehicles or trailers may be used on-site at any time.**

- 3) The applicant has proposed to operate the home occupation within an existing accessory building. The applicant described a covered patio addition which is not associated with the home occupation. Of note, that patio addition was not permitted and is the subject of ongoing code enforcement action. However, no modifications to the dwelling have been proposed that would cause it to resemble anything other than a dwelling. **This criterion is satisfied.**
- 4) The applicant has proposed to operate the home occupation, including storage of materials, entirely within an existing, enclosed accessory building. **Pursuant to Section 3.8020(4), all materials, parts, tools and other equipment used in the operation of the home occupation shall be stored entirely within the accessory building or dwelling.**
- 5) According to comments received during the comment period (see Section III and Exhibit 2), neighbors have observed work vehicles dump construction debris in the rear yard, which was then burned. According to the comments, there was heavy, toxic-smelling smoke which may have been produced by burning plastic and/or rubber. Neighbors have also reported smelling paint odors when employees were observed painting outside the shop building. If this application is approved, compliance with Subsection (5) will be required; if emission of gases, dust, odors, vibration, electrical interference, smoke, noise, or light causes offense or irritation to neighbors, the code compliance process may result in more restrictive operating conditions or the permit may be revoked. Construction debris is highly likely to contain toxic materials, so burning shall be prohibited. **The home occupation shall be operated in accordance with 3.8020(5). Burning of construction debris is prohibited in any event. Any onsite painting or fabrication shall occur within the enclosed building with proper ventilation and air filtration in use at all times. (Condition #4)**
- 6) No signage has been proposed. **Pursuant to 3.8020(6), no more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the home occupation.**
- 7) The applicant has indicated no retail activity would take place on the subject property. If the applicant determines on-site retail is desired, the applicant shall contact the Planning Division to request an expansion to the conditional use permit, or a new conditional use permit as appropriate. **(Condition of Approval #12)**
- 8) The subject property is not located in the AF, F-80, or EFU Zone. **This criterion does not apply.**
- 9) The proposed home occupation does not involve the repair or assembly of any vehicles or engines. **This criterion is satisfied.**
- 10) The applicant has indicated that deliveries will occur between 8:00am – 6:00pm. Neighbors have raised concerns with delivery trucks damaging and blocking the roadway. Freight services with large trucks delivering materials and supplies to the property are likely to cause road damage and disrupt normal traffic, and would generally not be appropriate for a residential neighborhood setting. In order to prevent those issues, the applicant shall only accept business-related deliveries from standard carriers such as USPS, FedEx, UPS, and DHL; while loading and unloading, all delivery vehicles shall park on the subject property so as not to block the road (Condition #8). **This criterion will be satisfied through a condition of approval and a regulation. (Condition #8 and Regulation #11)**
- 11) According to the applicant, there will be no outside storage. **Pursuant to 3.8020(11), no outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.**

- 12) The applicant conducts the home occupation and resides on the subject property. **This criterion is satisfied.**
- 13) According to the applicant, two work vans with two employees in each van typically arrive at the site two to three days per week. Neighbors say they have observed four or more work vans, plus multiple employee personal vehicles, on the property simultaneously (see photos submitted by Dale Barrett in Exhibit 2). **Pursuant to Section 3.8020(13), not more than three non-resident employees or vehicles are allowed on the premises at any one time in conjunction with the home occupation; it is likely the applicant will need to adjust current operations to meet this requirement.**
- 14) According to the applicant, a trailer used in conjunction with the proposed occupation is parked in a location where it is screened from view by adjoining properties. **Pursuant to Section 3.8020, any trailers associated with the home occupation shall be stored within an enclosed building or screened from view by adjoining properties.**

The standards listed in Section 3.8020 are County regulations which apply to all home occupations. Based on the information provided by the applicant and the above findings and conclusions, the proposal can satisfy the applicable standards, with conditions of approval as appropriate to limit the impact of the home occupation on the surrounding residential area and compliance with the regulations listed in Section 3.8020. (Conditions #4, 8, 12 and Regulations #1-14)

B. COMPREHENSIVE PLAN GOALS AND POLICIES

Goal 1 – Citizen Involvement

7. Clatsop County shall use the news media, mailings, meetings, and other locally available means to communicate planning information to citizens and governmental agencies. Prior to public hearings regarding major plan revisions, notices shall be publicized.
9. Public notices will also be sent to affected residents concerning zone and comprehensive plan changes, conditional uses, subdivisions and planned developments.

STAFF FINDING: After the application was deemed complete by the Planning Division, mailed notice was provided in accordance with the requirements for a Type II procedure (Exhibit 2). Based on comments that were received in opposition to the application, the Community Development Director scheduled the application to be reviewed by the Planning Commission in a public hearing. Mailed, posted, and published notice for the hearing was provided in accordance with the applicable LWDUO criteria, satisfying Goal 1 (see Exhibit 2). **Goal 1 is satisfied.**

Goal 2 – Land Use Planning

The County's land and water have been placed in one of six (6) Plan designations [including]:

Rural Lands

"Rural Lands are those that are outside the urban growth boundary, outside of rural community boundaries, and are not agricultural lands or forest lands. Rural Lands includes lands suitable for sparse settlement, small farms or acreage home sites with no or hardly any public services, and which are not suitable, necessary or intended for urban use."

STAFF FINDINGS and CONCLUSION: The subject property is located in the RA-1 Zone, which is designated "Rural Lands" in the Comprehensive Plan, where single-family residential development and

accessory uses and developments are appropriate and anticipated, and where home occupations can be permitted as a conditional use. Permitted and conditional uses have been reviewed in general terms during the development of the Comprehensive Plan and found to be consistent with the Rural Lands plan designation and RA-1 zoning with appropriate conditions of approval. **With conditions of approval as appropriate, the proposed use does not conflict with Goal 2.**

Goal 6 – Air, Water, and Land Resources Quality

To maintain and improve the quality of air, water, and land resources of the state.

Policies

13. Any development of land, or change in designation of use of land, shall not occur until it is assured that such change or development complies with applicable state and federal environmental standards.

STAFF FINDINGS and CONCLUSIONS: Uses associated with the home occupation generally include office space and storage space. Storage for a construction/painting contracting business typically includes toxic and potentially hazardous materials. Neighbors have also reported that construction debris is hauled to the site and disposed of in a dumpster or burned. Condition of Approval #4 shall prohibit burning construction debris; any scrap and/or waste materials shall be stored within an enclosed structure at all times prior to disposal; and any potentially hazardous materials shall be stored, used, and disposed of in accordance with applicable federal, state, and local regulations. Regulation #1 will require the applicant to provide copies of any required state and/or federal permit to the Planning Division.

With regulations and conditions of approval as appropriate, the proposed use will not conflict with Goal 6. (Condition #4 and Regulation #1)

Goal 11 – Public Facilities and Services

GENERAL PUBLIC FACILITIES POLICIES

3. Development permits (excluding land divisions) shall be allowed only if the public facilities (water and sanitation, septic feasibility or sewage capacity) are capable of supporting increased loads. The County shall consider prior subdivision approvals within the facilities service area when reviewing the capabilities of districts.

STAFF FINDINGS AND CONCLUSION: The subject property has access to a community water source and is served by the Seaside Rural Fire Protection District. Sewage is handled via an onsite septic system; however, the applicant has not indicated whether a restroom is available for employee use. A dumpster is kept on site and serviced by Recology. Notice of the application was provided to the fire department and onsite septic program, but neither provided a response. Considering employees are on-site regularly, a condition of approval will require the property owner to provide a restroom for employee use (Condition #6). An Agency Review & Approval Form shall be provided to the Planning Division within 30 days from the issuance of the home occupation permit to confirm approval by the fire department, water provider, and onsite septic program (Condition #1). Condition of Approval #8 will require the applicant to provide the Planning Division proof of a contract for waste collection services; any scrap and/or waste materials shall be stored within an enclosed structure at all times prior to disposal; and any potentially hazardous materials shall be stored, used, and disposed of in accordance with applicable federal, state, and local regulations. **Goal 11 will be satisfied through conditions of approval (Conditions #1, 6, and 8).**

Seaside Rural Community Plan

Rural Lands Policies

5. Home occupations should be allowed. Care should be taken to avoid disturbance to neighboring property owners through the establishment of minimum standards for floor or site area, number of employees, noise, odor and visibility restrictions.

STAFF FINDINGS and CONCLUSION: The subject property is in a moderate-density rural residential area. Per Rural Lands Policy #5, home occupations should be allowed, but appropriately limited to avoid disturbing neighbors. Conditional use review criteria and home occupation standards referenced throughout this report have been devised to limit uses in such a way that meets the intent of this policy. This staff report demonstrates the business activities, as described by the applicant, are generally able to satisfy the applicable review criteria with appropriate conditions of approval to maintain the rural residential character and quality of life in the surrounding neighborhood. **Through compliance with development standards and conditions of approval, the proposed use will be consistent with the Seaside Rural Community Plan.**

III. PUBLIC COMMENTS

Dale & Sheryl Barrett, 34107 W. Campbell Loop: Via letter (Exhibit 2) described their experience as neighbors of the applicant over the past several years while the business has been operated without the benefit of required permits. The Barretts called out multiple issues they have had including excessive traffic by commercial vehicles on a road surface not designed for those types of vehicles; excessive wear on the road surface caused by said vehicles; hazards to pedestrians caused by commercial vehicle traffic; delivery trucks blocking the roadway; deliveries occurring as early as 6:00 a.m. and as late as 10:00 p.m.; excessive on-site employee activity and number of parked vehicles; burning of construction debris possibly including plastic, rubber, and other toxic materials; paint odors when employees were observed painting items outside of the accessory building; storage of hazardous materials; outdoor light fixtures which cause glare on adjacent properties; and failure of the applicant to abide by established rules and code compliance efforts. Based on their observations over the years, the Barretts do not believe the applicants will follow the applicable regulations and conditions of approval if a conditional use permit is issued, which would cause continued negative impacts to the neighborhood. They also stated that they understand the applicant owns commercial property in the City of Gearhart they plan to develop with office and storage space for the business. Therefore, the Barretts do not believe the home occupation permit is necessary, as all business activities could be relocated to the other property. They request denial of the application.

Heidi & Jim Lent, 34009 W. Campbell Loop: Via email (Exhibit 2) have observed the increase in commercial traffic and expressed concerns with the livability and safety of the neighborhood. Specifically, they were concerned that the private road is not wide enough or constructed to withstand commercial vehicle traffic; that the commercial vehicle traffic puts residents' safety at risk when walking or biking; the commercial vehicles disproportionately cause wear and tear to the road; there is an excessive amount of vehicle trips to and from the site by employees; burning of construction debris releases toxic fumes throughout the neighborhood and toxic ash into the Necanicum River; the applicants have not complied with previous or ongoing code compliance efforts and are unlikely to abide by permit conditions or other regulations; and that the applicants own commercial property in Gearhart which could accommodate the business and remove it from the neighborhood. The Lents believe the business does not qualify as a home occupation and request denial of the application.

Bud & Deborah Thompson, 34077 W. Campbell Loop: Via email (Exhibit 2) said they were not aware the applicants did not already have a permit to operate the business. They are opposed to approval of the application and generally do not support approval of commercial activities in the neighborhood.

STAFF RESPONSE: The applicant's business has been operating on the subject property without the benefit of required permits, and the comments listed above describe many activities that are not allowed under County and/or state regulations. This conditional use permit application seeks to resolve the unpermitted activity and bring the business into compliance with the applicable regulations. Additional conditions of approval have been developed specific to the subject property, business, and surrounding neighborhood, to limit the impact of the business and prevent it from disturbing the peace and quiet and rural residential character of the neighborhood. Approval of this permit would provide the applicant the opportunity to continue the business as a legal home occupation, as can be permitted in the RA-1 Zone; however, if the applicant fails to comply with conditions of approval and/or regulations, those violations would be investigated by Code Compliance staff and the permit may be revoked. Conditions of approval are listed on pages 17-19.

Garry & Sheryl Phelan, 34067 W. Campbell Loop: Via fax (Exhibit 2) said there was a carpet business and car repair business on the subject property prior to the applicant living there. They said the applicant's business is similar to what was there previously; that the work vans visit the property 2-3 times per week and don't cause any disruptions to the neighborhood; and that the work vans are normally parked at employees' personal residences, not on the subject property. The Phelans said the applicants are good, respectful neighbors who attend HOA meetings and contribute to the community. They support approval of the application.

Robert Brown, 34119 W Campbell Loop: Via letter (Exhibit 2), said he had no objections to the application and supports approval of the application.

Nicole Hilliard & Dylan Eckland, 34039 W Campbell Loop: Via letter (Exhibit 2), said they have been neighbors of the applicant for two years and have not had any concerns with the applicant's business activities. They said the applicants are good neighbors, the property is generally clean and quiet, traffic is minimal and employees drive slowly and carefully. They support approval the application.

STAFF RESPONSE: Staff was not able to locate permit history for any previous businesses on the subject property. The Phelans' description of the applicant's activities aligns with the applicant's testimony.

IV. RECOMMENDED DECISION AND CONDITIONS OF APPROVAL

The criteria relevant to this request have been met or will be met through conditions of approval. **Staff recommends approval, subject to the following conditions:**

1. Within 30 days, the applicant shall obtain a development permit from the Planning Division. The development permit application shall include a final site plan with dimensions; a completed Agency Review & Approval form; and any additional documentation necessary to demonstrate all of the following conditions of approval have been satisfied.
2. Sight-obscuring fencing and/or evergreen vegetation shall be installed along the front property line. A clear vision area shall be provided at the driveway opening in accordance with Section 3.9530.
3. All outdoor light fixtures shall comply with Ordinance #20-02 Outdoor Lighting.
4. The home occupation shall be conducted in a manner that limits the output of noise, dust, smoke, fumes and odors to the greatest extent possible. Burning construction debris is strictly prohibited. Any onsite

painting or fabrication shall occur within the enclosed building with proper ventilation and air filtration in use at all times. Scrap and/or waste materials shall be stored within an enclosed structure at all times prior to disposal; and any potentially hazardous materials shall be stored, used, and disposed of in accordance with applicable federal, state, and local regulations. If complaints related to noise, dust, smoke, fumes or odors produced by the home occupation are received, the applicant is advised that the permit may be revoked.

5. The applicant shall provide Community Development with an annual report which verifies the home occupation complies with the conditions and regulations originally imposed. The annual report shall include documentation of any written and/or verbal complaints or feedback related to the home occupation and what action was taken by the permit holder to address those issues. Regardless of complaints, Community Development will review this permit after one year from the date of issuance to determine whether additional conditions are necessary. The review may be a Type II code enforcement proceeding. Violations may result in revocation of the permit.
6. Any complaints received by Community Development will be investigated through code compliance procedures. The code compliance process may result in the application of more restrictive operating conditions or revocation of the permit.
7. To limit the amount of traffic caused by the home occupation, non-resident employees shall only be allowed to visit the property Monday through Friday between 8:00am – 6:00pm.
8. Freight services with large trucks delivering materials and supplies to the property are likely to cause road damage and disrupt normal traffic, and would generally not be appropriate for a residential neighborhood setting. In order to prevent those issues, the applicant shall only accept business-related deliveries from standard carriers such as USPS, FedEx, UPS, and DHL. While loading and unloading, all delivery vehicles shall park on the subject property so as not to block the road.
9. A restroom shall be provided for employee use.
10. The applicant shall provide the Planning Division proof of a contract for waste collection services. Any scrap and/or waste materials shall be stored within an enclosed building at all times prior to disposal. Potentially hazardous materials shall be stored, used, and disposed of in accordance with applicable federal, state, and local regulations.
11. The entire property is within the Flood Hazard Overlay (FHO; FEMA AE 100-year Zone). All development and use, including storage of materials and equipment, shall comply with the applicable provisions of the FHO (Section 5.1000, LWDUO).
12. No on-site retail is permitted. If desired, the applicant shall contact the Planning Division to request an expansion to this permit.

The following regulations shall also apply:

1. If any state or federal permit is required for a development or use, an applicant, prior to issuance of a development permit or action, shall submit to the Planning Division a copy of the state or federal permit.
2. The home occupation shall employ no more than five full or part-time persons.
3. If there are non-resident employees, parking of 1 space per employee must be provided on the same tract of land. Parking spaces needed for employees of a home occupation shall be provided in defined areas of the property which are accessible, usable, designed and surfaced for that purpose.
4. No more than two vehicles or trailers are to be used in the operation of the Home Occupation.
5. No modification shall be made to the dwelling to establish or operate the Home Occupation that would cause it to resemble anything other than a dwelling.
6. All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.
7. The Home Occupation shall not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense or irritation to neighboring residents. The Home Occupation shall comply with the applicable federal, state and local regulations.
8. No more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the Home Occupation. No other form of identification or advertisement shall be used.
9. No onsite retail or other onsite customer activities shall be permitted.
10. Repair or assembly of any vehicles or engines is not allowed.
11. Deliveries or pick-ups of supplies or products, associated with the home occupation, are allowed to occur between 8:00 a.m. and 6:00 p.m. and shall be limited to those services which customarily serve residential areas.
12. No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted.
13. The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.
14. Parking of any trailers associated with the home occupation shall be within an enclosed building or screened from view by adjoining properties.

EXHIBIT 1

Application Materials



Clatsop County
Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

21-000591

Conditional Use Permit for Home Occupation

Fee: \$1,200 (Double if a violation exists)

OWNER(S): Jose Antonio Velazquez-Silva

Email: Velazquezant@aol.com

Mail Address: 34074 W. Campbell Loop

City/State/Zip: Seaside Or 97138

Phone: _____

Phone: 503-739-3055

OTHER: Susana Huanosta

Email: _____

Mail Address: 34074 W. Campbell Loop

City/State/Zip: Seaside, Or 97138

Phone: _____

Phone: _____

OTHER: _____

Email: _____

Mail Address: _____

City/State/Zip: _____

Phone: _____

Phone: _____

Proposed Use: Warehouse/storage for tools/safety equipment & supplies

Existing Comprehensive Plan Designation: shop building

Existing Zoning: RA-1

Overlay District: NWI FHO

Violation 186-20-000196-NVST

20150537CWP

Property Description - Map ID: T5N, R10W, Section 14DC, TL 01103

Directions to the property from Astoria: HWY 26 East to Edge Water terrace subdivision
4 min away post mile marker 3

What is the nearest "Community" (i.e. Svensen, Arch Cape, Westport)? Seaside Or

Include a map of the property and adjacent parcels showing existing and proposed uses.

General Description of Property:

Existing Use: Home

Topography: Flat

Proposed Development: ~~Warehouse~~ ~~Warehouse~~ ~~Warehouse~~ Home Occupation floor

General Description of Adjoining Property:

Existing Use: Same

Topography: Flat

SIGNATURES: I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

Signature _____

Date: _____

Jose Antonio Velazquez-Silva
Susana Huanosta
34074 W Campbell Loop
Seaside, OR 97138

October 13, 2021

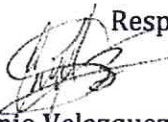
Re: Incomplete Application-Conditional Use Home Occupation # 186-21-000591-PLNG

Dear Ian Sisson,

This letter is in response to the incomplete information you need to move forward to process our application.

- No other business related activities occur on this property. We store materials in the shop and we are in the process of moving our office to a different location.
- No materials are stored outdoors and no work vehicles are stored on the premises.
- Our employees are at the property approximately 2 times per week, usually on Monday and maybe mid week, depending if they need to pick up supplies. Twice a month they are here to pick up their paychecks, which will cease once we are in our new office.
- The earliest any employees are here is 8:00 a.m. and the very latest would be 6:00 p.m.
- The maximum number of work vehicles here at any one time would be 2 with 2 people in each.
- We have had no issues with any of our neighbors concerning any activity on our property.
- We have always been respectful of our neighbors, making sure our employees are in and out of the shop quickly and no equipment is run on the premises.

If there is any additional information you need, please let us know.

Respectfully,
 Susana Huanosta
Antonio Velazquez and Susana Huanosta



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

October 8, 2021

Jose Antonio Velazquez-Silva and
Susana Huanosta
34074 W. Campbell Loop
Seaside, OR 97138

RE: Incomplete Application - Conditional Use Home Occupation #186-21-000591-PLNG

Dear Ms. Huanosta and Mr. Velazquez-Silva:

This letter is to inform you that staff has reviewed the application referenced above and determined it is incomplete. Additional information was requested via email on September 24, 2021, and again on October 4, 2021. Our office did not receive any response.

Please respond to the following questions, with as many details as possible, so that staff has a sufficient basis of information to process your application:

- Other than material storage and office work, do any other business-related activities (such as cleaning tools and equipment, disposing of waste materials, using power tools or other machinery, etc.) occur on the subject property?
- Are any materials or vehicles associated with the business stored outdoors?
- How many days per week do employees visit the property? Which days?
- What is the earliest time of day employees arrive at the property and what is the latest time of day employees leave?
- What is the maximum number of employees and employee vehicles on site at any given time?
- Have any neighbors requested that you make any changes related to your business activities on the property? If so, what were the issues they had and what adjustments have you made?
- Considering the business is operated in a residential area, what measures have you taken to ensure the business activities do not disrupt the surrounding neighborhood?

Pursuant to LWDUO Section 2.075:

After an application is deemed incomplete in writing by letter to the applicant, the applicant may within 180 days: (a) provide all of the missing information; or (b) provide some of the missing information and written notice that no other information will be provided; or (c) provide written notice that none of the information will be provided.

Please respond accordingly as soon as possible. If no response is received by April 6, 2022, the application will be void and any application fee that has been submitted will be forfeited.

Please contact me if you have questions or need additional information.

Respectfully,


Ian Sisson, AICP
Senior Planner

cc: Julia Decker, Planning Manager
David Kloss, Building Official

The following sections are from the Clatsop County Land and Water Development and Use Code.

SECTION 2.4000. CONDITIONAL DEVELOPMENT AND USE.

Section 2.4010. General

Although each zoning district is primarily intended for a predominate type of use and development, there are a number of uses which may or may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, character of the surrounding development, traffic capacities of adjacent streets, and potential environmental effects, all may indicate that the circumstances of the development and use needs to be individually reviewed. It is the intent of this section to provide a system of review of such uses so that the community is assured that the uses are compatible with their locations and with surrounding land uses, and will further the purpose of this ordinance and the objectives of the comprehensive plan.

Section 2.4020. Application for a Conditional Development and Use

If a development and use is classified as conditional in a zone, it is subject to approval under Sections 2.4000 to 2.4050. An applicant for a proposed conditional development and use shall provide facts and evidence and a site plan in compliance with Section 2.9400 sufficient to enable the Community Development Director or hearing body to make a determination.

Section 2.4030. Authorization of a Conditional Development and Use

1) A new, enlarged or otherwise altered development classified by this Ordinance as a conditional development and use may be approved by the Community Development Director under a Type II procedure except that the following conditional developments and uses may be approved by the Hearings Officer under a Type IIa procedure:

- (A) Dog kennel or Kennel;
- (B) Airport;
- (C) Bed & Breakfast over 3 units;
- (D) Golf courses;
- (E) Automobile service station or repair shop, including body work, used car sales, wrecking yard;
- (F) Public or private recreation such as riding stable, fishing or boating docks or ramps, gun club, golf course, or resort type establishment in association with recreation;
- (G) Non-farm partition;
- (H) Non-farm dwelling;
- (I) Farm help relative dwelling;
- (J) Home occupations related to auto/machinery repair or painting;
- (K) Firearms training facility;
- (L) Solid waste disposal site;
- (M) Small scale, light industrial developments such as assembly, fabricating, processing, compounding, packing and similar operations within an enclosed building.
- (N) Automobile wrecking yard.
- (O) Amusement enterprises such as games of skill and science, thrill rides, penny arcades, and shooting galleries.

2) Where the proposed development involves a non-water dependent use or activity in the Marine Industrial Shorelands Zone, Section 4.1900, mailed notice shall also be provided to any interested party who has submitted a written request concerning the proposed development, and to state and federal agencies with statutory planning and permit issuance authority in aquatic areas, including the Oregon Division of State Lands, Department of Fish and Wildlife, U.S. Fish and Wildlife Service, National Marine Fisheries Service, Corps of Engineers, and the Environmental Protection Agency.

3) In addition to the other applicable standards of this ordinance, the hearing body must determine that the development will comply with the following criteria to approve a conditional development and use.

NO → (A) The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.

YES → (B) The proposed use meets the requirements and standards of is Ordinance.

YES → (C) The site under consideration is suitable for the proposed use considering: *Because the Shop Building always existed since you bought the property*

- 1) The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location. **NO ON SITE parking or attachment**
 - 2) The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets. **Excellent - TWOWAYS INTO subdivision from HWY 26**
 - 3) The adequacy of public facilities and services necessary to serve the use. **EXISTING**
 - 4) The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features. **N/A**
- (D) The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (C) above. **YES**
- (E) The proposed use will not interfere with normal use of coastal shorelands. **N/A**
- (F) The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas, and **N/A**
- (G) The use is consistent with the maintenance of peripheral and major big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands. In making this determination, consideration shall be given to the cumulative effects of the proposed action and other development in the area on big game habitat. **N/A**
- (H) In addition to compliance with the criteria as determined by the hearing body and with the requirements of Sections 1.1040 and 1.1050, the applicant must accept those conditions listed in Section 2.4040 that the hearing body finds are appropriate to obtain compliance with the criteria.

**Please address the following standards on a separate sheet of paper.
Be as specific as possible. "Yes" and "No" responses are not sufficient.**

- X**(1) In addition to the other applicable standards of this ordinance, the hearing body must determine that the development will comply with the following criteria to approve a conditional development and use.
- a. The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.
 - b. The proposed use meets the requirements and standards of the Clatsop County Land and Water Development and Use Code.
 - c. The site under consideration is suitable for the proposed use considering:
 1. The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location.
 2. The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets.
 3. The adequacy of public facilities and services necessary to serve the use.
 4. The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features.
 - d. The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (c) above.
 - e. The proposed use will not interfere with normal use of coastal shorelands.
 - f. The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas and
 - g. The use is consistent with the maintenance of peripheral and major big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands. In making this determination, consideration shall be given to the cumulative effects of the proposed action and other development in the area on big game habitat.
- (2) In addition to compliance with the criteria as determined by the hearing body and with the requirements of Sections 1.1040 and 1.1050, the applicant must accept those conditions listed in Section 2.4040 that the hearing body finds are appropriate to obtain compliance with the criteria.

The following is provided to you for your convenience. You need not address these sections.

Section 2.4040. Requirements for Conditional Development and Use

In permitting a conditional development and use, the hearing body may impose any of the following conditions as provided by Section 2.4030:

- 1) Limit the manner in which the use is conducted, including restricting the time an activity may take place and restraints to minimize such environmental effects as noise, vibration, air pollution, glare and odor. *N/A*
- 2) Establish a special yard or other open space or lot area or dimension. *- None required*
- 3) Limit the height, size or location of a building or other structure. *Existing*
- 4) Designate the size, number, location or nature of vehicle access points. *Only one site*
- 5) Increase the amount of street dedication, roadway width or improvements within the street right-of-way.
- 6) Designate the size, location, screening, drainage, surfacing or other improvement of a parking or truck loading areas. *N/A*
- 7) Limit or otherwise designate the number, size, location, height of or lighting of signs. *Existing- Yard light*
- 8) Limit the location and intensity of outdoor lighting or require its shielding. *onto paved area only*
- 9) Require diking, screening, landscaping or another facility to protect adjacent or nearby property and designate standards for installation or maintenance of the facility. *N/A*
- 10) Designate the size, height, location or materials for a fence. *N/A*
- 11) Require the protection of existing trees, vegetation, water resources, wildlife habitat or other significant natural resources. *N/A*
- 12) Require provisions for public access (physical and visual) to natural, scenic and recreational resources. *N/A*
- 13) Specify other conditions to permit the development of the County in conformity with the intent and purpose of the classification of development. *N/A*

Section 2.4050. Time Limit on Permit for Conditional Use

- 1) Authorization of a conditional use shall be void after two years unless substantial construction or action pursuant thereto has taken place as defined in Section 1.0500. However, the County may, at the discretion of the Community Development Director, extend authorization for an additional one year upon request, provided such request is submitted in writing at least 10 days and not more than 30 days prior to expiration of the permit. The County may grant conditional use approvals for activities such as dike maintenance for a period of time up to five years; such approvals will normally correspond with parallel state and/or federal permits.
- 2) Authorization of a conditional use dwelling in the AF, EFU and F-80 zones shall be void after four years unless substantial construction or action pursuant thereto has taken place as defined in Section 1.0500. However, the County may, at the discretion of the Community Development Director, extend authorization for an additional two years upon request, provided such request is submitted in writing at least 10 days and not more than 30 days prior to expiration of the permit.

Please address the following standards on a separate sheet of paper.
Be as specific as possible. "Yes" and "No" responses are not sufficient.

SECTION 3.8000. HOME OCCUPATION

Section 3.8010. Purpose

The purpose of this section is to establish standards by which limited small-scale business activities, hereafter referred to as Home Occupation, could operate in non-commercial and non-industrial zones. Special standards apply to ensure that home occupations will not be a detriment to the character and livability of the surrounding neighborhood. The standards ensure that the home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained.

Section 3.8020. Home Occupation Standards

The following limitations and requirements shall apply to all Home Occupations:

- 1) Parking of 1 space per employee must be provided on the same tract of land. Parking spaces needed for employees of a home occupation shall be provided in defined areas of the property which are accessible, usable, designed and surfaced for that purpose.
- 2) No more than two vehicles or trailers are to be used in the operation of the Home Occupation.
- 3) No modification shall be made to the dwelling to establish or operate the Home Occupation that would cause it to resemble anything other than a dwelling.

- 4) All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.
- 5) The Home Occupation shall not involve operations or use of equipment or processes which would produce or cause the emission of gasses, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense to irritation to neighboring residents. The Home Occupation shall comply with the applicable federal, state and local regulations.
- 6) No more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the Home Occupation. No other form of identification or advertisement shall be used.
- 7) (A) Retail Sales shall be allowed provided the activity does not give the outward appearance or manifest the characteristics of a retail business, such as signs other than those permitted under S3.462(6), advertising the dwelling as a business location, generate noise or traffic that adversely affects neighbors, or cause other adverse off-site impacts.
(B) A Complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in 5.025 of the Clatsop County Land and Water Development and Use Ordinance.
- 8) A Home Occupation in or adjacent to the AF, F-80 and EFU zones shall not involve activities which might disrupt or adversely impact forest use of the parcel or adjacent parcels. The Home Occupation shall also not involve activities sensitive to standard farm or forest management practices.
- 9) Repair or assembly of any vehicles or engines is not allowed.
- 10) Deliveries or pick-ups of supplies or products, associated with the home occupation, are allowed to occur between 8:00 a.m. and 6:00 p.m.
- 11) No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.
- 12) The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.
- 13) (A) Not more than three (3) non-resident employees or vehicles are allowed on the premises at any one time in conjunction with a home occupation in the RSA-MFR, RA-1, RA-2 and RA-5 zones.
(B) Not more than five (5) non-resident employees or vehicles are allowed on the premises at any one time in conjunction with a home occupation in the AF, F-80 and EFU zones.
- 14) Parking of any trailers associated with the home occupation shall be within an enclosed building or screened from view by adjoining properties.

If a Bed & Breakfast Establishment is being requested, please address the following standards on a separate sheet of paper. Be as specific as possible. "Yes" and "No" responses are not sufficient.

Section 3.8030. Bed & Breakfast Establishment Standards

The following standards shall apply to all bed & breakfast establishments in order to preserve the character of the neighborhood or area in which it is to be located. Bed and breakfast establishments shall be allowed in the zones as permitted by this section and as defined by ORS 215.448 (Home Occupations). The regulations have been established to provide an alternative form of lodging for visitors who prefer a residential setting.

- 1) Number of rental units
 - (A) 1-5 unit establishment is subject to approval of a Type I development permit and Section 2.070 in the following zones: NC, TC and GC.
 - (B) 1-5 unit establishment is subject to approval of a Type II conditional use permit and Section 5.000-5.030 in the following zones: RSA-SFR, RSA-MFR, CR, SFR-1, RA-1, RA-2, RA-5, RA-10, EFU, AF, F-80.
- 2) Establishment shall be operated substantially in:
 - (A) The dwelling unit, and historical resource buildings; and
 - (B) It shall not unreasonably interfere with other uses permitted in the zone in which the property is located; and
 - (C) Will employ not more than three full or part-time persons; and

(D) The premises upon which the bed and breakfast establishment is conducted shall be the residence of the person conducting the establishment.

3) (A) One off-street parking space shall be provided for each rental unit plus the 2 required spaces for the residence of the person conducting the establishment. Off-street parking requirements are subject to the standards in Section 3.0050-3.0120 (Off-Street Parking Required).

(B) Additional parking shall be provided for employees subject to the standards in Section 3.0050-3.0120 (Off-Street Parking Required).

(C) A reduction in the number of rental units may be required if the impacts of the parking area cannot be mitigated.

4) Signing is limited to a six (6) square foot nameplate, non-illuminated (replaces Section 3.8020(6)).

5) All Bed and breakfast establishments shall comply with the applicable state and local health, building and fire code requirements.

6) Bed and breakfast establishments shall comply with the development standards of the base zone, and overlay zone where applicable.

7) Any expansion of an existing building or alterations that increase the intensity of the establishment, may require, at the discretion of the Community Development Director, a Type II conditional use permit subject to Section 2.4000-2.4050, in the following zones:

RSA-SFR, RSA-MFR, CR, SFR-1, RA-1, RA-2, RA-5, RA-10, EFU, AF, F-80.

8) Residential structures may be remodeled for the development of a bed and breakfast establishment. However, structural alteration may not be made which prevent the structure from being used as a residence in the future. Internal or external changes which will make the dwelling appear less residential in nature or function are not allowed.

9) An establishment in or adjacent to the AF, F-80 and EFU zones shall not involve activities which might disrupt or adversely impact farm or forest use of the parcel or adjacent parcels.

10) Access to serve a bed and breakfast establishment shall be designed to meet the criteria within Standards Section 3.6520 and Section 3.9540 (Access Control) and the applicable standards within Section 3.9800 (Road Standard Specifications for Design and Construction).

Section 3.8040. Bed & Breakfast Establishment Standards for Standard Sized Lots or Parcels

Bed and breakfast establishments may be considered on parcels or lots that meet the minimum lot size in the following zones as provided by this section:

Zone	Standard
RSA-SFR	Conditional use permit
RSA-MFR	Conditional use permit
CR	Conditional use permit
SFR-1	Conditional use permit
RA-1	Conditional use permit
RA-2	Conditional use permit
RA-5	Conditional use permit
RA-10	Conditional use permit
CBR	Not permitted
NC	Permitted use
TC	Permitted use
GC	Permitted use
EFU	Conditional use permit
AF	Conditional use permit
F-80	Conditional use permit

Section 3.8050. Bed & Breakfast Establishment Standards for Substandard Sized Lots or Parcels

Bed & breakfast establishments may only be considered on parcels or lots that are less than the minimum lot size in the following circumstances:

N/A	Zone	Standard
	RSA-SFR	Not permitted
	RSA-MFR	Conditional use permit
	CR	Conditional use permit
	SFR-1	Not permitted
	RA-1	Conditional use permit
	RA-2	Conditional use permit
	RA-5	Conditional use permit
	RA-10	Conditional use permit
	CBR	Not permitted
	NC	Conditional use permit
	TC	Conditional use permit
	GC	Conditional use permit
	EFU	Conditional use permit
	AF	Conditional use permit
	F-80	Conditional use permit

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Phones (503)739-3055 (503)717-4240

Email: velazquezant@aol.com Visit us at: VPnConstruction.com

CCB #176910 WA# VELAZPL908P1

Development use:

a.- The comprehensive plan is not altering or conflicting on other owner's properties, goals or policies of existing comprehensive plan.

b.- The existing site conditions regarding water and other local utilities are not being altered or improved.

c1.- The shop size is 60'X40'X24', has 3 big garage doors, 4 windows and one entrée door.

We use the shop for storage materials and tools, we come to the shop every other day in the morning to pick up tools and materials we need, sometimes it takes more than a week to come by the shop.

We do not park on the street, we have our own parking spaces, we have 12 parking spaces.

We do not have company sign on the premises, and do not intend to have one either.

We have 4 lights on the building which one of those is an overnight light on the exterior.

The building is 63 feet away from the house and 69 feet away from the street, 16 feet away from the neighbor property line .

c2.- We have access to our premises though Hwy 26 to get to Campbell dr with 2 way direction street to the shop with a loop for entrance and exit.

c3.- The shop is not used for customers, but all utilities are in place for use.

c4.- The property is in a flood zone but has never flooded, since I'm been here and comments from my neighbors.

d.- The property is being used the same way the previous owner was using it.

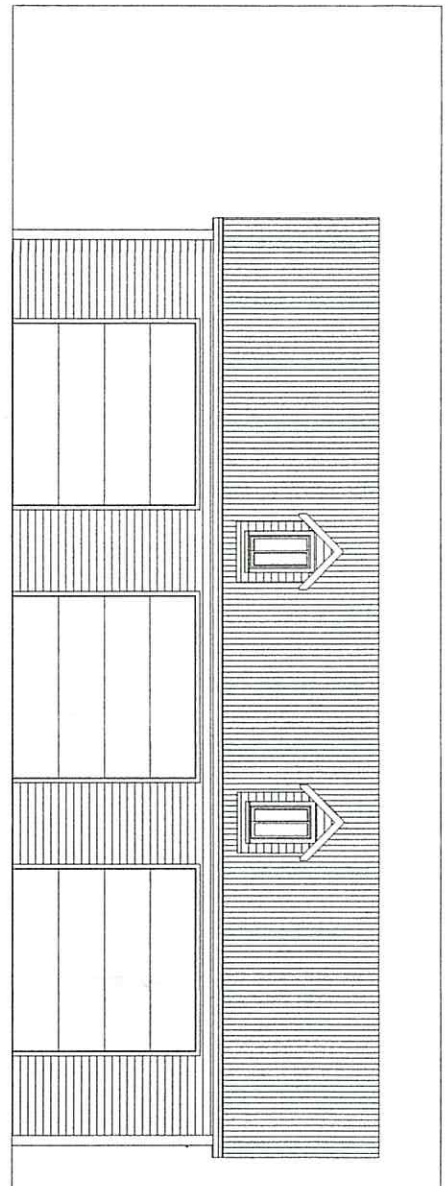
e.- Our property is not near coastal shore lands.

f.- The proposed use does not cause any harm or damage to the aquatic or coastal shore lands.

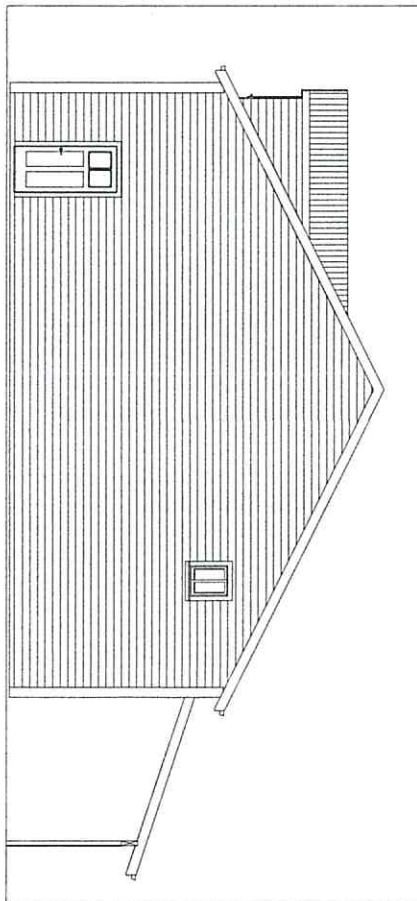
g.- The property has never seen 1 elk or deer since or before 2014 during the time we have owned the property.

Section 3.8000. Home Occupation

- 1.- We have 8 parking spaces on the shop, and there is more than enough parking for our own personal vehicles. The employees park there from ½ hr to 5 hrs depending if they are setting the materials, delivering materials or pick up tools. Employee parking is only available in the front of the shop building.
- 2.- Company vehicles permitted to park on the property is Antonio's Van and trailer.
- 3.- There are no plans to expand any existing dwellings. Our plans to build one new patio area with one roof structure over it.
- 4.- Our Materials, tools, machines and Construction equipment are store in existing shop building.
- 5.- Per business does not create any gases, dust, odors, vibrations, electrical interference, smoke, noise or light in a manner to cause any disturbance or irritation to our neighbors.
- 6.- we don't have any sign or intended to have one.
- 7.- No sales of any retail type business will be Conducted on the property.
- 8.- No forest or farm use on site.
- 9.- No company vehicle or engine repairs will be conducted on site.
- 10.- Delivers will be there during 8 am through 6 pm
- 11.- No outside storage
- 12.- Antonio and Susana Velazquez currently reside in the property.
- 13.- Employees with the company van comes to the shop every other day for tools and materials during the morning or afternoon
- 14.- Trailer parked behind shop is not visible to neighbors and is park there for not more then 2 days.

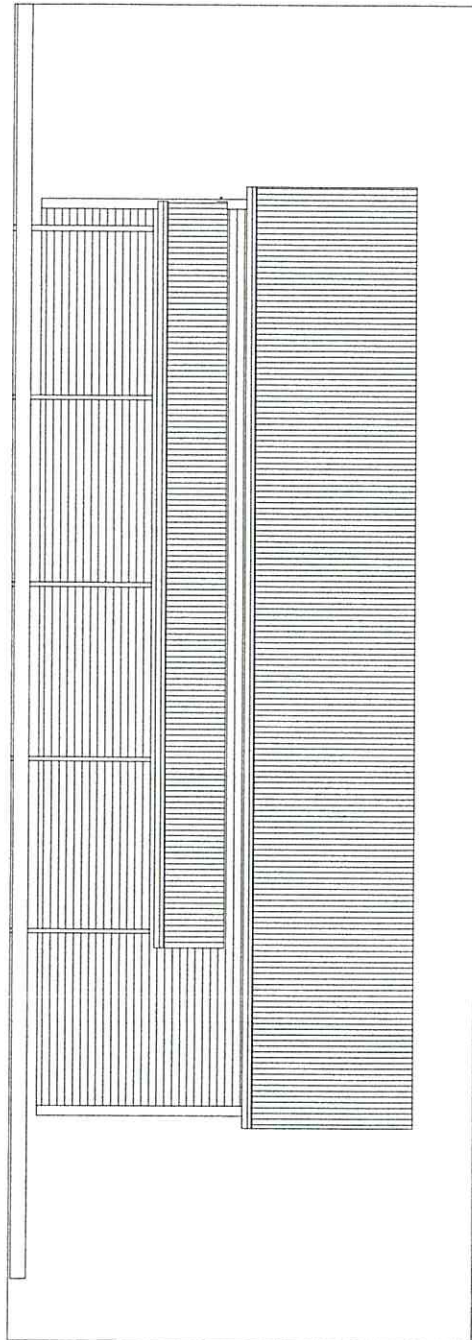


SOUTH ELEVATION : 1/8" = 1'-0"

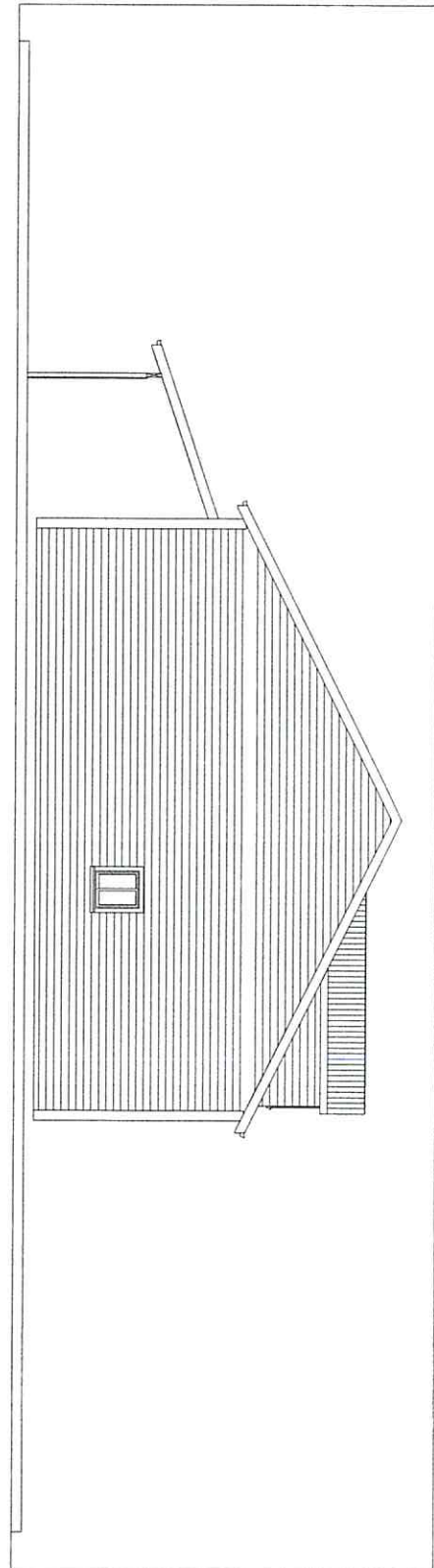


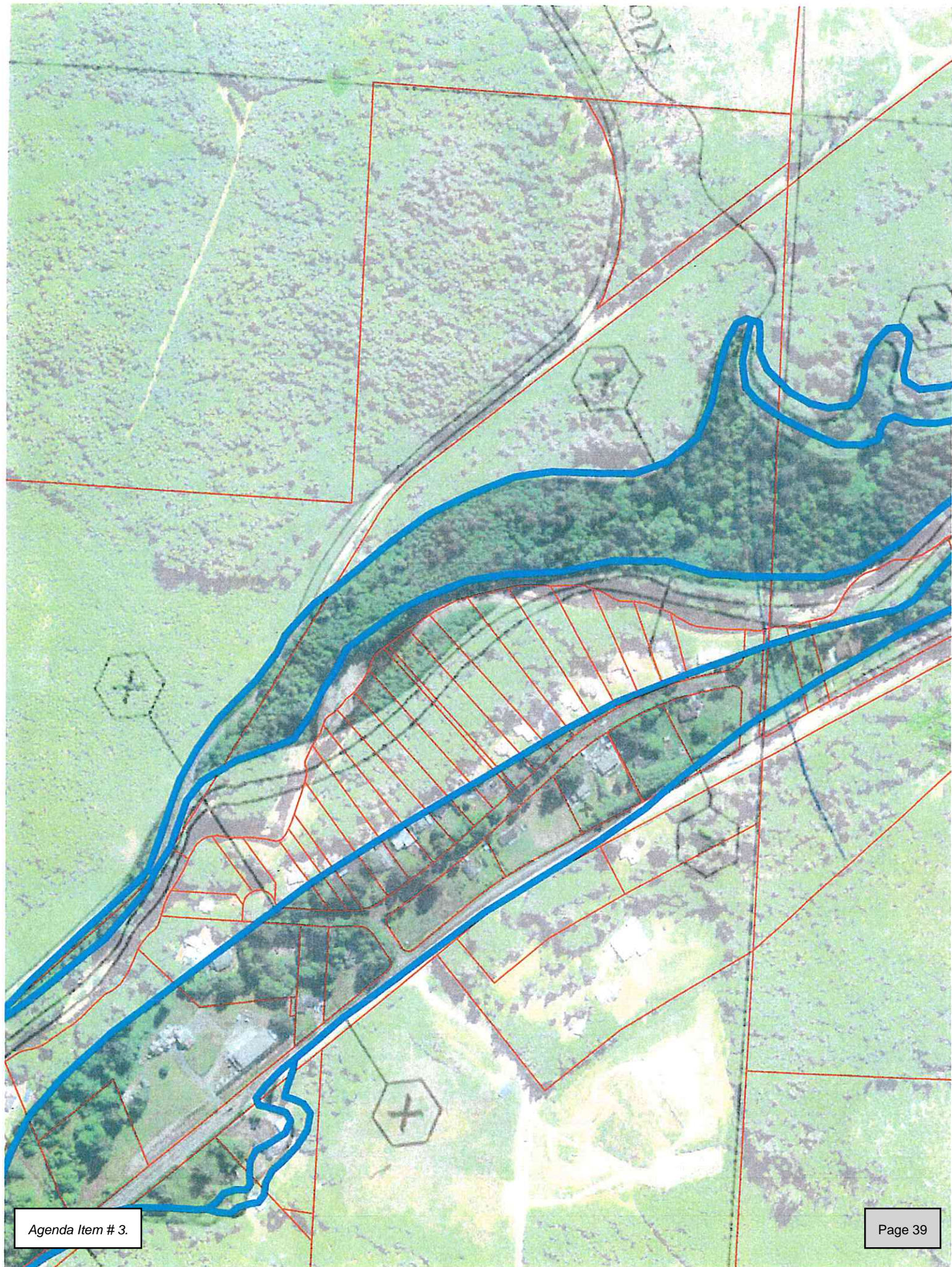
EAST ELEVATION : 1/8" = 1'-0"

NORTH ELEVATIONS; 1/8"=1'-0"



WEST ELEVATION ; 1/8"=1'-0"






Untitled Map

Antonio & Susanna Velazquez Property. Showing both entrances from off of Hwy 26 for engress and egress purposes.

Legend

 34074 W Campbell Loop



Untitled Map

Write a description for your map.

Legend

📍 34074 W Campbell Loop

34074 W Campbell Loop

Property has more THAN
enough room for OFFICE TEMP.
Employee, that still enough
room for Family and Friend
vehicles — No STREET
Lighting on W. Campbell Loop. —

EXHIBIT 2

Public Notice and Comments Received



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

PUBLIC NOTICE

CONDITIONAL USE PERMIT APPLICATION

#186-21-000591-PLNG

COMMENT PERIOD ENDS:

4:00 p.m. Friday, December 17, 2021

SEND COMMENTS TO:

Community Development Department
800 Exchange Street, Suite 100

Astoria, Oregon 97103

CONTACT PERSON:

Ian Sisson, Senior Planner

You are receiving this notice because you own property within 250 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described in this letter. Pursuant to *Section 2.1020* of the Clatsop County Land and Water Development and Use Code (LAWDUC), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 20-03.

Jose Antonio Velazquez-Silva and Susana Huanosta have submitted a request to legalize an existing home occupation on property they own in unincorporated Clatsop County. The property address is 34074 W Campbell Loop, Seaside, further identified as Township 5N, Range 10W, Section 14DC, Tax Lot 1103. The proposal includes storage and office space to support a home-improvement contracting business. Activities would be contained within an existing 2,400-square-foot accessory building on the east side of the property. According to the applicant, employees of the business visit the site approximately two days per week, between 8:00am – 6:00pm, to pick up supplies and equipment. The subject property is located in the Residential-Agriculture-1 Zone (RA-1), which permits home occupations under a Type II permit procedure subject to applicable review criteria and development standards (listed below). **See reverse side for vicinity map.**

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department (address above). Written comments may also be sent via FAX to 503-338-3606, or email to comdev@co.clatsop.or.us. Written comments must be received in this office no later than **4:00 p.m. on Friday, December 17, 2021**, in order to be considered in the review. Planning representative for the application is Ian Sisson, Senior Planner, (503) 325-8611 or isisson@co.clatsop.or.us

If written objections are received regarding how the request fails to meet the standards of the zone or other ordinance requirements on or before the date above, the Community Development Director may place the request on the next appropriate Planning Commission agenda for review. Failure to raise an issue in person or by letter precludes appeal; and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed must be specified. The following criteria apply to the request:

Land and Water Development and Use Code 20-03 (LAWDUC): 1.0500 Definitions; 2.1020 Type II Procedure; 2.2040 Mailed Notice for a Type II Procedure; 2.2050 Procedure for Mailed Notice; 2.4000 Conditional Development and Use; 3.0000 Site Oriented Improvements; 3.8000 Home Occupations; 4.2500 Residential-Agriculture-1 Zone (RA-1); 5.1000 Flood Hazard Overlay District (FHO)

Comprehensive Plan: Goal 1 Citizen Involvement; Goal 2 Land Use Planning; Goal 6 Air, Water, and Land Resources Quality; Goal 7 Areas Subject to Natural Hazards and Disasters; Goal 11 Public Facilities and Services

All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us/landuse.

VICINITY MAP:



2018 Aerial Photo

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 7:30-4:00) at no cost and copies will be provided at reasonable cost. Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>, and on the county's website, www.co.clatsop.or.us/landuse

December 10, 2021

Clatsop County Planning
800 Exchange St, Suite 100
Astoria, Oregon 97103

**Re: Conditional Use Request for Home Occupation at 34074 W. Campbell Loop, Seaside
OR**

This letter is in response to the Conditional Use Request for a Permit submitted by Jose Antonio Velazquez-Silva and Susana Huanosta for a home occupation to operate a commercial contracting business on Tax Lot 1103, Tax Map 5N 10W 14DC. We received the public notice from Clatsop County on December 7, 2021 via email. The County application number is 186-21-000591-PLNG.

Our property (34107 W. Campbell Loop, Tax Lots 400 and 500) is located across the street of West Campbell Loop approximately 90 feet from the applicants' most easterly corner. We live in our home that we built in 1987 and have observed the use of Velazquez-Silva property for the last 34 years. Shortly after Velazquez-Silva purchased the property in 2014 they began using the property and shop building located on the Eastern side of their lot for their commercial contracting business. Employees began reporting to work at the site in their company trucks on-a- daily basis and has not stopped since.

Campbell Loop road is the primary access to the Velazquez-Silva property as well as 20 other residential homes in the Edgewater Terrace development. It is a 50 feet wide right-of-way easement that was dedicated for the exclusive use of the Edgewater Terrace homeowners in 1971. Please see the Plat of Edgewater Terrace for the Dedication. There currently is an active Homeowners Association registered with the State of Oregon. The Homeowners are assessed dues and paid for the paved surface of the road, as well as ongoing maintenance. The pavement is approximately 18 feet wide and has been in place prior to Velazquez-Silva purchasing the property. The rock base under the pavement is not strong enough for continued commercial truck traffic. The Velazquez-Silva increased commercial truck traffic is contributing to the failure of the asphalt surface which shows heavy cracking and road surface failure, not to mention a sink hole that had to be repaired in front of the Velazquez-Silva driveway. Additionally, the 18 foot road width is not adequate with the additional commercial truck traffic. It is not uncommon when delivery trucks, garbage trucks, and the construction vans pass the residential neighborhood traffic that one of the vehicles must drive off the edge of the pavement to pass the oncoming vehicle.

The following is a response to the County Code Section 2.400 and the applicants' comments submitted for approval.

Section 2.4030 (paragraph 3) In addition to the other applicable standards of this ordinance the hearing body must determine that the development will comply with the following criteria to approve a conditional development and use.

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

(A) The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.

Response: The applicants' response is "The comprehensive plan is not altering or conflicting on other owner's property, goals or policies of existing comprehensive plan."

The Seaside Rural Community Plan, Rural Policies Paragraph 4 states that Limited Home Occupations should "Care should be taken to avoid disturbance to neighboring property owner." Paragraph 5 also states "Care should be taken to avoid disturbance to neighboring property owners through to establishment of minimum standards for floor or site area, number of employees, noise, odor and visibility restrictions." Over the last 5 years the applicant has demonstrated that the business has ignored these minimum standards by having 4 to 5 construction vans and more than 2 employees on site on a weekly and sometimes daily basis with applying for or receiving a Home Occupation conditional use. There are also daily impacts to the neighbors by additional construction vans, delivery trucks and multiple employee vehicles using Campbell Loop Road which is a private road that is the responsibility of the homeowners to keep maintained. Additionally, the Velazquez-Silva work crews bring construction debris to the property and burn toxic materials left over from the jobs they work on throughout the County.

(B) The proposed use meets the requirements and standards of this Ordinance.

Response: the applicant's response is "yes".

The response should have been no because as noted in Section 2.4010 there are a number of uses that may not be appropriate in a particular district depending upon all the circumstances of the individual case. For example, the location, nature of the proposed use, character of the surrounding development, traffic capacities of adjacent streets and potential environmental effects, all may indicate that the circumstances of the development and use needs to be individually reviewed. In the applicant's case the owner of Velazquez Painting and Construction advertises that they have 3 regional offices in NW Oregon and multiple construction vans. We routinely see 4 or more vans at a time at the residence, as well as 4 or 5 employee vehicles. The increased traffic and impact on the existing private residential street, as well as how the maintenance of the street will impact his neighbors with his heavy use of the road has not been addressed in this application. Additionally, the crews bring construction debris left over from their remodel jobs to the property and burn them on site creating toxic smoke when plastic, rubber and other toxic items are being burnt.

(C) The site under consideration is suitable for the proposed use considering:

1) The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location.

Response: The applicant's response is "no on site parking or attachment".

Currently there are multiple construction vans and employee vehicles parked on the property. There are also night lights attached to the shop building with motion sensors that activate at all hours of the night and shine on the adjoining neighbors' houses.

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

2) The adequacy of transportation access to the site, including street capacity and ingress and egress to the adjoining streets

Response: The applicant's response is "Excellent-two ways into Subdivision from Hwy 26".

We have heard complaints from some of the neighbors that they can't pull into the subdivision on Campbell Loop from Hwy 26 because the construction vans are blocking the entire road entrance waiting to pull out onto Hwy 26 traffic causing a hazard of getting rear-ended by another car. As noted above the additional construction vehicle traffic and delivery trucks causes the neighborhood traffic to drive off the paved surface onto the yard areas because of the narrow 18 foot width of the paved surface. There are other times when a delivery truck is unloading in the street and the neighborhood traffic cannot pass and must wait for the truck to unload or turn around and exit to the other entrance.

3) The adequacy of public facilities and services necessary to serve the use.

Response: The applicant's response "Existing".

There is no response as to impact for restroom facilities, water use which is provided by City of Seaside, or increased fire hazard due to storage of flammable materials used in their painting work done onsite or stored onsite. Since the shop building is only 16 feet from the neighbor's property this increases a hazard to the neighbor.

4) The nature and physical features of the site such as topography, natural hazards, natural resource values, and other features.

Response: The applicant's response "N/A".

(D)The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (C) above.

Response: The applicant's response is "YES".

In reality, the uses for Edgewater Terrace has been residential since it was created in 1972 when the Plat was recorded. The commercial uses such as the size of Velazquez Painting & Contracting LLC and Velazquez Property Restoration LLC are too big to fit into a residential neighborhood. The applicant is currently purchasing a commercially zoned property in Gearhart Oregon (Tax Lot 5701 Tax Map 6 10 10BA) and is proposing to build an office and storage units for the contracting businesses he operates. As stated in the submittal, they will be locating to the new office at the commercial property for the employees to report to. Since this is the case, there should be no reason to approve the home occupation conditional use since it does not fit with the existing residential use.

(E)The proposed use will not interfere with normal use of coastal shorelands.

Response: The applicant's response is "NA".

Agreed, there is no coastal shorelands in the vicinity.

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

(F) The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas.

Response: The applicant's response is "NA".

Agreed, there no impact.

Section 3.8000 HOME OCCUPATION

Section 3.8010 Purpose

The purpose of this section is to establish standards which limited small-scale business activities, hereafter referred to as Home Occupation, could operate in non-commercial and non-industrial zones. Special standards apply to ensure that home occupations will not be detrimental to the character and livability of the surrounding neighborhood. The standards ensure that the home occupation remains subordinate to the residential use, and that the residential viability of the dwelling is maintained.

Section 3.8010 Home Occupation Standards

The following limitations and requirements shall apply to all Home Occupations:

- 1) Parking of 1 space per employee must be provided on the same tract of land. Parking spaces need for employees of a home occupation shall be provided in defined areas of the property which are accessible, usable, designated and surfaced for that purpose.**

Response: The applicant's response is "We do not park on the street, we have our own parking spaces, we have 12 parking spaces."

In another section of the applicant's submittal, they state "We have 8 parking spaces on the shop, and there is more than enough parking for our own personal vehicles. The employees park there from ½ hr. to 5 hrs. depending if they are setting the materials, delivering materials or pick up tools. Employee parking is only available in the front of the shop building".

Currently there are no parking spaces marked on the property, so it is difficult to determine how many exist. We have seen 5 construction vans parked on the property and 4 or 5 employee vehicles at times. The applicant has not stated how many employees are currently employed, so it is difficult to determine how many parking spaces would be needed.

However, we have seen what has looked like a company party with many employees and has had some parking offsite.

- 2) No more than two vehicles or trailers are to be used in the operation of the Home Occupation.**

Response: The applicant's response is "the maximum number of work vehicles here at any one time would be 2 with 2 employees in each."

Historically over the last 5 plus years, we have observed the numerous construction vans and employees onsite there are anywhere from 2 to 5 trucks with typically 2 employees in each truck and additional employees working in the shop. Attached to this letter is a photo taken

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

this last Tuesday, December 8 at 2:20 pm that shows 4 vans and at least 8 employees. Three of the vans have been parked on the property most of this week. Based on past history, it is doubtful that the construction company will abide by the rule that only 2 vehicles and 2 employees will be onsite at any one time. We filed a complaint with the County Code enforcement staff on June 27, 2019, along with photos of 5 vans being loaded on June 18, 2019. The violations have been ongoing for many years, and we are skeptical that any of the Conditional Use conditions of approval will be followed by the applicant, there by requiring additional code violation complaints to be filed.

3) No modification shall be made to the dwelling to establish or operate the Home Occupation that would cause it to resemble anything other than a dwelling.

Response: The applicant's response is "There are no plans to expand any existing dwellings. Our plans to build one new patio area with one roof structure over it."

It is our understanding that the new addition to the existing home was constructed without a building permit and a stop work order was issued late this last summer. However, the owner did not stop construction and continued to finish the construction even though the County staff said fines would be assessed. Based on the actions of the owner this summer, we see no assurances that the owner would abide by any requirement not to modify either the shop or house to meet business needs they deem necessary regardless of conditional use requirements. Since Velazquez-Silva owns property in Gearhart that is zoned Commercial use and is moving to a new office, it would only be logical to deny the home occupation conditional use and move the entire business to commercially zoned property. The 2 businesses owned by the applicant, Velazquez Painting & Construction LLC and Velazquez Property Restoration LLC cannot be considered as a "Limited small-scale business" described by County Code Section 3.8000 Home Occupation, Section 3.8010 Purpose.

4) All materials, parts, tools and other equipment used in the operation of the Home Occupation shall be stored entirely within the dwelling or accessory building.

Response: The applicant's response is "Our Materials, tools, machines and construction equipment are store in existing shop building."

It appears most of the items are stored in the shop building, however there are several other small outbuildings that have building materials that are visible from Highway 26 and adjoining neighbors.

5) The Home Occupation shall not involve operations or use of equipment or processes which produce or cause the emissions of gasses, dust, odors, vibration, electrical interference, smoke, noise, or light in a manner likely to cause offense to irritation to neighboring residents. The Home Occupation shall comply with the applicable federal, state and local regulations.

Response: The applicant's response is "Per business does not create any gases, dust, odors, vibrations, electrical interference, smoke, noise or light in a manner to cause any disturbance or irritation to our neighbors."

Velazquez construction vans and other related work vans are consistently bringing a large

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

self-dumping trailer full of construction debris and dumping it between the shop and Highway 26. The debris is burnt onsite and heavy smoke that smells of burning plastic, rubber and other toxic debris can be smelled for several hours and causes irritation. When we contacted the Planning Department and Seaside Fire Department to see what could be done to stop it, the Planning staff said we would need to contact DEQ in Portland to report it. The Seaside Fire Department asked them not to burn toxic debris; however, as usual nothing changed and the debris is still currently being burnt on the site. Also, occasionally we have smelled painting odors when we observed their employees painting just outside the shop building.

- 6) No more than one unlighted sign with a combined area on all surfaces of 6 square feet shall be used to identify the Home Occupation.**

Response, there are no signs on the site or lighted.

- 7) (A) Retail Sales shall be allowed provided the activity does not give the outward appearance of manifest the characteristics of a retail business, such as signs other than those permitted under those permitted under S3.462(6), advertising the dwelling as a business location, generate noise or traffic that adversely affect neighbors, or causes other adverse off-site impacts.**

Response: The applicant's response is "We don't have any sign or intended to have one." Agreed they are no signs on the property or has there been any in the past.

(B) A complaint from neighbors shall be cause for review of any Home Occupation conducted as a retail business. The review may be a Type II County enforcement proceeding. In such proceeding, the Compliance Order may impose any of the conditions described in 5.025 of the Clatsop County Land and Water Development and Use Ordinance.

Response: No specific response by the applicant. Based on the history over the past 5 or more years of the applicant and efforts to have them respond and comply with the various County ordinances it is our opinion that there will be many complaints filed with the County Planning due to non-compliance with a conditional use permit for the Home Occupation if it is approved.

- 8) A Home Occupation in or adjacent to the AF, F80, and EFU zones shall not involve activities which might disrupt or adversely impact forest use or the parcel or adjacent parcels. The Home Occupation shall also not involve activities sensitive to standard farm or forest management practices.**

Response: The applicant's response is "No forest or farm use on site." Agreed.

- 9) Repair of assembly of any vehicles or engines is not allowed.**

Response: The applicant's response is "No company vehicle or engine repairs will be conducted on site."

We have not observed any major auto repairs on site.

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

10) Deliveries of pick-ups of supplies or products, associated with the home occupation, are allowed to occur between 8:00 am and 6:00 pm.

Response: The applicant's response is "Deliveries will be there during 8 am through 6 pm" The construction vans have typically arrived as early as 6 am in the morning and are seen driving out as late as 10 pm on a routine basis over the last 5 years. It is doubtful that the construction workers will abide by the 8am to 6 pm guidelines as they finish at their job site and continue to stop by the property to unload or pickup additional supplies.

11) No outside storage, display of goods or merchandise, or external evidence of a home occupation shall occur except as otherwise permitted in this section.

Response: The applicant's response is "No outside storage".
Currently there is a commercial garbage dumpster in the front of the shop and construction materials on the south side of the building as well as the debris piles between Hwy 26 and the south side of the shop.

12) The premises upon which the home occupation is conducted shall be the residence of the person conducting the home occupation.

Response: The applicant's response is "Antonio and Susana Velazquez currently reside in the property."
Agreed, however there may be additional living quarters in the shop.

13) (A) Not more than three (3) non-resident employees or vehicles are allowed on the premises at any one time in conjunction with a Home Occupation in the AF, F30, and EFU zones.

Response: The applicant's response is "Employees with the company vans comes to the shop every other day for tools and materials during the morning or afternoon."
The subject property is not in the AF, F80 or EFU zone, however if the applicant does reduce the employee site visits to every other day it will be very different than what is currently occurring. It is doubtful that the company will abide by a rule that reduces the construction van visits to every other day.

14) Parking of any trailers associated with the home occupation shall be within an enclosed building or screened from view by adjoining properties.

Response: The applicant's response is "Trailer parked behind shop is not visible to neighbors and is park there for not more than 2 days."
We have seen a trailer parked in the front of the Shop loaded with construction debris numerous times. When the trailer is parked in the rear of the shop it is visible from Highway 26 as well as the neighbor on the east side of the shop.

Summary of Conditional Use Request for Home Occupation

The following reasons are justification to deny the Home Occupation.

Response to Conditional Use Request #186-21-000591 Home Occupation December 10, 2021

- 1) The businesses of Velazquez Painting & Construction LLC and Velazquez Property Restoration LLC which are the existing commercial businesses using the home occupation are not small-scale businesses. The use is and will continue to impact the neighborhood adversely because of its commercial construction van and delivery traffic impacts on a private road. Also increased traffic at intersection of W. Campbell Loop Hwy 26 adds safety hazard when trying to turn into the residential subdivision.
- 2) If the County approves the Conditional Use for Home occupation it will burden the existing homeowners with additional costs to keep the private road maintained beyond normal maintenance due to the commercial traffic and use. This will likely lead to civil lawsuits among the homeowners to try to stop the commercial use.
- 3) The construction debris burning taking place on the property already adversely impacts the neighborhood with toxic smoke and would likely continue or generate constant complaint filings to get it stopped. The applicant does not have a good track record of following the existing codes, permit requirements and county rules. Adding additional requirements will only generate more complaints to be filed and as previously demonstrated no County enforcement efforts have been successful.
- 4) Campbell Loop does not have paved sidewalks or paths. The paved road is used by all the neighbors including small children and seniors for walking, biking and peaceful walks with their pets. The additional commercial truck traffic is a hazard to the pedestrians and negatively impacts the neighborhood use. The commercial traffic is not compatible.
- 5) The owner of the businesses currently owns existing commercially zoned property in the County, specifically Gearhart and has said the business office will be moving to the property sometime in the future. Therefore, the Home Occupation is not justified since there is an option that legally meets the requirements for a commercial business to operate in the commercial zone and would not impact a residential neighborhood.

Therefore, we ask that you deny the request for the Conditional Use for the Home Occupation.

Dale and Sheryl Barrett
34107 W. Campbell Loop
Seaside, OR 97138



Enclosed are copies of the following:

- 1) Copy of May 11, 2016 Clatsop Co Planning letter of incomplete Home Occupation CU application and copy of May 6 2016 response to the 2016 request for Conditional use and Home Occupation.
- 2) Copy of a June 27 2019 complaint emailed to county for violation of operating commercial business in a residential zone without county approval.
- 3) 2 Photos of Velazquez trucks at shop on 12-8-21 and Delivery truck and forklift unloading in road on 9-24-21

Photo taken
12/8/2021
2:20 PM



Photo taken
9/24/2021
11:44 AM
Truck and
Fork lift
starting to
unload in
Campbell Loop
Road.



From: Heidi Lent <lenth@warrentonk12.org>
Sent: Thursday, December 16, 2021 7:39 PM
To: Clatsop Development; Ian Sisson
Subject: Response to Conditional Use Application - #186-21-000591-PLNG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Clatsop County Community Development-Planning
From: Jim & Heidi Lent
Date: December 15, 2021
RE: Conditional use request #186-21-000591-PLNG Conditional Use Home Occupation

This letter is in response to the Conditional Use Home Occupation request submitted by Jose Antonio Velazquez-Silva and Susana Huanosta; application #186-21-000591-PLNG.

Our property is located at 34009 W. Campbell Loop (tax lot #4709) included in Edgewater Terrace Residential area and Homeowners Association. Although our property is located outside the 250 foot impact zone we are directly impacted because W. CAmpbell Loop borders our property and is our only access to US 26. We have lived here since 1987 and have observed the increase in commercial traffic in our residential area. We are very concerned about the livability and safety of our neighborhood.

We are strongly against this conditional use request for many reasons:

First, the safety of our residential area will be greatly impacted. The road is a mere 18 feet wide- barely enough for 2 small cars to pass each other safely. The commercial vehicles have caused locals to drive off the edge of the road to get around them. This is contributing to our road cracking on the edges. Families walk their dogs along the road & kids ride their bikes here too. This road is the only way most residents can exercise safely and on a smooth surface. I have witnessed these commercial vehicles come into our Loop around 7 am and leave as late as 8 pm. Our kids and families are thus subjected to a dangerous situation all day long if this business is allowed to continue in our neighborhood. Young families walking the roads during the day have to navigate around large delivery vehicles, all of their business vans, and extra garbage trucks coming in to empty commercial size dumpsters throughout the day.

Secondly, our roads are maintained by us. We are assessed fees to pave this road and maintain it. This road was not designed nor built for commercial use and therefore is already showing signs of breaking down. The residents should not be expected to keep paying for repairs to the road when it is used for commercial truck traffic. The homeowners association has not been asked whether they would approve this request, nor has the applicant offered to pay for the damage they have already done- see the sinkhole that developed right in front of their house.

Third, to say that the business is not impacting air or water quality would be a false statement. The business brings to our residential area debri from their remodel jobs. There is no way to guarantee that this debri is free of asbestos and such. They burn it behind their house and neighbors have had to endure the toxic fumes from this. We live in an area that has lots of wind going through and these fumes and flying ashes can absolutely make their way to the river from their house.

Fourth, currently, the owners of the property in question, are NOT complying with the County Building Department and have illegally added onto their buildings there while ignoring posted STOP WORK orders. This being said- we have no faith in this owner complying with ANYTHING stated in the Home Occupation

expectations if approved. This then would take quite a long time and MANY hours to get this reversed if it is approved.

Fifth, the owners have a commercial property they can locate their business at in Gearhart. They say they intend to move their office there so why would the County consider this home occupation request when they can do this legally on commercial property they own.

We question the applicant's statement that "access and street capacity are excellent" 1) The street is not built to handle commercial traffic. 2) the street is part of the HOA whose members paid to build, pave, and maintain. To our knowledge the applicants have not approached the HOA about this nor offered to pay for the extra wear and tear. 3)The entrance and exits onto HWY 26 are narrow and often we have to back up to let people turn in to the loop. This is a very dangerous area on the hwy and commercial vehicles will increase the difficulty of getting into the loop.

It is also a misstatement to say " their employees are only visit the property twice a week" Their vans/trucks go by our property many times a day every day.

We are also very concerned that this type of business is more than a home occupation business. The commercial vans have massive commercial graphics all over them advertising their business, as many as 4 vans have been their at any given time. Many employees park there daily, The storage of paints, solvents, and the burning of waste debris are not compatible with a residential neighborhood.

Therefore, we ask that the request for the Conditional Use Home Occupation request be DENIED.

Jim & Heidi Lent
34009 W. Campbell Loop
Seaside OR. 97138

Ian Sisson

From: Bud Thompson <the1937flood@gmail.com>
Sent: Wednesday, December 15, 2021 1:26 PM
To: Ian Sisson
Cc: Clatsop Development
Subject: PUBLIC NOTICE #186-21-000591-PLNG

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sisson,

This is in response to your letter that we received late last week. Your notice informs us of the PUBLIC NOTICE Conditional Use Permit Application #186-21-000591- Plng.

Our street address is 34077 W. Campbell Loop Seaside and the family (Velazquez Painting & Construction LLC) requesting the permit is directly across the street @ 34074 W. Campbell Loop Seaside.

We are all good neighbors on friendly terms, but the subject or question of their business operation had never been mentioned. The truth is that we just presumed that Velazquez Painting & Construction LLC had a business operating permit from the county.

Your letter states that interested persons are invited to submit written comments relevant to the requested permit. The apparent question is, are we for or against the county approving this permit. We are not in favor of our community (Edgewater Terrace) becoming a commercial or business zone. Consequently, we are NOT in favor of this permit being approved.

Sincerely,

A M (Bud) Thompson, Jr. & Deborah L. Thompson

503-738-5158

Garry & Sheryl Phelan
34067 W Campbell Loop
Seaside, Or 97138

December 15, 2021

To Ian Sisson, Senior Planner and Community Development Department:

This letter is in response to your letter regarding the conditional Use Permit Application for Antonio Velazquez and Susana Huanosta at 34074 W Campbell Loop, Seaside.

The residents before them built the shop for his carpet business and car repair business. They ran the business out of that shop for several years. They then sold the house and shop to the Velazquez's telling them there would be no problem with using the shop for their business.

They use the shop for storing their equipment and supplies. The business is very similar to prior business that was there. Their vans come 2-3 times a week to pick up what they need. They are quiet, drive responsibly and unless we are outside, we don't even know they are here.

Campbell Loop is a private road owned by Edgewater Terrace Homeowners Association. If use is excessive, we have means of addressing it. Some delivery from trucks are for personal home improvement, such as patio stone and other materials, not for anything to do with the business.

Due to the weather, the commercial work has slowed down. To keep his crew working, Antonio has his them cleaning up the shop and the Velazquez's personal property. Once a month the crew meets at the shop for a Safety Meeting. Effort is made for trucks to not be on the property overnight. The crew park them at their own residences.

The Velazque's are good neighbors. They go to the Homeowner's meetings and contribute to the community discussions. They treat everyone in the development with respect.

We have no problem with them having their business here.

Respectfully,

Garry and Sheryl Phelan

Robert D. Brown



OK with Me

REC'D DEC 27 2021

County

Department – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

PUBLIC NOTICE

LAND USE PERMIT APPLICATION
#186-21-000591-PLNG

4:00 p.m. Friday, December 17, 2021
Community Development Department
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Ian Sisson, Senior Planner

← Sorry, I didn't
notice this. But
the request for business
is OK with me

property within 250 feet of the request listed below, or you are considered
government, or special district.

County's Community Development Department, Land Use Planning Division
by letter. Pursuant to Section 2.1020 of the Clatsop County Land and Water
Department Director has the authority to approve the request in
accordance with the County Ordinance 20-03.

Business owners have submitted a request to legalize an existing home occupation
in Clatsop County. The property address is 34074 W Campbell Loop, Seaside,
OR, Section 14DC, Tax Lot 1103. The proposal includes storage and office
space for conducting business. Activities would be contained within an existing 2,400-
square foot portion of the property. According to the applicant, employees of the business
would be present between 8:00am – 6:00pm, to pick up supplies and equipment. The
property is zoned RA-1 (Residential-Agriculture-1 Zone), which permits home occupations under a
conditional use review criteria and development standards (listed below). See reverse

REC'D DEC 27 2021

THE GREATEST CASUALTY IS BEING FORGOTTEN.*

01-116-000702174

standards to the Clatsop County Community Development Department (address above). Written comments may also
be sent via FAX to 503-338-3606, or email to comdev@co.clatsop.or.us. Written comments must be received in this
office no later than 4:00 p.m. on Friday, December 17, 2021, in order to be considered in the review. Planning
representative for the application is Ian Sisson, Senior Planner, (503) 325-8611 or isisson@co.clatsop.or.us

If written objections are received regarding how the request fails to meet the standards of the zone or other ordinance
requirements on or before the date above, the Community Development Director may place the request on the next
appropriate Planning Commission agenda for review. Failure to raise an issue in person or by letter precludes appeal;
and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed
must be specified. The following criteria apply to the request:

Land and Water Development and Use Code 20-03 (LAWDUC): 1.0500 Definitions; 2.1020 Type II Procedure;
2.2040 Mailed Notice for a Type II Procedure; 2.2050 Procedure for Mailed Notice; 2.4000 Conditional Development
and Use; 3.0000 Site Oriented Improvements; 3.8000 Home Occupations; 4.2500 Residential-Agriculture-1 Zone (RA-
1); 5.1000 Flood Hazard Overlay District (FHO)

Comprehensive Plan: Goal 1 Citizen Involvement; Goal 2 Land Use Planning; Goal 6 Air, Water, and Land Resources
Quality; Goal 7 Areas Subject to Natural Hazards and Disasters; Goal 11 Public Facilities and Services

All documents listed above are available for review at the Clatsop County Community Development Department office,
800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us/landuse.

EXHIBIT 3

Notice of Public Hearing



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

NOTICE OF PUBLIC HEARING

BEFORE THE CLATSOP COUNTY PLANNING COMMISSION

CONDITIONAL USE PERMIT APPLICATION #186-21-000591-PLNG

DATE OF HEARING: Tuesday, February 8, 2022
TIME: 10:00 AM
LOCATION: GoToMeeting
To join the meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/717331381>
You can also dial in using your phone.
United States (Toll Free): 1 877 568 4106 United States: +1 (312) 757-3129
Access Code: 717-331-381
CONTACT PERSON: Ian Sisson, Senior Planner

You are receiving this notice because you own property within 250 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.

NOTICE IS HEREBY GIVEN that Clatsop County Community Development has scheduled a virtual public hearing on the following matter before the Planning Commission at 10:00 AM on Tuesday, February 8, 2022 (see instructions to join the virtual meeting, above).

Jose Antonio Velazquez-Silva and Susana Huanosta have submitted a request to legalize an existing home occupation on property they own in unincorporated Clatsop County. The property address is 34074 W Campbell Loop, Seaside, further identified as Township 5N, Range 10W, Section 14DC, Tax Lot 1103. The proposal includes storage and office space to support a home-improvement contracting business. Activities would be contained within an existing 2,400-square-foot accessory building on the east side of the property. According to the applicant, employees of the business visit the site approximately two days per week, between 8:00am – 6:00pm, to pick up supplies and equipment. The subject property is located in the Residential-Agriculture-1 Zone (RA-1), which permits home occupations under a Type II permit procedure subject to applicable review criteria and development standards (listed below). **See reverse side for vicinity map.**

All interested persons are invited to submit testimony in person by attending the hearing. Alternately, interested persons may submit testimony in writing via mail (Clatsop County Community Development, 800 Exchange Street, Suite 100, Astoria, OR 97103), via fax (503-338-3606) or via email (comdev@co.clatsop.or.us). Written comments must be received in this office no later than **4:00 p.m. on Friday, January 28, 2022**, in order to be included in the staff report, or by **4:00 p.m. on Monday, February 7, 2022**, in order to be presented to the Planning Commission by staff. The Planning representative for the application is Ian Sisson, Senior Planner, (503) 325-8611 or isisson@co.clatsop.or.us

Failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue. The following criteria apply to the request:

Land and Water Development and Use Code 20-03 (LAWDUC): 1.0500 Definitions; 2.1020 Type II Procedure; 2.2040 Mailed Notice for a Type II Procedure; 2.2050 Procedure for Mailed Notice; 2.4000

Conditional Development and Use; 3.0000 Site Oriented Improvements; 3.8000 Home Occupations; 4.2500 Residential-Agriculture-1 Zone (RA-1); 5.1000 Flood Hazard Overlay District (FHO)

Comprehensive Plan: Goal 1 Citizen Involvement; Goal 2 Land Use Planning; Goal 6 Air, Water, and Land Resources Quality; Goal 7 Areas Subject to Natural Hazards and Disasters; Goal 11 Public Facilities and Services

All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, www.co.clatsop.or.us/landuse.

VICINITY MAP:



2018 Aerial Photo

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 7:30-4:00) at no cost and copies will be provided at reasonable cost.

Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>, and on the county's website, www.co.clatsop.or.us/landuse

**AB8530
NOTICE OF PUBLIC HEARING
CLATSOP COUNTY PLANNING COMMISSION**

NOTICE IS HEREBY GIVEN that the Clatsop County Planning Commission will hold its regular meeting at 10:00 a.m. on Tuesday, February 8, 2022, via GoTo Meeting, during which a public hearing will be held on the following matter:

Conditional Use Request #21-000591, by Jose Antonio Velazquez-Silva and Susana Huanosta, to legalize an existing home occupation on property they own in unincorporated Clatsop County. The property address is 34074 W Campbell Loop, Seaside, further identified as Township 5N, Range 10W, Section 14DC, Tax Lot 1103. The proposal includes storage and office space to support a home-improvement contracting business. Activities would be contained within an existing 2,400-square-foot accessory building on the east side of the property. According to the applicant, employees of the business visit the site approximately two days per week, between 8:00am –6:00pm, to pick up supplies and equipment. The subject property is located in the Residential-Agriculture-1 Zone (RA-1), which permits home occupations under a Type II conditional use procedure subject to applicable review criteria and development standards.

To join the meeting:

<https://global.gotomeeting.com/join/717331381>

You can also dial in using your phone. United States (Toll Free): 1-877-568-4106 United States: +1 (312)-757-3129

Access Code: 717-331-381

An agenda will be posted seven days prior to the hearing at: <https://www.co.clatsop.or.us/calendar>.

Those wishing to provide testimony on public hearings or provide oral communication at the designated time must register in advance by calling 503-325-8611 or email comdev@co.clatsop.or.us. Once registered, you will be notified when it is your opportunity to speak for a three-minute presentation. The public may also submit comments via email to be read to the Planning Commission at the designated time. Please send submissions to comdev@co.clatsop.or.us.

All documents will be available for inspection by appointment at the Clatsop County Planning Division at 800 Exchange St, Suite 100, during normal business hours (M-F 7:30 a.m.-4 p.m.) at no cost. Paper copies may also be obtained at reasonable cost. The full agenda packet will be posted seven days prior to the hearing at: <https://www.co.clatsop.or.us/calendar>.

If you have questions about this matter or need more information, please contact the Planning Division at (503) 325-8611 or at comdev@co.clatsop.or.us.

Publication date:

The Astorian: January 18, 2022.



Affidavit for Posted Notice of a Public Hearing
(per LAWDUC Section 2.2030)

Please submit this completed declaration at least 7 days prior to the scheduled hearing.

Development Permit Number 21-000591

I, Nancy Mendoza, do hereby declare as follows:

1. On January 19, 2022 (date), I posted the "Notice of Public Hearing" sign(s) provided by Clatsop County Community Development on the project site (one for each frontage for corner lots):

34074 W Campbell Loop Seaside, OR 97138
Address (if no address assigned, use Map and Lot Number)

2. Attached to this declaration are photographs showing the duly posted public notice on the project site.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on this date, January 19, 2022

Nancy Mendoza
Signature

Nancy Mendoza
Print name

Community Development staff
Relationship to Project, e.g., owner, architect, attorney



NOTES

To Clatsop County Community
Development - Planning,
it is fine with me that
Antonio and Susana have a
contracting business at
their present property.

I say Yes to their request.

Yours respectfully,

Robert Brown

REC'D JAN 21 2022

To whom it may concern,

My name is Nicole Hilliard. I write this letter on behalf of myself and my husband Dylan Eckland. We live at 34049 W Campbell Loop with our two children. It has come to our attention that our neighbor's painting business has come under question.

I am writing to tell you what I know about Velasquez Painting. The Velasquez's run a painting business from their home. When we moved into the neighborhood two years ago the business was already here. We were aware of this and had no concerns whatsoever when we moved here.

Since living here for 2 years we have seen minimal activity surrounding the home. They do have some trucks that come to pick up supplies from their detached garage to take to the various job sites. This traffic is minimal. The trucks drive very slowly and are very aware of children and animals. We have never once felt that any of the drivers were dangerous, fast or unaware. They are extremely cautious. They drive 5 miles an hour at most. They never blast music or honk horns.

We have never heard any noise coming from the Velazquez home. We have never seen any messes surrounding their home or business. Aside from the occasional truck, you can hardly tell that they run a business from home. They are extremely respectful, safe, clean, and quiet. Their business has never caused us any problems, we have never had a single concern. We are 100 percent in support of them being allowed to continue to run their business in this neighborhood. They offer a valuable service to the community, they are wonderful neighbors and we want to see this family continue to thrive.

If you have any questions or concerns please call or email us and we will be happy to speak to you.

Thank You,

Nicole Hilliard
Dylan Eckland

34039 W Campbell Loop Seaside OR 97138
503-338-8564
503-739-7164
nicolehilliard@hotmail.com
Dveckland.tattoo.com

REC'D JAN 24 2022



Clatsop County

Community Development – Planning

800 Exchange St., Suite 100
Astoria, OR 97103
(503) 325-8611 phone
(503) 338-3606 fax
www.co.clatsop.or.us

January 31, 2022

TO: Clatsop County Planning Commission

FR: Julia Decker, Planning Manager

CC: Gail Henrikson, Director

RE: Goal 9 Revision and Continuation Request

Goal 9 was original scheduled for review at the January 11, 2022, Planning Commission meeting. It was continued to February 8, to allow the Planning Commission and Countywide CAC to review the document at its January 25, 2022, meeting.

Due to the extent of revisions and new information requested, as well as the need to request new information from other agencies, staff is not able to present a draft of Goal 9 as revised at the January 25, 2022, Joint Planning Commission/Countywide CAC meeting.

Staff requests the Planning Commission's review of Goal 9 be continued to the April 12, 2022, Planning Commission meeting.



Clatsop County

TO: Clatsop County Planning Commission Members

FROM: Gail Henrikson, Community Development Director

DATE: January 31, 2022

RE: **GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS - DRAFT 03**

OVERVIEW

Statewide Planning Goal 7 requires the County to adopt inventories, policies and implementing measures to reduce risk to people and property from natural hazards. For the purposes of Goal 7, “natural hazards” are:

- floods
- landslides
- earthquakes
- tsunamis
- coastal erosion
- wildfires

Local governments may also identify and plan for other natural hazards specific to their jurisdictions or geographic regions. Clatsop County’s Goal 7 has not been updated since 2003.

There are no Oregon Administrative Rules (OAR) that implement Goal 7.

MULTI-JURISDICTIONAL NATURAL HAZARDS MITIGATION PLAN

Beginning in 2019, the County, cities and other taxing districts and agencies began work to update the County’s 2015 Natural Hazards Mitigation Plan. The [*2021 Multi-Jurisdictional Natural Hazards Mitigation Plan*](#) (MJNHMP) includes three additional hazards that are not addressed in Statewide Planning 7:

- drought
- volcanic ash fall
- wind/winter storms

Staff is proposing to incorporate these three additional hazards and the mitigation actions identified in the adopted MJNHMP into the revised Goal 7. While public input was obtained during the preparation of the MJNHMP, general public input has not been received on natural hazards in the context of the comprehensive plan update.

FUTURE CLIMATE CHANGE PROJECTIONS CLATSOP COUNTY

In February 2020, the Oregon Climate Change Research Institute released a report entitled *Future Climate Change Projections Clatsop County*. Technical information and recommendations from this report have also been incorporated into Goal 7 – Draft 02. This information was also included in the 2021 MJNHMP.

TSUNAMI EVACUATION FACILITIES IMPROVEMENT PLAN (TEFIP)

Clatsop County has also undertaken a Tsunami Evacuation Facilities Improvement Plan (TEFIP) to identify opportunities where recreational trails and evacuation routes could be co-located for year-round utilization. The consultants for the project provided an update to the Board at its November 10 work session and completion of work on this project is estimated for March-April 2022. As part of the project, the consultants have identified goals and policies from the DLCD document *Preparing for a Cascadia Subduction Zone Tsunami: A Land Use Guide for Oregon Coastal Communities*. Those recommended goals and policies have been incorporated into this draft of Goal 7. Any additional recommendations from the TEFIP should also be incorporated into other applicable goals as part of this update process.

BOARD DISCUSSION – NOVEMBER 3, 2021

The Board of Commissioners reviewed Goal 7 – Draft 01 at a [work session](#) held on November 3, 2021. In addition to the specific Goal 7 direction provided by the Board, which is noted in the table below, the Board also provided the following general comments with regard to the Comprehensive Plan and Goal 7 update process:

Commissioner Wev:

- Emphasized concerns regarding sea level rise and the need to address this in Goal 7

Commissioner Bangs:

- Make no rules or statements that are against current written law
- Remove all statements that present a personal opinion against a particular project or idea
- Stick to facts
- Remove statements that the county does not have the authority, ability, or budget to enforce
- Goals and policies should be **SMART**: Specific, Measurable, Attainable, Relevant and Time-bound.
- Goals should be challenging but reasonable and realistic
- Restrictions should not focus on one industry or entity, but should be applied to all municipalities, etc.
- Goals should support and promote local industries and businesses
- Goals should incentivize growth in the county
- Goals should support expansion of housing in both rural and urban areas
- The Board needs to review and acknowledge goals as part of the strategic planning process. Goals need to be attainable. Community conversations should reflect that.
- Whatever is within the purview of the county to support and improve growth is okay.

Commissioner Thompson:

- Everyone has concerns about the environment. Need to determine how to use those concerns to maintain the well-being of our place.

- Honor constraints mentioned by Commissioner Bangs
- Emphasized constraint and effectiveness.
- The County doesn't have control over natural hazards; we cannot prevent them, we can only mitigate their impacts.
- Resilience should be emphasized
- Natural disasters impact people and businesses in Clatsop County
- Emphasize preparation, response and recovery
- Planning should be integrated with emergency management.

Commissioner Toyooka:

- The County should think globally, but act locally
- Goals and policies should support local constituents
- The County should focus on local actions, not global actions

Commissioner Kujala:

- Agreed with the other commissioners
- Recommended including drought, volcanic ash fall, and wind/winter storms in Goal 7

Following the November 3 work session, Countywide CAC member Patrick Corcoran also provided comments on the first draft of Goal 7. On January 7, the members of the Planning Commission and the Countywide Citizen Advisory Committee reviewed Goal 7 – Draft 02 during a joint meeting. The revisions approved at that meeting are included as a link at the bottom of this memo. All revisions from the January 7, 2022, joint meeting have been incorporated into Draft 03 and are highlighted in **yellow**.

ACTION ITEMS:

- 1) Review Goal 7 - Draft 03: Areas Subject to Natural Hazards** as revised at the joint Planning Commission / Countywide Citizen Advisory Committee meeting of January 7, 2022.
- 2) Review discussion** from the November 3, 2021, Board of Commissioners work session to determine what, if any, additional revisions should be made to Goal 7.
- 3) Accept a motion and second** to recommend the Board of Commissioners approve revisions to Goal 7, including any recommended amendments to the goal.

BACKGROUND MATERIALS PROVIDED IN FEBRUARY 8, 2021, AGENDA PACKAGE:

- Goal 7 – Draft 03: Areas Subject to Natural Hazards
- Patrick Corcoran Comments / Recommendations

Additional reference materials for those interested in further research and technical information:

- [Statewide Planning Goal 7](#)
- [Clatsop County Goal 7 \(Current\)](#)
- [Clatsop County Goal 7 – Draft 01](#)
- [Clatsop County Goal 7 – Draft 02 \(including PC/CCAC revisions dated January 7, 2022\)](#)
- [Clatsop County Multi-Jurisdictional Natural Hazard Mitigation Plan, 2021](#)

	ISSUE	STAFF COMMENT	BOARD DISCUSSION
1.	Adoption of the Tsunami Overlay Zone	<p>A Tsunami Hazard Overlay (THO) was drafted and proposed to the Board in 2015 (Ordinance 15-04). Based upon public comment and input, the Board at that time the item was tabled indefinitely. The public comment received focused on the following concerns:</p> <ul style="list-style-type: none"> • General unintended consequences • Restrictions on future development • Stricter building code requirements • Disclosure statement would affect property sales • Increased costs for new homes • Restrictions on the use of density credits • Increased insurance rates • Decline in property values <p>The purpose of the proposed THO was to:</p> <ul style="list-style-type: none"> • Reduce loss of life • Reduce damage to private and public property • Reduce social, emotional, and economic disruptions • Increase the ability of the community to respond and recover <p>A significant portion of new residential growth is centered in the Clatsop Plains and coastal areas of Clatsop County. This increase in development may also be reflected in a corresponding increase in loss of life and/or property damage when a tsunami occurs.</p> <p>Adoption of the TOZ is a recommended mitigation action in the adopted Multi-Jurisdictional Natural Hazards Mitigation Plan.</p>	<p>Commissioner Thompson: Need to do a lot of listening. Have to keep bringing it up because denial will not work. How do we handle the risk? A community conversation is called for. Public outreach and listening are the keys for success. Have to respond to people's concerns. Whose cost and whose benefit?</p> <p>Commissioner Wev: Where are the cities in this process? The cities make up most of the linear feet of our coast. To what extent does the county know what the cities are doing with regard to tsunami ordinances? Tsunamis do not really affect unincorporated County until they get to the Columbia River and Youngs Bay. The County will impact the five cities with any decisions it makes. There should be a conversation with the cities to discuss ramifications.</p> <p>Commissioner Bangs: Seeing the potential consequences of adopting a tsunami overlay causes a large amount of hesitancy. None of the consequences are positive ramifications for development. Hesitant to revisit this conversation. The potential consequences seem too high.</p> <p>Commissioner Toyooka: There are a lot of potential negative consequences. Need to</p>

	ISSUE	STAFF COMMENT	BOARD DISCUSSION
			<p>have more conversations, including with the cities. Has to be a coordinated effort.</p> <p>Commissioner Thompson: Concern about negative consequences is valid, but it is about saving people's lives. The known negatives, balanced and harmonized with the potential, but likely negatives are very challenging public policy. Have to continue to explore, but very gradually and respectfully. Supports working with the cities. How do we have a groundswell of public opinion that reflects who will have the costs and who will have the benefits.</p> <p>Commissioner Kujala: Agrees with all the comments that have been made. Need to review and refine Tsunami Overlay boundary.</p> <p>Commissioner Wev: Far more concerned about the slow and steady rising of the ocean. The County will need to confront this issue very soon, and is already confronting it in some instances. There is a lot of information about sea level rise available now that the County probably should be dealing with. This also has impacts for groundwater and other natural resources. Impacts dikes and agricultural communities.</p>

	ISSUE	STAFF COMMENT	BOARD DISCUSSION
			<p>Hesitant to re-up on the tsunami overlay zone as it is not quite as pressing a situation.</p> <p>Commissioner Thompson: Clatsop County has an active geography – including the movement under Highway 101. Need to pay attention to all manners of disturbance. Make the tsunami overlay a Tier 2 project. Need to increase awareness and people’s confidence in their ability to adapt and cope in ways that maintain family well-being and community well-being.</p> <p>Commissioner Kujala: This is a lower priority, but much dialog needs to take place.</p>
2.	<p>Clatsop County participates in the National Flood Insurance Program (NFIP) and has adopted floodplain regulations. These are the minimum-standards required to retain eligibility to the participate in the NFIP program.</p> <p>FEMA’s Community Rating System (CRS) is a voluntary incentive</p>	<p>Participation in the CRS program would discount premium rates for owners and residents who have flood insurance policies. This would be a benefit to constituents, particularly as the Risk Rating 2.0 may increase premiums for some property owners over the next several years.</p> <p>Depending upon the level of involvement desired by the community and the Board, policy holders would be able to receive discounts of 5%-45% on their premiums.</p> <p>To achieve the minimum Rate Class of “9”, which would enable policy holders to receive a 5% discount, minimal staff time should be required, as some of the activities are already being conducted.</p>	<p>Board did not provide direction</p>

	ISSUE	STAFF COMMENT	BOARD DISCUSSION
	<p>program that recognizes and encourages community floodplain management practices that exceed the minimum requirements of the NFIP.</p> <p>In CRS communities, flood insurance premium rates are discounted to reflect the reduced flood risk resulting from the community's efforts</p>	To achieve a higher rating and higher policy-holder discount, increased staff time and funding would be required.	
3.	<p>The MJNHMP includes three additional natural hazards that are not identified in Statewide Planning Goal 7:</p> <ul style="list-style-type: none"> • Drought • Volcanic Ash Fall • Wind / Winter Storm 	<p>The MJNHMP already includes mitigation strategies regarding these three hazards. Minimal staff work would be required to incorporate them into Goal 7.</p> <p>Including these hazards is not required, but would create a more accurate assessment of the natural hazards the community faces or may face in the 20-year planning horizon.</p>	Include drought, volcanic ash fall, and winter storms
4.	Critical Facilities in the Inundation Zone	In 2019, the Oregon Legislature approved HB 3309, which repealed a nearly 25-year-old law prohibiting new schools, hospitals, jails, and police and fire stations from being built in the state's tsunami inundation zone.	Board did not provide direction

	ISSUE	STAFF COMMENT	BOARD DISCUSSION
		Clatsop County's codes still contain language prohibiting these critical facilities within the inundation zone. Both the County Public Works facility and the County Emergency Operations Center are located within the inundation zone.	
5.	Use of DOGAMI Maps and Requirements for Geological Hazard Reports or Waivers	<p>The County currently relies on DOGAMI bulletins from 1974 and 1979. These bulletins are outdated and in some cases are inaccurate and technological advances have provided more sophisticated measuring techniques.</p> <p>Staff is proposing to utilize DOGAMI's Landslide Susceptibility mapping data, which identifies properties as either being in an area with a low, moderate, high, or very high susceptibility for landslide activities.</p> <p>Current regulations require any development occurring on property within an area mapped for potential landslide / mass movement, to include a geologic hazard report or a waiver request prepared by a profession registered geologist or a professional engineering geologist.</p> <p>By utilizing the updated DOGAMI data, it may be possible to more finely tune this process by only applying this requirement to properties that are in the "high" or "very high risk" category.</p>	Board did not provide direction
6.	Additional requirements or restrictions for development in areas	Elevations along the Pacific Coast are generally at sea level. While dunes and headlands may rise steeply once past the vegetative line, coastal erosion has been a significant issue within the southwest quadrant of the County. In 2020, king tides and winter storms accelerated erosion and property	Board did not provide direction

	ISSUE	STAFF COMMENT	BOARD DISCUSSION
	subject to coastal erosion	<p>damage in this area, impacting both private properties and public beach access points.</p> <p>The Oregon Climate Change Research Institute (OCCRI) released a report in February 2020 detailing future climate projections for Clatsop County. The report notes that the global average sea level has risen 7-8 inches since 1900, with almost half of that rise occurring since 1993. The report also projects that in Clatsop County, based upon an intermediate-low level model of climate change, sea level is expected to rise by 0.2 feet by 2040. Under the high model, that rise increases to 1.3 feet in 2040. The extreme model places sea level rise at 1.6 feet by 2040.</p>	
7.	Wildfires	The members of the citizen advisory committees have repeatedly raised concerns about the need to encourage or require enhanced building hardening and best practices to mitigate damage and impacts from wildfires. Many of these techniques, such as spark arresters on chimneys and defensible clear space around structures, are already required for dwellings built on forest resource lands.	Board did not provide direction

Hello Commissioners,

I'd like to follow-up on your Work Session 11/3/2021. As you noticed, I was on the Zoom call! Even in retirement this issue flames my passion. Kudos to Gail and staff for a great overview and background on Goal 7 (Hazards). My comments here are exclusive to the Cascadia subduction zone earthquake and tsunamis, otherwise known as the Big One.

The conversation went as I expected. I'm not surprised that the Board lowered the priority of the "Tsunami Hazard Overlay Zone" (THOZ) within Goal 7. I still think that it is a prudent and reasonable idea. Tsunami overlay zones have already been adopted by three other Oregon counties, and a few coastal cities (including Gearhart). But, I do appreciate that it is politically fraught.

As an alternative to adopting an entire overlay zone, the Board might simply adopt the Tsunami Inundation Maps (TIM) as our tsunami inventory. That way, as I understand it, Planning Commissioners could refer to those maps when deciding on applications on a one-to-one basis. It's lower-hanging fruit, but it still increases our awareness of development in the zone, and reduces the odds of doing something regrettable.

My fundamental interest is to do *something* relative to our tsunami hazard in Goal 7 of our Comprehensive Plan. There is (to me) a moral element to this hazard that is not shared by any other hazard. Tragically, the more people in the high-hazard zones at the time of the quake, the more fatalities. That is directly influenced by our development pattern, which is framed by our land use laws.

A note on "earthquakes versus tsunamis." The earthquake hazard is geographically--everywhere. Earthquake solutions are mostly advances in structural engineering that are adopted into building codes. Earthquakes cause relatively few fatalities. Tsunamis are totally the opposite! They are acute hazards that occur in very specific places known and mapped. Sadly, we have to assume a 100% fatality rate from any tsunami over 6 feet*. Tsunami solutions include: informing residents of the hazard, highlighting evacuation routes, incentivizing relocation, and regulating what is permitted in the zone.

A note on Jeffers Gardens. It appears that Jeffers Gardens is the most vulnerable community in the County's jurisdiction. (*See DOGAMI's 2020 Open File Report 0-20-10) This M zone was inundated 19-out-of-19 times over the past 10,000 years—that's every time we got a Magnitude 9 quake. The 2010 Census listed 473 permanent residents in Jeffers Gardens. Ninety-seven were over age 65, and ninety-five had a disability. The evacuation destination for all of Jeffers Gardens is Lewis and Clark School. It's hard to read that an estimated 157 of residents of Jeffers Gardens will die or be injured in our most likely next event*. Housing is a critical need in Clatsop County. But our worst tsunami zones are not a safe location for residential development--especially for low-income, older, and disabled residents.

Connection of Goal 9 (Economic Development) to Goal 7 (Hazards). Economic development and hazard resilience are two sides of the same coin. Consistently avoiding locating people and critical infrastructure in the worst of the tsunami zones is the most important thing we can do for the long-term economic success of the North Coast. An objective in Goal 9 might be "to create (over time and as budgets allow) a development footprint that can endure the hazard, and provide a basis for a quicker recovery." Development "footprint" meaning where our key economic stuff is, and how it interacts with other economic stuff outside of the hazard zone.

Fear not! I have a Three-Point Plan! “Lower the bar. Expand the definition of success. Claim victories!” Clatsop County will make more legitimate progress with modest goals, than with unrealistically high goals. We treat all other hazards as shades of grey. For example, all structures were not removed from our 100-year flood plain when those maps were adopted. Instead, we crafted building codes and regulations (and insurance) to mitigate the overall risk. Treating tsunamis the same as other hazards is appropriate and allows us to move forward.

Lower the bar from XXL to M1. We have gone from not knowing that we lived on a subduction zone in the 1980s to today where we have a high degree of scientific understanding about Cascadia. We have produced sophisticated maps outlining the hazard. Emergency managers were the early adopters to have to deal with this “new” hazard. In their profession, they look at the worst-case scenario (XXL) and adopt that as their planning scenario. It makes sense. You don’t bring a 2-story ladder to a 3-story fire!

But, this worst-case scenario doesn’t necessarily make sense from a land use planning perspective. The DOGAMI Tsunami Inundation Maps (TIM) were developed *specifically for planning purposes*. They show the inundation under 4 scenarios (M, L, XL, XXL).

The *least likely* event to occur in our planning horizon is the XXL. The *most likely* scenario to occur on the north coast during our planning horizon is the M scenario. *The M scenario accounts for 79% of all tsunami scenarios*. The M scenario (in my view) is the proper planning scenario for the comp plan.

This is still bad, but far more manageable in every regard: earthquake, tsunami, recovery, etc. The M tsunami scenario is represented by the color purple in the TIMs. (Naturally, Jeffers Gardens is at the intersection of three maps!) <https://www.oregongeology.org/tsuclearinghouse/pubs-inumaps.htm>

Expand the definition of success. First, heap hard-earned praises on our Emergency Manager. Tiffany Brown has brought our *response* ability up to national standards as well as funded new tsunami signage and outreach efforts among many other things. These successes are an essential realm of overall resilience. Emergency management and land use planning are complementary functions.

Land use planning has different goals and metrics for success. For example, if we feel that “avoiding development in our most hazardous zones” is a legitimate planning goal, then one objective for this goal might be (total brainstorm here) to establish “Tsunami Mitigation Credits” for developers who buy residential units in the high tsunami hazard zones in order to develop non-residential operations. (e.g. transportation, warehousing, light industry, vehicle repair, etc.) Success could be measured, for example, by the planning metric of how many residents and how much critical infrastructure remain in the purple zones in 5, 10, 15 years.

Claim victories. Did we adopt the TIMs into code? Victory! Was affordable housing located outside of the purple zone instead of inside the purple zone? Huge victory! Do people in the purple zones know that FEMA flood insurance covers tsunami damage? Another victory! And so on. The accumulation of individual victories will build our resilience over time. To foster political support, connect-the-dots from short-term victories to long-term economic resilience.

A note on urgency. The ground under our feet is rising every day from tectonic uplift. ODOT has measured this at about 4mm per year along Hwy 101. It has been 321 years since the last Big One. If we had a subduction zone earthquake today (M8 or M9), it would be statistically un-remarkable. Over 80

percent of CSZ events have occurred by 321 years into the cycle. We're not entering a period of increased danger; we have been in one for a long time without realizing it.

This isn't new, and will never go away. Tsunami maps, route finding, and other guidance to local governments has been evolving since the 1990s. Our understanding of our vulnerability has increased exponentially with tsunamis in Sumatra (2004), and especially Japan (2011). The DLCD publication Tsunami Land Use Guide was published in 2015. And, annoyingly, as soon as the next Big One rips pressure starts building-up again for the next one! Cascadia is more of a "condition to be managed" than a "disease to be cured." We're going to need to figure this out.

A note on me. My academic background is in Regional Economics, and Rural Development (OSU, 1989). I worked for the OSU Extension Service for over thirty years as an economic development specialist, community development specialist, and when I moved to Astoria in 2003, hazards outreach specialist. My hopeful vision is for the next Big One to be a speed bump, not a brick wall, in the evolution of our coastal economy. My goal is for Clatsop County to develop with extra caution given to the most hazardous areas, and to actively solicit and support innovative solutions from all sectors.

Two questions. For any proposed development in the high-hazard zone, ask yourself: "How likely are we to approve this project AFTER the next Big One?" The answer is usually pretty clear, and can provide first-order guidance on the relative resilience of the project. If the answer is yes, put it in the Victories category. If the answer is no, and the application is denied? Put that in the Victories category too. The corollary to that question is: "After the next Big One, what will we *wish* that we had done back in 2021?"

We *will* figure out how to thrive here on Cascadia's coast. This place is too spectacular to leave. But, how long will it take us to align our behavior with the realities of the hazard? One quake? Two?

I stand for the possibility of developing our coast *today* like we're going to have to develop it *eventually*.

Thank you for your many hours of volunteer service to Clatsop County.

Patrick Corcoran

472 Pleasant Ave.

Astoria, OR

FLOOD HAZARD POLICIES

Policy 1

Can we include tsunamis in the definition of "flood hazard?" The SOURCE of flooding can be lots of things, these policies relate to the potential for "flooding."

Policy 2

For the purpose of ____? Maybe: "mitigating and adapting to flood hazards."

Policy 4

Can we establish the definition of "suitable?"

Policy 5

The County SHALL make flood hazard information, including tsunamis...

Policy 8

It's a big lift, but in the interest of mitigating flood damage, we might include language acknowledging the wisdom of relocating current such uses as circumstances and budgets allow.

GENERAL MASS MOVEMENT POLICIES

Policy 1

Should examples of these limitations be listed?

Policy 3

In addition to maintaining natural conditions to stabilize the slope on that parcel, there is the potential impact to adjacent landowners from any landslide/mass movement.

Policy 5

And impact to adjacent property owners.

Policy 6

I concur. The earthquake hazard is everywhere, AND within "everywhere", there are sites more prone to slippage and may justify some development.

Policy 7

Fault lines may not be the proper metric. Site specific analysis of mass movement potential is the concern. The fault "line" is just an edge of a bad thing. The impact will be wider spread.

Also, very few "certified engineering geologists" or "registered professional geologists" have any experience with building structures in the coastal strip. There are many examples of geologists from out of the region (Portland, Phoenix, AZ, etc.) signing-off on coastal developments whose professional judgments turned out to be inadequate for the circumstances. I would add a requirement for demonstrated record of coastal clients, or other process for vetting engineers-particularly on, or adjacent to, coastal properties.

DEVELOPMENT POLICIES FOR AREAS OF MASS MOVEMENT

Policy 4

What are the criteria for waivers? Can we give examples?

STATEWIDE PLANNING

GOAL 7:

To protect people and property from natural hazards.

CLATSOP COUNTY GOAL 7:

To protect people and property in Clatsop County from natural hazards.

OVERVIEW

Statewide Planning Goal 7 requires local comprehensive plans to address Oregon's natural hazards. Protecting people and property from natural hazards requires knowledge, planning, coordination, and education. Goal 7 requires local governments to adopt inventories, policies and implementing measures to reduce risk to people and property from the following natural hazards:

- Floods
- Landslides
- Earthquakes
- Tsunamis
- Coastal erosion
- Wildfires

Goal 7 also allows local governments to plan for other natural hazards specific to their jurisdictions.

Clatsop County has been planning for some of Oregon's natural hazards for over 40 years. River and coastal floods, landslide, wildfires, and coastal erosion are a consistent presence in Oregon and in Clatsop County. In recent years, more awareness has been developing about the possibility of a major earthquake and tsunami from the Cascadia Subduction Zone (CSZ). Good planning does not put buildings or people in harm's way. Planning, especially for the location of essential services like schools, hospitals, fire and police stations, is done with sensitivity to the potential impact of nearby hazards.

In order to address natural hazards in its comprehensive land use plan the County must adopt a natural hazard inventory, and supporting plans and policies.

In Clatsop County two departments focus on natural hazards planning: Emergency Management and Community Development. State partners with the County in the natural hazards planning area include:

- Oregon Department of Emergency Management
- Oregon Department of Land Conservation and Development

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- Oregon Department of Geology and Mineral Industries
- Federal Emergency Management Agency

Clatsop County Public Works and law enforcement have primary roles during and post-disaster.

In 2021, the County completed an update of its Multi-Jurisdictional Natural Hazards Mitigation Plan (MJNHMP). This plan also analyzes the County's risk from drought, volcanic ash fall and wind/winter storms and provides recommended mitigation actions.

HISTORICAL PERSPECTIVE

When Clatsop County's first comprehensive plan was adopted in 1980, consideration was given to the suitability of various land for development. Physical characteristics that were hazardous or limiting were analyzed and regulations were developed for those areas to minimize loss of life and property and to avoid expensive and burdensome corrective measures. Historically, natural hazards of concern in Clatsop County were identified as:

- Flooding
- Tsunamis
- Mass movement (landslides)
- Earthquakes
- High groundwater and compressible soils
- Erosion and deposition

The following narrative and tables document the historical incidents of each of the natural hazards within Clatsop County that are covered by Statewide Planning 7. The narrative and tables also address winter storms, which were analyzed in the MJNHMP, and compressible soils and high groundwater, which are included in the current.

FLOODING

Oregon has a history of flooding with flood records dating back to the 1860s. The principal types of flood that are a threat to Clatsop County include:

- Riverine flooding from freshwater rivers and streams;
- Ocean flooding from high tides or wind- driven waves;
- Dams, levees, and tide gates.

Riverine Flooding

There are many large rivers within Clatsop County that either drain to the Pacific Ocean or the Columbia River. The major rivers within the county are:

- Lewis and Clark
- Necanicum
- Nehalem

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- North Fork Nehalem
- Skipanon
- John Day
- Walluski
- Youngs

The Columbia River defines the north boundary of the county and separates Oregon from Washington. These rivers are all subject to flooding, which can cause damage to buildings within the Special Flood Hazard Area. Other flooding events are due to coastal flooding from the Pacific Ocean for low-lying coastal developments and from the many estuaries within the county.

Ocean Flooding

Flooding from wind-driven waves is a common event on the Oregon coast. This is particularly true during the winter storm season, during El Niño events, and when spring and King tides occur. While ocean storms can and do occur annually, El Niño events tend to occur every three to five years. These types of events can wash large debris ashore, cause property damage and endanger humans.



Debris Washed onto Residential Deck by 2021 Storm

Dams, Levees and Tide Gates

Dam failure can be caused by destabilizing events such as large snowpack, heavy rains, or extreme floods that exceed spillway capacity. Seismic events can structurally damage dams, creating or exacerbating structural issues that increase vulnerability to otherwise normal snow and rain events. Regular maintenance and inspections are required to ensure the structural soundness of these types of facilities. In Clatsop County, there are five dams, as noted in **Table 1**.

Table 1: Dams in Clatsop County

Name	Hazard Level	Height	Storage (acre-feet)	Owner	Notes
Bear Creek Dam	High ¹	94 FT	800	City of Astoria	Water Supply / Bear Creek
Middle Reservoir	High	39 FT	168	City of Astoria	Water Supply / Bear Creek
Wickiup Lake	High	30 FT	340	City of Astoria	Water Supply / Bear Creek
Seaside City Reservoir	High	45 FT	170	City of Seaside	Water Supply / Necanicum River

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Fishhawk Lake	Significant ²	40 FT	1,650	Fishhawk Lake HOA	Dam repair underway / lake drained in 2019
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Source: 2021 Clatsop County Multi-Jurisdictional Natural Hazards Mitigation Plan: U.S. Army Corps of Engineers National Inventory of Dams, 2020.

¹High: Failure would present a strong risk for loss of life, annual inspection, Emergency Action Plan (EAP) required

²Significant: Failure would present a strong risk for loss of major infrastructure, inspection every 3 years, EAP not required

Levees that are unmaintained or that have been designed for different conditions may cause flooding under various conditions. There are over 8,000 acres of lowlands in Clatsop County that depend on over 35 miles of dikes for flood control. Many of these dikes are in poor condition and are expensive to maintain and repair. A list of diking districts and their status is listed in Goal 6.

Tide gates are structures designed to protect farm land and other development from salt water and high tides. Due to the expense and time associated with permitting in estuaries it can be cost-prohibited to replace them when the break. Most tide gates are well past the end of their useful lives and may be impossible to operate, making it difficult to drain freshwater flood flows. Thus, tide gates can result in back-flooding at these locations. This back-flooding can cause erosion, structure failure, and variations in the local fresh-salt water chemistry that may not benefit native species or estuarine products.

FEMA

FEMA has mapped Clatsop County water bodies for 10-, 50-, 100-, and 500- year flood events, with the probability of flooding in a year being 10%, 2%, 1%, and 0.2% respectively. Areas subject to these floods are depicted on FEMA Flood Insurance Rate Maps (FIRMs) and profiled in an accompanying Flood Insurance Study (FIS). Recurrence intervals can differ between reaches of the same stream. For example, certain reaches of the Young's River may experience a 100-year (1%) flood while other sections of the river may be having a 50-year (2%) or perhaps a 500-year (0.2%) flood event.

FEMA's National Flood Insurance Program (NFIP) requires jurisdictions that regulate development, such as a county or municipality, to use FEMA's Flood Insurance Rate Maps (FIRMs) for managing the local floodplain. FIRMs depict flood conditions and the associated Flood Insurance Study (FIS) provides details about the location, source and nature of flooding in the County. In Clatsop County, two Flood Insurance Studies are used in the unincorporated areas:

- #41007CV001B and #41007CV002B, dated June 20, 2018, Version Number 2.3.2.0
- #41007CV001A and #41007CV2A, dated September 17, 2010

It should be noted that FEMA's flood maps do not consider future conditions, such as sea level rise. The effect of rising sea levels on the county's estuaries has not yet been mapped. **Table 2** details historic flooding events in Clatsop County and on the North Oregon Coast from 1876-January 2021.

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Table 2: Historic Flood Events

Date	Location	Event Type	Magnitude	Details
Jan. 2021 (01/03/2021)	Clatsop County	Flood, Heavy Rain		A strong westerly upper level jet over the northern Pacific was directed at the Oregon coast, driving a plume of deep moisture toward NW Oregon. Street flooding stranded vehicles along Circle Creek, approximately 1 mile south of Seaside.
Jan. 2018 (01/18/2018)	N. Oregon Coast	Flood, Coastal Erosion	3 ft. waves	A strong stationary low pressure system brought high seas with wave heights up to 37'. Seaside and Cannon Beach had water in their streets.
Oct. 2017 (10/21/2017)	N. Oregon Coast	High Wind, Heavy Rain	53 mph. on Astoria-Megler Bridge	A very potent atmospheric river brought strong winds to the north Oregon Coast and Coast Range on October 21st. What followed was a tremendous amount of rain for locations along the north Oregon Coast and Coast Range.
Nov. 2016 (11/24/2016)	Bradwood, Clatsop County	Heavy Rain	3.52 in. of rain	A moist Pacific front moving slowly across the area produced heavy rainfall, resulting in flooding of several rivers across Northwest Oregon and at least two landslides.
Dec. 2007 (12/01/2007-12/03/2007)	Clatsop County	High Wind, Heavy Rain, Mudslides	A series of powerful Pacific storms brought straight-line winds, rain, and mudslides.	A series of powerful Pacific storms Dec. 1-3, 2007 brought straight-line winds, rain, and mudslides resulting in Presidential Disaster Declaration; \$180 million in damage in the state, power outages for several days, and five deaths attributed to the storm.
Dec. 2006 (12/14/2006, 12/15/2006)	Clatsop, Tillamook Counties	High Wind, Heavy Rain		\$10,000 in damages.
Nov. 2006 (11/05/2006-11/08/2006)	Clatsop County	High Wind, Heavy Rain		Severe storms, flooding, landslides, mudslides.
Dec. 2004 (12/08/2004-12/09/2004)	W. Oregon	Winter Storm, High Wind, Heavy Snow, High Surf	2.5 ft. of snow on Mt Hood; Lightning in Astoria; 25 ft. Surf	A large powerful Pacific storm brought a wide variety of weather to Northwestern Oregon. High winds along the Coast heralded the approach of the storm early in the morning. A City employee was struck by lightning. Heavy rain accompanied this storm resulting in mud slides. The storm also generated high seas, which created high surf along the Northern and Central Oregon Coast the next day. Buoys 20 miles off the Oregon Coast reported maximum seas of 25 to 26 feet.
Jan. 2004 (01/27/2004-01/29/2004)	Clatsop	Heavy Rain	4 in. rain in Seaside; 4.29 in. rain at Astoria Airport	A series of strong Pacific storm systems brought heavy rain to Northwest Oregon.
Dec. 2003 (12/12/2003 - 12/14/2003)	Clatsop	Heavy Rain	1-3 in.	A strong very moist Pacific system moved into the area producing heavy rains.
Mar. 2003	Clatsop	Heavy Rain	1-3 in.	Heavy rains once again moved into Northwest Oregon. Many stations reported 1 to 3 inches during the same 24-hour period.

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Date	Location	Event Type	Magnitude	Details
Jan 2003 (01/29/2003-01/31/2003)	Clatsop	Heavy Rain, Floods	1-3 in.	Heavy rains associated with a strong Pacific weather system brought 2 days of heavy rains to the area. Numerous locations reported 1 to 3 inches. These heavy rains filled many small streams, 2 feet of water covered Highway 101 between Seaside and Cannon Beach.
Jan. 2002	N. Oregon Coast	Winter Storm: High Winds, Heavy Rains	63 mph.	A winter storm brought high winds, heavy rain, and warmer temperatures to the area, resulting in flooding and mud and landslides. High winds knocked out power along the coast from Cannon Beach and Seaside to Warrenton for varying periods of time. Reported winds included Cannon Beach 40 to 45 mph with gusts to 63 mph.
2001	Clatsop	n/a		A dike failure required a significant emergency repair effort to prevent significant flood losses.
Aug. 2001 (08/22/2001-08/23/2001)	Clatsop	Heavy Rain		n/a – Unknown if above event is connected to this Aug. event.
Dec. 1996 (12/26/1996-12/31/1996)	N. Oregon Coast	Heavy Rain, Floods	16 rivers flooded	Heavy rains caused 16 rivers in NW Oregon to flood during the last week of December 1996 and into early January 1997. Dozens of homes were flooded on various rivers and numerous highways were rendered impassable.
Nov. 1996 - Dec. 1996	Five Western States	Heavy Rain, Freezing Rain/Heavy Wet Snow	6-18 in. rain west of the Cascades; 8 in. in 24 hrs. in Coast Range	During the period from mid-November to mid-December 1996, many areas received above-normal precipitation, greatly increasing the snowpack over mid and high elevations. Three sequential storms brought moderate to heavy rain, with the last creating a rain-on-snow event which resulted in incredible amounts of runoff.
Nov. 1996 (11/18/1996-11/20/1996)	N. Oregon Coast	Heavy Rain, Floods	11 rivers reached flood stage	Road damage from landslides; high velocity flows, damage from erosion and undermining of structures. Heavy rainfall over Oregon caused many rivers in Northwestern Oregon to flood. The first small streams began flooding on November 18th with 11 larger rivers reaching flood stage on the 19th and 20th. Major rivers such as the lower reaches of the Willamette remained above flood stage until November 23rd. Initial damage estimates from this flooding exceeded \$3 million.
Feb. 1996 (2/5/1996-2/9/1996)	N. Oregon Coast	Floods, Debris Flow	Astoria 7.68 in. rain in 3 days	A river of subtropical atmospheric moisture flowed above northern Oregon producing very heavy rainfall, particularly in the northwestern part of the state. Runoff from heavy rains and melting mountain snow caused major floods upon many northern Oregon rivers. Six rivers set all time high river stage records, and 7 people lost their lives as a direct result of flooding. Statewide damage was estimated at over 285 million dollars with an estimated five thousand

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Date	Location	Event Type	Magnitude	Details
				homes destroyed. Numerous mudslides were triggered, disrupting transportation in mountainous areas of western Oregon.
Nov. 1991	Oregon Coast	High Wind, High Surf	25 ft. waves	This slow-moving storm generated 25-foot waves and resulted in damage to buildings, boats, and transmission lines.
1982	Clatsop	Dike failure		Caused almost \$200,000 in damage (Clatsop EOP, 2018).
Nov.-Dec. 1977	Western Oregon	Heavy Rain, Floods	n/a	Rain on snow event; \$16.5 million in damages.
Jan. 1972	Western Oregon	Heavy Rain, Floods	n/a	Record flows on coastal rivers.
Dec. 1964 (12/24/1964)	Oregon	Floods, Heavy Rain, Winter Storm	100-year flood event; Benchmark	The Christmas flood of 1964 was driven by a series of storms, known as atmospheric rivers or “pineapple expresses,” that battered the region producing as much as 15 inches of rain in 24 hours at some locations. The combination of heavy rain, melting snow, and frozen ground caused extreme runoff, erosion, and flooding.
Dec. 1964 - Jan. 1965	Oregon	Floods, Heavy Rain, Winter Storm		Rain on snow event; record flood on many rivers.
Mar. 1964	Oregon Coast	Flood	n/a	n/a
Jan. 1956	Western Oregon	High Wind, Heavy Rain, Mudslides		Heavy rains, high winds, mud slides resulted in estimated damages of \$95,000.
May - June 1948	Columbia River Basin	Flood	n/a	Rain on snow event; Rocky Mountain snow melt.
May 1928	Columbia River Basin	Flood	n/a	Rain on snow event; Rocky Mountain snow melt.
June 1913	Columbia River Basin	Flood	n/a	Rain on snow event; Rocky Mountain snow melt.
Feb. 1907	Western Oregon	Flood	n/a	
June 1894	Columbia River Basin	Flood	33 ft. in Portland	Rain on snow event; Rocky Mountain snow melt.
May - June 1884	Columbia River Basin	Flood	n/a	Rain on snow event; Rocky Mountain snow melt.
June 1880	Columbia River Basin	Flood	27.4 ft. in Portland	Rain on snow event; Rocky Mountain snow melt.
Mar. 1876	Columbia River Basin	Flood	< 27.0 ft in Portland	Rain on snow event; Rocky Mountain snow melt.

Source: NOAA Storm Events Database, <https://www.ncdc.noaa.gov/stormevents/>, accessed 12/2/2019.

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MASS MOVEMENT / LANDSLIDE

In simplest terms, a landslide is any detached mass of soil, rock, or debris that falls, slides, or flows down a slope or a stream channel. Landslides are classified according to the type and rate of movement and the types of materials that are transported. In understanding a landslide, two forces are at work:

- gravity, the driving forces that cause the material to move down slope, and
- friction, the forces and strength of materials that act to retard the movement and stabilize the slope.

When the driving forces exceed the resisting forces, a landslide occurs.

Clatsop County has significant chronic risks from landslides, particularly on steep forested slopes subject to heavy rainfall each winter. However, the potential for catastrophic risk is posed by an earthquake that could trigger landslides resulting in road closures and isolation. Most slopes in Clatsop County steeper than 70% have a risk of rapidly moving landslide activity regardless of geologic unit. Areas directly below these slopes in the paths of potential landslides are at risk as well. The combination of steep slopes and geologic formation (sedimentary rock units) contributes to the increased hazard risk. There is a strong correlation between intense winter rainstorms and the occurrence of rapidly moving landslides (debris flows).

Landslides accompany nearly every major storm system that impacts western Oregon. In recent events, landslides accompanied storms in 1964, 1966, 1982, 1996, and 2007. Two major landslide-producing winter storms occurred in Oregon during November 1996. Intense rainfall triggered over 9,500 landslides and debris flows that resulted in eight fatalities throughout the state. The



Landslide on Old 77 Vesper Road, 2017

fatalities and losses resulting from the 1996 landslide events brought about the passage of Oregon Senate Bill 12, which set site development standards, authorized the mapping of areas subject to rapidly moving landslides and the development of model landslide (steep slope) ordinances. During the December 2007 storm, a landslide occurred near Woodson in neighboring Columbia County, a few miles east of the eastern border of Clatsop County. This slide sent a debris flow across Highway 30 and into

Westport Slough, destroying several residential structures and covering the highway with mud and large woody debris. In 2021, a landslide triggered by heavy rains caused a landslide that damaged a water transmission line owned by the City of Astoria. This line serves several water districts in unincorporated areas of Clatsop County and resulted in a boil water notice that lasted several days. **Table 3** details historic landslide events in unincorporated Clatsop County.

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Table 3: Historic Landslide Events

Date	Location	Details
Nov. 2021	Bear Creek Watershed, east of Astoria city limits	Heavy rains and steep slope saturation caused a water transmission line to rupture. The break impacted outlying water districts, including Willowdale, Fernhill, John Day, Olney, Walluski, Riverpoint and Williamsport. A boil-water notice was in place for several days
Jan. 2021	Hwy 30 east of Liberty Lane	Large amount of material damaged at least one vehicle and closed Hwy 30 for multiple days
Jan. 2020	Ecola State Park; crescent Beach Trail and other locations	An active landslide closed the park indefinitely due to road problems, a trail shearing off slope, and slope instability
Mar. 2017	Old 77 Vesper Road	Approximately 3,000-5,000 CY of soil material and several hundred trees collapsed onto a 0.25-mile segment of the County road. The roadway was closed to all access
2009	Near Astoria's Water Main	An active landslide threatened the City of Astoria's potable water main
Dec. 2007	Woodson Slide at Hwy 30 / Westport Slough	The slide destroyed several residential structures; covered the highway with mud and debris

Source: GeoScience, 2008; DOGAMI)-13-05; Daily Astorian, Feb. 2020

EARHTQUAKE / CASCADIA SUBDUCTION ZONE

Earthquakes in the Pacific Northwest states of Washington and Oregon result from movement called “slip” on faults in a variety of geographic and geologic settings. Earthquakes in much of the region are a consequence of stresses associated with motion of the Juan de Fuca Oceanic Plate to the northeast with respect to the North America Continental Plate at a rate of several centimeters per year. This relative motion is largely made possible because the Juan de Fuca plate descends into the Earth's mantle below the North American continent along what is called the Cascadia Subduction Zone, which extends from northwestern California through western Oregon and western Washington to Vancouver Island, Canada.

The US Geological Survey defines Pacific NW earthquakes in three seismological categories: crustal, deep, and megathrust. While all three types of quakes possess the potential to cause major damage, Cascadian Subduction Zone (CSZ) earthquakes pose the greatest danger due to the close proximity to the fault of the Pacific Northwest, the anticipated magnitude of an earthquake event, and the size and speed of arrival of the subsequent tsunami it would cause due to the displacement of water caused by the fault movement. A major CSZ event could generate an earthquake with a magnitude of 9.0 or greater which would result in devastating damage and loss of life. The proximity of the CSZ to the coastal areas of Clatsop County make them especially threatened by earthquakes and tsunamis.

Clatsop County has not been the center point of any recorded earthquakes. The earthquake risk that faces the communities of the Oregon coast has really only come to be understood since the 1960s. Before then, the seismic risk of the Pacific Rim was associated with volcanoes, but earthquakes were not understood to be a natural hazard of high potential magnitude to which Oregon is very vulnerable. On April 13, 1949, a major earthquake (magnitude 6.8) originating

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near Olympia, Washington caused eight deaths and estimated \$25 million in damage. In Oregon, widespread damage was observed, including injuries in Astoria. This event and then the Alaska earthquake of 1964 with its resulting tsunami that impacted the Oregon coast was a major catalyst for the scientists in the field of seismic study. Emerging tools and scientific vigor set several researchers on the path to discover the Cascadia subduction zone and arrangement of plates in the Pacific Northwest, but also to develop methodologies to document the history of tsunamis that affirm the occurrence of high magnitude earthquakes in the historical record.

In 1989, the devastating Loma Prieta earthquake in the San Francisco Bay Area instigated awareness and action around the risks of earthquakes in Oregon. The science was conclusive enough to be acted upon by policy makers that citizens demanded—the groundswell of knowledge and advocacy coming from the north coast of Oregon. By 1991, the Oregon Seismic Safety Policy Advisory Commission (OSSPAC), or Earthquake Commission, was formed as a result of Senate Bill 96 spurring regional partnerships with other states and scientists, and the support for seismic safety standards in State building code. **Table 4** lists the historic earthquakes that have occurred in the Pacific Northwest.

Table 4: Historic Earthquake Events

Date	Magnitude	Location	Details
Aug. 2018 (08/22/2018)	6.2	170 miles west of Coos Bay.	10.0 km depth; MMI: IV.
Aug. 2010 (08/28/2010)	5.2	80 miles offshore from Reedsport.	
Feb. 2001 (02/28/2001)	6.8	Nisqually, WA	400 injured; \$2 billion in damage; ‘Deep’ earthquake.
July 1999 (07/02/1999)	5.9	Satsop, Washington	
Dec. 1993 (12/04/1993)	5.1	Klamath Falls, Oregon	4.8 km depth; MMI: VI.
Sept. 1993 (09/21/1993)	5.9 and 6.0	Klamath Falls, Oregon	2 dead; \$10 million in damage from these “crustal” earthquakes; 8.5 and 8.6 km depth respectively.
Mar. 1993 (03/25/1993)	5.6	Scotts Mills, Oregon (east of Woodburn)	\$30 million in damage from this “crustal” earthquake; MMI: VI.
Nov. 1980 (11/08/1980)	7.0	off N.CA Coast	19.0 km depth; MMI: VI.
May 1980 (05/18/1980)	5.1	Mt. St. Helens	Associated with eruption.
Jun. 1973 (06/16/1973)	5.6	80 miles offshore from Lincoln City.	
Apr. 1965 (04/29/1965)	6.5	Renton, Washington	7 dead; \$50 million in damage
Mar. 1964 (03/28/1964)	9.2	Prince William Sound, Alaska	140 dead; \$311 million in damage. Largest recorded earthquake in the U.S.
Dec. 1963 (12/27/1963)	4.5	Oregon	33.0 km depth
Nov. 1962 (11/06/1962)	5.2	Portland, Oregon	16.0 km depth

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Dec. 1953 (12/16/1953)	5.0	Portland, Oregon	n/a depth
Apr. 1949 (04/13/1949)	6.8	Olympia, Washington	8 dead; \$25 million in damage; 'Deep' earthquake at 70 km depth.
Dec. 1941 (12/19/1941)	5.6	Portland, Oregon	
July 1936 (07/16/1936)	5.8	Milton-Freewater, Oregon	
May 1916 (05/13/1916)	5.7	Richland, Washington	
Apr. 1906 (04/18/1906)	8.3	San Francisco, California	3,000 dead; \$374 million in damage
Jan. 1700 (01/26/1700)	9.0	off Pacific NW coast	

Source: USGS, <https://earthquake.usgs.gov/earthquakes/>; Sullivan, W.L., 2018.

TSUNAMI

A tsunami is a series of waves that can travel great distances from its origin and can cause serious flooding and damage to coastal communities. The wavelength of a tsunami may be 100 miles or more in the ocean, with a surface wave height of only a few feet or more. These waves have the potential to travel up to 500 mph—when this incredible force reaches shore it has enough energy to destroy human settlements and flatten river channels for several miles upstream. There are two sources of tsunamis that can affect Clatsop County:

- **Local Tsunami:** Generated by an earthquake immediately offshore of the Oregon Coast (e.g., a CSZ earthquake) and would result in a tsunami coming onshore within 10 to 20 minutes following the earthquake.
- **Distant Tsunami:** Generated by a distant earthquake (e.g., large event occurring off a distant coastline, such as Japan) and would result in a tsunami coming onshore 4 or more hours following an earthquake on another subduction zone.

A significant portion of new residential growth is centered in the Clatsop Plains and coastal areas of Clatsop County. This increase in development may also be reflected in a corresponding increase in loss of life and/or property damage when a tsunami occurs.

In 2015, a Tsunami Hazard Overlay (THO) was drafted and proposed to the Board (Ordinance 15-04). The purpose of the proposed THO was to reduce loss of life: damage to private and public property; and social, emotional and economic disruptions. The ordinance was also intended to increase the ability of the community to respond and recover from a tsunami.

Based upon public comment and input, the Board at that time tabled the item indefinitely. The public comment received focused on the following concerns:

- General unintended consequences
- Restrictions on future development
- Stricter building code requirements

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- Disclosure statement would affect property sales
- Increased costs for new homes
- Restrictions on the use of density credits
- Increased insurance rates
- Decline in property values

Although the Board at that time did not move forward with the TOZ, adoption of the Tsunami Overlay Zone is a recommended mitigation action in the adopted Multi-Jurisdictional Natural Hazards Mitigation Plan.

Since 1812, Oregon has experienced about a dozen tsunamis with wave heights greater than 3 feet; some of these were destructive. Ten of these were generated by distant earthquakes near Alaska, Chile or Japan. The worst damage and loss of life resulted from the 1964 Alaskan earthquake, the resulting tsunami killed four people (campers on a beach in Newport) and caused around one million dollars in damage to bridges, houses, cars, boats, and sea walls in Oregon (DOGAMI, 2013). The greatest tsunami damage in Oregon occurred in the estuary channels located further inland, not along the coast as expected. The estuary channels amplified the tsunami wave heights and caused extreme flooding. Seaside, which was struck by a 10-foot wave, was the hardest hit city in Oregon due to its level topography and proximity to the ocean.

In March 2011, the Tohoku, Japan earthquake, a magnitude 9.0 subduction zone earthquake, triggered a tsunami that inundated the northeast coast of Japan, killing 15,845 persons. More than 1.1 million buildings were damaged or destroyed, including schools and hospitals. That event created a heightened awareness of a Cascadia Subduction Zone event in the Pacific Northwest. State agencies such as the Department of Geology and Mineral Industries (DOGAMI), began promoting a culture of preparedness and resiliency. In 2013, released updated maps showing tsunami inundation zones, evacuation routes and assembly points for communities in Clatsop County.

On January 15, 2022, a tsunami advisory was issued by the National Tsunami Warning Center for coastal areas in Washington, Oregon, and California, including Clatsop County. The advisory was issued following an underwater volcanic eruption near Tonga in the Pacific Ocean.

HB 3309 (2019)

During the 2019 legislative session, the Oregon Legislature adopted HB 3309. This bill eliminated a statewide prohibition regarding location of new essential facilities in the tsunami inundation zone. A prohibition regarding the placement of new critical facilities in the tsunami inundation zone still exists in Clatsop County's *Land and Water Development and Use Code*.

A complete list of historic tsunami events is shown in **Table 5**.

Table 5: Historic Tsunami Events – Pacific Northwest

Date	Magnitude	Location	Details
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Feb. 2001 (02/28/2001)	6.8	Puget Sound	400 injured; \$2 billion in damage
Nov. 1980 (11/08/1980)	7.0	off Oregon Coast	
May 1980 (05/18/1980)	5.1	Mt. St. Helens	Triggered by eruption
Jun. 1973 (06/16/1973)	5.6	80 miles offshore from Lincoln City.	
May-July 1968	up to 5.1	Adel, Oregon (east of Lakeview)	
Apr. 1965 (04/29/1965)	6.5	Renton, Washington	7 dead; \$50 million in damage
Mar. 1964 (03/28/1964)	9.2	Prince William Sound, Alaska	140 dead; \$311 million in damage. Largest recorded earthquake in the U.S.

Sources: 2021 Clatsop County Multi-Jurisdictional Natural Hazards Mitigation Plan; USGS, <https://earthquake.usgs.gov/earthquakes/events/alaska1964/>; Sullivan, W.L., 2018.

EROSION

Coastal Erosion

Coastal erosion occurs through a complex interaction of many geologic, atmospheric, and oceanic factors. Beaches, sand spits, dunes and bluffs are constantly affected by waves, currents, tides, and storms resulting in chronic erosion, landslides, and flooding. Changes may be gradual over a season or many years. Changes may also be drastic, occurring during the course of a single storm event. Two important natural variables for coastal change are the beach sand budget (balance of sand entering and leaving the system) and processes (waves, currents, tides, and wind) that drive the changes. Erosion becomes a hazard when human development, life, and safety are threatened.

Coastal erosion occurs via the following mechanisms:

- Beach, dune and bluff erosion caused by wind, waves, runoff, and disturbance;
- Mass wasting of sea cliffs in the form of landslides and slumps due to gravity, constant wave and tidal effects, and geologic instability;
- Storm surges, high ocean waves and the flooding of low-lying lands during major storms;
- Sand inundation;
- Erosion due to the occurrence of El Niño's and from rip current embayments; and
- Recession of coastal bluffs due to long-term changes in mean sea level and the magnitude and frequency of storm systems.

Clatsop County's coastal erosion is largely driven by major storm events that can produce waves 20 to 50 feet in height. Coastal bluffs comprised of uplifted marine terrace deposits and sand dunes are especially vulnerable to erosion. Beaches and dunes are highly susceptible to erosion, especially during large storms coupled with high ocean water levels. Vegetated dunes have eroded back as much as 50 meters in just one or two winters in some areas. Unlike bluff-

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backed shorelines, dunes can accrete back during cycles of decreased storm activity, which may erase signs of long-term erosion rates, and mask the potential for catastrophic erosion events.

Table 6 details occurrences of severe coastal erosion.

Table 6: Historic Coastal Erosion Events

Date	Location	Description	Notes
Jan. 2018 (01/18/2018)	N. Oregon Coast	Flood, Coastal Erosion	Severe beach erosion and damage to trails near the Peter Iredale Shipwreck, about 5 to 6 ft. of dune entirely eroded and swept out to sea. Logs and other debris washed up on roads.
1980-2018	Falcon Cove	High Waves, Coastal Erosion	Five homes lost to coastal erosion.
1997-1998	N. Oregon Coast	High Waves, Coastal Erosion	El Niño events
1982-1983	N. Oregon Coast	High Waves, Coastal Erosion	El Niño events
1978	Nestucca Spit	High Waves, Coastal Erosion	Winter storm caused beach and cliff erosion.
1972	Siletz Spit	High Waves, Coastal Erosion	Winter storm caused beach and cliff erosion.

Source: C. Dice, 2019; NOAA Storm Events Database, <https://www.ncdc.noaa.gov/stormevents/>, accessed 12/2/2019.

Streambank Erosion

Areas of most active streambank erosion are recognized by steep slopes, little vegetation cover, and position on the outside of stream and river channels. In addition to the loss of land, stream erosion can contribute to the deterioration of water quality, destruction of fish spawning grounds and silt deposition, resulting in the clogging of streams and estuaries.

WILDFIRE

Fire is an essential part of Oregon's ecosystem, but it is also a serious threat to life and property particularly in the state's growing rural communities. Wildfires are fires occurring in areas having large areas of flammable vegetation that require a suppression response. Areas of wildfire risk exist throughout the state with areas in central, southwest and northeast Oregon having the highest risk. The Oregon Department of Forestry has estimated that there are about 200,000 homes in areas of serious wildfire risk.

Wildfire can be divided into three categories: interface, wildland, and firestorms. Although Clatsop County is most susceptible to interface fires, wildland and firestorm events are also possible. Clatsop County has not had many significant wildfires in the past. This is mostly due to its wet climate. **Table 7** provides information on the previous occurrences of hazard events.

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Table 7: Historic Wildfire Events

Date	Location	Description	Notes
Nov. 13, 2014	Arch Cape Fire #2	~100 acres	
2013	Arch Cape and Falcon Cove Fire	~300 acres	
Oct. 27, 2007	Crane/Crusher Fire	68 acres	
Nov. 23, 2022	Elk Mountain Fire	40-60 acres	Cost: \$22,989 Cause: Debris burning
Sept. 9, 1988	Strum Creek Fire	45 acres	Cost: \$237,363 Cause: Debris burning
June 30, 1985	McFarlane Creek Fire	125 acres	Cost: \$87,257 Cause: Debris burning
Aug. 3, 1977	Oldy 17 Fire	834 acres	Possibly Fire 77521062 (483 acres) Cost: \$443,101 Cause: Debris burning
Oct. 17, 1976	Cronin Creek Fire	483 acres	See above
Aug. 21, 1973	Crawford Ridge Fire	110-112 acres	Cost: \$50,814 Cause: Smoking
Aug. 28, 1939	Saddle Mountain Fire	207,000 acres	Largest recorded fire this century in Clatsop County
1933-1951	Tillamook Burn	355,000 acres	The Tillamook Burn was a catastrophic series of large forest fires in the northern Oregon Coast Range beginning in 1933 and striking at six-year intervals through 1951

Source: Ballou, B., 2004; ODF, 2012

WINTER STORM AND WINDSTORM

High winds are a regular occurrence throughout Clatsop County. Destructive windstorms are less frequent, but the manner in which they occur are consistent. Destructive windstorms and severe winter events typically occur in fall and winter in Clatsop County, from October through March. Severe summer weather is associated with thunderstorms which can cause tornadoes and water spouts (NOAA, 2018). Severe winter weather produces high winds, rain, freezing rain, ice, and snow. A windstorm can be any of the following type of events: straight-line wind, down-slope wind, thunderstorm, downburst, or tornado. The list of historic storm events in **Table 8** provides significant context for the frequency, magnitude, and impacts associated with wind and winter storm events in Clatsop County.

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Table 8: Historic Wind and Winter Storm Events

Date	Location	Event Type	Magnitude	Details
Feb. 2019 (02/12/2019)	Coast Range of NW Oregon	Heavy Snow	1 to 2 feet of snow in Columbia Gorge	Back-to-back low-pressure systems dropping south along the coast of British Columbia and Washington brought cold air south into NW Oregon as well as plenty of moisture. Seine Creek SNOTEL around 2000 feet recorded 8 inches of snow in a 7-hour period.
Feb. 2019 (02/08/2019- 02/09/2019)	Coast Range of NW Oregon	Heavy Snow	6 to 12 inches of snow was observed above 1000 feet elevation	A low-pressure system brought arctic air and heavy snow south out of Canada into the Columbia Basin and Coast Range.
Jan. 2019 (01/15/2019)	N. Oregon Coast	High Wind	65 mph on Astoria-Megler Bridge	A strong low-pressure system moving up the coast from the south brought strong southerly winds across all of northwest Oregon.
Dec. 2019 (12/20/2018)	N. Oregon Coast	High Wind	75 mph on Astoria-Megler Bridge	A low-pressure system tracked northeast toward Victoria Island. The trailing cold front moved onto the coast, bringing strong southerly winds ahead of the front to the coast and the coast range.
Dec. 2019 (12/17/2018)	N. Oregon Coast	High Wind, High Surf	65 mph on Astoria-Megler Bridge	A strong low-pressure system over the Gulf of Alaska brought a strong cold front through. This generated strong winds across northwest Oregon, resulting in heavy rain, flooding, and coastal erosion.
Dec. 2019 (12/14/2018)	N. Oregon Coast	High Wind	43 mph on Astoria-Megler Bridge	A strong low-pressure system tracked northeast into British Columbia. The associated cold front brought with it strong southerly winds on the north and central Oregon coast.
Nov. 2018 (11/26/2018)	N. Oregon Coast	High Wind	78 mph on Astoria-Megler Bridge	A strong cold front moved onto the coast, bringing high winds, mainly to beaches and headlands along the coast.
April 2018 (04/10/2019)	N. Oregon Coast	High Wind	61 mph on Astoria-Megler Bridge	A shortwave lifting NNE brought a quick-hitting cold front into northwest Oregon. The front brought a short period of high winds to beaches and headlands along the coast.
April 2018 (04/07/2019)	N. Oregon Coast	High Wind	64 mph on Astoria-Megler Bridge	A strong low-pressure system tracking northeast towards Vancouver Island generated strong winds along the Coast and in the Willamette Valley.
Mar. 2018 (03/08/2019)	N. Oregon Coast	High Wind	69 mph	Strong low-pressure system moving up from the south brought high winds to the Coast and Coast Range.
Feb. 2018 (02/21/2018)	N. Oregon Coast	Winter Weather	1" of snow in Astoria	Low pressure system drifting southward along the Oregon Coast pulled cold air all the way to the coast and brought snow levels down to sea level. One (indirect) fatality resulting from icy streets.
Feb. 2018 (02/18/2018)	Coast Range of NW Oregon	Heavy Snow	6-7 inches of snow on Coast Range summits	Cold low-pressure system brought 5 to 10 inches of snow which accumulated quickly. ODOT weather stations recorded 6-7 inches of snow at summits through the Coast Range.
Jan. 2018 (01/27/2018)	N. Oregon Coast	High Wind	62 mph on Astoria-Megler Bridge	A strong cold front moving into western Oregon brought strong southerly winds to the north Oregon beaches and headlands and coastal communities along Oregon's central coast.

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Date	Location	Event Type	Magnitude	Details
Jan. 2018 (01/23/2018)	N. Oregon Coast	High Wind	63 mph on Astoria-Megler Bridge	Low pressure moving into British Columbia pushed a cold front across western Oregon. This brought strong southerly winds to the coastal beaches and headlands.
Jan. 2018 (01/18/2018)	Seaside	Hail	1.00 -2.00 in. hail	A broad low-pressure system off the coast of Washington and Oregon destabilized the atmosphere enough to generate a severe thunderstorm that moved through Seaside, dropping large hail.
Dec. 2017 (12/29/2017)	N. Oregon Coast	High Wind	67 mph on Astoria-Megler Bridge	A strong cold front moved through the area, bringing high winds mainly to beaches and headlands, but also to a few higher elevation spots in the Coast Range as well.
Oct. 2017 (10/21/2017)	N. Oregon Coast	High Wind, Heavy Rain	53 mph on Astoria-Megler Bridge	A very potent atmospheric river brought strong winds to the north Oregon Coast and Coast Range on October 21st. What followed was a tremendous amount of rain for locations along the north Oregon Coast and Coast Range.
Oct. 2017 (10/18/2017)	N. Oregon Coast	High Wind	47 mph on Astoria-Megler Bridge	A low-pressure system moving eastward into the Pacific Northwest brought a strong cold front which generated southerly sustained winds up to 47 mph along the Oregon Coast.
Apr. 2017 (04/07/2017)	N. Oregon Coast	High Wind	73 mph	A strong low-pressure system moved northeasterly up the Oregon coast, creating a strong pressure gradient that brought strong winds to all of northwest Oregon. The event brought down many trees across the area and two fatalities.
Feb. 2017 (02/08/2017 - 02/09/2017)	N. Oregon Coast	High Wind	71 mph	A warm front starting the snow in the Columbia Gorge came through on the 7th, then a trailing cold front moved through on the 8th through the 9th bringing high winds to the Oregon Coast and Coast Range and snow and ice to the Columbia Gorge.
Feb. 2017 (02/05/2017 - 02/06/2017)	N. Oregon Coast	Heavy Snow	5.5 in. of snow	A low-pressure system with an associated cold front brought impactful snow and high winds to the Oregon Coast.
Jan. 2017 (01/17/2017 - 01/18/2017)	N. Oregon Coast	High Wind	63 mph	An approaching low-pressure system brought rain across the Columbia River and freezing conditions in other counties.
Jan. 2017 (01/10/2017 - 01/11/2017)	Coast Range of NW Oregon	Heavy Snow	12 in. in Banks, OR	A strong low-pressure system moved up from the southwest and overran an existing cold, deep airmass. Surface temperatures as precipitation started were just above freezing, but with heavy showers, precipitation quickly turned over to snow during the early evening hours. Embedded thunderstorms enhanced snowfall rates around the Portland Metro area for a crippling snowstorm Tuesday evening.
Jan. 2017 (01/07/2017 - 01/08/2017)	Coast Range of NW Oregon	Winter Storm	0.89 in. of ice (liquid equivalent while temperatures were well below freezing)	A broad shortwave trough brought multiple rounds of precipitation, including a wintry mix of snow and ice for many locations across Northwest Oregon.
Dec. 2016 (12/19/2016)	N. Oregon Coast	High Wind	47 mph on Astoria-Megler Bridge	A warmer low-pressure system moved into to Northwest Oregon, bringing high winds along the North and Central Oregon Coast. Cold east winds through the Columbia River Gorge continued for the first part of the event, leading to light accumulations of snow and sleet in portions of far northwest Oregon.

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Date	Location	Event Type	Magnitude	Details
Dec. 2016 (12/08/2016)	Coast Range of NW Oregon	Heavy Snow	3-6 in. of snow	A strong frontal system brought strong east winds and a mix of snow, sleet, and freezing rain
Nov. 2016 (11/24/2016)	N. Oregon Coast	High Wind	65 mph at Cannon Beach	A strong cold front moving southeastward onto the Coast brought high winds to the Northwest Oregon Coast.
Nov. 2016 (11/24/2016)	Bradwood, Clatsop County	Heavy Rain	3.52 in. of rain	A moist Pacific front moving slowly across the area produced heavy rainfall, resulting in flooding of several rivers across Northwest Oregon and at least two landslides.
Nov. 2016 (11/12/2016)	N. Oregon Coast	High Wind	45 mph on Astoria-Megler Bridge	A low-pressure system tracking northeastward off the Coast brought high winds to the far North Oregon Coast.
Oct. 2016 (10/15/2016)	N. Oregon Coast	High Wind	61 mph on Clatsop Spit	A deepening low-pressure system passed north along the Coast bringing strong winds to Northwest Oregon.
Oct. 2016 (10/14/2016)	Clatsop Spit (Ft. Stevens, Hammond)	Hail	1.0 -1.5 in. diameter	Behind the front that moved through on October 13, unstable airmass generated strong convective showers and thunderstorms. A few of these thunderstorms produced tornadoes, strong winds, hail, and heavy rain.
Mar. 2016 (03/05/2016)	N. Oregon Coast	High Wind	52 mph on Megler Bridge	A cold front produced a burst of strong winds for the north Oregon Coast in the early morning.
Mar. 2016 (03/01/2016)	N. Oregon Coast	High Wind	52 mph	A cold front backed by a deep surface low resulted in strong winds across Northwest Oregon. Thunderstorms along the front produced damaging winds. Strong winds ahead of the front blew down a weak tree onto a moving vehicle, and resulted in one fatality.
Feb. 2016 (02/05/2016)	N. Oregon Coast	High Wind	45 mph	A low-level jet ahead of an occluded front produced several hours of strong winds to the North Oregon coast.
Jan. 2016 (01/28/2016)	N. Oregon Coast	High Wind	69 mph gusts	A strong cold front produced a few hours of high winds along the North Oregon Coast.
Dec. 2015 (12/22/2015 - 12/24/2015)	Coast Range of NW Oregon	Heavy Snow	6-14 in. of snow	Moist onshore winds produced a steady stream of showers over the area with snow levels between 1000 and 2000 feet. This resulted in heavy snow for the Northern Oregon Cascades and Coast Range.
Dec. 2015 (12/21/2015)	N. Oregon Coast	High Wind	59 mph gusts	High winds impacted Northwest Oregon as a 980 millibar low moved onshore in Pacific County, Washington. The winds resulted in widespread tree damage and power outages.
Dec. 2015 (12/17/2015, 12/21/2015)	N. Oregon Coast	High Wind	51-59 mph	Two events in five days. 1) A low-pressure system resulted in strong winds along the Northern and Central Oregon Coast. 2) High winds impacted Northwest Oregon as a 980 millibar low moved onshore in Pacific County, Washington. The winds resulted in widespread tree damage and power outages.

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Date	Location	Event Type	Magnitude	Details
Dec. 2015 (12/06/2015, 12/07/2015, 12/08/2015, 12/10/2015, 12/12/2015)	N. Oregon Coast	High Wind	40-56 mph gusts	Five events in seven days. Several weather stations along the North Oregon Coast measured high winds with sustained winds ranging between 40 and 45 mph. The Clatsop and Tillamook County Emergency Managers reported several trees downed from the winds with widespread power outages.
Nov. 2015 (11/17/2015)	N. Oregon Coast	High Wind	40-50 mph gusts	A cold front produced strong winds that resulted in a lot of downed trees, power outages, and road closures.
Oct. 2015 (10/31/2015)	N. Oregon Coast	High Wind	45 mph sustained winds on Astoria-Megler Bridge	A strong front produced a burst of strong winds as it moved across northwest Oregon.
Oct. 2015 (10/10/2015)	N. Oregon Coast	High Wind	63 mph peak gusts on Astoria-Megler Bridge	A strong cold front produced a brief burst of strong winds across the northwest Oregon coast and coast range.
Aug. 2015 (08/29/2015)	N. Oregon Coast	High Wind	58 mph with gusts to 90 mph at Oceanside	An unusually early and strong low-pressure system resulted in high winds along the coast and strong winds inland. Downed trees and power lines resulted in power outages, minor damage, and traffic delays.
Mar. 2015 (03/15/2015)	N. Oregon Coast	High Wind	59 mph	A surface low produced strong gusty winds across Northwest Oregon as it moved north offshore the Central and Northern Oregon coasts before making landfall in Southwest Washington. Soils were well saturated due to a prolonged period of heavy rain, and many trees were downed impacting life and property.
Feb. 2015 (02/07/2015)	N. Oregon Coast	High Wind	64 mph. on the Astoria-Megler Bridge	A surface low moved from south to north just offshore the coast from the Central Oregon Coast to the South Washington Coast, and produced a burst of strong winds.
Feb. 2015 (02/05/2015)	N. Oregon Coast	High Wind	47 mph. gusts to 62 mph. on the Astoria-Megler Bridge	A low-level jet ahead of a cold front brought a burst of strong winds to the North Oregon Coast.
Jan. 2015 (01/17/2015)	N. Oregon Coast	High Wind	60 mph gusts	A frontal system accompanied by an upper jet resulted in a burst of gusty winds for the Northwest Oregon Coast, Coast range and Cascades.
Feb. 2014 (02/15/2014)	N. Oregon Coast	High Wind	72 mph gusts on Clatsop Spit, other Clatsop locations	A strong cold front produced strong winds for the North Oregon coast and coast range on February 15, 2014. Highways 26 and 53 were closed due to downed trees. Several weather stations along the entire North Oregon coast measured high winds on February 15, 2014. The strongest wind gust was 86 mph which was measured at Garibaldi NOS (TLB03). Pacific City (AT297), Astoria-Megler Bridge (ODT76), and Clatsop Spit (3CLO3) measured peak wind gusts between 69 and 72 mph.
Feb. 2014 (02/06/2014)	N. Oregon Coast	Heavy Snow	4-8" snow	A preceding cold arctic air mass combined with a moist Pacific storm resulted in widespread heavy snow for Northwest Oregon including the coast and the Willamette Valley. A 30-mile wide band of heavy snow set up along the Oregon coast in the morning on the 6th and resulted in 4 to 8 inches of snow from Tillamook to Manzanita.

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Date	Location	Event Type	Magnitude	Details
Nov. 2012 (11/18/2012- 11/19/2012)	N. Oregon Coast	High Wind	78 mph	A strong pacific frontal system brought high winds to the Coast and coast range of Northwest Oregon. Strong winds were reported at Garibaldi with sustained winds of 59 mph with gusts to 83 mph. Strong winds were also reported at Pacific City and Clatsop spit with wind gusts to 68 mph.
Dec. 2010 (12/13/2010)	Clatsop, Ft. Stevens	High Wind, Thunderstorm	64 mph	A strong cold pool of air aloft produced a very unstable airmass over western Oregon. A vigorous low-pressure center was just off the Washington Coast with a surface trough moving through western Oregon. This trough served as a focus for thunderstorms during the day. These thunderstorms produced strong, gusty winds in several locations. Strong, gusty winds were reported at Clatsop Spit with sustained winds of 35 mph and gusts to 56 mph.
Mar. 2009 (03/07/2009- 03/08/2009 and 03/14/2009- 03/15/2009)	N. Oregon Coast	Heavy Snow	6" snow	Ahead of a deep, incoming trough, a weather system brought snow to some higher elevations in northwest Oregon. Then, a potent late season frontal system brought heavy snow to the higher elevations of northwest Oregon.
Dec. 2008 (12/26/2008)	N. Oregon Coast	High Wind	63 mph on Clatsop Spit	A strong Pacific winter storm system brought high winds to the coastal region northwest Oregon.
Dec. 2008 (12/24/2008 - 12/25/2008)	Coast Range of NW Oregon	Winter Storm Heavy Snow	11 - 15 in. of snow over two days	A snow storm on Christmas Day left 6 to 10 inches of snow in the Coast Range of northwest Oregon.
Dec. 2008 (12/12/2008 - 12/13/2008)	Coast Range of NW Oregon	Heavy Snow	8-10 in. of snow on the Coast Range passes	A strong and very cold Pacific system brought heavy snow accumulations to northwest Oregon.
Dec. 2008 (12/12/2008)	N. Oregon Coast	High Wind	41 mph with gusts to 70 mph on Clatsop Spit	A strong Pacific winter storm system brought high winds to the coastal region and Cascades of northwest Oregon. The strong winds ahead of the approaching frontal system caused several power outages along the coast and resulted in nearly \$8 million in estimated property and crop damages for Clatsop, Lane, Tillamook, and Lincoln Counties.
Nov. 2008 (11/08/2008, 11/11/2008)	N. Oregon Coast	High Wind	40-50 mph with gusts to 70 mph	A typical late-fall Pacific low-pressure system brought strong winds to the coast of northwest Oregon.
Dec. 2007 (12/01/2007- 12/03/2007)	Clatsop County	High Wind, Heavy Rain, Mudslides	Gusts 85-130 mph in Knappa/Svensen; 3.5 in rain Astoria	A series of powerful Pacific storms Dec. 1-3, 2007 brought straight-line winds, rain, and mudslides resulting in Presidential Disaster Declaration; \$180 million in damage in the state, power outages and communication isolation for several days, and five deaths attributed to the storm. https://en.wikipedia.org/wiki/Great_Coastal_Gale_of_2007
Nov. 2007	Clatsop, Tillamook Counties	storm with high winds		\$10,000 in damages.

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Date	Location	Event Type	Magnitude	Details
Dec. 2006 (12/14/2006, 12/15/2006)	Clatsop, Tillamook Counties	High Wind, Heavy Rain		\$10,000 in damages.
Nov. 2006 (11/05/2006- 11/08/2006)	Clatsop County	High Wind, Heavy Rain		Severe storms, flooding, landslides, mudslides.
Mar. 2006 (03/20/2006)	Clatsop, Tillamook, Lincoln, Lane Counties	High Wind	60 mph, 75 mph	Two wind storm events with winds measured at 60 mph and 75 mph resulted in \$75,000 and \$211,000 in estimated property damage among all four coastal counties; the storms also impacted 10 other counties outside of Region 1.
Feb. 2006	Clatsop, Tillamook, Lincoln, Lane Counties	High Wind	77 mph	More than \$200,000 in estimated property damage among all four coastal counties; the storm also impacted nine other counties outside of Region 1.
Jan. 2006	Clatsop, Tillamook, Lincoln, Lane Counties	High Wind	86 mph, 103 mph	Two storm events with high winds of 86 mph and 103 mph resulted in \$388,888 in property damage among all four coastal counties; the storm also impacted 5 other counties outside Region 1.
Dec. 2004 (12/08/2004- 12/09/2004)	W. Oregon	Winter Storm, High Wind, Heavy Snow, High Surf	2.5' of snow on Mt Hood; Lightning in Astoria; 25' Surf	A large powerful Pacific storm brought a wide variety of weather to Northwestern Oregon. High winds along the Coast heralded the approach of the storm early in the morning. Heavy rain accompanied this storm resulting in mud slides. The storm also generated high seas, which created high surf along the Northern and Central Oregon Coast the next day. Buoys 20 miles off the Oregon Coast reported maximum seas of 25 to 26 feet.
Jan. 2004 (01/27/2004- 01/29/2004)	Clatsop	Heavy Rain	4" in Seaside; 4.29" Astoria Airport	A series of strong Pacific storm systems brought heavy rain to Northwest Oregon.
Mar. 2003	Clatsop	Heavy Rain	1"-3"	Heavy rains once again moved into Northwest Oregon. Many stations reported 1 to 3 inches during the same 24-hour period.
Jan 2003 (01/29/2003- 01/31/2003)	Clatsop	Heavy Rain, Floods	1"-3"	Heavy rains associated with a strong Pacific weather system brought 2 days of heavy rains to the area. Numerous locations reported 1 to 3 inches. These heavy rains filled many small streams, 2 feet of water covered Highway 101 between Seaside and Cannon Beach.
Jan. 2002	N. Oregon Coast	Winter Storm: High Winds, Heavy Rains	63 mph	A winter storm brought high winds, heavy rain, and warmer temperatures to the area, resulting in flooding and mud and landslides. High winds knocked out power along the coast from Cannon Beach and Seaside to Warrenton for varying periods of time. A private single engine plane was flipped by the gusty winds at the Astoria Regional Airport in Warrenton. Reported winds included Cannon Beach 40 to 45 mph with gusts to 63 mph.

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Date	Location	Event Type	Magnitude	Details
Aug. 2001 (08/22/2001-08/23/2001)	Clatsop	Heavy Rain		
Jan. 2000	Clatsop, Tillamook	High Wind	70 mph	Strong winds associated with a strong offshore storm buffeted the North and Central Oregon Coast. Cannon Beach reported gusts to 70 mph and Astoria reported gusts to 59 mph.
Jan. 1999	Clatsop, Tillamook	High Wind	61 mph	A Pacific storm caused gusts of 61 mph in Cannon Beach.
Jan. 1998 (01/11/1998-01/12/1998)	Clatsop, Tillamook	Ice Storm	6" snow	The event began when an arctic front brought very cold air from Alaska, resulting in widespread snow. Snow turned to freezing rain in the Gorge Monday, and persisted there and within the reach of strong east winds blowing out of the west end of the Gorge. Trees and large tree limbs were knocked down over a large area, and there were widespread power outages. One fatality, a 43 year old man was found dead from exposure in the back yard of his home in Astoria.
Jan. 1998 (01/05/1998)	Seaside, Clatsop County	Tornado	F0	A weak tornado did minor damage to the Kinni-Kinnic Lodge and an adjacent home on Beach Street in Seaside (estimated property damage was \$3,000).
Dec. 1997 (12/22/1997)	Clatsop, Tillamook	Heavy Snow	3" of snow	A weak Pacific storm dumped three inches of snow on Wilson river and Sunset summit passes in the Coast Range before the snow turned to rain.
Nov. 1997	Western Oregon	High Wind, High Surf	gusts to 89 mph at Florence	Severe beach erosion; trees toppled.
Nov. 1997 (11/19/1997)	N. Oregon Coast	High Wind	80 mph	A powerful Pacific storm brought high winds to the Oregon coast. The highest wind speeds reported included sustained 60 mph with gusts to 80 mph at Tillamook.
Dec. 1996 (12/29/1996 - 12/30/1996)	N. Oregon Coast	High Wind	55 mph gusting to 66 mph at Cannon Beach	The first in a series of strong Pacific storms lashed the North Oregon Coast with winds up to 110 mph.
Dec. 1996 (12/26/1996-12/31/1996)	N. Oregon Coast	Heavy Rain, Floods	16 rivers flooded	Heavy rains caused 16 rivers in NW Oregon to flood during the last week of December 1996 and into early January 1997. Dozens of homes were flooded on various rivers and numerous highways were rendered impassable.
Nov. 1996 - Dec. 1996	Five Western States	Heavy Rain, Freezing Rain/Heavy Wet Snow	6-18" West of the Cascades; 8" in 24 hrs in Coast Range	During the period from mid-November to mid-December 1996, many areas received above-normal precipitation, greatly increasing the snowpack over mid and high elevations. Three sequential storms brought moderate to heavy rain, with the last creating a rain-on-snow event which resulted in incredible amounts of runoff.

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Date	Location	Event Type	Magnitude	Details
Nov. 1996 (11/18/1996- 11/20/1996)	N. Oregon Coast	Heavy Rain, Floods	11 rivers reached flood stage	Heavy rainfall over Oregon caused many rivers in Northwestern Oregon to flood. The first small streams began flooding on November 18th with 11 larger rivers reaching flood stage on the 19th and 20th. Major rivers such as the lower reaches of the Willamette remained above flood stage until November 23rd. Initial damage estimates from this flooding exceeded \$3 million.
Dec. 1995	Statewide	High Wind	Over 100 mph	Wind gusts of over 100 mph; e.g. Sea Lion Caves gusts to 119 mph. The storm followed the path of Columbus Day Storm (Dec. 1962) and resulted in four fatalities, many injuries, and widespread damage (FEMA-1107-DR-Oregon).
Feb. 1994	Warrenton	Tornado		Damage in a local park.
Jan. 1993	Oregon Coast	High Wind	98 mph	Inauguration Day Storm resulted in a major disaster declaration in Washington State. Tillamook wind gusts to 98 mph resulted in widespread damage, especially in the Nehalem Valley.
Nov. 1991	Oregon Coast	High Wind, High Surf	25-foot waves	This slow-moving storm generated 25-foot waves and resulted in damage to buildings, boats, and transmission lines.
Jan. 1991	Most of Oregon	High Wind	Gusts of 57 mph at Seaside	75-foot trawler sank NW of Astoria
Feb. 1990	Oregon Coast	High Wind	53 mph	Wind gusts resulted in damage to docks, piers, and boats.
Jan. 1990 (01/24/1990)	Statewide	High Wind	100 mph wind gusts	One fatality; damaged buildings; falling trees resulted in a disaster declaration in Oregon (FEMA-853-DR-Oregon).
Mar. 1988	North and Central Coast	High Wind	wind gusts 55– 75 mph	One fatality near Ecola State Park; uprooted trees.
Dec. 1987	Oregon Coast / NW Oregon	High Wind	winds on coast 60 mph	Saturated ground enabled winds to uproot trees.
Jan. 1987	Oregon Coast	High Wind	wind gusts to 96 mph at Cape Blanco	Significant erosion occurred along highways and beaches; several injuries.
Jan. 1986	North and Central Coast	High Wind	75 mph winds	Damaged trees, buildings, and power lines.
Nov. 1981 (11/13/1981, 11/15/1981)	Oregon Coast, North Willamette Valley	High Wind		Back to back windstorms

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Date	Location	Event Type	Magnitude	Details
Mar. 1971	Most of Oregon	High Wind		Falling trees took out power lines; building damage; notable damage in Newport.
Feb. 1971 (02/13/1971)				wind/rain
Oct. 1967	Western Oregon	High Wind	winds on Oregon Coast 100–115 mph	Significant damage to buildings, agriculture, and timber.
Oct. 1967 (10/03/1967)	Clatsop County, Warrenton	Tornado	F1	\$25k in property damage; Impact area: 0.5 mi x 70 yds.
Oct. 1966	Seaside	Tornado	F0	Windows broken, telephone lines down, outdoor signs destroyed.
Oct. 1966 (10/20/1966)	Near Astoria Airport	Tornado/ Waterspout	F0	Began over ocean and moved inland; several homes and commercial buildings damaged.
Dec. 1964 (12/24/1964)	Oregon	Floods, Heavy Rain, Winter Storm	100-year flood event; Benchmark; 15 inches of rain in 24 hours	The Christmas flood of 1964 was driven by a series of storms, known as atmospheric rivers or “pineapple expresses,” that battered the region producing as much as 15 inches of rain in 24 hours at some locations. The combination of heavy rain, melting snow, and frozen ground caused extreme runoff, erosion and flooding. https://www.usgs.gov/news/christmas-flood-1964
Mar. 1963	NW Oregon Coast	High Wind	100 mph gusts (unofficial)	widespread damage
Oct. 1962 (10/12/1962)	Statewide	High Wind	131 mph	Oregon’s most destructive storm, the Columbus Day Windstorm Event, produced a barometric pressure low of 960 mb and resulted in wind speeds of 131 mph on the Oregon coast resulting in 23 fatalities and \$170 million in damages.
Nov. 1958	Northern/ Northwest Oregon	High Wind	Gusts to 75 mph at Astoria	Wind gusts across the Oregon, Idaho, Montana, Wyoming resulted in damage to buildings and utility lines; wind gusts to 75 mph at Astoria; gusts to 131 mph at Hebo.
June 1957 (06/05/1957)	Clatsop	High Wind	96 mph gusts	Thunderstorm, Wind
Jan. 1956	Western Oregon	High Wind, Heavy Rain, Mudslides		Heavy rains, high winds, mud slides resulted in estimated damages of \$95,000.
Dec. 1955 (12/29/1955)	Western Oregon	High Wind	up to 90 mph	Wind gusts at North Bend up to 90 mph resulted in significant damage to buildings and farms.

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Date	Location	Event Type	Magnitude	Details
Dec. 1951	Most of Oregon	High Wind	60–100 mph	Winds 60–100 mph and a barometric pressure low of 968.5 mb near Astoria resulted in many damaged buildings and telephone/power lines down.
Nov. 1951	Most of Oregon	High Wind	40–60 mph with 75–80 mph gusts	Winds 40–60 mph with 75–80 mph gusts resulted in widespread damage, especially to transmission lines.
Apr. 1931	Western Oregon	High Wind	78 mph	Wind speeds up to 78 mph resulted in widespread damage.
Jan. 1921	Oregon Coast/ Lower Columbia	High Wind	130 mph gusts in Astoria	Winds recorded at 113 mph at the mouth of the Columbia River; 130 mph in Astoria.
Jan. 1880	Western Oregon	High Wind	65–80 mph	Very high winds, 65–80 mph near Portland, resulted in flying debris and fallen trees.

Sources: NOAA Storm Events Database, <https://www.ncdc.noaa.gov/stormevents/>, accessed 12/2/2019. Oregon DOT weather sensor is located on Astoria-Megler Bridge.; Taylor and Hatton, 1999, The Oregon Weather Book, pp. 130–137; Tillamook County NHMP, 2018.; FEMA <http://www.fema.gov/news/disasters_state.fema?id=41>.

DROUGHT

Watershed in Clatsop County are largely rain-dominated systems, meaning the drivers of drought and water scarcity are different than across much of the western United States, where mountain snowpack contributes to streamflow. As with other areas of the Pacific Northwest, Clatsop County typically experiences wet winters and dry summers. This seasonal cycle of precipitation means that severe drought is rare during the rainy winters on the Oregon coast, but the region is prone to periods of summertime water scarcity, especially when precipitation is lower than average in the shoulder seasons of spring and fall. This scarcity is exacerbated by a lack of natural storage, such as snowpack, and by a lack of built storage in the form of reservoirs.

Table 9 provides information on historic drought events within Oregon.

Table 9: Historic Drought Events

Date	Location	Description
2015	25 counties in Oregon	Clatsop County did not have a drought declaration but did experience a dry and hot spring and summer following two years of lower moisture and higher temperatures (2013–2014)
2001–02	Statewide, except Portland metro area and Willamette Valley	The second most intense drought in Oregon’s history; 18 counties with state drought declaration (2001); 23 counties state-declared drought (2002); some of the 2001 and 2002 drought declarations were in effect through June or December 2003; Coos and Curry Counties in Region 1 were not under a drought declaration until December of 2002.

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1985-1997	Oregon	Generally, a dry period, capped by statewide droughts in 1992 and 1994
1992	Statewide	1992 fell toward the end of a generally dry period, which caused problems throughout the state; the 1992 drought was most intense in eastern Oregon, with severe drought occurring in Region 1; the winter of 1991-1992 was a moderate El Niño event, which can manifest itself in warmer and drier winters in Oregon; Governor declared a drought for all 36 counties in September 1992.
1976-1981	Western Oregon	Intense drought; 1976-1977 was the single driest water year of the century.
1939-1941	Oregon	A three-year intense drought; Water Year 1939 was one of the more significant drought years on the Oregon Coast during that period.
1917-1931	Oregon	A very dry period, punctuated by brief wet spells in 1920-21 and 1927. The 1920s and 1930s, known more commonly as the Dust Bowl, were a period of prolonged, mostly drier than normal conditions across much of the state and country; moderate to severe drought affected much of the state except southeastern Oregon
1924	Oregon	A prolonged statewide drought that caused major problems for agriculture
1904-1905	Oregon	A drought period of about 18 months

Source: Taylor and Hatton, 1999, 2015 Clatsop NHMP; 2016 Tillamook NHMP; 2021 Clatsop County MJNHMP

VOLCANIC ASH FALL

According to the Department of Geology and Mineral Industries (DOGAMI), Mt. Hood and Mt. St. Helens are the two volcanoes that could impact Clatsop County. Of all the Washington volcanoes, only Glacier Peak (north of Mt. Rainier) and Mt. Saint Helens have generated very large explosive eruptions in the past 15,000 years.

On May 18, 1980, Mt. St. Helens in Washington State erupted. The eruption killed 57 persons, destroyed more than 200 houses and cabins, and destroyed or damaged more than 185 miles of highways and roads and 15 miles of railways. In Clatsop County, ash fall from the volcanic eruption covered houses, damaged vehicles and equipment, and impacted animals and livestock.

Mt. Hood is approximately 90 miles southeast of the southeastern corner of the County. Given that most of Clatsop County's population is located in the northern and western areas of the County and that volcanic ash would follow eastward wind patterns, it is unlikely that a volcanic event at Mt. Hood would significantly impact Clatsop County. There have been no recorded effects from eruptions of Mt. Hood in the past century. During the 1900s, however, there were numerous small lahars and debris avalanches, preceded by steam explosions and ash explosions in the mid-1800s. **Table 10** details historic volcanic events from 1781 through the present.

Table 10: Historic Volcanic Events

Date	Event	Location
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May 18, 1980

Eruption

Mount St. Helens

1781

Most recent eruptive period
began

Mount Hood, White River and Sandy River valleys

Source: USGS; Sullivan, W.L., 2018; Clatsop County *Multi-Jurisdictional Natural Hazards Mitigation Plan*, 2021

HIGH GROUNDWATER AND COMPRESSIBLE SOILS

In the alluvial lowland areas near streams and rivers and in the interdune areas of the Clatsop Plains, the groundwater table is at or near the ground surface much of the year. Problems associated with high groundwater include hydrostatic pressure causing buoyancy of underground tanks or fracturing of basement floors and walls and health hazards from improperly working septic systems.

Most of the soils with high groundwater levels also experience problems due to the compressible properties of the soils. Construction on compressible soils can result in differential settling of homes and roads. Engineering solutions include excavation and backfilling with a more suitable materials, preloading, and the use of piling or spread footings depending upon the nature of the specific structure being considered and the degree of severity of the hazard.

CURRENT CONDITIONS

Each of Clatsop County's communities is subject to some or all of the natural hazards listed in Statewide Planning Goal 7. Beginning in 2019, Clatsop County, with technical assistance from the Department of Land Conservation and Development (DLCD) undertook an update of its 2015 Natural Hazards Mitigation Plan. The MJNHMP includes a hazard vulnerability analysis for unincorporated Clatsop County, which is shown in **Table 11**.

Table 11: Clatsop County Hazard Vulnerability Analysis

Hazard	Risk
Flood	High
Landslide	Low
Earthquake	High
Tsunami	High
Coastal Erosion	Medium
Wildfire	Low
Winter Storm	High

Source: Clatsop County 2019.

The following details the rationale for the rankings, as noted in the MJNHMP.

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FLOOD

Flood risk was ranked based on the annual, primarily coastal, flooding that occurs in the County, putting infrastructure and structures at risk. Annually, Highway 202 and tide gates get overwhelmed with high tides, as do areas in the City of Seaside and along U. S. Highway 101. During the 1996 flood, coastal flooding inundated the Surf Pines areas near Gearhart. Between January 3-6 2022, melting snow and heavy rainfall resulted in \$144,082 in damages, resulting in an emergency declaration. Flooding, breached dikes, landslides, downed trees and power lines harmed public infrastructure and private property and blocked roads.

The extent of the damage and risk to people caused by flood events is primarily dependent on the depth and velocity of floodwaters. Fast moving floodwaters can wash buildings off their foundations and sweep vehicles downstream. Extensive flood damage to residences and other structures also results from basement flooding and landslide damage related to soil saturation. Surface water entering into crawlspaces, basements and daylight basements is common during flood events not only in or near flooded areas but also on hillsides and other areas far removed from floodplains. Most damage is caused by water saturating materials susceptible to loss (e.g., wood, insulation, wallboard, fabric, furnishings, floor coverings and appliances.)

Homes in frequently flooded areas can also experience blocked sewer lines and damage to septic systems and drain fields. This is particularly the case of residences in rural flood prone areas who commonly utilize private individual sewage treatment systems. Inundation of these systems can result in the leakage of wastewater into surrounding areas creating the risk of serious water pollution and public health threats. This kind damage can render homes unlivable.

Roads, bridges, other infrastructure, and lifelines (pipelines, utility, water, sewer, communications systems, etc.) can be seriously damaged when high water combines with flood debris, mud and ice. Bridges are a major concern during flood events as they provide critical links in road networks by crossing watercourses and other significant natural features. Bridges and the supporting structures, however, can also be obstructions in flood-swollen watercourses and can inhibit the rapid flow of water during flood events. Flood events impact businesses by damaging property and interrupting commerce. Flood events can cut off customer access and close businesses for repairs. A quick response to the needs of businesses affected by flood events can help a community maintain economic viability in the face of flood damage.

Table 12 details forecasted loss from flood events.

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CLATSOP COUNTY COMPREHENSIVE PLAN

Table 12: Flood Exposure

(1% 100-year flood event)								
Community	Total Number of Buildings	Total Estimated Building Value (\$)	Total Population	Potentially Displaced Residents from Flood Exposure	% Potentially Displaced Residents from Flood Exposure	Number of Flood Exposed Buildings	% of Flood Exposed Buildings	Number of Flood Exposed Buildings Without Damage**
Unincorp. County (rural)	8,214	1,378,964	9,477	1,175	12.4%	1,175	14.3%	131
Arch Cape	462	113,684	183	9	5.1%	22	4.8%	7
Svensen-Knappa	1,652	178,049	3,013	17	0.6%	7	0.4%	1
Westport	348	24,928	498	0	0.0%	3	0.9%	1
Total Unincorp. County	10,676	1,695,624	13,171	1,201	9.1%	1,207	11.3%	140

*1% results include coastal flooding source. ** Building first-floor height is above flood elevation. **Source:** Williams et al, 2020

LANDSLIDE

Landslide risk for Clatsop County is ubiquitous – more than half of all the buildings in the County are at risk of at least moderate susceptibility to landslide risk. Landslides, however, are not common occurrences and when they do occur, impact a limited number of residents and structures unlike an earthquake or tsunami. For this reason, the risk was rated as “Low” in the hazard vulnerability analysis.

Depending upon the type, location, severity and area affected, severe property damage, injuries and loss of life can be caused by landslide hazards. Landslides can damage or temporarily disrupt utility services, roads and other transportation systems and critical lifeline services such as police, fire, medical, utility and communication systems, and emergency response. In addition to the immediate damage and loss of services, serious disruption of roads, infrastructure and critical facilities and services may also have longer-term impacts on the economy of the community and surrounding area. **Table 13** details anticipated impacts due to landslide exposure.

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Table 13: Landslide Exposure

<i>(all dollar amounts in thousands)</i>											
Community	Total Number of Buildings	Total Estimated Building Value (\$)	Very High Susceptibility			High Susceptibility			Moderate Susceptibility		
			Number of Buildings	Building Value (\$)	Percent of Building Value Exposed	Number of Buildings	Building Value (\$)	Percent of Building Value Exposed	Number of Buildings	Building Value (\$)	Percent of Building Value Exposed
Unincorp. County (rural)	8,214	1,378,964	952	133,908	9.7%	1,561	146,865	11%	2,284	300,221	22%
Arch Cape	462	113,684	69	17,412	15%	66	13,960	12%	167	40,595	36%
Svensen-Knappa	1,652	178,049	119	12,201	7%	600	56,657	32%	441	55,810	31%
Westport	348	24,928	116	7,207	29%	19	2,859	12%	17	1,402	6%
Total Unincorp. County	10,676	1,695,624	1,256	170,728	10%	2,246	220,342	13%	2,909	398,028	23%

*1% results include coastal flooding source. ** Building first-floor height is above flood elevation. Source: Williams et al, 2020

EARTHQUAKE

Earthquake risk was ranked for a Cascadia earthquake event scenario. The 2018 DOGAMI Natural Hazard Risk Report for Clatsop County indicated that very high liquefaction soils are found throughout most of the populated coastal portions of Clatsop County and within low-laying areas of the City of Warrenton. **Table 14** details the projected monetary and structural impacts from earthquakes.

Generally, the older the home is, the greater the risk of damage from natural disasters. This is because stricter building codes have been developed with improved scientific understanding of plate tectonics and earthquake risk. For example, structures built after the late 1960s in the Northwest use earthquake-resistant designs and construction techniques. Those built before 1960 (47.1% of homes in Clatsop County) are not likely to be earthquake resistant. “Unreinforced masonry” (or URM) buildings are known to be the most susceptible to damage.

While buildings and other structures can be designed or retrofitted to withstand earthquakes, it can be prohibitively expensive to design for the highest magnitude events. Most buildings are designed with life-safety integrity for the occupants to safely survive the event and evacuate, but not necessarily to protect the building from damage. The advantage of improved seismic design requirements is that they can protect lives and maintain the functionality of the structure in lesser magnitude events. Buildings that were not built to an adequate seismic standard often can be

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retrofitted and strengthened to help withstand earthquakes and provide life safety.

Roads, bridges, ports, and utilities (telecom, gas, water, powerlines, etc.) also suffer damage in earthquakes. Damage and loss of life can be very severe if structures are not designed to withstand shaking, are on ground that amplifies shaking, or ground which liquefies due to shaking. Earthquake damage to roads and bridges can be particularly serious by hampering or cutting off the movement of people and goods and disrupting the provision of emergency response services. Such effects in turn can produce serious impacts on the local and regional economy by disconnecting people from work, home, food, school and needed commercial, medical and social services. A major earthquake can separate businesses and other employers from their employees, customers, and suppliers thereby further hurting the economy. Following an earthquake event, the cleanup of debris can be a huge challenge for the community.

Ports face the challenge of both the proximity to water and the instability of the large vessels/craft docked at piers and on runways. The high cost of maintenance and the age of the many maritime structures means that the forces associated with an earthquake could easily be catastrophically damaging.

Utilities face the risk of lines breaking, particularly at connections. These are ideal and affordable choices for retrofitting because adding flexibility to a length of pipe at its connection point can help prevent damage. However, gas utilities and all infrastructure using liquid or pressurized fuel should use automatic shut-off valves to prevent leaks, spills, explosions, and fire following a seismic event.

Water impoundments are a risk in an earthquake event due to the weight of water and the fact that containers used for the stationary storage of water (dams, levees, tanks, pools, reservoirs, etc.) may not have the strength of material to withstand the motion of water due to ground shaking. The ability of dams to withstand earthquake forces should be considered. This is especially important as three dams in Clatsop County have been designated as “high hazard”: Bear Creek (Astoria), Middle Reservoir, and Wickiup Lake. For more information about the dams in Clatsop County, see the Flood hazard section of this plan.

Four dams in Clatsop County have been designated as “high hazard”, meaning they would pose a risk to downstream populations if they failed in an earthquake event. All have Emergency Action Plans in place: Bear Creek, Middle Reservoir, and Wickiup Lake, all managed for water supply by the City of Astoria, and the Seaside City Reservoir (Peterson Point Dam) established in 1996 also used for domestic water supply.

One of the most important preparations that can be made for a major earthquake event is to prevent the release of toxic gases and flammable fuels. Not only could the release of chlorine gas for water disinfection be lethal or fires started from liquid or pressurized fuels, the control of these releases is imminently more difficult without power, roads, or structural integrity of untested systems. Due to the importance of these concerns, the State of Oregon recently

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released a Fuel Plan and Clatsop County is similarly conducting an inventory of county fuel storage sites. Local water providers are required to meet standards for the storage of water treatment chemicals, but local regulations and coordination should be conducted locally to ensure that private entities managing pools or small, private water sources are similarly protecting the public by considering the seismic resilience of their systems to withstand a major earthquake.

Table 14: Earthquake Exposure

Community	Total Number of Buildings	Total Estimated Building Value (\$)	(all dollar amounts in thousands)									
			Total Earthquake Damage*		Earthquake Damage outside of Medium Tsunami Zone							
			Buildings Damaged		Buildings Damaged				Building Design Level Upgraded to at Least Moderate Code			
			Sum of Economic Loss	Loss Ratio	Yellow-Tagged Buildings	Red-Tagged Buildings	Sum of Economic Loss	Loss Ratio	Yellow-Tagged Buildings	Red-Tagged Buildings	Sum of Economic Loss	Loss Ratio
Unincorp. County (rural)	8,214	1,378,964	504,969	37%	619	2,251	480,396	34.8%	648	1,404	321,707	23.3%
Arch Cape	462	113,684	23,820	21%	18	59	16,694	14.7%	9	45	12,676	11.2%
Svensen-Knappa	1,652	178,049	38,280	22%	146	377	38,280	21%	118	236	27,790	16%
Westport	348	24,928	9,592	39%	37	154	9,592	38.5%	59	84	7,157	28.7%
Total Unincorp. County	10,676	1,695,624	576,661	34%	820	2,840	544,962	32%	833	1,769	369,331	22%

Source: Williams et al, 2020

TSUNAMI

Tsunami risk was ranked for a Cascadia earthquake event scenario. During certain periods of the year, the population of Clatsop County can increase by 25% or more as visitors travel to the beach and other coastal areas. The beaches and the coastal cities frequented by these tourists are located within the tsunami inundation zone. **Table 15** details the projected monetary and structural impacts from earthquakes.

The combination of earthquake and tsunami will have a significant impact to the entire coastal and estuarine portions of rural Clatsop County. Low-lying areas within coastal and estuarine communities are predicted to be inundated by the Medium-sized tsunami scenario. Approximately a third of the county's buildings have exposure to tsunami inundation from the Medium-sized scenario. In some communities a very high percentage (50% - 80%) of development is exposed to tsunami hazard. Over 11,000 permanent residents, included residents of incorporated cities and

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unincorporated Clatsop County could be impacted from a CSZ tsunami event and require medical and shelter services. Because there is high risk of tsunami along the entire coast and estuarine areas of Clatsop County, awareness is important for future planning and mitigation efforts in the areas at risk.

Table 15: Tsunami Exposure

<i>(all dollar amounts in thousands)</i>																	
Community	Total Number of Buildings	Total Estimated Building Value (\$)	Small (Low Severity)			Medium (Moderate Severity)			Large (High Severity)			X Large (Very High Severity)			XX Large (Extreme Severity)		
			# of Bldgs	Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed
Unincorp. County (rural)	8,214	1,378,964	879	52,749	3.8%	1,040	67,075	4.9%	1,801	221,393	16%	3,145	475,022	34%	3,222	490,567	36%
Arch Cape	462	113,684	69	16,910	15%	162	43,350	38%	233	60,639	53%	360	90,490	80%	372	92,486	81%
Svensen-Knappa	1,652	178,049	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
Westport	348	24,928	0	0	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0%
Total Unincorp. County	10,676	1,695,624	948	69,659	4.1%	1,202	110,425	6.5%	2,034	282,032	17%	3,505	475,812	33%	3,594	583,053	34%

Source: Clatsop County Multi-Jurisdictional Natural Hazards Mitigation Plan, 2021; Williams et al, 2020

COASTAL EROSION

Coastal erosion is increasingly affecting people due to development near the beach or coastal bluffs. Structures and infrastructure that serve homes are the primary vulnerability of this hazard. People who purchase real estate in areas subject to coastal erosion are the primary individuals at personal risk of this hazard, although first responders and other emergency personnel are likely at greater hazard as they will be required to assist in coastal erosion-related rescues in recreational settings. Typically, shoreline stabilization efforts using riprap are not an effective long-term mitigation and such measures are strictly regulated under Goal 18.

According to the regional risk assessment for the Oregon Coast, the following assets and locations are generally the most vulnerable to coastal erosion (Oregon DLCD, 2015):

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- Buildings, parks, and infrastructure along low-lying areas adjacent to bays or the ocean and at higher elevations where buildings and infrastructure have been located on readily erodible materials (e.g., consolidated sand, weakly cemented sandstone, siltstone, etc.).
- Areas subject to flooding with wave action—while few of Oregon’s coastal developments are within FEMA-designated Velocity (V) zones, those that appear to be constructed according to V- zone standards which fall under the regulatory purview of local jurisdictions compliant with the National Flood Insurance Program (NFIP).
- Coastal highways are strongly impacted by coastal erosion. In Clatsop County much of the problem is linked to the local geology. Bedrock conditions change abruptly within very short distances. This results in an inconsistent highway foundation; some sections are more susceptible to erosion than others and require continuous maintenance.

Table 16 details the projected monetary and structural impacts from coastal erosion events.

Table 16: Coastal Erosion Exposure

(all dollar amounts in thousands)											
Community	Total Number of Buildings	Total Estimated Building Value (\$)	# of Bldgs	Low Hazard		Moderate Hazard			High Hazard		
				Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed
Unincorp. County (rural)	8,214	1,378,964	17	2,505	0.2%	20	2,595	0.2%	54	15,544	1.1%
Arch Cape	462	113,684	0	0	0%	50	12,270	11%	121	33,051	29%
Total Unincorp. County	8,676	1,492,648	17	2,505	0.2%	70	14,865	1%	175	48,595	3.3%

Source: Williams et al, 2020, DLCN Note: Falcon Cove is included in the Arch Cape unincorporated area. For the purposes of the 2020 Natural Hazard Risk Report, DOGAMI designated Astoria, Knappa-Svensen, and Westport, as ‘non-coastal communities’, thus this table excludes building numbers for those communities. Astoria has some coastal erosion along Youngs Bay but is not included in DOGAMI report.

WILDFIRE

Generally, unincorporated Clatsop County is at low risk from wildfire risk due to high coastal humidity. In the intermittent dry periods with east winds from summer to late fall, however, wildfire risk can elevate quickly. The *Natural Hazard Risk Report for Clatsop County Oregon*, prepared by DOGAMI, indicates that 11% of Clatsop County is subject to high wildfire risk and 44% of the County is subject to moderate wildfire risk.

The effects of fire on ecosystem resources can include damages, benefits, or some combination of both. Ultimately, a fire’s effects depend largely on the characteristics of the fire site, the severity of the fire, its duration and the value of the resources affected by the fire.

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The effects of a wildfire on the built environment, particularly in the face of a major wildfire event, can be devastating to people, homes, businesses, and communities. Fuel, topography, weather and the extent of development are the key determinants for wildfires. A number of other factors also have been identified which affect the degree of risk to people and property in identified wildfire interface areas. These include:

- Combustible roofing material (for example, cedar shakes)
- Wood construction
- Homes and other structures with no defensible space
- Roads and streets with substandard width, grades, weight-load, and connectivity standards making evacuation and fire response more difficult
- Subdivisions and homes surrounded by heavy natural fuel types
- Structures on steep slopes covered with flammable vegetation
- Limited on-site or community water supply
- Locations with normal prevailing winds over 30 miles per hour

The 2018 DOGAMI Natural hazard risk report for Clatsop County identified locations within the study area that are comparatively more vulnerable or at greater risk to wildfire hazard. Wildfire risk is high for hundreds of homes in the low-lying forested areas in the unincorporated county along the Columbia River. This area also includes the communities of Warrenton, Westport, and to a lesser extent Astoria and Svensen-Knappa. The following communities within Clatsop County are considered “Interface Communities”:

- Arch Cape
- Astoria
- Brownsmead
- Cannon Beach
- Coastal Strip
- Elsie-Vinemapple
- Fern Hill
- Hamlet
- Jewell
- Knappa-Svensen
- Lewis & Clark
- Necanicum
- Olney
- Warrenton
- Westport

The Clatsop County Community Wildfire Protection Plan wildland fire risk assessment analyzes the potential losses to life, property, and natural resources. Objectives of the risk assessment are to identify the Wildland-Urban Interface, develop and conduct a wildland fire risk assessment, and identify and prioritize hazardous fuels treatment projects.

Table 17 details the projected monetary and structural impacts from wildfires.

This section intentionally left blank.

Table 17: Wildfire Exposure

<i>(all dollar amounts in thousands)</i>								
Community	Total Number of Buildings	Total Estimated Building Value (\$)	Moderate Hazard			High Hazard		
			# of Bldgs	Building Value (\$)	Percent of Building Value Exposed	# of Bldgs	Building Value (\$)	Percent of Building Value Exposed
Unincorp. County (rural)	8,214	1,378,964	1,324	145,792	11%	4,083	605,685	44%
Arch Cape	462	113,684	3	838	1%	227	52,459	46.1%
Svensen-Knappa	1,652	178,049	58	5,607	3%	993	107,642	60%
Westport	348	24,928	63	2,524	10%	82	7,334	29%
Total Unincorp. County	10,676	1,695,624	1,448	154,762	9.1%	5,385	773,120	46%

Source: Williams et al, 2020

WINDSTORM AND WINTER STORM

Windstorm and winter storm risk was ranked based on the 2007 storm event. All of the County is considered at risk from windstorms and winter storms annually. The primary impacts are interruptions in electricity, communication, and travel. The scenario considered was the 2007 event that resulted in closed roads and loss of power and telecommunications across the County for nearly two weeks. The lack of access to Portland hospitals and the inability to communicate with people with medical needs were two major life safety concerns.

Many buildings, utilities, and transportation systems in Clatsop County are vulnerable to wind damage. This is especially true in open areas, such as in the Clatsop Plains area, natural grasslands, or farmland. It also is true in forested areas with above-ground utility lines. A windstorm can knock down trees and power lines which results in road closures, power outages, and tons of debris. Fallen trees block roads and rails for long periods, which can affect emergency and commercial operations. Clatsop County works with utility companies in identifying problem areas and tree maintenance/removal is an ongoing mitigation action.

Tree-lined coastal roads and highways present a special problem in Clatsop County, especially along Highways 30 and 101. Wind-driven waves are common along the Oregon coast and are responsible for road and highway wash-outs and the erosion of beaches and headlands. These problems are addressed under Flood Hazards (i.e., Ocean flooding and wave action). Bridges spanning bays or the lower Columbia River would be closed during high wind periods.

Damage data and loss estimates related to windstorms and winter storms are not consistently collected except in the case of severe events when a request for public and/or individual assistance is made as part of a disaster declaration request. These post-disaster damage estimates can be found following presidentially-declared disasters. Damages from the December 2007 storm, for example, were estimated at \$12,353,136 in rural Clatsop County (excludes cities).

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DROUGHT

Drought can affect all segments of a jurisdiction's population, particularly those employed in water-dependent and water-related activities (e.g., agriculture, hydroelectric generation, recreation, etc.). Domestic water users may also be subject to stringent conservation measures (e.g., rationing) and could be faced with significant increases in electricity rates.

Water-borne transportation systems (e.g., ferries, barges, etc.) could be impacted by periods of low water. A prolonged drought in forests promotes an increase of insect pests, which in turn, damage trees already weakened by a lack of water. A moisture-deficient forest constitutes a significant fire hazard. In addition, drought and water scarcity add another dimension of stress to species listed pursuant to the Endangered Species Act (ESA) of 1973.

Drought poses a risk of reduced water availability for communities and agricultural producers during peak demand in late summer. This limits the growth of community development and of overall production of products that have a late summer water demand.

VOLCANIC ASH FALL

While ash fall is the primary risk for Clatsop County, the City of Astoria and the Port of Astoria also identify debris flow as a potential hazard. Most of Clatsop County is isolated climatically from the impacts of volcanic gases such as those emitted from a volcanic event before, during, or after a volcanic eruption due to its proximity to the Pacific Ocean and Columbia River.

Structural damage can result from the weight of volcanic ash, especially if it is wet. Four inches of wet ash may cause buildings to collapse. A half-inch of ash can impede the movement of most vehicles and disrupt transportation, communication, and utility systems, and cause problems for human and animal respiratory systems. It is extremely dangerous for aircraft, particularly jet planes; volcanic ash can damage critical engine components, coat exposed electrical components, and erode exposed structure.

Ashfall may severely decrease visibility, and can even cause darkness, which can further disrupt transportation and other systems. Ashfall can severely degrade air quality, triggering health problems. In areas with considerable ashfall, people with breathing problems might need additional services from doctors or emergency rooms. In severe events, an air quality warning could be issued, similar to those given on poor air quality days during the summer. This would, for example, warn people with breathing problems not to go outside.

On roads and streets, ashfall can create serious traffic problems as well as road damage. Vehicles moving over even a thin coating of ash can cause clouds of ash to swell. This results in visibility problems for other drivers, calling for speed restrictions, and often forcing road closures. It also adds to the potential for health problems for residents in the area. Extremely wet ash creates very slippery and hazardous road conditions. Ash that fills roadside ditches and culverts can prevent proper drainage and cause shoulder erosion and road damage. Blocked drainages can also trigger debris flows or lahars if they cause water to pool on or above

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susceptible slopes. Conventional snow removal methods do not work on dry ash, as they only stir it up and cause it to resettle on the roadway. When ash is pushed to the side of travel lanes, wind and vehicle movement continue to cause it to billow.

To identify the areas that are likely to be affected by future events, prehistoric rock deposits are mapped and studied to learn about the types and frequency of past eruptions at each volcano. This information helps scientists to better anticipate future activity at a volcano and provides a basis for preparing for the effects of future eruptions through emergency planning. Scientists also use wind direction to predict areas that might be affected by volcanic ash; during an eruption that emits ash, the ashfall deposition is controlled by the prevailing wind direction. The predominant wind pattern over the Cascades is from the west, and previous eruptions seen in the geologic record have resulted in most ashfall drifting to the east of the volcanoes.

CURRENT ON-GOING PLANNING EFFORTS

Tsunami Evacuation Facilities Improvement Plan (TEFIP)

On August 22, 2019, the County received an award letter from the Oregon Transportation and Growth Management Program to prepare a Tsunami Evacuation Facilities Improvement Plan (TEFIP). This plan will augment existing efforts by the Emergency Management Division of Clatsop County, which in past years has installed “You are Here” signs at a majority of beach access points. An emphasis will be placed on identifying trails and paths that can provide year-round recreational opportunities while also functioning as evacuation routes in the event of a disaster. The project began in January 2020 and is expected to be completed in early 2022.

FUTURE CONDITIONS

FLOOD

Per information from the MJNHMP and the *Future Climate Projections Clatsop County* (Oregon Climate Change Research Institute, February 2020), changes to climate conditions are projected to have the following impacts on flooding within Clatsop County:

- Coastal rain-dominated watersheds may experience an increase in winter flood risk due to projected greater precipitation and warmer winter temperatures, in addition to increases in the frequency and intensity of flood-producing atmospheric river events.
- Flood risk from the Columbia River is not expected to change due to projected decreases in peak flows and the fact that it is highly managed for flood control.
- Coastal wetland ecosystems are sensitive to rising sea levels, increases in coastal storms and wave height, warming air and water temperatures, changing precipitation patterns and freshwater runoff, saltwater intrusion, and ocean acidification, which can lead to

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changes in biological, chemical, and physical processes; shifts in species and biodiversity loss; and altered location and spatial extent of tidal wetlands.

- The Necanicum River Estuary is projected to gain potential tidal wetland area as sea level rises.
- Sea level rise and changing wave dynamics are key climate change impacts expected to increase the risk of coastal erosion and flooding hazards on the Oregon Coast. Local sea level rise in Clatsop County is projected to reach 0.8 to 4.8 feet by 2100. These estimates include vertical land movement trend estimates and are based on two global sea level scenarios used in the 2018 US National Climate Assessment.
- The likelihood of a 4-foot flood event, that is, water reaching four feet above mean high tide, ranges from 4%-38% by the 2030s, 19%-100% by the 2050s, and 98-100% by 2100.
- Climate change is expected to exacerbate coastal erosion in Clatsop County. By 2100 or before, assets and people within the 4-foot inundation zone are highly likely to be impacted or displaced—including 3,407 people, \$138 million in property value, and a half-mile of state, county, and local roads.

LANDSLIDE

The February 2020 OCCRI *Clatsop County Future Projections* report does not indicate any increased climate risks specific to landslide hazards. Overall population growth, however, increases the percentage of population and structures that may be exposed to impacts from landslides.

EARTHQUAKE

The Cascadia Subduction Zone has not produced an earthquake since 1700 and is building up pressure where the Juan de Fuca Plate is subsiding underneath the North American plate.

Currently, Per information from the Oregon Office of Emergency Management, scientists are predicting that there is about a 37% percent chance that a megathrust earthquake of 7.1+ magnitude in this fault zone will occur in the next 50 years. This event will be felt throughout the Pacific Northwest.

The February 2020 OCCRI *Clatsop County Future Projections* report does not indicate any increased climate risks specific to the earthquake hazard. Continued expansion of tourism, coupled with population growth, greatly raises the potential impacts to life and property that will occur during a CSZ event.

TSUNAMI

The February 2020 OCCRI *Clatsop County Future Projections* report does not indicate any increased climate risks specific to the earthquake hazard. Many of the visitors to Clatsop County, whether day visitors or overnight tourists, come to the area to be in close proximity to

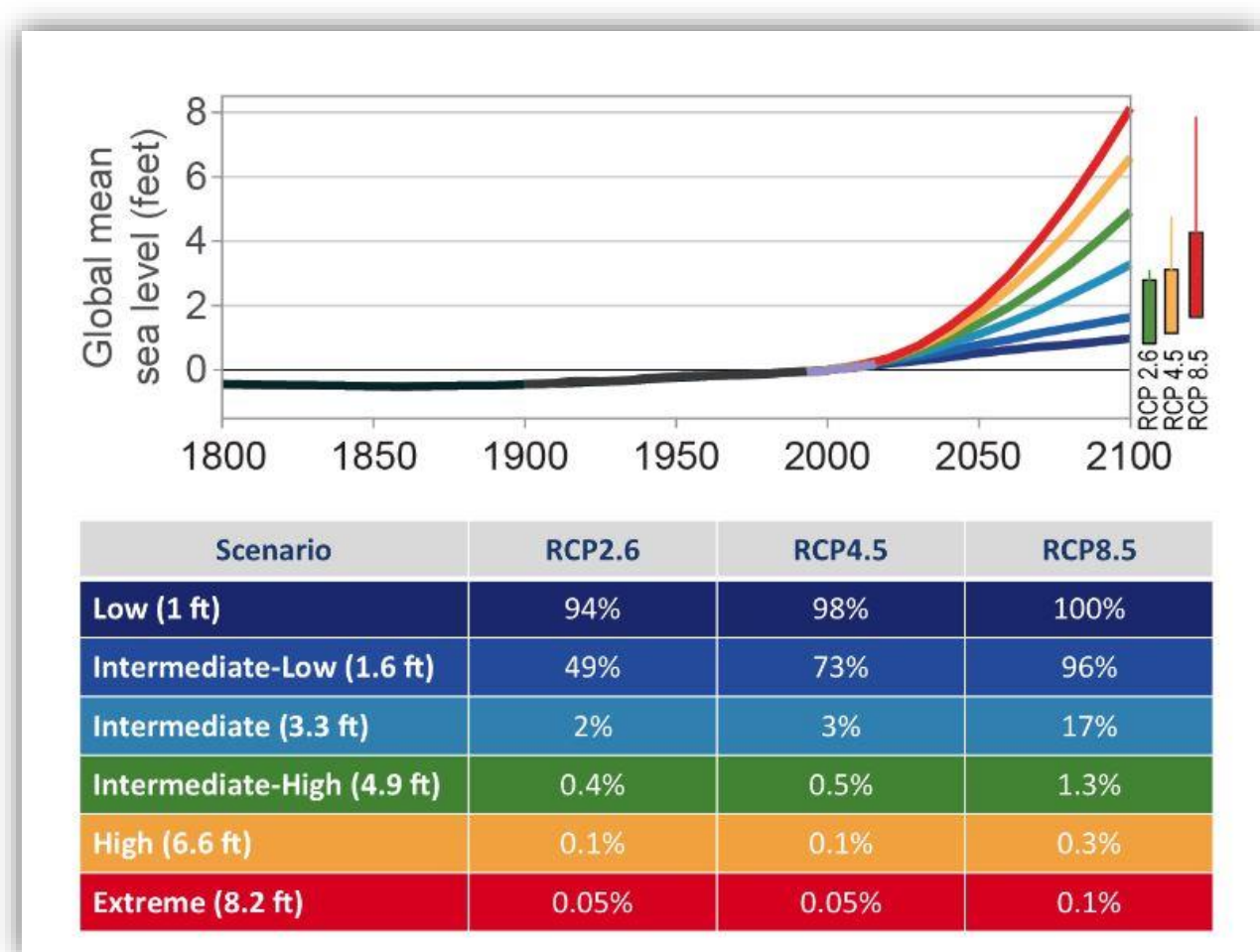
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the ocean and beach. During peak tourism times, including holidays and special events, population in coastal areas may swell by several thousand. Many of those visitors may not be familiar with the location of evacuation routes or safety protocols when a tsunami warning is issued. Continual public outreach and education, clearly marked evacuation routes and assembly points are needed to assist both residents and visitors during a tsunami event. During public meetings held as part of the Tsunami Evacuation Facilities Improvement Plan (TEFIP) preparation, several vertical structures may be required in highly touristed coastal areas, including Fort Stevens State Park. Consideration should be given to implementing the recommendations contained in the final TEFIP report.

COASTAL EROSION

Sea level rise and changing wave dynamics are key climate change impacts expected to increase the risk of coastal erosion and flooding hazards on the Oregon Coast. Local sea level rise in Clatsop County is projected to reach 0.8 to 4.8 feet by 2100. These estimates include vertical land movement trend estimates and are based on two global sea level scenarios used in the 2018 U.S. National Climate Assessment. The likelihood of a 4-foot flood event, that is, water reaching four feet above mean high tide, ranges from 4%-38% by the 2030s, 19%-100% by the 2050s, and 98-100% by 2100 (Dalton, M.M., 2020, p.38). Climate change is expected to exacerbate coastal erosion in Clatsop County. By 2100 or before, assets and people within the 4-foot inundation zone are highly likely to be impacted or displaced—including 3,407 people, \$138 million in property value, and a half-mile of state, county, and local roads (Dalton, M.M., 2020, p.38). “The projected increase in local sea levels along the Oregon coast raises the starting point for storm surges and high tides making coastal hazards more severe and more frequent in the future (Climate Central, 2019; Dalton, M.M., 2020, p.35).”

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Figure 1: Global Mean Sea Level Rise (1800-2100)

Source: *Clatsop County Future Projections*, Oregon Climate Change Research Institute, February 2020

WILDFIRE

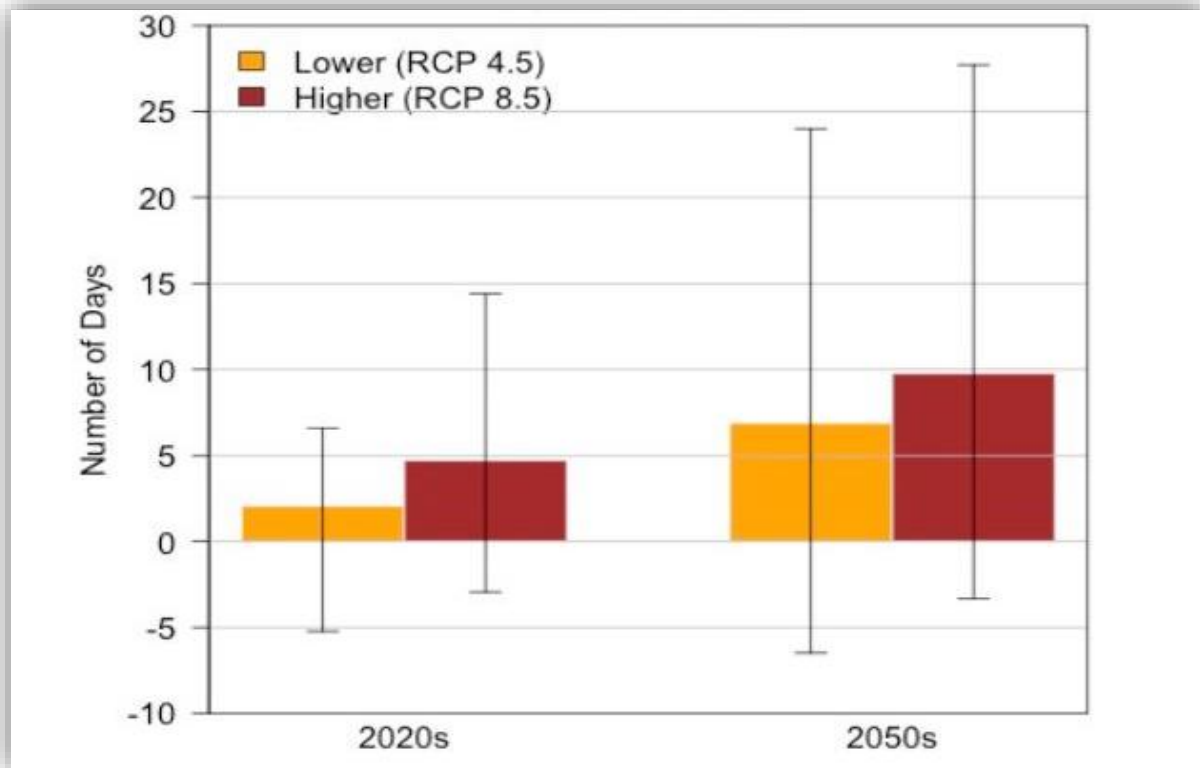
Climate change impacts are anticipated to increase the frequency, duration, and intensity of extreme heat due to continued warming temperatures (Dalton, M.M., 2020, p. 13). Associated risks to air quality of warmer temperatures include increased ground level ozone pollution, increased smoke and particulates from wildfires, and more potent pollen seasons, resulting in increased risk of respiratory and cardiovascular illness, increased allergies, and greater rates of asthma. While woodstove smoke and diesel emissions are other contributors of particulates, wildfires are primarily responsible for the days when air quality standards for PM2.5 are exceeded in western Oregon. The number of “smoke wave” days in Clatsop County is projected to increase (Dalton, M.M., 2020, p. 28).

Wildfire risk is expressed in the frequency of very high fire danger days—and the frequency of very high fire danger days is expected to increase under future climate change scenarios for Clatsop County. Under the higher emissions scenario by the 2050s, the number of very high fire danger days is expected to increase by 10 days compared to the historic baseline—this

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translates to an annual increase of about 27% (Dalton M.M., 2020, p.27).

Figure 2: Change in Annual Very High Fire Danger Days



Source: *Future Climate Projections Clatsop County*, OCCRI, February 2020

WIND AND WINTER STORM

Climate change has the potential to alter surface winds through changes in the large-scale free atmospheric circulation and storm systems, and through changes in the connection between the free atmosphere and the surface. Future projections indicate a slight northward shift in the jet stream and the extratropical cyclone activity, but there is as yet no consensus on whether or not extratropical storms and associated extreme winds will intensify or become more frequent along the Northwest coast under a warmer climate. The *Future Climate Projections Clatsop County* report, prepared by the Oregon Climate Change Research Institute and issued in February 2020, notes the following impacts from climate change on wind and winter storm events:

- Climate change will cause very little, if any, change to the frequency or intensity of windstorms in the Pacific Northwest.
- Cold extremes are still expected from time to time, but with less frequency and intensity as the climate warms. Under the higher emissions scenario, by the 2050s, the coldest

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night of the year is projected to increase by about 6 degrees F (range 0-10 degrees F) and annually have one less day per year below freezing.

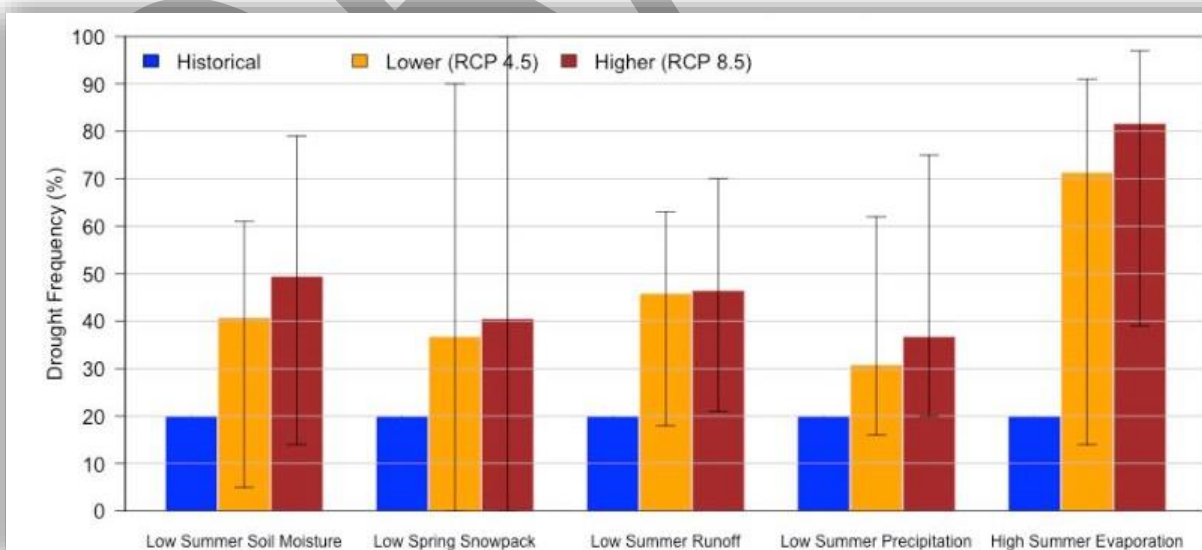
- Regionally, the occurrence of rain-on-snow, or precipitation occurring as rain instead of snow, is likely to increase which could contribute to deficits in late-summer water supply for regional agricultural producers or higher temperatures for cold water-dependent fish like trout and salmon.

DROUGHT

Drought conditions, as represented by low summer soil moisture, low spring snowpack, low summer runoff, low summer precipitation, and high summer evaporation are projected to become more frequent in Clatsop County by the 2050s (Dalton, M.M., 2020, p.25).

In Clatsop County, spring snowpack (that is, the snow water equivalent on April 1), summer runoff, summer soil moisture, and summer precipitation are projected to decline while summer evaporation is projected to increase under both lower (RCP 4.5) and higher (RCP 8.5) emissions scenarios by the 2050s (2040–2069). This leads to the magnitude of low summer soil moisture, low spring snowpack, low summer runoff, low summer precipitation, and high summer evaporation expected with a 20% chance in any given year of the historical period being projected to occur much more frequently by the 2050s under both emissions scenarios. The 2020s (2010–2039) were not evaluated in this drought analysis due to data limitations but can be expected to be similar but of smaller magnitude to the changes for the 2050s (Dalton M.M., 2020, p.24).

Figure 3: Drought Metrics for Clatsop County



Source: Future Climate Projections Clatsop County, OCCRI, February 2020

VOLCANIC ASH FALL

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS – DRAFT 3

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The February 2020 OCCRI *Clatsop County Future Projections* report does not indicate any increased climate risks specific to volcanic events or volcanic ash fall. Continued expansion of tourism, coupled with population growth, greatly raises the potential impacts to life and property that might occur during a volcanic event.

OTHER ISSUES AND TRENDS

FEMA Biological Opinion (BiOp)

The [National Flood Insurance Program](#) (NFIP) provides flood insurance for homeowners and property owners. The NFIP is administered by the Federal Emergency Management Agency (FEMA). FEMA sets standards for local governments participating in the NFIP, including requirements for local floodplain development ordinances. The Department of Land Conservation and Development (DLCD) is designated as Oregon's NFIP coordinating agency and assists local governments with implementation of the federal standards.

Because the NFIP has a direct effect on development that occurs in areas adjacent to local streams, rivers, and waterbodies, it is important for the NFIP to consider its effects on endangered species. Marine and anadromous species are protected by the Endangered Species Act (ESA) which is administered by the National Marine Fisheries Service (NMFS), a branch of the National Oceanic Atmospheric Administration (NOAA). This branch is also known as NOAA-Fisheries. The ESA provides for the conservation of threatened and endangered plants and animals and the habitats in which they are found. The ESA requires federal agencies to ensure that actions they authorize, fund, or carry out do not jeopardize the continued existence of any ESA listed species.

For several years, the NMFS and FEMA have been discussing measures that could be used to reduce negative impacts from the National Flood Insurance Program (NFIP) on salmon, steelhead and other species listed as threatened under the Endangered Species Act (ESA). In April 2016, NMFS delivered a jeopardy Biological Opinion (BiOp) to FEMA, stating that parts of the NFIP could have a negative impact on the habitat of endangered salmon species.

Local governments that participate in the NFIP, including Clatsop County, will likely need to change their review process for floodplain development permits. FEMA Region X, State and local government staff have been meeting since 2016 to respond to the finding and recommendations in the BiOp and to determine the best ways to implement the interim measures described in the Reasonable and Prudent Alternative (RPA). In October 2021, FEMA released a draft of its [Oregon Implementation Plan for NFIP-ESA Integration](#).

OBJECTIVES AND POLICIES

Objective 1: To reduce or prevent the risk of injury or death from natural hazards.

Objective 2: To reduce or eliminate damage to critical facilities, services, and equipment

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS – DRAFT **3**

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from a natural hazard event.

Objective 3: To reduce or prevent damage to public and private services, buildings, and infrastructure; protect natural and cultural resources as a part of those efforts.

Objective 4: To increase cooperation and collaboration among mitigation partners to protect the economic engines of Clatsop County.

Objective 5: To raise awareness about the risks of natural hazards and the strategies to mitigate them.

Objective 6: Consider the likely post-Cascadia landscape, and encourage the development and redevelopment of key facilities when siting them today.

GENERAL NATURAL HAZARD POLICIES

Policy A: The County should develop a centralized County 911 system and resilient back-up communications system.

Policy B: In coordination with the cities and appropriate visitor and tourism agencies, the County should develop a pre-plan of how to accommodate visitors to the coast following a major disaster.

Policy C: The County shall develop post-disaster recovery plans for unincorporated communities and areas within Clatsop County.

Policy D: In order to facilitate recovery efforts, the County shall develop a debris management plan.

Policy E: The County ~~should shall~~ continue to analyze the costs and risks associated with maintaining critical county-owned public safety facilities within the tsunami inundation zone and study the relocation of these facilities.

Policy F: The County should develop emergency shelter facilities through out the County.

Policy G: The County should create and maintain an inventory of available generators and fuel distribution sites.

Policy H: The County should continue to conduct outreach and education efforts to community organizations active in disasters and that may have control over structures and areas that may be designated as relief sites during periods of emergency response and recovery.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS – DRAFT **3**

CLATSOP COUNTY COMPREHENSIVE PLAN

Policy I: The County encourages power companies to update and improve powerlines to protect from wildfires, storms and promote resiliency.

FLOOD POLICIES

- Policy A:** Clatsop County recognizes the value of an integrated flood hazard management program in order to protect life and property and shall continue participation in the Federal National Flood Insurance Program.
- Policy B:** Through an integrated flood hazard management program, the county will implement and administer appropriate land use planning techniques and construction standards.
- Policy C:** The County will develop and maintain educational efforts regarding the public benefit derived from an integrated flood hazard management program.
- Policy D:** The County shall limit land uses in the floodplain to those uses identified by the adopted floodplain regulations as suitable.
- Policy E:** The County shall strive to make flood hazard information, including that related to tsunamis, available to the public to ensure that owners and potential buyers of flood prone land are aware of the hazard. County property deeds maps should indicate when the property is in a mapped tsunami zone.
- Policy F:** To provide continued flood protection, the County encourages the maintenance and repair of existing flood control structures except when dike breaching is carried out to restore natural animal and plant habitat and/or reduce flooding of critical infrastructure. The construction of new dikes, for the purpose of establishing future development in floodplain areas, shall be discouraged.
- Policy G:** Agriculture, forestry, open space and recreation shall be the preferred uses of flood prone areas.
- Policy H:** The County shall prohibit the placement of hospitals, public schools, nursing homes, and other similar public uses within areas subject to flooding.
- Policy I:** Subdivisions occurring within floodplain areas shall be encouraged to cluster land uses outside of the floodplain area leaving the floodplain in open space.
- Policy J:** For specified areas, the County will consider the adoption of regulations requiring the preparation and implementation of a drainage plan as part of

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its review and approval of conditional use permits and development permits.

Policy K: Clatsop County should explore public support for becoming a Community Rating System (CRS) community.

Policy L: The county should engage and support the diking districts and drainage improvement companies in respect to accreditation of the County's levees.

LANDSLIDE POLICIES

Policy A: The County shall recognize the development limitations imposed by areas of mass movement potential.

Policy B: Mass movement hazards do not necessitate disapproval of development, but higher development standards can be expected in order to minimize potential damage and property loss.

Policy C: Clustering of development on stable or less steep portions of sites is encouraged in order to maintain steeper or unstable slopes in their natural conditions.

Policy D: Closely spaced septic tanks and drainfields should be restricted from moderately to steeply sloping areas because of the potential for sliding.

Policy E: Projects which include plans for modifying the topography of sloping areas or established drainage patterns shall be evaluated in terms of the effect these changes would have on slope stability, including neighboring properties.

Policy F: The presence of faults in an area may constitute justification for restricting development in areas of landslide topography.

Policy G: Structures should be planned to preserve natural slopes. Cut and fill construction methods shall be discouraged. Structures should be planned to preserve natural slopes. Cut and fill construction methods shall be discouraged.

Policy H: Access roads and driveways shall follow slope contours to reduce the need for grading and filling, reduce erosion, and prevent the rapid discharge of runoff into natural drainageways.

Policy I: Loss of ground cover for moderately to steeply sloping lands may cause land slippage and erosion problems by increasing runoff velocity. Development on moderate to steep slopes should generally leave the natural topography of the site intact. Existing vegetation, particularly trees, should be retained on the site.

CLATSOP COUNTY COMPREHENSIVE PLAN

- Policy J:** The County, in coordination with appropriate state and local agencies should identify and develop alternative transportation routes around slide-prone areas within the county.
- Policy K:** The County shall utilize the Department of Geology and Mineral Inventories' Statewide Landslide Information Layer for Oregon (SLIDO), dated ~~xxxx~~ July 23, 2022, to determine properties that are in the moderate to very high landslide susceptibility category. Development on properties within the moderate to very high category shall be required to subject a geologic hazard report or request a waiver from that requirement.

EARTHQUAKE POLICIES

- Policy A:** The County shall develop and implement a program to retrofit County bridges that are identified by a seismic vulnerability assessment.
- Policy B:** Structures and public facilities owned and/or operated by Clatsop County should be seismically retrofitted.
- Policy C:** The County should work with private land owners to identify lifelines routes that can be utilized following a seismic event.
- Policy D:** The County should develop incentive programs to encourage homeowners and businesses to perform seismic retrofits to existing structures.

TSUNAMI POLICIES

- Policy A:** The County should identify viable sites for vertical evacuation construction.
- Policy B:** Clatsop County should implement a Tsunami Hazard Inundation overlay and develop regulations and maps for hazard mitigation planning.
- Policy C:** The County shall establish long-term supply and staging areas outside of inundation zones.
- Policy D:** Clatsop County shall continue to upgrade and improve tsunami evacuation routes.
- Policy E:** Consideration should be given to implementing the recommendations contained in the final TEFIP report.
- Policy F:** Property titles shall indicate when property in Clatsop County is in a mapped tsunami zone.

CLATSOP COUNTY COMPREHENSIVE PLAN

Policy G: Clatsop County should engage Oregon DLCD and local municipalities in an exploration of options for changing land use designations on resource lands adjacent to UGBs to allow development outside of tsunami inundation zones.

Policy H: To protect life, minimize damage and facilitate rapid recovery from a local source Cascadia Subduction Zone earthquake and tsunami, the County will:

1. Support tsunami preparedness and related resilience efforts.
2. Take reasonable measures to protect life and property to the fullest extent feasible, from the impact of a local source Cascadia tsunami.
3. Use the Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Inundation Maps applicable to the County to develop tsunami hazard resiliency measures.
4. Enact design or performance implementing code components in identified tsunami hazard areas.
5. Implement land division provisions to further tsunami preparedness and related resilience efforts.
6. Consider potential land subsidence projections to plan for post Cascadia event earthquake and tsunami redevelopment.
7. Identify and secure the use of appropriate land above a tsunami inundation zone for temporary housing, business and community functions post event.
8. As part of a comprehensive pre-disaster land use planning effort, consistent with applicable statewide planning goals, identify appropriate locations above the tsunami inundation for relocation of housing, business and community functions post event.

Policy I: To facilitate the orderly and expedient evacuation of residents and visitors in a tsunami event, the County will:

1. Adopt a tsunami evacuation facilities improvement plan that identifies current and projected evacuation needs, designates routes and assembly areas, establishes system standards, and identifies needed improvements to the local evacuation system.
2. Identify and secure the use of appropriate land above a tsunami inundation zone for evacuation, assembly, and emergency response.
3. Ensure zoning allows for adequate storage and shelter facilities.
4. Provide development or other incentives to property owners that donate land for evacuation routes, assembly areas, and potential shelters.
5. Require needed evacuation route improvements, including improvements to route demarcation (way finding in all weather and lighting conditions),

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vegetation management, for new development and substantial redevelopment in tsunami hazard areas.

6. Work with neighboring jurisdictions to identify inter-jurisdictional evacuation routes and assembly areas where necessary.
7. Provide for the development of vertical evacuation structures in areas where reaching high ground is impractical.
8. Evaluate multi-use paths and transportation policies for tsunami evacuation route planning.
9. Encourage suitable structures to incorporate vertical evacuation capacity in areas where evacuation to high ground is impractical.
10. Install signs to clearly mark evacuation routes and implement other way finding technologies (e.g., painting on pavement, power poles and other prominent features) to ensure that routes can be easily followed day or night and in all weather conditions.
11. Prepare informational materials related to tsunami evacuation routes and make them easily available to the public.

Policy J: In order to reduce development risk in high tsunami areas, the County will:

1. Prohibit comprehensive plan or zone map amendments that would result in increased residential densities or more intensive uses in tsunami hazard areas unless adequate mitigation is implemented. Mitigation measures should focus on life safety and tsunami resistant structure design and construction.
2. Encourage open space, public and private recreational and other minimally developed uses within the tsunami inundation zone area.
3. Prohibit the development of those essential facilities and special occupancy structures identified in ORS 455.446 and ORS 455.447 within the tsunami inundation area.
4. Consider the use of transferrable development credits as authorized by ORS 94.541-94.538 to facilitate development outside of tsunami inundation zones.
5. Encourage, through incentives, building techniques that address tsunami peak hydraulic forces which will minimize impacts and increase the likelihood that structures will remain in place.
6. Protect and enhance existing dune features and coastal vegetation to promote natural buffers and reduce erosion.

Policy K: With regard to hazard mitigation planning, the County will:

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1. Address tsunami hazards and associated resilience strategies within the community's FEMA approved hazard mitigation plan.
2. Incorporate and adopt relevant sections of the hazard mitigation plan into the comprehensive plan.
3. Ensure hazard mitigation plan action items related to land use are implemented through the comprehensive plan and implementing ordinances.

Policy L: The County will promote tsunami awareness education and outreach by:

1. Encouraging and supporting tsunami education and outreach, training and practice.
2. Implementing a comprehensive and ongoing tsunami preparedness community education and outreach program.
3. Collaborating with local, state and federal planners and emergency managers for the purpose of developing a culture or preparedness supporting evacuation route planning and other land use measures that minimize risk and maximize resilience from tsunami events.

Policy M: The county will identify and work to secure the use of suitable areas within the tsunami inundation zone for short and long-term, post-disaster debris storage, sorting and management.

Policy N: The County will work with other public and private entities to establish mutual aid agreements for post-disaster debris removal and otherwise plan for needed heavy equipment in areas that may become isolated due to earthquake and tsunami damage.

Policy O: The County will limit or prohibit new hazardous facilities as defined in ORS 455.447 within tsunami inundation zones. Where limiting or prohibiting such facilities is not practical, require adequate mitigation measures consistent with state and federal requirements.

COASTAL EROSION POLICIES

Policy A: Clatsop County shall prohibit:

- a. the destruction of stabilizing vegetation (including the inadvertent destruction by moisture loss or root damage)
- b. the exposure of stable and conditionally stable areas to erosion, and

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- c. construction of shore structures which modify current or wave patterns or the beach sand supply

Policy B: Erosion shall be controlled and the soil stabilized by native, non-invasive vegetation and/or mechanical and/or structural means on all dune lands.

Policy C: Removal of vegetation during construction in any sand area shall be kept to the minimum required for building placement or other valid purpose. Removal of vegetation should not occur more than 30 days prior to grading or construction. Permanent revegetation shall be started on the site as soon as practical after construction, final grading or utility placement. Storage of sand and other materials should not suffocate vegetation.

Policy D: In all open sand areas, revegetation must be clearly monitored and carefully maintained, which may include restrictions on pedestrian or motorized vehicle traffic. Revegetation shall return the area to its pre-construction level of stability or better. Trees should be planted along with ground cover such as grass or shrubs. To encourage stabilization, a revegetation program with time limits shall be required by the Community Development Department as a condition of all land use actions (i.e. Comprehensive Plan changes, zone changes, subdivisions and partitions, planned developments, conditional use permits etc.).

Policy E: Removal of vegetation which provides wildlife habitat shall be limited. Unnecessary removal of shoreline vegetation shall be prohibited.

Policy F: Site specific investigations by a qualified person such as a geologist, soils scientist, or geomorphologist may be required by the County prior to the issuance of development permits in open sand areas, on the ocean front, in steep hillsides of dunes, regardless of the vegetative cover, and in any other conditionally stable dune area which, in the view of the Planning Community Development Director, may be subject to wind erosion or other hazard potential. Site investigations may be submitted to the Department of Geology and Mineral Industries and other agencies for review of recommendations.

Policy G: Log debris plays an important role in the formation and maintenance of foredunes. Therefore, driftwood removal from sand areas and beaches for both individual and commercial purposes should be regulated so that dune building processes and scenic values are not adversely affected.

Policy H: To prevent increasing coastal erosion, structures such as beach access stairs and decks, should be limited in the oceanfront setback areas of coastal bluff properties.

WILDFIRE POLICIES

- Policy A:** Clatsop County should develop informational materials to inform the community about how to protect themselves and their assets from wildfire.
- Policy B:** The County should develop hardening standards for new construction in wildfire risk areas. For example, require spark arresters, metal roofs, fire retardant siding, and vegetative clearing.
- Policy C:** Hardening of existing residential structures should be encouraged.
- Policy D:** New construction on rural residential lands adjacent to forest resource land should be required to utilize hardening techniques and materials .
- Policy E:** Creation of defensible space should be encouraged based upon the best practices identified by the Oregon State University Extension Service .
- Policy F:** The County should work with the OSU Forestry and Natural Resources Extension Fire Program staff to review and adapt best practices from the *Forest and Fire Toolkit*, prepared by the Klamath Siskiyou Wildlands Center.
- Policy G:** Information from the FireWise plant list should be made readily available to the public and use of those species should be encouraged.
- Policy H:** The County ~~shall~~ should consider other sources of information as they become available.
- Policy I:** The County shall encourage signage promoting fire safety along County roads.

WIND / WINTER STORM POLICIES

- Policy A:** The County should promote hazard tree and vegetation management best practices and programs, but balance with vegetation for slope stabilization and scenic benefits.
- Policy B:** The County should promote tree planting projects on private and public properties, using “right tree, right place” methods.
- Policy C:** The County should direct residents to information regarding methods to tie down roofs, sheds and other structures.
- Policy D:** The County encourages new power lines to be placed underground.

STREAMBANK EROSION AND DEPOSITION POLICIES

- Policy A:** The County shall encourage the stabilization of the outside faces of dikes to prevent erosion as part of the regular maintenance of existing dikes.
- Policy B:** A buffer of riparian vegetation along streams and rivers should be encouraged in order to protect and stabilize the banks.
- Policy C:** The DEQ's best management practices for agricultural areas shall be supported to reduce erosion and sedimentation of streams.
- Policy D:** The County encourages appropriate agencies to work to obtain and enforce speed limits for boats in areas where dikes and private docks are affected by wave erosion.
- Policy E:** Clatsop County supports strict enforcement of the Forest Practices Act to reduce sedimentation of streams.
- Policy F:** Problems from natural erosion or the creation of situations where erosion would be increased due to actions on or adjacent to the river banks shall be avoided by carefully reviewing state and federal permits for shoreline stabilization to minimize impacts on adjacent land.

HIGH GROUNDWATER AND/OR COMPRESSIBLE SOILS POLICIES

- Policy A:** The County shall recognize the development limitations of lands with high groundwater and compressible soils during its planning process.
- Policy B:** All new development on compressible soils shall be engineered, as required by state and local building codes, to address structural issues associated with construction on compressible soils.
- Policy C:** The County should update its compressible soils and high water table maps as detailed soils information becomes available.

DROUGHT POLICIES

- Policy A:** The County should coordinate with local watershed organizations and soil and water conservation districts to implement best practices for water management.

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Policy B: The County should encourage the development and implementation of water conservation plans by local residents, water districts and systems, businesses, and industries.

Policy C: The County should support the use of water conservation practices by agricultural, industrial and municipal water users.

Policy D: The County should develop metrics for conditions that determine local drought and provide citizens with appropriate public announcements.

VOLCANIC ASH FALL POLICIES

Policy A: The County should identify the type and amount of Personal Protective Equipment (PPE) that would be needed for vulnerable populations and essential workers if a volcanic event were to occur.

Policy B: The County should develop recommendations for health and safety of the general population and promote those recommendations.

Policy C: The County should identify the best practices that would need to be provided in public announcements in an ash fall event. Best practices should consider risks to livestock, agricultural products, homes (roofs, air systems), vehicles (paint, air systems), commercial and industrial equipment.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

None

COORDINATING STATE AGENCIES:

Oregon Department of Emergency Management (OEM)
Department of Geology and Mineral Inventories (DOGAMI)
Oregon Department of Land Conservation and Development (DLCD)
Federal Emergency Management Agency (FEMA)
Oregon Climate Change Research Institute (OCCRI)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Clatsop County Multi-Jurisdictional Hazard Mitigation Plan 2021](#)

[Future Climate Projections Clatsop County](#) (Oregon Climate Change Research Institute, February 2020)



Clatsop County

Community Development – Planning

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TO: Clatsop County Planning Commission Members
Countywide Citizen Advisory Committee Members

FROM: Gail Henrikson, Community Development Director

DATE: February 1, 2022

RE: **GOAL 13 – DRAFT 02: ENERGY CONSERVATION**

STATEWIDE PLANNING GOAL 13

Land use decisions can have a direct effect on the energy a community consumes. For example, high-density uses along major streets improve the efficiency of public transportation systems, make it easier to walk or bike to a variety of locations, and thereby reduce gasoline consumption. Statewide Planning Goal 13 requires local governments to consider the effects of its comprehensive planning decision on energy consumption. The goal also directs cities and counties to have systems and incentives in place for recycling programs.

CLATSOP COUNTY GOAL 13

The Clatsop County Goal 5 Resource Inventory directs readers to Goal 13 – Energy Conservation, for a list of energy sources. When Goal 13 was originally adopted in 1980, the following energy sources were identified in Clatsop County:

- **Hydroelectric:** Supplied primarily by the Bonneville Power Administration. Small quantities of power are also distributed by the Western Oregon Electric Co-op, Tillamook Public Utilities District, and the Clatskanie Public Utilities District.
- **Natural Gas:** Supplied by Northwest Natural since 1965.
- **Oil:** Oil products are refined in the Puget Sound area and piped into the state via the Olympic pipeline.
- **Coal:** Supplied to the state via rail and truck.
- **Wood:** It was anticipated that wood slash and mill wastes, in combination with municipal wastes, would be in demand as an energy source, as well as for gasohol and wood pellets. Wood was predicted to “easily provide energy for perhaps one-third to a half of the future population” of Clatsop County.
- **Nuclear Power:** A plant siting study in 1975 identified a 400-acre site in Brownsmead for a possible nuclear power plant.
- **Solar:** The use of large-scale solar farms was predicted to occur by 2000.
- **Wind:** Generation of power by wind was not expected to be developed in the near future due to the lack of technology to store the power. A 1983 ODOE study

identified six sites in Clatsop County for possible wind generation projects:

- Clatsop Spit
- Columbia River Jetty
- Fort Stevens
- Astoria Weather Bureau
- Astoria WBAB (Port of Astoria Airport)
- Wickiup Ridge
- **Biomass:** The background report states that many “technical and social improvements are needed to reduce air pollution problems, problems with collection and handling, and slash burning practices. If some barriers are removed, it can be expected that full utilization of the energy available through biomass could be accomplished within the next twenty years.”
- **Tides and Waves:** The study concluded that while enough energy might be harnessed to be important to places like islands, there would not be enough energy trapped to operates cities under the technology present at the time.

There are no Oregon Administrative Rules (OARs) that implement Goal 13.

BOARD DISCUSSION – OCTOBER 20, 2021

The Board of Commissioners reviewed Goal 13 – Draft 01 at a work session held October 20, 2021. A summary of the Board member comments is below.

- Focus on actions that the County can take with its own facilities and fleet vehicles.
- Need to balance habitat preservation goals (EX: marbled murrelet) with alternative energy technologies such as wind turbines and where those facilities are sited.
- As technology increases, alternatives may become more viable. For example, wind turbines used to have a 50-year payment recapture period, but the life of the turbine was only 35 years. Also, lithium batteries in electric cars may last 10 years, but may cause 15 years’ worth of environmental impacts.
- Infrastructure is not in place to support fleet conversion to electric.
- Nuclear power should still be considered as an option as there have been safety advances. It has been used by the U.S. Navy for 50 years.
- Have to consider *all* alternative energy sources.
- Are the components in lithium batteries harvested in a conflict-free environment?
- Complex adaptive interactive systems – need to consider all the costs and all the benefits.
- Need to have complete and valid data. The current draft does not provide a complete picture.
- The Board cannot make sound policy decisions without validated information from trusted partners.

The Planning Commission and County Citizen Advisory Committee members reviewed Goal

13 at their November 23 and January 7 meetings. Amendments approved at those meetings have been incorporated into Draft 02.

ACTION ITEMS:

- 1) Review Goal 13 - Draft 02: Energy Conservation** as revised at the joint Planning Commission / Countywide Citizen Advisory Committee meetings of November 23, 2021 and January 7, 2022.
- 2) Review discussion** from the October 20, 2021, Board of Commissioners work session to determine what, if any, additional revisions should be made to Goal 13.
- 3) Accept a motion and second** to recommend the Board of Commissioners approve revisions to Goal 13, including any recommended amendments to the goal.

BACKGROUND MATERIALS PROVIDED IN DECEMBER 28, 2021, AGENDA PACKAGE:

- Goal 13 – Draft 02: Energy Conservation

Additional reference materials for those interested in further research and technical information:

- [Goal 13 – Draft 01: Energy Conservation, including revisions made November 23, 2021 and January 7, 2022](#)

STATEWIDE PLANNING

GOAL 13:

To conserve energy.

CLATSOP COUNTY GOAL 13:

To conserve energy, reduce waste and increase self-sufficiency.

OVERVIEW

Land use decisions can have a direct effect on the energy a community consumes. For example, high-density uses along major streets improve the efficiency of public transportation systems, make it easier to walk or bike to a variety of locations, and thereby reduce gasoline consumption.

Goal 13: Energy Conservation, requires local governments to consider the effects of its comprehensive planning decisions on energy consumption. Goal 13 encourages communities to look within existing urban neighborhoods for areas of potential redevelopment before looking to expand, and to "recycle and re-use vacant land." In urban settings, this is often referred to as "in-fill development." The goal also directs cities and counties to have systems and incentives in place for recycling programs.

At the time the goal was enacted, Oregonians were particularly concerned by development of new homes that blocked neighbors' sunlight, which can have impacts on passive heating and availability of natural light. These concerns are expressed in the goal language.

Today, concerns about renewable energy sources are seen through a different lens. Innovation in the areas of solar and wind energy have made them increasingly popular in Oregon. Concern about climate change has resulted in an increase in public and private interest in and development of alternative energy sources. Goal 13 was not written to govern or direct the production of energy, but its conservation.

HISTORICAL PERSPECTIVE

The longstanding energy conservation policies for Clatsop County, since at least 1980, have focused on renewable energy, minimizing energy consumption, and encouraging recycling and other efficiencies.

CLATSOP COUNTY COMPREHENSIVE PLAN

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- **Nuclear Power:** A plant siting study in 1975 identified a 400-acre site in Brownsmead for a possible nuclear power plant. The citizen advisory committees have recommended that this language be removed from the Clatsop County Comprehensive Plan.
- **Solar:** The use of large-scale solar farms was predicted to occur by 2000.
- **Wind:** Generation of power by wind was not expected to be developed in the near future due to the lack of technology to store the power. A 1983 ODOE study identified six sites in Clatsop County for possible wind generation projects:
 - Clatsop Spit
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- **Biomass:** The background report states that many “technical and social improvements are needed to reduce air pollution problems, problems with collection and handling, and slash burning practices. If some barriers are removed, it can be expected that full utilization of the energy available through biomass could be accomplished within the next twenty years.”
- **Tides and Waves:** The study concluded that while enough energy might be harnessed to be important to places like islands, there would not be enough energy trapped to operate cities under the technology present at the time.

CURRENT CONDITIONS

ENFORCEABLE POLICIES

Because Clatsop County is a partnering jurisdiction in the Oregon Coastal Zone Management Program, all proposed state and federal projects must be consistent with the County's comprehensive plan and implementing ordinances. In order to be considered "enforceable", policies, standards and regulations **must**:

- Include mandatory language such as "will", "must" or "shall"
- Contain a clear standard
- Not be pre-empted by federal law
- Not regulate federal agencies, lands, or waters
- Not discriminate against a particular coastal user or federal agency
- Not hinder the national interest objectives of the Coastal Zone Management Act
- Not incorporate other policies or requirements by reference

Because many energy projects are permitted through either federal and/or state agencies, it is imperative that the policies in Clatsop County's Comprehensive Plan be considered "enforceable" under the requirements of the Coastal Zone Management Act. Drafting and adopting enforceable policies ensures that large-scale energy projects are consistent with the values and goals identified by community members and that those voices will be represented at the planning table.

RENEWABLE ENERGY SITING

Clatsop County residents rely on dependable, affordable energy to meet their basic needs. Finding suitable locations for energy development can be challenging. Environmental impacts need to be considered. Some energy projects need large expanses of land, which can impact farming, forestry, and wildlife habitat. Cost is also an issue. The further an energy project is from transmission lines, the more expensive it is to build. The Oregon Department of Energy identifies the following renewable energy resources within the state:

- Solar
- Wind
- Hydropower
- Bioenergy
- Geothermal
- Marine
- Renewable Fuels
- Hydrogen

OAR 660-033-0130(37) and (38) provide standards for wind and solar energy siting on

CLATSOP COUNTY COMPREHENSIVE PLAN

agricultural land. The rules are intended to direct energy development to lands that have limited value to wildlife and farming. During discussions with the citizen advisory committees, several potential wind and solar generation sites were considered, including the Clatsop Plains, Clatsop Ridge and Camp Rilea.

OCEAN ENERGY

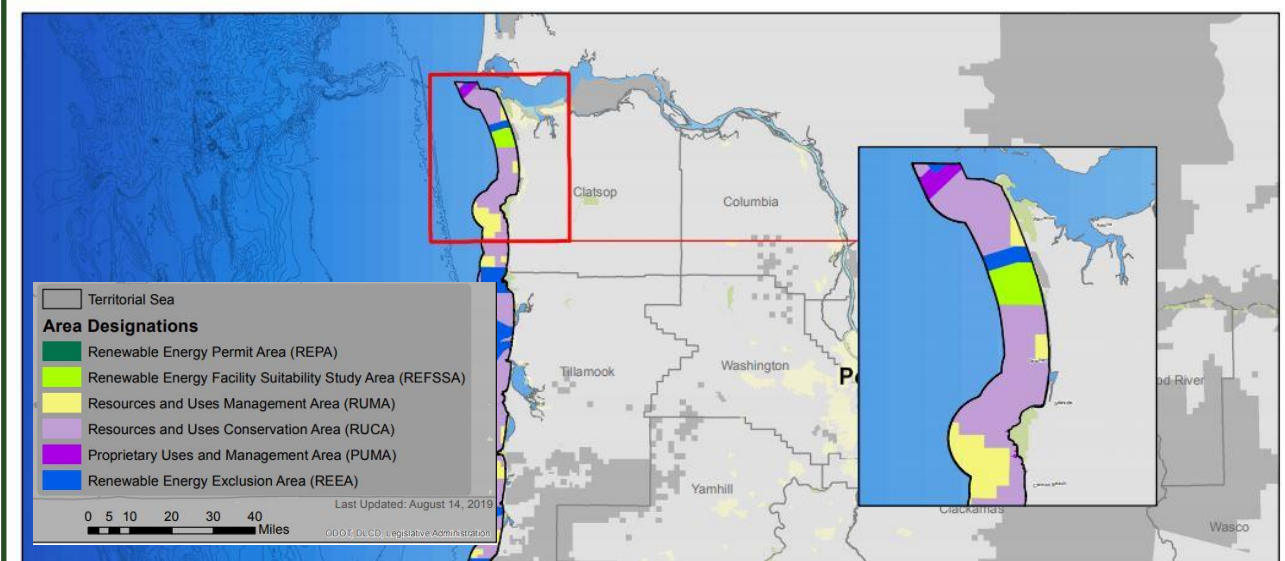
In Oregon, ocean energy is considered a renewable energy resource with the potential to reduce the human need of fossil fuels, such as coal or gas. Ocean energy facilities may promote the use of energy from wind, wave, current, or thermal, which may reduce the environmental impact of fossil fuels.

Part Five of the Oregon Territorial Sea Plan describes the process for making decisions about the development of renewable energy facilities within Oregon's Territorial Sea. The plan specifies the areas where new development may occur. The requirements of Part Five are intended to protect areas of important marine resources from the potential adverse effects of renewable energy facilities. The requirements address all phases of development including siting, development, operation, and removal from service. The Plan also identifies locations for development that may reduce damaging impacts to coastal communities and existing ocean resource users. If new facilities are developed in a responsible and appropriate manner, and in agreement with state and federal requirements, renewable ocean energy may help preserve Oregon's natural resources and enhance quality of life.

OREGON RENEWABLE ENERGY SITING ASSESSMENT (ORESAS)

In 2019, the Oregon Department of Energy (ODOE) partnered with DLCD and the Oregon Institute for Natural Resources (INR) on a grant application to the U.S. Department of Defense for the study and assessment of renewable energy and transmission development in Oregon.

Territorial Sea Plan Part Five Appendix B - Plan Map



CLATSOP COUNTY COMPREHENSIVE PLAN

Continued renewable energy development is anticipated in the coming decades, which will require analysis in order to balance natural resource, land use, environmental impacts, noise concerns, and cultural issues through processes at all levels of government.

DLCD, along with ODOE, will be identify high potential renewable energy production areas that are feasible for development and that overlap with military training and operations areas. These agencies will also review and assess the current development and siting procedures of local, state, and federal governments. Upon conclusion, a renewable energy siting mapping tool will be developed by INR with information gathered over the course of the project.

BONNEVILLE POWER ADMINISTRATION

The Bonneville Power Administration (BPA), was created in 1937 as a temporary agency with a limited mission: to market and distribute electricity from the Bonneville Dam on the Columbia River. Throughout the 1940s through the 1960s, Congress authorized BPA to oversee and deliver power from more federal dams on the Columbia River and its tributaries.

Today, BPA provides about one-third of the power consumed in the Pacific Northwest. This power is supplied by 31 hydroelectric dams administered by BPA. In Clatsop County, almost all power is supplied by BPA through Pacific Power . Small amounts of electricity in the County are sold and distributed by the Western Oregon Electric Co-op, the Tillamook Public Utility District, and the Clatskanie Public Utilities District.

Congressional mandates in the 1980s pushed the agency towards energy conservation and the restoration of fish runs that had been decimated by the dams. Today, one of BPA's mandates is to prioritize habitat monitoring and restoration projects throughout the Columbia River.

The BPA is a primary funder for restoration projects in the Columbia River and contracts with the Columbia River Estuary Task Force (CREST) to oversee large-scale restoration projects.

The SAFE-funded (Select Area Fisheries Enhancement) portion of Clatsop County Fisheries is a collaborative program that includes both Washington and Oregon's Departments of Fish and Wildlife and Clatsop County Fisheries. It receives funding from the Bonneville Power Administration as off-sight mitigation for the effects of dams and water withdrawals on the Columbia River and its tributaries.

The program is part of the Northwest Power and Conservation Council's Fish and Wildlife Program. Of the \$1.8 million annual SAFE budget, Clatsop County Fisheries receives roughly \$400,000 per year.

PUBLIC TRANSPORTATION

The Sunset Empire Transportation District (SETD) operates several public transit bus routes within the County and provides connector service to both Tillamook and Columbia counties. In April 2020, SETD proposed using funding from the Statewide Transportation Improvement Fund

CLATSOP COUNTY COMPREHENSIVE PLAN

to purchase its first electric bus. However, ongoing worker shortages and capacity restrictions due to the coronavirus pandemic have necessitated revisions to SETD's operating plans. In September 2021, SETD released new schedules that suspended Routes 13, 17, 21 and the Seaside Streetcar.

RECYCLING

Recology operates a recycling program in Clatsop County, providing opportunities to dispose of recyclable materials without placing them in a landfill. However, in recent years, China, one of the major importers of recyclable materials, has ceased allowing many materials from being imported. This has led, in some cases, to more recyclable materials being placed in landfills.

RENEWABLE ENERGY PROJECTS IN CLATSOP COUNTY

Wind Generation

On October 13, 2020, the Clatsop County Planning Commission approved a meteorological testing tower for property located on Nicolai Ridge. The tower, which will be operated by WPD Wind Projects, Inc., will be used to test wind generation potential in the eastern portion of the County in order to determine whether future wind turbine development should occur in that area. The tower, which received building permits at the end of 2020, will be in place for up to one year while testing occurs. If WPD Wind Projects, Inc., determines that there is sufficient wind generation power, new permits and approvals, including approval from the Oregon Department of Energy, would be required.

Solar

While one would not typically associate Clatsop County with solar energy, there are several installations within Clatsop County, per information from the Oregon Department of Energy. In 1999, there were no photovoltaic projects with the county. In 2009 there were four installations. However, by 2019, the last year for which data is available, there were over 40 recorded projects. The majority of these installations are for residential purposes, with some commercial installations scattered throughout Astoria and the coastline. There are no utility-level solar projects within Clatsop County.

Liquified Natural Gas

In the past, two liquified natural gas (LNG) plants have been proposed in Clatsop County—one at Bradwood and one in Hammond. Both plants generated controversy and division throughout the community. Neither plant succeeded in obtaining approvals in Clatsop County. A similar proposal in Coos Bay (Jordan Cove LNG) and a methanol refinery in Kalama, WA, have also recently been denied. Port Westward, in adjacent Columbia County, Oregon, a proposed renewable diesel production facility capable of processing up to 50,000 barrels per day of renewable biomass feedstocks, is currently under review by ODOE.

Ocean Energy Facilities

CLATSOP COUNTY COMPREHENSIVE PLAN

Marine energy encompasses both wave power – i.e., power from surface waves – and tidal power, which is obtained from the kinetic energy of large bodies of moving water. Oregon's coast has among the best marine energy resources in the world, making it an ideal location for developing marine energy.

While there are no marine energy projects yet in commercial operation in Oregon, two test sites have been approved:

- North Energy Test Site (two nautical miles offshore, north of Newport)
- South Energy Test Site / PacWave (five nautical miles offshore, between Newport and Waldport)

There is the potential that this technology will be located off the Clatsop Coast in the future. As noted on the map included with in the Territorial Sea Plan, Part 5, there are areas off the coast of Clatsop County that would be eligible for the siting of potential projects. While these facilities would be located offshore, there would be on-shore infrastructure with land use impacts.

FUTURE CONDITIONS

NEW TECHNOLOGIES

Zero Emission Vehicles

Zero Emission Vehicles (ZEVs) such as electric vehicles or hydrogen fuel cell vehicles, drive without emitting greenhouse gases. ZEVs include battery-operated vehicles, electric/hybrid vehicles and hydrogen fuel cell vehicles. Electric vehicles require charging station infrastructure. The source of the electric for these vehicles has an impact on air and water quality. In Clatsop County, the Oregon Department of Energy (ODOE) has identified 165 ZEVs, including 93 battery electric vehicles and 72 plug-in hybrid vehicles. Information from ODOE indicates there are 20 electric vehicle charging stations in Clatsop County.

Cross-Laminated Timber

(CLT) is an emergency wood product with applications in both residential and non-residential buildings. CLT has been touted as a replacement for steel and concrete, which generate large quantities of greenhouse gases in the course of their production. Proponents cite carbon that is sequestered by the trees and captured in the timber as a way to off-set greenhouse gasses. Conversely, warmer temperatures, increased risk from invasive species and increased fire risk due to climate change may impact wood harvest capabilities. Increased harvest activities may also harm ecosystems and impact water quality.

Alternative Fuels

Oregon imports all of its petroleum, which leaves the state vulnerable to changes in pricing

CLATSOP COUNTY COMPREHENSIVE PLAN

and disruptions in the event of a natural disaster or fuel shortage. Alternative fuels produced in-state can help reduce those effects.

Alternative fuels may also typically produce fewer greenhouse gas emissions than traditional petroleum-based fuels.

Alternative fuels include:

- Ethanol
- Electricity
- Biofuels
- Renewable Diesel
- Compressed Natural Gas
- Renewable Natural Gas
- Liquefied Natural Gas
- Liquefied Petroleum Gas
- Hydrogen
- Hybrid or dual fuel

CLIMATE CHANGE

On March 10, 2020, Governor Brown issued Executive Order 20-04, directing state agencies to take actions to reduce and regulate greenhouse gas emissions. The executive order establishes new science-based emissions reduction goals for Oregon. The executive order directs certain state agencies to take specific actions to reduce emissions and mitigate the impacts of climate change; and provides overarching direction to state agencies to exercise their statutory authority to help achieve Oregon's climate goals.

In February 2021, the Department of Land Conservation and Development (DLCD), in coordination with 24 other state agencies, will present its 2021 [Climate Change Framework](#) to the Legislature. A companion piece, published by the Oregon Climate Change Research Institute in February 2020, identifies increased risks due to climate change for Clatsop County. This study projects higher chances of drought periods, heavy rains, flooding, wildfire, loss of wetland ecosystems, increased ocean temperatures and chemistry changes, changes to average daily temperatures, increased heat waves, and increased coastal hazards such as erosion.

This study notes that Oregon's average temperature warmed at a rate of 2.2°F per century from 1895-2015. In Clatsop County, average temperature is projected to warm between 0.9°-3.5°F by 2039. Corresponding, the number of hot days (90° or warmer) will increase between 0.6-0.8 days by 2039 and the number of warm nights (65°F or greater) will increase between 0.2-0.3 days by 2039. In June 2020, Clatsop County, and much of the Pacific Northwest experienced a once-in-a-thousand-year "heat dome". This oppressive heat mass, which lasted for a day in western Clatsop County and for several days to the east, resulted in damage to vegetation and

CLATSOP COUNTY COMPREHENSIVE PLAN

death in humans.

These projected changes have impacts for renewable energy sources for several reasons, including:

- Wildfires, coastal erosion and flooding may place energy infrastructure at risk
- Increased periods of drought may hamper consistent use of hydropower as water levels become unstable.
- Increasingly warmer or colder days will require more energy use to cool or heat homes and businesses.

DEMAND FOR HOUSING

In 2019, Clatsop County and the cities of Astoria, Warrenton, Gearhart, Seaside and Cannon Beach, completed a housing study to identify opportunities and weaknesses associated with housing supply in Clatsop County. That report concluded that while the County has a surplus of potentially buildable lands, certain types of housing and housing products at specific price-points are either missing from the county's housing inventory, or are not provided in sufficient quantities.

In March 2020, the coronavirus pandemic resulted in changes worldwide that have significantly altered housing markets, including in Clatsop County. Some people choose to leave more densely populated areas and relocate to more rural areas. Others benefited from remote work options, which no longer tied workers to a specific geographic location. As a result, the median selling price of a home in Clatsop County rose from \$322,500 in November 2018 to \$502,500 in September 2021 (Source: Realtor.com). While some of these home sales will be to households that become permanent Clatsop County residents, many will be vacation homes and some of those will be used for short-term rentals.

The increase in median housing prices, coupled with a lack of long-term rental units, will result in increased pressure to increase housing stock by constructing new residential units. While Goal 14 stresses that higher intensity uses and dense development be directed to urban areas, there is, and will continue to be, a movement to increasing housing development on rural lands. Encroaching residential development has the potential to impact inventoried Goal 5 resources, including wildlife habitat, groundwater, and open spaces.

Continued pressure to direct housing and services away from urbanized areas, as required by Goal 14, may result in an increase in vehicle miles travelled by persons who live on rural residential lands that are located further away from employment centers, shopping, schools, medical facilities, and/or recreation centers. The costs associated with increased vehicle miles traveled are shown below.

TABLE 1: ENERGY BURDEN ON CLATSOP COUNTY HOUSEHOLDS

% of Energy-Burdened¹ Households	23%
--	------------

CLATSOP COUNTY COMPREHENSIVE PLAN

Average annual electricity cost	\$1,236
Average annual natural gas cost:	\$627
Average vehicle miles traveled per household	21,825
Average vehicle maintenance cost (fuel, maintenance, repairs)	\$3,500
Annual energy burden gap	\$422
Federal Poverty Level (Family of 3)	\$21,720

Source: 2020 Biennial Energy Report, Oregon Department of Energy

¹“Energy Burdened” households are those that spend more than 6% of their income on purchasing energy

TRANSPORTATION CONGESTION

As the demand for housing increases there is also a corresponding increase in the need to provide new roads to those homes. Again, while Goal 14 directs new housing development primarily to urban areas, partitioning and subdividing of rural lands continues to occur in unincorporated Clatsop County. The construction of new roads, or the expansion of existing roads, has the potential to eliminate or reduce wildlife habitat.

Alternative modes of transportation, such as walking and bicycling are more typically associated with denser urban settings or with remote hiking and mountain bike trails. Little consideration is typically given to trips in rural communities that could potentially be made without the use of a motorized vehicle. For example, installation of a connected sidewalk or bike path system in the Miles Crossing / Jeffers Gardens area could be interconnected to provide residents safe and easy access to businesses in Warrenton without the need for a vehicle or for placing another trip on state and county roads. Such design considerations can help to improve air quality, physical health and reduce traffic congestion.

TOURISM

Clatsop County has historically had a strong tourism base. Per information from Travel Oregon, in 2019 local recreationists and visitors spent \$785 million on outdoor recreation in Clatsop County. Many of those visitors are drawn by Goal 5 resources, including scenic views and sites, open spaces, and wildlife. During the ongoing pandemic, tourism has remained strong as visitors seek outdoor experiences away from crowded venues. However, because of the limited availability of public transit within the county and between adjacent counties and cities, the majority of visitors travel by vehicle to Clatsop County. This increase in traffic also corresponds to an increase in automobile and other vehicle emissions, and may not be economically affordable to all members of the community.

GOALS, OBJECTIVES AND POLICIES

GENERAL POLICIES

Policy A: The County recognizes the need for energy conservation through support of

CLATSOP COUNTY COMPREHENSIVE PLAN

a County-wide conservation program in which the County government will play a leading role.

- a. Methods to reduce energy consumption should be explored, such as enforcing strict temperature and lighting controls in government buildings and incentive programs for carpooling and telecommuting, etc.
- b. New government buildings and major renovations to existing structures shall be energy efficient. Decision on design and selection of equipment should not be based on the lowest initial cost alone. Operating and energy costs for a reasonable life expectancy of the building must receive equal consideration. Further, consideration should be given to the use of solar energy and other renewable energy sources in heating and cooling all new government buildings.
- c. The County should work together, with the cities, Extension Service and Community College to:
 - i. Promote energy conservation through seminars, other educational programs, and information dissemination.
 - ii. Coordinate with local utility companies to provide technical assistance to individuals desiring to retrofit their homes or buildings with improved insulation and alternative energy sources.
- d. The County will continue to support, promote and expand recycling opportunities and will coordinate with cities to discourage businesses from the use of non-compostable/non-recyclable consumables.

Policy B: The following land use policies shall be adopted as part of the Comprehensive Plan to conserve energy and promote the use of alternative systems:

- a. Open space should be located whenever possible to buffer structures from shadows cast by other buildings.
- b. Existing solar access is to be protected.

Policy C: The County shall promote the application of renewable and alternative energy sources, by encouraging the use of total energy systems where, for example, electricity is generated and the waste heat is utilized for space heating and cooling purposes.

Policy D: The County shall consider energy conservation in the designation of RURAL LANDS and DEVELOPMENT lands.

Policy E: The County shall require notification of all local Native American entities

CLATSOP COUNTY COMPREHENSIVE PLAN

tribes when public notices are required.

Policy F: When siting energy production and distribution facilities the county shall indicate when proposed sites are in tsunami hazard zones.

CLIMATE CHANGE

GOAL 1: Clatsop County shall work to protect watersheds, surface waters, aquifers and drinking water supplies from the impacts of climate change.

Policy A: The County shall promote water conservation and reduced use to avoid unnecessary waste and consumption.

ALTERNATIVE SITING POLICIES

Policy A: Identify a future site or sites for the installation of a solid waste disposal site to accommodate a biodigester or other system for the temporary treatment and/or storage of septage.

Policy B: Identify sites for the stockpiling and disposal of organic fill/waste that has been removed from other development sites.

HOUSING AND DEVELOPMENT POLICIES

Policy A: Require new development projects, specifically subdivisions and commercial developments, and/or projects in rural communities, to incorporate bus stops, walking paths and/or bicycle/horse paths whenever possible.

Policy B: Encourage new development to incorporate alternative/renewable energy sources and high-efficiency products into construction. Encourage new public buildings to be constructed to LEED standards (ex: Silver Standard)

Policy C: In order to increase resiliency, electric vehicles can be used to power homes. The County should encourage the installation of these types of systems in new residential construction.

Policy D: The County should support organizations and programs that assist homeowners to retrofit and upgrade to energy-efficient technologies and appliances. This should include dwellings, as well as accessory buildings.

Policy E: Because existing building code does not adequately address weather conditions in the county and additional requirements may be needed at the local level, especially for commercial buildings / flashing. Therefore, the County should work with the Oregon Building Codes Division to identify and implement additional weather-proofing requirements to increase energy

CLATSOP COUNTY COMPREHENSIVE PLAN

efficiency.

Policy F: When appliances are replaced, the County should encourage replacement with energy-efficient/best technology available.

Policy G: The County should support organizations and programs that assist homeowners to retrofit and upgrade to energy-efficient technologies and appliances. This should include dwellings, as well as accessory buildings.

Policy H: Clatsop County should require new developments to provide for expansion possibilities when installing new subdivision utilities (e.g. to accommodate new technologies such as fiber-optic internet)

ALTERNATIVE / NEW ENERGY POLICIES

Policy A: The County shall consider turbines, utilizing the flow of the Columbia River, as an energy resource.

Policy B: Encourage the private use of energy-generating technologies such as solar panels, wind energy, geothermal heat pumps, and other developing energy sources in order to reduce transmission costs and pollution generated by the consumption of regionally-produced and -oriented energy sources.

Policy C: The County should coordinate with the Oregon Military Department to encourage the installation of solar panels at Camp Rilea.

Policy D: The County should coordinate with the Oregon Military Department to encourage the installation of wind generation turbines at Camp Rilea to achieve zero-net energy goal or be used for profit.

Policy E: The County should consider properties on the Clatsop Ridge as a potential wind generation site, but the County should preserve as much of the plains as possible as open space.

Policy F: Encourage County should review and determine the costs and benefits of converting its fleet to electric vehicles.

Policy G: The County should encourage the use of biofuels and wood gasification whenever possible.

Policy H: The county will encourage utility companies, businesses, individuals and other entities and institutions to utilize alternative energy sources, including but not limited to, biomass, small-scale hydro, solar, wave and wind technology to back up critical energy facilities. An emphasis shall be placed on the use of the most environmentally-friendly alternative energy sources as determined by scientific research.

CLATSOP COUNTY COMPREHENSIVE PLAN

- Policy I:** The County should support the installation of wind turbines on higher grounds within the planning areas.
- Policy J:** The county recognizes that there are limited agricultural lands within the county, but there is also a need to balance that limitation with the need for renewable, sustainable energy sources. To achieve that balance, the county shall encourage the use of small-scale solar installations (5 acres or less) that integrate grazing or other agricultural practices with the solar installation.
- Policy K:** Incentivize the installation of solar panels through low interest loans or tax abatement/exemption programs.
- Policy L:** The County should cooperate with state and/or federal agencies in exploring potential sites for off-shore generation (including wind, wave and tidal energy) and reviewing development proposals. The County, in coordination with state and/or federal agencies shall ensure environmental impacts are minimized.
- Policy M:** The County should encourage and incentivize the conversion of excess energy from non-polluting sources and convert to hydrogen and store.
- Policy N:** The County should contact the Oregon Department of Energy to see if another study can be completed to identify potential wind generation sites and reassess current sites.

Policy O: Clatsop County shall invite and encourage the development of micro-grid technology and other decentralized power systems; especially for remote rural areas, and emergency back-up power.

Policy P: Consider renewable energy sources as a critical component of a natural hazards mitigation strategy in the event of a prolong power outage.

WATER ENERGY POLICIES

- Policy A:** When new water supply systems are installed, the County shall encourage the use of in-watermain-hydro technology, similar to that used by the City of Astoria.
- Policy B:** Encourage the use of upper/lower reservoirs and pump stations to generate electricity (pumped storage sites)
- Policy C:** The County should support the concerns of the Chinook Indian Nation regarding the use of hydropower by identifying the costs and benefits of using small in-stream hydropower generation by reviewing existing studies

CLATSOP COUNTY COMPREHENSIVE PLAN

and regulations.

RECYCLING AND COMPOSTING POLICIES

- Policy A:** The county shall encourage community composting.
- Policy B:** The County should identify a site for an organic waste dump / composting facility.
- Policy C:** In order to reduce energy consumption and reduce trash in landfills and roadside litter that can harm wildlife, the County shall encourage businesses to reduce the amount of single-use and recyclable customer products, such as to-go containers and bags.
- Policy D:** When single-use products must be used, the County should encourage the use of recyclable or biodegradable products.
- Policy E:** The County will continue to support, promote and expand recycling opportunities.
- Policy F:** In order to increase recycling opportunities, the County shall work with recycling companies to establish additional recycling centers in underserved or unserved areas of Clatsop County.

TRANSPORTATION POLICIES

- Policy A:** Explore priority areas and funding methods for construction and ongoing maintenance of walking paths and/or bicycle paths in Arch Cape, especially east of Highway 101.
- Policy B:** Because clustered development provides opportunity for public transit and reduces energy use, the County should encourage development of public transit and car and/or bike sharing programs.
- Policy C:** The County should conduct a commercial lands inventory to determine the need for more local commercial, medical, cultural opportunities for Elsie-Jewell area in order to reduce the number of average daily trips for such services.

IMPLEMENTING OREGON ADMINISTRATIVE RULES (OAR):

None

COORDINATING AGENCIES:

Oregon Department of Environmental Quality (DEQ)
Oregon Department of Energy (ODOE)
Oregon Department of Agriculture (ODA)

CLATSOP COUNTY COMPREHENSIVE PLAN

Oregon Water Resources Department
Oregon Department of Land Conservation and Development (DLCD)

BACKGROUND REPORTS AND SUPPORTING DATA:

[Oregon Territorial Sea Plan](#)

[Future Climate Projections Clatsop County](#), Oregon Climate Change Research Institute, February 2020

DRAFT

CLATSOP COUNTY PROJECT STATUS REPORT



FEBRUARY 2022

PROJECT STATUS REPORT – FEBRUARY 2022

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
20170352	Arch Cape Deli	4N, R10W, Section 30BB, Tax Lots 00601 and 00605, 79330 Hwy 101	Conditional use permit to construct and operate a restaurant/grocery store/flex space with a manager's living quarters	11-14-17	APPROVED WITH CONDITIONS 7-0	N/A	N/A	Demolition and grading permits approved; property line adjustment approved; development and building permits under review	Project is vested; no expiration date
21-000664	Comp Plan Update	N/A	Update of Goals 1-14 and 16-19 of the Clatsop County Comprehensive Plan	10-12-21	GOAL 1: APPROVED WITH AMENDMENTS 5-0	07-13-22 07-24-22		On-going	N/A
				10-12-21	GOAL 2: APPROVED WITH AMENDMENTS 4-1	07-13-22 07-24-22		On-going	N/A
				10-12-21	GOAL 3: APPROVED WITH AMENDMENTS 5-0	07-13-22 07-24-22		On-going	N/A
				10-12-21	GOAL 4: APPROVED WITH AMENDMENTS 5-0	07-13-22 07-24-22		On-going	N/A

PROJECT STATUS REPORT – FEBRUARY 2022

PERMIT #	PROJECT NAME	LOCATION	DESCRIPTION	PC MEETING DATE	PC DECISION	BOC MEETING DATES	BOC DECISION	STATUS	EXPIRATION DATE*
				11-09-21	GOAL 5: RETURNED TO JOINT PC/CCAC	07-13-22 07-24-22		On-going	N/A
				12-14-21	GOAL 6: APPROVED WITH AMENDMENTS 5-0	07-13-22 07-24-22		On-going	N/A
				12-14-21	GOAL 8: APPROVED WITH AMENDMENTS 5-0	07-13-22 07-24-22		On-going	N/A
				1-11-22	ADUs on Rural Lands	4-20-22 BOC Work Session		On-going	N/A

*Expiration date for projects that are not completed or substantially completed



Clatsop County

TO: Clatsop County Planning Commission Members

CC: Clatsop County Land Use Planning Staff

FROM: Gail Henrikson, Community Development Director

DATE: February 1, 2022

RE: **DISCUSSION OF REVISIONS GEOLOGIC HAZARD PERMITTING REQUIREMENTS**

Section 5.3015, LAWDUC, requires all persons proposing any activity requiring a development permit on property located in potentially geologically hazardous areas to obtain a geologic hazard permit. Section 5.3025(5), LAWDUC requires an update letter from the professional who prepared the report, if the report is more than two years old.

Staff recently encountered a situation where a property owner requested to use a geohazard report from 2012 that was initially prepared in conjunction with an application to build a new single-family dwelling. The property owner obtained the required update letter from the professional who prepared the report. This letter stated that there had been no changes to the geologic landscape from the original 2012 report. The property owner inquired as to why another geologic hazard permit was required and why the original geologic hazard permit couldn't be renewed or reinstated. The County's geologic hazard permit application fee is \$440. The process requires mailed notices to surrounding property owners and a 10-day public comment period.

The current geologic hazard requirements utilized by the County were adopted in 1980 and have not been reviewed or updated since that time. As part of the comprehensive plan update process, the need to utilize more recent geologic hazard maps produced by the Department of Geology and Mineral Industries (DOGAMI) has been discussed. However, revisions to the geologic hazard development standards and application process have not been proposed at this time.

Following discussions with the property owner, staff agreed to present the topic to the Planning Commission members to determine interest in preparing a study to determine what, if any, revisions are needed to the County's geologic hazard review process.