

Statewide Planning Goals

BOARD OF COMMISSIONERS WORK SESSION

OCTOBER 27, 2021



Recap of October 13 Work Session

COMMUNITY PLANS	GOALS	REVIEWED
Clatsop Plains	1. Citizen Involvement	✓
Elsie-Jewell	2. Land Use Planning	✓
Lewis & Clark Olney Wallooskee	3. Agricultural Lands	✓
Northeast	4. Forest Lands	✓
Seaside Rural	5. Open Spaces, scenic and Historic Areas, and Natural Resources	✓
Southwest Coastal	6. Air, Water and Land Resources Quality	✓
	7. Areas Subject to Natural Disasters and Hazards	✓
	8. Recreational Needs	✓
	9. Economic Development	✓
	10. Housing	
	11. Public Facilities and Services	
	12. Transportation	
	13. Energy Conservation	
	14. Urbanization	
	15. N/A (Applies to Willamette River area only)	N/A
	16. Estuarine Resources	
	17. Coastal Shorelands	
	18. Beaches and Dunes	
	19. Ocean Resources (Oregon Off-Shore Territorial Waters only)	

Goal 10: Housing

To provide for the housing needs of citizens of the state.

- ❖ Oregon's land use planning system is designed to direct higher density housing to urban or urbanizable areas
- ❖ 2019: County and cities completed *Clatsop County Housing Strategies Report*
- ❖ Many of the recommendations focused on cities
- ❖ Some recommendations may be out-of-date to impacts of pandemic on real estate
- ❖ Cites STRs as having an impact on housing available and costs
- ❖ Planning Commission provided recommendations to the Board on the Housing Study in April 2019 and July 2020 – no action taken by Board



CLATSOP COUNTY
HOUSING STRATEGIES REPORT

JANUARY, 2019

APG and Johnson Economics

Goal 10: Housing

With over 80% of the land in unincorporated County designated as resource land, where are the areas where future residential growth should occur?

How can the County work with cities to increase housing supply in urban areas?

Does the Board want to revisit the housing study recommendations from the Planning Commission?

On-going revisions to STR ordinances – based on housing needs, should STRs be limited?

What are the needed housing types in unincorporated areas and what is the County's role in providing those units?

How do the rural areas of the County balance the need/demand for housing with the carrying capacity of the air, land and water (Goal 6)?

Should some rural residential lands (EX: RA-5) be “up-zoned” to require smaller minimum parcel sizes?

What is the County's role in reducing the quantity of substandard housing?

Goal 11: Public Facilities and Services

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

- ❖ Public Facilities and Services include:
 - ❖ Water and sewer
 - ❖ Police and fire
 - ❖ Health services
 - ❖ Recreation facilities
 - ❖ Energy and communication services
 - ❖ Services provided by the local government, including permitting and public works
- ❖ Counties must develop and adopt community public facility plans regulating facilities and services for certain unincorporated community outside urban growth boundaries
- ❖ The County shall not allow the establishment or extension of sewer systems outside UGBs or unincorporated community boundaries unless there is a public health hazard
- ❖ Public facilities in rural areas should not be designed to support urban-level uses

Goal 11: Public Facilities and Services

- ❖ County currently operates Westport Sanitary Sewer System, but does not provide any other water/sewer services
- ❖ Water in unincorporated areas provided either through cities (Warrenton); water districts; or private wells / systems
- ❖ Fire districts are primarily volunteer-operated
- ❖ As more residents move to Clatsop County, expectation is for urban-level services

What is the County's role in supporting volunteer fire departments?

How does the County balance the demand by residents for urban level services with the services it actually provides and remain compliant with Goals 11 and 14?

Septage treatment; temporary waste disposal holding sites and biodigesters

Goal 12: Transportation

To provide and encourage a safe, convenient and economic transportation system.

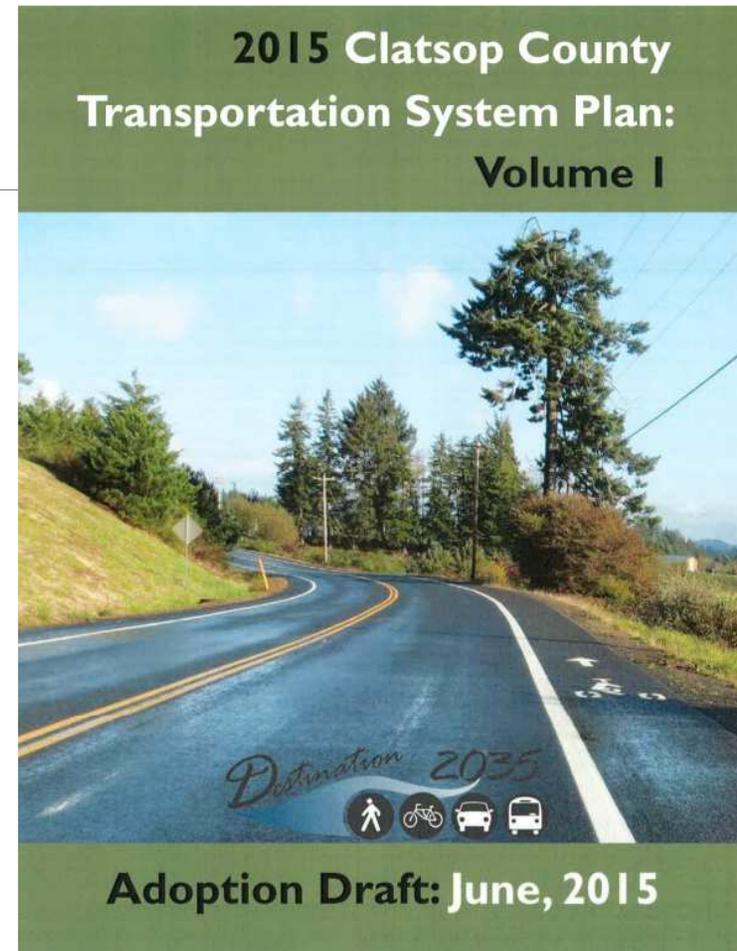
- ❖ County Transportation System Plan (TSP) updated and adopted in 2015
- ❖ County's TSP and Goal 12 required to consider:
 - ❖ All modes of transit, including pedestrians and bicycles
 - ❖ Differences in social consequences that would result for utilizing differing combinations of transportation modes
 - ❖ Avoid reliance on any one mode
 - ❖ Minimize adverse social, economic, and environmental impacts and costs
 - ❖ Conserve energy
 - ❖ Meet the needs of the transportation disadvantaged
 - ❖ Facilitate the flow of goods and services
- ❖ County's main arterials move both people as well as goods. In cases of emergency, routes in and out of the County may be impassable for long periods of time

Goal 12: Transportation

The primary transportation mode in unincorporated Clatsop County is vehicular. There are limited mass transit, bicycle or pedestrian opportunities in rural areas, which in turn limits opportunities for the non-driving population. If more housing opportunities are to be provided on rural residential lands how will the county balance that desire with the requirements of Goal 12 and Goal 13?

What role should the County have in providing or supporting increased public transit in rural areas?

How is economic development affected by the transportation system and does the County want to advocate for specific transportation improvements to support economic development?



Goal 13: Energy Conservation

To conserve energy.

- ❖ The use of land should seek to minimize the depletion of non-renewable sources of energy
- ❖ Higher density uses should be located along higher-capacity transportation corridors
- ❖ The use of land should seek to minimize the depletion of non-renewable sources of energy
- ❖ Higher density uses should be located along higher-capacity transportation corridors



Goal 13: Energy Conservation

- ❖ *2020 Biennial Energy Report* prepared by the Oregon Department of Energy the energy burden on Clatsop County residents (includes incorporated and unincorporated areas):
 - ❖ **23% of households are energy burdened**
 - ❖ “Energy burdened” households are those that spend more than 6% of their income on purchasing energy
 - ❖ **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**

Electric vehicle charging stations in rural areas or at county facilities; conservation measures at county buildings

Recycling programs

How can the County balance demand for increased housing in rural areas and remain consistent with Goal 13?

What is the extent of the County’s responsibility to provide educational materials and promote energy conservation?

Goal 14: Urbanization

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

- ❖ Urban Growth Boundaries (UGB) – established through coordination between cities and county
- ❖ State land use planning system directs growth towards urban areas, so cities are in the driver's seat
- ❖ Cities have to plan for a 20-year supply of:
 - ❖ Housing
 - ❖ Employment opportunities
 - ❖ Public facilities
 - ❖ Streets/roads
 - ❖ Schools
 - ❖ Parks or open space
- ❖ Cities have to show that these needs cannot be reasonably accommodated by land that is already inside the UGB
- ❖ Last UGB amendment Clatsop County was in 2017: Seaside to relocate schools outside of inundation zone

Goal 14: Urbanization

- ❖ Growth can still occur outside UGBs – just at a less intense level
- ❖ Counties can take exceptions to Goals 11 and 14 to provide public facilities, but have to show that agriculture and forest operations will not be impacted
- ❖ Counties can also allow rural industrial development – there are minimal areas in unincorporated Clatsop County currently zoned for industrial development

How can the County work with cities to ensure their 20-year land supplies are being met?

Does that County want to work with its unincorporated communities (EX: Westport) to explore the possibilities of increased public services or more intense uses?

Does the County want to explore the possibility of designating additional land for industrial development? If so, where are those areas?

Goal 15: Willamette River Greenway

Not Applicable!



Goal 16: Estuarine Resources

To recognize and protect the unique environmental, economic, and social value of each estuary and associated wetlands; and

To protect, maintain, where appropriate develop, and where appropriate restore the long-term environmental, economic and social values, diversity and benefits of Oregon's estuaries.

❖ Uses are prioritized:

1. Uses that maintain the ecosystem
2. Water-dependent uses
3. Water-related uses
4. Non-water-dependent and non-water-related uses

❖ While local governments are required to adopt policies and implementing measures for Goal 16, both state and federal agencies (DSL, Army Corps) have a say in estuarine development

❖ State and federal requirements are often more stringent than County's regulations

❖ **To what extent should the County work to support local diking districts that may be experiencing difficulty recruiting board members or maintaining facilities?**

Goal 17: Coastal Shorelands

To conserve, protect, where appropriate, develop and where appropriate restore the resources and benefits of all coastal shorelands, recognizing their value for protection and maintenance of water-quality, fish and wildlife habitat, water-dependent uses, economic resources and recreation and aesthetics. The management of these shoreland areas shall be compatible with the characteristics of the adjacent coastal water; and

To reduce the hazard to human life and property, and the adverse effects upon water quality and fish and wildlife habitat, resulting from the use and enjoyment of Oregon's coastal shorelands.

- ❖ Focused on the protection of and management of resources unique to shoreland areas:
 - ❖ Habitat
 - ❖ Lands providing access to coastal waters
 - ❖ Lands suitable for water-dependent uses
 - ❖ Potential restoration or mitigation sites
- ❖ Emphasizes the relationship between coastal shorelands and waters and the geologic and hydrologic hazards often associated with them

Goal 17: Coastal Shorelands

- ❖ Shorelands in rural areas, if not already built upon or irrevocably committed, shall be used for the following:
 - ❖ Farm uses
 - ❖ Propagation and harvesting of forest products
 - ❖ Water-dependent recreation
 - ❖ Aquaculture
 - ❖ Water-dependent / water-related commercial and industrial uses
- ❖ In Clatsop County, all lands west of Highway 101 are considered coastal shorelands

Public access to coastal shorelands is required as part of Goal 17. What is the County's role in providing and/or maintaining public access?

Some community members in the Southwest Coastal Planning Area have emphasized a need for stronger regulations related to coastal shorelands in those areas. Should additional work be done to better delineate those shorelands and develop standards specific to that planning area?

Goal 18: Beaches and Dunes

To conserve, protect, where appropriate develop, and where appropriate restore the resources and benefits of coastal beach and dune areas; and

To reduce the hazard to human life and property from natural or man-induced actions associated with these areas.

- ❖ Beach west of the statutory vegetation line or line of established vegetation are under the jurisdiction of Oregon Parks and Recreation Department
- ❖ Local governments are required to:
 - ❖ Identify beach and dune areas
 - ❖ Apply appropriate beach and dune policies for use in these areas
 - ❖ Prohibit residential, commercial and industrial buildings in areas subject to ocean undercutting, overtopping or flooding

As coastal erosion intensifies should increased building setbacks be required for oceanfront development?

Goal 19: Ocean Resources

To conserve marine resources and ecological functions for the purpose of providing long-term ecological, economic, and social value and benefits to future generations.

- ❖ Focused on:
 - ❖ Dumping of dredge spoils
 - ❖ Discharge of waste products into the open sea
- ❖ Prioritizes protection of renewable marine resources (living marine organisms) over the development of non-renewable resources. This includes:
 - ❖ Marine life and habitat
 - ❖ Areas important to fisheries
- ❖ Clatsop County adopted its Goal 19 in 2012
- ❖ Primarily centered on state and federal actions – extremely limited role for local governments

Statewide Planning Goals

BOARD OF COMMISSIONERS WORK SESSION

OCTOBER 27, 2021

