

ELSIE-JEWELL COMMUNITY PLAN

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	<u>Page</u>
TBD	

ELSIE-JEWELL COMMUNITY PLAN

The Elsie-Jewell planning area is characterized by extensive areas in forest lands with some limited agricultural lands along the Nehalem River Valley. Residential development has occurred in various small pockets along the Nehalem River with some commercial activity in Jewell and along U.S. Highway 26 near Elsie and Elderberry. The timber within this planning area has historically provided the economic base for employment.

The Clatsop County Comprehensive Plan for the Elsie-Jewell planning area is in has two parts: a Countywide Plan Element and a six Community Plans. The Countywide Plan Element deals with state goals and programs of Countywide concerns such as the economy. The Each Community Plan is an amplification of many of the County-wide policies which address specific concerns of the area. The Community Plans also addressed items not covered in the Countywide Plan Element because of an item's uniqueness to this particular area.

Taken together, the Plans provide a guide for development - whether it be residential, commercial, industrial or recreational. The intent of the Plan is NOT to stop or limit "rural" growth but rather to direct growth into appropriate locations while preserving the quality of life in the area. In looking at appropriate locations for various types of development, consideration was given to the preservation of resource lands (agricultural or forest lands), level of public facilities and services available, the land's carrying capacity, and the different needs for various uses within the planning area.

HISTORIC PERSPECTIVE

EXISTING CONDITIONS

FUTURE CONDITIONS

LANDSCAPE UNITS

Introduction

The basic idea of the landscape unit is that it reflects a set of characteristics which, taken together, constitutes a natural process. The soils, hydrology, wildlife, vegetation, and land forms are interrelated as a functional unit. The landscape units provide a framework for development that is based on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the Elsie-Jewell planning area are Shorelands, Alluvial Lowlands, Alluvial Terraces, Coast Range Foothills, Sedimentary Uplands and Basaltic Highlands. Figure 1 demonstrates the profile of the landscape units, while Map 1 shows their locations in the Elsie-Jewell planning area.

Further discussion on each landscape unit's capabilities and limitations can be found in the Elsie-Jewell Environmental Plan (1974). The Environmental Plan contains four elements: landscape units, critical hazards areas, an open space program, and priority resources areas.

ELSIE-JEWELL COMMUNITY PLAN

Each element performs a specific purpose in incorporating environmental data and policies into the Community Plan Element. The policies in the environmental plan are the basis and background for the policies in this section and other sections of this plan.

Shorelands

Rivers, lakes and their shorelands are contained within this landscape unit. Within this planning area are the Nehalem and Necanicum Rivers and Lost Lake as well as many other smaller rivers, streams and tributaries.

Shorelands Policies

1. Culverts and other roadway or driveway improvements shall be installed in such a manner as not to impede the flow of the drainage way and not impede the passage of fish.
2. Withdrawal of water from streams shall not result in inadequate minimum flows in regard to fish habitat.
23. Drainage and/or filling portions of lakes shall be discouraged.
3. Consideration shall be given to protection of the lakes from further degradation (eutrophication), and possible remedial actions to improve water quality.

Alluvial Lowlands

Alluvial lowlands are plains occupying valley floors which result from the deposition of clay, silt, sand and gravel by water. The alluvial lowlands are limited to the upper Necanicum Valley along the Sunset Highway with their most eastern reaches at the Necanicum Junction.

Alluvial Lowlands Policies

1. Development on peat and other compressible soils shall be discouraged. In those areas where development has already occurred on peat and other compressible soils, policies on Hazardous Soils in the Countywide **Plan Element** shall apply.
2. Low density activities, such as agriculture, shall be preferred uses in the alluvial lowlands.

Alluvial Terraces

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. Stream down-cutting has caused the terraces to be higher than the present valley floor. The alluvial terrace deposits consist of gravel, sand, and finer material and are found primarily on the Nehalem River and along Beneke, Fishhawk, and Humbug Creeks.

ELSIE-JEWELL COMMUNITY PLAN

Alluvial Terraces Policy

1. The County should encourage development on this type of landscape unit due to the slight to moderate slopes and the moderately well-drained soils.

Coast Range Foothills

Coast range foothills are low subsidiary hills on the edges of the coast range uplands. They range in elevation from 250 to 2,000 feet, and are generally composed of sedimentary rocks. The coast range foothills are located mainly to the east and adjacent to the Necanicum River as it flows behind Tillamook Head and along the lower Nehalem River.

Coast Range Foothills Policy

1. The predominant land use on this landscape unit should be forestry. This is due to the characteristics of soils in this landscape unit which have slide potential on slopes and are highly suited for timber production.

Sedimentary Uplands

Sedimentary uplands consist of areas above the alluvial terraces, underlain chiefly by sedimentary rocks. Sedimentary uplands comprise almost the entire planning area, with the exception of several basaltic outcroppings. Sedimentary uplands are characteristically lower and/or more gradual slope than basaltic highlands, with elevation above 500 feet.

Sedimentary Uplands Policy

1. The sedimentary uplands should be reserved primarily for timber production, water supply protection, and wildlife habitat.

Basaltic Highlands

Basaltic highlands are underlain by igneous material. Most of the highlands are over 1,200 feet in elevation although outcrops of basalt are also exposed at lower elevations.

Basaltic highlands in this planning area are found in the southeastern quarter almost exclusively with several basaltic outcroppings in the northwestern areas, which include Saddle Mountain and Humbug Mountain. Generally, basaltic highlands are less gradual in their terrain and are located at higher elevations.

Basaltic Highlands Policy

1. The highlands should be designated a resource unit, and uses other than woodland, wildlife habitat, recreation, and natural and mineral resources shall be discouraged.

ELSIE-JEWELL COMMUNITY PLAN

NATURAL RESOURCES

Forest Lands

Ownership of forest land has changed to a considerable degree during the past 70 years three or four decades. Heavy cutting and the Great Depression brought much of the privately owned lands into County hands during the 1950's due to foreclosures. Approximately 34% of Clatsop County lands are publicly owned while 54% are owned by the forest industry. The remaining 12% are owned by farmers and other small landowners.

~~Predominantly all forest lands in the planning area are either owned by Crown Zellerbach Corporation or the State Board of Forestry. However, there are several small woodlot holdings along the Nehalem Highway.~~

Agricultural Lands

Within this planning area, the best agricultural lands occur on the alluvium along the Nehalem River. Most of the agricultural lands are used for pasture and generally not suited for most types of development due to the floodplain or high groundwater. Throughout this part of the County farmers have had continual problems with elk and deer eating food supply for their livestock. Policies pertaining to forest and agricultural lands can be found in Goal 3 of the Countywide Plan Element of the Comprehensive Plan.

Water Resources

The major water resource is the Nehalem River, which traverses this area of the County. This river is used for both agriculture and recreation. Because of the sedimentary formations in this planning area, drilling for potable water is unpredictable always a gamble. Often when water is found in a well it is brackish. Most drinking water comes from springs, creeks and streams.

~~The Nehalem and Salmonberry Rivers have been proposed by the Oregon Student Public Interest Research Group as potential scenic waterways. Within the State of Oregon Parks Six-Year Plan, only the Nehalem has been identified as a scenic waterway. For either of these rivers to become designated as a scenic waterway, studies will have to be done by Parks and Recreation and public hearings will have to be held. Upon the concurrence of the State Water Resources Board, the Transportation Commission may recommend to the Governor that a given river or river segment be designated by the Commission's recommendation as a Scenic Waterway. The Governor, however, is not bound to confer designation.~~

In 2019, a 17.5-mile portion of the Nehalem River between Henry Rierson Spruce Run Campground and the confluence with Cook Creek near cougar Valley State Park, was designated as an Oregon Scenic Waterway. Oregon Parks and Recreation Department is

ELSIE-JEWELL COMMUNITY PLAN

currently working with a Rules Advisory Committee to finalize river-specific rules for the designated stretch of river.

The County has designated most of the land along these rivers as **CONSERVATION FOREST LANDS***, reflecting the predominant forest uses along most of the rivers. There is some **land** designated **CONSERVATION OTHER RESOURCES land**, reflecting recreation areas along the river*. ~~The CAC strongly and emphatically opposes any suggestion that the Nehalem River be designated as "Scenic River."~~

Water Resources Policies

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

Fish and Wildlife

The Nehalem River and many other streams and creeks provide excellent spawning habitats for anadromous fish. Anadromous fish such as salmon or steelhead hatch in upland freshwater streams migrate to sea to spend a major part of their life, and return to the freshwater upland stream to spawn a new generation of fish. Important to these streams is the maintenance of water quality and low turbidity levels.

Grouse, mountain quail and pigeons are the most numerous and most hunted upland game birds in the County. While they are a product of the vast areas in forest lands, not a great deal is known about managing habitats to increase populations. None of the birds or animals within this planning area are considered endangered species at the present time.

The Southwest Environmental Plan and the Fish and Wildlife Habitat Protection Plan for Clatsop County contains additional information.

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

~~*Amended 83-17, dated September 30, 1983.~~

1. Wildlife refuges:**

ELSIE-JEWELL COMMUNITY PLAN

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

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

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

CRITICAL HAZARD AREAS

Flood Hazard

Stream flooding in the Elsie-Jewell planning area is much less severe than in the low, flat coastal and estuary areas. Flood areas along the Nehalem River Valley are limited due to the narrow width of the valley. Most of the flood prone areas within the planning area have been put into either an agricultural or forest lands zones, restricting the density of residential development.

Clatsop County has participated in the National Flood Insurance Program since 1974. A floodplain ordinance was adopted in 1978 and continues to be in effect. In 2018, the County was required to update the floodplain ordinance when Flood Insurance Rate Maps (FIRMs) were updated for properties along the Pacific Ocean coast. On October 1, 2021, FEMA implemented its Risk 2.0 Insurance Mapping Program. This program is intended to revise flood insurance rates based not only upon a structure's location to the Base Flood Elevation (BFE), but also to reflect the rebuild cost of the structures themselves. The revisions stem from a decades-long de facto subsidization of larger, higher-cost housing in flood-prone areas by smaller, lower-cost dwellings. The program will adjust flood insurance rates over a period of several years until property owners are paying the full amount of the costs to insure their buildings. This will result in a premium decrease for some property owners within the county, but may result in higher premiums for other property owners.

ELSIE-JEWELL COMMUNITY PLAN

Shoreline Erosion

In most of the planning area, the natural shoreline has not been altered. Shoreline erosion is a natural process most evident where rivers bend. The upper portions of the Nehalem and the lower portions of the Humbug River have moderate streambank erosion problems. Moderate erosion causes some loss of land or partial interference with aquatic habitats.

~~*Amended 83-17, dated September 30, 1983.~~

~~**Amended 84-9, dated May 23, 1984.~~

~~***Amended 84-10, dated June 27, 1984.~~

Mass Movement

Within this planning area, extensive areas are subject to mass movement, the majority of which is in the forested interior. Major areas of mass movement are mostly forested areas designated CONSERVATION FOREST LANDS. These areas allow other low intensity uses and the large lot sizes minimize development in these areas.*

The various types of hazards within the planning area are shown on Map 2, while policies for hazards are contained in Goal 7 of the Countywide Element of the Comprehensive Plan.

Wildfire

Wildfire Policies

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

CULTURAL

Housing

Generally, the homes in the Elsie-Jewell planning area are older, containing the poorest rated housing in the unincorporated County. In 1977 and 1978, twenty percent of the building permits issued were to out-of-town owners.

Within this area, 21% of the housing is provided by mobile homes. Because of the economic attractiveness of mobile homes, this demand is expected to increase. Over the last 9 years, an average of 8 houses were built a year, while an average of 6 mobile homes were placed in the area per year.

The 2020 Decennial Census detailed the population of the Jewell area as 1,068 residents, a 10-year increase of 2.5%. The population increase in the Elsie-Jewell area is expected to

ELSIE-JEWELL COMMUNITY PLAN

grow about 1.6% per year. The population was 502 in 1970 and is estimated at 616 as of July 1, 1978. Projections based on this past trend show 837 by the year 2,000. Based upon this projection, approximately 238 new housing units will be needed in the Elsie-Jewell area by the year 2000.

Housing Policies

1. The location of a mobile home on an individual parcel of land shall be allowed in all areas.
2. The County should work to reduce barriers to permitting accessory dwelling units on rural residential lands to the greatest extent possible.
- ~~2. Mobile home parks shall not be an allowed use within the planning area.~~

Public Facilities and Services

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

Sewer Systems

Within this planning area, there is one community sewer system located at Fishhawk Lake. The system is a small private domestic sewer system with a design capacity of 270 hook-ups. Present usage is approximately 53 hook-ups, most of which are seasonal.

Community Water Systems

Most of the people in the Elsie-Jewell planning area obtain their water from wells or springs. There are, however, 4 community water systems in the area: Evergreen Acres Water System, Elderberry-Nehalem Water System, Elderberry Lodges, and Fishhawk Water Company. The Evergreen Acres Water System is providing service to 28 homes with a

*Amended 83-17, dated September 30, 1983.

capacity of 60 additional hook-ups. The Elderberry-Nehalem Water Company currently has approximately 50 hook-ups with a capacity unknown at this time. The Elderberry Lodges Water System has had numerous complaints by users on the water quality and pressure of the system. The capacity of this water system is not known. Presently 53 homes are connected to Fishhawk Water Company which has a total capacity of 270 hook-ups.

Schools

The Elsie-Jewell planning area lies primarily within the Jewell School District #8. Portions of the northwest quadrant of the planning area are within Astoria School District #1 and portions

ELSIE-JEWELL COMMUNITY PLAN

of the southwest quadrant are within Seaside School District #10. The Jewell Consolidated School District covers the whole planning area, providing provides education from Kindergarten through 12th grade. Enrollment as of 1979 at the Jewell School was 115 with a design capacity of approximately 250 students.

Fire Protection

Fire protection is provided by Elsie-Vinemaple Rural Fire Protection District, Mist-Birkenfeld Rural Fire Protection District, and State Forestry. With the formation of the District in 1978, fire insurance premiums for residences dropped approximately 20 to 30%. State Forestry provides fire protection to forest land only and does not have the training nor equipment to put out fires in burning structures.

Fire Protection Policy

Glatop County shall assist the people in the Jewell area in the formation of a rural fire protection district.

Transportation

The automobile and truck are the predominant means of moving people and goods within this planning area. U.S. Highway 26 is one of the two major links between the Portland metropolitan area to the northern Oregon coast. The seasonal fluctuation on U.S. Highway 26 will vary as much as 68% from January to August. State Highways 53 and 202 and the Nehalem Highway have a much less variation in traffic with about 28% fluctuation in usage. Although the County roads are narrow and winding, none of these roads are at capacity in this planning area.

Transportation Policy

1. When the State Department of Transportation improves U.S. Highways 101, 26, 53, and 202, consideration should also be given to provision of a safe bikeway, suitable crosswalks, fog lines and the installation of curbing to separate the auto traffic where possible.

Open Space, Recreation and Preservation

Open space exists through a wide variety of different land uses as shown by the following categories:

Categories
Resource lands
Recreation
Scenic/Buffer
Preservation

Examples
Forest lands
Fishhawk Falls Park
Open space within a subdivision
Elsie Park

ELSIE-JEWELL COMMUNITY PLAN

Map 3 shows the location of the various types of open space within the planning area. The most dominant form of open space in this planning area is the extensive areas in forest lands.

The following discussion and policies are in addition to those found in the Goal 5: Open Space, Scenic and Historic Areas and Natural Areas and Recreational Needs Element. Sites inventoried in this section that are in addition to those inventoried in the Open Space and Recreational Needs Elements are local desires and are not to be construed as additional Goal site requirements.*

Recreation

Recreation facilities for the public are provided at Saddle Mountain State Park, as well as at the four County parks (David Douglas, Elsie Park, Fishhawk Falls Park, Spruce Run Park) and sports facilities at the Jewell School. Private facilities exist at Sports Acres which has cabins and various types of sports activities available to members.

Recreation Policy

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

Preservation

The Clatsop County Historical Advisory Committee, under the direction of the Clatsop County Board of Commissioners, prepared a map of various historical sites within the County in 1976. This area of the County is rich in history. Predominantly all of the historical sites in this planning area represent the occurrence of a historical event and may be appropriate for historical signing as funds become available. Some of the local residents are interested in turning the Jamieson House at the Jewell Wildlife Meadows into a historical museum with snack bar and restroom facilities. Provisions have been made in the Plan for this should it occur.

Other aspects of preservation are the various Natural areas which play a crucial role in the rapidly changing landscape. Most important, perhaps, is that they serve as benchmarks for assessing the extent of man's human impact upon diverse land, lakes, rivers, estuary and coastal environments.

The Nature Conservancy through the Oregon Natural Heritage Program was commissioned by the State of Oregon to provide an inventory of potential natural areas, natural area needs, and programs to protect natural areas. Below is a list of potential natural areas inventoried within this planning area and how they are to be managed. Several of the areas identified need further research to better determine their location, boundaries, and consequences of alternative decisions.

ELSIE-JEWELL COMMUNITY PLAN

*Amended 83-17, dated September 30, 1983.

Site

David Douglas Park	These three parks are designated
Elsie Park	CONSERVATION OTHER RESOURCES and
Saddle Mountain Park	will be placed in the Open Space, Recreation and
	Parks zone which is not in conflict with the
	recommended use.*

Four County Corners	All of these areas have been
Walker Creek Old Growth	designated CONSERVATION FOREST
Lost and Spruce Run Lakes	LANDS. The conflict use occurs
Flat Iron Mountain	between Goal 4, Forest Lands and
McGregor	and Goal 5, Open Space, Scenic
Northrup Creek	and Natural Resources in restricting forest uses and
	activities. See Clatsop County's Open Space,
	Scenic and Historic Areas and Natural Resources
	Element for discussion and resolution of conflicts.*

Nehalem River	In both these areas, the State of
Fall Creek Falls	Oregon Forestry Department is the predominant
	property owner. In the Fall Creek Falls area, 20-30 acres has been classified by the
	Forestry Department as scenic conservancy, while along the Nehalem River, 168
	acres has been classified as scenic conservancy. See Open Spaces, Scenic and
	Historic Areas and Natural Resources Element for discussion and resolution of
	conflicts.

Ed Wilson Farm*	This area is managed by the State Fish and Wildlife
	Commission for elk wintering range. The area has been designated
	CONSERVATION FOREST LANDS and will be placed in forest zones. Conflicts
	occur here and at the Jewell Wildlife Meadows between the elk and farm and forest
	uses.

Beneke Creek	A wildlife habitat for elk, this
Jewell Wildlife Meadows	area has been designated CONSERVATION
	OTHER RESOURCES and will be placed in the Open Space, Recreation, and Parks
	zone. Due to the conflicts with the elk, new or expansion of existing wildlife
	management areas will be a review use.*

*Amended 83-17, dated September 30, 1983.

Open Space, Recreation and Preservation Policy

ELSIE-JEWELL COMMUNITY PLAN

1. The use of identifying signs for historic and cultural landmarks shall be encouraged. The Clatsop County Historical Society ~~should~~ **shall** be encouraged to assist in this project.

COMMUNITY DEVELOPMENT

~~Clatsop County has identified six different land use types that form the basis for the zoning designations applied to all properties within the unincorporated area. In the discussion of the planning process, a brief explanation was given on the Classification System (DEVELOPMENT, RURAL LANDS*, RURAL AGRICULTURAL LANDS*, CONSERVATION FOREST LANDS*, CONSERVATION OTHER RESOURCES*, and NATURAL) to be used on the Comprehensive Plan Map. This section of the Plan goes into greater detail in describing the designations, their objectives and policies pertaining to the designations. The designations are shown on the Comprehensive Plan Map #4.~~

DEVELOPMENT

Areas designated DEVELOPMENT are areas with a combination of physical, biological, and social/economic characteristics which make them necessary and suitable for residential, commercial, or industrial development and includes those which can be adequately served or planned urban services and facilities.

Areas within Urban Growth Boundaries and Rural Service Areas are included within this designation. There are no Urban Growth Boundary designations for this planning area.

Rural Service Area is an unincorporated area located some distance away from a city and contains residential densities similar to those found in cities. The size of Rural Service Areas is based upon many factors, some of which are:

- population projections
- capacity of public facilities
- ~~, and~~ proximity to a city.

Fishhawk Lake Estates is an area which meets the criteria for Rural Service Area (RSA). This area was developed in 1967 as a recreational community **which currently has 15 permanent residences and 38 seasonal residences**. A community sewer and water system, as well as roads, have been developed to provide for future housing.

~~This area was developed in 1967 as a recreational community which currently has 15 permanent residences and 38 seasonal residences.~~

Predominant Uses:

1. Medium to high density single family houses (less than 1 acre).
2. Multi-family housing (apartment, mobile home parks).
3. Offices, commercial facilities.

ELSIE-JEWELL COMMUNITY PLAN

4. Industrial facilities (light/heavy).

~~*Amended 83-17, dated September 30, 1983.~~

Objectives:

1. To ensure optimum utilization of urban and urbanizable lands and to provide for an orderly and efficient transition from rural to urban land use.
2. To encourage development in this area to relieve the need for development in other areas.
3. To encourage the location of public and private facilities and services so that they do tend to attract residential development to locations inside DEVELOPMENT areas.
4. To avoid the extension of urban services (i.e. sewer systems) into outlying sparsely settled areas (1 acre or greater sites).

Rural Service Area Policies

~~1. The minimum building site in Rural Service Area shall be 7,500 square feet in sewer areas and 15,000 square feet in unsewered areas.*~~

- 12.** Changes in the Rural Service Area boundary shall be done only after the following factors are considered:
 - a. there is demonstrated need to accommodate long range urban population growth requirements;
 - b. there is a need for housing, employment opportunities, and livability;
 - c. the change would provide an orderly and economic extension of public facilities and services;
 - d. the change would allow for efficient land use and utility patterns within and on the fringe of the existing urban area;
 - e. the environmental, energy, economic and social consequences of the proposed area.

RURAL LANDS*

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

~~*Amended 83-17, dated September 30, 1983.~~

ELSIE-JEWELL COMMUNITY PLAN

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

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

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

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

Within this planning area, there is approximately 50 acres in the Jewell area zoned for light industrial uses. The people in the area feel additional areas are needed in the future. In developing the zoning, however, the Citizen Advisory Committee (CAC) and County were unable to identify additional properties for light industrial uses. The County will facilitate Comprehensive Plan and zone changes for light industrial proposals in appropriate areas, considering such items as their compatibility with the surrounding area.

Predominant Uses:

1. Farm use. (see Goal 3: Agricultural Lands Background Report and County-wide Element).*
2. Low density residential (1 acre or larger).
3. Commercial (gas station, grocery store).
4. High intensity recreation (i.e. golf course).

Objectives:

1. To preserve the rural character of uplands and woodland areas, and maintain open spaces and opportunities along the shoreline for recreational uses compatible with low density residential activity.
2. To retain rural areas as spare settlement, small farms or acreage homesites with hardly any public services.

ELSIE-JEWELL COMMUNITY PLAN

~~*Amended 83-17, dated September 30, 1983.~~

3. To maintain the open spaces between various types of development so as to preserve the rural character of the area.
4. To provide for housing types (i.e. acreage homesites) which cannot be accommodated in cities, urban growth boundaries or Rural Service Areas.

Rural Lands* Policies

1. Rural residential lot sizes shall be based upon the public facilities available, compatibility with surrounding uses, and land carrying capacity. Generally, those areas within a fire protection district and community water system should be zoned with a minimum lot size of one (1) acre, while other areas with only a fire district or community water system should be zoned with a minimum lot size of two (2) acres, and those RURAL LANDS* areas without facilities should be zoned with a minimum lot size of five (5) acres.
2. In order to avoid dispersal of commercial activities, new commercial zones shall only be considered if they are of a neighborhood type or are concentrated in and adjacent to existing well-established areas.
3. When considering new commercial areas or expansion of existing commercially zoned land, the following standards shall be used:
 - a. Adequate off-street parking shall be provided to prevent traffic congestion resulting from on-street parking.
 - b. A buffer and screen shall be provided between commercial and residential uses.
 - c. Signs shall be designed so as not to disturb from the surrounding area.
 - d. The size of neighborhood commercial uses shall be sized to serve every day personal needs of the surrounding rural population and generate little or no traffic from outside of the rural area.

CONSERVATION FOREST LANDS AND OTHER RESOURCES*

CONSERVATION FOREST LANDS AND OTHER RESOURCES. Conservation areas provide important resource or ecosystem support functions but because of their value for low-intensity recreation or because of their unsuitability for development (i.e. hazard areas) should be designated for non-consumptive uses. Non-consumptive uses are those uses which can utilize resources on a sustained yield basis while minimally reducing opportunities for other future uses of the area's resources.*

~~*Amended 83-17, dated September 30, 1983.~~

ELSIE-JEWELL COMMUNITY PLAN

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

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

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

Predominantly all the lands in this planning area are designated as ~~CONSERVATION~~ FOREST LANDS and ~~have been~~ will be placed in one of the forest zones developed by the County. Saddle Mountain State Park, David Douglas Park, Elsie Park, Fishhawk Falls Park and Spruce Run Park are designated CONSERVATION OTHER RESOURCES and zoned for Open Space, Recreation and Parks or Recreation Management.*

Predominant Uses:

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

Policies

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

NATURAL

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

~~*Amended 83-17, dated September 30, 1983.~~

~~**Amended 84-9, dated May 22, 1984.~~

Predominant Use:

ELSIE-JEWELL COMMUNITY PLAN

1. Open space.
2. Scientific study.
3. Low intensity recreation (trails, nature observation).
4. Wildlife habitat.

Objectives:

1. To preserve, restore and protect these areas for scientific, research and education needs and for the resource and ecosystem support values and functions they provide.