

## Northeast Community Plan

Prepared Jointly by

Northeast Citizen Advisory Committee  
Clatsop County Department of Planning and Development

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## Table of Contents

Page

### INTRODUCTION

#### LANDSCAPE UNITS

Alluvial Lowlands

Alluvial Terrace

Coast Range Foothills

Estuary Wetlands, Coastal Shorelands and Water  
Bodies

Sedimentary Uplands

Basaltic Highlands

#### CRITICAL HAZARD AREAS

Mass Movement

Streambank Erosion

High Groundwater

#### NATURAL RESOURCES

Surface and Groundwater Quality

Agriculture and Forestry

#### CULTURAL

Housing

Recreation

Open Space, Scenic and Historic Areas

Fish and Wildlife

Transportation

Public Facilities

#### COMMUNITY DEVELOPMENT

Development

Rural Lands and Rural Agricultural Lands

Conservation Forest Land and Conservation Other  
Resources

Natural

#### APPENDICES

A. Bald Eagle Management Guidelines – Oregon and  
Washington

- B. Findings - Wauna/Westport
- C. Big Creek Estuary Evaluation Report
- D. River Ranch

INDEX TO FIGURES AND MAPS

	<u>Page</u>
Figure 1. Profiles of the Landscape Units.	
Figure 2. Historical Names and Places Derived from the Historical Society Journals	
<hr/>	
Map 1. Landscape Units of the Northeast Clatsop County Study Area with Coastal Shorelands Boundary	
Map 2. Hazards	
Map 3. Open Space, Recreation, Scenic, and Historic Areas Map (including Active and Traditional Bald Eagle Nest sites)	
Map 4. Comprehensive Plan for the Northeast County	
<hr/>	
Table 1. Aquatic Area Permitted Uses/Activities Matrix	

## INTRODUCTION

The Northeast planning area includes all of the area along U.S. Highway 30 from the east County line to the eastern edge of Astoria Urban Growth Boundary (UGB). The southern boundary generally follows the drainage patterns of the coastal hills and valleys. There are no incorporated cities in the planning area, but it does contain the unincorporated communities of Westport, Knappa, and Svensen. The estimated 1978-2020 population of the Knappa-Brownsmead and Svensen areas was 4,1382,997 persons.\*

The Comprehensive Plan for Clatsop County is in two parts: a Countywide Element Comprehensive Plan and a Community Plan for each planning area. The Countywide Element plan deals with state goals and programs of Countywide concern such as the economy and housing. The Community Plan is community plans are an amplification of many of the Countywide policies which address es specific concerns of the planning area. The Community community Plan plan also addresses items not covered in the Countywide Element plan because they are unique to the Northeast, such as a management plan to protect the endangered bald eagle.

Taken together, the Plans plans provide the foundation for future special, economic and environmental developments in the Northeast Community.

## LANDSCAPE UNITS

### Introduction

The basic idea of the landscape unit is that **if-it** reflects a set of characteristics which, taken together, constitute 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, in part, based on the land's capability. Each piece of land is in a landscape unit. The landscape units which occur in the Northeast planning area are Alluvial Terraces, Coast Range Foothills, Estuary Wetlands, Waterbodies, Estuary and Shorelands, Sedimentary Uplands, Basaltic Highlands and Headlands and Points. **Figure 1.** demonstrates the profile of the landscape units, while **Map 1** shows their locations in the Northeast planning area.

Further discussion on the landscape units capacities and limitations can be found in the Northeast Environmental Plan (1974). The Environmental Plan contains four elements: landscape units, critical hazards areas, an open space program, and priority resources areas. 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 the **Planplan.**

~~In order to adopt these landscape units for use as a management tool and to relate them to the Statewide Goals, the landscape unit Water Bodies and Shorelands has been merged with Estuary Wetlands.~~

Figure 1.

### Alluvial Lowlands (bottom land)

Alluvial lowlands are plains occupying valley floors which result from the deposition of material by water. Within the alluvial lowland landscape unit are floodplains, diked lands, fills, and tidal surge plains, or areas where the action of the tide dams the lower Columbia River causing water to spread across the adjacent lowlands.

Alluvial lowlands in the Northeast Clatsop County study area include the lowlands along the Columbia River estuary such as areas southeast of Tongue Point and the areas both east and west of Wauna. Also included are those areas surrounding Brownsmead, the John Day River and Big Creek.\*

Many of these areas consist primarily of valley floors and possess soils which are poorly drained and constitute serious limitations for development and sanitary facilities.

### Alluvial Lowland Policies:

1. Low density activities, such as agriculture, shall be preferred uses in the alluvial lowlands.
2. Commercial or industrial use proposed in alluvial lowlands should be water dependent or water-related when adjacent to the water.

### Alluvial Terraces

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. They are generally the most suitable landscape unit for most types of development in the Northeast. Stream downcutting has caused the terraces to be higher than the present valley floor. Alluvial terrace deposits consist of gravel, sand, and finer material.

In the Northeast area, alluvial terraces are found along the Columbia and John Day Rivers.

The soils of the alluvial terraces consist of well to moderately drained silty soils of the Walluski-Knappa Association. Knappa soils occur on the better drained, front faces of the terrace. Permeability is moderate and slope varies between 0 to 25%.

Walluski soils occur on the lower terraces. Walluski soils have severe limitations for septic tank drainfields due to slow percolation and wetness.

### Alluvial Terrace Policies:

1. Development is encouraged on alluvial terraces due to the slight to moderate slopes and 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 basaltic and sedimentary rock. They tend to have rounded ridge tops. Slopes vary from 10 to 60%. Much of the rural area of the Northeast is characterized by this landscape unit.

Coast range foothills in the Northeast study area generally start close to the Columbia River shoreline and range southward until they reach heights of about 2,000 feet and become the coast range (i.e. Bradley cliffs). There are some soil limitations due to the high clay and silt content. Foundation characteristics for these soils are generally poor and may have limitations for septic tanks and drainfields.

### Coast Range Foothills Policies:

1. Residential development within the coast range foothills which do not have a history of landslide activity shall be preferred over development of less suitable landscape units.
2. Preliminary investigations of slope stability may be necessary if development is proposed in landslide area.
3. Construction and road building on the foothills shall be designed to minimize cutting and filling.
4. Forest uses shall be the preferred use of the coast range foothills.

### Estuary Wetlands, Coastal Shorelands and Water Bodies

The Columbia River estuary, its wetlands, tributaries and shorelands are important to the Northeast community as well as the entire state. The Columbia River is the largest river in western North American and plays a major role in the economy, fish and wildlife habitat, energy production, water supply, and scenic and recreational values of the area.

The Columbia River Estuary Study Taskforce (CREST), a bi-state local organization of

~~the governments of Oregon and Washington, completed a regional management program for the estuary in 1979. The program developed for the Northeast County is contained within the Eastern Clatsop Management Unit Plan, one of several plans CREST prepared. The plans together cover the entire Columbia River Estuary and are based on many factors including physical characteristics, biological productivity, fisheries protection, water transport opportunities and economic development.\*~~

Aquatic and shoreland areas in the Columbia River estuary exhibit a wide range of natural and human features requiring different types of management.

Aquatic areas include the tidal waters and wetlands of the estuary and non-tidal sloughs, streams, lakes, and wetlands within the shoreland planning boundary. The lands underlying the waters are also included. The upper limit of aquatic areas is the line of non-aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas. Aquatic areas can be divided into wetlands, the upper portion of the aquatic zone, and waters, the lower portion.

Coastal shorelands were also identified in the CREST planning process. The extent of the Coastal Shorelands boundary included:

1. Lands which limit, control, or are directly affected by the hydraulic action of the coastal water body, including floodways;
2. Adjacent areas of geologic instability;
3. Natural or man-made riparian resources, especially vegetation necessary to stabilize the shoreline and to maintain water quality and temperature necessary for the maintenance of fish habitat and spawning areas;
4. Areas of significant shoreland and wetland biological habitats;
5. Areas necessary for water-dependent and water-related uses, including areas of recreational importance which utilize coastal water or riparian resources, areas appropriate for navigation and port facilities, and areas having characteristics suitable for aquaculture;
6. Areas of exceptional aesthetic or scenic quality, where the quality is primarily derived from or related to the association with coastal water areas;\*
7. Coastal headlands.\*

~~See the Columbia River Estuary section of the Estuarine Resources and Coastal~~

~~Shorelands Element for discussion and application of the above criteria. Refer to the Clatsop County Comprehensive Plan Map and Land and Water Development and Use Ordinance Map for location of the Coastal Shorelands boundary.\*~~

The following definitions will help one better understand this portion of the Comprehensive Plan concerning the estuarine areas and their related shorelands:\*

### Definitions

**AQUATIC AREAS.** Aquatic areas include the tidal waters and wetlands of the estuary and non-tidal sloughs, streams, lakes and wetlands within the shoreland planning boundary. The upper limit of aquatic areas is the line of non-aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas.\*

**SHORELAND AREAS.** Estuary shorelands include forests, cliffs and steep topography, diked farm and urban lands along the estuary and the tidal reaches of estuary tributaries; and shoreline areas suitable or already developed for water-dependent uses.

~~The Columbia River Estuary Study Taskforce (CREST) developed an inventory of Estuary and Shoreland Resources and Regional Policies for the Columbia River Estuary in the 1970s. The policies serve as the base policy statement for the County on development and other actions related to the estuary. In addition, the Estuary was divided into 5 planning areas, with each of the planning areas being broken into subareas.\*~~

During the process of designating areas for recommended uses in the Northeast planning area, several issues and concerns became apparent. These included wildlife protection, adequate area for development, maintenance of agricultural lands, the use of navigable waters for houseboats, floathouses, and private docking facilities. These issues specifically for the Northeast area are addressed in the Plan-plan through policy statements. General policies that pertain to the entire planning area are listed below. More specific policies are contained in the subarea descriptions which follow.

### General Policies

1. Recognizing the contribution of shallow water areas, fresh water marshes, and wetlands to the biological productivity of the Columbia River estuary, the indiscriminate filling of such areas is discouraged. It is also recognized that to develop areas adjacent to the river, some dredging and filling will be necessary. Therefore, potential water oriented sites that require the least amount of fill shall be preferred for development.

2. Fishing is a traditional industry and lifestyle of the Northeast County. The fishing industry shall be preserved and promoted:
  - a. through strict enforcement of the Forest Practices Act,
  - b. through encouragement of alternatives to water storage of logs,
  - c. through discouragement of oil tanker traffic on the Columbia River,
  - d. through the allowance of boat houses, net floats and associated fisheries-related facilities in appropriate waterways,
  - e. through production of fish by both hatchery and natural means, and
  - f. through close evaluation of industrial development and other activities to ensure compatibility and maintenance of water quality.
  
3. Natural areas in the estuary that are necessary to maintain a healthy balance with development and to maintain the existing quality of life in this area should be given full protection to ensure their preservation. Full protection shall include maintaining the Aquatic Natural and Conservation Shorelands zoning and the Conservation Other Resources land use designations.
  
4. As provided by state and federal laws, dredged material from adjoining wetlands may be used by emergency dike maintenance when immediate action is required to prevent a hazard or loss of property.
  
5. Coastal shorelands in areas outside of urban or urbanizable areas shall only be used as appropriate for the following uses:
  - a. Farm use,
  - b. Forest use,
  - c. Private and public water-dependent recreation,
  - d. Aquaculture,
  - e. Water-dependent commercial and industrial uses and water-related uses only upon a finding by the governing body of the County that such uses satisfy a need which cannot be accommodated on shorelands in urban and urbanizable areas,
  - f. Subdivision, major and minor partitions and other uses only upon a findings by the governing body of the County that such uses satisfy a need which cannot be accommodated at other upland locations or in urban or urbanizable areas and are compatible with the objectives of this goal to protect riparian vegetation and wildlife habitat, and
  - g. A single family residence on existing lots, parcels or units of land when compatible with the objectives and implementation standards of this goal.

John Day River-Settlers Point

There is limited development potential in the area. The John Day River being relatively narrow and shallow makes increased river traffic unlikely and could further increase dike erosion. The shorelands of the John Day area are either low and flood prone or steep and unsuitable for intensive development. Factors which could improve development potential in the future would be the use of low areas for disposal of dredged material and possible relocation of U.S. Highway 30.

Residential houseboat use has clustered around the John Day bridge for many years. There are also many recreational boathouses in use. The John Day boat ramp is located nearby. In 2000, in coordination with the Department of State Lands and the Department of Environmental Quality, the County revised its regulations and standards for recreational boathouses, floathouses and duck shacks. While all of the existing structures have been allowed to remain as legal non-conforming uses, new floating structures are only permitted within the exception area established within a limited portion of the John Day River.

Tidal marshes are found at the river mouth with significant fish and wildlife values. Fringing tidal marshes also are found adjacent to the railroad along much of the Columbia River shoreline. The tidal marshes at the mouth of Twilight Creek have been intensely studied and are a valuable natural resource. There are several small docks and walkways giving access to tidal channels, managed primarily by a local waterfowl hunting club. Maintenance and improvement of docks and duck shacks is expected.

Dike erosion is a major concern in this area. Property owners are of the opinion that dike material should be obtained using materials dredged from the river. State and federal resource agencies, however, discourage this practice.

#### Settlers Point, East to Ivy Station and Svensen Island

Most of this area is characterized by rural residential use, agriculture and some forestry. The wetland areas of Mary's, Bear and Ferris Creeks were at one time diked and in agriculture use. Proposals for restoring the dikes have recently been initiated.

The entire Svensen Island is diked and presently used as pasture with several houseboats and private moorage facilities close to the bridge. Some problems with erosion of dikes on the north side of the island have occurred and material to maintain the dikes is difficult to obtain.

#### Ivy Station to the mouth of Blind Slough

Tidal marshes surrounding Calendar Island and fringing the shoreline north of the railroad have significant fish and wildlife value. Some log storage occurs north of Calendar Island.

Big and Little Creeks, a large tidal spruce swamp at the mouth of the creeks, and Knappa Slough are all predominant features with very high fish and natural resource values. The old growth spruce swamp has been recommended for protection by the Nature Conservancy. This estuarine environment is the most important area for anadromous fish populations in the Northeast County, especially with the Big Creek Fish Hatchery located upstream. It also provides needed habitat for bald eagles, great blue herons, and waterfowl. If protected, the area has a good chance of perpetuating itself. According to the Nature Conservancy, this area is deserving of the highest degree of protection and restricted human use. Knappa Slough also has significant historical and archeological value. The Knappa dock ~~has been proposed by the Oregon Department of Fish and Wildlife as a possible boat launch, was demolished by Clatsop County Public Works in 2019 due to liability and safety issues.~~

Fertile Valley Creek is diked. The area is private waterfowl reserve and receives significant wildlife use. Development potential is limited, with poor transportation access and no public facilities.

The freshwater wetland areas north and south of Blind Slough are some of the largest, undisturbed tidal spruce and shrub swamps along the shoreline of the estuary. Natural resource values are high and probably similar to the Big Creek area. Blind Slough, Prairie Channel, and Knappa Slough have numerous houseboats, used mainly for recreation, ~~although these are now considered legal non-conforming uses and new houseboats cannot be located in these areas.~~ Water quality is good, water deep enough so that grounding at low water is not a problem, and there are no gillnet fish drifts in the area.

### Policies

1. The Natural designation of the Big Creek spruce swamp is in recognition of the unique natural fish and wildlife values of this area. ~~This area should continue to remain designated as Natural.~~
2. ~~The Natural designation on the privately-owned portion of wetland south of Blind Slough expressly provides for construction of a single residence at some future time on a piece of higher ground near the railroad. The residence would provide for a caretaker of the area, which is intended as a wildlife preserve.~~
3. ~~Maintenance and possible expansion of log storage activities in Blind Slough are provided in this Plan. This area is well protected from winds and river currents, has relatively deep water and is one of the most important log storage areas in the estuary.~~
4. ~~The Conservation designation of the adjacent spruce swamp at the mouth of Blind Slough is intended to provide for protection of the natural vegetation and wildlife~~

values, while not limiting adjacent log storage and transport activities. Logging in the swamp shall not be permitted.\*

### Gnat Creek-Brownsmead

Gnat Creek, with its wetlands, riparian vegetation and important fishery is recommended for protection by the Nature Conservancy. The recreation value of the stream for sport fishing is high, however, and some pressure exists for installation of private docks on the adjacent shore.

The CREST Plan designated the marsh Conservation with a policy to carefully evaluate each project for docks or moorages. The policy further states that projects or alteration which would have a detrimental impact on fishery values would not be permitted.

The Northeast Plan designates this area south of Brownsmead Hill Road Natural because of the high fisheries value and rich diversity of marsh plants and wildflowers, including wapato (*Sagittaria latifolia* - a plant species of concern) as well as habitat for marsh wildlife. The wet marsh habitat and dense brush areas naturally restrict access but uses on adjacent lands should also be controlled to avoid possible impact to the site.

The Brownsmead area, according to the U.S. Soil Conservation Service is the best agricultural land in Clatsop County, and is designated Exclusive Farm Use (EFU). The public boat launching facility at Aldrich Point has not and should not be expanded because the traffic generated by the facility already causes problems with local rural farm uses. There are several other water access points. Private docks are located mainly on Blind Slough and a portion of the slough is used for log storage.

A major issue in this area is potential development of a nuclear power plant to the south of Blind Slough, which would have extensive impacts in Brownsmead.

### Clifton Channel and Bradwood

The old fishing community of Clifton is still occupied by several families and is used as a staging area for fishing the Clifton Channel with gillnet fish drifts. These fish drifts are very productive, but are hampered by drifts and snag material. Most of these obstructions are sinker logs from log rafts stored across the channel. Occasional broken log bundles also cause serious problems, resulting in lost fishing time and expensive snag removal. Local fishermen are working with the logging companies to alleviate the problem.

The aquatic areas of Clifton are designated "Conservation" which will allow for needed improvements and expansion of fish receiving and moorage facilities. The shoreland immediately adjacent to the water is designated "Rural" which will allow the development of on-shore fishing facilities and marina development in conjunction with expanded water

use.

The Bradwood industrial site is not currently used but offers excellent potential for small to medium sized water dependent development. There is deep water close to shore, some available vacant land, and railroad access. There are constraints to development, however, including poor highway access and the proximity to the wildlife refuge.

### Policy

- ~~1. Development activities at Bradwood shall be of small or moderate scale, not involving extensive filling to create new land areas.~~

### Sedimentary Uplands

Sedimentary uplands consist of areas above the alluvial terraces, underlain chiefly by sedimentary rocks. Most sedimentary rocks are found below 1,200 feet, although in a few areas Eocene age sedimentary rocks are exposed at elevations of 2,000 feet. Slopes may vary from 10 to 60%.

In the Northeast study area of Clatsop County there are significant areas of sedimentary uplands. Sedimentary uplands are characteristically lower and of more gradual slope than the basaltic highland, and are generally found at elevations above 250 feet.

Landslides are the major geologic hazard of the uplands. Landslide topography is present and occurrences of inactive landslides are typical. The sedimentary rock of the upland area is much more susceptible to landslides than are the basalt outcrops of the higher peaks.

### Sedimentary Uplands Policy

1. The preferred use of the sedimentary uplands is timber production, open space and wildlife habitat.

### Basaltic Highlands

Basaltic highlands are underlain by igneous material. Most basaltic highlands are over 1,200 feet in elevation although outcrops of basalt are also exposed at lower elevations. Slopes are frequently over 40%.

Basaltic highlands in the Northeast study area of Clatsop County are found in the interior, which include both Nicolai and Wickiup Mountains.

### Basaltic Highlands Policy

1. The highlands are primarily a resource unit, and uses other than forest uses, wildlife habitat, recreation, preservation of natural features and development of mineral resources shall be discouraged.

Map 1.

Generalized Landscape Units

## CRITICAL HAZARD AREAS

Areas within the Northeast are susceptible to the following natural hazards:

1. Mass movement
2. Stream flooding
3. Streambank erosion.

Hazard areas in the Northeast County are shown on [Map 2](#).

These areas pose risks for the construction of buildings, utilities and roads, and for the safety of persons living in those areas. The degree of risk varies over these areas. For example, some areas along Big Creek have chronic stream flooding and erosion problems that can be solved through careful construction; certain sites in landslide prone or mass movement areas of the Northeast (i.e. above George Hill Road and south of the John Day River Road) are suitable for construction if a thorough site investigation is carried out. Hazardous areas are classified with respect to the degree of risk present.

~~Policies and standards for development in these areas are contained in the County-wide Hazards Policies.~~



Map 2  
Hazards

## NATURAL RESOURCES

### Surface Water and Groundwater Quality

The occurrence and distribution of water, whether surface or subsurface, within Clatsop County is dependent upon many complex factors which include such elements as precipitation, topography, geology, soils, vegetation, and winds, waves, and tides.

Over 100 inches of precipitation falls annually along the southeast and northeast axis of the Coast Range, on rocks that are relatively impervious. The slopes of the Coast Range Mountains are steep; as a consequence the waters rapidly run off, drain into the streams and rivers and thence, ultimately to the ocean. Despite the high precipitation in the County, relatively little of the water that falls as rain and snow in the mountains infiltrates into the ground to sustain the stream flows during the late summer and early fall period when there is relatively little precipitation. Thus, during the winter months, the streams have a very low flow because of limited groundwater storage.

The streams in the study area are an invaluable resource for the people in the region. These streams provide water for the residents of the area, provide water for irrigation and industry, as well as providing habitats for both fish and wildlife.

Two of the major streams in the planning area are Big Creek and Gnat Creek. These streams fluctuate considerably between January and August. For example, Big Creek has an average stream flow of 365 cubic feet per second (cfs) in January as compared to a flow of 28 cfs in August. Gnat Creek has an average of 232 cfs in January while in the summer months the stream decreases until August when it is 7 cfs.

During the winter months when the streams are at their peak, there is plenty of water in the stream channels and there is no problem. But as the streams dry up during the summer, if the existing water rights are exercised, a problem could develop.

Big Creek is an example of a stream that could possibly run dry in August. The average stream flow is 28 cfs. Existing water rights on Big Creek presently total 58.120 cfs. Should everyone use their complete water rights at the same time, Big Creek would have a stream flow of -30.120, which removes all the water from the stream.

As long as one-half of all existing water rights are exercised, this problem will not arise. But the people of the study area must be careful in their use of the precious water resources in the area or someday the idea of a dried-up stream bed may be more than an idea.

## Policy

- ~~1. The County shall recommend that state agencies regulate the issuance of water rights so as to insure that the total water rights of a stream bed do not exceed the minimum stream flow.~~

### Gnat Creek Aquifer:

In the Miocene lava rocks in the Northeast corner of the County near Gnat Creek, the water infiltrates downward into layered lava rocks where considerable quantity is stored in the pervious sandstone rock of the interbeds. In this area the groundwater is reported to be under artesian pressure (i.e. the water would flow on the ground surface if a well were not capped).

To date, very few wells have been drilled in this area so its full potential is now known, but this potential artesian area should certainly be explored further. In the lava rock aquifer of Gnat Creek, test wells have been reported to yield in the range of 100 gallons per minute.

The aquifer area has been placed in a CONSERVATION designation reflecting the site's high forest site class and potential for forest uses. This designation will protect the aquifer from potential contamination from septic tanks until a study can be completed on the extent and potential of the aquifer.

## Policies

- ~~1. Activities which have the potential for contaminating the water supply beyond established acceptable levels shall not be permitted in the aquifer area.~~
- ~~2. The County shall investigate the possibility of conducting a study of the aquifer to determine its potential to provide a water source for residents of the area.~~

### Agriculture and Forestry

Agriculture and Forestry are the primary uses of land in the Northeast. The Brownsmead community is probably the best agricultural area in Clatsop County containing many dairy farms and good crops of corn and peas. The Knappa, Svensen and John Day areas are characterized by many small part-time farms interspersed with rural housing and woodlots. Livestock grazing is the predominant use of farms in these areas, especially in the lowlands subject to water inundation.

## Policies

- ~~1. The diked lands of Brownsmead are designated for Exclusive Farm Use (EFU)~~

zone. This discourages housing developments, subdivision of farms into uneconomical units, and keeps property taxes low, thus encouraging farmers to make long term plans and investments.

21. In all watersheds that drain into agricultural lands, siltation of sloughs and drainage systems can create major problems for agricultural uses. The County encourages non-FPA-regulated activities to minimize siltation and erosion in areas upstream of agricultural lands. The Forest Practices Act shall be strictly enforced in all watersheds that drain into agricultural lands. Poor drainage is a major problem to agricultural practices. Strict implementation of the Forest Practices Act would help keep siltation of sloughs and drainage ditches to a minimum.

32. Cleaning of sloughs and ditches and dike maintenance shall be allowed under the supervision of the local diking districts and in cooperation with the Clatsop Soil and Water Conservation District.

4. Trapping of nuisance furbearers, such as nutria, shall be encouraged to minimize crop and dike damage.

Forest lands cover 90% of the land area of the Northeast. Those areas owned by corporate and state interests are intensively managed for timber production. Forestry is the primary industry of the area. While some small property owners operate holly tree farms or nurseries or manage woodlots, many are not at this time taking advantage of the benefits of small woodland management.\*

For information on Agricultural Lands and Forest Lands see the respective Background Report and County-wide Element.\*

## CULTURAL

### Housing

More people live in the Northeast County than other unincorporated County areas. This is due largely to the employment provided by the Wauna Mill. The average household size in the Northeast is larger than the rest of the County averaging 3.3 person per house compared with the County average of 2.7.

The homes in the Northeast County are primarily single family detached dwellings built prior to 1950, rated "less than fair" by the Assessor. Two older neighborhoods targeted for rehabilitation have been located in the Svensen and Westport areas. Many other homes will need attention if expected to remain in the housing stock in the future.

The biggest building boom occurred in 1967 when the Wauna Mill opened. Since that time, new construction has been steady, averaging 38 building permits per year. There are now a total of 1,466 residences; 1,190 are conventional single family dwellings, 270 are mobile homes, and 6 are multi-family dwellings.

As construction of buildings increases, proper sewage disposal by individual sewage systems becomes more difficult and the need for community sewers becomes more pressing. Increased populations will also add pressure to several water systems nearing capacity. The lack of property water and sewer services are limiting factors which must be considered in the housing plan for the area.

Population growth has averaged around 50 persons per year since 1970. Future projections estimate a total of 4,653 persons by 1980, 5,292 in 1990, and 6,452 by the year 2000. The rate of residential growth, however, will be greatly influenced by the rapidity with which new industries locate and construct plants along the lower Columbia River.

### Housing Policies

1. The plan shall designate ample areas for a variety of locational and acreage choices for those desiring rural housing.
2. The clustering of dwellings shall be encouraged to maintain the rural character of the area, provide the best utilization of the land, and to reduce housing costs.

3. Current regulations of the Department of Environmental Quality concerning sewage disposal indicate that additional houseboats are unlikely. These residences also block navigable waters which could otherwise be used by the public. Therefore Since 2000, expansion of this type of residence should behas been limited to a portion of the John Day River where they have historically been a way of life.
4. Large-Large-scale low-low-income subsidized housing projects should be located in urban areas or rural service areas where necessary community services can be provided, in compliance with Statewide Planning Goal 14: Urbanization. (Astoria and Westport).
5. ~~Mobile homes and conventional homes shall be constructed and installed in accordance with current state law. Mobile homes shall be skirted. However, mobile home parks shall be allowed to locate in Urban Growth Boundaries or Rural Service Areas. They shall be adequately buffered or screened with a sight-obscuring fence or landscape planting around the periphery of the park.\*~~

### Recreation

Clatsop County has emphasized its great recreational resources by developing parks and picnic areas, boat launch sites, and beach access points within the Northeast planning area, including:

1. John Day Park - consisting of 54 acres on the river front, two boat ramps, toilets and parking facilities.
2. Big Creek Park - consisting of 35 acres near the creek with picnic tables, toilets and stoves; and
3. Aldrich Point Boat Ramp - on one acre with one boat lane for Columbia River access.

Other access points and recreational facilities in the area are at Gnat Creek providing fishing, hunting, and picnicking, and at Bradley Wayside and Tongue Point, scenic viewpoints and picnic areas.

Ballfields and playgrounds are located at the Florence Tagg Elementary School, Hillcrest ballfield, Knappa High School, and Nicolai Primary School. Knappa High School also has tennis courts. Wil-Mar Stables has 15 horse stalls and an indoor arena. Campgrounds can be found on Boise Cascade land along Big Creek.

The Plan-plan recognizes the importance of providing public access to the Columbia

River, its tributaries, and sloughs. But these access points should be limited because of the area's natural environment for wildlife, the desire to protect areas from overuse and potential damage, and in consideration of the rural nature of the area.

~~Nearly 50% of the Northeast County residents felt existing recreational facilities were adequate (Public Needs Survey, 1977). The expected population growth in the area for the future, however, could induce an added burden on existing facilities. One of the needs cited was a public swimming pool. In January of 1978, an initiative failed for the formation of an East Clatsop County Recreation District which could have made this possible.~~

The needs of out-of-area visitors are even more difficult to meet. For instance, there has been some pressure to expand the Aldrich Point facility, which currently consists of one boat lane on one acre of land at the terminus of a long, narrow, winding County road that passes through some of the best dairy land in the County. Typical of a country road are numerous cattle crossings, playing children, and slow vehicles. Additional use of the facility could potentially alter the rural lifestyle of the area. In addition, to the east along the railroad tracks, an eagles nest has been cited. The Nature Conservancy has suggested protecting this area in order to attract as many eagles to the point as possible. The Aldrich Point facility, except for general maintenance requirements, as far as Northeast County residents are concerned, should be adequate for many generations.

Recreation is an important human need, it provides the opportunity for personal fulfillment, broadens interest, and helps create social interaction. Policies for recreation are controversial, however. The mass use of recreational areas involves a direct dilution of the opportunity for solitude. Some other major issues involved are problems with trespassing, road safety, wildlife protection, and potential loss of the rural character of the area. In addition, existing parks are not being used to their full potential. Without officially designated and well-maintained public areas these problems could multiply. New sites must be well chosen and types of uses must be controlled if a benefit is to be realized. The following policies are intended to address these problems:

### Policies

1. Big Creek Park and Aldrich Point should be regularly maintained. ~~A resident near these parks should serve on the County Parks Board so that improvements and beautification projects can more adequately serve local residents' needs, specifically the needs of young people (i.e. ballparks and game areas). County staff shall coordinate efforts to ensure that adequate, properly-zoned property is available to serve all local residents' recreational needs.~~
2. ~~The summer youth recreation program should be continued after the School District abandons it. A board, the school, county, state and federal agencies~~

should be encouraged to coordinate their efforts in the development of other local recreational resources.\*

32. ~~Trespassing on private lands adjacent to public parks shall be discouraged by the development of signage for the park facility that explains the extent of the area for public use and encourages respect for private property rights. The county and the Oregon Department of Parks and Recreation shall coordinate in this effort. Trespassing should be discouraged on private lands by the development of an area-wide signing system which explains the extent of the area for public use and encourages respect for private property rights. The state should be contacted to assist in this effort.~~

43. Additional locations for public recreational access or expansion of existing facilities should be jointly considered by interested state agencies and the County to assess needs and protect the environment. Non-intensive recreational uses of the shoreland and water areas that are compatible with the rural character of the area (such as bird watching, canoeing, fishing, hiking, etc.) shall be preferred over noisy, high intensity uses. In consideration of expansion of existing or potential recreational facilities along the river, therefore, a public hearing shall be held to assess the needs of the area, and based on the intensity of use, the following standards met:

- a. Access from U.S. Highway 30 must be appropriately located and designed to provide for safe exit from and entry to the highway by large motor homes and vehicles pulling trailers.
- b. State or County roads connecting U.S. Highway 30 with access points must be capable of handling the types and volumes of traffic that such a facility would create.
- c. The impacts of site development and the resulting traffic upon local residential areas shall be carefully considered. ~~The County will reject proposals which will have undue impacts on local citizens. The County will develop clear and objective standards to ensure that proposals will not have undue impacts on local citizens.~~

5. Existing public land shall be preferred for public recreational development prior to acquiring additional locations. Land trades should also be considered in order to keep property on the tax rolls.

~~Also see Open Space, Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine and Coastal Shorelands Background Reports and County-wide Elements.\*~~

## Open Space, Historic, Scenic and Natural Areas

The Northeast County is rich in natural history and beauty. The abundant network of channels and shoals, the wooded islands on the river, high sheer bluffs, heavily forested mountains, and green meadows amidst endless log booms, overhead power lines, and scattered housing, makes this area unique to the other coastal communities. It was here that a Chinook Indian tribe settled centuries before the coming of Lewis and Clark. Later loggers, fisherman, hunters and farmers found their way to this land by the river. Today, the Northeast County is still sparsely settled with much to preserve and enhance.

The following discussion and policies are in addition to those found in ~~the Goal 5: Open Space, Scenic and Historic Areas and Natural Resources~~; ~~Goal 8: Recreational Needs~~; ~~and Goal 16: Estuarine Resources~~; and ~~Goal 17: Coastal Shorelands Elements~~. Sites inventoried in this section that are in addition to those inventoried in the above referenced reports are local desires and are not to be construed as additional Goal 5 site requirements. ~~See these Background Reports and County-wide Elements for additional information and policies.\*~~

### Open Space:

Open space is one of the benefits that results from Resource Management, which relates to the ability of the land to yield a resource on a sustained basis. These resource management lands, such as forest and agriculture lands provide or have potential economic value which requires some form of protection to maintain their wise utilization. A majority of the Northeast area will be preserved for forest uses and the entire Brownsmead area preserved for agriculture.

Map

Open Space, Parks and Recreation

Parks and other recreational areas provide open space as part of their function. Gnat Creek Park and Big Creek Park consists of large open spaces that will remain undeveloped. A complete inventory of recreation areas, including ballparks and playgrounds is contained in the Recreation Section.

~~Areas that pose a hazard for development such as floodways become a system of open space in the Northeast, as no structures or improvements are allowed.~~

Areas that are to be preserved in their natural state for resource or wildlife or wildlife protection such as the Columbia River Islands, will provide large areas of open space in the Northeast. Descriptions of these areas are contained in the following pages.

The Northeast **Community** Plan encourages the clustering of homes to provide additional open space. In addition, the provision of acreage homesites provides elbow room and will maintain a rural open space character for much of the Northeast.

Historic Areas:

Historical sites which have been inventoried in the Northeast include the Lewis and Clark campsite near the Knappa dock and the Westport log tunnel. Two old sawmills have also been identified and serve as important landmarks of the economic history of the County. These sites are potentially important to industry and are located on land especially suited for water dependent uses. **What remains of their past use (i.e. pilings, foundations, etc.) will probably be removed to make room for new development.** Signs would be appropriate to inform the public of the historical nature of these sites.

The Lewis and Clark campsite is also believed to be the site of an **Indian-Native American** village and has been investigated by amateur archeologists. A **residence presently exists** on the site and further excavation of the area would appear difficult. Another archeological site is located under the railroad tracks in approximately the same area. The sites are presently privately owned. The Westport log tunnel is in a forest management area and the owner has recognized its significance and intends to protect the area. **An elk trail leading up to the tunnel is often times used by hikers and there is some concern that continued logging could be harmful to the aesthetic qualities of the site.**

**Figure 2** lists historical names and places derived from the Oregon Historical Society Journal. These places could be identified by signs which would inform the public of their historical nature.

## Policies

1. A—In coordination with local Native American tribes, professional archeological study team should be encouraged to conduct a survey of the Indian villages in the area and develop a strategy for excavation or protection. Until such a study is complete, the County shall carefully review all development proposals that would impact the archeological sites.
2. Care shall be taken to avoid placement of incompatible uses on properties adjoining significant archeological and historic sites or permitting activities which would conflict with the nature of identified sites.
3. The use of identifying signs for historic and cultural landmarks shall be encouraged. Other historic sites such as old churches, school houses, etc. should also be signed. The Clatsop County Historical Society shall be encouraged to assist in this project.
4. Technical and financial assistance from all sources shall be sought in order to protect, restore, or purchase significant historical areas that can fulfill the needs for parks, recreation, natural and scenic resources. For instance, the Westport log tunnel might be incorporated into the State trail system (proposed Northwest loop).
5. The County shall work with the Department of Forestry and other adjoining property owners to develop a protection plan for the Westport log tunnel.
6. Local state and federal agencies and committees are encouraged to work together to identify and preserve historical sites in Clatsop County.

### Scenic and Natural Areas:

Scenic views that characterize the Northeast area include the vistas of Wickiup, Nicolai and other Coast Range Mountains and views of the Columbia River. The Coast Range Mountains dominate the landscape of the area and can be viewed traveling along the Columbia River Highway as well as through much of the planting area. The coastal foothills are a forest resource area and will be protected from intensive development. The Columbia River Highway closely follows the river from the John Day River to Settler's Point providing many scenic vantage points. From this area eastward a visitor to the area must leave the highway and follow a County road down to the river. Particularly interesting is the Knappa dock area and Aldrich Point, both areas having a boat dock or boat launch open to public use. The most satisfying scenic views, however, can be obtained from the thousands of acres of water open to recreational use.

The Bradwood wayside, located near the top of Clatsop Crest, offers a sweeping vista of the Columbia River and surrounding miles of countryside. This is probably the most well known scenic area and is preserved as a State Park.

Various possible natural and scenic areas of the Northeast have been identified through the Oregon Natural Heritage Program. ~~The **se include the** following areas **have been identified and are described as in the Site Evaluation Reports. See Open Space, Scenic and Historic Areas and Natural Resources and Columbia River Estuary Section of the Estuarine Resources and Coastal Shorelands Background Report and County-wide Element.\*:**~~

1. Bradwood Cliffs.

\_\_\_\_\_ The area consists of 40 acres of old growth Douglas Fir forest standing on basalt ledge overlooking the Columbia River. This stand is highly natural and the old trees will continue to constitute a viable natural ecosystem if left alone. The steep rocky slopes could not tolerate logging.

2. Knappa Gorge.

\_\_\_\_\_ This area consists of a scenic gorge with areas of basalt cliffs, outcroppings, and steep terrain with Big Creek flowing below. A logging road parallels the creek in the bottom of the gorge. Passive recreation potential is high; a trail up the gorge would be compatible with the natural character, as would be scientific research that might be carried out here.

3. City of Astoria Watershed.

\_\_\_\_\_ This 3,400 acre area contains the entire Bear Creek watershed down to the dam and Astoria reservoir. Included are Wickiup Lake and Middle Lake, both small and natural. Logging and burning has altered the ecosystem from its natural state. **With protection, which seems assured, the system should reestablish itself as a Spruce-Hemlock forest.**

4. Knappa Slough.

\_\_\_\_\_ The approximately 150 acres is a segment of the natural shoreline on the Columbia River, comprising tidelands, fringe marsh, and riparian swamp. One of the few remaining segments of natural shoreline, the slough provides needed habitat for bald eagles, great blue herons, and waterfowl.

5. Big Creek and Little Creek Estuary.

— This highly diverse estuary is exceptionally unique and one of the few remaining examples of pristine estuary on the lower Columbia River. The lowland is estuary dominated by a magnificent Sitka Spruce swamp with fringe marsh and riparian hardwoods bordering on the slough. The streams support large anadromous fish runs and provide excellent feeding grounds for the endangered Northern Bald Eagle.

6. Gnat Creek Falls.

Gnat Creek has a series of seven falls dropping a total of 1,500 feet in less than one mile, the highest having a drop of 60 feet. This very serene and beautiful area has some of the most spectacular waterfalls in Clatsop County. A well designed trail would alleviate some of the danger of maneuvering on the wet, steep slopes and open the area for hiking.

7. Gnat Creek Marsh.

The marsh is on a flat, lowland surgeplain near the mouth of Gnat Creek on Blind Slough. It is dominated by a rich diversity of marsh plants. The marsh is generally undisturbed.

8. Plympton Creek Falls.

The falls lie in a steep forested canyon above Westport. Giant fire-scarred old Douglas Fir up to 6 feet in diameter cover the rocky steep slopes. A large 75 foot high basalt ridge blocks the canyon to form fan-shaped Plympton Creek Falls which drops 30 feet to a deep pool and gravel bar.

### Policies

1. In order to preserve the scenic views and vistas, off-premise signs and billboards shall not be allowed along the Columbia River Highway.
2. Areas identified through the Oregon Natural Heritage Program, including Blind Slough Swamp Preserve and Knappa Slough Island, or the Columbia River Estuary Plan that are rich in wildlife or of a fragile ecological nature shall be considered for protection.

### Fish and Wildlife

The Northeast County is perhaps the most important habitat area for fish, eagles, waterfowl and other wildlife in Clatsop County.\*

Sensitive areas for fish in the Northeast County are rivers, streams, and estuaries. Big Creek, Gnat Creek, Bear Creek and Plympton Creek have been identified as anadromous fish spawning streams. Anadromous fish 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. Fish hatcheries to augment the natural production of anadromous fish are located on Big Creek and Gnat Creek.\*

Headwater areas are sensitive drainages that fish generally do not inhabit, but where man's-human activities can cause a direct impact on downstream water quality. The goal for these areas is to reduce erosion and turbidity. Headwater areas in the Northeast are located in areas planned for forest uses which thereby limits development. Strict adherence to the Forest Practices Act will help to maintain water quality in headwater areas.\*

The Northeast County is thought to contain one of the last remaining areas inhabited by the endangered Columbian White-tailed Deer. Essential habitat has been mapped to include all of Tenasillahe Island and areas north and east of Westport. Tenashillahe Island is part of the Columbian White-tailed Deer National Wildlife Refuge and is designated predominantly Conservation in the Lower River and Islands Plan.\*

The diked land east of Westport is designated Conservation Forest Lands which provides for farm, forest, and open space uses compatible with maintenance of Columbia White-Tailed Deer habitat.\*

Portions of the peninsula north of Westport have previously been committed to residential use. The past subdivision approval required installation of appropriate fencing and that the adjacent wetland be protected for continued habitat use. This wetland area has been designated "Conservation" in the CREST Plan.\*

The Northeast area is an important nesting, feeding and resting area for resident and migrating waterfowl. The Lewis and Clark National Wildlife Refuge contains over 30,000 acres of tidal marshes, islands and water dedicated to preserve, manage and safeguard migratory birds and other wildlife. This refuge has been protected with NATURAL and CONSERVATION OTHER RESOURCES designations in the Plan.\*

The Northeast County also contains some rather small, but very important populations of wildlife such as eagles, hawks, owls and white-tailed deer, whose numbers should be protected wherever possible.\*

Bald eagles have historically nested in large numbers on the Lower Columbia River. Because of habitat destruction, the population has drastically declined. Through the

~~assistance of the Audubon Society, the active and traditional eagle's nests have been inventoried. Their locations can be found in the Open Space, Scenic and Historic Areas and Natural Resources and Columbia River Estuary Section of the Estuarine Resources and Coastal Shorelands Background Report and County-wide Elements.\*~~

Grouse, mountain quail and pigeons are the most numerous and most hunted upland game birds in the County. Maintaining a wide variety of vegetation is important, especially seed and fruit bearing plants. Reduced populations of upland game birds are probably the product of chemical manipulation of insects and vegetations, predator increases and habitat changes. 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 of Big Game and other fish and wildlife resources see the Open Space, Scenic and Historic Areas and Natural Resources and Coastal Shorelands Background Reports and County-wide Elements.\*~~

#### Policies\*:

1. New roads, bridges, etc. over rivers and streams shall be designed to minimize removal of shoreline vegetation and shall be installed in a manner that will not impede the flow of water or passage of fish.
2. Proliferation of individual, single purpose piers and mooring facilities is discouraged in water areas to avoid increasing damage to fish habitat and scattered shoreline alterations.
3. Parks should be managed to leave natural vegetation when possible.
4. Chemical spraying along County roads is discouraged. Other methods (i.e. mowing) should be utilized to control plant growth.
5. Steps to increase native or hatchery runs on Plympton Creek, Little Creek, Mary's Creek, Ferris Creek, Bear Creek or the John Day River are encouraged.
6. Because of the importance of the Gnat Creek and Big Creek hatcheries, activities of development that could be detrimental to their water quality are discouraged in these creeks or in the waters into which they drain. All waters which drain into these creeks should be carefully managed to avoid harmful effects.
7. Dredging and filling of freshwater wetlands and water areas should be minimized.
8. Off-road vehicles should only be allowed in designated areas.
9. Mining, dredging or removal of gravel or similar materials from streams and other

surface water shall be strictly controlled to prevent adverse alteration to flow characteristics, siltation and pollution, and destruction or disruption of spawning areas.

10. Considering that the eagle is the national symbol of freedom; it is an endangered species; there are only 708 breeding pairs in the lower 48 United States (August 1978 National Geographic); there are only a few known pairs residing in Clatsop County; the eagle is part of the ecosystem of the estuary; and Clatsop County is a wintering ground for migrating eagles from Alaska, eagles should be given full protection through compliance with "Bald Eagle Management Guidelines - Oregon and Washington" administered by the U.S. Fish and Wildlife Service. (See Appendix A). Landowners are encouraged to develop eagle habitat plan with these guidelines tailored to suit specific conditions.
- 11.\* The Conservation Other Resources\* designation for lands comprising habitat for the Columbia White-tailed Deer is intended to protect the species. Any proposal to change the use or modify Columbian White-tailed Deer habitat of these lands shall be carefully evaluated for possible effects on Columbia White-tailed Deer survival.\*

~~12. Wildlife refuges:~~

~~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 Resources and zoned Open Space, Parks and Recreation (OPR).~~

~~Proposed wildlife management areas which are managed and either owned or leased by the 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 proposal 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.~~

## Transportation

The transportation system in the Northeast as well as the whole County, has been greatly influenced by the natural features of the land and water; the single most important factor being the Columbia River.

Highway 30 is the major state highway in the Northeast. The highway is in good repair and uncongested most of the way. Highway approaches, however, increase every year and could cause problems in the future if not adequately controlled. The turning lanes that were installed about 5-6 years ago are helpful, but overpasses may be needed at the crossroads in the future.

During the past year, the Oregon Transportation Commission reordered priorities in highway development. New emphasis has been placed on preservation and maintenance of existing roads rather than construction of new roads. The State developed two different programs for highway improvement. Program A is based on increased revenue from gas tax, weight/mile, and registration fees. Program B is based on revenue if increases are not approved. Below are the State projects in the Northeast:

Map Index	Work		Estimated Programs			
	Rt. Nos.	Section	Description	Cost	A	B
214	U.S. 30	M.P.76-83	Overlay	\$326,000	1980	1983
			Rock Crk.			
215	U.S. 30	Knappa Rd.	Plant Mix	\$504,000	1984	--
	Jct. w/Co.	Road				

The road system maintained by the County is generally narrow and uncongested and residents generally think it is adequate. (Public Needs Survey, November 1977).

The automobile is the major transportation mode in the Northeast. There is no bus service planned for the area and no other transit facility is available to residents of the area or employees of the mill. Most residents live within 10-15 minutes of their employment and shopping areas and bicycling and walking is not always feasible. There is no designated bike route in the Northeast but one is planned which would follow U.S. Highway 30 from Portland to Astoria to be called the Portland-Astoria Loop. Because of the recent gas shortage, County residents are urged to limit traveling and carpool whenever possible. Although other modes of travel service are not planned, major employers could contribute a great deal in reducing consumption in the area through organized carpooling or vanpooling.

Rail service is provided by Burlington Northern and is limited to freight traffic. Major rail traffic is from Portland to Astoria and consists mainly of exports of lumber and paper products from the Wauna and Warrenton mills. Water transportation is also utilized by

**other** industries. The Columbia River handles all classes of waterborne commerce including dry cargo ships and tankers up to 50,000 tons, barges, log rafts, commercial fishing vessels and pleasure craft. Many of the sloughs and channels are used for **log raft storage and** transportation.

### Policies

1. Major industries existing or planned should develop programs to aid employees in fuel conservation.
2. Walking and bicycling is encouraged. Shoulders along roads should be wide and shaded whenever possible. A footpath/bicycle path should be planned which would link Astoria and Knappa.
3. **A regular passenger bus service to the Northeast should be explored by the County. Clatsop County will continue to support the efforts of the sunset Empire Transportation District to maintain and, if feasible, to expand regular passenger bus serve to the Northeast area of the County.**
4. Housing developments shall be encouraged to locate along existing roads and avoid the creation of new roads. When new roads are created they should be as short as possible and designed to serve as many residents as possible by the use of clustering techniques or other means to minimize travel distances and long stretches of pavement.
5. ~~Highway approaches shall be minimized wherever possible through the use of common driveways, access points, frontage roads and other means. Commercial developments should be clustered together and parking should be shared. County regulations shall be written so as to implement this policy.~~
6. ~~Minor partitioning shall be required for all property adjacent to U.S. 30. Minor partition proposals will be reviewed in order to prevent numerous access points along this highway. The requirement for minor partition review shall take effect on the date of the adoption of the Northeast Community Plan.~~
75. Clatsop County shall:
  - a. require new subdivisions to have access taken from the existing collectors and frontage roads unless a variance is given,
  - b. review new access points based upon proximity to existing access points and safety standards developed by the Department of Transportation.
8. ~~Clatsop County shall encourage the development of transshipment points along~~

the Columbia River where deep water is close to the shore.\*

Also see Transportation Background Report and County-wide Element.\*

### Public Facilities and Services

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

#### Water Systems:

There are many small community water systems in the Northeast. The John Day, Fernhill and Burnside water systems purchase water from the City of Astoria. Problems of turbidity and degradation of raw water quality could cause the City to begin the task of providing better treatment. Of the three systems, only the Burnside Water Association is capable of handling more connections at this time. The other two systems are at capacity because of inadequate pipe size. In addition, at this time the City is reluctant to give more water to these districts than has already been committed.

The Wickiup Water District serves an estimated 1,300 people in the Svensen area from its water source at Little Creek. The system has connected with the Burnside system given them future potential to purchase water from Astoria.

The Knappa Water System is one of the better managed systems in the County serving an estimated 780 people in the Knappa and Brownsmead areas. Current improvements involve the completion of two wells and a new storage reservoir. The Carmen Creek Water System could hook up to this system, particularly if the Big Creek potential were developed.

Water service to the Wauna-Westport area is provided by a number of systems that are at or near capacity. The Gnat Creek artesian aquifer may be a potential source for expansion of these systems.

Detailed information regarding existing water systems and their capacity and improvements is contained in the Public Facilities Background Report.

A number of well systems are also being utilized in the area and may be a feasible alternative where the water districts have limited capacity. However, success in well digging has varied. In one area of Knappa, for instance, water was encountered within the first 50 feet while a few thousand feet away the owner had to abandon the project.

#### Sewer:

The Northeast is utilizing septic tanks primarily served by individual private septic systems. **A building moratorium still exists in the Westport area. A sewer will allow for increased population densities in this area where most of the employment is generated.\***

#### Diking Districts:

There are **seven active diking districts** in the Northeast County. Utilized for flood control and agriculture, constant maintenance is required. Many diking districts are in bad repair because of neglect and lack of funds. **Detailed information regarding existing diking districts are contained in the Public Facilities Background Report.**

#### Schools:

The Columbia School District 5-J is within the Northeast planning area. The district has experienced some decline in enrollment since 1970.

District 5-J, Knappa-Westport Florence I. Tagg	Enrollment Grades	(as of 1977)	Capacity	Year Built
Grade School	1-7	118	200	1971
Lahti Grade School	1-8	388	450	1958, rem.'76
Knappa High School	9-12	256	500	1952, rem.'76

#### Fire Protection:

The Northeast planning area is served by a number of rural fire protection districts including the John Day-Fernhill Rural Fire Protection District (RFPD), Knappa-Svensen-Burnside RFPD and the Wauna-Westport RFPD, all with **fair ratings**.

#### Power Generation:

The primary Pacific Power & Light (PP&L) transmission lines serving the County are from the **115KV substation at Longview, Washington**. This line bisects the Northeast planning area. **The mill at Wauna buys directly from the Bonneville Power Administration.**

The natural gas main feeder line also bisects the Northeast. No power is directly produced in this County.

#### Policies

1. All diking districts and landowners of affected areas are encouraged to take immediate steps to identify those areas in need of repair and to take appropriate action with assistance from the Corps of Engineers.

2. Sewer systems shall be extended outside the Rural Service District only to alleviate a health hazard or water pollution problem identified by DEQ and will be used as a last resort. Every effort will be made to avoid health hazards and failing systems which necessitates costly sewer construction. Periodic inspection of existing septic systems especially in higher density areas will be encouraged in order to anticipate needed improvements or possible needed changes in zoning density.
3. Composting toilets and the use of other alternative sewage treatment systems are encouraged.
4. Efforts to improve and expand existing water systems to serve rural population densities are encouraged. Consolidation of districts is also encouraged for economies of sale and better coordination. In areas where the future water supply by districts is questionable, well systems may be feasible. Lot sizes in these areas shall be larger to reflect this alternative.
5. A study should be undertaken to determine the extent of the aquifer (a large underground ~~lake or water supply~~reserve) area believed to be along the basalt ridge from Knappa to Westport, currently in forest management. Every effort should be made to utilize this supply for future growth as opposed to expanding surface water systems because of the costliness of required treatment for surface water.
6. New power transmission lines will be confined to existing easements to eliminate further scarring of the hills.
7.  Power systems which utilize solar (i.e. solar farms) and wind generated energy are well suited for the Northeast County and shall be encouraged to locate here.
8.  Major manufacturing operations shall be encouraged to develop their own sources of energy through waste treatment or other alternatives which utilize renewable resources.

## COMMUNITY DEVELOPMENT

### Setting

Northeast Clatsop County is a predominantly rural area with forest lands covering most of the land. Farming occurs along the Columbia River because of the creation of the various diked tidelands. Upland farming is carried on in logged off areas and was, at one time, a common occurrence. Over the years the Knappa and Svensen areas have developed into rural residential housing. The gentle sloped topography of the alluvial terraces and sedimentary uplands along with sufficient water supply has led to this development.

The Astoria (including Tongue Point) ~~urban-Urban growth-Growth boundary-Boundary~~ (UGB) is the western boundary of the area and has historically provided the economic base for employment. Tongue Point was once an active naval facility and then became a storage area for World War II ships. Westport on the eastern part of the County has traditionally provided employment through the logging and wood products industry.

U.S. Highway 30 provides the main route of transportation east and west with numerous County roads bisecting and paralleling the highway. The communities of Knappa, Svensen and Westport provide commercial services to the residents, as well as for some highway travelers.

### Assumptions

Growth for growth's sake or uncontrolled growth is seen more and more as a questionable ethic. The effects of growth on the quality of life are widely debated, and management and control of growth are seen by many as key factors of the Comprehensive Plan. The costs and benefits of uncontrolled growth has emerged as a real issue the past few years. There is a hesitancy over accommodating further developments with the consequences of greater numbers of people requiring more and more services. These concerns have been expressed at the numerous Citizen Advisory Committee meetings with a growing sentiment.

There are those, however, who also question this approach and questions the implications of growth restrictions. Much of this opposition is based upon the individuals claim of private property rights above that of the common good.

We all have a stake in this community which goes beyond our own personal property lines. The day of the boundless limits of land with few people are behind us. The spread patterns of growth are reminders that we no longer have endless acres of land to build upon and unlimited resources to enjoy and consume.

Our forests, land, water, and other resources are limited in their ability to support the needs and wastes of uncontrolled growth. The land supply is static while the population will continue to grow. The result will be greater demand and need for housing, commercial, and industrial uses.

The following policies under this section attempt to take a positive approach to growth, not a negative one. The population of the area will continue to grow. The Northeast Community Plan will provide for an orderly and efficient transition of current land use to more intensified uses within the framework of a set of policies, standards, and regulations. The Plan will apply to all persons equally.

The Plan is based upon the best information available, desires for future livability, economical and environment balances, and lastly, to comply with the Statewide Planning Goals and Guidelines.

Growth is not to be discouraged, but managed to minimize or avoid environmental, cultural, or economic conflicts.

OVERALL GOAL: To preserve and maintain the present overall rural quality of life now enjoyed in the Northeast.

Below are definitions, objectives and policies for DEVELOPMENT, RURAL LANDS, RURAL AGRICULTURAL LANDS\*, ~~CONSERVATION~~—FOREST LANDS\*, CONSERVATION OTHER RESOURCES\*, and NATURAL areas:

### 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 by existing or planned urban services and facilities.

Areas within Urban Growth Boundaries and Rural Service Areas are included in this designation. Lands within the Urban Growth Boundary are those determined to be necessary and suitable for future urban growth. The Urban Growth Boundary for the Northeast area is around Astoria and Tongue Point. This boundary provides for the economic and efficient extension of public facilities and services, to maximize energy savings, and to assure buffers occur between urban development and forest and other rural uses. Buffers may be open space or a decrease in housing density. **The Urban Growth Boundary is a projection of available city services to the year 2000.\***

Astoria's Urban Growth Boundary encompasses Tongue Point and the MARAD Basin. The City has identified the need for additional land to accommodate industrial development. Policies for the Astoria Urban Growth Boundary are contained in the Astoria UGB Comprehensive Plan.\*

A 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. There is no Rural Service Area in the Northeast area.\*

The community of Westport has historically had fairly dense housing and has been a small commercial center for the residents and highway travelers. Poor soils, failing septic tanks, and raw sewage outfalls have contributed to the halt of any development in the area for years. A sewer district was formed to correct the situation and later dissolved. An RSA designation will be appropriate for Westport when the community agrees on where sewers are necessary.\* Portions of the community has been designated as a rural service area, following the installation of a limited sewer system that is managed by Clatsop County.

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.
4. Industrial facilities (light/heavy).

#### Rural Service Area Policies†:

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

- 21.** 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 need for housing, employment opportunities, and livability;
  - c. the change could 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.

32. The existing commercial zone in Westport should be ~~reduced to a size that is more appropriate for the community~~ revised to include a variety of permitted and conditional uses, such as single- and multi-family residential.

## RURAL LANDS AND RURAL AGRICULTURAL LANDS\*

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.

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 designations in this Plan area 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 Northeast 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.\*~~

Predominant Uses:

1. Farm use. ~~(See Agricultural Lands Background Report and County-wide Element).~~
2. Low density residential (1 acre or more).
3. Commercial (gas station, grocery store).

4. High intensity recreation (i.e. golf course).

Objectives\*:

1. To retain rural areas as sparse settlement, small farms or acreage homesites with hardly any public services.
2. To protect agricultural land. ~~See Agricultural Lands Background Report and County-wide Element.~~

RURAL LANDS POLICIES\*:

~~1. Generally the minimum parcel size for building sites shall be one acre, where adequate public facilities are available. Clustering will allow smaller lot sizes, depending on septic tank approval. The overall density, however, will be 1 acre/dwelling unit.~~

21. The conversion of lands adjacent to forest land which are "built upon or irrevocably committed" to a higher density by rezoning shall be encouraged at Plan updates if it is determined that more land is needed for housing than was anticipated at the time of adoption of the Northeast Plan, and public facilities are adequate to serve higher densities. Conversion of these lands to higher densities should occur before conversion of resource lands (EFU, Forest) to housing.

42. New commercial zones shall only be considered if of a neighborhood type or if concentrated in and adjacent to existing, well-established business areas, in order to increase the patronage and vitality of these areas and to avoid undue dispersal of new commercial activities.

4. When considering new commercial buildings or when existing commercial uses are considering expansion, the following standards shall be required in addition to those policies addressed in the Transportation Section:

- a. Adequate off-street parking shall be provided.
- b. A buffer or landscape planting area shall be provided when abutting residential zones.
- c. Signs shall be limited. ~~Signs which advertise national brands of products or similar advertisements which are not promoting the primary item for sale on the premises shall be discouraged.~~

CONSERVATION FOREST LANDS AND CONSERVATION OTHER RESOURCES\*

**CONSERVATION**—FOREST LANDS AND CONSERVATION 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 (e.g. 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.

**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.

Predominant Uses:

1. Forestry/forest processing ~~(See Forest Lands Background Report and County-wide Element).~~
2. Small woodlots ~~(See Forest Lands Background Report and County-wide Element).~~
3. Parks and scenic areas ~~(See Open Space, Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements).~~
4. Community watersheds ~~(See Open Space, Scenic and Historic Areas and Natural Resources, Recreational Needs and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements).~~

Objectives:

1. To conserve and protect natural, scenic, historic, and cultural resources.
2. To develop for uses which do not substantially degrade the existing character or interrupt the flow of natural resource use of recreational benefits.
3. To protect life and property in hazardous areas.

### **FOREST LANDS POLICIES:**

1. Forest lands shall be conserved for forest uses.

~~2. 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.\*~~

~~Other policies pertaining to CONSERVATION FOREST LANDS areas are located in the Forestry Background Report and County-wide Element.~~

### CONSERVATION OTHER RESOURCES POLICY\*

1. The County shall encourage the identification, conservation, and protection of watersheds, fish and wildlife habitats, and areas of historical, cultural, and/or scientific importance. Forestry, recreational, and associated activities may be reviewed and restricted when such activities are found to be in conflict with the conservation and protection of such areas.

### 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:

1. Native terrestrial, freshwater or marine ecosystems, e.g. a salt marsh or stand of old growth forest.
2. Areas containing significant biological, geologic, hydrologic, paleontologic, archaeological or scenic features; e.g., a single fossil bed or waterfall.
3. Areas particularly valuable for plants and wildlife:
  - a. as habitat for rare, endangered, endemic or otherwise unique species;
  - b. as exceptionally productive or diverse habitat;
  - c. as vanishing habitat;
  - d. as habitat crucial to a stage in a species' lifestyle, e.g. spawning grounds, or wetlands long flyways.

Natural areas are important to the community as a whole, for they offer a unique aesthetic and educational experience; i.e. the opportunity to view, study and explore the array of natural elements witnessed by the early explorers the array of natural elements witnessed by the early explorers of our region. They serve as the natural heritage to be passed on to future generations.

Natural areas come in a wide variety of sizes, types, ownerships, and protection priorities. They can be protected through a variety of preservation techniques from advising landowners of the natural area values on their land and securing their cooperation, to land acquisition and legal dedication. Most techniques involve a forfeiting of rights to destroy the natural quality of the land. Since the sale value and potential use of the land is altered, taxes are usually diminished.

#### Predominant Use:

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

#### Objectives:

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

#### Policies:

1. The Gnat Creek marsh, Big Creek spruce swamp, Plympton Creek waterfalls, Bradwood cliffs, and important marshes along the Columbia River shall be protected from alteration.
2. Landowners shall be encouraged to dedicate isolated natural features (landmarks) such as big trees, waterfalls, etc.

Map  
Comprehensive Plan

Appendix A, Exhibit B, Letter Items 1-8 and Appendix C

## Appendix B

Also see Open Space, Scenic and Historic Areas and Natural Resources Background Report and County-wide Element.\*

Under Goal 5 there is a conflict of uses in this area. This additional evidence to support this designation was received by Clatsop County and supports the following:\*

### I. Consequences.

#### A. Economic Consequences

1. With excellent accessibility to the main navigational channel of the Columbia River, the large vacant areas owned by Crown Zellerbach and Warrenton Lumber Company have excellent potential for water dependent industrial development.

2. Both firms contemplate the development of extensive wood processing facilities in this area. Crown Zellerbach owns approximately 500,000 acres of surrounding timber land. Warrenton Lumber Company is in the position of purchase, process, and ship large amounts of second growth timber from the Tillamook burn and from other sources in the next ten to fifteen years.

3. Large quantities of sand must be removed from the Westport bar shoal each year in order to maintain required depths. The availability of this excellent fill material coincides with the needs of Warrenton Lumber Company to prepare their land for development. Substantial amounts of materials have already been deposited.

4. The area along the Columbia River and Westport Slough designated Development is served by excellent transportation. The Burlington-Northern main line is on the south. Westport Slough, a Corps of Engineers designated (although not presently authorized - see Letter Item No. 1 hereinafter called "Letter Item 1") project is on the north. Placing this area in a designated other than Development would prevent use of this special area.\*

5. The 1975 Lower Columbia River Ports Region Study shows that out of 95 miles of river front along the Columbia to Rivergate, only six miles of sites are reasonable for maritime or Port related development activities\* and this site is one of those. (See January 31, 1978, Clatsop Economic Development Committee letter, Letter Item No. 2).

6. The Beuter Report (Timber for Oregon's Tomorrow, January 1976, OSU Forest Research Laboratory Research Bulletin No. 19) shows that the area of Northwestern Oregon will have a significant increase in timber production through the year 2000 while production in the rest of the state tends to decline. Much of this timber will come from the Tillamook burn lands which are starting to produce again. (July 5, 1979 letter from Governor Victor Atiyeh, Letter Item No. 3). Mill sites of significant size with water, rail and highway access are necessary to handle production. This is one of the few sites on the river available for such use.

7. Warrenton Lumber Company has submitted a site planning study and transmittal letter dated June 3, 1974 (Letter Item No. 4) showing in general how its land will be used and has indicated that there will be up to 150 people employed if the site is used for lumber production.

8. The final environmental impact statement of July, 1975, prepared by the Corps of Engineers for the Columbia and Lower Willamette Rivers maintenance and completion of 40' navigation channel downstream of Vancouver, Washington and Portland, Oregon shows:

a. In the Wauna-Lower Westport area, River Mile 40.5 to River Mile 45, dredging is required in isolated spots to maintain the authorized navigation channel dimensions. p. 4-17.

b. The Westport bar was to produce an estimated 300,000 cu.yds. of dredge spoils in 1975 (Table 5); and the total average annual amount of dredging in four of the five calendar years 1970-74 was 510,000 cu.yds. (Table 3).

c. The upland site, 0-42.9 (the Crown Zellerbach site) is near capacity and will be expanded into area 0-43.0 (the Warrenton Lumber Company site) as the latter is cleared of merchantable trees. p. 1-6.

The conclusion is that the Warrenton Lumber Company site is necessary for the disposal of dredge spoil in order to maintain the 40' channel in this reach of the river. Without the channel the Ports of Longview, St. Helens, Portland and Vancouver will be economically destroyed.

9. By letter dated July 26, 1979, A.J. Heineman, Chief of the Navigation Division for the

Portland District of the Corps of Engineers, indicated that the Warrenton Lumber Company site, 0-43.0, would be a potential disposal site for Corps dredging operations through 1983 (Letter Item No. 5).

10. The State Department of Economic Development in a letter dated June 21, 1979, has indicated a clear need for filling of the entire Warrenton Lumber company site without restriction (Letter Item No. 6).

11. There may be some minor impact on the trapping industry from the development. However, because the significant tributaries of the entire Warrenton Lumber Company site without restriction (Letter Item No. 6).

#### B. Environmental Consequences

1. A portion of the site is minor wetlands and these wetlands will be lots (Minutes of CREST Conflict Resolution Meeting, June 5, 1979, Letter Item No. 7). It is not part of the 11,457 acres of major marshes of the Columbia River Estuary (see CREST Inventory, June 1977, Table 302-1 and Figure 302-1).

2. The site is part of a large system (id.). Warrenton Lumber Company and Crown Zellerbach have agreed to CONSERVATION OTHER RESOURCES designations in the area between the railroad tracks and the highway and covering much of Driscoll Slough and providing protection for that natural system.\*

3. While the area is valuable habitat, it is not considered critical. White-tailed deer habitat (CREST staff notes of USFWS at Eastern Clatsop Unit meeting, May 30, 1978, Letter Item No. 8).

4. Other policies in this plan provide for buffers along Westport Slough to give stream banks and habitat protection.

#### C. Social Consequences

1. At present, the only employer in the area is Crown Zellerbach. Assuring that the site is available for modern industrial facilities such as the mill and accompanying facilities will provide more employment for the local residents. Warrenton Lumber Company estimates approximately 150 employees if a mill is developed in this area.

2. Because most employees will be local, it is not anticipated there will be significant impact on schools at Westport.

3. Construction of additional industrial facilities should accelerate the installation of a community sewerage facility at Westport which will improve the entire community.

4. The social consequences of loss of the marsh will be that there will be some impact on people arising out of their knowledge of loss of habitat, but such loss is minimal because the area is not used by humans other than possible some hunters or trappers.

#### D. Energy Consequences

1. The character rate for a 27,000 ton vessel carrying logs and traveling from Clatsop County ports to ports in the Orient have increased from approximately \$450,000 per voyage in 1978 to \$810,000 per voyage this year. The reason is the cost of energy. No relief in this cost is seen. Increasingly, there will be a shift from logs to lumber because of shipping costs. The location of Westport's site is prime for short hauls from the woods to the mill site dock, and for loading of vessels for the destinations in the Orient.

2. There will be some loss of energy in the form of less detrital production in the swampy areas during the summer. Because of the large amount of swamping area between the highway and the railroad tracks, the loss from this one site will be minimal.

#### II. Programs to Achieve the Goal

\*The main program to protect the natural resource of the wetlands is the designation of a significant portion of the land owned by both Crown Zellerbach and Warrenton Lumber Company in the Driscoll Slough area as CONSERVATION OTHER RESOURCES and NATURAL.\*

The property described as T8N R6W Section 36 Tax lot 200 is in an OPR zone and an RA-1 zone. That portion in the RA-1 zone is the subject of this discussion. Although the property is valued by the County Assessor as farmland, the property is neither agricultural land nor forest land under the County Land and Water Development and Use Ordinance or under Statewide Land Use Goal 3 or 4.

A. Agricultural Lands are defined by Statewide Land Use Goal 3 as follows:

"Agricultural land in western Oregon is land of predominantly Class I, II, III and IV soils... as identified in the Soil Capability Classification System of the United States Soil Conservation Service, and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, or accepted farming practices. Lands in other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands, shall be included as agricultural lands in any event."

Part 1; Soil Types. Soils on this property consist primarily of Udipsamment (dredge spoils), with an agricultural capability of Class Vie. A small area at the south of the subject property consists of Locoda Silt Loam, unprotected from inundation. This Locoda soil has an agricultural capability of Class VIw. The same Locoda Silt Loam has an agricultural capability of Class IIIw when protected by a dike from flooding. **Clatsop County finds that soils on this site are not agricultural soils within the definition provided by Statewide Land Use Goal 3.**

Part 2; Other Lands Suitable for Farm Use.

a. Soil Fertility. Many soil nutrients are in short supply in the Udipsamment soils found over most of the site. These nutrients would need to be supplemented with commercial fertilizers in order to support agriculture. Because these soils are very well-drained, soil supplements tend to drain quickly through the soil. Although the annual fertilizer application necessary to support agriculture on these soils may be matched by other commercial farms in the County, application frequency on these soils is higher because of the rapid drainage rate. The result is that labor costs would be relatively high because of the high frequency of fertilizer application needed to support commercial agriculture on the Udipsamment soils. **Clatsop County finds that soil fertility on this site is such that commercial agriculture would be uneconomical due to the soil supplement application frequency that would be necessary to sustain commercial agriculture at this site.**

b. Suitability for Grazing. This area has not been grazed in recent years. Grazing has occurred on lands within the dike, east of this site. The vegetative cover is such that animals could be introduced at this site. Lands to the east of this area within the dike

(mostly in Columbia County) are suitable for grazing, and have been extensively grazed over several years. **Clatsop County finds that these lands are not suitable for grazing.**

c. Climatic Conditions. Approximately 75% of the precipitation in this area falls during the six months from October to February, inclusive. Yet, much of the hay grown in the nearby Brownsmead area is converted to silage because of summer dampness. **Clatsop County finds that climatic conditions at this site are much the same as in other agricultural areas of the County; but when combined with other factors, make commercial agriculture on this site impractical.**

d. Existing on Future Availability of Water for Farm Irrigation Purposes. This site is surrounded by water on three sides. **Clatsop County finds that water availability is not a factor limiting commercial agriculture on this site.**

e. Existing Land Use Patterns. There are a total of 50 small residential lots averaging slightly larger than 1/2 acre each on the north side of the subject property. The subject property and the rest of this ownership in the OPR zone is waste land, overgrown with brush, and not presently used for any economic use. Farm land to the east is separated from the subject property by a dike and road. **Clatsop County finds that land uses in the area, particularly the number of residential parcels to the north, make it difficult to practice agriculture on this site.**

f. Technological and Energy Inputs Required. The major energy input required to farm this site would be in the form of nitrogen fertilizer soil supplements, and the energy used to apply it over the soil. The amount of fertilizer needed at this site would not necessarily be more than needed on nearby agricultural lands, but the energy consumed applying the fertilizer exceed on per acre basis that needs for nearby agricultural lands. **Clatsop County finds that a larger energy input per acre would be needed to commercially farm this area than would be needed to farm agricultural lands nearby.**

g. Accepted Farming Practices. The nearby Brownsmead area includes over 3,000 acres in an EFU zone used primarily for cattle grazing and dairying. Nearly all of the dairies in the County sell their milk to one of the two creameries on the North coast. Neither of these creameries pick up milk in this area. Cattle grazing in this part of the County generally occurs on low lands behind dikes, and not on dredge spoils or on low undiked lands. **Clatsop County finds that these lands are not suitable for the two predominant farming practices in this area.**

Part 3; Lands Necessary to Permit Farm Practices on Nearby Lands. There are no farm uses to the north, south or west of this area. Lands to the east are used for grazing and, on an experimental basis, cottonwood production. This agricultural land is separated

from the subject property by a buffer area approximately 800 feet wide in an Open Space, Park and Recreation (OPR) zone. Additionally, there is a dike and road separating the subject property from nearby farm land. **Clatsop County finds that the subject property is not necessary to permit farm practices on nearby farm lands.**

B. Forest Lands are defined by Statewide Land Use Goal 4 as follows:

(1) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (2) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; (3) lands where extreme conditions of climate, soil and topography require maintenance of vegetative cover irrespective of use; (4) other forested lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.

Part 1. Lands Composed of Existing and Potential Forest Lands Which are Suitable for Commercial Forest Uses. The U.S. Soil Conservation Service does not place this property in a forest site class. The Oregon Department of Revenue has not assigned a forest site classification to this property. There are a few scattered hardwoods - mostly cottonwoods and willows - on the site. **Clatsop County finds that this site does not consist of lands currently or potentially suitable for commercial forestry.**

Part 2. Other Forested Lands Needs for (a) Watershed Protection, (b) Wildlife and Fisheries and (c) Recreation.

(a) This area is a peninsula bordered on the north by the Columbia River and on the south by the Westport Slough. Existing residential development here is served by the Westport Water Association, whose water source is south of Westport slough and unaffected by residential development on this site.

(b) The subject property is identified by the U.S. Fish and Wildlife Service as habitat for the endangered Columbia White Tailed Deer. This issue is addressed by the County's Goal 5 Element, pages 14-16. Based on conversations with the Fish and Wildlife Service (May 1984), it does not appear that the subject property would be essential to the success of the Columbia White Tailed Deer recovery plan. There are no streams on the subject property that provide fish habitat.

(c) There are no public recreation sites on the subject property. Adjacent waterways (the Columbia River and Westport slough) support public recreation such as boating and fishing. The subject property is separated from these waterways by a buffer strip in an OPR zone. **Clatsop County finds that the subject property is not needed for watershed protection, wildlife or fisheries habitat, or for recreation.**

Part 3; Lands Where Extreme Conditions of Climate, Soil and Topography Require the Maintenance of Vegetative Cover Irrespective of Use. Dredge spoils, which make up most of the soils on this property, are not unusually subject to erosion. The Locoda soils,

which make up between 10 and 20 percent of the subject property, are subject to erosion, according to the U.S. Soil Conservation Service. Erosion is a significant threat to these soils if they are left bare or disturbed during the winter. The County will implement Soil Development Standards in Section S4.300 if development of this property results in these soils being bare or disturbed during the winter. Section S4.300 establishes minimum standards for soil protection during construction. **Clatsop County finds that most of the soils on this site are not unusually sensitive to the forces of wind and water. Those soils that are subject to erosion shall be protected by applicable development standards.**

Part 4; Other Forested Lands in Urban and Agricultural Areas which Provide (a) urban buffers, (b) wind breaks, (c) wildlife and fisheries habitat, (d) livestock habitat, (e) scenic corridors and (f) recreational use.

(a) This property does not provide an urban buffer. The nearest urban area is the City of Clatskanie, several miles to the east.

(b) There are no trees in this area currently providing a wind break for adjacent uses.

(c) Wildlife and fisheries habitat is addressed above under Forestry Part 2(b) above.

(d) Livestock habitat concerns are addressed above under Agriculture Part 2(b).

(e) This site is not designated by the County or by any state agency as a scenic area. The State Highway Department has designated a portion of Highway 30 as a scenic corridor along Highway 30.

(f) Recreational uses are addressed under Forestry Part 2(c) above.

**Clatsop County finds that the subject property is not necessary for urban buffers, wind breaks, wildlife or fisheries habitat, scenic corridors or recreational uses.**