

SEP 30 3 14 PM '80

SEP 30 1980
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IN THE BOARD OF COUNTY COMMISSIONERS
FOR CLATSOP COUNTY, OREGON

ORDINANCE NO. 80-12

(AN ORDINANCE AMENDING THE TEXT OF THE
(CLATSOP COUNTY COMPREHENSIVE PLAN FOR
(THE NORTHEAST COMMUNITY AREA, AS ADOPTED
(BY THE BOARD OF COMMISSIONERS AND AS
(AMENDED, AND THE CLATSOP COUNTY ZONING
(MAP, RESCINDING INCONSISTENT PROVISIONS
(AND DECLARING AN EMERGENCY.

The Board of County Commissioners of Clatsop County, Oregon ordains as follows:

SECTION 1. SHORT TITLE.

This ordinance shall be known as the Wauna/Westport Industrial site Ordinance.

SECTION 2.

The Board of County Commissioners of Clatsop County, Oregon, recognizes that the Clatsop County Comprehensive Plan, and Clatsop County Zoning Map as adopted by the Board of Commissioners by Resolution and Order No. 74-11-4, and Ordinance 66-2 respectively, as amended need periodic revision and amendment. In the interests of the health, safety and welfare of Clatsop County citizens and in accordance with Clatsop County Planning Commission recommendations, the Board of Commissioners hereby acknowledges the necessity of amending the Plan and zoning map to remove references in the Plan and The Zoning Map that the Wauna Westport Industrial site is in the Coastal Zone and therefore required to be a water dependent development.

The Board of Commissioners proposed amendments comply with the following Oregon Statewide Planning Goals: 1-14, 16 through 19.

The Board of County Commissioners further determines and takes notice that the adoption procedure for this ordinance amending the Comprehensive Plan particularly complies with Oregon Statewide Planning Goal 1, Citizen Involvement. The County Planning Commission has sought review and comment from Citizen Advisory Committee

1 for the Northeast planning area and has conducted the public hearings process pursuant
2 to the requirements of ORS 215.060. A Planning Commission hearing was held on the
3 proposed amendments on September 9, 1980, and adopted on September 9, 1980. The
4 Board of Commissioners received and considered the Planning Commission recommendations
5 on these proposed amendments. The Board of Commissioners held a hearing pursuant to
6 the law on the proposed amendments on September 24, 1980.

7 SECTION 3. CONFORMITY WITH THE LAW.

8 This ordinance shall neither be a substitute for nor eliminate the necessity
9 to conform with any and all laws or rules of the State of Oregon or its agencies
10 or any ordinance, rule or regulation of Clatsop County.

11 SECTION 4. INCONSISTENT PROVISIONS.

12 This ordinance shall supercede, control and repeal any inconsistent provision
13 of the Clatsop County Comprehensive Plan, as amended, the Clatsop County Zoning
14 Ordinance, as amended, and any other ordinance or regulation made by Clatsop County.

15 SECTION 5. SEPARABILITY.

16 If any section, subsection, sentence, clause, phrase or any portion of this
17 ordinance is for any reason held invalid or unconstitutional by a court of competent
18 jurisdiction, such portion shall be deemed as a separate, distinct and independent
19 provision, and such holding shall not affect the validity of the remaining portions
20 of this ordinance.

21 SECTION 6. EFFECTIVE DATE.

22 This ordinance shall be in full force and effect immediately upon the
23 date set forth in the emergency clause herein.

24 SECTION 7. EMERGENCY CLAUSE.

25 In order to implement the Clatsop County Planning Commission recommendations
26 and the findings of this Board with the greatest expedience and in recognition of

1 the benefits to be derived by the adoption of this Comprehensive Plan Element, this
2 ordinance shall become effective immediately upon its passage; an emergency is
3 declared to exist.

4 SECTION 8. ADOPTION CLAUSE.

5 1. The following amendments are hereby adopted in total as elements in the
6 Northeast Community Plan (a portion of the Clatsop County Comprehensive Plan).

7 a. Page 7, third paragraph: The Northeast estuary and coastal shoreland
8 areas consist mostly of aquatic areas except for a large development
9 area west of Westport. Delete the entire sentence.

10 b. Page 16, first paragraph: The Wauna mill site is heavily developed. The
11 vacant lands to the east have a high degree of potential for water-
12 dependent industrial development, with excellent accessibility to the
13 main navigation channel of the Columbia River. Change "water-dependent"
14 to "heavy industrial".

15 c. Page 16, third paragraph: The area between the railroad tracks on the
16 south, Westport Slough and the Columbia River on the north, Driscoll
17 Slough on the west and an area slightly east of the Columbia County boat
18 ramp on the east, is designated as ESWD development shoreland. Part of
19 the area is filled and the remainder is scheduled for fill as dredge spoil,
20 from the Wauna/Westport reach of the river, becomes available. The
21 area filled will be used for a mill site or other industrial development.
22 This area contains approximately 10 acres of minor wetlands. The portion
23 of Driscoll Slough between the railroad and the river is a water and
24 wetland area which has received considerable attention. Resource agency
25 representatives have noted the habitat values, the need to preserve water
26 quality, and the fact that riparian vegetation can be protected without

- 1 unduly restricting development of adjacent land. Change "ESWD
2 development shoreland" to "Heavy Industrial development".
- 3 d. Page 16, policy 3: The aquatic development areas in the estuary
4 are necessary to maintain a healthy balance to the economy and the
5 quality of life in the area, and should be given full protection to insure
6 their use as designated in the comprehensive plan. Any development
7 within these areas should, however, meet the standards and requirements
8 of the State and Federal agencies who have jurisdiction over the proposed
9 activities. Delete "The" at the beginning of the policy.
- 10 e. Page 45, first paragraph: Rural Service Area is an unincorporated area
11 located some distance away from a city and contains residential densities
12 similar to those found in cities. The size of Rural Service Areas is
13 based upon many factors, some of which are: population projections,
14 capacity of public facilities and proximity to a city. A Rural Service
15 Area (RSA) in the Northeast has been identified for the Wauna-Westport area.
16 The boundary is almost the same as the Westport Sewer District and the
17 ESWD zone of forest processing industries along the Columbia River.
18 The community of Westport has historically had fairly dense housing and
19 has been a small commercial center for the residents and highway travelers.
20 Change "ESWD" to "Heavy Industrial".
- 21 f. Appendix B. The appendix B listed in the plan provides not
22 only findings for the importance and significance of the area to the
23 economy but also for Statewide Planning Goal 5 including the "balancing"
24 provision for designating areas for uses other than for open space.
25 Under Economic Consequences #4 change "ESWD" to "Heavy Industrial".
26 Under Economic Consequences #5 change "water-dependent" to maritime or

1 or Port related development activities..."

2 Under II Programs to Achieve the Goal delete the letter A (not the

3 language with it) and B (including language).

4 2. Amend the Northeast County Planning area zoning map from Especially

5 Suited for Water Dependent Development (ESWD) to Heavy Industrial (HI)

6 for the property described on Exhibit A and as shown on Exhibit B

7 attached hereto and by the reference incorporated herein, are hereby

8 adopted as part of Northeast County Planning and Zoning Map.

9 ENACTED THIS 30th day of September, 1980.

10 THE BOARD OF COUNTY COMMISSIONERS
11 FOR CLATSOP COUNTY, OREGON

12 BY Orvo A. Nikula
Orvo A. Nikula, Chairman

13 BY Don O. Corkill
Don O. Corkill, Commissioner

14 BY Bob Westerberg
Bob Westerberg, Commissioner

18 VOTE: Aye: Westerberg, Corkill, Nikula

19 Nay: None

20 Abstention: None

21 ATTEST: Margaret Bateman Date: September 30, 1980
Recording Secretary

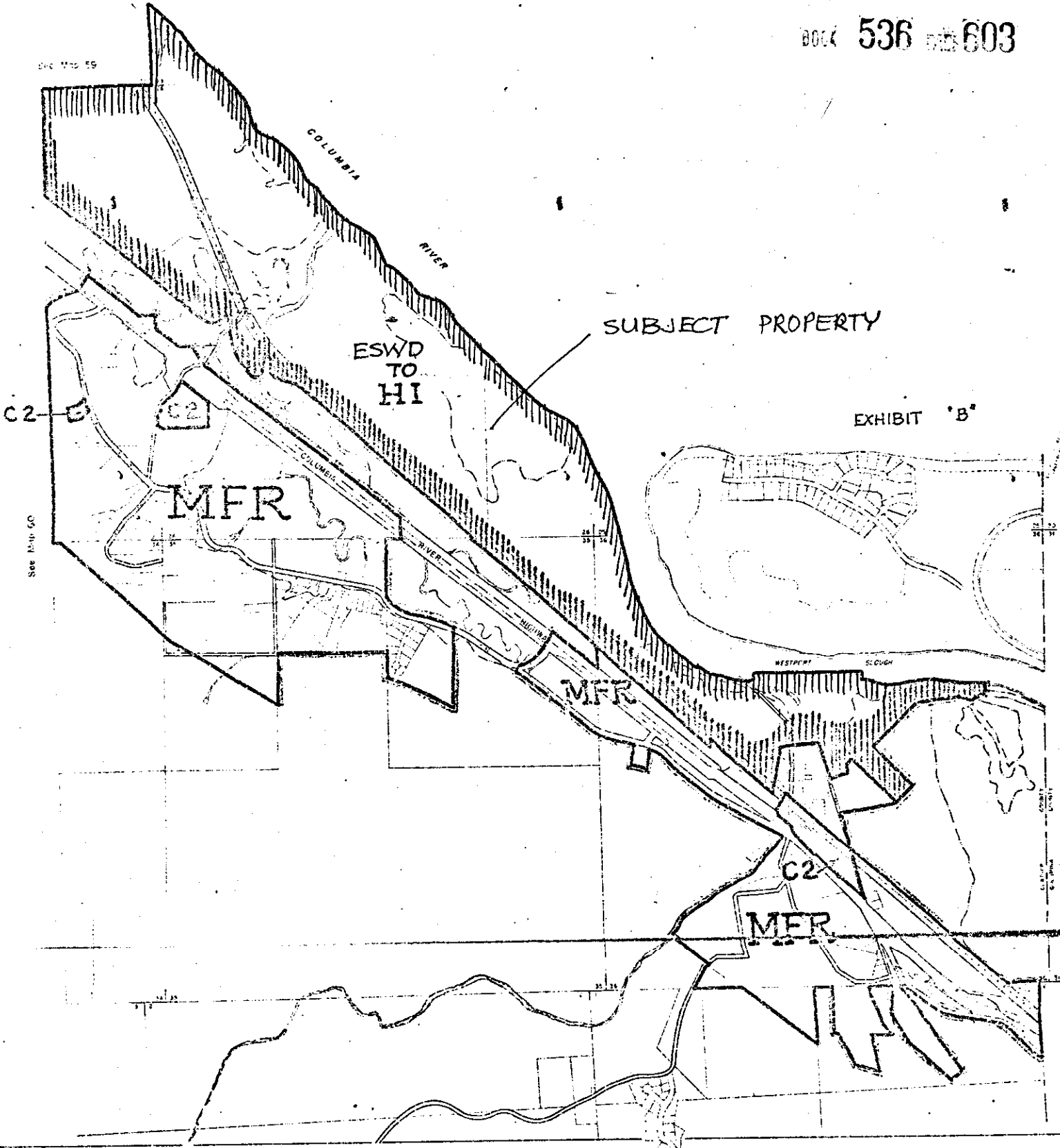
EXHIBIT A

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The existing Wauna Mill/Dant and Russell (Warrenton Lumber Co.) Industrial site located in Wauna-Westport and further described as follows:

Township	Range	Section	Tax lots
8	6		2800
8	6	22	100 & 200
8	6	26	100
8	6	27	100, 101, 200 & portion of 300
8	6	35	100 portion north of railroad tracks
8	6	36	400 portion north of railroad tracks

DEC 17 1959



CLATSOP COUNTY

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