
SOUTHWEST COASTAL COMMUNITY PLAN



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SOUTHWEST COASTAL COMMUNITY PLAN 2040

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INTRODUCTION

The Clatsop County Comprehensive Plan, the guiding document for land and water use in the County, is comprised of two parts: a Countywide Comprehensive Plan, which addresses the 18 statewide planning goals, and six Community Plans – one for each planning area within the County. The Planning Areas are: Clatsop Plains, Elsie-Jewell, Lewis & Clark/Olney-Wallooskee, Northeast, Seaside Rural, and Southwest Coastal. The Southwest Coastal Planning Area extends from the southern boundary of Cannon Beach to the south County line, and from the Pacific Ocean inland approximately one mile.

The Southwest Coastal Community Plan is the most important element of Clatsop County's Comprehensive Plan to the residents of the Southwest Coastal planning area, because it reflects the concerns and desires of those residents and establishes goals and policies specific to the region. It is necessary to give an overview perspective of the entire Comprehensive Plan so the people of the County have an opportunity to understand how land use planning is operating in their area.

The major reason for planning for the future use of land is to be able to understand the consequences of a possible course of events before an action occurs -- for example, the development of a subdivision in an area where the water district is at capacity. This prior consideration affords two important opportunities: (1) to minimize the potential adverse effects of a proposed course of action; and (2) to understand the positive aspects about our situation that we would like to build upon.

In evaluating the various uses of land and consequences of its use, the Comprehensive Plan looks to the future of the County and provides for the orderly and systematic growth of the communities in the County.



Map 1: Southwest Coastal Planning Area Boundary

The Comprehensive Plan establishes public policies in the form of goals, policy statements, generalized maps, and standards and guidelines. The Community Plan is the basis for more specific rules and ordinances, which implement the policies expressed in the Plan. Zoning and Subdivision Ordinances are types of ordinances, which enforce the intent, and policies of the Community Plan.

The Community's goals, policies, recommended actions, and maps are interrelated with its own specific role. Goals are indicators in which direction a community desires to direct its efforts whether it is for growth, housing, natural resource protection etc. Policies are established to achieve the intent of a goal; they are more specific in nature and imply a commitment to action. The Goals and Policies are expressed in map form. While the Plan Map is the visible tool of the Goals and Policies, it is the policies themselves, which address each of the goals that contain the commitment of growth, preservation, or a desired change in the development pattern of the County.

The Plan Maps, therefore, are designed to be utilized with the written text of the Plan and not as an independent element. The Plan Map is a conceptualized picture of the development and protection of the natural environment as envisioned at a particular point in time. As time passes, new approaches may occur necessitating changes in goals and policies, which will be reflected in the Plan Map.

The maps contained in the Community Plan are as close as possible to scale and utilize definable legal boundaries when possible. When conflicts arise between the text and the maps, the written text prevails. In certain circumstances maps are referred to outside the Plan document, i.e. Flood Hazard Maps, which are site specific.

Recommendations contained in the Plan reflect some possible conflict or concern and suggest future studies or considerations. They do not carry the weight or effect of goals or policies.

The Community Plan is flexible in the sense it is a living document subject to change, therefore amendable. The Plan is flexible by the reason that once goals and policies are established they must maintain their consistency and their integrity of commitment, which underlies them.

The Community Plan and Its Use

Each parcel of land within the planning area will be affected by the policies in the Community Plan. One or more Landscape Unit Policies, Hazard Policies, Community Concerns and Development Patterns Policies will affect a parcel of land in how it is to be used and standards placed upon the land.

Zone regulations will be based upon the Comprehensive Plan and Community Plan policies. For example:

- Lot sizes for various designations
- Types of uses in the various designations
- Standards on subdivisions and planned developments
- Standards to build in hazard areas
- County road standards

- Buffer requirements between land use

Another example of how the Community Plan will be used would be in a zone change and/or Comprehensive Plan designation change. In a zone change the applicant would have to demonstrate how the request meets the various goals and policy requirements in the Community Plan for that area. A Comprehensive Plan designation change could occur based upon new information, changing circumstances and at an applicant's request.

Review and Update

The original Southwest Coastal Community Plan was adopted on June 1, 1979 (Ordinance 79-4).

Amendments to the original plan have been made by:

- Ordinances 03-08, 03-09, 03-10 and 03-11, May 2004
- Ordinance 17-02, adopted May 25, 2017

As changes in social, physical, and economic conditions occur, it is necessary to periodically review and update the goals and policies to maintain the Community Plan as an accurate statement of land use goals and policies based on current data.

The Community Plan should be reviewed by the County staff, Planning Commission and Citizen Advisory Committees - every 5-7 years. New information which affects the contents of Plan significantly may require more immediate review and update.

The Community Plan should not be treated lightly for it is the community's expression of its social, economic, and environmental concerns: therefore, amendments to the Plan should be carefully considered because of the possible impact they would have on a much broader scope when added together.

Oregon Land Conservation and Development Commission

To provide common direction and consistency within each city and county Comprehensive Plan in Oregon, the Legislature in SB100, 1973, directed the Land Conservation and Development Commission (LCDC) to adopt Statewide Planning Goals and Guidelines. Goals are required to be addressed by law in Comprehensive Plans. Guidelines are suggested ways to achieve the statewide values contained in the Goals. The Statewide Goals and Guidelines are to be used by cities and counties, special districts, and state and federal agencies in preparing, adopting, revising, and implementing comprehensive plans. They form the foundation of Oregon's Land Use Program.

Oregon's 19 Statewide Planning Goals were developed through numerous public meetings identify statewide values, policies and concerns of Oregonians. The Goals provide the skeletal framework for comprehensive plans with each local government filling in and adopting the plan to reflect their own local needs and concerns.

The County has taken a partial exception to the Statewide Agricultural Lands Goal #3 and to portions of the Beaches and Dunes Goal #18. An exception is when the governing body, the County, decides it cannot apply a Statewide Planning Goal requirement for a specific situation. The information on the exceptions process and why the Beaches and Dunes Goal cannot be applied to this area is included in the Landscape Unit section. The Southwest Coastal Community Plan, along with inventory data, is intended to meet the requirements of Senate Bill 100, the Oregon land use law.

History of the Area

Prior to the arrival of European settlers, the Clatsop Indians inhabited what is now known as Arch Cape and Cannon Beach. The State Historic Preservation Office (SHPO) maintains a database of significant cultural and archaeological resources and sites and requires notification from developers when artifacts are discovered.

Although much of the land in Arch Cape was settled by homesteaders, there is historical evidence that the area was pristine when the first settlers arrived, and to carve out a living on the land took incredible amounts of effort. Dense stands of spruce had to be cleared for homesites or agriculture. Much of the food the early settler families had consisted on was the abundant clams, crabs, deer, elk, salmon, and berries in the vicinity. Some cultivation and dairying were carried out.

Cannon Beach received its name when a broken foredeck of the U.S. gunboat "Shark", which was wrecked at the bar while leaving the Columbia River on September 10, 1846, washed up on the beach near the present community of Arch Cape. An attempt to recover the cannons was thwarted by the tide, but one appeared several years later and was salvaged. The name Cannon Beach was applied to the settled community to the north where it has remained since. It is now on display at the Cannon Beach History Center. Two additional cannons from the "Shark" were found on Arch Cape Beach in 2008 and are on display at the Columbia River Maritime Museum.

A mail route between Astoria and Tillamook was established in the late nineteenth century. In order to provide a rest-stop for carriers between the two points, a post office was established at the Austin Hotel in the north end of Arch Cape which existed from 1891 to 1901. The route itself was a difficult one following paths over Tillamook Head and the beach at low tides around the points.

Much logging of timber in the Arch Cape area was done during the first world war when it was found that old growth spruce made excellent airplane frames. The surrounding mountains and hillsides were clear-cut during the 1960s.

Throughout the late nineteenth and twentieth centuries there has been extensive subdivision of the old homesteads into uniform parcels of real estate, with many lots 5,000 square feet or less. Most of the early development occurred on a lot-by-lot basis in the 1940s and 1950s with many structures intended as summer beach cottages. Although the permanent resident population grew over the years, many landowners are part-time residents, using their homes on weekends and during the summer. Even so, the continuity of the same people returning on weekends and vacations meant there was less of a "resort town" flavor, and permanent residents mixed and formed friendships with "weekenders." Many part-time residents became full-time residents when they retired.

While a number of homes in the area have long been used as vacation rentals, the popularization of internet booking sites has contributed to vacation rentals becoming more prevalent. In 2021 the total number of homes in the Southwest Coastal Planning Area was about 477, with approximately 96 of those being short-term rentals.

As development increased, so did the need for public facilities. In the 1940s and 1950s several small private water systems were built, with several of those private systems being consolidated and forming districts. As the availability of water grew in Arch Cape, so did development, although the Department of Environmental Quality became concerned about water rights for Shark Creek and directed the Arch Cape district to severely reduce water usage in 1966, a situation which continued until a sewer system was built in the mid-70's. A second water source was developed on Asbury Creek in 1999 to meet water demand during the driest months of the year. Extensive upgrades were made to the Distribution System in 2010, and the water treatment plant was completely upgraded with a new membrane treatment system in 2014. The Arch Cape Domestic Water Supply District is purchasing 1,441 acres of forest land above Arch Cape which includes the watershed for Arch Cape's drinking water, with the purchase expected to be completed in 2023.

The people who live and own property in the Southwest Coastal Planning Area consider the community a unique place with a special character. The coastal setting, the headlands, the beaches, the streams, the wetlands, the vegetation, and the type of development that has been built are some of the factors that make up a community character. Residents and property owners generally consider this character something to be preserved.

The population of the area is a mix of permanent residents who live in their homes year-round, part-time residents who regularly visit their homes throughout the year, and visitors to the area who stay in hotels, inns, and short-term rentals. One common thread that attracts residents and visitors alike is the natural beauty, peacefulness and isolation of the area.

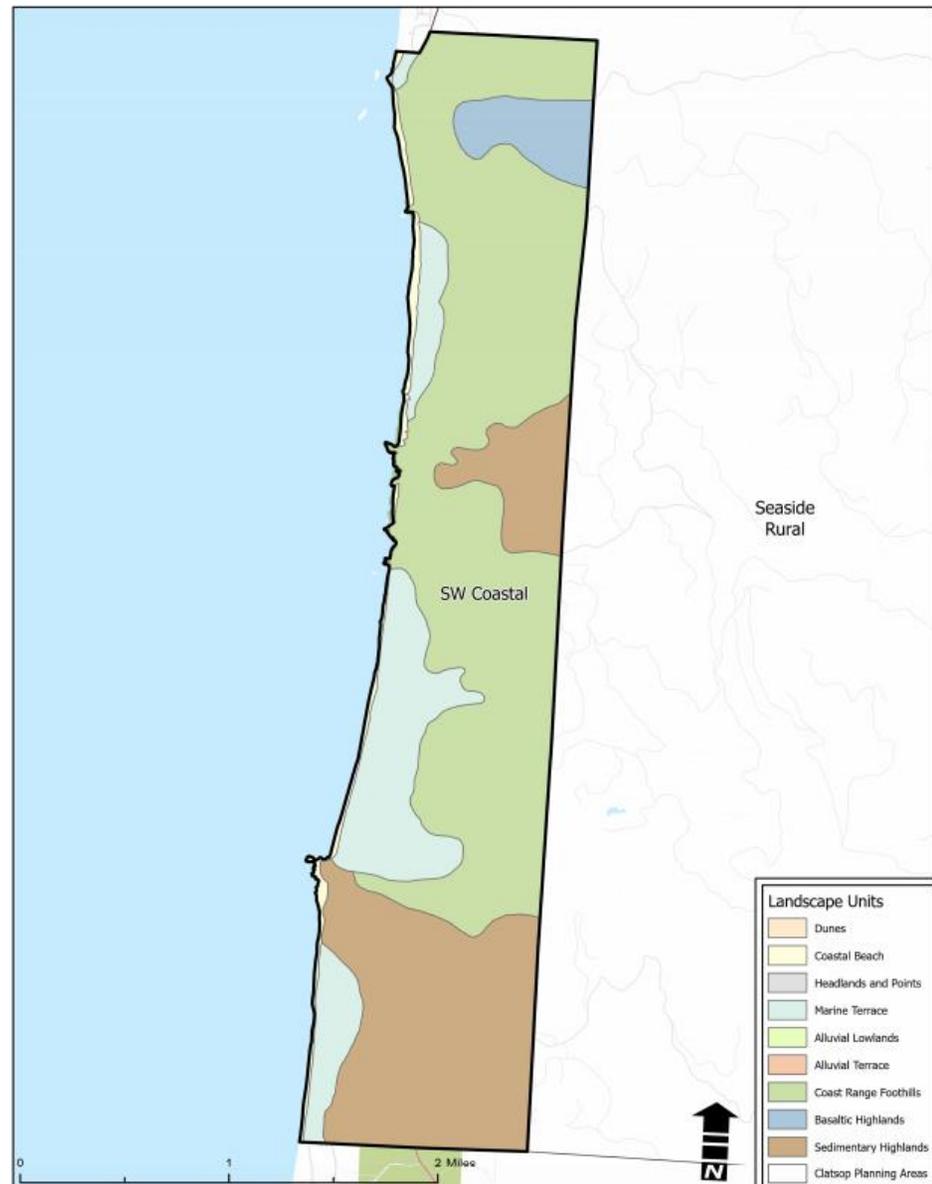
LANDSCAPE UNITS

The *Environmental Plan of Southwest Clatsop County* was completed in 1974. The plan divides the planning areas into landscape units (see Map 2) each of which have unique physical and environmental characteristics: i.e. geology, soils, moisture, vegetation, wildlife, hazards, etc. The landscape units provide a framework for development that is, in part, based on the land's capability for development. Suggested policies and recommendations were developed for each unique landscape unit as well as critical hazard areas and public open space. Most of the policies and recommendations developed in the *Environmental Plan of Southwest Clatsop County* have been incorporated into other sections of the Plan.

Water Bodies and Coastal and Stream Shorelands

Water bodies include lakes, reservoirs, and rivers, streams and creeks, with either flowing or standing water for all, or nearly all, of the year. Portions of these water bodies frequently possess characteristics of freshwater wetlands.

The Coastal Shorelands include those lands contiguous with the ocean, estuarine and coastal lakes, and tidal wetlands. For a description of the extent of the shorelands and goals and policies see the Estuarine Resources and Coastal Shorelands Element. The County has taken an exception to portions of Beaches and Dunes Goal requirements to restrict riprapping and the community's site-specific land use needs. The exception process provides the ability to deal with these types of conflicts. The exception paper contained in the Goal 2 Land Use Planning Element is the documentation of the County's conclusion that "it



Map 2: Landscape Units

is not possible to apply" portions of the Beaches and Dunes Goal #18 to those areas designated "rural community."

There are several creeks in the area which provide individual residential water. Asbury Creek and Shark Creek are sources for the Arch Cape Domestic Water Supply District. Cedar Creek is the outflow of the North Spring which is the primary water source for the Cove Beach Water District. Austin Creek provides water for the Cannon View Park Water System. There are a number of individual systems dependent on small streams serving individual homes between Cannon Beach and Arch Cape.

None of the streams or creeks were identified as major estuarine resources by the Oregon Estuary Council. Most of the streams have flowing water year-round, with the lowest flow during the summer months. Tidal influence for these streams is limited to their mouths.

Appendix A lists the various landscape units together with the geologic units which comprise them. Refer to the Environmental Plan of Southwest Clatsop County for more detailed information on the geology, soils, moisture, vegetation, wildlife, hazards, etc. that make up the various landscape units.

Marine Terraces

Marine terraces are relatively flat surfaces eroded by wave action in older rocks and the deposits, marine or alluvial, which now lie upon these surfaces. Except where dissected by streams, they are composed of relatively flat-lying or gently ocean-sloping compacted but uncemented sediments, rarely above 50 feet in elevation.

Headlands and Points

Headlands and points are mostly basalt and sedimentary rock projections of erosion resistant land into the sea. Headlands and points have generally very steep slopes (and are sometimes vertical) on their seaward side. Rock reefs and offshore stacks are remnants of former headlands. Tide pools and sea caves are often a significant feature of headlands and points. The Arch Cape headland represents an important scenic landmark for the community, the region and the State.

Coast Range Foothills

Coast range foothills are low subsidiary hills on the edge of the coast range uplands. They range in elevation from 50 to 500 feet, and are generally composed of sedimentary rocks of Oligocene to Miocene age. They tend to have rounded ridge tops. Slopes vary from 10 to 60%.

In the foothills just east of the Arch Cape residential community, Arch Cape Domestic Water Supply District is in the process of purchasing 1,441 acres of their drinking water source watershed (by 2023). In 2021, North Coast Land Conservancy purchased approximately 3,500 acres for wildlife habitat and recreation.

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 and along the coast. Slopes are frequently over 40%.

Sedimentary Uplands

Sedimentary uplands consist of Coast Range Mountains over 500 feet, 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%.

Wetlands

Wetlands protect public health and safety by performing a variety of functions including ground water recharge, flood flow attenuation and water quality protection. Wetlands have proven to lessen the damage from flooding by slowing the water velocity, enabling water to soak into the ground, and by providing temporary storage of overbank flood flows. Wetlands reduce damage from coastal storm surges and tsunamis. Wetlands also provide unique habitat for wildlife species, many of which are either endangered or threatened, and provide opportunities for education, scientific study, and recreation. Attention to these wetland functions is essential for a community's land uses, public health, safety and welfare. Over the years, Clatsop County has lost much of its original wetlands due to development.

CRITICAL HAZARD AREAS

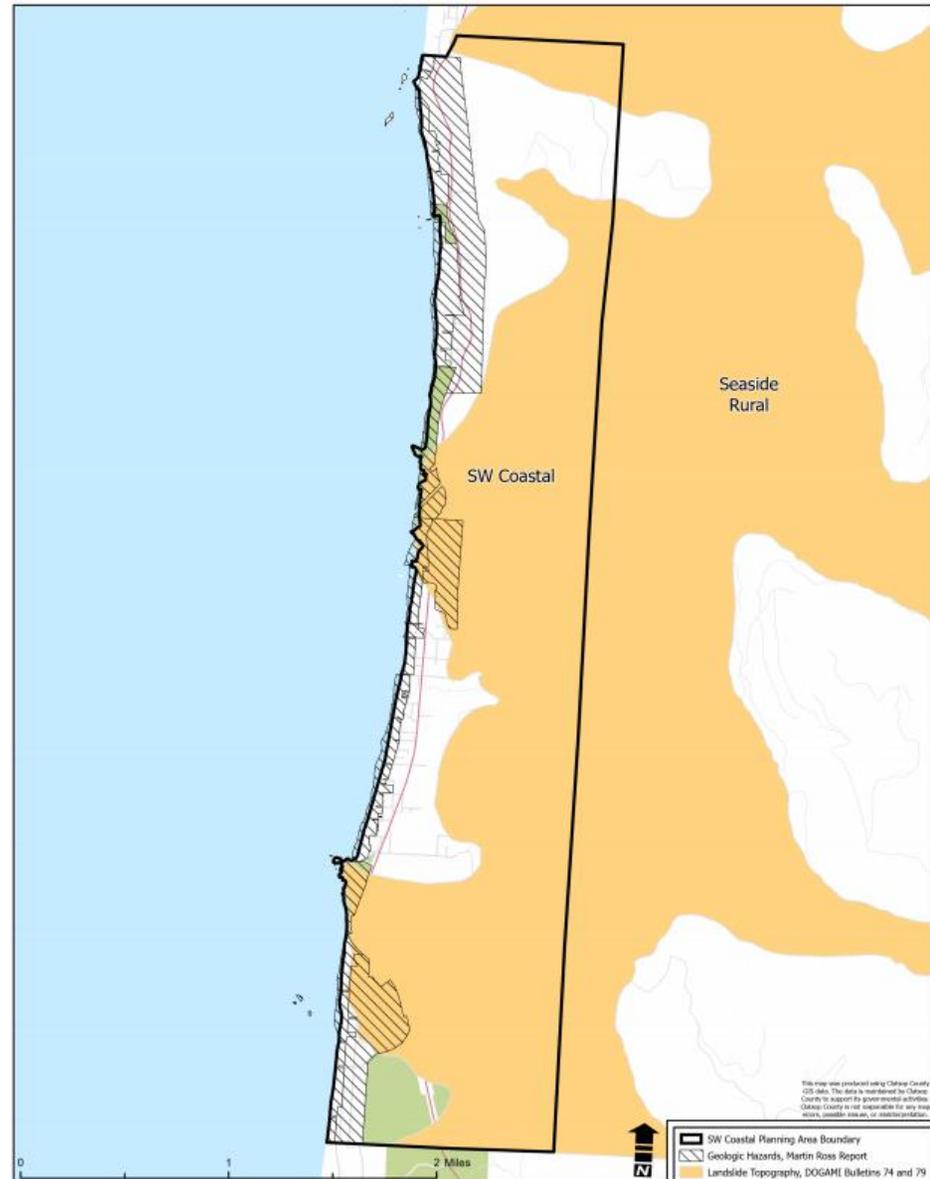
There are numerous hazards in the area which can and do affect people's lives and property. Below is a brief discussion of the hazards together with policies to manage development in the natural hazards areas. Maps 3 and 4 show the various mapped hazards in the planning area.

Landslides

Landslides can be started by storms, earthquakes, volcanic eruptions, fires, and human modification of land. In a landslide, masses of rock, earth or debris move down a slope. Landslides may be small or large, slow or rapid.

In the Southwest Coastal Planning Area, the areas largely free from landslide hazards are those with gently sloping inland portions of the marine terrace at Arch Cape, Arcadia Beach and Cove Beach. Other areas in the planning area have had a history of landslides. As a result, a study was undertaken by Martin Ross at the request of the Clatsop County Department of Community Development to identify the geologic hazards and to develop policies and recommendations regarding potential development in these areas. The study area included the coastal portion of Clatsop County from Cannon Beach to the Tillamook County line. This report is included as part of the inventory data.

Certain parts of the Southwest Coastal planning area are at risk of catastrophic landslides which have the potential to isolate communities from service centers to the north and south. Landslides may be accompanied by utility outages and damage



Map 3: Geologic Hazards



Map 4: Flood Hazards

to infrastructure. Residents and visitors alike should be prepared for the possibility of two weeks sheltering in place until outside assistance is available.

Coastal Erosion

The combination of storms, high tides, and the relative soft material of the marine terrace, plus the lack of sand buildup account for the critical erosion in the study area. While sand is building up (penn) from Tillamook Head to Camp Rilea, it is being washed away on the south side of the head. The rate of erosion varies from .5 to 15.0 feet a year, depending on the rock types and other factors such as shoreline configuration. Martin Ross' report (see Inventory Data) provides additional information on the Southwest Coastal Planning Area.

In 2020 the Oregon Climate Change Research Institute prepared a report for the Oregon Department of Land Conservation and Development detailing future climate projections for Clatsop County. The report concluded the following climate-related risks has a high or very high confidence level of increasing in Clatsop County in the early-to-mid 21st century: heavy rains; flooding; wildfires; loss of wetland ecosystems; ocean chemistry and chemical changes; coastal hazards; and heat waves.

Sea level rise and increased storm events are resulting in accelerating and worsening coastal erosion. Over time, there will be more damage to and loss of roads, utilities, beach accesses, decks, and houses. The loss of land and beaches may result in additional shoreline armoring and beachfront protective structures, which could reduce beach access and beach area. If it is not along the entire beach, armoring in select areas will likely accelerate land loss in unarmored areas.

Increased occurrences would have significant ramifications on traditional industries such as fishing, farming, logging, and

tourism. Pressures on housing and services due to a potential for people relocating from less sustainable or livable areas would also affect land use policies and decisions in the Southwest Coastal region.

Stream and Ocean Flooding

There are several creeks in the area which could be subject to flash flooding, the largest of which is Arch Cape Creek. Areas along the coast, which are subject to the 100-year flood, have been mapped under the National Flood Insurance Program and are designated on Flood Insurance Rate Maps. Increased seasonal heavy rains and sea level rise will result in more flooding.

Earthquakes and Tsunami

A tsunami is a series of waves usually caused by an undersea earthquake. As these waves enter shallow water near land, they increase in height and can cause great loss of life and property damage. The first wave is often not the largest; successive waves may be spaced many minutes apart and continue to arrive for several hours.

In June 2013 the Oregon Department of Geology and Mineral Industries released new maps showing the coastal areas within the Southwest Coastal Planning Area to be within tsunami inundation zones. These maps, drawing on the latest scientific data, identify those areas at risk of inundation from a projected worst-case local Cascadia zone tsunami and a worst-case distant tsunami.

Wildfire and Drought

Increased seasonal drought will result in reduced surface and groundwater. Drinking water may not be available to all users during dry seasons. Some streams and wetlands may have less water in dry seasons, impacting fish and other wildlife.

Communities within the Southwest Coastal Planning Area are situated adjacent to forestland, and many of the undeveloped lots within the AC-RCR and CR zones include forests. Due to drought and associated pests and diseases, forestland wildfire risk is increasing. As a result, the communities have increasing wildfire risk and have potential for low air quality due to smoke from nearby and distant wildfires.

COMMUNITY CONCERNS

Housing

As of 2021, there were 477 dwellings in the Southwest Coastal Planning Area; within the communities of Arch Cape and Cove Beach, there were 96 active Short-Term Rental Permits; many others are used as vacation homes and not occupied year-round. It is a community of choice in which people take great pleasure in the remoteness of the area. It is a community to which almost all migrated, unlike towns in which residents are born, find jobs and spend most or all of their lives. The typical development pattern is on a lot-by-lot basis rather than through large scale development. There are few permanent rental units in the planning area. With few exceptions, these are single family residential homes located in small communities which are family-oriented, quiet, neighborly and where quality of life is considered paramount.

Clatsop County and its five local incorporated cities recently undertook an in-depth study of the current and projected housing conditions across the County, as well as recommended strategies to better align the housing supply with local needs, now and into the future. The Clatsop County Housing Strategies Report was completed in January 2019. The Report concludes there is sufficient supply of housing in the County to meet current and future needs, including in the Southwest Coastal Planning Region. However, because much of this supply serves the second home and short-term rental market, there is an insufficient supply for year-round residents to both purchase or rent. In addition, some of the supply of future residential land suffers from a variety of constraints related to natural features, hazards, infrastructure challenges, or other issues.

There are no commercial or institutional services in the planning area to meet the needs of residents or visitors. There is a commercial area in Arch Cape where approximately ten properties are zoned Rural Community Commercial (RCC). The only businesses operating in the RCC zone are one small seven-unit hotel, two small inns, and a thrift shop. Bed & Breakfast establishments and other home occupation businesses are allowed to operate within the AC-RCR zone with a conditional use permit and an owner on site.

Public Facilities and Services

Statistics concerning public facilities are updated in the Goal 11 Element of the Comprehensive Plan.

The availability of either adequate water or waste systems has limited development in the past and will greatly influence future growth. Map 5 (right) shows the various public facilities and services in the area as well as roads in the area. There is greater detailed information contained in the inventory data if so desired.

Sewer System

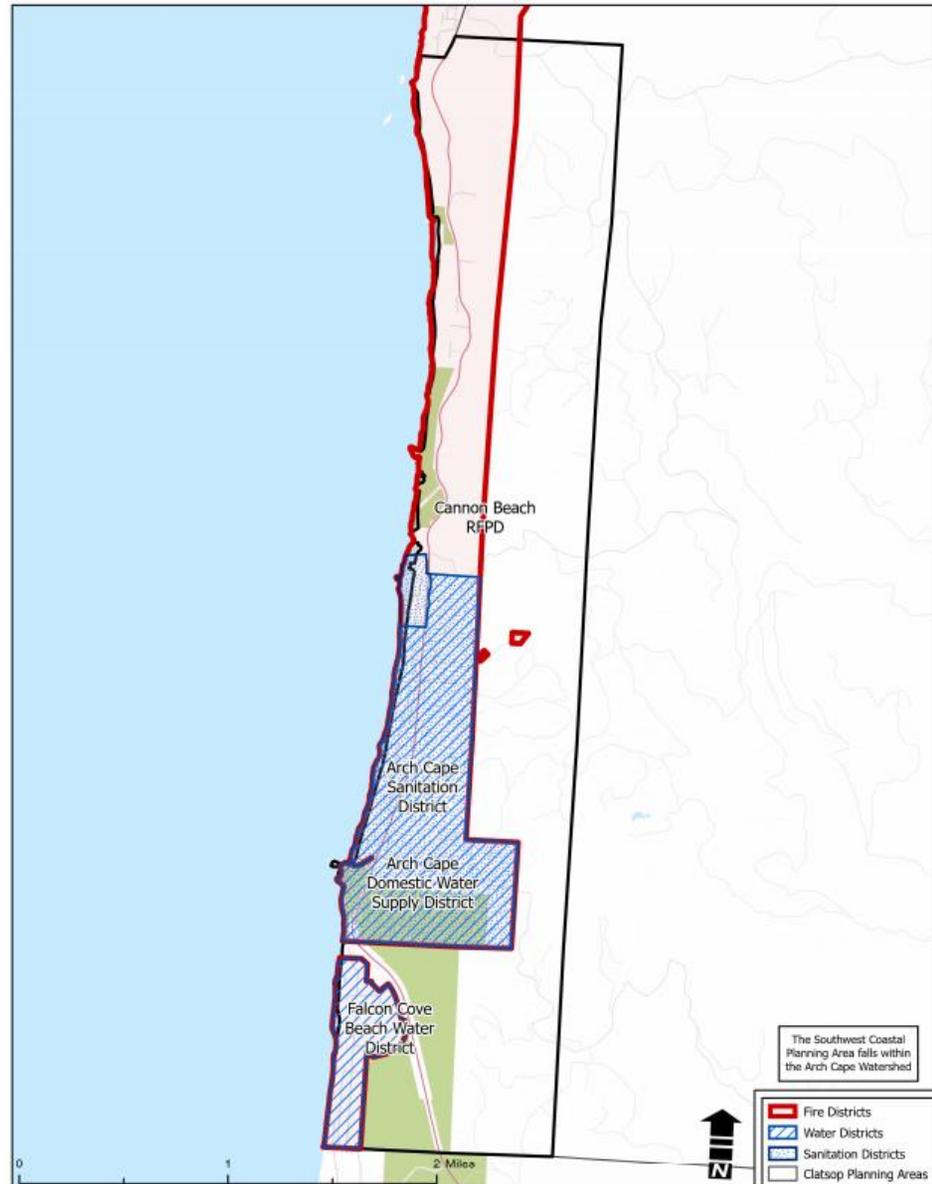
The Arch Cape Sewer Service District sewer system was completed in 1975. It is designed for a population of 1,150 persons with present population in the summer months being around 450 to 500 persons.

Water Systems

In the Southwest Coastal Planning Area there are several public water systems: Falcon Cove Beach Domestic Water Supply District, Arch Cape Water Service District, Cannon View Park, Inc., and several small, isolated shared systems.

Falcon Cove Beach Domestic Water Supply District has about 96 connections with a capacity of approximately 125 connections. At certain times of the year, they have had water supply problems for the present users.

The Arch Cape Domestic Water Supply District presently has-295 connections and the capacity, at this time, is 430. A second



Map 5: Public Facilities and Services

source was developed on Asbury Creek in 1999 to meet water demand during the driest months of the year.

Extensive upgrades were made to the distribution system in 2010, and the water treatment plant was completely upgraded with a brand-new membrane treatment system in 2014. Since 2017, The District has been determinedly working to acquire 1457 acres of forestland bordering the community for creation of a community forest and protected watershed.

Cannon View Park, Inc. has approximately 50 connections with a capacity of approximately 73. Ninety-five percent of the present connections are for vacation homes. Recent improvements to the system's new distribution lines and storage tank have addressed the system's supply and fire protection problems.

School

The Southwest Coastal Planning Area is within the Seaside School District #10. With predominant population consisting of either seasonal or retirement age, the anticipated growth in the planning area will not be a burden to the existing school facilities.

Fire Protection

Fire protection is provided by Cannon Beach Rural Fire Protection District which has ~~32~~20 volunteer firefighters, three engines and two brush trucks. With the station in Arch Cape and the replacement of the older pumper, the fire insurance rating in this area is 3 or 3x.

Police

Residents in this area receive police services provided by the County Sheriff and State Police. The Sheriff's Department patrols the area on an average of once a day.

Storm Drainage

At the present time, there are no formal storm drainage facilities in the south County area. All drainage flows into natural drainages or collects into low areas. The clay soils (marine terrace) form an impervious barrier to storm water, as well as septic tank effluent.

Transportation

There is a heavy reliance on the automobile in the area, in part due to the isolation from urban areas and the fact most residents and property owners have at least one vehicle. The area does not have adequate population to support a public transportation system.

Highway 101 is the only through street in and out of the area, with a 55 mph speed limit except around several curves where reduced speeds are advised. A passing lane in Arch Cape was removed by the Oregon Department of Transportation for safety reasons thanks to the efforts of community members and the local Community Club. More recently, the speed limit in Arch Cape was reduced to 50 mph in hopes of slowing traffic through this residential community.

In all of the communities within the region, existing roads are narrow with a mixture of gravel and oil mat surfaces and no sidewalks. Residents and visitors enjoy the rural feel of these roads, but they present problems for emergency vehicles, especially when vehicles are parked along them.

Many residents walk extensively for both transportation and pleasure. Walking on the beach is a major form of recreation for both residents and visitors. Residents seem quite content to walk the narrow “country lane” type streets, but are concerned about traffic safety when required to walk along or cross Highway 101. As the Arch Cape community develops on both sides of the highway, pedestrians must cross the busy highway to get to the beach, visit friends, and pick up their mail.

As of 2021, there are limited public transportation options available in the Southwest Coastal Planning Area. Tillamook County Transportation District operates a “NW Connector” service (Route 3) that goes to/from Cannon Beach three times a day and that can be “flagged” by a rider at the Arch Cape Deli (or other point along Highway 101 where there is a safe pullout for the transit bus). Once at Cannon Beach, a rider can connect with the Sunset Empire Transportation District Route 20 to/from Seaside (about 12 times/day) with a number of other possible onward bus connections from the Seaside Bus Depot. There is also a connection in Cannon Beach to a NorthWest Point bus to/from Portland (2 times/day), and a mini-van service exists for the elderly and disabled.



Map 6: Open Space, Parks, Recreation, Beach Access

Open Space, Historic, Recreation, Scenic and Natural Areas

The following discussion and policies are in addition to those found in the Comprehensive Plan, Goal 5 Open Space, Scenic and Historic Areas and Natural Resources, and Goal 8 Recreational Needs Elements. Sites inventoried in Map 6 are in addition to those inventoried in the Open Space and Recreational Needs Elements are local desires and are not to be construed as additional Goal site requirements.

The existence of the community at Arch Cape and other residential areas within the planning area is attributable, in large part, to the vast beach and areas of open space in the vicinity. Arch Cape and the surrounding area is a recreation area primarily, but one that is not dependent on tourism for support. It is an area that is above all residential. Map 6 shows the recreation, open space, historic, scenic and natural sites in the planning area.

In the planning area there are two State parks, Oswald West and Hug Point, which provide parking, beach access, and picnic facilities. There are also two wayside parks, one at Arcadia Beach and one across from Cannon View Park.

There are three bicycle routes which pass through the planning area, the Oregon Coast Bicycle Route, the TransAmerica Bicycle Trail, and the Northwest Oregon Loop Bicycle Route. All three routes follow U.S. Highway 101.

On January 22, 1975, the State Transportation Commission established the first stretch of the Oregon Coast Trail (OCT) from the Columbia River spit to Barview at the north end of Tillamook Bay. The route follows 5 miles of beach and comes across the Arch Cape Creek footbridge into Oswald West Park. The trail

climbs the headland and continues on toward Neahkanie Mountain and Tillamook Bay. The OCT continues south to the California border.

Arch Cape Creek constitutes one of the most important natural resources in the Southwest Coastal Planning Area. The creek is identified by the community as an extremely important natural area, scenic resource and wildlife habitat. Although it is not pristine or undeveloped, it is still highly valued by local residents. Other streams in the area that are considered valuable to the community are Asbury and Shark Creek, in Arch Cape, as well as Cedar Creek and Mason Creek, in Cove Beach.

There are several off-shore rocks in this planning area which are part of the Oregon Islands National Wildlife Refuge, managed by the U.S. Fish and Wildlife Service (USFWS). According to USFWS, the refuge includes 1,853 rocks, reefs, and islands and stretches from Tillamook Head near Seaside south to the California border. All of the rocks and islands of the refuge are designated National Wilderness Areas, with the exception of 1-acre Tillamook Rock. Most of Oregon's estimated 1.2 million nesting seabirds use Oregon Islands Refuge as a place to raise their young, and Oregon's seals and sea lions use the islands as a place to haul out and rest or to give birth to their pups.

The Southwest Coastal Planning Area also includes a portion of one of the five Oregon Marine Reserves, which are ocean areas dedicated to conservation and scientific research. The Cape Falcon Marine reserve extends 2-3 miles out from Oswald West State Park, south to Neahkahnie Beach. Rules within the Marine Reserve area include no ocean development and no take of animals or seaweeds. The shoreside area along the Cove Beach neighborhood is designated as a Marine Protected Area, which prohibits ocean development but does allow recreational hook and line fishing from the shore and any legal take, not otherwise restricted, above the low tide line.

There are two historic sites in this planning area, both in Arch Cape. One a wayside across from Cannon View Park which contains a replica of the cannon for which Cannon Beach was named, along with a sign giving the history of the cannons. The other is the site of an early post office established in the late 1800s when mail was carried south along the beach and around the headlands at low tide. The original cannon was for many years was displayed outside the post office.

There are two historic sites in this planning area, both in Arch Cape. One a wayside park containing a replica of a cannon from the U.S. gunboat "Shark", and the other is the site of an early post office established in the late 1800s. The cannon, for which Cannon Beach is named, was found by the Tillamook Indians shortly after the "Shark" was shipwrecked at the mouth of the Columbia in 1846, and for many years was displayed outside the post office. Two more cannons from the "Shark" were found on Arch Cape Beach in 2008. The first cannon is now on display at the Cannon Beach History Center, while the others are at the Columbia River Maritime Museum.

In 2021, the North Coast Land Conservancy acquired 3,500 acres of temperate rain forest land above Arch Cape, creating Oregon's own Rainforest Reserve. Together with the adjacent Oswald West State Park and Cape Falcon Marine Reserve, it helps forms a continuous 32-square-mile conservation corridor stretching from the summits of coastal-fronting mountains to the nearshore ocean. The Rainforest Reserve is North Coast Land Conservancy's largest habitat reserve and one of the largest privately conserved properties in western Oregon. It is the mountainous horizon line you see looking southbound from Astoria to Cannon Beach, or north from Rockaway Beach and Nehalem Bay. It is home to rare

plants and animals and forests of spruce and hemlock growing toward maturity, helping to combat the climate crisis by retaining and improving forest health and wildlife habitat and biodiversity.

As of 2022, the Arch Cape Domestic Water Supply District is working to secure the purchase of 1500 acres of forest land above Arch Cape. This land includes the watersheds for Arch Cape's water, and will provide clean water, stabilized water rates, and conservation and recreation opportunities. It will become part of the conservation corridor that includes Oswald West State Park, the Rainforest Reserve, and Cape Falcon Marine Reserve.

The areas within state ownership that should be provided further protection are:

Arch Cape intertidal area - potential need

Hug Point intertidal area - potential need

The marine organisms in these tidepools are vulnerable to collection by the thousands of visitors that pass through the area each year. Although they are regulated, limits are difficult to enforce. The diversity of these pools has been depleted considerably by the ability of each person to take multiple animals, especially in the case of starfish and other more desirable forms. An overabundance of other forms is created disrupting the balance of the tidepool community of organisms.

DEVELOPMENT PATTERNS

The development pattern of the Southwest Coastal Planning Area consists generally of small to medium-size residential lots within the Arch Cape and Cove Beach communities, with some limited commercial development in Arch Cape. Surrounding the residential areas is a mix of recreation land and public and private forestland. Development in the past has occurred mostly on the marine terrace landscape unit along the coast with the predominant use being housing.

The Course of Future Land Uses

The purpose of this section is to provide a guide for development, whether residential, commercial, or recreational development, allowing for a high quality of life in the community. Land use policies are intended to control the direction of growth in the area and provide a basis for implementation measures such as zoning or capital improvement programs.

The Plan recognizes the unique character of the Southwest Coastal Planning Area in that it is a place for people to reside and recreate in within a natural, scenic, and peaceful setting. The main thrust of the Plan is to maintain the natural beauty, neighborhood character, and livability of the area during growth and development. Map 7 (above) shows the Comprehensive Land Use Designations for the Southwest Coastal Planning area.

Being a beach community, the Southwest Coastal Community bears responsibility to acknowledge the need for beach



Map 7: Comprehensive Plan Land Use Designations

recreation for the people of the state and beyond. In response to this need this community should recognize this greater public need and provide such opportunities where possible.

Below are the definitions shown on the Comprehensive Plan Map for the Rural Service Area, Rural Lands, Rural Agricultural Lands, Forest Lands, Conservation Other Resources and Natural areas:

Rural Community Areas (Development)

Development areas are those 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.

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 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.

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 resources 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.

Forest Lands and Other Resources

These areas provide important resource or ecosystem support functions but because of their value for low-intensity recreation or sustained yield resource (e.g. forestry), 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.

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 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.

Natural

Natural areas are those which have not been significantly altered by man and which, in their natural state, perform resource support functions including those functions vital to estuarine or riparian ecosystems. Publicly owned fragile and ecologically valuable areas, especially watersheds and groundwater resource areas, are most likely to be designated as Natural. Natural areas identified by the Oregon Natural Heritage Program, as well as fish and wildlife areas and habitats identified by the Oregon Wildlife Commission, should be considered for Natural designation.

GOALS, OBJECTIVES AND POLICIES

LANDSCAPE UNITS

Water Bodies and Coastal and Stream Shorelands Goal

To conserve, protect, and where appropriate, develop the coastal and stream shorelands in the Southwest Coastal Planning area; and to conserve, protect, and where appropriate, develop the lands near and adjacent to water bodies in the Planning Area. The following policies are in addition to those found in the Estuarine Resources and Coastal Shorelands Element.

Water Bodies and Coastal and Stream Shorelands Policies

1. A vegetated buffer shall be provided along either side of Arch Cape Creek, Asbury Creek, Shark Creek, Cedar Creek, Austen Creek, and other creeks and drainage ways critical to local drinking water supply and erosion control in order to provide clean drinking water, protect riparian vegetation, prevent loss of property due to erosion, and protect the aesthetic value of the streams.
2. Clustered development, including open space or neighborhood park sites and wildlife corridors, should be encouraged for subdivisions or planned developments in the Southwest Coastal Planning Area.
3. Activities of the State Parks Division which pertain to the Southwest Coastal planning area shall be reviewed by the Community Development Department to ensure their compatibility with the community.
4. The Community Development Department is encouraged to coordinate with OPRD and local residents to develop a comprehensive beach access plan for the SW Coastal Planning Area which balances accessibility, safety, wildlife habitat, and coastal erosion.

Water Bodies and Coastal and Stream Shorelands Recommendations

1. Within the SW Coastal Planning Area, beach access points should be provided at the ends of platted streets, where feasible. Beach access points should be designed, constructed, and maintained to be accessible to persons with limited mobility. Creation of new access points, or improvement of existing access points in fragile, steep, or otherwise hazardous areas should be avoided.
2. Mapping of the drainage systems in the planning area is necessary and should be considered as a future project when funds become available.

Headlands and Points Policies

1. The Arch Cape headland represents an important scenic landmark for the community, the region and the State.
2. Encourage the State of Oregon to purchase the privately-owned portion of the Arch Cape headland as it is an important natural and scenic resource that should be permanently protected.
3. Encourage the inclusion of the Arch Cape Headland in the County's Goal 5 scenic resources inventory.

Wetlands Goal

Complete the Goal 5 process for wetlands in the Southwest Coastal Planning Area.

Wetlands Policies

1. Consider adopting the Arch Cape / Cove Beach Local Wetlands Inventory (2011) or funding an update of the LWI for adoption.
2. Adopt a local protection program for any lakes and wetlands in the Southwest Coastal region identified as significant, as defined in the Local Wetlands Inventory. Alternatively, consider implementing a Safe Harbor Ordinance.
3. The County is encouraged to work with property owners to explore opportunities to apply the LW Zone to further protect significant wetlands within the SW Coastal Planning Area.
4. Encourage State and County to prohibit filling the remaining wetlands in Arch Cape and Cove Beach.
5. Encourage County to establish setbacks to wetlands.

CRITICAL HAZARD AREAS

General Critical Hazards Policies

1. Property owners are encouraged to vacate or re-plat subdivision lots they own in areas of geologic hazards and steep slopes to create a development pattern that is more consistent with the natural and physical features of the land. The County is encouraged to find ways to support property owners in this process.

Coastal Armoring Policies

1. The Community Development Department is encouraged to work with DLCD and State Parks to establish a comprehensive beach armoring plan for each community within the Southwest Coastal Planning Area. The plan should also identify areas that should not be armored.
2. Shoreline protective devices such as seawalls, revetments or dikes should be evaluated for their impacts on adjacent property, visual impacts, impact on public access, and potential public costs. Beachfront protective devices should be evaluated, both those located east and west of the State Zone Line.

Wildfire Hazard Policies

1. Consider fire resilient building requirements in properties adjacent to forestland, as well as properties in forested areas within development zones within the Southwest Coastal Planning Area.

HOUSING

Housing Goal

To provide for a wide range of housing needs in the community. To maintain the current residential character of the community. To encourage development which blends with its rural setting and preserves natural resources to the maximum extent possible.

Housing Policies

1. Development standards for housing in the Southwest Coastal Planning Area should include clear and objective standards to preserve the natural landscape, trees, and existing native vegetation to the greatest extent possible.
2. Property owners are encouraged to re-plat subdivision lots where appropriate to establish a development pattern that better aligns with the existing topography, flood and geologic hazards, and sensitive natural areas such as wetlands.

3. Housing for low- and moderate-income persons should be encouraged in the Southwest Coastal Planning Area through agencies such as the Northwest Oregon Housing Association (NOHA), Farmers Home Administration (FHA), U.S. Department of Housing and Urban Development (HUD), and the State Housing Division.

PUBLIC FACILITIES

Public Facilities Goal

To provide public facilities and services capable of meeting existing and future needs at appropriate levels for the DEVELOPMENT, RURAL COMMUNITY and RURAL areas in the most cost-effective manner.

Public Facilities Recommendations

1. All the watersheds in the planning area should be more clearly defined and mapped.

TRANSPORTATION

Transportation Goal

To safely and efficiently meet the transportation needs of the regional communities while keeping their rural character. To improve safety for vehicles and pedestrians accessing Highway 101 within the Southwest Coastal Planning Area.

Transportation Policies

1. The Community Development Department is encouraged to study and plan for the use of platted, public rights-of-way within the SW Coastal Planning Area to enhance mobility for pedestrians and/or cyclists. When considering proposals to vacate platted, public rights-of-way, the Board of Commissioners is encouraged to examine the potential significance of the right-of-way as part of a network of pedestrian and/or bicycle routes within the SW Coastal Planning Area.

2. At the time County roads in Arch Cape are improved, speed controls such as speed limits or caution signs should be examined.
3. Establish a plan for bicycle and pedestrian pathways throughout Arch Cape, emphasizing safety and connectivity across Highway 101.
4. Encourage Oregon Department of Transportation to further reduce the speed limit though Arch Cape in order to improve safety for pedestrians. 30 mph is recommended.
5. The Community Development Department is encouraged to create a transportation plan for the east side of Arch Cape which identifies common frontage roads, limits access points onto Highway 101, facilitates building streets to minimize disturbance to the land, and turns rights-of-way that are not needed for motorized travel into bike paths or pedestrian trails.

OPEN SPACE, HISTORIC, RECREATION, SCENIC AND NATURAL AREAS

Open Space, Historic, Recreation, Scenic and Natural Areas Goal

To preserve the open space and recreation qualities of the riparian areas, wetlands, beaches, and the surrounding forest areas throughout the Southwest Coastal Planning Area.

Open Space, Historic, Recreation, Scenic and Natural Areas Policies

1. Activities of the State Parks Division which pertain to the Southwest Coastal Planning Area should be reviewed by the Community Development Department to ensure their compatibility with the community.
2. The Community Development Department is encouraged cooperate with the State Parks Division to retain the scenic values of the Oregon Coast Trail within the Southwest Coastal Planning Area.
3. Because of the limited access and land area at the mouth of Arch Cape Creek and the potential conflict with the adjacent residential neighborhoods, a regional park or recreation site in this vicinity is not desirable. Parks and recreation sites within such communities are intended to be neighborhood oriented, low impact in terms of traffic generation, and designed in a compatible manner with the surrounding environment.
4. Cove Beach Lake should be evaluated for protection under Goal 5 as a cultural and/or historic resource.

DEVELOPMENT PATTERNS

Growth Policies

1. Encourage the County to enact a Tree Removal Ordinance for the zones within the Southwest Coastal Planning Region which requires a Type I procedure, subject to a report from a certified arborist. Tree removal should be limited to necessity including safety hazard, storm damage, dying or dead tree, and to construct an approved structure or other development. Limits should be placed on the size of trees which may be removed for landscaping purposes and for access purposes.
2. Consider developing a tree preservation plan to protect native tree species within the Southwest Coastal Planning Area (western hemlock, Sitka spruce, western red cedar, coastal shore pine, red alder) by prohibiting removal of trees, except where regulated by the Oregon Forest Practices Act, without replacing them within the same community with an equal number of the same species.

Rural Community Areas (Development) Goals

1. To maintain the low density, residential character of the Southwest Coastal Planning Area. Through the use of clear and objective standards, encourage development which blends with its rural setting and preserves natural resources to the maximum extent possible.
2. To maintain high quality of residential development in keeping with the natural environment through the use of clear and objective design standards.
3. To encourage the use of natural features of the land, such as existing topography and vegetation.