

# YOUNGS RIVER LEWIS & CLARK WATER DISTRICT

34583 Hwy. 101 Business Astoria Or. 97103 Ph. 503-325-4330 Fax 503-338-6915

E-mail [Carl@yrlcoffice.org](mailto:Carl@yrlcoffice.org) [Lisa@yrlcoffice.org](mailto:Lisa@yrlcoffice.org)

To Whom It May Concern,

The Youngs River Lewis & Clark Water District has water services available for Taxlots 7919400 and 79181400. If there are any questions or concerns, please contact District office at 503.325.4330.

Thank you,

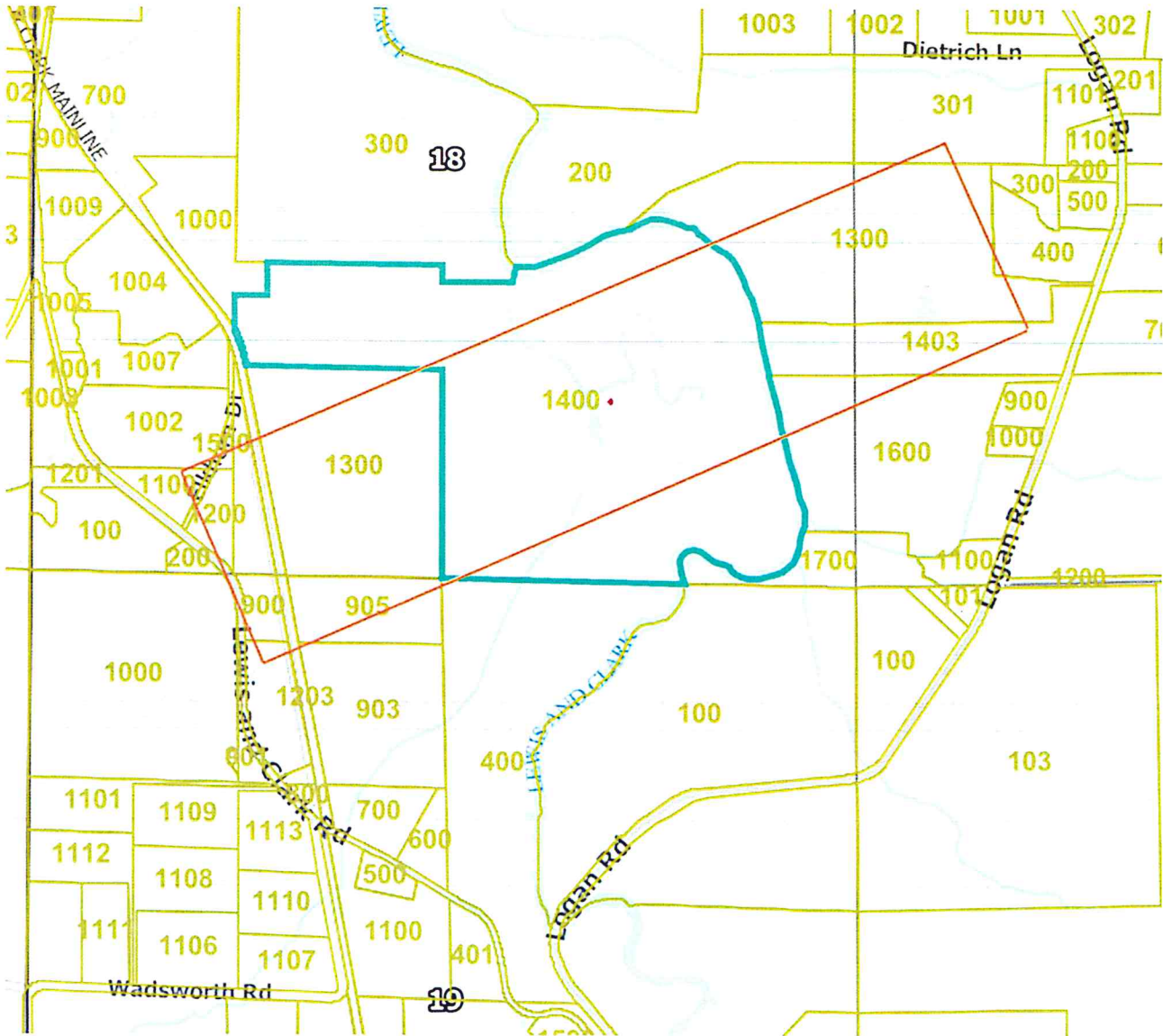
A handwritten signature in black ink, appearing to read "Carl Gifford", with a stylized flourish at the end.

Carl Gifford, Superintendent

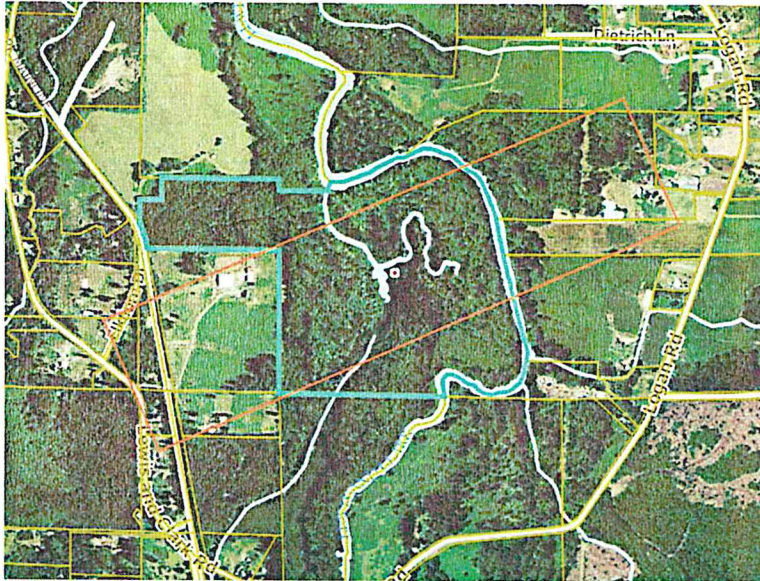
1/16/23

## Palmberg Tax Lot 1400 Template Test Analysis

Proposed Rectangle Alignment w/Centroid and Parcels Nos.:

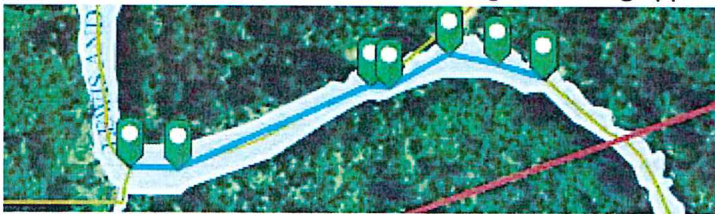


Template aligns WSW to ENE; alignment length of river channel =  $\geq 2,400$  ft.\*



Details:

A) North side of parcel, river channel length trending approx. WSW to ENE =  $\geq 1,200$  ft:



B) South side of parcel, river channel length trending approx. WSW to ENE, =  $\geq 1,200$ ft:



Total channel length =  $\geq 2,400$  ft.



Three required parcels with residences at least partially within the template rectangle:

Tax Lot	Address	Parcel Date	Dwelling Date
709190000900	89469 Lewis & Clark Rd	12/27/1979	1956
709180001100	89526 Elkhorn Rd	6/28/1935	1967
709170001300	89732 Logan Rd	11/22/1971	1973

709190000900/Meadows:



709190001000/Trevillian:



709170001300/Underhill:



↖ TL900: IS WITHIN  
TEMPLATE  
  
 ↖ TL1000: IS WITHIN  
TEMPLATE  
  
 TL1300:  
 ↖ COUNTY GIS DOESNT HAVE THIS  
LARGE OF AN AREA. DOES IT INCLUDE THE HOUSE?



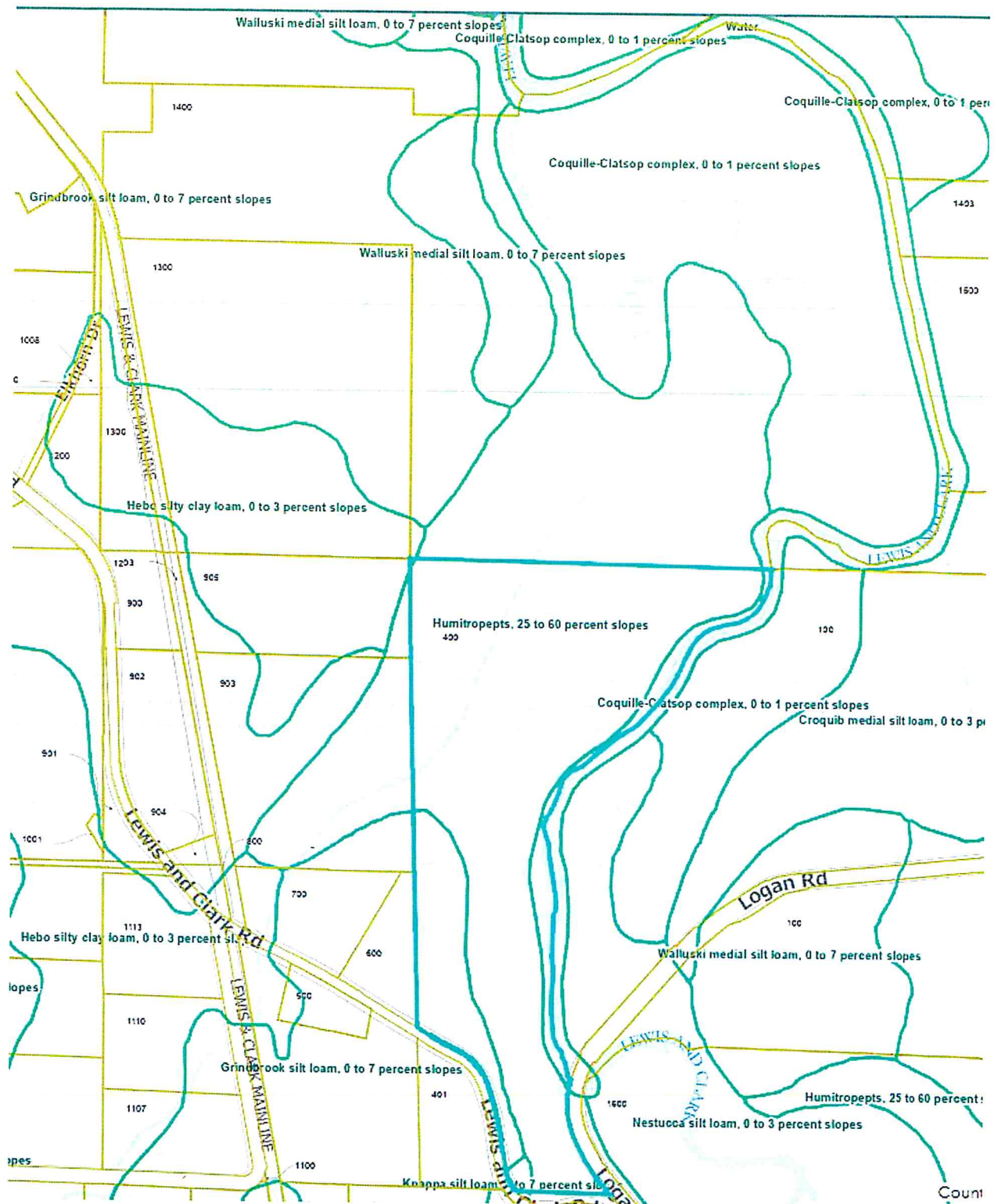
\* The proposed WSW to ENE alignment of the template rectangle aligns with  $\geq 2,400$  ft. of the river trending in that direction.

If the template rectangle is alternately aligned with the SSE to NNW section of the river, the alignment length of the river channel =  $\geq 2,100$  ft; hence the proposed orientation of the template rectangle is aligned with the river to the greatest extent feasible.

River channel aligned SSE to NNW =  $\geq 2,100$  ft.



# Palmberg Template Test Soil Survey Notes for TLs 709180001400 & 709190000400



#### TL 1400:

Coquille-Clatsop complex, 0-1 % slopes; Capability Classes VIw  
(Predominant, bulk/o wetlands+ on N, NE, E sides)

Grindbrook silt loam, 0-7% slopes ; Capability Classes IIIe & IVe  
(NW corner rectangular, extends south at PL corner)  
[Grindbrook & Humitropets = +/- 50% of soils]

Humitropepts, 25-60 % slopes; Capability Classes: VIe  
(< 50%/o S block; confirm corridor along W sd/o drainage)

Walluski medial silt loam, 0-7% slopes; Capability Classes IIe & IIIe  
(est 10% of soils, NW area, NW-SE corridor w/o drainage)

#### TL 400:

Capability Classes IIIe & IVe Capability Classes: VIe  
(Predominant, est. 75% of soils, all N ½ & >50% S ½)

Grindbrook silt loam, 0-7% slopes; Capability Classes IIIe & IVe  
(N & SE/o SW property corner on L&C Rd straight section)

#### Capability Classes:

*Capability classes*, the broadest groups, are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use.

Class VI soils have severe limitations that make them generally unsuitable for cultivation.

Class VII soils have very severe limitations that make them unsuitable for cultivation.

Class VIII soils and miscellaneous areas have limitations that nearly preclude their use for commercial crop production.

*Capability subclasses* are soil groups within one class. They are designated by adding a small letter, *e*, *w*, *s*, or *c*, to the class numeral, for example, IIe. The letter *e* shows that the main limitation is risk of erosion unless close-growing plant cover is maintained; *w* shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); *s* shows that the soil is limited mainly because it is shallow, droughty, or stony; and *c*, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class I there are no subclasses because the soils of this class have few limitations. Class V contains only the subclasses indicated by *w*, *s*, or *c* because the soils in class V are subject to little or no erosion. They have other limitations that restrict their use to pasture, rangeland, woodland, wildlife habitat, or recreation.



## Woodland Production:

about the management and productivity of the soils for those crops.

### Land Capability Classification

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The grouping does not take into account major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor does it consider possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations designed to show suitability and limitations of groups of soils for woodland, and for engineering purposes.

In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit. Only subclass is used in this survey (table 5). These levels are defined in the following paragraphs.

**Capability classes**, the broadest groups, are designated by Roman numerals I through VIII. The numerals indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class I soils have few limitations that restrict their use.

Class II soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class III soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class V soils are not likely to erode but have other limitations, impractical to remove, that limit their use.

Class VI soils have severe limitations that make them generally unsuitable for cultivation.

Class VII soils have very severe limitations that make them unsuitable for cultivation.

Class VIII soils and miscellaneous areas have limitations that nearly preclude their use for commercial crop production.

**Capability subclasses** are soil groups within one class. They are designated by adding a small letter, e, w, s, or c, to the class numeral, for example, IIe. The letter e shows that the main limitation is risk of erosion unless close-growing plant cover is maintained; w shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); s shows that the soil is limited mainly because it is shallow, droughty, or stony; and c, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class I there are no subclasses because the soils of this class have few limitations. Class V contains only the subclasses indicated by w, s, or c because the soils in class V are subject to little or no erosion. They have other limitations that restrict their use to pasture, rangeland, woodland, wildlife habitat, or recreation.

## Woodland Management and Productivity

By James F. McClintock, forester, Soil Conservation Service.

Clatsop County is recognized as a major timber growing area in North America. The potential productivity is high because of the favorable climate, fertile soils, and well suited timber species.

Eighty-two percent of Clatsop County is classified as commercial forest land. Sixty-eight percent of the commercial forest land is privately owned. The rest is publicly owned, mainly by the state, county, and municipality.

The town of Astoria is a major center for the forest products industry on the north coast of Oregon. This is due in part to the presence of an excellent deep-water port that makes possible the export of raw logs and finished lumber to both foreign and domestic markets.

The county has several large sawmills that produce lumber, plywood, veneer, and wood chips suitable for pulp. Wood chips suitable for both high-grade and low-grade paper products are shipped to paper mills outside the county, both domestic and foreign. There are several smaller sawmills and a few specialty mills that produce products such as shakes from western redcedar.

The primary coniferous species are western hemlock, Douglas-fir, and Sitka spruce (fig. 13). The primary hardwood species are red alder and bigleaf maple, which grow best in the inland areas.

The State Department of Forestry and local fire districts provide fire protection services. The increasing population and recreational activities in the county make accidental fires a constant threat, especially during dry periods in summer.

Western hemlock is susceptible to several trunk, butt, and root rots. It is also attacked by the hemlock looper (*Lambdina fuscicornis*), which is the most serious threat of damage by insects. The Douglas-fir beetle (*Dendroctonus pseudotsugae*) is the principal insect that attacks Douglas-fir. Laminated root rot (*Phytophthora weirii*) is the most serious fungus enemy of Douglas-fir. The Sitka spruce weevil (*Dissodius sitchensis*) kills the terminal shoots of spruce, and the spruce aphid (*Aphis abietina*) causes the greatest amount of damage to Sitka spruce. Other diseases and insects may be serious threats in individual stands of trees. The amount of damage varies from year to year.

In winter, ice and snow damage to the tops of trees at higher elevations reduces yields and the quality of timber, especially Douglas-fir trees. This damage results

competition. Generally, brush invades less as elevation increases. The key to predicting brush competition problems commonly is the quantity and proximity of seed sources of undesirable plants. Moderate and severe ratings indicate the need for careful and thorough postharvest cleanup in preparation for reforestation and the possibility of mechanically or chemically treating brush to retard the growth and allow seedlings to develop.

The potential productivity of important trees on a soil is expressed as a site index. This index is determined by taking height and age measurements on selected trees within stands of a given species. The procedure and technique for doing this is given in the site index tables used for the Clatsop County Soil Survey (4, 8, 9, 10, 20). The site index applies to fully stocked, even-aged, unmanaged stands growing on a particular soil. The greatest timber yields, commonly expressed in board-feet or cubic feet per acre, can be expected from soil map units with the highest site indexes. Site index values can be converted into estimated yields at various ages by carefully using the appropriate "yield" tables (4, 9, 10). Important trees are listed in the same order as that of their general occurrence as observed on the map unit. Usually only one or two tree species predominate.

*Trees to plant* are those that are used for reforestation or, if suitable conditions exist, natural regeneration. Species listed are suited to the soils and will produce a commercial wood crop. Desired product, topographic position, and personal preference are three factors of many that can influence the choice of trees to use for reforestation.

Western Oregon Land	
Productivity Class	Site Class
FA	I+, I, I-
FB	II+, II
FC	II-, III+
FD	III
FE	III-, IV+
FF	IV, IV-
FG	V
FX	Below site V



The principal forest cover type in the county is the Sitka spruce-western hemlock type, which is associated with the Pacific coast fog belt.

The other dominant forest cover type is the western hemlock-Pacific Douglas-fir type, which typically has small amounts of western redcedar. A small, distinctive area along the coast supports the shore pine cover type. This type is the result of large-scale plantings done in conjunction with dune and beach stabilization projects.

The majority of the forest land in the county does not provide suitable forage for livestock grazing but does provide forage for many species of wildlife. Elk and deer use the forage in recently harvested areas, and they use the dense stands of timber for cover.

Soils vary in their ability to produce trees. Depth, fertility, texture, and the available water capacity influence tree growth. Elevation, aspect, soils, and climate determine the kinds of trees that can be expected to grow on any site. Available water capacity and the depth of the root zone are of major importance. Elevation and aspect are of particular importance in mountainous areas. The forested soils in the survey area range from shallow to very deep, from nongravelly to extremely gravelly, and from fine textured to coarse textured. Because of differences among the soils, as well as differences in climate, topography, and geology, the forests vary in composition and productivity.

Soil surveys are important to forest land managers as they seek ways to increase the productivity of forest land. Some soils respond better to fertilizer than do others, some are more susceptible to landsliding and erosion after roads are built and timber is harvested, and some require special effort when harvesting timber and reforestation. The description of each map unit in this survey suitable for producing timber presents information concerning forest land productivity and limitations for harvesting timber and names common forest understory plants. Table 6 summarizes the forestry information given in the detailed map unit descriptions. The soils are rated for a number of factors to be considered in management. In table 6, *slight*, *moderate*, and *severe* indicate the degree of the major soil limitations to be considered in management.

*Equipment limitations* ratings refer to the limits placed upon the use of equipment, year-round or seasonally, as a result of soil characteristics. A rating of *slight* indicates that use of equipment is not normally restricted in kind or time of year because of soil factors; *moderate* indicates a seasonal limitation (usually less than 4 months) because of soil wetness, a fluctuating water table, susceptibility to compaction, or some other factor, and *severe* indicates a seasonal limitation, a need for special equipment (such as a cable-yarding logging system), or a hazard in the use of equipment. Steepness of slope, wetness, and susceptibility of the soil to compaction are the main factors that cause equipment limitations. As slope gradient and length increase, it becomes more

difficult to use wheeled equipment. Where slopes are even steeper, tracked equipment cannot be operated safely and more sophisticated systems must be used. Soil wetness, especially in combination with fine soil texture, can severely limit the use of equipment, making harvesting practical only during dry periods.

*Seeding mortality* ratings refer to the probability of mortality of naturally occurring or planted tree seedlings as influenced by kinds of soil or topography. Plant competition is not considered in this rating. The ratings apply to seedlings from good stock that is planted properly during a period of sufficient soil moisture. *Slight* indicates that no problem is expected under usual conditions, *moderate* indicates that some problems of mortality can be expected and that extra precautions are advisable, and *severe* indicates that mortality will be high and extra precautions are essential for successful reforestation. Wetness of the soil, droughtiness of the surface layer (especially on south- and southwest-facing side slopes), or position on ridgetops account for seeding mortality problems. To offset these limitations, larger than usual planting stock, special site preparation, surface drainage, or reinforcement plantings may be needed.

Ratings of *windthrow hazard* consider the soil characteristics that affect the development of tree roots and the ability of the soil to hold trees firmly. A rating of *slight* indicates that trees normally are not blown down by wind (strong winds may break trees but not uproot them); *moderate* indicates that an occasional tree may blow down during periods of excessive wetness combined with strong winds; and *severe* indicates that many trees may be expected to be blown down during periods of soil wetness and moderate or strong winds.

Restricted rooting depth as a result of a high water table, underlying bedrock, an impervious layer, and poor anchoring of roots because the surface layer and subsoil are loose makes trees more subject to windthrow or tipover. *Moderate* and *severe* ratings indicate the need for more care in thinning the edges of timber stands, a plan calling for periodic salvage of windthrown trees, and an adequate road and trail system to allow for salvage operations.

Ratings of *plant competition* refer to the likelihood of invasion of brushy plants when openings are made in the tree canopy. A rating of *slight* indicates that unwanted brushy plants are not likely to delay the establishment of natural reforestation and that planted seedlings have good prospects for development without undue competition; *moderate* indicates that competition can be expected to reduce the establishment of natural or planted seedlings in the absence of intensive site preparation and maintenance; and *severe* indicates that competition can be expected to prevent establishment of adequate natural or planted seedlings unless intensive site preparation and maintenance are provided. Favorable climate and productive soils encourage plant



- slightly plastic; weakly smeary; many very fine irregular pores; many fine and medium roots; 10 percent gravel; strongly acid; clear wavy boundary.
- Bw1—17 to 32 inches; brown (7.5YR 4/4) silt loam, light yellowish brown (10YR 6/4) dry; moderate fine and very fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; weakly smeary; common fine and medium roots; many very fine tubular pores; 5 percent gravel; very strongly acid; gradual wavy boundary.
- Bw2—32 to 46 inches; dark yellowish brown (10YR 4/4) silt loam, very pale brown (10YR 7/4) dry; moderate medium subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; weakly smeary; few fine roots; many very fine tubular pores; 5 percent gravel; very strongly acid; clear wavy boundary.
- 2BC—46 to 60 inches; dark yellowish brown (10YR 4/4) very gravelly loam, very pale brown (10YR 7/4) dry; weak fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; few fine roots; many very fine tubular pores; 35 percent gravel and 10 percent cobbles; very strongly acid.

The mean annual soil temperature is 47 to 51 degrees F.

The A horizon has hue of 5YR, 7.5YR, or 10YR, value of 2 or 3 when moist and 4 or 5 when dry, and chroma of 2 or 3 when moist and 2 to 4 when dry. The content of clay is 15 to 20 percent, and the content of gravel is 0 to 15 percent.

The Bw horizon has hue of 10YR, 7.5YR, or 5YR, value of 3 or 4 when moist and 5 or 6 when dry, and chroma of 4 to 6 when moist or dry. The content of clay is 18 to 30 percent. The content of rock fragments range from 5 to 35 percent, of which 5 to 30 percent is gravel and 0 to 5 percent is cobbles.

The 2BC horizon has hue of 10YR or 7.5YR, value of 4 or 5 when moist and 5 to 7 when dry, and chroma of 4 or 5 when moist or dry. The content of clay is 15 to 25 percent. The content of rock fragments range from 35 to 60 percent, of which 30 to 50 percent is gravel and 0 to 10 percent is cobbles.

### Humitropepts

Humitropepts are moderately deep to very deep, somewhat poorly drained to well drained soils on terraces and terrace escarpments. These soils formed in alluvium and in mixed colluvium and alluvium. Slopes are 0 to 60 percent. The mean annual precipitation is 70 to 100 inches. The mean annual air temperature is 48 to 52 degrees F.

Reference pedon of Humitropepts, 25 to 60 percent slopes, in an area of woodland, about 50 feet northeast of road, in the SW1/4SE1/4SW1/4NE1/4 of sec. 13, T.

O—1 inch to 0; needles, twigs, leaves, and roots.

A—0 to 4 inches; very dark brown (10YR 2/2) silt loam, dark grayish brown (10YR 4/2) dry; moderate very fine granular structure; slightly hard, friable, slightly sticky and slightly plastic; many very fine roots; many fine irregular pores; 5 percent hard gravel; extremely acid; clear wavy boundary.

AB—4 to 17 inches; very dark grayish brown (10YR 3/2) gravelly silt loam, brown (10YR 5/3) dry; moderate very fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many very fine roots; many fine irregular pores; 25 percent gravel and 5 percent cobbles; very strongly acid; clear wavy boundary.

Bw—17 to 24 inches; dark yellowish brown (10YR 4/4) extremely gravelly loam, yellowish brown (10YR 5/4) dry; moderate fine and very fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; common fine roots; common fine irregular pores; 50 percent gravel and 15 percent cobbles; extremely acid; gradual wavy boundary.

C—24 to 36 inches; dark yellowish brown (10YR 3/4) extremely gravelly clay loam, yellowish brown (10YR 5/4) dry; massive; slightly hard, friable, slightly sticky and slightly plastic; few fine roots; moderate fine irregular pores; 45 percent gravel and 25 percent cobbles; extremely acid; abrupt wavy boundary.

Cr—36 inches; weathered siltstone.

The mean annual soil temperature is 49 to 53 degrees F. The difference between the mean summer and mean winter soil temperature is less than 9 degrees. The umbric epipedon is 10 to 20 inches thick. Depth to bedrock is 20 inches or more. Bedrock consists of sedimentary rock or volcanic rock.

The A horizon is loam or silt loam and is 0 to 50 percent rock fragments.

The B horizon is loam, silt loam, or silty clay loam and is 0 to 70 percent rock fragments.

The C horizon is sandy loam, loam, silt loam, clay loam, or silty clay loam and is 0 to 85 percent rock fragments.

### Kilchis Series

The Kilchis series consists of shallow, well drained soils on mountainsides. These soils formed in mixed colluvium. Slopes are 60 to 90 percent. The mean annual precipitation is 60 to 90 inches. The mean annual air temperature is 45 to 50 degrees F.

Typical pedon of a Kilchis very gravelly loam in an area of Kilchis-Rock outcrop complex, 80 to 90 percent slopes, in an area of woodland, above old spur off Spruce Run South Road, in the NW1/4SE1/4 of sec. 19, T. 4 N., R. 7 W., Willamette Meridian:

Typical pedon of Waldport fine sand, 3 to 15 percent slopes, in an area of grassland, north of Del Mar Beach Road and west of Neacode Creek, in the NE1/4NE 1/4 of sec. 33, T. 7 N., R. 10 W., Willamette Meridian:

- A1—0 to 3 inches; very dark brown (10YR 2/2) fine sand, grayish brown (10YR 5/2) and light gray (10YR 7/1) dry; weak fine subangular blocky structure; very friable, nonslicky and nonplastic; many very fine, fine, and medium roots; many fine irregular pores; very strongly acid; clear wavy boundary.
- A2—3 to 5 inches; dark brown (10YR 3/3) fine sand, pale brown (10YR 6/3) dry; single grain; loose; many very fine, fine, and medium roots; many fine irregular pores; strongly acid; clear wavy boundary.
- C1—5 to 15 inches; pale brown (10YR 6/3) fine sand, light gray (10YR 7/2) dry; single grain; loose; many very fine, fine, and medium roots; many fine irregular pores; strongly acid; gradual smooth boundary.
- C2—15 to 60 inches; light brownish gray (10YR 6/2) fine sand, light gray (10YR 7/1) dry; single grain; loose; common fine roots; many fine irregular pores; medium acid.

The mean annual soil temperature is 49 to 53 degrees F. The difference between the mean summer and mean winter soil temperature is less than 9 degrees.

The A horizon has hue of 10YR or 2.5Y, value of 2 or 3 when moist and 5 or 6 when dry, and chroma of 2 or 3 when moist and 1 to 3 when dry. The content of clay is 1 to 5 percent.

The C horizon has hue of 10YR, 2.5Y, or 5Y, value of 3 to 6 when moist and 6 or 7 when dry, and chroma of 2 or 3 when moist and 1 or 2 when dry. The content of clay is 1 to 5 percent.

#### Walluski Series

The Walluski series consists of very deep, moderately well drained soils on terraces. These soils formed in silty alluvium. Slopes are 0 to 20 percent. The mean annual precipitation is 70 to 100 inches. The mean annual air temperature is 48 to 52 degrees F.

Typical pedon of Walluski silt loam, 0 to 7 percent slopes, in a wooded area, about 500 feet west of Lewis and Clark Road, in the SW1/4SW1/4NW1/4 of sec. 17, T. 7 N., R. 9 W., Willamette Meridian:

- O—1 inch to 0; loose litter of needles, twigs, leaves, and moss.
- A1—0 to 7 inches; very dark grayish brown (10YR 3/2) silt loam, dark grayish brown (10YR 4/2) dry; moderate medium granular structure; slightly hard, friable, slightly sticky and slightly plastic; many very fine, fine, and medium roots; many medium and fine irregular pores; extremely acid; clear wavy boundary.

AB—7 to 14 inches; very dark grayish brown (10YR 3/2) silt loam, brown (10YR 5/2) dry; moderate fine subangular blocky structure; slightly hard, friable, slightly sticky and slightly plastic; many very fine and fine roots; many very fine tubular pores; extremely acid; gradual wavy boundary.

Bw1—14 to 21 inches; dark brown (10YR 4/3) silt loam, pale brown (10YR 6/3) dry; moderate fine and medium subangular blocky structure; hard, friable, sticky and slightly plastic; many fine and medium roots; common very fine tubular pores; extremely acid; clear wavy boundary.

Bw2—21 to 31 inches; dark yellowish brown (10YR 4/4) silty clay loam, light yellowish brown (10YR 6/4) dry; common fine distinct strong brown (7.5YR 5/6) mottles; moderate medium subangular blocky structure; hard, firm, sticky and plastic; few fine and medium roots; common fine and very fine tubular pores; extremely acid; clear wavy boundary.

Bw3—31 to 47 inches; yellowish brown (10YR 5/4) silty clay loam, light yellowish brown (10YR 6/4) dry; many fine and medium distinct light gray (10YR 6/1) mottles and many medium prominent strong brown (7.5YR 5/6, 5/8) mottles; moderate fine prismatic structure; hard, firm, sticky and plastic; few fine and medium roots; common very fine tubular pores; extremely acid; clear wavy boundary.

2BC—47 to 60 inches; light brownish gray (2.5Y 6/2) silty clay loam, light gray (10YR 7/1) dry; many medium and coarse distinct gray (10YR 5/1) stains and many fine and medium prominent yellowish red (5YR 5/6) and yellowish brown (10YR 6/8) mottles; weak medium subangular blocky structure; very hard, firm, sticky and plastic; few fine roots; few very fine tubular pores; extremely acid.

The mean annual soil temperature is 49 to 53 degrees F. The difference between the mean summer and mean winter soil temperature is less than 9 degrees. Depth to mottles is 20 to 40 inches.

The A horizon has hue of 10YR or 7.5YR, value of 2 or 3 when moist and 4 or 5 when dry, and chroma of 2 or 3 when moist or dry. The content of clay is 18 to 27 percent.





The Bw horizon has hue of 10YR or 7.5YR, value of 4 or 5 when moist and 5 or 6 when dry, and chroma of 3 or 4 when moist or dry. The content of clay is 22 to 35 percent. Chroma of 2 or less when moist is below a depth of 30 inches.

The 2BC horizon has hue of 10YR or 2.5Y, value of 5 or 6 when moist and 6 or 7 when dry, and chroma of 1 or 2 when moist or dry. The content of clay is 27 to 45 percent.

Account 15873

[Property Details](#) [Improvements](#) [Assessments](#) [Sales History](#) [Taxes](#) [Payments](#) [Documents](#)

General Information

Account ID	 15873
Tax Map Key	 <a href="#">709180001400</a>
Size in Acres	 109.14
Property Type	 Real Property Forest Vacant Designated Forest Land

Owner Information

Owner Name	 <a href="#">Palmberg Jason W</a>
Mailing Address	 P.O. Box 173 Astoria OR 97103
	<a href="#">→ Request Change of Address</a>
	<a href="#">→ Sign up for e-Statements</a>

Year Built	Sq Ft	Type	Stories
No improvements found			

Floor Type	Sq Ft	Bedrooms	Bathrooms
No improvement details found			



Tax Year	Total Billed	Interest	Total Due
<a href="#">2022</a>	\$906.12	\$0.00	\$0.00
<a href="#">2021</a>	\$849.22	\$0.00	\$0.00
<a href="#">2020</a>	\$812.53	\$0.00	\$0.00
<a href="#">2019</a>	\$803.55	\$0.00	\$0.00
<a href="#">2018</a>	\$744.95	\$0.00	\$0.00
<a href="#">2017</a>	\$714.87	\$0.00	\$0.00
<a href="#">2016</a>	\$674.57	\$0.00	\$0.00
<a href="#">2015</a>	\$666.10	\$0.00	\$0.00
<a href="#">2014</a>	\$638.53	\$0.00	\$0.00
<a href="#">2013</a>	\$618.65	\$0.00	\$0.00
<a href="#">2012</a>	\$597.39	\$0.00	\$0.00
<a href="#">2011</a>	\$591.99	\$0.00	\$0.00
<a href="#">2010</a>	\$570.74	\$0.00	\$0.00
<a href="#">2009</a>	\$553.76	\$0.00	\$0.00
<a href="#">2008</a>	\$542.05	\$0.00	\$0.00
<a href="#">2007</a>	\$518.53	\$0.00	\$0.00
<a href="#">2006</a>	\$505.60	\$0.00	\$0.00
<a href="#">2005</a>	\$461.43	\$0.00	\$0.00
2004	\$467.99	\$0.00	\$0.00
2003	\$201.77	\$0.00	\$0.00
2002	\$186.05	\$0.00	\$0.00
2001	\$199.35	\$0.00	\$0.00
2000	\$194.63	\$0.00	\$0.00
1999	\$153.20	\$0.00	\$0.00
1998	\$154.29	\$0.00	\$0.00

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### Total Taxes Due as of March 8, 2023

Current Year Due	\$0.00
Past Year Due	\$0.00
<b>Total Due</b>	<b>\$0.00</b>

By clicking "Pay Your Bill" below, you agree that you have read our [Important Notes](#) regarding fees.

[Pay Your Bill](#)

Send to:  
Hillary Foote?  
Tangent Line - Aug. of the curv

## Jason Pollack

**From:** Dean N. Alterman <Dean@alterman.law>  
**Sent:** Wednesday, April 26, 2023 4:47 PM  
**To:** Jason Pollack  
**Cc:** Jason Palmberg; caplingerwill@gmail.com  
**Subject:** FW: Template Test - Tax Lot 1400 (23-000089) - application of Jason Palmberg  
**Attachments:** Palmberg 1400 Template Test analysisFINAL DRAFT.pdf  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason,

Jason Palmberg forwarded to me your April 18 message to about how to apply the template test for Tax Lot 1400. The property borders the Lewis & Clark River on three sides. As it is more than 60 acres in area, ORS 215.750(7) and the county code section that implements ORS 215.750(7) both require Mr. Palmberg to use the oblong 160-acre template instead of the square 160-acre template to identify the lots or parcels and the existing dwellings that will qualify his property. I understand the only significant question to be whether the oblong template is aligned with the river "to the maximum extent possible" if it is (a) generally parallel to the middle of those courses, which is the longest single abutting course of the river, or is (b) generally parallel to the other two courses, which together are longer than the middle course.

As far as I can tell, neither LUBA nor the court of appeals has ruled on what the phrase "to the maximum extent possible, aligned with the road or stream" means. Mr. Palmberg and I suggest that the phrase carries two requirements:

1. Because the beginning of ORS 215.750(7)(a) refers to tracts that abut a stream, the only relevant sides of the tract are the portions that abut the stream. The directions in which the stream runs before it gets to the tract or after it leaves the tract don't matter – what matters is only the portion next to the tract.
2. The template is aligned with the stream "to the maximum extent possible" if its alignment is parallel to more of the abutting portion of the stream than in any other alignment, that is, an alignment that is parallel to 2,400 feet of the abutting stream outranks an alignment that is parallel to only 2,100 feet of the abutting stream. I've attached Will Caplinger's analysis and measurement of the river frontage.

Under those two restrictions, Mr. Palmberg's proposed template is consistent with the statute and with county code, under the purely objective standard of measuring the stream frontage and aligning the template to be in line with as much of the frontage as possible.

This is consistent with what I think is a purpose of the requirement, which is that the template should cross the stream as few times as possible. The proposed template boundary crosses the river only twice; a northwest-southeast alignment would cross the river either four or six times.



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Sincerely,

Dean



**ALTERMAN**  
LAW GROUP

---

**DEAN N. ALTERMAN**  
ATTORNEY

D: (503) 517-8201 | O: (503) 517-8200 | F: (503) 517-8204  
E: [dean@alterman.law](mailto:dean@alterman.law)

805 SW Broadway, Suite 1580  
Portland, Oregon 97205  
[www.Alterman.Law](http://www.Alterman.Law)

---

From: Jason Palmberg <[jwpalmberg@yahoo.com](mailto:jwpalmberg@yahoo.com)>

Sent: Friday, April 21, 2023 3:35 AM

To: Will Caplinger <[caplingerwill@gmail.com](mailto:caplingerwill@gmail.com)>; Dean N. Alterman <[dean@alterman.law](mailto:dean@alterman.law)>

Subject: Fw: Template Test - Tax Lot 1400 (23-000089)



# **Exhibit 2:**

## Public Notice



# Clatsop County

## Community Development – Planning

800 Exchange St., Suite 100  
Astoria, OR 97103  
(503) 325-8611 phone  
(503) 338-3606 fax  
[www.co.clatsop.or.us](http://www.co.clatsop.or.us)

### **PUBLIC NOTICE**

#### **TEMPLATE TEST**

#### **CONDITIONAL USE PERMIT APPLICATION**

#### **#186-23-000089-PLNG**

**COMMENT PERIOD ENDS:**  
**SEND COMMENTS TO:**

**4:00 p.m. Friday, March 31, 2023**

Community Development Department  
800 Exchange Street, Suite 100  
Astoria, Oregon 97103  
Jason Pollack, Planner

**CONTACT PERSON:**

*You are receiving this notice because you own property within 750 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.*

NOTICE IS HEREBY GIVEN that Clatsop County's Community Development Department, Land Use Planning Division has received the application described in this letter. Pursuant to *Section 2.1020* of the Clatsop County Land and Water Development and Use Code (LAWDUC), the Department Director has the authority to approve the request in accordance with the requirements as depicted in the County Ordinance 20-03.

Jason Palmberg submitted an application to construct a single-family dwelling on property under his ownership in unincorporated Clatsop County east of Lewis & Clark Road, approximately eight miles south of Astoria. The subject property is identified as Township 7N, Range 09W, Section 18, Tax Lot 1400, an approximately 109.14-acre parcel split zoned Agriculture-Forestry Zone (AF) and Aquatic Conservation Two Zone (AC-2). Additionally, the parcel is within the Shoreland Overlay District (SO) and the parcel includes Statewide Wetlands Inventory (SWI) mapped wetlands. The parcel has a section of Floodplain (FHO), including Floodway and the 100-year zone. The proposed site for the dwelling is not within the floodplain. A single-family dwelling can be permitted in the AF Zone under a Type II conditional use procedure per LAWDUC Section 4.3400, subject to applicable review criteria and development standards (listed below). **See reverse side for vicinity map.**

All interested persons are invited to submit written comments relevant to the proposed development and applicable standards to the Clatsop County Community Development Department (address above). Written comments may also be sent via FAX to [503-338-3606](tel:5033383606), or email to [comdev@clatsopcounty.gov](mailto:comdev@clatsopcounty.gov). Written comments must be received in this office no later than **4:00 p.m. on Friday, March 31, 2023**, in order to be considered in the review. Planning representative for the application is Jason Pollack, Planner, (503) 325-8611 or [jpollack@clatsopcounty.gov](mailto:jpollack@clatsopcounty.gov)

If written objections are received regarding how the request fails to meet the standards of the zone or other ordinance requirements on or before the date above, the Community Development Director may place the request on the next appropriate Planning Commission agenda for review. Failure to raise an issue in person or by letter precludes appeal; and in raising an issue, the relevant Zoning Ordinance or Comprehensive Plan criterion to which the issue is directed must be specified. The following criteria apply to the request:

**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Mailing Date: Tuesday, March 21, 2023

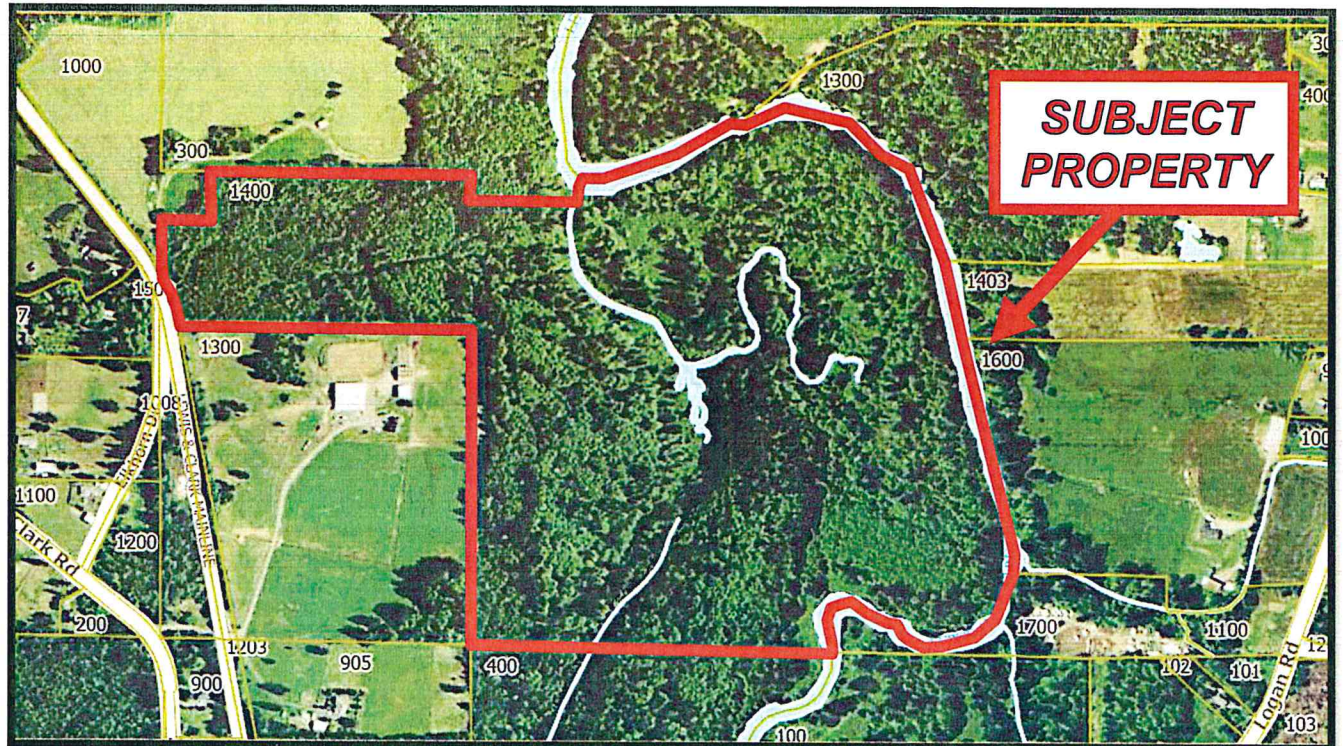


**Land and Water Development and Use Code 20-03 (LAWDUC):** 1.0500 Definitions; 2.1020 Type II procedure; 2.2040 Mailed Notice for a Type II Procedure; 2.2050 Procedure for Mailed Notice; 2.4000 Conditional Development and Use; 2.9400 Site Plan Review; 3.9180 Forest Zone Standards; 3.9550 Vehicle Access Control and Circulation; Section 3.9800 Transportation Improvements and Road Standard Specifications; 4.3400 Agriculture-Forestry Zone (AF); 4.3700 Aquatic Conservation Two Zone (AC-2); 5.1000 Flood Hazards Overlay District (FHO); 5.4100 Shoreland Overlay District (SO).

**Clatsop County Comprehensive Plan:** Goal 1 Citizen Involvement; Goal 2 Land Use Planning; Goal 4 Forest Lands; Goal 6 Air, Water, and Land Quality; Goal 7 Areas Subject to Natural Disasters and Hazards; Goal 11 Public Facilities and Services; *Lewis & Clark Community Plan*

All documents listed above are available for review at the Clatsop County Community Development Department office, 800 Exchange Street, Suite 100, Astoria, Oregon, and on-line at the county's website, [www.clatsopcounty.gov](http://www.clatsopcounty.gov).

**SUBJECT PROPERTY:**



*2018 Aerial Photo*

A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 7:30-4:00) at no cost and copies will be provided at reasonable cost. Electronic copies can also be viewed at <https://aca-oregon.accela.com/oregon/>



OWNER_LINE	OWNER_LL_1	STREET_ADD	CITY STATE ZIP_CODE
Seaside City Of		989 Broadway St	Seaside, OR 97138-7826
Jones Charles C/Esther M		89512 Logan Rd	Astoria, OR 97103-8359
Blunck Robert E Trust	Blunck Robert E	90134 Logan Rd	Astoria, OR 97103-8360
Tagg Toby Wayne 1/2	Hilstrom-Tagg Elizabeth M Tr	PO Box 567	Warrenton, OR 97146-0567
Hillgaertner Donald J	Hillgaertner Theresa M	PO Box 373	Warrenton, OR 97146-0373
Jasper Joseph/Gina		89620 Logan Rd	Astoria, OR 97103-8359
Wait Robert/Ostendorf Debbie	Cochran Teresa / Moreland Becky	89884 Logan Rd	Astoria, OR 97103-8332
Underhill Darwin Eugene	Underhill Michelle	89732 Logan Rd	Astoria, OR 97103
Brown G Scott/Debbie		89726 Elkhorn Rd	Astoria, OR 97103-8364
Trevillian Dale R/Sandra M		89526 Elkhorn Rd	Astoria, OR 97103-8305
Neikes James J		34755 Hwy 101 Business	Astoria, OR 97103
House Marlene Rose Trustee	House George W Trustee	89664 Elkhorn Rd	Astoria, OR 97103-8305
Trevillian Dale R	Trevillian Jay R	89526 Elkhorn Rd	Astoria, OR 97103-8305
Osburn John/Michelle L		PO Box 841	Seaside, OR 97138-0841
Hilstrom-Tagg Elizabeth M Tr	Hilstrom-Tagg Elizabeth Rev Liv Tr	989 Broadway St	Seaside, OR 97138-7826
Brim Michael Eugene/Linda J		89503 Lewis & Clark Rd	Astoria, OR 97103-8301
Herzog Jason	Herzog Raena	89502 Logan Rd	Astoria, OR 97103-8359
Berry Alan G	Berry Diane A	89605 Lewis & Clark Rd	Astoria, OR 97103-8307
Osburn John/Michelle L		PO Box 841	Seaside, OR 97138-0841
Tagg Toby Wayne	Tagg Elizabeth M	PO Box 280	Irrigon, OR 97844
Lang Elizabeth Neville	Lang Richard E	PO Box 909	Astoria, OR 97103-0909
Jason Palmberg		PO Box 173	Astoria, OR 97103
Jason Palmberg		jwpalmberg@yahoo.com	
DLCD	Brett Estes	Brett.ESTES@dlcd.oregon.gov	
DLCD	Hilary Foote	Hilary.FOOTE@dlcd.oregon.gov	
A&T	Lisa Moore	lmoore@co.clatsop.or.us	
Environmental Health	Annette Brodigan	abrodigan@co.clatsop.or.us	
Public Works	Terry Hendryx	thendryx@co.clatsop.or.us	
Public Works	Dean Keranen	dkeranen@co.clatsop.or.us	
ODF	Cullen Bangs	cullen.bangs@oregon.gov	
Assessor's Office	A&T	assessor@co.clatsop.or.us	
Lewis & Clark RFPD	Chief Golightly	lewisclarkfire@gmail.com	



**CERTIFICATE OF MAILING**  
 I hereby certify I served a copy of the attached public notice to those listed on the attached page with postage paid and deposited in the US Post Office, Astoria, Oregon, on said day.  
 Date: 03-21-23  
 Clatsop County, Oregon  
 Clatsop County, Oregon  
 Clatsop County, Oregon

## Jason Pollack

---

**From:** Annette Brodigan  
**Sent:** Tuesday, March 21, 2023 9:23 AM  
**To:** Clancie Adams; Gail Henrikson; Julia Decker; Ian Sisson; David Cook; Jason Pollack; 'Jason Palmberg'  
**Cc:** Lucas Marshall  
**Subject:** RE: Public Notice - Palmbert CUP TT

Hello,

Clatsop County Onsite Septic does not have a site evaluation on file for this vacant lot. If this application is approved, the applicant will be required to apply for the site evaluation report for septic approval from our department.

*Annette Brodigan*

Clatsop County Public Health  
503-338-3681

Office hours Monday through Thursday 7:30 – noon and 1 – 4:30  
Friday 7:30 – 11:30

**From:** Clancie Adams <cadams@clatsopcounty.gov>  
**Sent:** Tuesday, March 21, 2023 7:58 AM  
**To:** Gail Henrikson <ghenrikson@clatsopcounty.gov>; Julia Decker <JDECKER@clatsopcounty.gov>; Ian Sisson <isisson@clatsopcounty.gov>; David Cook <dcook@clatsopcounty.gov>; Jason Pollack <jpollack@clatsopcounty.gov>; 'Jason Palmberg' <jwpalmberg@yahoo.com>; 'brett.estes@dlcd.oregon.gov' <brett.estes@dlcd.oregon.gov>; Hilary Foote (hilary.foote@state.or.us) <hilary.foote@state.or.us>; Lisa Moore <LMOORE@clatsopcounty.gov>; Annette Brodigan <ABRODIGAN@clatsopcounty.gov>; Terry Hendryx <THENDRYX@clatsopcounty.gov>; Dean Keranen <dkeranen@clatsopcounty.gov>; BANGS Cullen \* ODF (Cullen.Bangs@oregon.gov) <Cullen.Bangs@oregon.gov>; County Assessor <assessor@clatsopcounty.gov>; Chief Golightly <lewisclarkfire@gmail.com>  
**Subject:** Public Notice - Palmbert CUP TT

Please see attached

**Clancie Jo Adams** | Permit Technician  
Clatsop County Community Development  
Land Use Planning Division  
800 Exchange Street, Suite 100  
Astoria, OR 97103  
Phone: 503.325.8611 | Fax: 503.338.3666

This message has been prepared on resources owned by Clatsop County, Oregon. It is subject to the Internet and Online Services Use Policy and Procedures of Clatsop County.

## **Exhibit 3:**

Lot of Record Determination #98-686



98-686

Clatsop County



August 4, 1998

Mr. RL Delphia  
65 Portway Street  
Astoria, Oregon 97103

Re: **Lot-of-Record Determination on property described as:**  
**T. 7N, R. 9W, Section 18- Tax Lot 1400**  
**T. 7N, R. 9W, Section 19- Tax Lot 400**

800 Exchange Street,  
Suite 100  
Astoria, Oregon 97103

Dear Mr. Delphia:

You submitted an application and paid the \$50.00 fee for the lot-of-record determinations on the following two tax lots:

TL 1400	Acres: 109.14	Zone: AF (Agriculture Forest/AC-2 (Aquatic Conservation-Two)
TL 400	Acres: 39.24	Zone: AF(Agriculture Forest)/FHO (Flood Hazard Overlay)

The above information reflects the current acreage of each tax lot and the current zoning status. Neither tax lot 1400 or tax lot 400 show a building tax assessment.

Department of  
Planning and Development

Phone (503) 325-8611  
Fax (503) 338-3666

The following determination by Clatsop County Department of Planning and Development is based in part on the following: Information provided by the applicant; Clatsop County deed & land use contract records; Clatsop County Land and Water Development and Use Ordinance #80-14 (LWDUO) and Kishbaugh vs. Clackamas County. A copy of the assessor's map depicting the tax lots and illustrating the determination is enclosed. Copies of each tax lot card are also enclosed.

**I. Lot-of-Record Determination:**

*Tax lots 1400 and 400 are each a lot-of-record (LOR).* Tax lot 1400 was lawfully created by deed in 1961 (Volume 261, Page 230), while tax lot 400 was lawfully created by deed in 1955 (Volume 233, Page 58). Both deeds are on record with Clatsop County. On September 30, 1980 (enactment and effective date of LWDUO #80-14), Paxport Mills, Incorporated was the owner of both tax lots 1400 and 400.

***NOTE: A lot-of-record may be transferred to another party, but it is not also "developable", unless it is also determined to be a legal "land use lot-of-record".***

The lot-of-record determination is based on the following provision in Ordinance #80-14, Section 1.030, Definitions, "Lot-of-Record", which reads: "Any lot or parcel lawfully created by a subdivision or partition plat of record in the County Clerk's

Office, or lawfully created by deed or land sales contract prior to the land use partitioning requirements, and of record in the deed records of Clatsop County."

## **II. Land Use Lot-of-Record Determination:**

*There are two (2) legal "land use lots-of-record".* Tax lots 1400 and 400 each comprise one (1) land use lot-of-record. Land use lots-of-record may be developed as allowed by the AF (Agriculture Forest)/AC-2 (Aquatic Conservation- Two) zones and, where applicable, the FHO (Flood Hazard Overlay) district, and relevant state, federal, and local land use rules and regulations. Development and use standards for the AF and AC-2 zone and the FHO district are enclosed for your reference.

The determination for land use lot-of-record 1400 is:

- 1) The total area of the parcel, approximately 109.14 acres, is split zoned with a majority of the property within the AF (Agriculture Forest) zone and the remaining acreage in the AC-2 (Aquatic Conservation- Two) zone. The bulk of the property zoned AF, exceeds the minimum lot size requirement of 80 acres for the AF zone, qualifying the parcel as a land use lot-of-record.

The determination for land use lot-of-record 400 is:

- 1) The area of the parcel, approximately 39.24 acres does not meet the minimum lot size requirement for the AF zone.
- 2) Contiguous nonconforming lots were not owned by Paxport Mills, Incorporated on 9/30/80 (enactment and effective date of Ordinance #80-14).
- 3) Tax lot 400, meets the requirements under paragraph one of the General Exception to Lot Size Standards, Section S1.030. Paragraph one under Section S1.030, states: "If, at the time of adoption of the zone for the subject property, a lot has an area or dimension which does not meet the lot size requirements of the zone, and the lot was not in the same ownership as any contiguous substandard sized lots, the lot may be developed as allowed by the zone and applicable development requirements."

## **III. Findings:**

To summarize, each tax lot was legally created by deed prior to the County's land use partitioning requirements, and each lot is a lot-of-record. Tax lot 1400, although split zoned, exceeds the minimum lot size requirement for the AF zone, further qualifying the parcel as a land use lot-of-record. Tax lot 400 does not meet the minimum lot size requirement for the AF zone, however, it does meet the definition under Standards Section S1.030, qualifying the parcel as a land use lot-of-record.

***NOTE: A maximum of one (1) dwelling is allowed on each legal "land use lot-of-record".***

This determination is a Type 1 procedure, as defined in Section 2.110, Type 1 Procedure. Pursuant to Ordinance #80-14, Section 6.500, Request for Review, this determination may be appealed within ten (10) days of this decision. The deadline for filing an appeal is 4:00 PM on August 19<sup>th</sup>, 1998. An appeal form is enclosed for your reference.

If you have any questions regarding this determination, please contact me at (503) 325-8611.

Respectfully,

  
Ron Grina  
Planner

enclosures

cc: Bill Arnold- Planning Director





## LOT-OF-RECORD DETERMINATION

Fee: \$50 (Required with application)

### LEGAL DESCRIPTION OF PROPERTY:

T: 7N R: 9W S: 19 TL: 400 ACRES: 39.24  
T: 7N R: 9W S: 18 TL: 1400 ACRES: 109.14  
T: \_\_\_\_\_ R: \_\_\_\_\_ S: \_\_\_\_\_ TL: \_\_\_\_\_ ACRES: \_\_\_\_\_  
T: \_\_\_\_\_ R: \_\_\_\_\_ S: \_\_\_\_\_ TL: \_\_\_\_\_ ACRES: \_\_\_\_\_  
T: \_\_\_\_\_ R: \_\_\_\_\_ S: \_\_\_\_\_ TL: \_\_\_\_\_ ACRES: \_\_\_\_\_

### ZONE:

AF/FHO  
AF/AC-2

### APPLICANT 1: (mandatory)

Name: RL Delphia Phone # (Day): 503 325 2282  
Mailing Address: 65 Portway St Fax#: 503 325 5739  
City/State/Zip: Astoria, OR Signature: [Signature]

### PROPERTY OWNER: (mandatory if different than applicant)

Name: RL Delphia Phone # (Day): 503 325 2282  
Mailing Address: 65 Portway St Fax#: 503 325 5739  
City/State/Zip: Astoria Signature: [Signature]

### ATTORNEY/CONSULTANT: (optional)

Name: Jeynere Snow Phone # (Day): 503 325 2511  
Mailing Address: \_\_\_\_\_ Fax#: \_\_\_\_\_  
City/State/Zip: Astoria, OR Signature: [Signature]

### OFFICE USE ONLY:

date received: \_\_\_\_\_ application #: \_\_\_\_\_  
date complete: \_\_\_\_\_ R&O/Ord #: \_\_\_\_\_

19794  
ACCOUNT NUMBER

Official Record of Description  
OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

102  
CODE NUMBER

AERIAL PHOTO

SECTION 19

TOWNSHIP 7 N

RANGE 9 W.M.

MAP NO. 1979

LOT

BLOCK

ADDITION

CITY

TAX LOT NUMBER

INDENT EACH NEW  
COURSE TO THIS LINE

LEGAL DESCRIPTION

DEED RECORD

YEAR VOLUME PAGE

ACRES  
REMAINING

Lots 5 & 6 exc Rd. and except all that  
por of Lot 6, lying E of the Logan Rd, and  
S & W of the Lewis & Clark River, Sec 19, T7N  
R9W WM.

\* 233 58 44.67  
Columbia Hudson  
Lumber Company  
CG-30-55 Deed

Less Rd R/W

157 240 125

60 257 697

61 261 230 \*

Deed 8-24-61

Less TL 401 WD

173 387 895-896 \*

Export Pacific Inc.

6-1-79

AC 79-32 5-14-79

Paxport Mills, Inc.  
1980 owner

Oil and Gas Lease 7-24-81 547 309 2-28-81

Oil and Gas Lease 7-24-81 547 312 2-28-81

Oil and Gas Lease 7-24-81 547 315 2-28-81

Oil and Gas Lease 7-24-81 547 681 2-28-81

Oil and Gas Lease 7-29-81 554 488 2-20-81

Partial Assign/Oil/GAS Lease 8-11-81 554 270 5-11-81

Paxport Mills, Inc.

% Neikes, James J. (c)

Purchase/Sales agmt 12-05-84

628 066 11-19-84

Paxport Mills, Inc.

% Salvation Logging, Inc. an OR Corp. (c)

WD/Assign 01-30-86

648 111 11-22-85

WD 11-30-87

684 602 10-16-87

PAXPORT MILLS, Inc

% ALLEN, Stephen C/Denise M. (C)

Assignment 11-30-87

684 604 10-16-87

Griggs, Chauncey

% Allen, Stephen C./Denise M. (c)

Assign/Cont 9-20-88

702 292 8-24-88

WD 2/25/92

777 229 11/19/84

Allen, Stephen C./Denise M.

Delphia, Richard L.

BSD 4/1/92

779 929 3/20/92



7915-1400  
1873-14  
ACCOUNT NUMBER

Official Record of Descriptions of Real Properties  
OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

5-2  
CODE NUMBER

SECTION 18	TOWNSHIP 7 S	RANGE 9 W	W.M.	MAP NO. 18 7 9	AERIAL PHOTO
LOT	BLOCK	ADDITION	CITY		
TAX LOT NUMBER 1400	NO.	NO.			

LEGAL DESCRIPTION	DEED RECORD			ACRES REMAINING
	YEAR	VOLUME	PAGE	
Y The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec 18, T7N R9W WM; Exc thfrom 1 acre conv by Frank S. Down to Ernest C. White by D recdd in Vol 23 at pg 771, R/D of CC,0 as folls:  Beg 40 rods S of the N <sup>w</sup> cor of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec 18; th E 208.7'; th S 208.7'; th W 208.7'; th N 208.7'; to the pob.  and also exc thfrom a r/w, the trt remain- ing cont 19 acres, m/1.  Caap on the W bank of the Lewis and Clark River in Sec 18, T7N R9W WM, wh sd pt is where the S bdry line of Lot 4 inters sd River; th W alg the S bdry of sd Lot 4, to the SW cor of sd Lot 4; th N alg the W bdry of sd Lot 4, 33 $\frac{1}{2}$ rods; th E to the W bank of sd river; th Sly meandering sd river to the pl of beg; Cont 24 acres, m/1; and also  Lot 5 and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Sec 18, T7N R9W WM.  Export Pacific Inc. ✓  Paxport Mills, Inc.	61	233 261	61 230	
	60	233 266	58 697	19
	61	261 8-24-61	230	* deed
				81.90
	6-1-79	AC 79-32		5-14-79
Oil and Gas Lease	7-24-81	547	309	2-28-81
Oil and Gas Lease	7-24-81	547	312	2-28-81
Oil and Gas Lease	7-24-81	547	315	2-28-81
Oil and Gas Lease	7-24-81	547	681	2-28-81
Oil/Gas Lease	7/29/81	554	488	2/20/81



18 1400  
T NUMBER

# Official Record of Descriptions of Real Properties

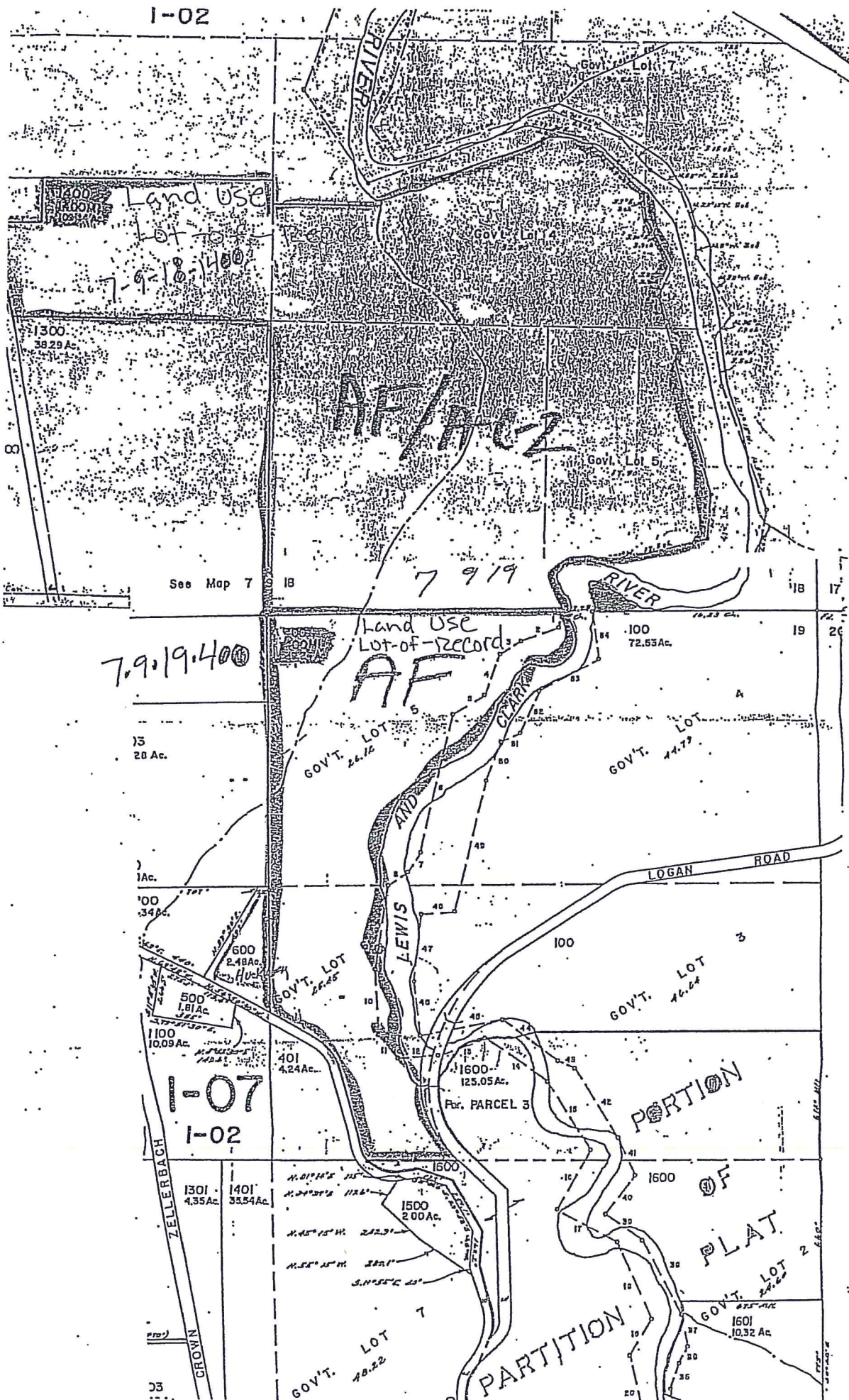
OFFICE OF COUNTY ASSESSOR, CLATSOP COUNTY, OREGON

1-07 5-01 86  
1-02 5-02  
CODE NUMBER

400 T NUMBER	SECTION 18	TOWNSHIP 7N 5	RANGE 9W W.M.	MAP NO. 709 18	AERIAL PHOTO
	LOT NO.	BLOCK NO.	ADDITION		CITY

LEGAL DESCRIPTION	DEED RECORD			ACRES REMAINING
	YEAR	VOLUME	PAGE	
Partial Assign/Oil/Gas Lease	8-11-81	554	270	5-11-81
				109.14 Ac
Paxport Mills, Inc. % Neikes, James J. (c) Purchase/Sales Agmt	12-05-84	628	066	11-19-84
Paxport Mills, Inc. % Salvation Logging, Inc. an OR Corp. (c) WD/Assign	01-30-86	648	111	11-22-85
PAXPORT MILLS INC % ALLEN, Stephen C/Denise M. (C) WD	11-30-87	684	602	10-16-87
	Assgn	11-30-87	684	604 10-16-87
ggs, Chauncey llen, Stephen C./Denise M. (c) Assign/Cont	9-20-88	702	292	8-24-88
	WD	2/25/92	777	229 11/19/84
llen, Stephen C./Denise M. alpha, Richard L. BSD	4/1/92	779	929	3/20/92

1-02



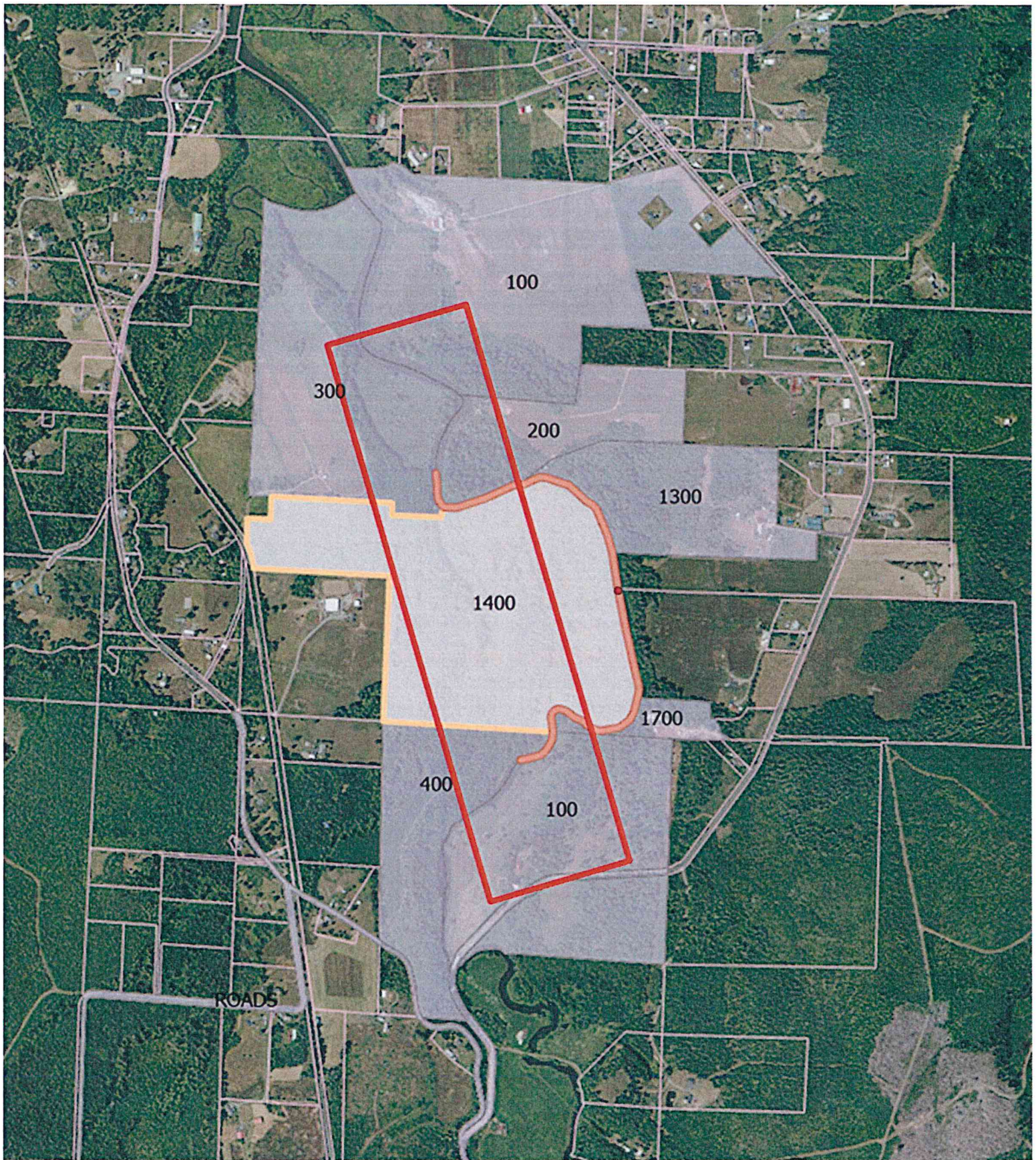
## **Exhibit 4:**

Clatsop County GIS Template Test Maps  
&

National Resources Conservation Service  
(NRCS) – Forest Productivity Maps

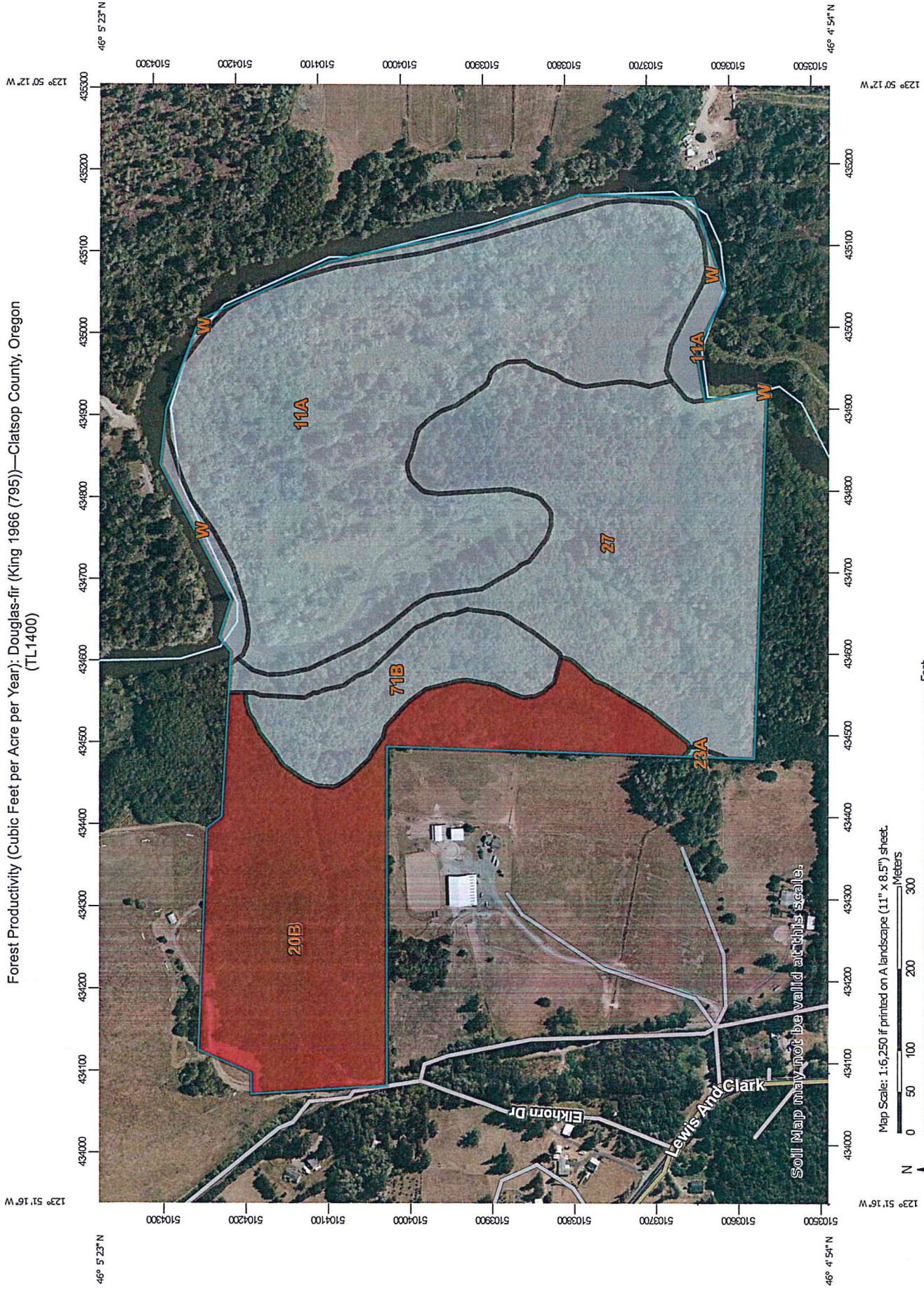
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Forest Productivity (Cubic Feet per Acre per Year): Douglas-fir (King 1966 (795))—Clatsop County, Oregon  
(TL1400)





## Forest Productivity (Cubic Feet per Acre per Year): Douglas-fir (King 1966 (795))

Map unit symbol	Map unit name	Rating (cubic feet per acre per year)	Acres in AOI	Percent of AOI
11A	Coquille-Clatsop complex, 0 to 1 percent slopes		50.0	39.9%
20B	Grindbrook silt loam, 0 to 7 percent slopes	214.00	28.2	22.5%
23A	Hebo silty clay loam, 0 to 3 percent slopes		0.1	0.1%
27	Humitropepts, 25 to 60 percent slopes		34.6	27.6%
71B	Walluski medial silt loam, 0 to 7 percent slopes		8.2	6.5%
W	Water		4.3	3.5%
<b>Totals for Area of Interest</b>			<b>125.4</b>	<b>100.0%</b>

### Description

This forest productivity measurement is the maximum wood volume annual growth rate for unmanaged, even-aged stands. Units are cubic feet per acre per year. This is called the "culmination of mean annual increment" (CMAI).

Mean annual increment (MAI) is the average yearly wood volume growth per acre of a stand. This is computed by dividing the total wood volume by the stand age. As the stand increases in age, the MAI also increases until tree-to-tree competition and physiological maturity reduce the rate of increase. The point when a stand reaches its maximum MAI is called the "culmination of mean annual increment" (CMAI).

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this attribute, only the representative value is used.

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### Rating Options

*Units of Measure:* cubic feet per acre per year



123° 50' 12" W



Web Soil Survey  
National Cooperative Soil Survey



## Forest Productivity (Cubic Feet per Acre per Year): western hemlock (Barnes 1962 (990))

Map unit symbol	Map unit name	Rating (cubic feet per acre per year)	Acres in AOI	Percent of AOI
11A	Coquille-Clatsop complex, 0 to 1 percent slopes		50.0	39.9%
20B	Grindbrook silt loam, 0 to 7 percent slopes	272.00	28.2	22.5%
23A	Hebo silty clay loam, 0 to 3 percent slopes		0.1	0.1%
27	Humitropepts, 25 to 60 percent slopes		34.6	27.6%
71B	Walluski medial silt loam, 0 to 7 percent slopes		8.2	6.5%
W	Water		4.3	3.5%
Totals for Area of Interest			125.4	100.0%

### Description

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### Rating Options

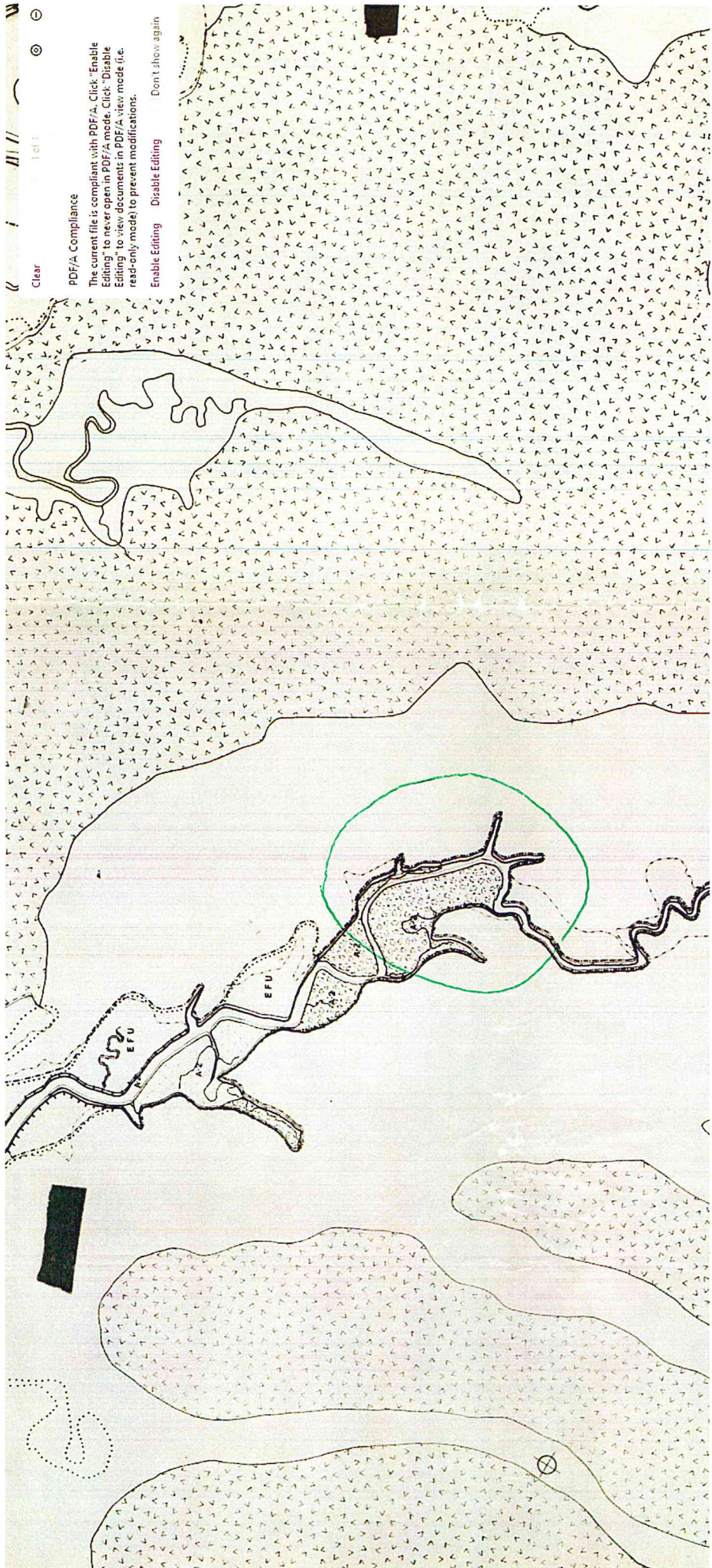
*Units of Measure:* cubic feet per acre per year



PDF/A Compliance

The current file is compliant with PDF/A. Click 'Enable Editing' to never open in PDF/A mode. Click 'Disable Editing' to view documents in PDF/A view mode (i.e. read-only mode) to prevent modifications.

Enable Editing Disable Editing Don't show again







# Clatsop County

Community Development – Planning

Exhibit C

800 Exchange St., Suite 100  
Astoria, OR 97103  
(503) 325-8611 phone  
(503) 338-3606 fax  
[www.co.clatsop.or.us](http://www.co.clatsop.or.us)

## NOTICE OF PUBLIC HEARING BEFORE THE CLATSOP COUNTY HEARINGS OFFICER CONDITIONAL USE PERMIT, TEMPLATE TEST #186-23-000089-PLNG (APPEAL #186-23-000415-PLNG)

**DATE OF HEARING:** Monday, September 25, 2023  
**TIME:** 10:00 AM  
**LOCATION:** Virtual via Zoom (Webinar ID: 889 8507 8212)  
**To join the hearing from a computer, tablet or smartphone:**  
<https://co-clatsop-or-us.zoom.us/j/88985078212>  
**To join from a telephone, find your number:**  
<https://co-clatsop-or-us.zoom.us/j/krndqfKaZ>  
or use +1 253 215 8782 US (Tacoma)  
**CONTACTS:** Julia Decker, Planning Manager  
Jason Pollack, Planner

*You are receiving this notice because you own property within 750 feet of the request listed below, or you are considered to be an affected state or federal agency, local government, or special district.*

NOTICE IS HEREBY GIVEN that Clatsop County Community Development has scheduled a virtual public hearing on the following matter before the Clatsop County Hearings Officer at 10:00 AM on Monday, September 25, 2023 (see instructions to join the virtual meeting, above).

On July 19, 2023, Clatsop County Community Development issued a Notice of Decision to deny a Conditional, Type II application for a single-family dwelling subject to a "template test" per LAWDUC Section 4.3440(14) and Section 3.9180. The subject property is owned by Jason Palmberg and is described as Township 7N, Range 09W, Section 18, Tax Lot 1400, zoned Agriculture-Forestry Zone (AF) and Aquatic Conservation Two Zone (AC-2). The proposed single-family dwelling is within the AF zoned portion of Tax Lot 1400. The template as checked by Clatsop County GIS does not include three dwellings that existed on January 1, 1993, as outlined in LAWDUC Section 3.9190 (3)(C).

On July 31, 2023, Jason Palmberg, a person with standing to appeal the above decision, filed a Notice of Appeal of the director's decision to deny the CUP and requested a *de novo* hearing. The basis for the appeal can be reviewed on the reverse side of this notice. The appeal follows the procedures and requirements described in the LAWDUC Section 2.2200.

**See reverse side for the basis of appeal, applicable criteria, and vicinity map.**

All interested persons are invited to submit testimony by attending the virtual hearing. Alternately, interested persons may submit testimony in writing via mail (Clatsop County Community Development, 800 Exchange Street, Suite 100, Astoria, OR 97103), via fax (503-338-3606) or via email ([comdev@clatsopcounty.gov](mailto:comdev@clatsopcounty.gov)). For inclusion in the agenda packet, please send written comments to the planning representatives by **4:00 p.m. on Tuesday, September 12, 2023**. To submit comments into the record, please send written comments to the planning representatives by **4:00 p.m. on Friday, September 22, 2023**. Public comment may be submitted in person at the hearing up until the Hearings Officer closes the public hearing. The Planning representatives for the application are Julia Decker, Planning Manager, (503) 325-8611, [jdecker@clatsopcounty.gov](mailto:jdecker@clatsopcounty.gov) and Jason Pollack, Planner, (503) 325-8611, [jpollack@clatsopcounty.gov](mailto:jpollack@clatsopcounty.gov).

**Notice to Mortgagee, Lien Holder, Vendor or Seller:** ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

Mailing Date: September 5, 2023

Failure to raise an issue in a hearing, in person, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes an appeal based on that issue. Applicable criteria appear below.

**Land and Water Development and Use Code (LAWDUC):**

1.0500 Definitions	3.9190 Residential Uses
2.1020 Type II Procedure	3.9240 Siting Standards for Dwellings and Structures
2.2040 Mailed Notice for a Type II Procedure	3.9250 Fire Protection Standards for Dwellings and Structures
2.2050 Procedure for Mailed Notice	3.9500 Vehicle Access Control and Circulation
2.4000 Conditional Development and Use	3.9800 Transportation Improvements and Road Standard Specifications
2.9400 Site Plan Review	4.3400 Agriculture-Forestry Zone (AF)
3.2000 Erosion Control Development Standards	5.1000 Flood Hazard Overlay District (FHO)
3.9180 Forest Zone Standards	

**Clatsop County Comprehensive Plan:**

Goal 1 Citizen Involvement  
Goal 2 Land Use Planning  
Goal 4 Forest Lands  
Goal 6 Air, Water, and Land Quality  
Goal 7 Areas Subject to Natural Disasters and Hazards  
Goal 11 Public Facilities and Services

**Community Plan:**

Lewis & Clark, Olney Wallooskee Community Plan

***BASIS OF APPEAL***

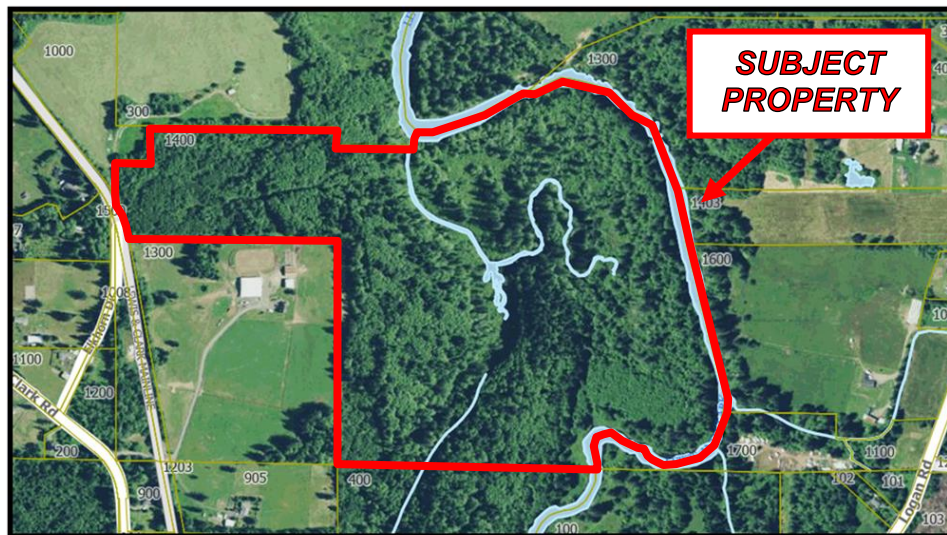
**The specific grounds relied upon for review:**

*"Improper application of a GIS Alignment Tool; inconsistent with HB2225 and LUBA decision as will be expounded in the pending supplement per LAWDUC 2.2190(3)."*

**If de novo review or review by additional testimony and other evidence is requested, a statement relating the request to the factors listed in 2.2230(1):**

*"Yes – Additional Evidence may be added."*

***VICINITY MAP***



2020 Aerial Photo

\*A copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at the Community Development Department Office during normal business hours (M-F, 7:30-4:00) at no cost and copies will be provided at reasonable cost. Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>, and on the county's website, [www.co.clatsop.or.us/landuse](http://www.co.clatsop.or.us/landuse)

OWNER_LINE	OWNER_LL_1	OWNER_LL_2	STREET_ADD	CITY STATE ZIP_CODE
City of Seaside			989 Broadway St	Seaside, OR 97138-7826
Jones Charles C/Esther M			89512 Logan Rd	Astoria, OR 97103-8359
Blunck Robert E Trust			90134 Logan Rd	Astoria, OR 97103-8360
Tagg Toby Wayne 1/2		Hilstrom-Tagg Elizabeth M Tr	PO Box 567	Warrenton, OR 97146-0567
Hilgaertner Donald J		Hilgaertner Theresa M	PO Box 373	Warrenton, OR 97146-0373
Jasper Joseph/Gina			89620 Logan Rd	Astoria, OR 97103-8359
Wait Robert O			89884 Logan Rd	Astoria, OR 97103-8332
Underhill Darwin Eugene		Cochran Teresa / Moreland Becky	89732 Logan Rd	Astoria, OR 97103
Brown G Scott/Debbie			89726 Elkhorn Rd	Astoria, OR 97103-8364
Trevillian Dale R/Sandra M			89526 Elkhorn Rd	Astoria, OR 97103-8305
Neikes James J			34755 Hwy 101 Business	Astoria, OR 97103
House Marlene George Liv Trust		House Marlene Rose Trustee	89664 Elkhorn Rd	Astoria, OR 97103-8305
Trevillian Dale R		Trevillian Jay R	89526 Elkhorn Rd	Astoria, OR 97103-8305
Osburn John/Michelle L			PO Box 841	Seaside, OR 97138-0841
Hilstrom-Tagg Elizabeth M Tr		Seaside City Of (c)	989 Broadway St	Seaside, OR 97138-7826
Brim Michael Eugene/Linda J			89503 Lewis & Clark Rd	Astoria, OR 97103-8301
Herzog Jason		Herzog Raena	89502 Logan Rd	Astoria, OR 97103-8359
Berry Alan G		Berry Diane A	89605 Lewis & Clark Rd	Astoria, OR 97103-8307
Osburn John/Michelle L			PO Box 841	Seaside, OR 97138-0841
Tagg Toby Wayne		Tagg Elizabeth M	PO Box 280	Irrigon, OR 97844
Lang Elizabeth Neville		Lang Richard E	PO Box 909	Astoria, OR 97103-0909
Jason Palmberg		Palmberg Development & Construction	PO Box 173	Astoria, OR 97103
Jason Palmberg			<a href="mailto:jwpalmberg@yahoo.com">jwpalmberg@yahoo.com</a>	
DLCD		Brett Estes	<a href="mailto:Brett.ESTES@dcd.oregon.gov">Brett.ESTES@dcd.oregon.gov</a>	
DLCD		Hilary Foote	<a href="mailto:Hilary.FOOTE@dcd.oregon.gov">Hilary.FOOTE@dcd.oregon.gov</a>	
A&T		Lisa Moore	<a href="mailto:Imoore@clatsopcounty.gov">Imoore@clatsopcounty.gov</a>	
Environmental Health		Annette Brodigan	<a href="mailto:abrodigan@clatsopcounty.gov">abrodigan@clatsopcounty.gov</a>	
Environmental Health		Lucas Marshall	<a href="mailto:lmarshall@clatsopcounty.gov">lmarshall@clatsopcounty.gov</a>	
Public Works		Terry Hendryx	<a href="mailto:thendryx@clatsopcounty.gov">thendryx@clatsopcounty.gov</a>	
Public Works		Dean Keranen	<a href="mailto:dkeranen@clatsopcounty.gov">dkeranen@clatsopcounty.gov</a>	
ODF		Cullen Bangs	<a href="mailto:cullen.bangs@oregon.gov">cullen.bangs@oregon.gov</a>	
Assessor's Office		A&T	<a href="mailto:assessor@clatsopcounty.gov">assessor@clatsopcounty.gov</a>	
Lewis & Clark RFPD		Chief Golightly	<a href="mailto:lewisclarkfire@gmail.com">lewisclarkfire@gmail.com</a>	
ODF		Bryce Rodgers	<a href="mailto:Bryce.RODGERS@odf.oregon.gov">Bryce.RODGERS@odf.oregon.gov</a>	
ODF		Craig Sorter	<a href="mailto:Craig.L.Sorter@odf.oregon.gov">Craig.L.Sorter@odf.oregon.gov</a>	
Consultant		Will Caplinger	<a href="mailto:caplingerwill@gmail.com">caplingerwill@gmail.com</a>	
Applicants Attorney		Dean Alterman	<a href="mailto:Dean@alterman.law">Dean@alterman.law</a>	
County Counsel		Anthony Pope	<a href="mailto:apope@clatsopcounty.gov">apope@clatsopcounty.gov</a>	
Hearings Officer		Tommy Brooks	<a href="mailto:tbrooks@cablehouston.com">tbrooks@cablehouston.com</a>	
ODFW		Robert Bradley	<a href="mailto:Robert.Bradley@odfw.oregon.gov">Robert.Bradley@odfw.oregon.gov</a>	
OWRD		Nikki Hendricks	<a href="mailto:nikki.m.hendricks@water.oregon.gov">nikki.m.hendricks@water.oregon.gov</a>	
Youngs River Lewis & Clark Water		Carl Gifford	<a href="mailto:carl@YRLOFFICE.ORG">carl@YRLOFFICE.ORG</a>	





## Affidavit for Posted Notice of a Public Hearing

(per LAWDUC Section 2.2030)

Please submit this completed declaration at least 7 days prior to the scheduled hearing.

~~Development~~ <sup>Appeal</sup> Permit Number 23-000415  
~~CP, Template Test~~ Number 23-000089

I, Jason Palmberg, do hereby declare as follows:

1. On August 30, 2023 (date), I posted the "Notice of Public Hearing" sign(s) provided by Clatsop County Community Development on the project site (one for each frontage for corner lots):

70918 TH 1400 see emailed Photo  
Address (if no address assigned, use Map and Lot Number) on Placement

2. Attached to this declaration are photographs showing the duly posted public notice on the project site. Location at LHC  
Re

I declare under penalty of perjury that the foregoing is true and correct.

Executed on this date, 8-30-23

[Signature]  
Signature

Jason Palmberg  
Print name

owner  
Relationship to Project, e.g., owner, architect, attorney

REC'D AUG 31 2023

## Jason Pollack

---

**From:** Jason Palmberg <jwpalmberg@yahoo.com>  
**Sent:** Thursday, August 31, 2023 3:54 PM  
**To:** Julia Decker  
**Cc:** Jason Pollack

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Sent from my iPhone





AB9452

CLATSOP COUNTY HEARINGS OFFICER  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Clatsop County Hearings Officer will conduct a public hearing beginning at **10:00 AM on Monday, September 25, 2023, via Zoom.**

An agenda will be posted seven days prior to the hearing at:

<https://www.co.clatsop.or.us/meetings>

A link to join the hearing via Zoom will be included in the agenda packet.

**Virtual Hearing via Zoom**

To join the hearing from a computer, tablet or smartphone: <https://co-clatsop-or-us.zoom.us/j/88985078212>

To join from a telephone, find your number: <https://co-clatsop-or-us.zoom.us/j/kndqfka2>

or use +1 253 215 8782 US (Tacoma)

Webinar ID: 889 8507 8212

**23-000415-PLNG: APPEAL OF 23-000089-PLNG, J. PALMBERG CUP - TEMPLATE TEST**

Jason Palmberg has filed an appeal of the decision to deny a Conditional Use, Type II application for a single-family dwelling subject to a "template test" per LAWDUC Section 4.3440(14) and Section 3.9180. The application was submitted by Jason Palmberg for a property in the unincorporated community of Lewis and Clark. The subject property is further described as Township 7N, Range 09W, Section 18, Tax Lot 1400, approximately 109.14 acres in size, located in the Agriculture-Forestry (AF) and Aquatic Conservation Two (AC-2) zones, Geologic Hazards Overlay District, and Flood Hazard Overlay (FHO). The proposed single-family dwelling would be within the AF zoned portion of Tax Lot 1400. At the appellant's request, the appeal hearing will be de novo.

A copy of all documents pertaining to this matter may be reviewed in the Clatsop County Community Development office, 800 Exchange Street, Suite 100, Astoria, OR at no cost and paper copies may be obtained at reasonable cost. Application materials can also be viewed online on the permitting website, <https://aca-oregon.accela.com/oregon/>.

Parties are invited to express their opinions for or against this matter in person at the hearing or by letter addressed to the Clatsop County Hearings Officer, 800 Exchange Street, Suite 100, Astoria, OR, 97103. Letters may also be faxed to (503) 338-3606 or emailed to [comdev@clatsopcounty.gov](mailto:comdev@clatsopcounty.gov). For inclusion in the agenda packet, please send written comments to the planning representatives by **4:00 p.m. on Tuesday, September 12, 2023**. To submit comments into the record, please send written comments to the planning representatives by **4:00 p.m. on Friday, September 22, 2023**. Public comment may be submitted in person at the hearing up until the Hearings Officer closes the public hearing.

**Published: Sept. 9, 2023**

# Weekend Break

Now available in your Saturday edition of  
**the Astorian**



# Exhibit D

The Linear Directional Mean is given as:

$$LDM = \arctan \frac{\sum_{i=1}^n \sin \theta_i}{\sum_{i=1}^n \cos \theta_i} \quad (1)$$

where  $\theta_i$  are the directions of a set of polyline features from a single origin.

An additional quadrant adjustment is required:

$$\begin{aligned} \sum_{i=1}^n \sin \theta_i \geq 0, \sum_{i=1}^n \cos \theta_i > 0 &= LDM \\ \sum_{i=1}^n \sin \theta_i \geq 0, \sum_{i=1}^n \cos \theta_i < 0 &= 180^\circ - LDM \\ \sum_{i=1}^n \sin \theta_i < 0, \sum_{i=1}^n \cos \theta_i > 0 &= 360^\circ - LDM \\ \sum_{i=1}^n \sin \theta_i < 0, \sum_{i=1}^n \cos \theta_i < 0 &= 180^\circ + LDM \end{aligned} \quad (2)$$

The circular variance is calculated as:

$$CirVar = 1 - \sqrt{\frac{(\sum_{i=1}^n \sin \theta_i)^2 + (\sum_{i=1}^n \cos \theta_i)^2}{n}} \quad (3)$$

The spherical variance is calculated as:

$$SphVar = 1 - \sqrt{\frac{(\sum \sin \theta * \sin \varphi)^2 + (\sum \cos \theta * \sin \varphi)^2 + (\sum \cos \varphi)^2}{n}} \quad (4)$$

where  $azimuth = \theta$  and  $angleZ = \varphi$ .