
LEWIS & CLARK, OLNEY-WALLOOSKEE COMMUNITY PLAN



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LEWIS & CLARK, OLNEY-WALLOOSKEE COMMUNITY PLAN 2040
ADOPTED JULY 27, 2022

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INTRODUCTION

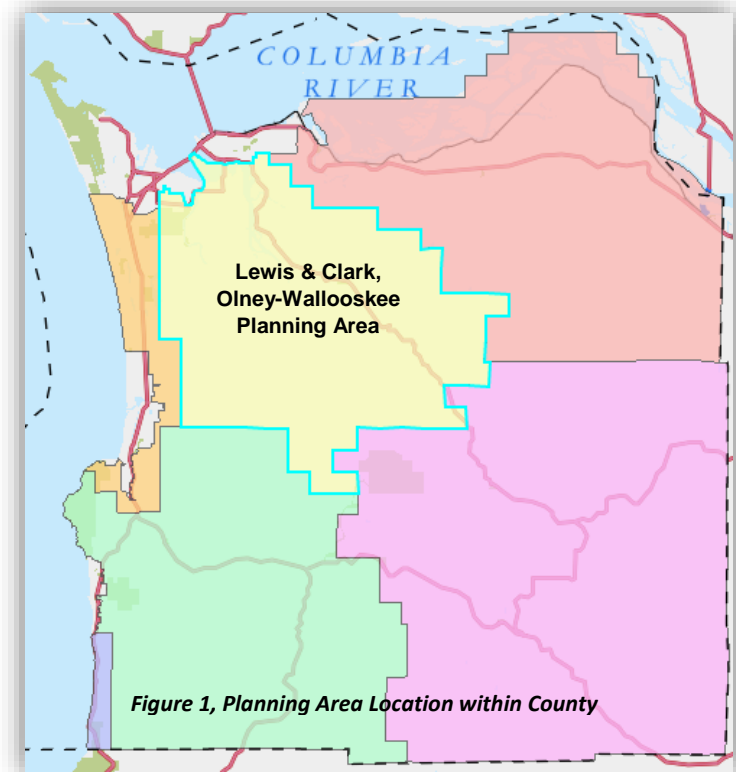
The Lewis and Clark, Youngs, and Wallooskee River Valleys are characterized by extensive areas of diked estuarine land used for grazing, with residential development found generally on the terraces above the low tideland flood areas. Up the various river valleys are lands ideally suited for timber production. Residential development has occurred along the various County roads with extensive development in the Miles Crossing/Jeffers Gardens area.

The original Lewis & Clark, Olney-Wallooskee Community Plan was adopted on July 23, 1980 (Ordinance 80-7) and is an amplification of many of the County-wide policies which address specific concerns of the area. The Community Plan also addresses items not covered in the County-wide Element because of an item's uniqueness to this particular area.

The Lewis & Clark, Olney-Wallooskee planning area, yellow transparency in the map at right, is within the heart of Clatsop County geographically. It contains more than 96,000 acres, or roughly 150 square miles. It includes the Rural Community of Miles Crossing – Jeffers Gardens, the historic Old Youngs Bay Bridge and Lewis & Clark Bridge, the Lewis and Clark National Historic Park and Fort Clatsop, the verdant Youngs River and Lewis & Clark river valleys, basalt quarries, and a scenic section of Hwy 202.

In 2003, the Miles Crossing – Jeffers Gardens area was designated as a Rural Community and new zoning districts were developed and applied to those areas (Ordinance 03-10).

According to the 2020 US Census, population of the Lewis & Clark, Olney-Wallooskee Planning Area was 4,735 of Clatsop County's total of 41,072, roughly 11.8% of the county's total population. For reference, the planning area's population in 1970 was 2,857 of the county's then 28,473, or about 10% of the county's total population at the time. The increase in the planning area's share of the county's total is less than 2% over the last 50 years.



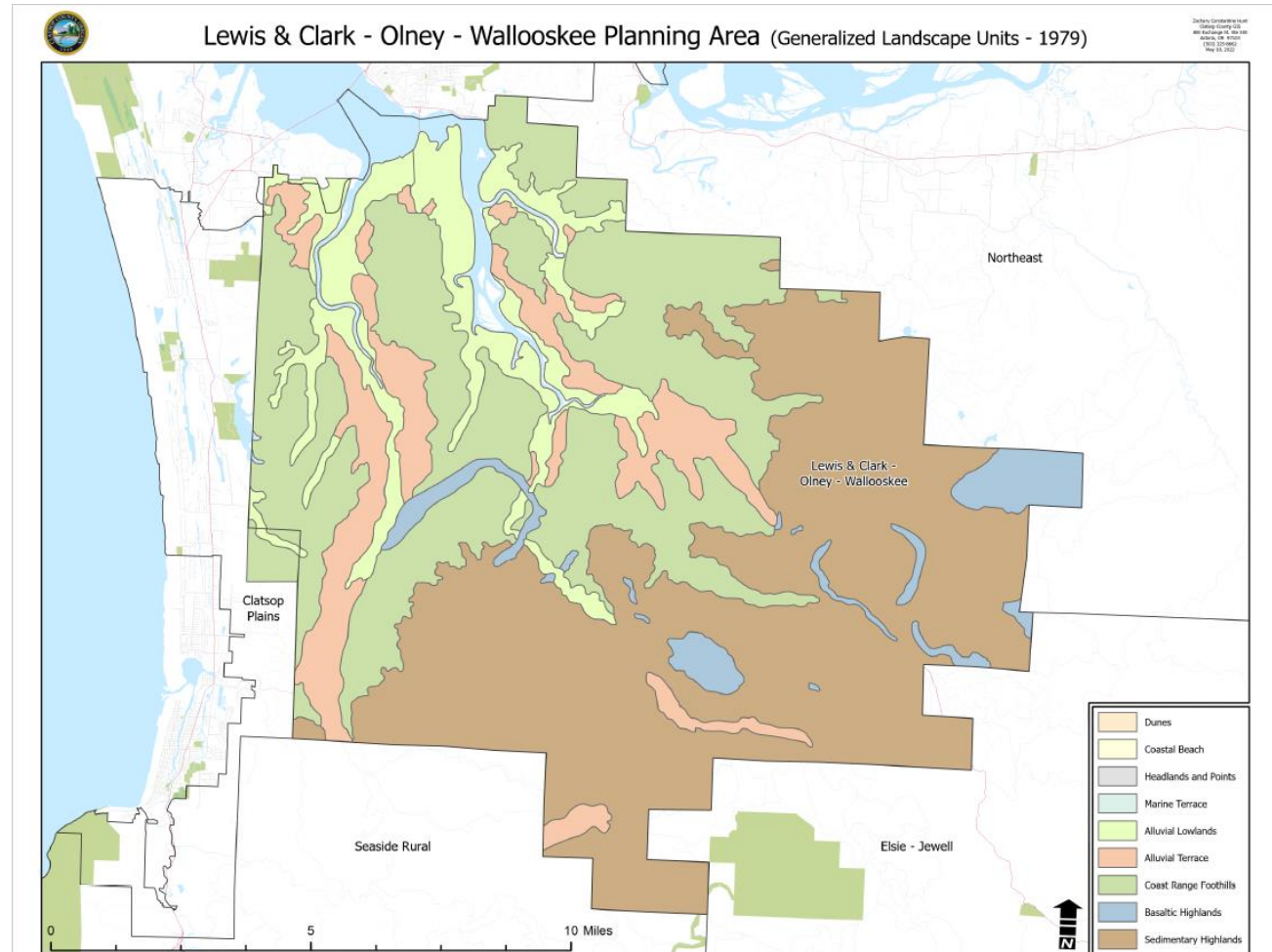
LANDSCAPE UNITS

Introduction

The landscape units which occur in the Lewis and Clark, Youngs and Wallooskee River Valley planning area are Shorelands, Alluvial Lowlands, Alluvial Terraces, Coastal Range Foothills, and Basaltic Highlands. Map 1, left, shows the locations of the landscape units in the planning area.

Further discussion on the landscape units' capacities and limitations can be found in the Lewis and Clark, Youngs River and Walluski River Valleys Environmental Plan (1973).

In order to adapt these landscape units for use as a management tool and to relate them to the Statewide Goals, the landscape units, Shorelands and Water Bodies, Estuary Wetlands and Freshwater Wetlands landscape units have been combined together as Estuary and Shorelands.



MAP 1: GENERALIZED LANDSCAPE UNITS - 1979

Alluvial Terrace

There are large areas of alluvial lowlands in the river valleys of Lewis and Clark, Youngs, and Wallooskee, and Little Wallooskee Rivers which are predominantly being used for pasture lands. Generally, the soils in this landscape unit are very poorly drained and are very acidic. A variety of plants and abundant wildlife (especially big game) can be found within this landscape unit.

Alluvial terraces are relatively flat or gently sloping topographic surfaces which mark former valley floor levels. They are generally the more suitable landscape unit for development. Stream downcutting has caused the terraces to be higher than the present valley floor. Upstream alluvial terrace deposits consist of gravel and sand; downstream are deposits of sand, silt and clay.

Alluvial lowlands are plains occupying valley floors which result from the deposition of clay, silt, sand and gravel by water. Within the alluvial lowland landscape unit are fresh and salt water floodplains, protected floodplains, diked lands, fill and tidal shore plains.

Basaltic Highlands

Generally, basaltic highlands are over 1,200 feet in elevation, although outcrops of basalt are also exposed at lower elevations. Basaltic highlands are located in two regions of the planning area.

Although basaltic highlands are generally free of landslides and other geologic hazards, their isolation, slope and elevation make them generally unsuitable for most developed activity. They are an important area of timber production in the County, as well as constituting a potential mineral resource area in terms of quarry rock.

Coast Range Foothills

Coast Range foothills are low subsidiary hills on the edges of the Coast Range uplands. They range in elevation from 50 to 500 feet/are generally composed of sedimentary rock.

Estuary and Shorelands

Rivers, estuarine areas and their shorelands are contained within this landscape unit. The Lewis and Clark, Youngs, Wallooskee, Little Wallooskee, and the Klaskanine Rivers constitute the major bodies of water.

Estuaries are the tidal mouths of the coastal rivers. They are the result of rising of the level of the sea and subsequent filling of the lower portions of the coastal valley by sediments

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The Columbia River Estuary Study Taskforce (CREST), a bi-state organization of the local governments of Oregon and Washington, completed a regional management program for the Columbia River estuary in 1979. The Youngs Bay-Astoria Management Plan was one of five planning area land and water use plans developed during the planning program. Coastal shorelands were also identified in the original CREST planning process.

Although the CREST program identified coastal shorelands to extend from the upper edge of aquatic areas to the upper boundary between tideland soils and upland soils or 200 feet landward whichever was greater, the County removed all diked shorelands from the coastal shorelands boundary as they do not meet the requirements set out in the State Coastal Shorelands Goal (Goal 17).

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

Definitions

AQUATIC AREAS – Aquatic areas include the tidal waters, including subtidal areas and wetlands of the estuaries and non-tidal sloughs, streams, and wetlands within the shorelands area boundary. The lands underlying the waters are also included. The upper limit of aquatic areas is the upper limit of aquatic vegetation or, where such a line cannot be accurately determined, Mean Higher High Water (MHHW) in tidal areas or Ordinary High Water (OHW) in non-tidal areas.

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

CREST developed an inventory of Estuary and Shoreland Resources, and Regional Policies for the Columbia River Estuary. For more detailed information, see Goal 16 and Goal 17.

Youngs Bay

Youngs Bay is one of the more biologically productive parts of the estuary. This subarea extends from the old U.S. Highway 101 bridge over the Youngs River and the Lewis and Clark River to the 30 foot contour in the Columbia River. It includes large fringing marshes and tide flats.

Lewis and Clark River

The subarea includes the aquatic and shoreland areas above US Hwy 101 (alternate) bridge to the extent of tideland soils.

Important tidal marshes remain along the west bank near the mouth and adjacent to Fort Clatsop National Monument. Numerous small and fringing marshes remain. Dikes, freshwater marshes have not been fully inventoried. Bird use of the river and marshes for feeding and nesting is heavy, especially by Canada geese, falcons, hawks and bald eagles. The major human uses of the waters are fishing and recreational boating.

The County has taken an exception to a portion of the Estuarine Resources Goal (#16) to allow dredging for certain non-water dependent uses. See Exception section of Clatsop County's Goal 2 Land Use Planning County-wide Element.

Youngs River

This subarea includes the aquatic and shoreland areas of Youngs River above the U.S. Highway 101 (alternate) bridge to the extent of the tideland soils. The largest remaining tidal marshes are Fry and Grant Islands and Cooperage Slough. Most areas that were historically marsh have been diked. Numerous small and fringing marshes remain. Diked, freshwater marshes have not been fully inventoried. Bird use of the river and marshes for feeding is heavy.

NATURAL RESOURCES

Forest Land

Countywide, ownership of the forest land has changed to a considerable degree during the past century. Heavy cutting and the Great Depression brought much of the privately owned lands into County hands during the 1930s because of foreclosures. By 1957, Clatsop County had transferred 141,000 acres to the State of Oregon. In 1973, the Oregon Board of Forestry formally dedicated 154,000 acres of forestland as the Clatsop State Forest. Countywide, another 200,222 acres is owned and managed by private landowners, mostly large timber companies.

For information on Forest Lands see the Goal 4 and accompanying background materials.

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Agricultural Land

There are areas of agricultural land in each of the three major river valleys in the planning area; the Lewis and Clark River agricultural land is found on both sides of the upper portions of the river, while in the lower portions, most of the agricultural land is on the east side of the river.

For more information on Agricultural Lands, see the Agricultural Lands Background Report and County-wide Element.

Water Resources

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

The three major streams in the planning area are the Lewis and Clark River, the Youngs River, and the Wallooskee River. These streams fluctuate considerably between January and August.

Fish and Wildlife

Sensitive areas for fish in the Lewis and Clark, Youngs and Wallooskee River Valleys are rivers, streams, and estuaries. The Youngs, Lewis and Clark, and Klaskanine rivers have been identified as fish spawning streams. Important to these streams is the maintenance of water quality and low turbidity levels. Fish hatcheries to augment the natural production of anadromous fish are located on the Klaskanine River and the South Fork Klaskanine River.

Fish habitats in the Columbia River estuary have been addressed in the Shoreland Landscape Unit section and Goal 5.

With reference to big game, the Oregon Department of Fish and Wildlife classifies areas within the County as Major Big Game Range, Peripheral Big Game Range and Excluded Range. For a discussion of Big Game and other fish and wildlife resources, see Goal 5 and the Open Space, Scenic and Historic Areas and Natural Resources, and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements. Also see the Open Space, Scenic and Historic Areas and Natural Resources, and Estuarine Resources and Coastal Shorelands Background Reports and County-wide Elements for additional information and policies.

NATURAL HAZARD AREAS

It is commonly known that certain streams flood their banks at certain times of the year, that rivers and creeks eat away at their banks and farmland. Most houses and other structure in the Lewis and Clark Valley are situated on the alluvial terrace up above the flood prone areas, and where high water table can cause no damage.

Flood Hazards

Flood risk, particularly in the Miles Crossing and Jeffers Gardens areas and up the Youngs and Lewis & Clark Rivers and their tributaries, are an annual concern when heavy rain events combine with high tides.

An extensive diking system in the Youngs and Lewis and Clark river areas generally protects the low-lying coastal floodplain from high tides and storm surges, though overtopping of low and/or poorly maintained dikes does occur on occasion. The most common flooding problem is caused during stormy periods, when storm surges and high tides combine to close tidegates and cause runoff from heavy rains on the surrounding hills to be trapped behind the dikes.

Less predictable are tsunami events. Modeling by the Federal Emergency Management Administration forecasts for local earthquake events that could trigger tsunamis capable of reaching into the bays, rivers and sloughs as far as Olney Lane on Hwy 202, the extreme south loop end of Youngs River Road, Walluski Loop, Little Walluski Lane, the intersection of Walluski Loop and Labiske Lane, and much of the Lewis & Clark River Valley to milepost 6 on Lewis & Clark Road.

Diking Districts

Five diking districts protect 6,293 acres behind earthen berms that hold back Youngs Bay and the Lewis and Clark, Youngs, Klaskanine, and Wallooskee rivers and protect against flooding. Of the five, two are active: Jeffers Gardens #5 and Brown #11. One is known to be inactive: Lewis & Clark #8. The statuses of the other two, Youngs River #9 and Walluski #13, are considered unknown.

Lands behind the dikes mostly are used for farming and pastures, and the diking districts that are active levy taxes to maintain the dike structures. Flood hazard is covered more thoroughly in *Goal 7 Areas Subject to Natural Disasters and Hazards*.

Shoreline Erosion

In most of the planning area, the natural shoreline has been altered by diking, riprapping, or both. Shoreline erosion is a natural process, most evident where rivers bend. Diking of these areas means constant upkeep to prevent eventual breaching. The upper portions of the Youngs River have the severest shoreline erosion problem, while large portions of the Lewis and Clark River and smaller portions of the North Fork and Klaskanine Rivers have moderate erosion problems.

High Groundwater/Compressible Soil

Areas of high groundwater (where the water table lies underground and is the level at which the soil and gravel are completely saturated with water, often seasonal due to rain or drought) are found extensively throughout the Lewis and Clark, Youngs, and Wallooskee river valleys. A high water table is especially common in low-lying areas, or areas where the soil is not well drained.

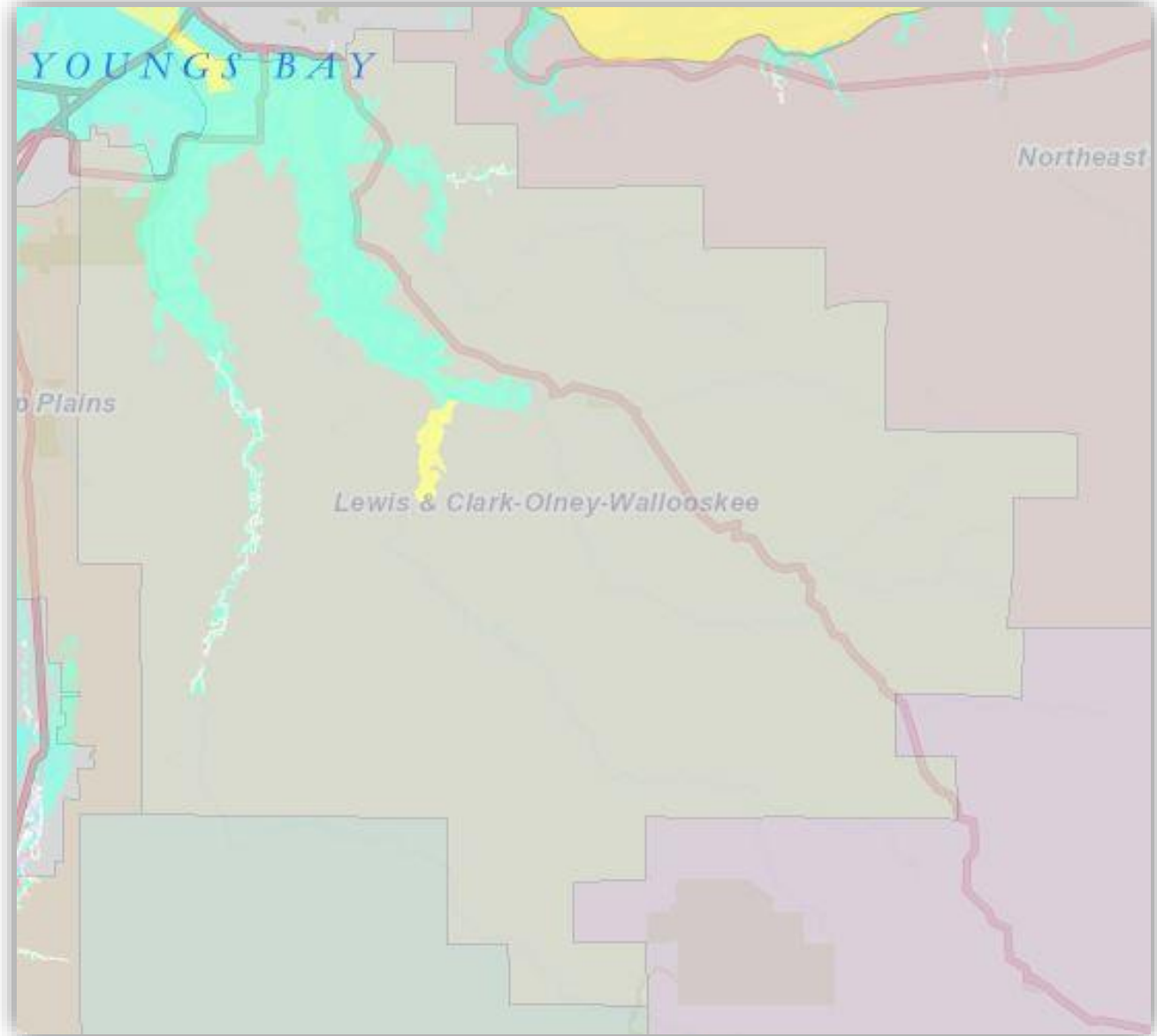


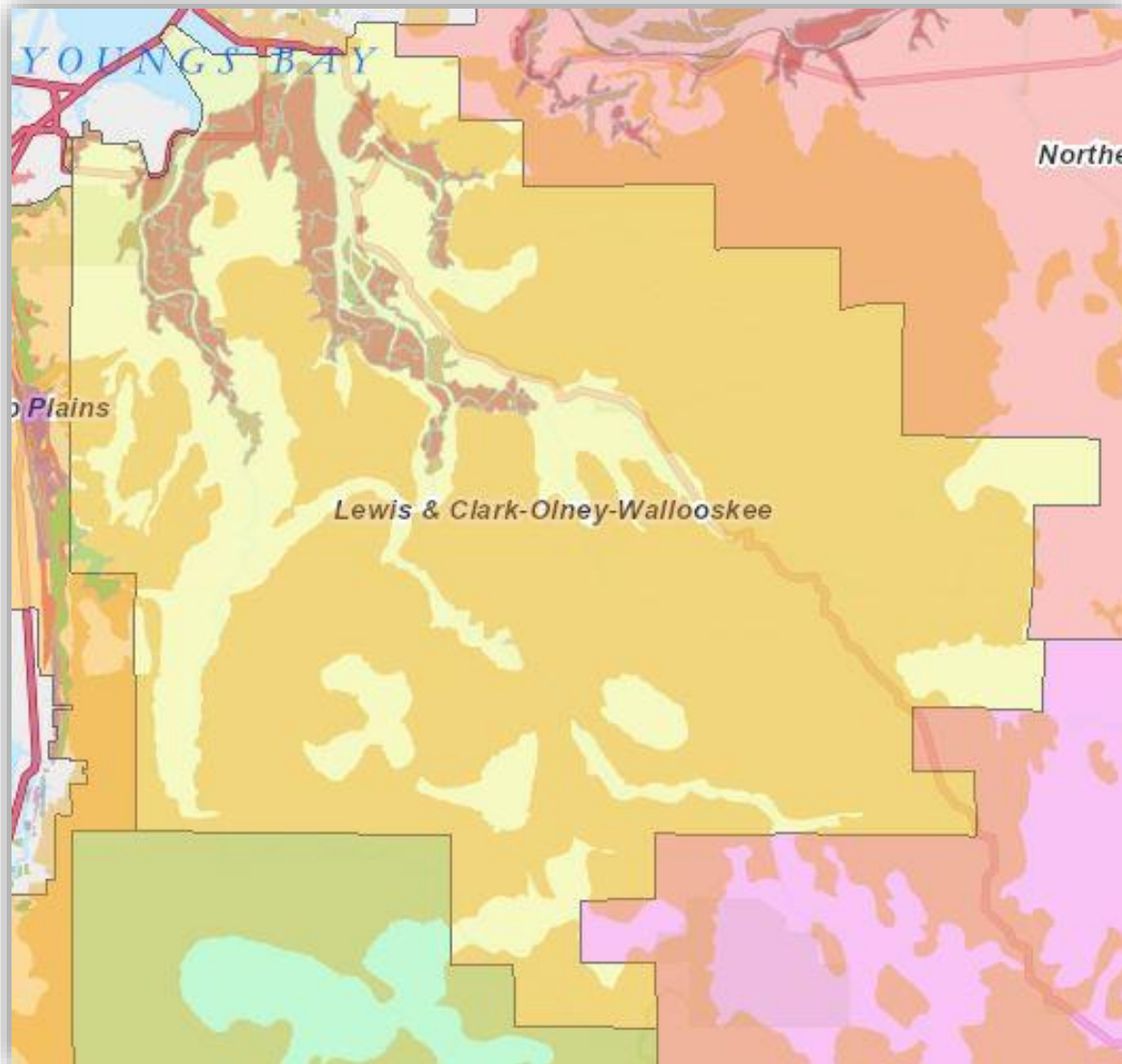
North Fork Klaskanine River bank erosion, looking northeast to the Nygaard rock pit on the hillside above, April, 2022.

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The alluvial lowlands forming the floodplain have been used for raising livestock and grazing for many years. Most of the existing dikes were constructed prior to the 1940s. By far the largest land use of diked land is agriculture. There are four active diking districts and two inactive districts within this planning area. Many of the dikes are in serious states of disrepair and possibly could be breached during flood stages.

**MAP 2: SPECIAL FLOOD
HAZARD AREAS**





Mass Movement

Like much of the interior of Clatsop County, most of the land area in the Lewis & Clark, Olney-Wallooskee Planning Area, especially the Lewis and Clark and Youngs River basins, is considered “landslide topography”. This is land that does not show evidence of recent landslides, such as scarps of faces, but is rounded

with irregular drainage patterns. The particular combinations of geology, soils, slope and rainfall that occur here are the main reasons for this hazard.

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

MAP 3: GEOLOGIC HAZARD AREAS

CULTURAL

Housing

The total number of housing units in the planning area, according to the 2020 Census, is 2,007, of which 122 units were considered vacant and 1,885 were considered occupied.

The 2019 Clatsop County Housing Strategies report, a joint project of Clatsop County and its five incorporated cities, reviewed the local housing conditions countywide and identified opportunities and challenges. The report is covered in depth in Goal 10.

The capacity of local sewer and water districts to serve future development is not clearly known. Additional analysis and clear communication about realistic infrastructure capacity in these areas is needed to help inform assessments of residential development capacity in these areas.

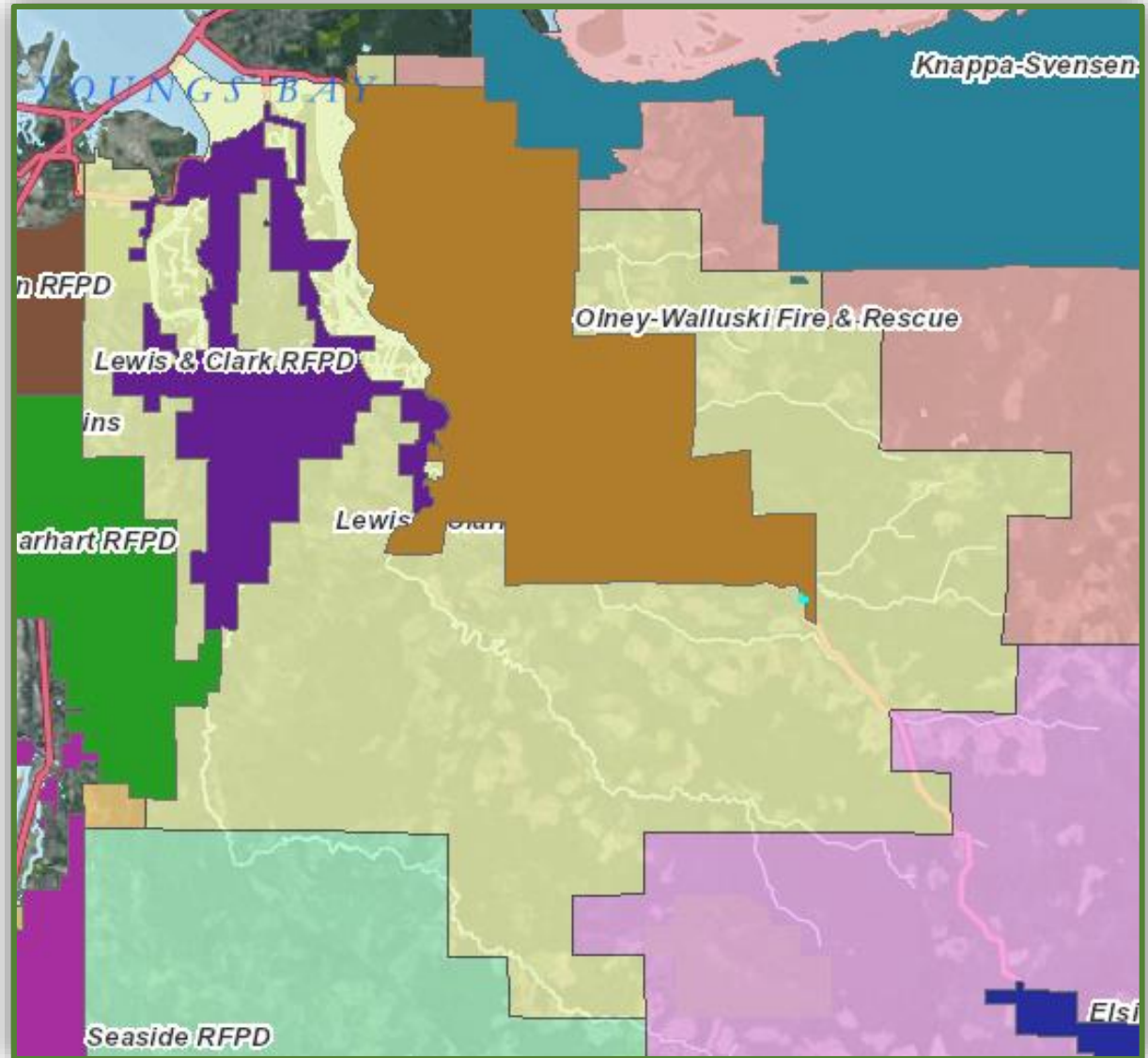


Figure 2, Fire Districts

Public Facilities and Services

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

Two fire districts serve the northerly portions of the planning area. The Lewis & Clark Rural Fire Protection District serves the Miles Crossing/Jeffers Gardens area and southward through the Youngs River and Lewis & Clark valleys, in the area between Youngs and Lewis and Clark Rivers.

The area to the east of Youngs River serves and the areas to the east of Youngs River and surrounding Hwy 202, southward past Simmons Ridge Road are served by Olney-Walluski Fire and Rescue.

To the south of these districts' protection areas, where the landscape is industrial forest, fire protection is not residential in nature and is provided by the Oregon Department of Forestry and the private timberland owners.

There are two sewer systems in this planning area. One was built for the Old Naval Hospital during World War II. The site is no longer being used for a hospital but the system is presently providing treatment for residential uses for the River Point subdivision, which was developed on the Old Naval Hospital site beginning in the 1990s, and a multi-family complex of duplexes across the highway.

The second is Miles Crossing Sanitary Sewer District, which serves the Miles Crossing and Jeffers Gardens area with sewer service to 424 meters.

The Miles Crossing Sanitary Sewer District's average growth is three services annually. The average daily use is 36,000 gallons a day; the district can handle an excess of 80,000 gallons a day easily, according to the district's superintendent, who believes the district has ample capacity to grow. The district has identified a challenge with inflow / intrusion in its service area. This is caused by the older homes and businesses in the area. Rainwater can get into the system from poor plumbing on the customer side and gutters / drains connected to the system. The district has implemented a telemetry system to monitor flows from each home to limit the amount of inflow / intrusion as much as possible. Roughly one-third of the district is on the telemetry system at this time, and the district plans to expand this system.

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Establishment of the Rural Community designation and sanitary district boundaries were critical to securing the new district's funding to develop and construct the sewer system and avoid declaration of a health hazard by the Oregon Department of Environmental Quality.

Water systems within this planning area include the Youngs River-Lewis and Clark Water District, which obtains its water from the north and south forks of Barney Creek, a tributary of Youngs River, above the Youngs River Falls on forty acres owned by the district. The district provides water to about 1,004 services with some capacity to meet future housing needs. Currently the Youngs River-Lewis and Clark Water District is updating its Master Plan for capacity and working with a hydrologist on current supply and future needs for growth in the area. The district does not have a hard cut-off on services yet, but will have one with the new Master Plan. Average growth is roughly ten new services annually.

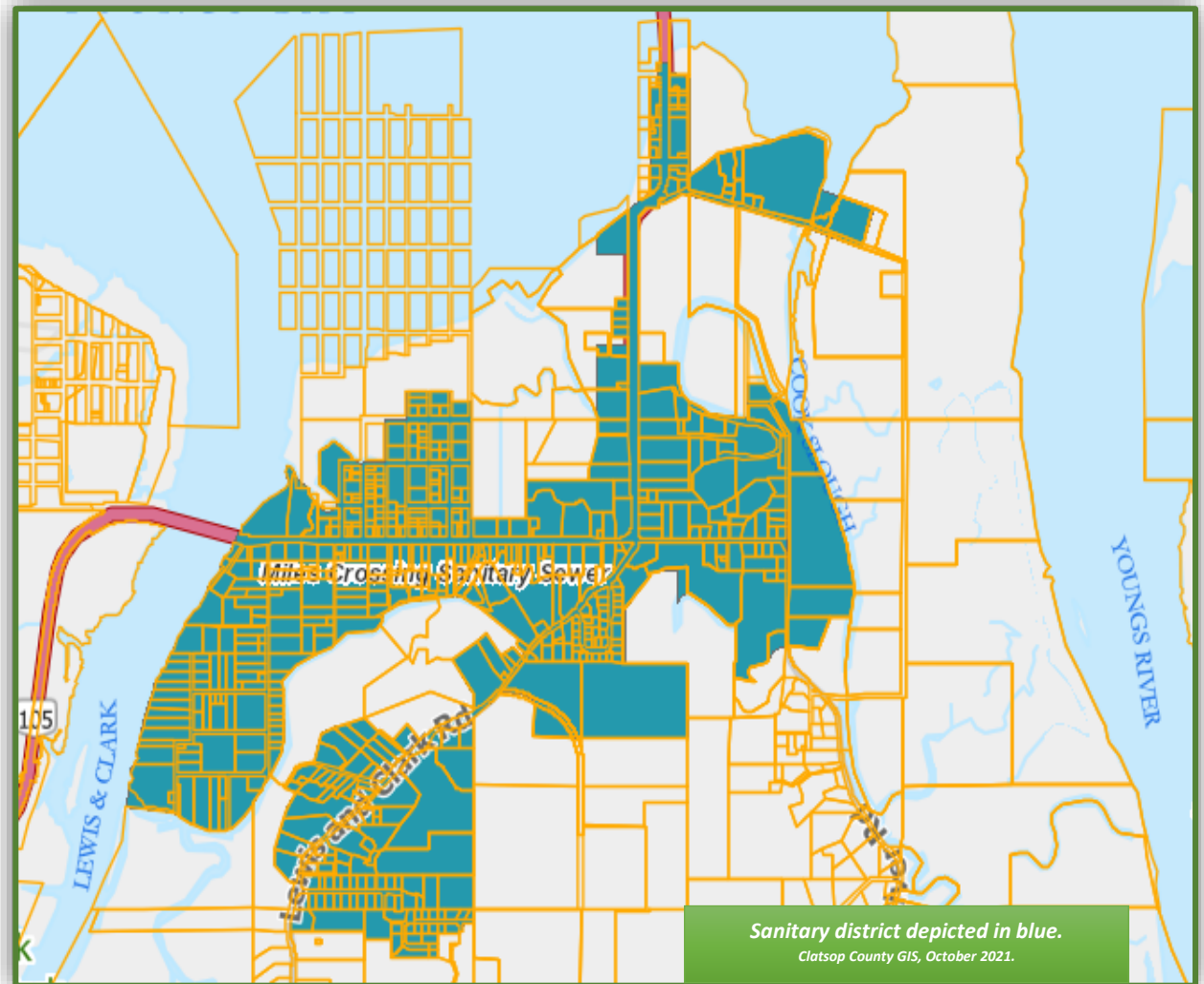


Figure 3, Miles Crossing Sanitary District

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Also, within the planning area are the Walluski Water District, formerly the Olney-Wallooskee Water Association, with water provided by the City of Astoria, and Willowdale Water, serving the River Point subdivision and surrounding area.

The Astoria School District serves the Lewis and Clark, Olney, and Wallooskee areas. Redistricting and budget shortfalls in the 1990s consolidated the original two school districts in the planning area, Olney and Lewis and Clark, with the larger Astoria District. Lewis and Clark School joined the Astoria School District in 2000 and currently serves grades 3 through 5. The Olney School continued to operate until 2002, when it closed permanently.

Transportation

The automobiles and trucks are the predominant means of moving people and farm goods within this planning area. Logs are transported by truck. All four of the major roads (Highway 202, Youngs River Road, Lewis and Clark Road, and Fort Clatsop Road) follow along the river valleys. Although narrow and winding, none of these roads is at capacity. They are typical of local roads in the County with little or no seasonal variation in usage. Highway 202, which carries high numbers of log and rock trucks year-round in all weather conditions, has been criticized for its condition, which includes sunken grades and stretches of poor pavement.

Selected Daily Traffic Counts, 1996 – 2021, Oregon Department of Transportation and Clatsop County Public Works



2021	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002	2001	2000	1999	1998	1997	1996
Lewis & Clark Road (Green Star)																									
Mileposts 3.6 and 3.85, vicinity of Maewan Bridge over Johnson Slough																									
1,641		1,090			671			1,204		1,000			630								1,003				
Youngs River (Blue Star)																									
Mileposts 3.77, 3.80 and 3.86, vicinity of Tucker Creek Bridge																									
			547			575		680					545			503	479			519		420			
HIGHWAY 202 (NEHALEM HIGHWAY NO. 102) (Red Star)																									
0.2 miles west of Norlund McCoy Road																									
	612	680	680	410	410	400	550	530	510	340	360	530	500	520	510	460	470	470	480	470	160	490	480	480	500

Note on data gaps: County traffic counts are not taken at all points every year. Where multiple counts are taken in a single year, the highest count is used. Lewis & Clark and Youngs River Roads have multiple counters at frequent intervals, but not in the same places every year.

Table 1, Selected Daily Traffic Counts

COMMUNITY DEVELOPMENT

FOREST LANDS AND CONSERVATION OTHER RESOURCES.

Conservation areas provide important resource or ecosystem support functions, in part due to their value for low-intensity recreation and/or their unsuitability for development (e.g. hazard areas). Conservation areas should be designated for non-consumptive uses that can utilize resources on a sustained yield basis while minimally reducing opportunities for other future uses of the area's resources.

Predominantly all the lands in this planning area are designated as FOREST LANDS and will be placed on one of the forest zones developed by the County. State and County parks and Youngs River Falls have been designated CONSERVATION OTHER RESOURCES.

Predominant Uses:

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

Open Space, Recreation and Preservation

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

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<u>Categories</u>	<u>Examples</u>
Resource lands	Forest lands
Recreation	Sigfridson Farm County Park, Clatsop County Fairgrounds
Scenic/Buffer	Open space with subdivision
Preservation	Lewis and Clark National Historical Park/Fort Clatsop National Monument Park, or Youngs River Falls

The Lewis & Clark, Olney-Wallooskee Planning Area map of Open Space, Parks and Recreation on page 19 shows locations of the various types of open spaces within the planning area. The most dominant form of open space is the extensive areas of farm and forest lands.

Day use recreation facilities are provided at the Sigfridson Farm County Park located along the Klaskanine River.

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A small portion of the Saddle Mountain Trail, which takes off from Hwy 26, passes through the Lewis & Clark Olney-Wallooskee Planning Area on its way to the Saddle Mountain State Natural Area. The five-mile roundtrip has an elevation change of 1,635 feet and is considered challenging. It is open seasonally and includes 10 primitive, walk-in tent sites.

The plan recognizes the importance of providing public access to the vast rivers, tributaries, and sloughs. However, these access points should be limited because of the area's natural environment for wildlife, the desire to protect areas from overuse and potential damage, and in consideration of the rural nature of the area.

Preservation

Within this planning area, the only actual historical site is the Lewis and Clark National Historical Park/Fort Clatsop. However, other aspects of preservation are found in the various Natural areas which play a crucial role in the rapidly changing landscape. Most important, perhaps, is that they serve as bench marks for assessing the extent of human impact upon diverse land, lakes, rivers, estuary and coastal environments.

NATURAL

Natural areas are important to the community as a whole, for they offer a unique aesthetic and educational experience, i.e. the opportunity to view, study and explore the array of natural elements witnessed by the early explorers of our region. They serve as the natural heritage to be passed in be future generations. Cooperage Slough, Russian Point, a large portion of Youngs Bay, Haven Island, Grant Island, Fry Island, and the tide flats in the Youngs River have been designated NATURAL.

Predominant Uses:

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

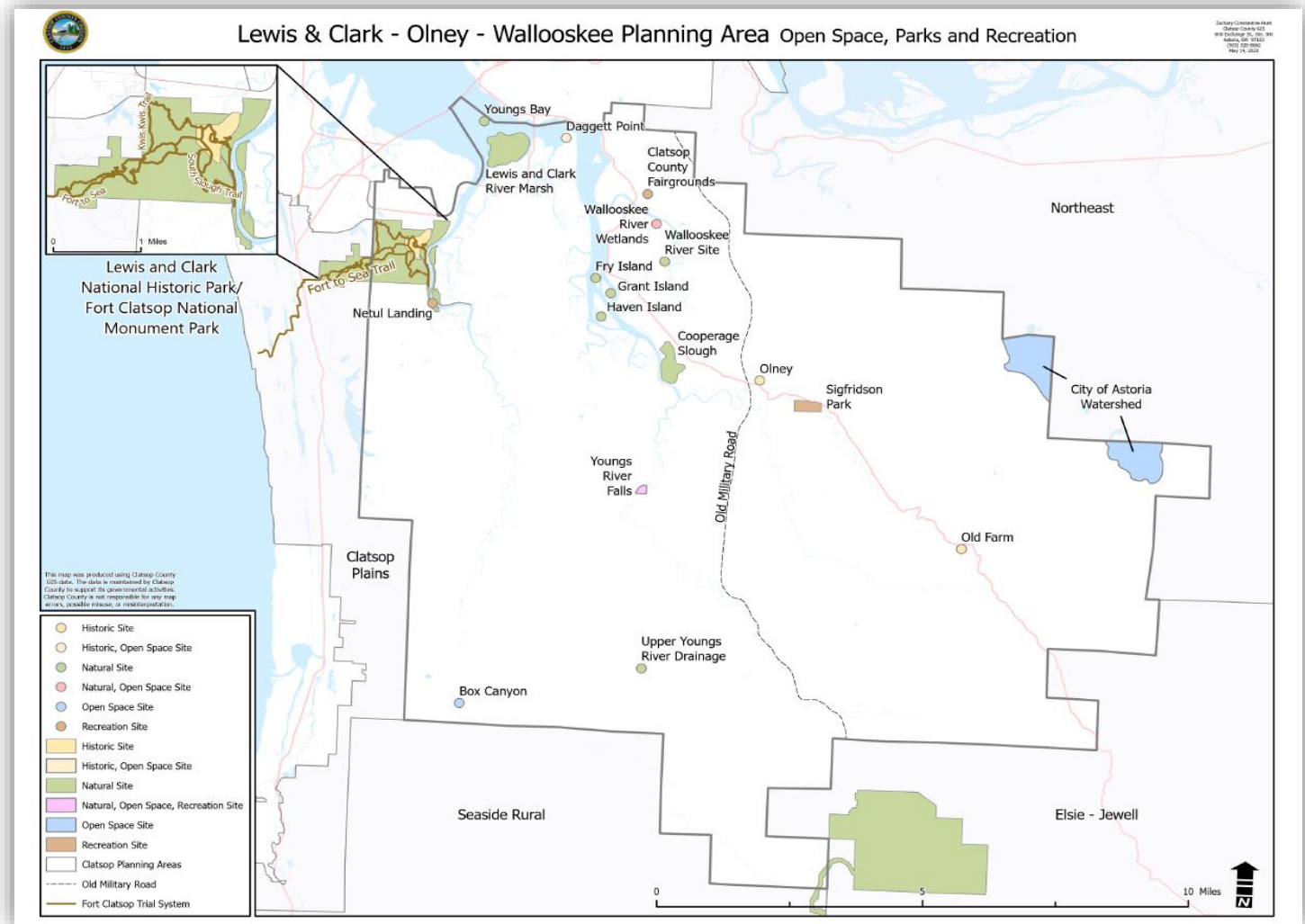
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Natural

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

Natural areas include:

- A. Native terrestrial, freshwater or marine ecosystems, e.g. a salt marsh or stand of old growth forest.
- B. Areas containing significant biological, geological, hydrological, paleontological, archeological or scenic features; e.g. a single fossil bed or waterfall.
- C. Areas particularly valuable for plants and wildlife:
 - 1. as habitat for rare, endangered, peripheral, endemic or otherwise unique species;



MAP 4: OPEN SPACE, PARKS AND RECREATION

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2. as exceptionally productive or diverse habitat;
3. as vanishing habitat;
4. as habitat crucial to a state on a species' lifestyle, e.g. spawning grounds, or wetlands along flyways.

COMMUNITY DEVELOPMENT

In the discussion of the planning process, a brief explanation was given on the Classification System (DEVELOPMENT, RURAL LANDS, RURAL AGRICULTURAL LANDS, CONSERVATION FOREST LANDS, CONSERVATION OTHER RESOURCES and NATURAL) to be used on the Comprehensive Plan Map. This section of the Plan goes into greater detail in describing the designations, their objectives and policies pertaining to the designations. The designations are shown on the Comprehensive Plan Map, page 24.

DEVELOPMENT

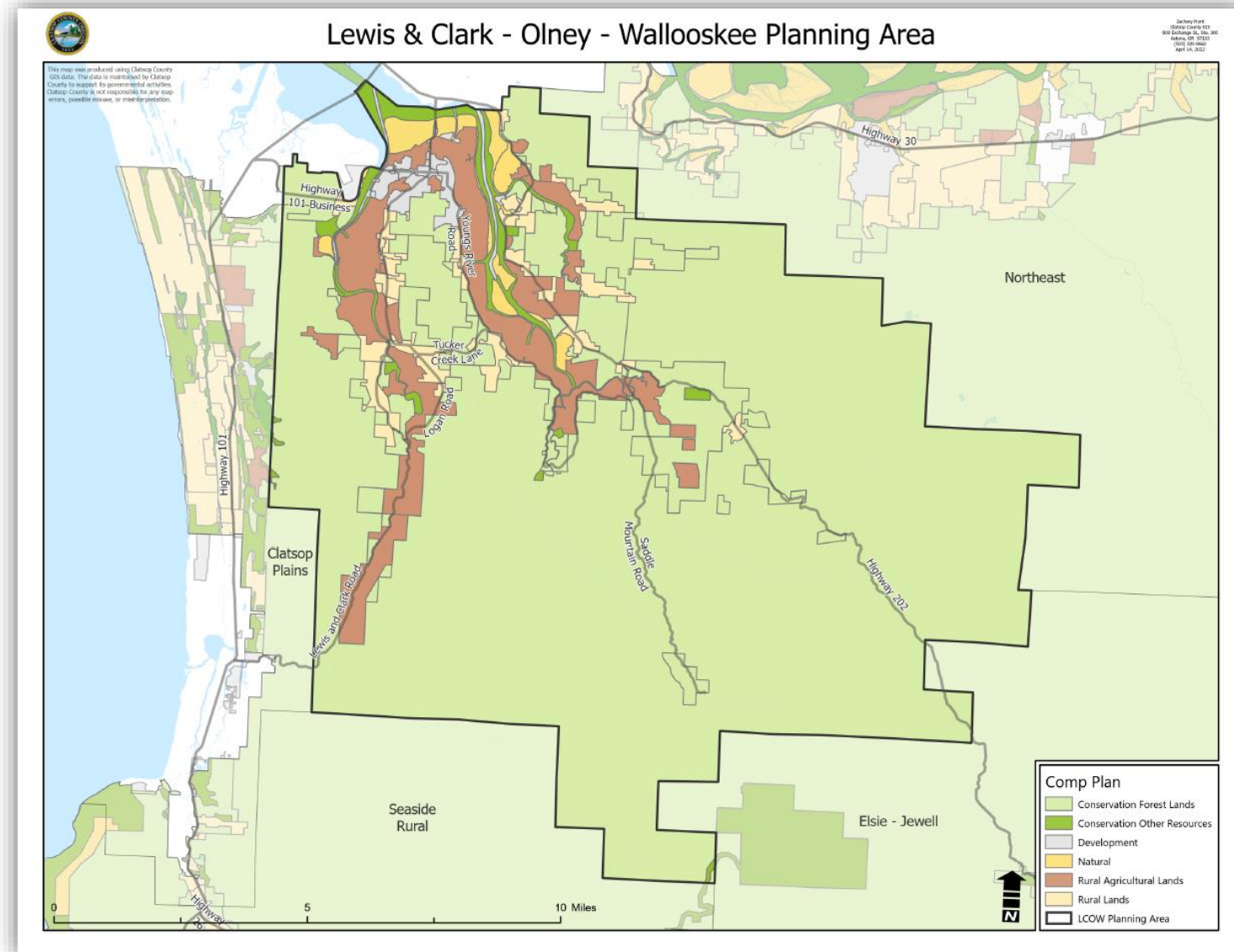
Areas designated DEVELOPMENT are areas with a combination of physical, biological, and social/economic characteristics which make them necessary and suitable for residential, commercial, or industrial development and includes those which can be adequately served by existing or planned urban services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

Areas within urban growth boundaries, rural communities and rural service areas are included in this designation. Lands within an urban growth boundary are those determined to be necessary and suitable for future urban growth. These lands can be served by urban services and facilities, and are needed for the expansion of an urban area. The Urban Growth Boundaries are based upon the cities' population projections and needs for residential, commercial and industrial lands.

The Astoria Urban Growth Boundary in this planning area encompasses the land south of the city along Youngs Bay. The city at one time had proposed the Miles Crossing/Jeffers Gardens area as part of its urban growth boundary. However, in 2004, the Miles Crossing/Jeffers Gardens area was the subject of goal exceptions and rezoning approvals by the Board of Clatsop County Commissioners, designating it a "rural community" and permitting the organization of the Miles Crossing Sanitary Sewer District and adoption of the district's boundaries. The county has zoned the pasture lands north and west of Old U.S. 101 as Exclusive Farm Use.

Rural communities and rural service areas are unincorporated areas located some distance away from a city which contains residential densities similar to those found in cities. The size of these areas is based upon many factors, some of which are population projections, capacity of public facilities, and proximity to a city. The Old Navy Hospital, now a 75-lot subdivision known as River Point, and adjoining property are designated as a rural service area due to the presence of sewers, water and roads. Despite its

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current use as a residential subdivision, the Old Navy Hospital remains zoned Light Industrial; however, an overlay zone designation of Planned Development allows for the mixture of uses.

RURAL LANDS

RURAL LANDS. Rural Lands are those lands which are outside the urban growth boundary and are not agricultural

MAP 5: PLANNING AREA COMPREHENSIVE PLAN DESIGNATIONS

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lands or forest lands. Rural Lands includes 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 the value for agriculture, low density residential uses, high 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 the urbanizable areas are also likely to occur within this designation. Ordinance 03-11, adopted by the Board of County Commissioners October 24, 2003, in accordance with OAR 660-004-0040 that went into effect on October 4, 2000, changed the Rural Lands minimum lot size to two acres, effectively eliminating the RA-1 Zone in all but name. Smaller parcels that were legally existing at the time of the adoption of Ordinance 03-11 are considered legally buildable lots.

Most rural lands designations in this plan area contain old town plats and fragmented land ownership. These areas may require vacation and replatting or utilization of a Planned Development to protect the natural resources of the area.

RURAL AGRICULTURAL

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

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

GOALS, OBJECTIVES AND POLICIES

SHORELANDS POLICIES

See Estuarine Resources and Coastal Shorelands Element, Goals 16 and 17. For information including mitigation and dredged material disposal, policies, and mapping for these areas, see the Columbia River Estuary section of the Estuarine Resources and Coastal Shorelands Background Report and Countywide Element.

SUBAREA ESTUARY POLICIES

- POLICY A:** Minor dredging in the Lewis & Clark, Olney-Wallooskee Planning Area shall be permitted where necessary to open drainage channels from the tide boxes out to deeper water to assure efficient operation of the drainage system upon a demonstration that:
1. The dredging method selected will not leave potholes where juvenile salmon and other fish might be stranded at low water; and
 2. Other disruption of tidal flats and tidal marshes is minimized; and
 3. Appropriate approvals are obtained from state and federal agencies.
- POLICY B:** To protect present investments and the future potential of the fisheries resources of the Youngs River, new development in the area shall be carried out so as to preserve water quality, biological productivity, and other factors which contribute to fisheries production.
1. The dredging method selected will not leave potholes where juvenile salmon and other fish might be stranded at low water; and
 2. Other disruption of tidal flats and tidal marshes is minimized; and
 3. Appropriate approvals are obtained from state and federal agencies.

LANDSCAPE UNIT POLICIES

Refer to countywide element, Goal 2.

FISH AND WILDLIFE POLICIES

Refer to countywide element, Goal 5.

COMMUNITY DEVELOPMENT – HOUSING POLICIES

POLICY A: Explore whether density transfer regulations that could be applied to the Miles Crossing / Jeffers Gardens area.

POLICY B: Strategies in the rural areas and rural communities such as Miles Crossing / Jeffers Gardens and in locations with sanitary sewer should include:

1. Ensuring land zoned for higher density is not developed at lower densities
2. Further assessing infrastructure issues
3. Adopting supportive and inclusive comprehensive plan policies
4. Considering existing development patterns and revising standards to facilitate “middle housing” in all types of residential zones
5. Incentivizing affordable and workforce housing
6. Limiting short term rental uses in residential zones

POLICY C: The capacity of local sewer and water districts to serve future development in the Lewis & Clark, Olney-Wallooskee Community Area is not clearly known at this time. The county should work with special districts to conduct additional analysis and clear communication about realistic infrastructure capacity needed to help inform assessments of residential development capacity in these areas.

PUBLIC FACILITIES RECOMMENDED ACTIONS

Refer to Goal 11 of countywide element.

RURAL SERVICE AREA POLICIES

Refer to Goal 2 of countywide element.

RURAL LANDS POLICIES

Refer to Goal 2 of countywide element.

RURAL AGRICULTURAL LAND POLICIES

Refer to Goal 2, Goal 3 and Agricultural Lands Background Report.

FOREST LANDS AND CONSERVATION OTHER RESOURCES – GENERAL POLICY

Refer to Goal 2, Goals 3 and 4 and Countywide Background Report.

Objectives specific to the Lewis & Clark, Olney-Wallooskee Planning Area:

1. To conserve the protected natural, scenic, historic, and cultural resources of the Lewis & Clark, Olney-Wallooskee Planning Area.
2. To develop for low intensity uses which do not substantially degrade the existing character or interrupt the flow of natural resource use or recreational benefits in the Lewis & Clark, Olney-Wallooskee Planning Area.

FOREST LANDS POLICY

Refer to Goal 2, Goal 4, and Countywide Background Report.

CONSERVATION OTHER RESOURCES POLICY

Refer to Goal 2 of countywide element.

NATURAL LANDS POLICIES

Refer to Goal 5 of countywide element for additional policies.

Objective specific to the Lewis & Clark, Olney-Wallooskee Planning Area:

1. To preserve, restore and protect Natural Areas for scientific, research and educational needs and for the resource and ecosystem support values and functions they provide that are unique to the Lewis & Clark, Olney-Wallooskee Planning Area.

POLICY A: Recognizing that wetland inventories are not always accurate, particularly in the Miles Crossing / Jeffers Gardens area and the sloughs of Youngs Bay and the Lewis & Clark and Youngs rivers, in part because conditions on the ground change over time, the County shall digitize Department of State Lands-approved wetland delineations and update the county's wetlands layer on WebMaps to reflect ground-truthed conditions.

BACKGROUND MATERIALS:

- [Ordinance 80-7 \(Original Lewis & Clark, Olney-Wallooskee Community Plan\)](#)
- [Ordinance 83-17 \(Part 1\)](#)
- [Ordinance 83-17 \(Part 2\)](#)
- [Ordinance 83-17 \(Part 3\)](#)
- [Ordinance 97-03](#)
- [Ordinance 03-10](#)